



 VAIKUNTAM | VILASAA



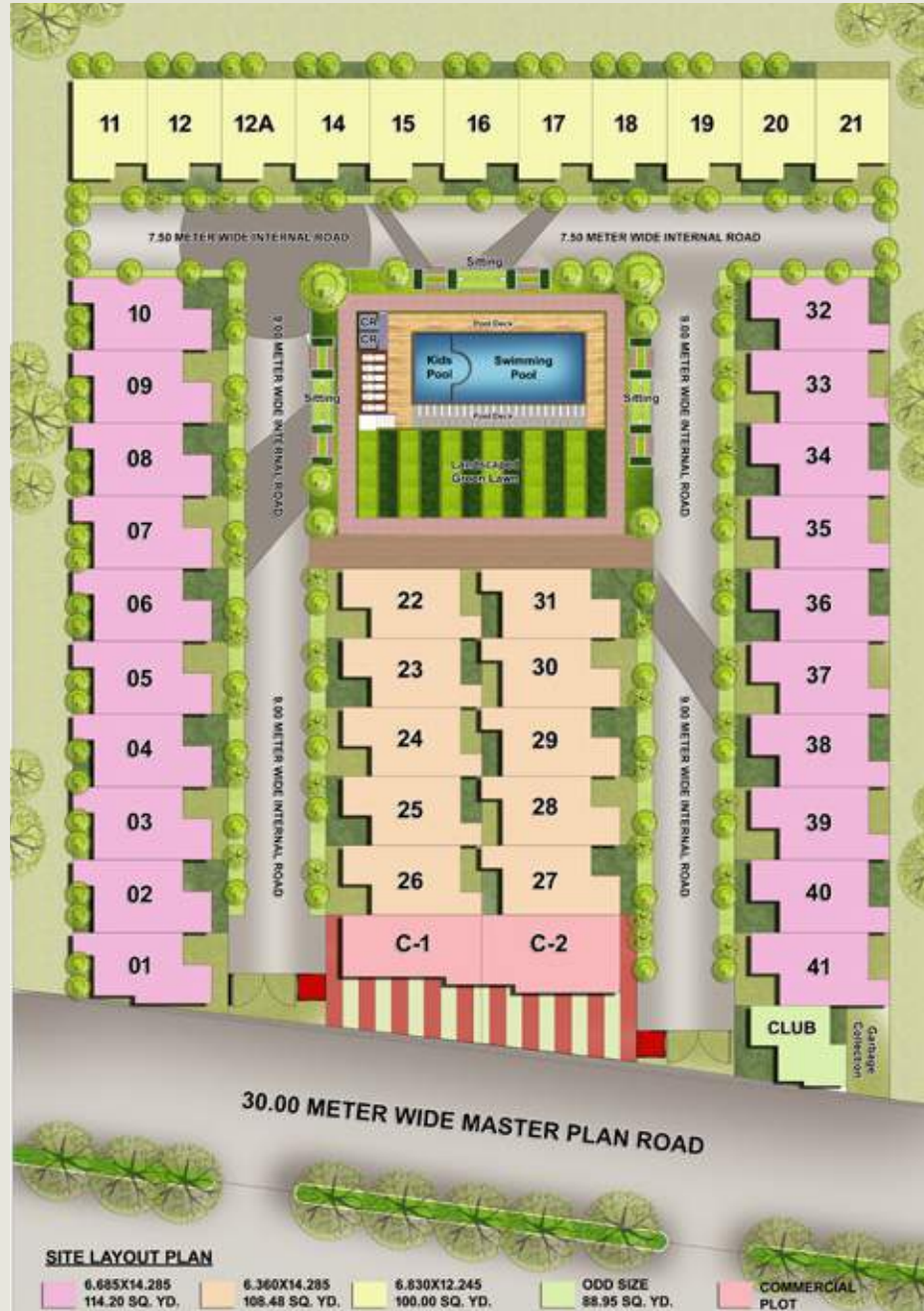
ESSENCE OF

# VILASAA

“Vilasaa” means a charming house in Sanskrit. This project finds its roots in luxury and heritage. It is a stylish and contemporary 41 premium residential villas with modern architecture in the fastest developing satellite town of Delhi NCR i.e. Raj Nagar Extension. It is a perfect blend of culture and grandeur, richly designed to serve ideal living experience with eco-conscious environment where every dimension of one’s desire is fulfilled. It is designed to serve as a home to people looking for an escape from the daily monotony of the rapid urbanization that seizes the real essence of living peacefully in a home.



