

Dream Valley



INTRODUCTION

A dream of yesterday is the hope of today and the reality of tomorrow
Dream Valley is a serene, peaceful and masterfully planned residential development on the Hill Cart Road in Siliguri. Dream Valley, a beautiful place to call home, is designed to let you live your dream...

An ultra luxurious condominium of beautifully located apartment blocks. Dream valley promises to push the benchmark of refined high class living several notches higher.

From concept to finish throughout every stage of planning and development, everything in this project is geared towards providing dream lifestyles to the families who choose to make Dream Valley their dream homes.

Dream Valley extends far beyond mere walls and property lines and actually seeps into the surrounding neighborhood.

It offers a picturesque setting of parks, open spaces and walking trails

Bhaichung Bhutia says "If you are dreaming of a home you will cherish for generations to come. I would suggest look no further....."

AMENITIES

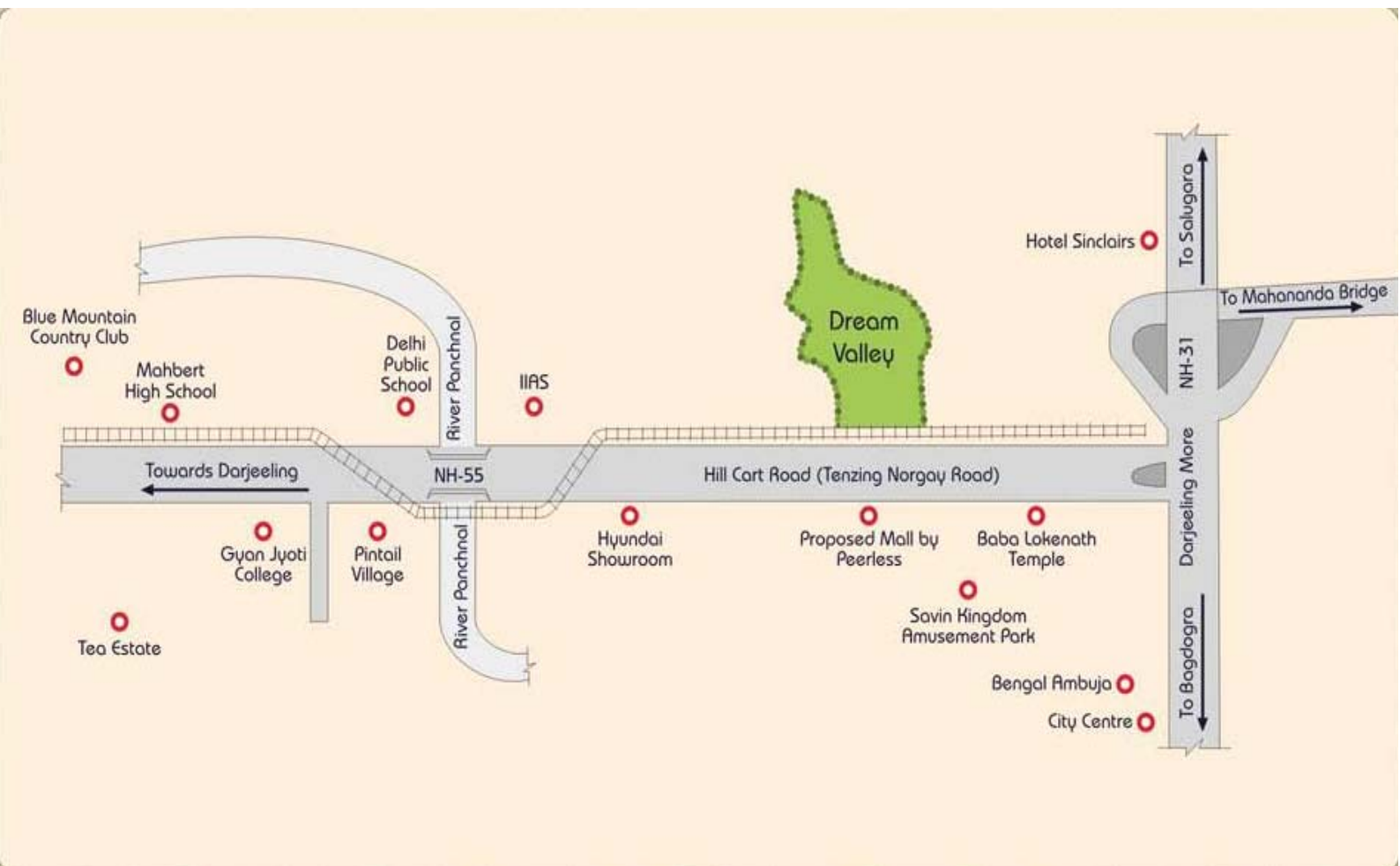
- ▶ SWIMMING POOL
- ▶ GOLF PUTTING RANGE
- ▶ GYMNASIUM
- ▶ MINI THEATRE
- ▶ LOUNGE
- ▶ OUTDOOR AMPHITHEATRE
- ▶ HEALTH CLUB
- ▶ JACUZZI
- ▶ KID'S POOL
- ▶ INDOOR GAMES AREA
- ▶ LIBRARY
- ▶ CHILDREN'S PLAY AREA

