

winter hills



Real Asset Buildtech Pvt. Ltd.

Creating Assets for you

91-7838520200

Dwarka Morh , Delhi



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About Umang Realtech Pvt. Ltd.



UMANG

UMANG is a strategic partnership between Uppal Group –one of India's premier real estate developers known for its architectural grandeur & artistic finesse and on the other hand Indus Capital Partners, LLC (USA) –a well known investment firm which has significant investments in Asia, with Indus holding majority stake in Umang.

Completed Projects : Monsoon Breeze, Sector-78, Phase-I, Gurgaon
: Summer Palms, Sector-86, Faridabad

On Going Projects : Winter Hills – Delhi
: Winter Hills – Gurgaon
: Summer Palms – Bahadurgarh
: Monsoon Breeze, Sector-78, Phase-2, Gurgaon



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Dwarka Morh , Delhi

Luxurious apartments with amenities such as

- 100% power backup
- Health club
- Swimming pool
- Coffee shop and a restaurant
- Commercial shops within the project for daily needs
- Well connected by roads, public transport and metro rail (MRTS) with other parts of Delhi.
- Gymnasium
- 24hr. water supply from Delhi Jal Bord
- Kids play area



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**Exclusive 50:50
Possession Linked Payment Plan**



SOME LANDMARKS
BECOME FAMOUS WITH
PASSAGE OF TIME



SOME AS SOON AS THEY ARE CREATED



- 5.4 ACRES OF MARVEL • 2/3/4 BHK ELITE CONDOMINIUMS
- CONVENIENTLY LOCATED 35 MINUTES BY METRO FROM CONNAUGHT PLACE
- 20 MINUTES FROM AIRPORT / SOUTH DELHI



Usp's of Winter hills

- Prominent Schools & Hospitals in close vicinity.
- Financial institutions namely ICICI Bank , State Bank of Patiala, Indian Bank , Bank of Baroda also nearby.
- Adjacent to Commercial complex made by DMRC.
- 15 minutes from High Street Market – Rajouri garden
- Many popular eating joints like Pizza hut , Dominos, Aggarwal sweets etc at walking distance.

