

life here is
beyond imagination



The address & location beyond imagination

winter hills⁷⁷

Address for the Exclusive

Experience a sense of peace that touches your soul, with a heavenly abode cradled in the lap of nature, only at Winter Hills, Sector-77, Gurgaon.

The buildings' eco-friendly design is in sync with your aspirations and the tranquility of its poetic surroundings adds subtle grandeur to your lifestyle, making each home a green zone.

The homes embrace the beauty of the pristine location and compliment it with aesthetic interiors. Without compromising on any comforts of our modern lifestyle, nature has been at the core of our development, as they say, nature never goes out of style.



Proposed Metro Station is just 1 km from the site. Toll gate is being proposed to be moved to KMP expressway in near the future. Widening work of NH8 is in progress.

• Terminal T3 - 21 Kms • South Delhi - 25 Kms • IFFCO Chowk - 14 Kms • Manesar - 5 Kms

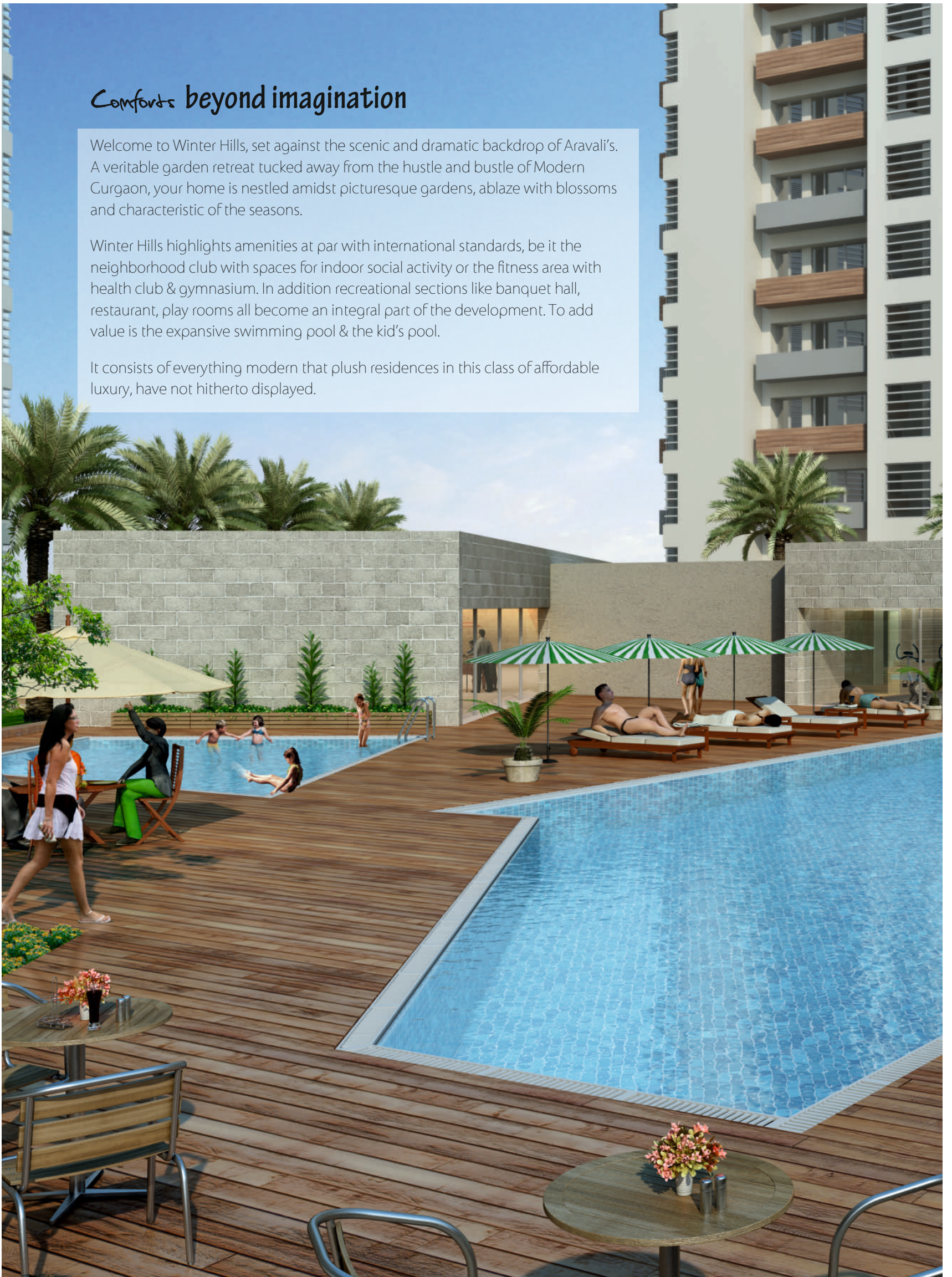
- Radisson Hotel Proposed
- JW Marriott Hotel (Under Construction)
- Haldiram's NH-8 outlet
- Monsoon Breeze (Under Construction)
- Delhi-Jaipur National Highway-8
- Existing access to project site
- Proposed access to project site

