

AKME

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REDISCOVER THE RHYTHM OF LIFE



## Introduction

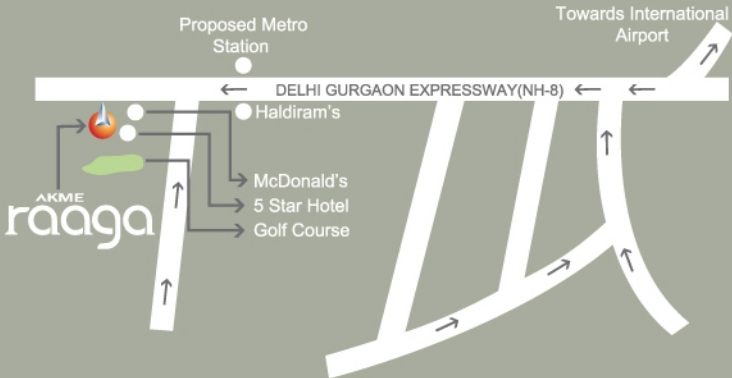
AKME Projects Limited is the flagship company of '**THE ANIL NANDA GROUP**'. With impeccable lineage Mr. Anil Nanda is the Son of Mr. HP Nanda, **the founder of the Escorts group** and a very well respected industrialist.

Akme is a well established developer and has already delivered 3 projects in Bangalore which are already occupied. Akme has 2 more projects in Bangalore underway & an integrated township in Ludhiana. It has in all already delivered 2.6 Mn Sq. Feet of built up space and has over 12 Mn Sq. Feet under development.

Akme now arrives in Gurgaon with its flagship project "**AKME RAAGA**". Located on the Gurgaon Expressway (NH8) and nestled in a Serene green environment overlooking the Golf Greens, it is the perfect location for your residence.

## Project Key Facts

- **Located on NH-8/** Access from Highway
- **Walking distance from proposed Metro Station** & Mc Donald's
- **Plush Neighborhood** : 5 Star hotel & Golf Course in the vicinity
- Green belt dividing the highway from the complex
- Over 70% green & open space in the complex
- Clubhouse, swimming pool, school & convenient store
- Customized Specification options - First time in India
- Child-safe complex with underground parking







## LAUNCH PRICE & PAYMENT PLAN

Basic Selling Price : As Applicable

### Other Charges

External Development Charges (EDC) : Rs. 337/- per sq. ft

Infrastructural Development Charges (IDC) : Rs. 34/- per sq. ft

Preferential Location Charges (PLC) : as applicable

Parking- Covered (Mandatory) : Rs. 2,00,000/- each

Club Membership (Mandatory) : Rs. 1,00,000/-

### Payment Plan : Construction Linked

#### Linked Stages

#### Payment

On Booking	:	Rs. 6/ 7 Lacs for 3/ 4 BHK apartment respectively
Within 45 days from the date of Booking	:	20% of Agreement Value Less Booking Amount
On Start of Construction	:	10% of Agreement Value + 50% of EDC & IDC
On Completion of Basement Roof	:	10% of Agreement Value + 50% of EDC & IDC
On Completion of 2nd floor roof slab	:	5% of Agreement Value + 50% Car Parking Charges
On Completion of 5th floor roof slab	:	5% of Agreement Value
On Completion of 8th floor roof slab	:	5% of Agreement Value
On Completion of 11th floor roof slab	:	10% of Agreement Value
On Completion of 15th floor roof slab	:	10% of Agreement Value
On Completion of final roof slab	:	10% of Agreement Value + 50% Car Parking Charges
On Completion of Internal Plaster	:	10% of Agreement Value + 100% of Club Membership
On Intimation of Possession	:	5% of Agreement Value + IFMS + Stamp Duty & Registration Charges + Govt. Levies (if any)