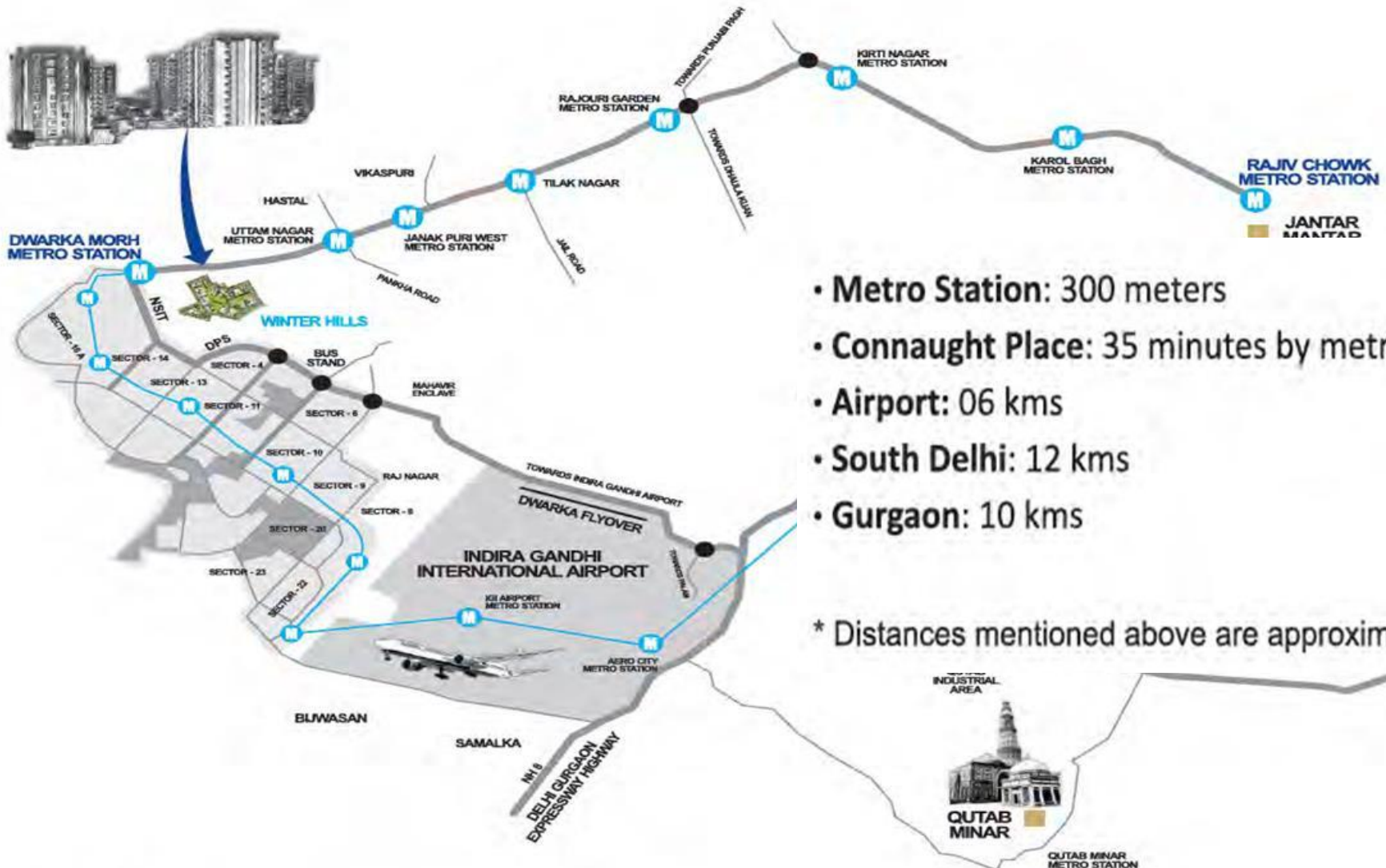


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MERI DILLI MERA GHAR





Site View





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Actual site view

TURNING YOUR DREAM INTO REALTY

We are keeping pace with the planned construction schedule and have completed most of the structure in time frame of one and a half year.

And as we have started the finishing work, we have taken a step closer to the finishing line.





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At Winter Hills, Dwarka Morh, you get your much valued privacy,
feel of enclosure and amenities which compliment modern day living.



Future
Development

- Take off and arrival porches along with spacious & well ventilated foyer and lift lobbies at Ground Floor for each tower.
- Linear arrangement of towers ensures complete visual privacy for each condominium. Large central landscaped greens & water bodies provide visual, sensual and physical relief.
- 3 level basement parking ensures minimized vehicular movement at ground level, separate provision for parking of bi-cycles, tricycles & perambulators.
- Club house with modern day facilities like cafeteria, indoor games, well equipped gymnasium and hall for social get-togethers.
- Swimming pool, multipurpose play courts, jogging track, kids play area, secured toddler's zone & day care facility.
- Secured community with power backup & treated water supply.



