



# GOLD HOMES

A Premium Group Housing Project

**SAMPLE FLAT READY**



**2BHK / 3BHK with Modern Amenities**

**30.81**

**Lacs onwards**

2BHK 1250 SqFt  
3BHK 1770 SqFt  
3BHK 1855 SqFt

**Amenities**

- High Speed Lifts in all towers
- Club House with swimming pool
- Secured community living
- Beautifully landscaped parks
- Kids play area
- Jogging Track
- Ample car parking space for each unit
- Privileged Privacy
- Wide roads with fancy streetlights
- Video door phone with 2-tier screening
- Intercom and guard unit to each apartment
- CCTV surveillance
- Shopping Centre inside the complex

**Services**

- 24 Hrs water supply & electricity backup.
- Gated community with round the clock multi-tier security.
- Excellent maintenance services.
- Bank Loan facility available.
- Wireless internet connectivity across complex
- LPG Supply through Gas Pipeline.

**Location Advantages**

- Excellent location & approved from the Govt. of Punjab.
- Shopping centers and entertainment avenues in vicinity.
- Academic and healthcare institutions in the neighborhoods.
- Few minutes away from proposed Metro Station.
- Few minutes drive to Quark, Dell IT Parks & upcoming IT Hub.
- Just a short walk away from upcoming Golf Course & Lake.