**\*\*Agreement Value = (Basic Price + PLC) x Area of the Apartment**

#### Note:-

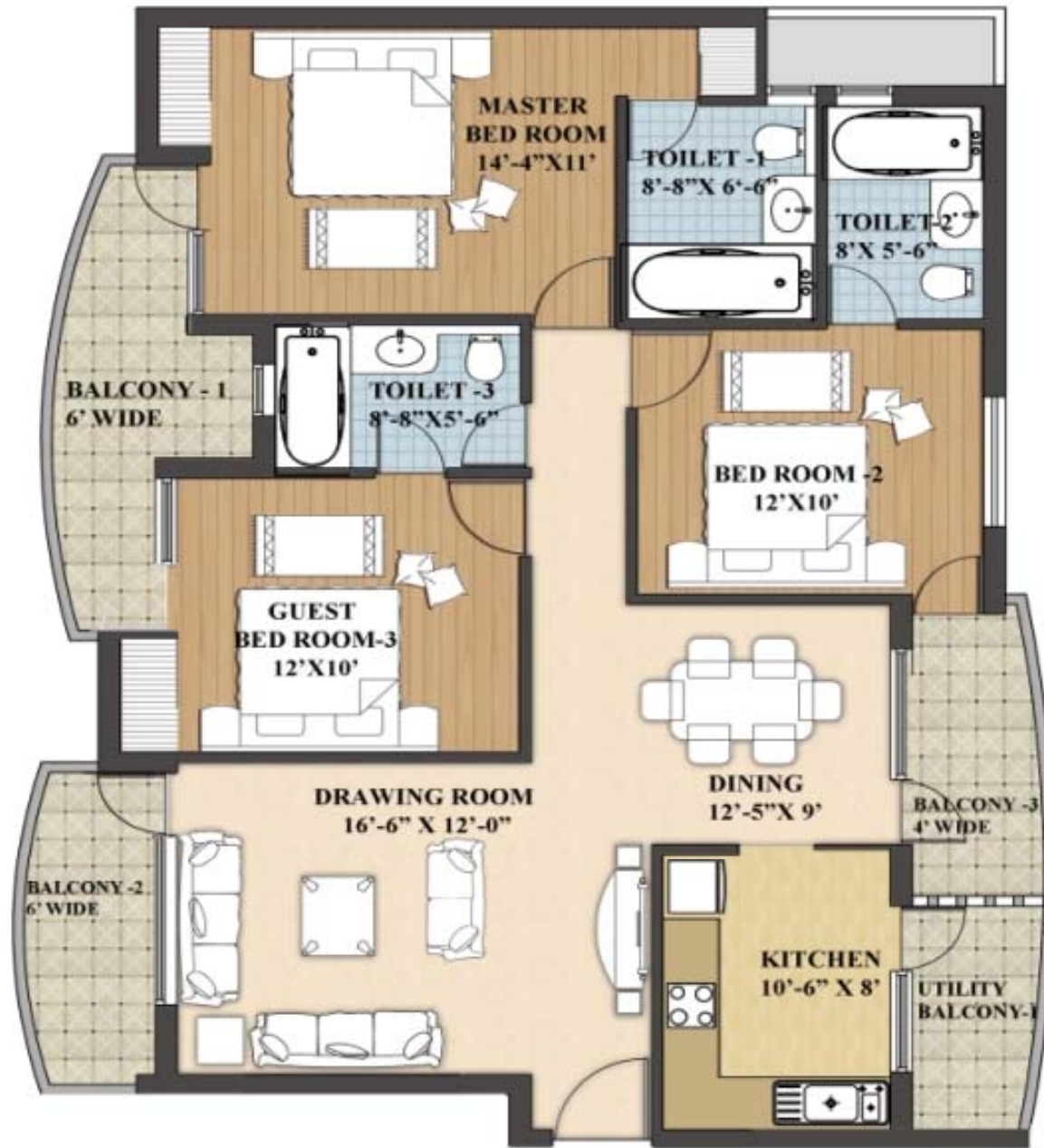
1. External Development Charges (EDC) and infrastructure Development Charges (IDC) are pro-rated per Unit as applicable to this Group Housing Colony. In case of any upward revision in future by the Govt. agencies the same would be recovered on pro-rate basis from the Applicant / Allottee.
2. Interest Free Maintenance Security (IFMS) - As applicable.
3. Stamp Duty / Registration Charges shall be payable along with the last installment based on the then prevailing rates.
4. 1 Covered car parking bay for 3 Bedroom Unit and 2 Covered Car parking bays for 4 Bedroom Unit is mandatory.
5. PLC Green space- Rs. 150/- sq ft. Ground Floor – Rs. 150/- sq. ft., 1st Floor – Rs. 100/- sq. ft., 2nd Floor – Rs. 50/- sq. ft., Penthouse – Rs. 250/- sq. ft., Terrace Usage Rights- Rs.3 Lakhs (3 BR) / Rs.5 Lakhs (4 BR)
6. Agreement Value = (Basic Price + PLC) x Area of the Apartment
7. Service Tax as applicable would be payable by customer as per demand.
8. Other terms & conditions of sale would be as per standard allotment letter of the company.
9. Price subject to revision at the sole discretion of the company.

