

**picco**  
DEVELOPERS

**Creating A Dream Home**

# RICCO DEVELOPERS PRESENTS













# Developers Overview

- ◆ RICCO Developers is rapidly making its presence in Bhiwadi. The developer has an excellent track record in Land Acquisition in Bhiwadi & Gurgaon .
- ◆ The Developers are dedicated to ensure delivering top quality projects without compromising on the stipulated deadlines. The Group is highly focused on providing customer satisfaction.
- ◆ The Group aims to carve a niche for itself in the real estate property market in India.
- ◆ Comfort and concern personifies at RICCO with a well-thought-out infrastructure. Every alcove and angle of the cherished place casts a magic spell on its owners.
- ◆ It has a charged, well knit team of engineers, Architects, Interior designers, project planner etc.



# Project Overview

- ✚ Welcome to 14.5 Bighas of tranquility at RICCO HEIGHTS on Alwar bypass Bhiwadi. A sprawling leafy self contained Group Housing. Share the best things of life with your loved ones. The Group Housing offers world class amenities for the modern aficionados.
- ✚ Located on prime land on Alwar Bypass, Bhiwadi, minutes away from Haldiram and Industrial area. RICCO, provides Luxury space for you to live in luxuriously. Come and rediscover blissful living.
- ✚ The architectural glory of RICCO HEIGHTS is going to ride high on the quotient of sophistication and modernity. A great structural design will welcome you through the means of these residential apartments making your life not just a living...rather a celebration too.
- ✚ These residential apartments will outshine every existing venture in terms of striking interiors, fascinating exteriors, pleasant ambience and a splendid elevation.





# Project Proximity

- 7 Minutes Drive from NH 8.
- 1 Minute away from Haldiram and McDonald.
- 8 Minutes away from Honda Plant and Khuskhera Industrial area.
- 1 Minute away from shopping mall.
- 9 Minutes to RIICO Industrial area.
- 5 Minutes away from Treehouse Hotel.
- Project is walk able distance from planned Bus terminal.
- Project is near to Planned Delhi-Mumbai Industrial Corridor (DMIC). A project of worth 90 billion Dollars.
- Total length of DMIC is 1483 km with High speed connectivity between Delhi and Mumbai.
- Planned Rapid rail to Bhiwadi starting from Panipat covering all industrial areas like Manesar, Neemrana, Bawal, Bhiwadi and goes to Alwar.



# Features

## LANDSCAPE / SPORTS

- Majestic entrance with Landscaping Fountains.
- Wide roads with planted pathways.
- Central Park & Play Ground
- Beautifully landscaped gardens with water bodies.
- Ample Parking space.
- Jogging Track.
- Children play area.
- Alameda avenues, walkways, swings & sand pits for kids.





# Continued.....

## **CLUB HOUSE:**

- Swimming Pool.
- Indoor games room with pool
- Steam, Sauna & Massage Room.
- Gymnasium.
- Health Centre.

## **OTHER AMENITIES:**

- Convenience of shopping complex.
- Easy approach from and to Malls, Schools and reputed Hospitals



# SPECIFICATIONS

## Wall Finish

- Living Room : Acrylic Emulsion Paint
- Bed Rooms : Oil bound distemper
- Kitchen : 2' High Ceramic tiles above, Counter rest painted
- Toilets: 7' High Ceramic tiles rest painted, Oil bound distemper
- External Façade : Permanent Texture / Paint Finishes

## Floorings

- Living Room : Vitrified tiles with wooden skirting
- Bed Rooms : Laminated Wooden Flooring in Master Bedroom/Vitrified Tiles in other Bedrooms
- Kitchen: Ceramic Tiles
- Toilets: Ceramic Tiles
- Balconies : Anti Skid Ceramic Tiles
- Lift Lobbies : Granite/ Marble/Tiles