**3BHK**  
Independent Floors  
Possession Soon!!  
starting @  
**47.5 Lacs**  
Excellent Layout

**B** LOCATION  
**E** QUALITY  
**S** LAYOUT PLANS  
**T** SECURITY

**For Bookings, Call:**

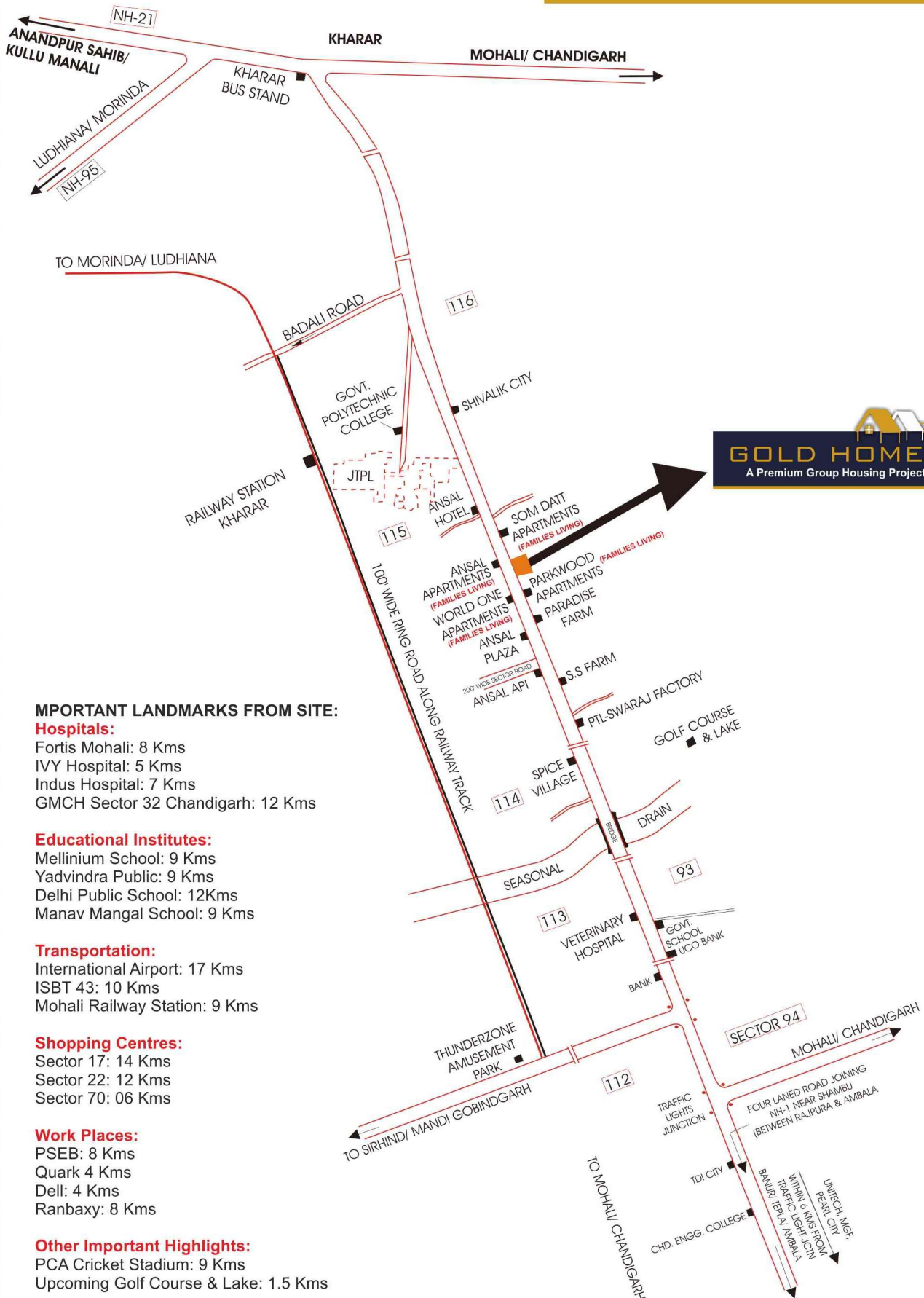
**08437 002 001**  
**08437 002 009**

HOME LOAN AVAILABLE FROM:



# Site Location Plan

with important landmarks in the vicinity



**IMPORTANT LANDMARKS FROM SITE:**

**Hospitals:**

- Fortis Mohali: 8 Kms
- IVY Hospital: 5 Kms
- Indus Hospital: 7 Kms
- GMCH Sector 32 Chandigarh: 12 Kms

**Educational Institutes:**

- Mellinium School: 9 Kms
- Yadvindra Public: 9 Kms
- Delhi Public School: 12Kms
- Manav Mangal School: 9 Kms

**Transportation:**

- International Airport: 17 Kms
- ISBT 43: 10 Kms
- Mohali Railway Station: 9 Kms

**Shopping Centres:**

- Sector 17: 14 Kms
- Sector 22: 12 Kms
- Sector 70: 06 Kms

**Work Places:**

- PSEB: 8 Kms
- Quark 4 Kms
- Dell: 4 Kms
- Ranbaxy: 8 Kms

**Other Important Highlights:**

- PCA Cricket Stadium: 9 Kms
- Upcoming Golf Course & Lake: 1.5 Kms



**For Bookings, Call: 08437 002 001, 08437 002 009**



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## SITEPLAN



- 3BHK Independent Floors 1650 SqFt.  
**(Possession Soon)**

- 2BHK + 2T + Store-cum-Pooja Room 1250 SqFt  
(Multistoried Flats)

- 3BHK + 3T + Store-cum-Pooja Room 1855 SqFt  
(Multistoried Flats)

- 3BHK + 2T + Store-cum-Pooja Room 1250 SqFt  
(Multistoried Flats)

- Penthouses

**3 LUSH GREEN PARKS**

**CLUB HOUSE AND SWIMMING POOL**

**COMMERCIAL COMPLEX**

70 Feet Gap between between Towers  
(in 3BHK) to achieve good vantilation

BUILDING OFFSET 10M  
10 m NO CONSTRUCTION ZONE  
AREA UNDER ROAD WIDENING

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## Enjoy Nature in Your DREAM HOME

Le Corbusier said, "Architecture is the learned game, correct and magnificent, of forms assembled in the light". And we follow this maestro. We created Gold Homes having jogging tracks; children play areas & ample car parking space.