SPECIFICATIONS

- ▶ **Structure:** ACC frame structure earthquake resistant. Dream Homes use the best quality rebars and cement to build a superior quality structure that will last for generation.
- ▶ **Staircase and Lobby:** Wide spacious staircase, elegantly designed lobby and corridors with high quality marble, Kota/Granite stone.
- ▶ **Floor:**
 - All Bedrooms: Laminated Wooden flooring.
 - Living Room: Vitrified Tiles of KAJARIA of equivalent.
 - Kitchen: Anti Skid Tiles.
 - Toilet: Anti Skid Tiles.
- ▶ **Toilets:**
 - Fittings: Elegant CP fittings of Kohler or equivalent make. Anti Skid tiles from KAJARIA CERAMICS or equivalent make on the floor and walls up to door height Hot and Cold Water points. Western style sanitary fittings of PARRYWARE or equivalent make.
- ▶ **Kitchen:** Granite Platform with Dado tiles upto 2' height above the counter Stainless Steel Sink Hot and Cold Water Point Provision for Exhaust Fan.
- ▶ **Doors & Hardware:** Frame- Sal Wood/Shutter- Flush doors, Main Door- Solid Flush Door Brass and Stainless Steel hardware fittings of reputed make.
- ▶ **Window:** High quality anodized aluminium sliding windows will minimize sound and air pollutants from your living space, facilitating a peaceful existence within the confines of your abode.
- ▶ **Wall Finishes:**
 - Interior:** All wall finishes will be done with Plaster of Paris, providing a smooth and even base.
 - Exterior:** An all weather exterior paint with decorative finish will provide a rich up-market look to the building façade.
- ▶ **Electric/Voice Data Points:** Copper wiring of FINOLEX or equivalent make MCB of Havells or equivalent make AC point in master bedroom, Geyser Points in bathroom Adequate Light & Fan points Modular switches from ANCHOR or equivalent.

- ▶ **Water Supply:** 24 Hours uninterrupted supply of clean water through a water treatment plant.
- ▶ **Telephone & Cable TV:** Telephone, Cable TV points in Living & Dining rooms Telephone wiring and points in every home enable external telecom service providers to bring you voice and data services. Cable TV wiring and points will be provided that allow residents the option of availing of a host of DTH services.
- ▶ **Security/Video Door Phone:** A state of the art 24x7 surveillance system with video door phones and intercom in every apartment will help ward off intruders and make it a safe haven.
- ▶ **Wi-Fi:** The building will be Wi-Fi enabled which will allow mobile internet access from any part of the campus allowing true portability from access instruments like Laptops. Smart phones, IPADs etc.
- ▶ **Power Back Up:** The building will have 24x7 power back up to safeguard you from power outages and let your life continue uninterrupted.
- ▶ **Lift/Service Lift:** Two high quality passenger lifts in each block. Every building has a large service lift designed to carry goods and people on stretchers in case of medical emergencies.
- ▶ **Fire:** Adequate fire fighting equipment with best quality pressure water hose pipes and fire alarm system will be installed.