Payment to be made by Demand Draft(s) / Pay Order(s) / Banker's Cheque(s) only drawn in favour of "Akme Projects Limited" payable at New Delhi.

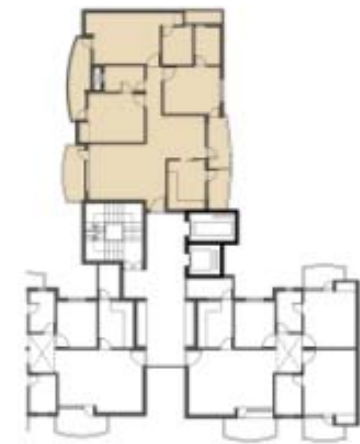
### **Akme Raaga : Inventory Details**

<b>Description</b>	<b>No. of Floors*</b>	<b>Area/ Unit Sq.ft*</b>
<b>3 BHK</b>	<b>G+17</b>	<b>1,479</b>
<b>3 BHK + Servant Room</b>	<b>G+15</b>	<b>1,793</b>
<b>3 BHK + Family Lounge + Servant Room</b>	<b>G+15</b>	<b>2,255</b>
<b>4 BHK + Family Lounge + Servant Room</b>	<b>G+15</b>	<b>2,645</b>
<b>4 BHK + Family Lounge + Servant Room</b>	<b>G+15</b>	<b>2,945</b>