Comforts beyond imagination

Welcome to Winter Hills, set against the scenic and dramatic backdrop of Aravali's. A veritable garden retreat tucked away from the hustle and bustle of Modern Gurgaon, your home is nestled amidst picturesque gardens, ablaze with blossoms and characteristic of the seasons.

Winter Hills highlights amenities at par with international standards, be it the neighborhood club with spaces for indoor social activity or the fitness area with health club & gymnasium. In addition recreational sections like banquet hall, restaurant, play rooms all become an integral part of the development. To add value is the expansive swimming pool & the kid's pool.

It consists of everything modern that plush residences in this class of affordable luxury, have not hitherto displayed.



Planning beyond imagination

The 16 acre land parcel is divided into three core blocks. Each block carries a distinct identity and creates natural exclusivity for your new age home.



- 2 BHK
- 3 BHK, Type-1
- 3 BHK, Type-2
- 3 BHK+SQ
- 4 BHK+SQ

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|--|--|
| <ol style="list-style-type: none"> 1. Guard Room 2. Entrance Plaza 3. Driveway Along Boundary Wall 4. Parking 5. Embankment 6. Amphitheater 7. Driveway Along Building 8. Jogger Track 9. Jogger Track Plaza 10. Seat 11. Club 12. (a) Main Swimming Pool
(b) Children's Pool 13. Club Plaza 14. Cross Over Bridge | <ol style="list-style-type: none"> 15. Play Court <ol style="list-style-type: none"> a) Cricket b) Tennis Court c) Volley Ball Court d) Badminton Court e) Skating 16. Plaza 17. Pavilion 18. Party Lawns 19. Children's Play Area 20. Sandpit 21. Lawn 22. Lagoon 22a. Reflecting Water Body 23. Earth Mound 24. Column Plaza 25. Drive Plaza |
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Choice of apartments beyond imagination

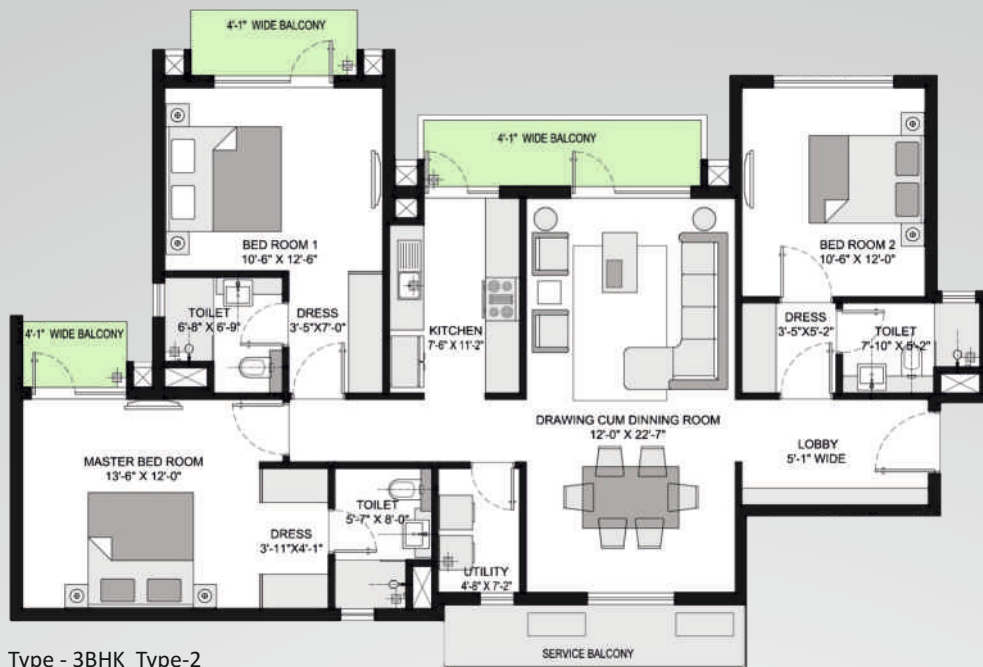
Space efficient layouts at Winter Hills make you comfortable with a touch of new age urban living. Proper attention to details requires careful planning, tasteful design and a healthy obsession with getting things perfect.