## Doors

- Hardwood door frame with European style Flush panel

## Windows

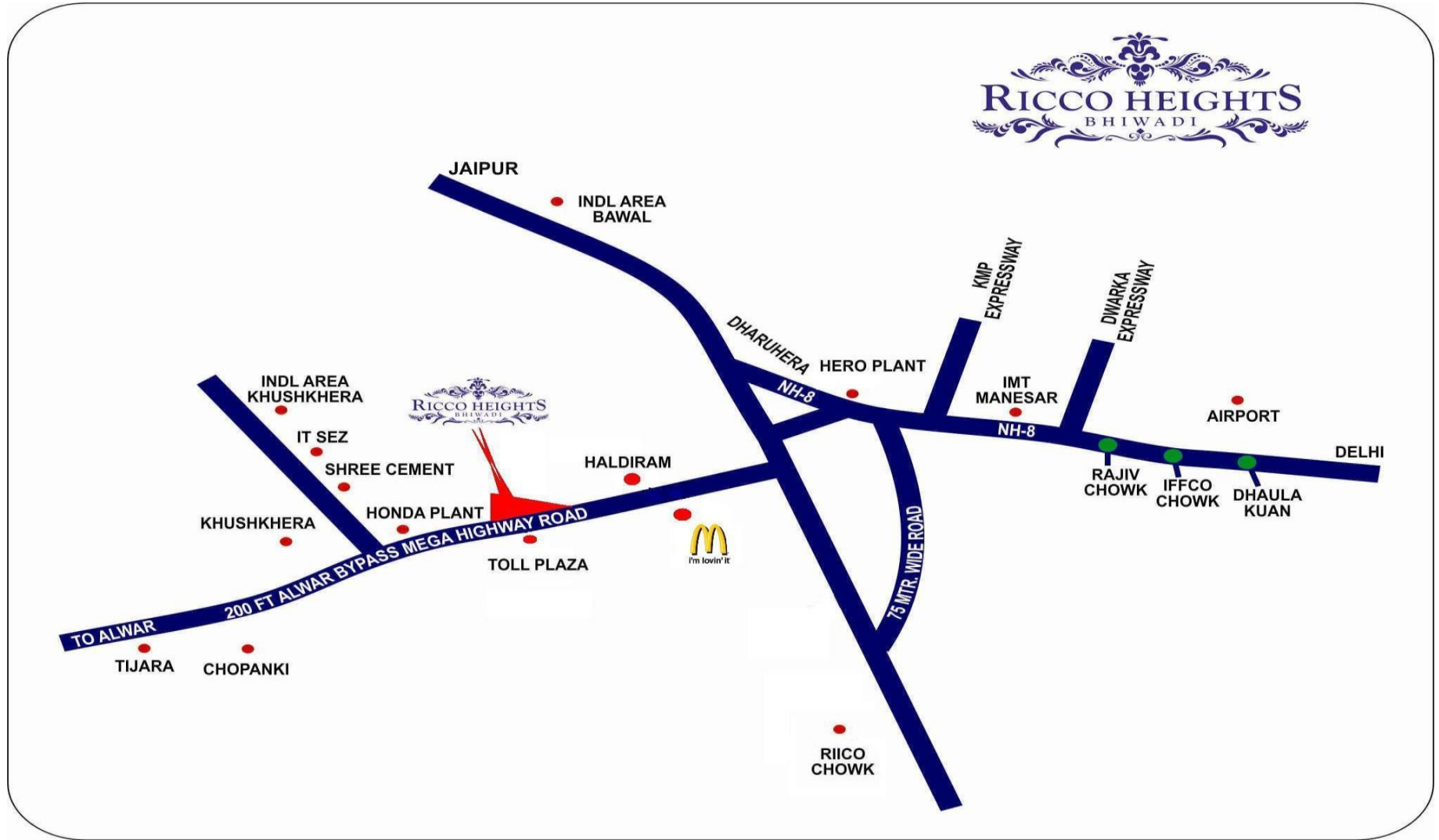
- Anodized/Powder Coated Aluminum

## Others

- Kitchen: Granite/Marble counters with Stainless Steel Sink
- Toilets: Granite/Marble counters, White sanitary fixtures, C.P. Fittings. Provision for hot & cold water supply system