\*Subject to change

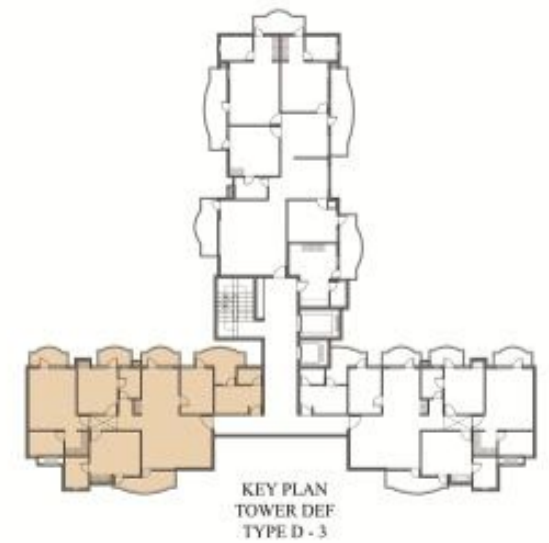
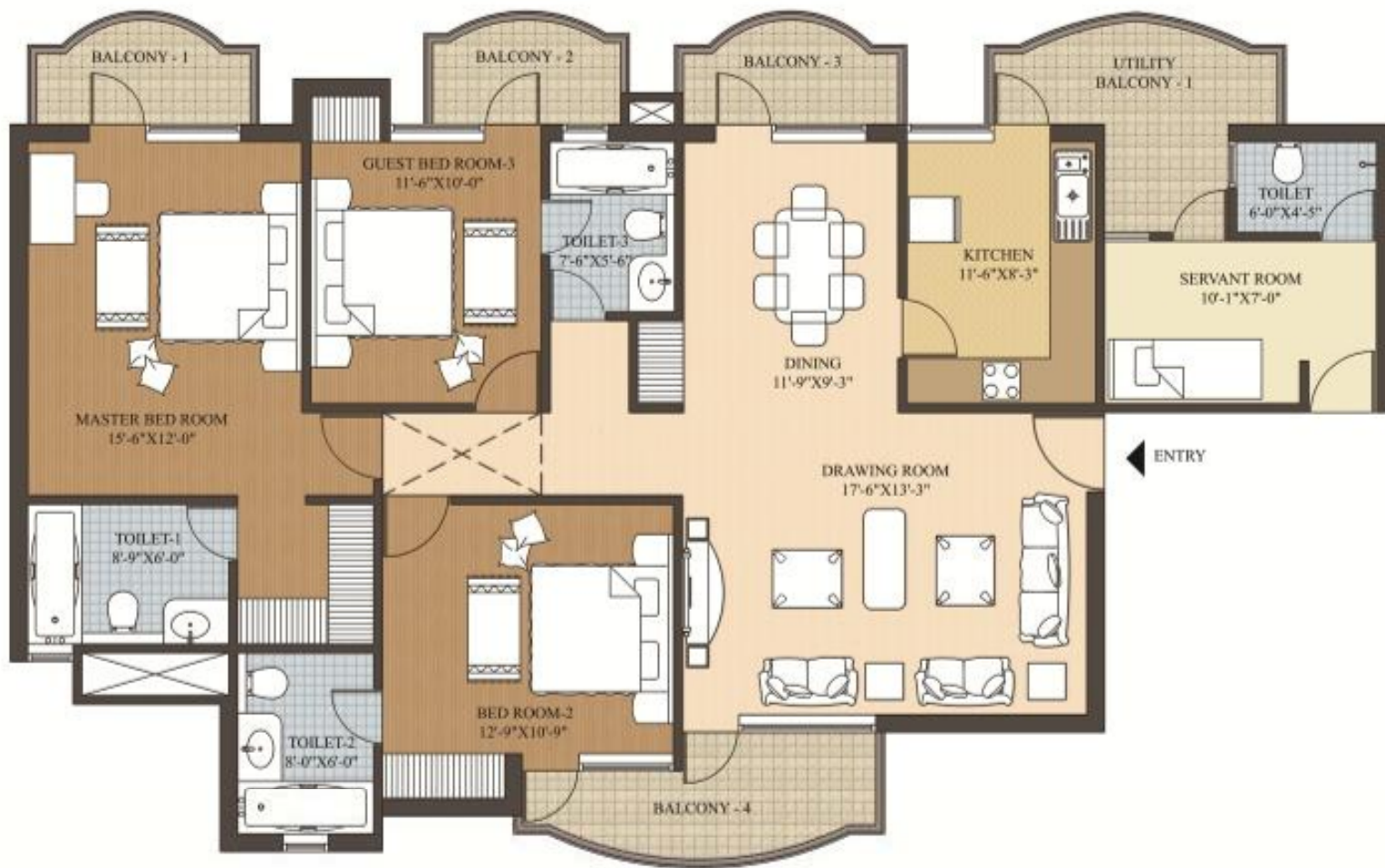


