

KW   
blue pearl  
KAROL BAGH



*Enriching your shopping experience*



*Desire More, Find More  
in Karol Bagh*

A warm welcome at Karol Bagh's new shopping pearl! Welcome to KW Blue Pearl... Uniquely planned as one of the most coveted destinations for shoppers and investors, it features jewelers' zone, branded retail, hypermarket, food arena and much more. Come and discover the joy of shopping!

# *Most Desired Vicinity, Easy Accessibility*

## **Incredible Investments for Promising Returns**

- **Located On Main DB (Desh Bandhu) Gupta Road At Faiz Chowk**
- **Corner Commercial Mall Opposite To Karol Bagh Bus Terminal**
- **The Only Commercial Mall Between Connaught Place And Karol Bagh**
- **Close Proximity To Jhandewalan And Other Metro Stations**
- **Close Proximity To Jhandewalan Temple**
- **Best Suitable Location For Jewelers, Branded Items And Food Chains Etc.**
- **Wonderful Commercial Atmosphere For Maximum Footfall**

KW Blue Pearl is strategically situated in the midst of thriving commercial hub of Delhi and it offers lucrative investment opportunities that will script new growth stories. Come and celebrate success like never before.

KW blue pearl

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PORUS

SPOKE

PORUS

PNRUS

RIBISLERI

PORUS

AZISLERI

PNRUS

TASLARI

# *‘Walk-to-Shop’ redefined*

## Modern Architecture, Welcoming Ambiance

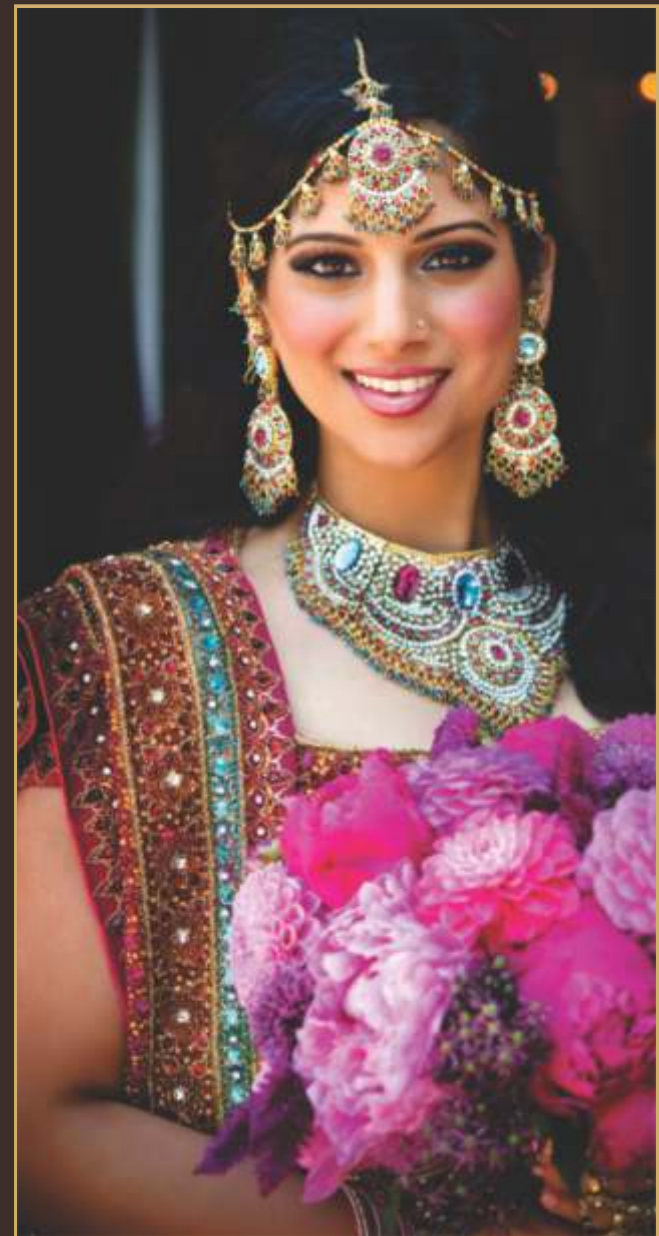
### Specifications:

1. Ultra-modern building façade.
2. Spacious lift.
3. SS & glass finish railing.
4. Earthquake resistant R.C.C. framed structure.
5. Air conditioned complex.
6. Optimum utilization of natural light to enlighten the internal space.
7. Italian marble / granite / natural stone / vitrified tile flooring in common areas.
8. Stone / tile flooring and wall cladding up to ceiling height in common toilet.
9. Power back-up.
10. Electrification by good quality wires and switches (Finolex, Polycab, Havells, Universal, etc.).
11. Sufficient load compatible power connection.
12. Water and drainage connection in selected shops at additional cost.
13. Sufficient open areas.
14. Landscaped terrace.
15. Modern landscape design.
16. Fire fighting & alarm system.
17. 3-Tier security system with CCTV surveillance.
18. Wi-Fi enabled zone.