# S I T E P L A N





\*ARTISTIC IMPRESSION





# FLOOR PLAN

100 sq. yards



Ground Floor



First Floor

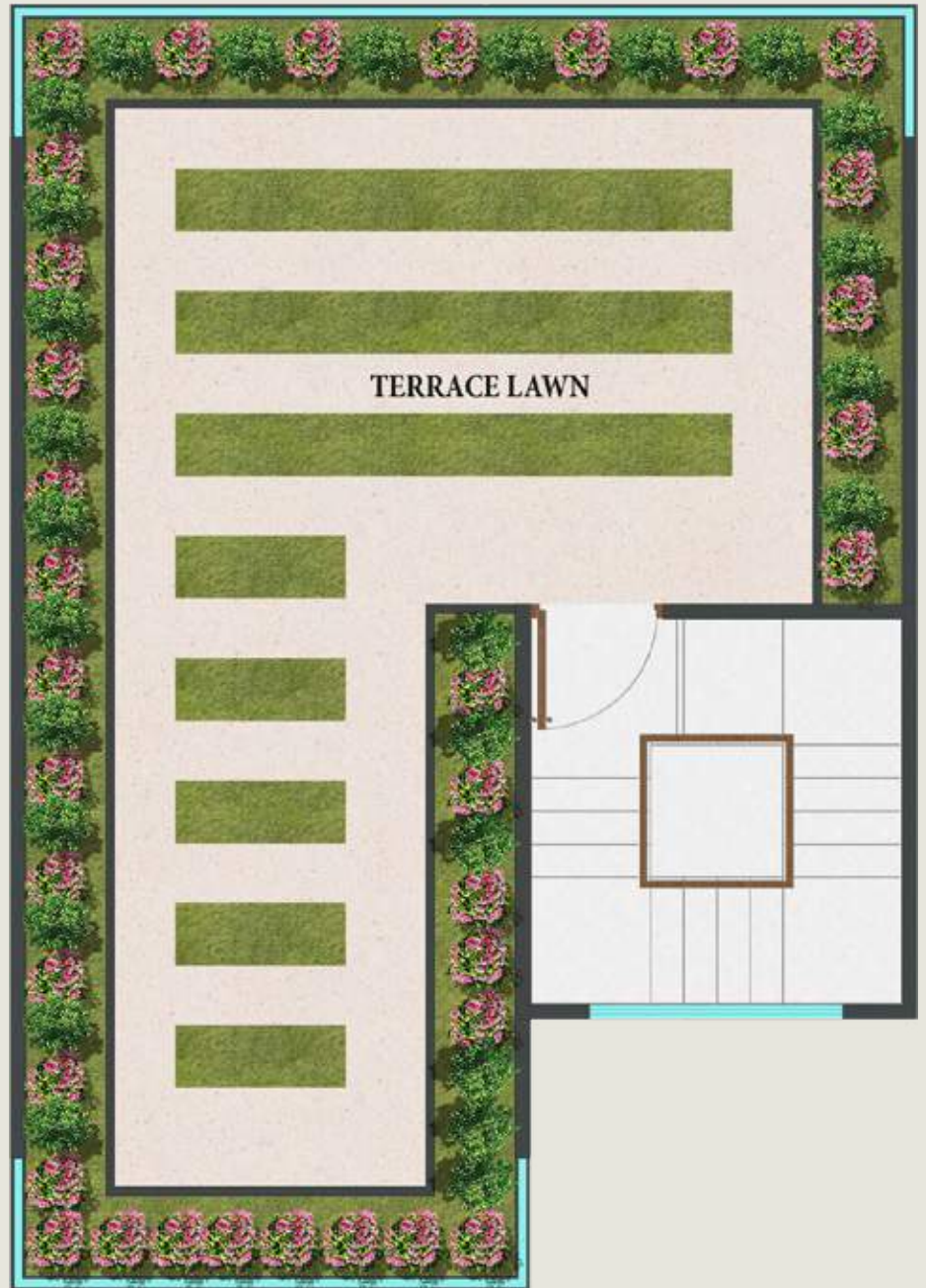


# FLOOR PLAN

100 sq. yards



Second Floor



Terrace

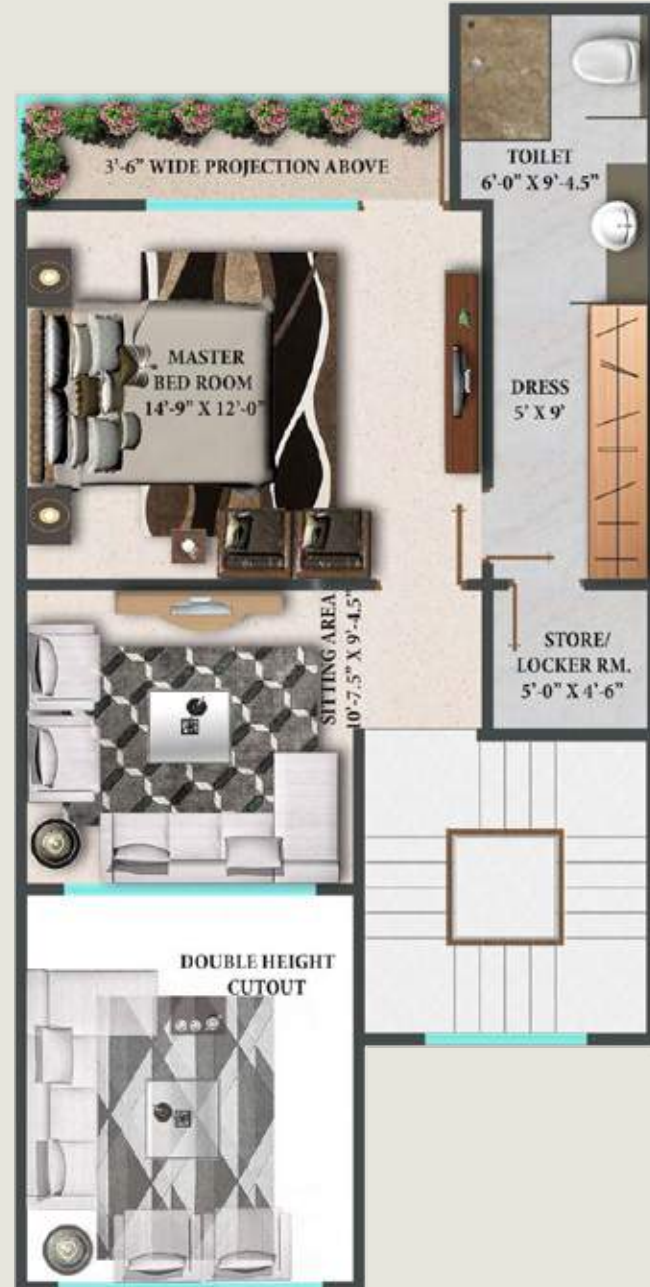


# FLOOR PLAN

108 sq. yards



Ground Floor



First Floor



# FLOOR PLAN

108 sq. yards



Second Floor



Terrace





# FLOOR PLAN

114 sq. yards



Ground Floor



First Floor



# FLOOR PLAN

114 sq. yards



Second Floor



Terrace



## KEY SPECIFICATIONS

### STRUCTURE

- RCC framed structure.

### FLOORING

- Granite flooring on ground floor/Double charged 4x2 feet vitrified tiles (Kajaria/Somani or equivalent make).
- Ceramic/Porcelain/Vitrified tiles for bathroom and balcony.