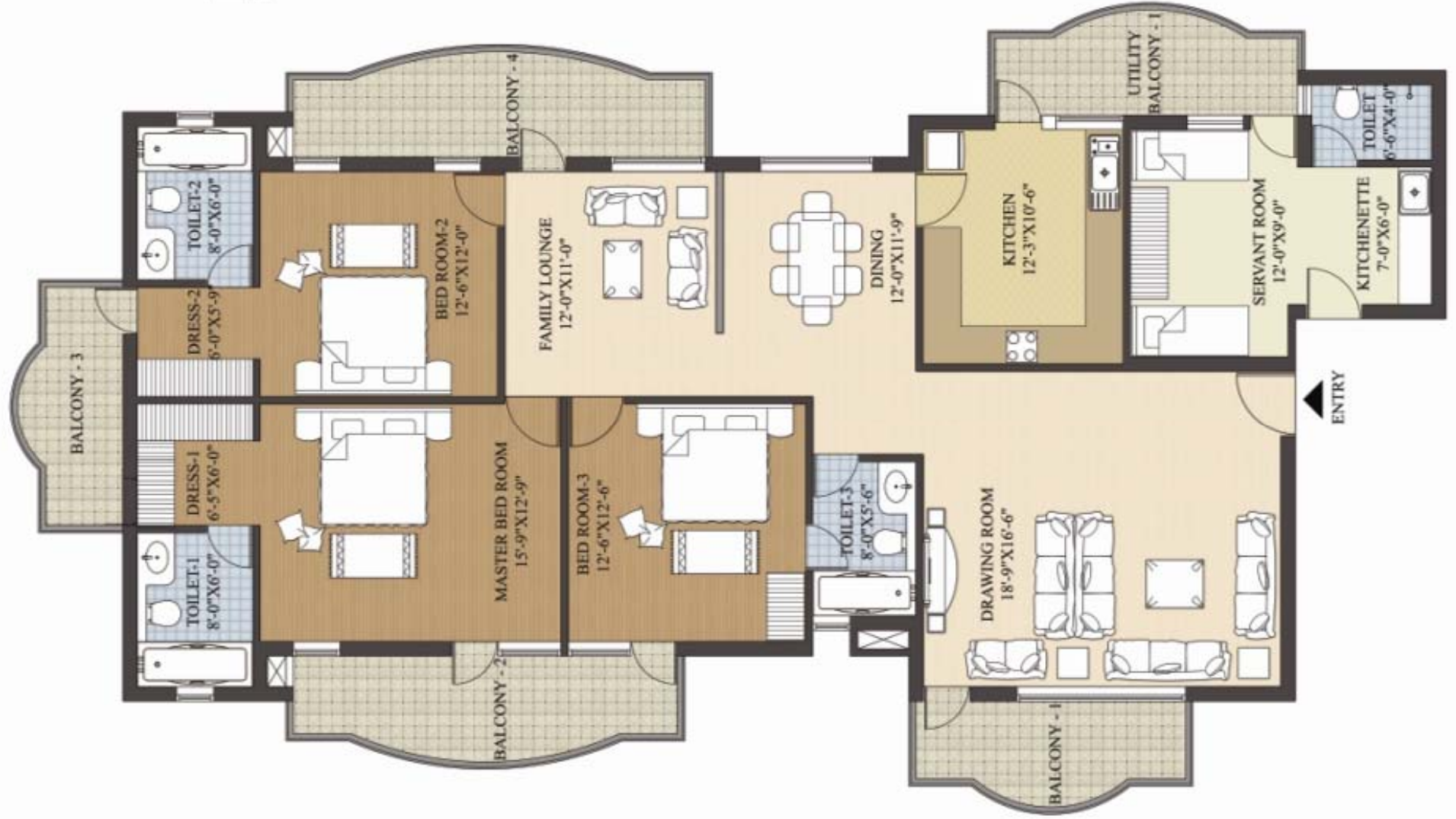
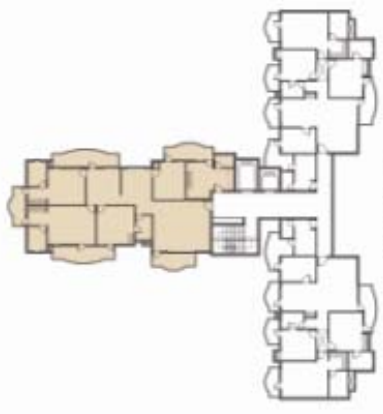
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