LOCATION



TYPE & AREA

Site Plan



Site Plan

Block- 1

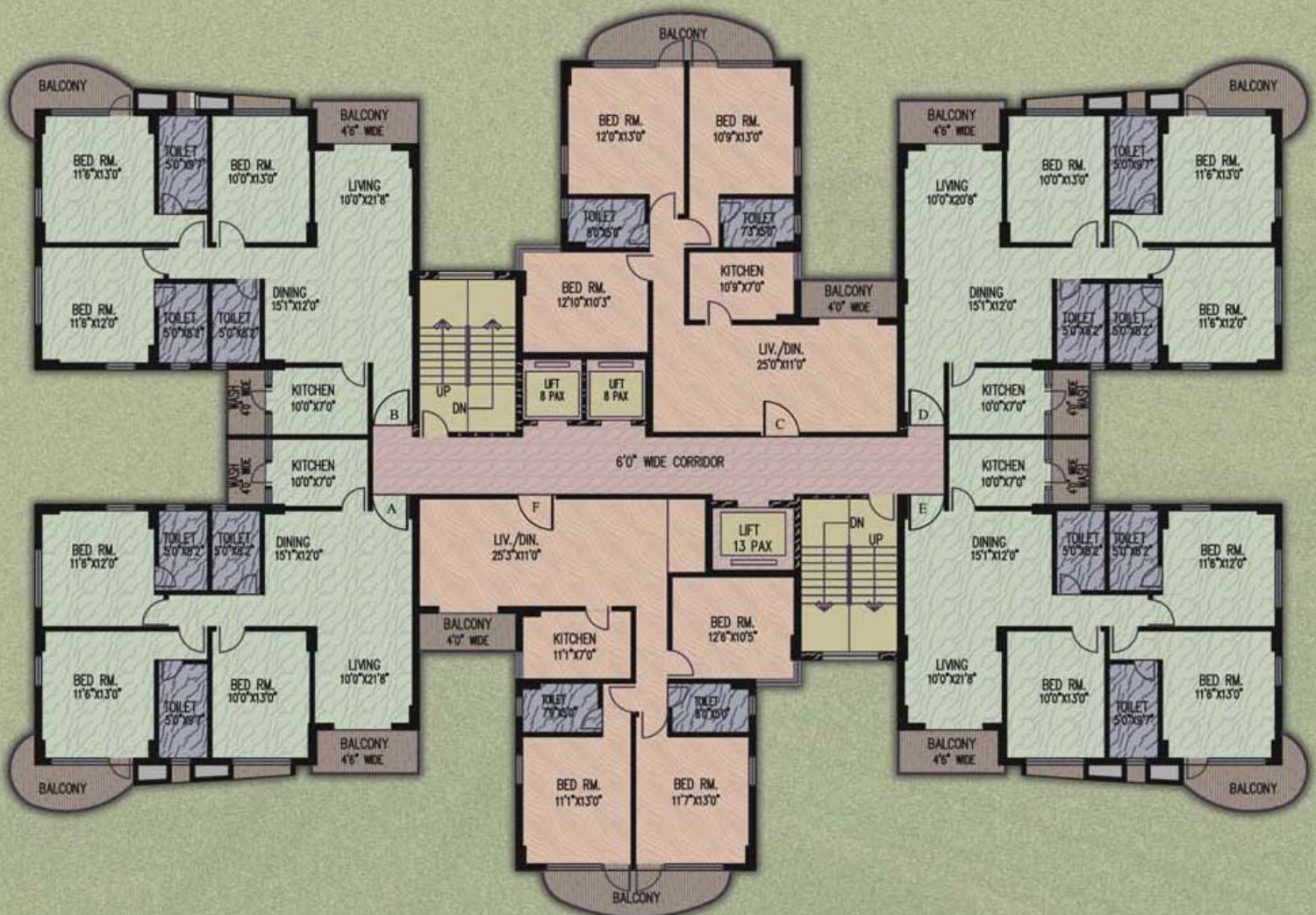
Block - 1



Live Your Dream

Flat BHK SBU
(sq. ft)