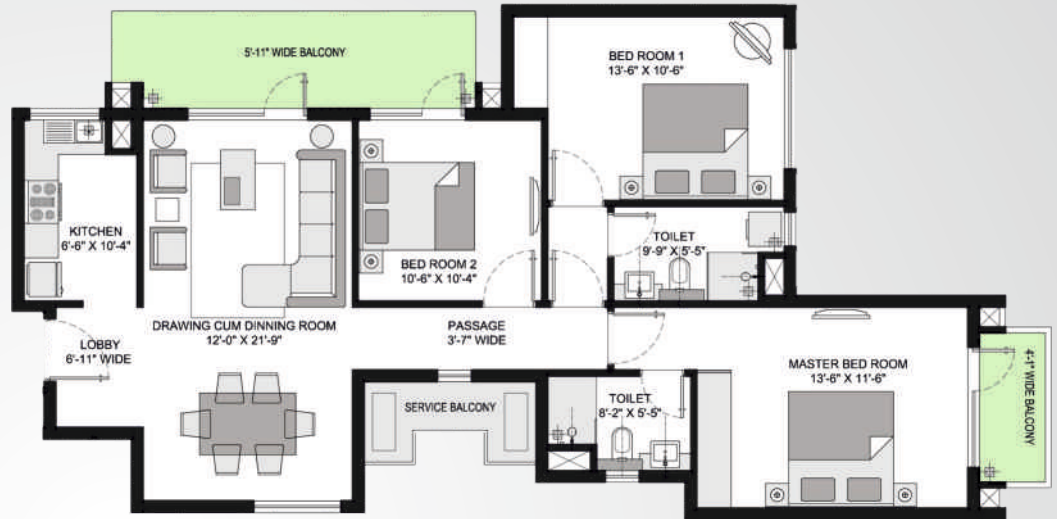
Type - 4BHK + SQ
Area - 2550 Sq. ft.



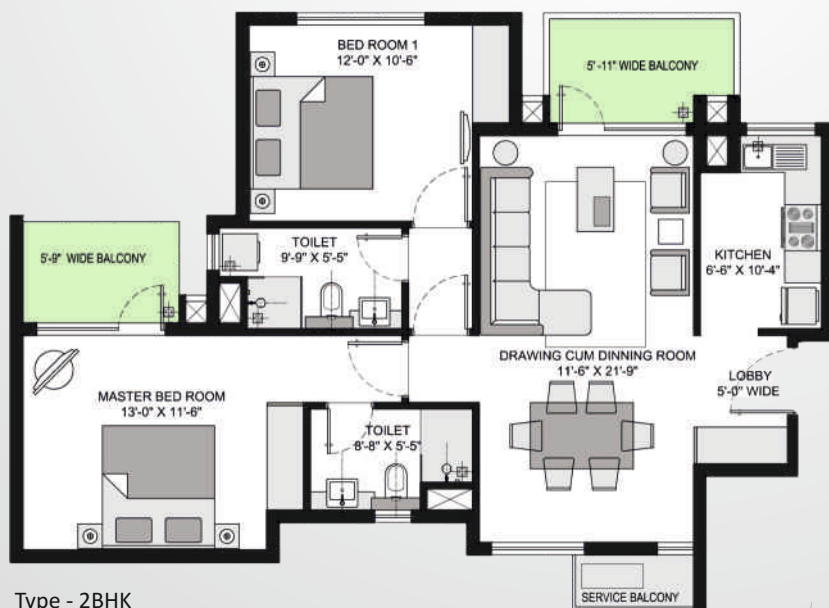
Type - 3BHK + SQ
Area - 1940 Sq. ft.



Type - 3BHK Type-2
Area - 1735 Sq. ft.



Type - 3BHK Type-1
Area - 1515 Sq. ft.



Type - 2BHK
Area - 1260 Sq. ft.



Specifications beyond imagination

Structure designed for seismic Zone-IV as per BIS codes.
 Air Conditioned lift lobbies at Ground Floor.
 Two elevators per core. One passenger and one stretch.
 Eco friendly environment and Rain Water Harvesting system.