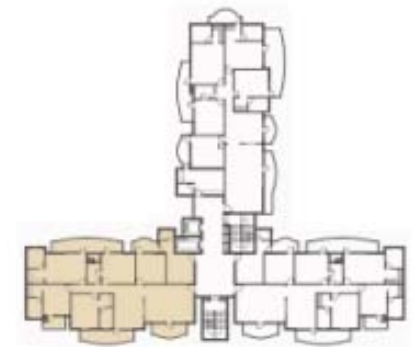
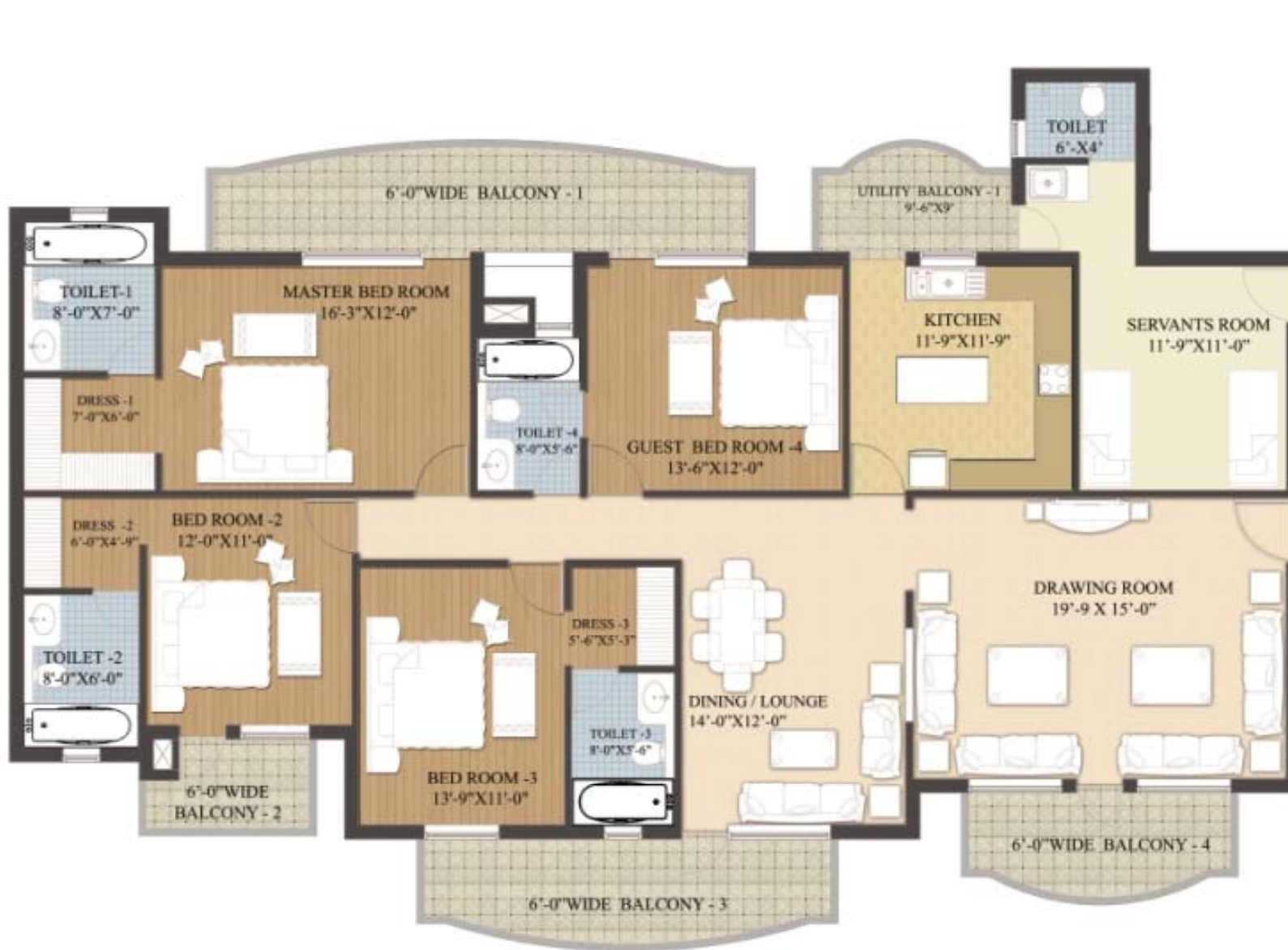