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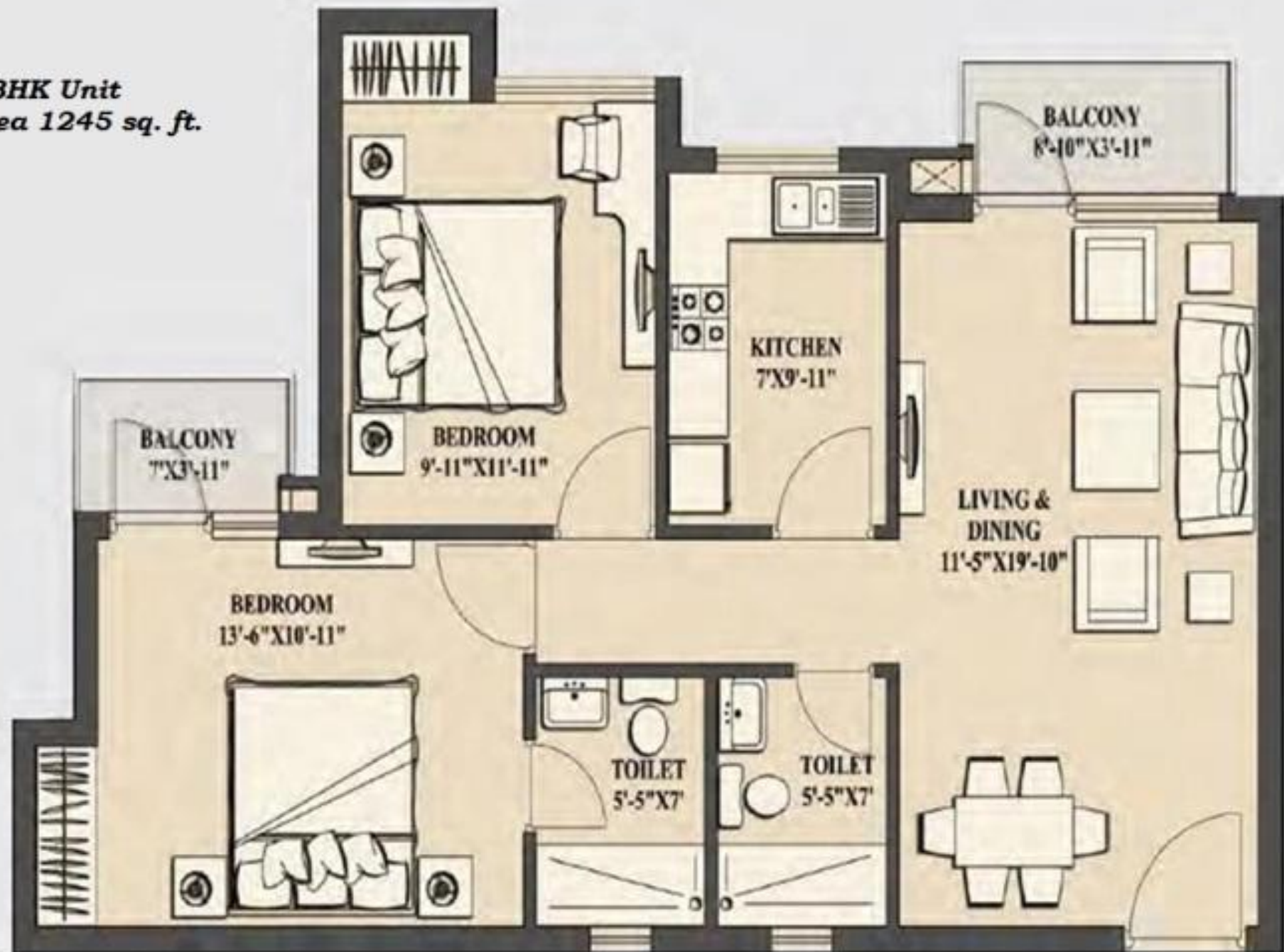
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ENJOY SPACIOUS & EFICIENT LAYOUTS

Small clusters reduce the clutter on each floor.

More so ever all clusters homogeneous in nature and with only 4 units on each floor 50 apartment in each tower the vertical movement & feel of privacy are further enhanced.

2 BHK Unit
Area 1245 sq. ft.



3 BHK Area
Area 1565 sq. ft.



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4 BHK Unit
Area 2192 sq. ft.



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EXPERIENCE THE UPPER CRUST SPECIFICATIONS



Good architecture represents positive energy on one hand and an effective response to the needs and constraints on the other. A playful interplay of solid and grid, urban ergonomic designs is what Winter Hills, Dwarka Morh is all about.

SEISMIC CONSIDERATION	Considering Zone-IV, Earthquake resistance RCC framed construction	
LIVING, DINING & LOBBY/ PASSAGE	Floor	Imported Mable
	Walls	Pleasing Shade of Plastic Emulsion
	Ceiling	Pleasing Shade of Plastic Emulsion
BEDROOM	Floor	Mix of wooden laminate & Indian Tiles
	Walls & Ceiling	Pleasing shade of Plastic Emulsion
	Wardrobes	Imported modular factory finished wardrobes
BALCONIES	Floor	Anti-skid Ceramic Tiles
	Walls/ Ceiling	External Paint
KITCHEN	Modular Kitchen	Wooden laminated modular cabinets
	Walls	Ceramic tiles upto 2 feet above counter and OBD paint above
	Floor	Anti-skid Ceramic Tiles
	Counter	Granite Stone Counter
	Fittings / Fixtures	CP Fittings of PARRYWARE or Equivalent make
	Sink	SS double bowl with drain board and single Swivel Spout
	Others	R.O Unit, Hob & Chimney, Exhaust Fan, 1 Litre instant Geyser
TOILETS	Walls	Ceramic tiles upto 7"0" height, Mirror & OBD
	Floor	Anti-skid Ceramic Tiles
	Counter	Granite Stone Counter
	Fittings / Fixtures	Shower enclosure in Master Bathroom, CP fittings, EWC, Washbasin Health Faucet : Grohe or Equivalent make
DOORS	Entrance/Internal Doors	Imported Modular Frames with moulded skin door shutter factory finished
	External Doors & Windows	Aluminium / UPVC
ELECTRICAL	Geyser	One in each toilet with 15 Litres capacity (25 Litres capacity in Master Bathroom of 4 BHK)
	Ceiling Fans	In all rooms
	Chandelier	In Living Room
	Light Fixtures	Brackets lights & tubes lights in all room modular type switches and sockets with copper wiring
MISC.	Air Conditioners	In all Bedroom
	T.V & Telephones	Provision for T.V & Telephone