# Location Map







# Basic Price & Apartment Sizes

Basic Sales Price	Rs. 2750 per Sq.Ft.
<b>Sizes</b>	
2 BHK	1150 Sq.Ft. (approx)
2 BHK + Study	1300 Sq. Ft. (approx)
3BHK	1380 Sq.Ft. (approx)
	1600 Sq.Ft. (approx)
4 BHK	1850 Sq.Ft. (approx)

⚡Note\* The luxury size of rooms & bathroom which you will not find in any other apartments.

# Booking Amount

S.No	PAYMENT SCHEDULE	AMOUNT
1.	Booking Amount	Rs. 3,00,000/- (for 2 BHK Appt.)
		Rs. 3,25,000/- (for 2BHK + Study room Appt.)
		Rs. 3,50,000/- (for 3 BHK Appt.)
		Rs. 4,00,000/- (for 4 BHK Appt.)

# Down Payment Plan

S.No.	PAYMENT SCHEDULE	AMOUNT
1.	Booking Amount	As Above
2.	Within 60 days	85 % of BSP + Car Parking Charges
3.	At the time of Possession	5 % of BSP + IFMS + Stamp Duty + Registration Charges + Admin Charges + Electric Load Charges + Power Backup Charges + Taxes etc.

# Construction Linked Plan

S.No	Payment Shedule	Amount
1.	Booking Amount	As Above
2.	Within 60 days of Booking Amount	Up to 20% of the BSP(Less Booking Amount)
3.	On start of excavation/foundation	10% of the BSP
4.	On start of casting of First Floor slab	7.5% of the BSP+50 % of EDC/IDC
5.	On start of casting Third Floor slab	7.5% of BSP + 50% of EDC/IDC
6.	On start of casting Fifth Floor slab	7.5% of BSP + 50% of PLC
7.	On start of casting Seventh Floor slab	7.5% of BSP + 50% of PLC
8.	On start of casting Ninth Floor slab	7.5% of BSP + 50 % of Car Parking Charges
9.	On start of casting Eleven Floor slab	7.5% of BSP + 50 % of Car Parking Charges
10.	On start of casting Thirteenth Floor slab	7.5% of the BSP + Club Membership Charges
11.	On completion of Super Structure	7.5% of the BSP
12.	On start of Plastering	5 % of BSP
13.	At the time of Possession	5 % of BSP +IFMS + Stamp Duty + Registration Charges +Admin Charges + Electric Load Charges + Power Backup Charges + Taxes etc



# PRICE LIST

(BSP- Rs.2750/Sq.Ft.)

## Preferential Floor Charges

Floor	Price /Sq. Ft.
GROUND FLOOR	Rs. 150/Sq.Ft.
FIRST FLOOR	Rs.125/Sq.Ft.
SECOND FLOOR	Rs.100 / Sq. Ft.
THIRD FLOOR	Rs. 75 /Sq. Ft.

## Preferential Unit Charges

Preference	% of BSP
PARK/GREEN FACING	4% of BSP
CORNER	3% of BSP
ROAD FACING	3% of BSP
CLUB/SPORTS FACING	3% of BSP

# Continued.....

Other Charges	
Car Parking	Open- Rs. 1 Lac
	Covered – Rs 2.25 Lac
CLUB	Rs.75000
EDC	Rs. 100/Sq. Ft.
IFMS	Rs. 40/Sq. Ft.
POWER BACK UP	Rs.25000 per KVA

## Notes:-

1. Cheque/Bank Draft to be issued in favour of “**Ricco Developers Pvt. Ltd.**”
2. One car parking is mandatory with every apartment.
3. All rates mentioned above are in rupees per sq. ft. of super salable area of the apartment.