**KEY PLAN  
TOWER ABC  
TYPE B-3**



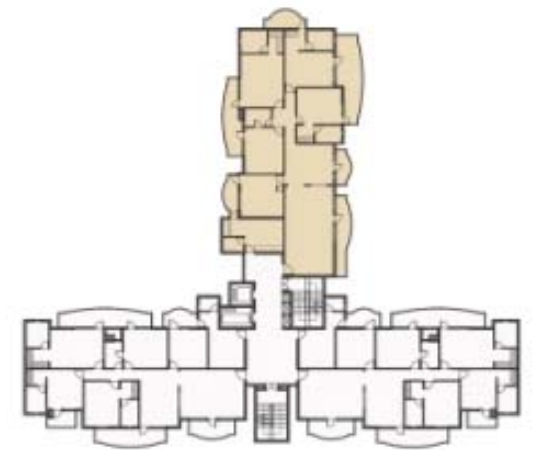






**KEY PLAN  
TOWER G  
TYPE J**

ENTRY  
◀



**KEY PLAN  
TOWER G  
TYPE J**



## **SPECIFICATION**

### **STRUCTURE:**

RCC framed structure building with seismic Zone compliance. Concrete solid block masonry. Elegant entrance lobbies.

### **PLASTERING:**

All internal walls are plastered with lime punning. Ceiling cornices in living and dining rooms.

### **PAINTING:**

Acrylic emulsion paint with roller finish for interiors. Blend of Sandtex and cement paint for exteriors.

### **FLOORING:**

Vitrified tile flooring for living, dining room, all bedrooms and balconies. Wooden flooring for master bedroom.

### **TOILETS:**

Ceramic flooring for all toilets. Ceramic glazed tiles dado up to false ceiling level. White, cascade-type sanitary ware. Under-counter washbasin with mirror in all toilets. Acrylic bathtub in master bedroom toilets. Hot and cold mixer unit for shower and basin mixer for master bedroom toilets. Hygiene faucets for all toilets.

### **DOORS & WINDOWS:**

Teakwood doorframe with threshold for main door, with designer architrave all-round. Main door of teak, finished with melamine polish and designer teakwood beading. All other door frames in sal wood, with designer architrave all-round. Moulded bedroom door shutter, with enamel paint. Hardware will be brush steel finish or equivalent. Living rooms shall have French sliding door made of UPVC.

### **KITCHEN:**

Designed to accommodate a modular kitchen. Ceramic tile flooring in kitchen and utility areas, including 2' high dado in utility areas. Provision for microwave, chimney and Aquaguard points. M.S. fabricated grill utility with provision for washing machine.

### **ELECTRICAL:**

TV and telephone points in living rooms and in all bedrooms. Fire resistant electrical wires with elegant modular electrical switches. Earth leakage circuit breaker (ELCB) for each room with MCB at the main distribution box. Split A/C power socket in master bedrooms. Conduit with box computers in master bedrooms and children's bedroom.

### **LIFTS:**

One Automatic passenger lift and one service lift in each building. Elegant lift lobbies with granite cladding on the lift wall.

### **PRIVATE TELECOM NETWORK:**

An exclusive virtual PABX facility will be provided. Single phone for intercom and fixed line use. Intercom facility from each apartment to security room and other apartments.

### **SECURITY SYSTEM:**

Round the clock Security and access control systems.

### **BACKUP POWER:**

Standby generator for lights in common areas, lifts, and pumps. 1000w to 2000w backup power for each apartment, depending on area.

### **COMMON AMENITIES:**

Elegant clubhouse with a party hall. Swimming. Health club, with gym, steam room and sauna. Indoor games. Jogging track. Children's recreation area. And waterscaped gardens. Common toilets for maintenance staff. Cable TV. Convenience Shopping Store etc.

**THE  
ANIL  
NANDA  
GROUP**



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