### SANITARY & FAUCETS

- European WC and basin (Hindware/Kohler/Jaguar or equivalent).
- Faucets & fixtures (Hindware/Jaguar/Kohler etc).

### KITCHEN

- High quality granite on slab.
- SS double bowl sink.

### DOORS & WINDOWS

- Strong, fine wood, designer entrance door.
- Polished factory made internal doors veneered/flush/skin etc.
- UPVC window frames.
- High quality glass for glazing and windows (Saint-Gobain/AIS/Gold Plus etc.).

### RAILING

- Powder coated MS railings for stairs & balconies.

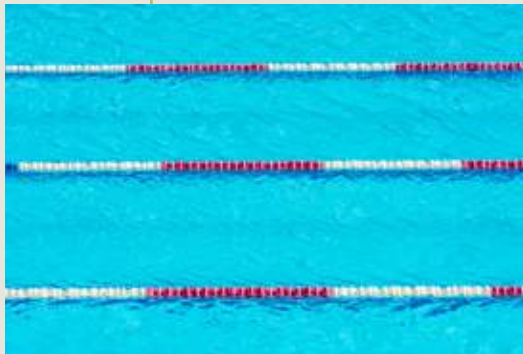
### PAINT

- Weather shield external paint.
- Emulsion paint for internal walls.

### ELECTRICALS

- Polycab/Havells/Finolex/Plaza etc wires for fitting.
- Legrand/Havells/Anchor etc electric switches.