A	3	1605
B	3	1645
C	3	1540
D	3	1635
E	3	1615
F	3	1585



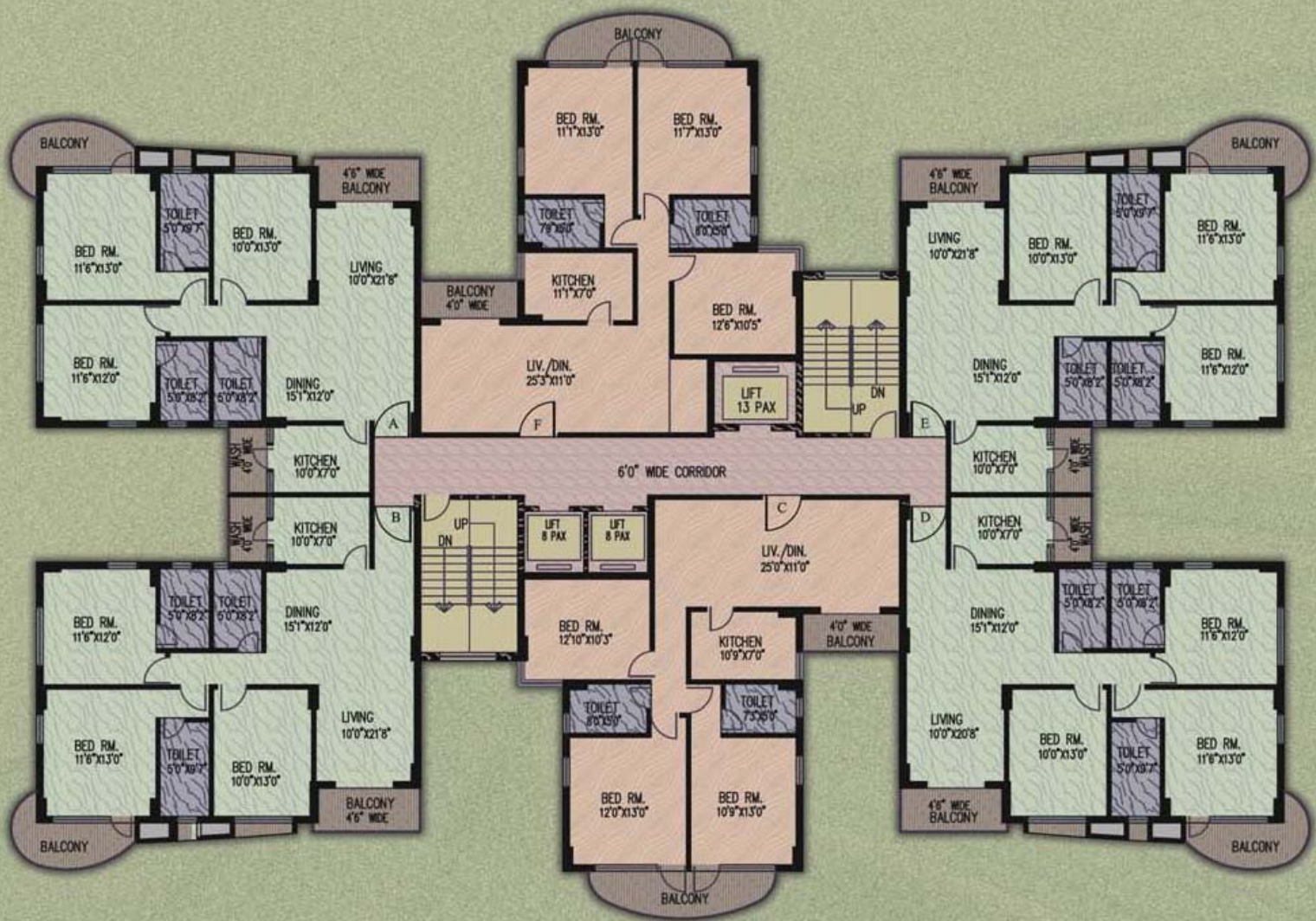
Block- 2

Block - 2



Live Your Dream

Flat	BHK	SBU (sq. ft)
A	3	1605
B	3	1645
C	3	1540
D	3	1635
E	3	1615
F	3	1585



Block- 3

Block - 3

Flat BHK SBU
(sq. ft)