Start your morning with a beautiful view you can enjoy the morning sun your cozy balcony, sitting within the closures of your home. Relax your evenings by having a walk or just surfing the internet in the landscaped green park as the campus we are giving is completely Wi-Fi enabled.



## A World Class Housing

The stunning façade, the superb space planning, the world-class amenities and the extensive landscaping combine to create homes that reflect style and luxury at affordable prices. We believe that good architecture is enhancement of person's life and satisfaction therefore, the buildings we draw today will not just produce some shadows but also they will produce beautiful and happy future.

The residential complex is an ode to happy living. We named this campus Gold Homes because of Gold Location, Gold Layout Plans, Gold Amenities. We feel free, joyous and close to luxury and nature.



### 2BHK 1250 SqFt

- 2 Bedrooms
- Drawing Dining Room
- Modular Kitchen
- 2 Toilets
- 1 Store
- 2 Balconies



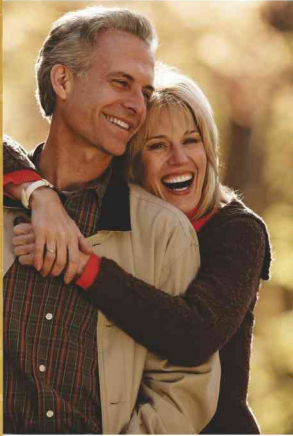
**3BHK 1770 SqFt**

- 3 Bedrooms
- Drawing Room
- Dining Room
- Modular Kitchen
- 2 Toilets
- 1 Store-cum-Study Room
- 2 Balconies



**3BHK 1855 SqFt**

- 3 Bedrooms
- Drawing Room
- Dining Room
- Modular Kitchen
- 3 Toilets
- 1 Store-cum-Study Room
- 1 Dressing Room
- 2 Balconies



## SPECIFICATIONS

	FLOOR	DOORS & WINDOWS	FIXTURES & FITTINGS	WALLS
<b>LIVING DINING ROOM / LOBBY</b>	Vitrified Tiles	Decorative panel door or masonite or equivalent make. Mortise locks of golden or equivalent make. All window & fittings shall be UPVC.	Copper wiring with modular switches. TV & Telephone points.	Oil bound distemper with pleasing shades over Birla White putty with POP Cornices.
<b>MASTER BED ROOM</b>	Vitrified Tiles	Decorative panel door or masonite or equivalent make. Mortise locks of golden or equivalent make. All window & fittings shall be UPVC.	Copper wiring with modular switches. TV & Telephone points. Wooden Wardrobes.	Oil bound distemper with pleasing shades over Birla White putty with POP Cornices.
<b>OTHER BED ROOMS</b>	Vitrified Tiles	Decorative panel door or masonite or equivalent make. Mortise locks of golden or equivalent make. All window & fittings shall be UPVC.	Copper wiring with modular switches. TV & Telephone points. Wooden Wardrobes.	Oil bound distemper with pleasing shades over Birla White putty with POP Cornices.
<b>KITCHEN</b>	Anti Skid Ceramic Tiles	Decorative panel door or masonite or equivalent make. Mortise locks of golden or equivalent make. All window & fittings shall be UPVC.	Copper wiring with modular switches. Counter in granite stone with stainless steel sink.	Fully Modular Kitchen and Glazed tile on wall over counter. Chimney, Hob and Water Purifier.
<b>TOILET</b>	Anti Skid Ceramic Tiles	Decorative panel door or masonite or equivalent make. Mortise locks of golden or equivalent make. All window & fittings shall be UPVC.	Jaquar / Parry / Hindustan / cera or equivalent make. Copper wiring with modular switches.	High Quality Glazed Ceramic Tiles.
<b>BALCONY</b>	Anti Skid Ceramic Tiles	Decorative panel door or masonite or equivalent make. Mortise locks of golden or equivalent make. All window & fittings shall be UPVC.	Copper wiring with modular switches.	Oil bound distemper with pleasing shades over Birla White putty.