## P R O J E C T   A M E N I T I E S

- Advanced-technology 24x7 security system for a safer environment and to keep a track of all the activities in the premises.
- Clubhouse with ritzy interiors for residents' recreational activities & a multi-purpose hall with cards and snooker table and various indoor games as well.
- Dive in to relaxing and rejuvenating swimming pool.
- Magnificently laid out park that includes kids' play area.
- Vast green space to enhance the availability of an open area to relax for kids and adults.
- Bringing sustainable reforms like usage of solar panels and rain water harvesting to encourage the efficient use of resources.





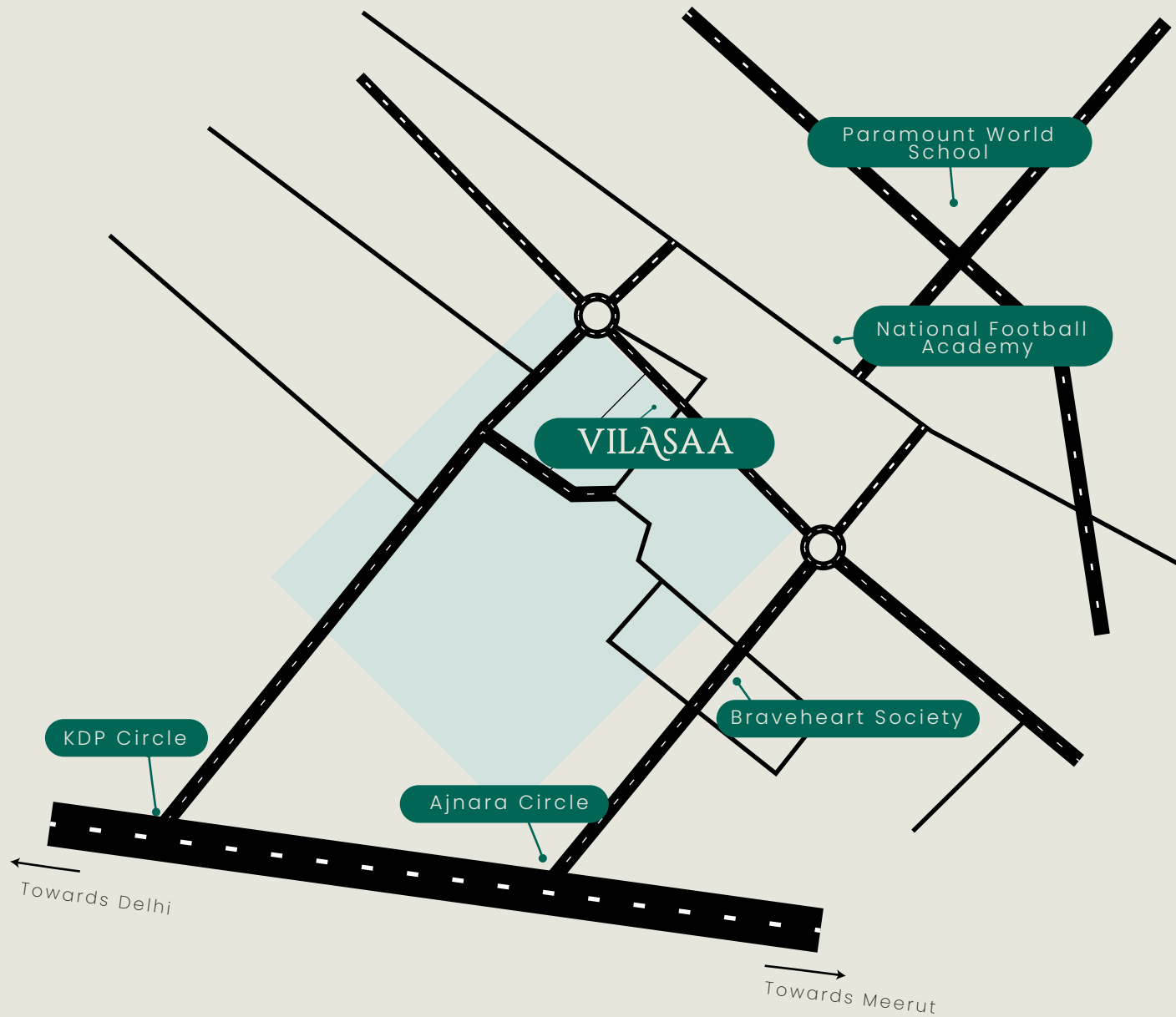
## LOCATION ADVANTAGES

- Located in the flourishing vicinity with perennially green belt spread over 500 acres.
- Well-connected public transport systems like Elevated Road, RRTS, Metro and NPR for easy commute.
- Finest schools in the vicinity that offers quality education.
- Easy accessibility of entertainment zones, malls, movie halls for residents to enjoy and hangout whenever they want.
- The upcoming international cricket stadium in proximity to be a major attraction in the area.