A	4	1860
B	3	1580
C	3	1605
D	3	1605
E	3	1580
F	4	1860
G	3	1575
H	3	1575



Live Your Dream



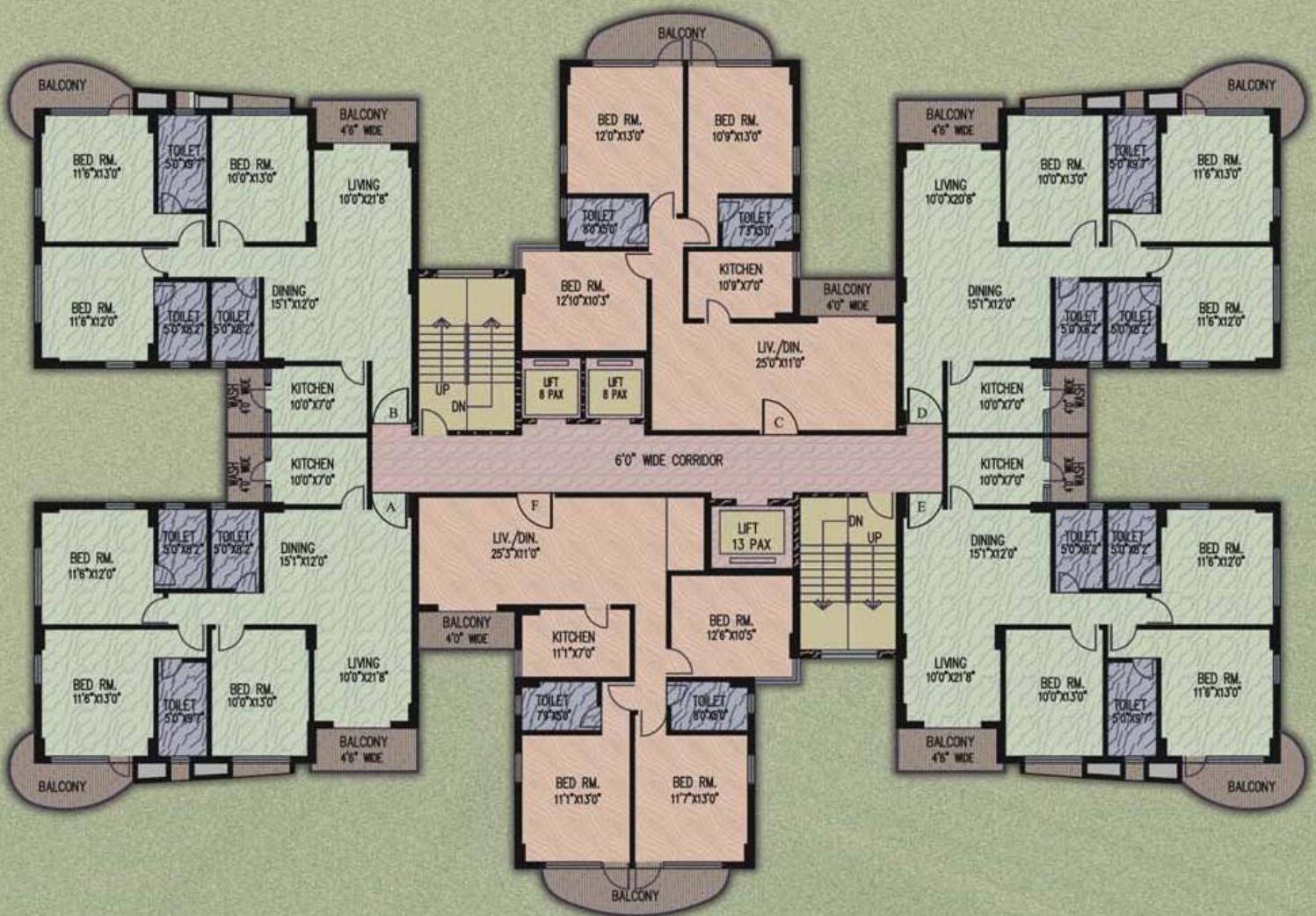
Block- 4

Block - 4



Live Your Dream

Flat	BHK	SBU (sq. ft)
A	3	1605
B	3	1645
C	3	1540
D	3	1635
E	3	1615
F	3	1585



Block- 5

Block - 5



Live Your Dream

Flat	BHK	SBU (sq. ft)
A	3	1505
B	3	1475
C	2	1240
D	3	1475
E	3	1505
F	3	1495



Block- 6

Block - 6



Live Your Dream

Flat	BHK	SBU (sq. ft)
A	3	1505
B	3	1475
C	2	1240
D	3	1475
E	3	1505
F	3	1495



TERMS & PAYMENTS

DREAM VALLEY

PREFERENTIAL LOCATION CHARGES APPLICABLE

Floor Rise	Rs 10 / Sq ft per floor from 2 nd floor onwards.
Garden Facing	Rs 25/ Sq ft
Tea Garden Facing	Rs 25/ Sq ft
North Facing	Rs 25/ Sq ft
Club House Charge	Rs 50 / Sq ft
Car Parking (Covered)	Rs 3,00,000/- (Ground Floor) or Rs.2,00,000/- (Basement)
Servant Quarter	Rs 75000/-
Exclusive Roof Area & Terrace	45% of Sale Price per Sq ft

TERRACE OPTION:-

Block No.	Floor	Flat No.	Area(sq ft)
I	10TH	B & E	1250
II	10TH	B & E	1250
III	10TH	C & D	1250
IV	10TH	B & E	1250
V	10TH	A & D	
VI	10TH	A & D	

PREFERENTIAL LOCATION CHARGES APPLICABLE ON FLAT TYPES:-

Block Nos.	TEA	NORTH	GARDEN
1	D & E	B, C & D	B & C
2	A, F & E	B & A	B, C & D
3	B, C, D & E	B, C, D & E	A, H, G, & F
4	B, C & D	B, C & D	A, F & E
5	E & F	E	
6	A, F & E	A & B	