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Exclusive 50:50 Possession Linked Payment Plan

**Our homes are irresistible. Our payment plans,
even more so. Now own your home in Delhi in
an exclusive 50:50 Possession Linked Payment
Plan. Pay 50% within 90 days and rest on
possession**



PRICE LIST, WINTER HILLS , DWARKA MORH, NEW-DELHI

Category	Saleable Area	BSP (PSF)	Basic Cost	Covered Parking*	Club Membership	Power Backup @Rs 20000/- per kva	EEC/FFC @Rs 75/- psf	IFMS @ Rs75/- psf	Total Cost (Excluding Plc if applicable + s.tax)
2 BHK	1245	9300	11578500	250000	100000	60000	93375	93375	12175250
3 BHK + 2T	1565	9350	14241500	250000	100000	80000	117375	117375	14906250
4 BHK	2192	9350	19947200	450000	100000	100000	164400	164400	20926000

PLCs	Floor Rise
1 st Floor	300/- psf
2 nd Floor	225/- psf
3 rd Floor	175/- psf
Pool facing	250/-psf
Central Green facing	200/-psf

1. Prices are effective as on date.
 2. Prices indicated above are subject to revision from time to time at the sole discretion of the company without prior intimation.
 3. Service tax, Stamp duty & Registration charges shall be payable along with the installment as applicable.
 4. Cheque/ demand draft to be made in favor of M/s Umang Realtech Pvt. Ltd. Payable at New Delhi.
 5. Above categories are subject to availability at the time of your confirmation.
 6. PLC Charges are payable extra.
 7. All figures are in Indian Rupee.
- * 1 covered car parking for 2 BHK and 2 covered car parking's mandatory for 4 BHK's



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Possession Linked Payment Plan(Winter Hills,Dwarka)

At the time of Booking**	20 % of Total Charges
Within 45 days of booking**	20 % of Total Charges
Within 90 days of booking**	10 % of Total Charges
At the time of Possession +Other applicable charges	50% of Total Charges + IFMS

Total Charges:BSP+Additional Charges

Additional Charges:Car Park,Power Back up, Club charges,EEC/FFEC,PLC etc.

Other Charges: Stamp duty charges/Govt. levies & duties etc.

**** Mandatory payments**



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Exclusive 20:80 Subvention Plan

Our homes are irresistible. Our payment plans, even more so. Now own your home in Delhi in an exclusive 20:80 Payment Plan. Pay 20% on booking & EMI Starts on possession.



PRICE LIST, WINTER HILLS , DWARKA MORH, NEW-DELHI

Category	Saleable Area	BSP (PSF)	Basic Cost	Covered Parking*	Club Membership	Power Backup @Rs 20000/- per kva	EEC/FFC @Rs 75/- psf	IFMS @ Rs75/- psf	Total Cost (Excluding Plc if applicable + s.tax)
2 BHK	1245	9550	11889750	250000	100000	60000	93375	93375	12486500
3 BHK + 2T	1565	9350	14632750	250000	100000	80000	117375	117375	15297500
4 BHK	2192	9350	20495200	450000	100000	100000	164400	164400	21474000

PLCs	Floor Rise
1 st Floor	300/- psf
2 nd Floor	225/- psf
3 rd Floor	175/- psf
Pool facing	250/-psf
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Pay only 20% Now & No EMI till possession

Subvention Plan (18 Months)	
On Application for Booking	20% of Total Value
Within 60 days of booking	65 % of Total Value (To be paid by bank under Subvention Scheme)
On Possession	15 % of Total Value + IFMS + other applicable charges

- Total Value Includes BSP, Car Parking, EEC/FFC, Power backup, Club Charges,
- Taxes Extra



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Bank Loan Available





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**OFF:307,309 Pankaj Plaza,Plot No.4,Sec-4 Dwarka
New Delhi-110075,Above UCO Bank,
Near Ashirwad Chowk**

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U M A N G

THANK YOU FOR YOUR TIME AND CONSIDERATION