\*MAP IS NOT-TO-SCALE AND IS FOR GRAPHICAL REPRESENTATION ONLY.



[View Map](#)

- Distance from NH-58 circle to our project site - 4.0km
- Distance from RRTS Guldhar station to our project site - 3.6km
- Distance from proposed BCCI stadium to our project site - 6.1km
- Distance from elevated road to our project site - 5.5km





\*FOR REPRESENTATION PURPOSE ONLY



## PRICE PLAN

5% PLC ON PARK FACING VIEW	10% PLC ON CORNER & PARK FACING VIEW
VILLA 07 TO 09	VILLA 10 & 32
VILLA 33 TO 35	VILLA 22 & 31
VILLA 11 TO 21 (EXCEPT 12 & 20)	
MANDATORY CHARGES	
IFMS @ ₹35/SQ.FT. OF BUILT-UP	
EDC @ ₹100/SQ.FT.	
GST @ 5%	
METER CHARGE (AS PER ACTUALS)	
REGISTRY	
OTHER CHARGES	
POWER BACKUP 35,000/kva (MIN. 2kW MANDATORY)	
RITZY CLUB HOUSE MEMBERSHIP ₹ 2 LAKHS	



## PAYMENT PLAN

CONSTRUCTION LINKED PLAN (CLP)	
ON APPLICATION OF BOOKING	10%
ON COMPLETION OF EXCAVATION AND FOUNDATION	15%
ON COMPLETION OF FIRST FLOOR SLAB	15%
ON COMPLETION OF SECOND FLOOR SLAB	15%
ON COMPLETION OF SUPER STRUCTURE	15%
ON COMPLETION OF FLOORING	15%
ON COMPLETION OF PAINT & ELECTRIC WORK	10%
ON OFFER OF POSSESSION	5%

TIME LINKED PLAN (TLP)	
ON APPLICATION OF BOOKING	20%
WITHIN 30 DAYS	35%
WITHIN 60 DAYS	35%
ON OFFER OF POSSESSION	10%



## 28 GALLERIA

A high-end retail space built for the convenience of the residents of Vilasaa. The market space caters to everyday essentials along with offering a place to relax and unwind with your family. It also has prominent brand outlets for you to shop:

- Grocery Mart
- ATM
- Shopping
- Restaurants



# VAIKUNTAM

## **BUILDING HOMES INTEGRATING CULTURE AND COMMUNITY WITH ARCHITECTURAL INGENUITY**

The name Vaikuntam means, 'the abode of Lord Vishnu'. A realm of peace and happiness where both the mind and heart find comfort. A place so perfect like the heaven whose magnificence is beyond description, that nurtures togetherness, prosperity, and empathy among its residents.

Vaikuntam inspires from the very same thought and aims to build a home that preserves the ethnicity blended with the new age ergonomics. Our ethos is installed on the three foundational pillars-timely delivery, unflinching quality and transparency. We keenly believe in the importance of one's physical and spiritual wellbeing and hence every project of ours is a ruminative endeavor to deliver a top class, premium and sublime residence. With Vaikuntam, people come home to healing, restoration, and find comfort from their everyday hustle.



## VAIKUNTAM BUILDCON PVT LTD.

+91 85951 05879

✉ info@vaikuntam.org

🌐 www.vaikuntam.org

### Site Address

1312-1313, Noor Nagar  
Raj Nagar Extension, Ghaziabad,  
Uttar Pradesh - 201003

### Corporate Office

Vaikuntam Buildcon Pvt. Ltd. Survey# 920,  
Raj Nagar Extension, Near A.K. Children  
Academy, Ghaziabad, Uttar Pradesh - 201001



UPRERAPRJ700245 | www.up-rera.in

**DISCLAIMER:** Information, Payment Plan, Development Plan, Drawing Plans, Images and Visuals or Sketches shown in this brochure are only professional's impression and are only indicative of the envisaged developments and the same are subject to approvals from local authorities. The Company/ Promoter reserves rights to make additions, deletions, alterations or amendments to aforesaid information, Payment Plan, Development Plan etc., as and when it deems fit and proper, without any prior notice. Notwithstanding anything, in no event shall the Company/ Promoter, its partners/ directors, employees and agents be liable to the visitor/ user for any or all damages, losses and causes of action (including but not limited to negligence), errors, injury, whether direct, indirect, consequential or incidental, suffered or incurred by any person/s or due to any use and/or inability to use this brochure or information, action taken or abstained through this brochure.