**PRICE LIST (INR 2745/- per sqft - 100/- per sqft Discount for Govt. Employees)**

Floor	1250 SqFt. (2BHK + 2T + Store)	1770 SqFt. (3BHK + 2T + Store)	1855 SqFt. (3BHK + 3T + Store)
1st (PLC - 100/- per sqft)	34,31,250/-	48,58,650/-	50,91,975/-
2nd (PLC - 75/- per sqft)	34,00,000/-	48,14,400/-	50,45,600/-
3rd (PLC - 50/- per sqft)	33,68,750/-	47,70,150/-	49,99,225/-
4th & above (Non PLC)	33,06,250/-	46,81,450/-	49,06,475/-

Additional Charges: Club Membership - INR 45,000/-, IFMS - INR 25,000/-, Power Backup - INR 18,000/- per KVA (Min. 3KVA)  
PLC for Park Facing Flats - INR 100/- per sqft. (upto 5th Floor)

**PAYMENT PLAN:**

**Down Payment Plan**

Booking Amount	10% of BSP
Within 45 days of Booking	85% of BSP - 8% Down Payment Rebate + Club Membership + Power Backup + PLC
On offer of Possession	5% of BSP + IFMS + Other Charges, if any

**Partial Down Payment Plan**

Booking Amount	10% of BSP
Within 45 days of Booking	40% of Total Price - 5% Down Payment Rebate + Club Membership + Power Backup + PLC
On start of Stilt 3rd Floor Slab of your apartment's tower	15% of BSP
On start of Stilt 8th Floor Slab of your apartment's tower	10% of BSP
On start of Plumbing Work of your apartment's tower	10% of BSP
On start of all other Services of your apartment's tower	10% of BSP
On offer of Possession	5% of BSP + IFMS + Other Charges, if any

**Construction Linked Payment Plan**

Booking Amount	10% of BSP
Within 45 days of Booking	10% of BSP
On completion of Stilt Roof Slab of your apartment's tower	10% of BSP + 25% of Club Membership + Power Backup
On completion of Stilt 2nd Floor Slab of your apartment's tower	10% of BSP + 25% of Club Membership + Power Backup
On completion of Stilt 5th Floor Slab of your apartment's tower	10% of BSP + 25% of Club Membership + Power Backup
On completion of Stilt 8th Floor Slab of your apartment's tower	7.5% of BSP + 25% of Club Membership + Power Backup
On completion of Stilt 10th Floor Slab of your apartment's tower	7.5% of BSP
On start of Brick Work of your apartment's tower	7.5% of BSP
On start of Plumbing Work of your apartment's tower	7.5% of BSP
On start of Electrification Work of your apartment's tower	5% of BSP
On start of Internal Plaster Work of your apartment's tower	5% of BSP
On start of all other Services of your apartment's tower	5% of BSP
On Offer of Possession	5% of BSP + IFMS + Other Charges, if any

**NOTE:**

- Above prices include One Car Parking.
- These installments and the subsequent installment(s) in the above installment plan shall become payable on demand irrespective of the serial order in which they are listed above.
- Penalty Clause: Rs. 7/- per sqft in case possession is not given within 30 months from the date of allotment.
- Prices indicated above are subject to revision at the discretion of the company. Price ruling on the date of booking & accepted by the company shall be applicable.
- Cost of Stamp Duty and Registration Fee / Documentation Charges etc. as applicable shall be extra and shall be borne by intending allottee(s) on actuals.
- Service Tax @ 3.09% (or as applicable) shall be paid by the intending allottee.
- Payments to be made by Cheque / DD in Favour of "SHUBHAM BUILDERS" payable at Chandigarh.

**HOME LOAN AVAILABLE FROM:**



**FOR QUERIES, CALL:**

**8437 002 001, 84372 00555**