PAYMENT PLAN

INSTALLMENT BASIS

A	Booking Amount	Rs 1,00,000/-
B	First Installment (Within 15 Days)	20 % of sale price less Rs 1,00,000/- already paid on Booking
C	Second Installment (Within 30 Days)	Club House, Car Parking Charges & Servant Quarter
D	Third Installment on completion of Foundation work	20 % of Sale Price
E	Fourth Installment on completion of 2nd Floor Casting	10 % of Sale Price
F	Fifth Installment on completion of 4th Floor Casting	10 % of Sale Price
G	Sixth Installment on completion of 6th Floor Casting	10 % of Sale Price
H	Seventh Installment on completion of 8th Floor Casting	10 % of Sale Price
I	Eighth Installment on completion of Brick Work	15 % of Sale Price
J	Ninth Installment on Possession	5% of Sale Price

Additional Charges (On Possession)

1	Electricity Charges	Rs 30/- per sq. ft
2	Generator Charges	Rs 25/- per sq. ft
3	Legal Charges	Rs 15/- per sq. ft
4	Maintenance Deposit (Refundable)	Rs 25/- per sq. ft
5	Sinking Fund	Rs -----/- per sq. ft
6	Municipal Tax Deposit (Refundable)	Rs 10/- per sq. ft
7	Nomination Fee	4% of Flat Cost (Flat + Parking)

For Down Payment Scheme discount Rs. 80/- per sq ft of Basic Sale price

1	Booking Amount	Rs 5,00,000/-
2	95 % Payment	Within 15 Days of Booking
3	5% Payment	On Possession

DEVELOPER



ARCHITECT

Raj Agarwal & Associates