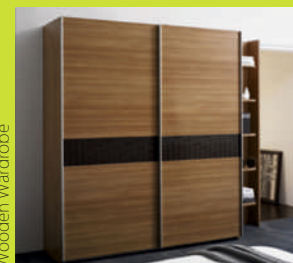
Living/Dining/Lobby	Floors Walls & Ceiling	Imported Marble Pleasing shades of Plastic Emulsion and OBD
Bedroom	Floor Walls & Ceiling Wardrobes	Laminated Wooden Floor and Indian marble in bedrooms Pleasing shades of Plastic Emulsion and OBD Modular Cupboards
Balconies	Floor Walls/Ceiling	Anti-skid Ceramic tiles External Paint
Kitchen	Modular Kitchen Walls Floor Counter Fitting/Fixture Sink Other	Laminated Modular Kitchen. Ceramic Tiles up to 7' on all walls & paint above Anti-skid Ceramic tiles Granite Stone CP Fitting of Parryware or Equivalent SS Sink with drain board & single swivel spout RO Unit, Exhaust Fan, Hob & Chimney
Toilets	Walls Floor Counter Fitting/Fixture	Ceramic Tiles up to 7' on all walls & paint above Anti Skid Ceramic Tiles Granite Stone Shower Enclosure in master bedroom, CP fittings, EWC, Washbasin, Health Faucet (Parryware or equivalent)
Servant Room	Floors Walls & Ceiling	Ceramic Tiles OBD
Doors	Doors External doors & Windows Hardware	Wooden Frame with Painted/Polished Aluminium/UPVC SS Hinges, Main door lock, Bed room & toilet (cylindrical lock)
Misc	Intercom AC	Provision Only One in each room/area
Electrical	Geysers Ceiling Fan Light Fixture Exhaust Fan	One in each toilet with 15 Litre Capacity All rooms Bracket Light in all rooms One in each toilet & kitchen
General	Lift Lobby Flooring Lift Lobby Walls Common Areas Flooring Staircase Flooring Security Systems Power Back-up	Combination of Indian Marble/Granite Combination of Indian Marble/Granite Combination of Indian Marble/Granite Kota Stone on Risers & Tread Secured Gated community & CCTV for entrance lobby at ground floor DC back-up
Recreational Facilities	Exclusive club with Swimming Pool, Jogging Track, Multipurpose Hall, Change Rooms, Sauna & Gymnasium	



Marble Flooring



Modular Kitchen



Wooden Wardrobe



AC in each room

Down payment plan

(Rebate on BSP as per the company policy from time to time)

At the time of Booking	10% of BSP
Within 45 days of Booking / At the time of allotment	85% of BSP + 50% Additional Charges
At the time of possession	5% of BSP + 50% Additional Charges + Other Applicable Charges

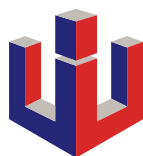
construction linked payment plan

On Booking	10% of BSP
Within 45 days of booking	10% of BSP
At the time of excavation	5% of BSP
On casting of Stilt	10% of BSP + 50% (EDC+IDC) + 50% of Additional Charges
On casting of the 4th Floor Roof	5% of BSP + 50% PLC
On casting of the 6th Floor Roof	5% of BSP + 50% PLC
On casting of the 8th Floor Roof	5% of BSP
On casting of the 10th Floor Roof	10% of BSP
On casting of the 12th Floor Roof Slab	10% of BSP + 25% (EDC+IDC)
On casting of the last Floor Slab	10% of BSP + 25% (EDC+IDC)
On completion of internal brick work	5% of BSP + 25% of Additional Charges
On internal plaster	5% of BSP + 25% of Additional Charges
On external plaster	5% of BSP
At the time of possession	5% of BSP + Other applicable charges + Stamp duty & Registration Charges

Additional Charges include: PLC, EEC, FFEC, CPS-B, CPS-S, CPS-O, CMC, IFMS, Power Back-up Charges.

Other applicable Charges include: Statutory charges and taxes.

Basic Sale Price (BSP), Interest Free Maintenance Security (IFMS), Preference Location Charges (PLC), External Electrification Charges (EEC), Fire Fighting Equipment Charges (FFEC), Car Parking Space-Basement (CPS-B), Car Parking Space-Stilt (CPS-S), Car Parking Space-Open (CPS-O), Club Membership Charges (CMC) and External Development Charges (EDC), Infrastructure Development Charges (IDC)



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All artistic rendering, image, specification, floor plans and layout plans are tentative and may undergo revision as decided by the company or competent authority during the construction of apartments, in the best interest of the development. Conditions apply.