### Highlights:

1. DDA allotted land.
2. MCD approved project.

*Inspired by Beauty,  
Committed to Quality*



Designed to offer elegance, aesthetics and perfection in jewellery, the zone is gracefully planned to feature a diverse selection of jewelleries. The eclectic brand range will scintillate every woman who has a desire for unique style and charming appeal.

- **Exclusive Zone For Jewellers**
- **Elegantly Designed Multi-sized Layouts**
- **Renowned Indian & International Brands**
- **Great Opportunity For Jewellery Retailers & Manufacturers**



*Feel good, Shop more*



The retail zone is meticulously planned to offer an everlasting shopping experience within an ambiance of great sophistication and warmth. Offering a wide range of brands from India and around the world, it will establish fresh shopping trends in the region.



# *Global fashion meets native trends*



- **Elegant Commercial Spaces For Upscale Retail**
- **Aesthetically Designed Shops / Outlets**
- **Multiple Sizes To Cater Maximum Brands**
- **Optimum Visibility For Maximum Footfall**





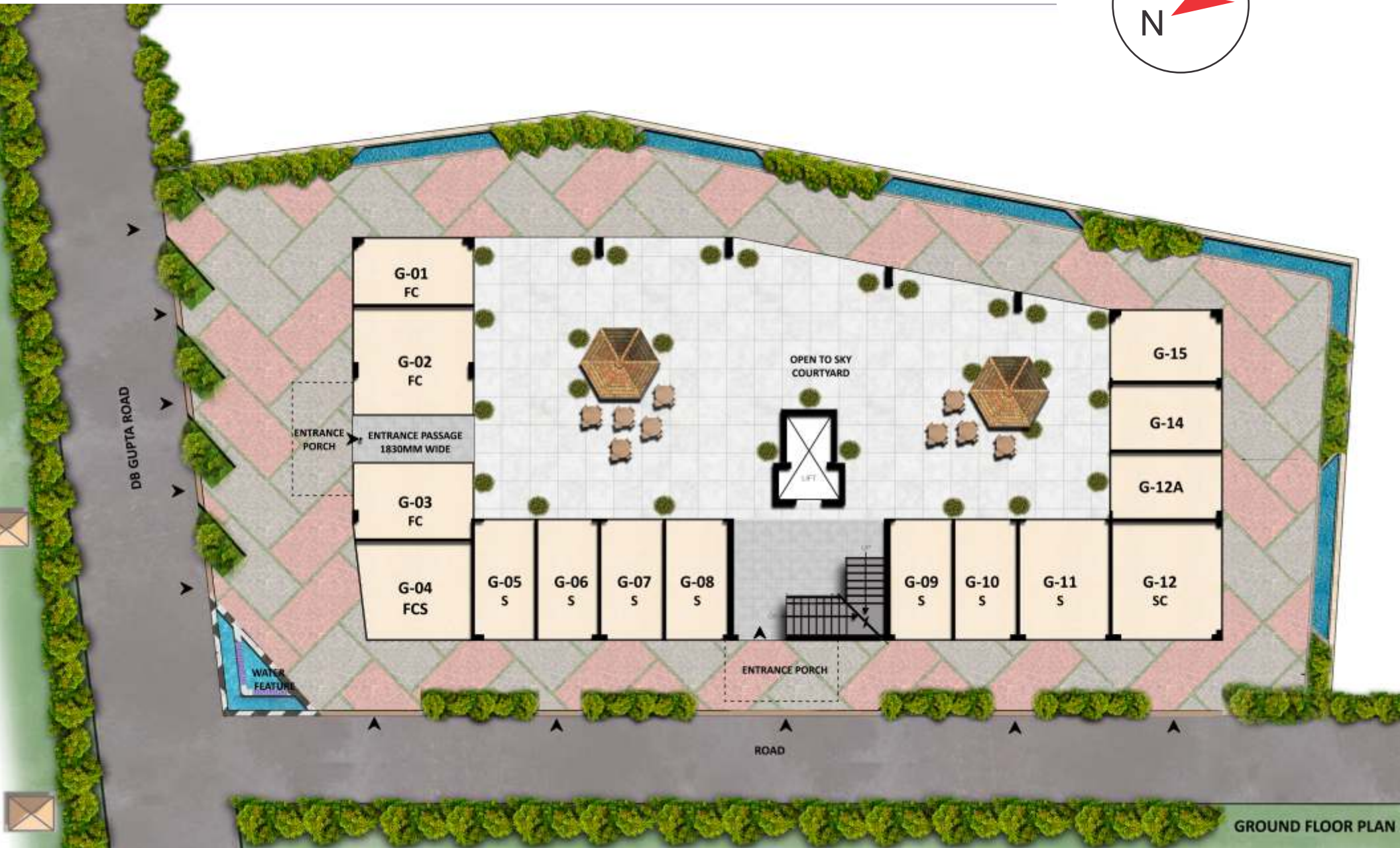
# *Celebration for every occasion*

With a variety of food joints and restaurants, it is planned as a place hard to resist owing to the culinary delights on offer. It's a unique destination with a wide variety of choices to appeal to all palettes of the consumers across the board.

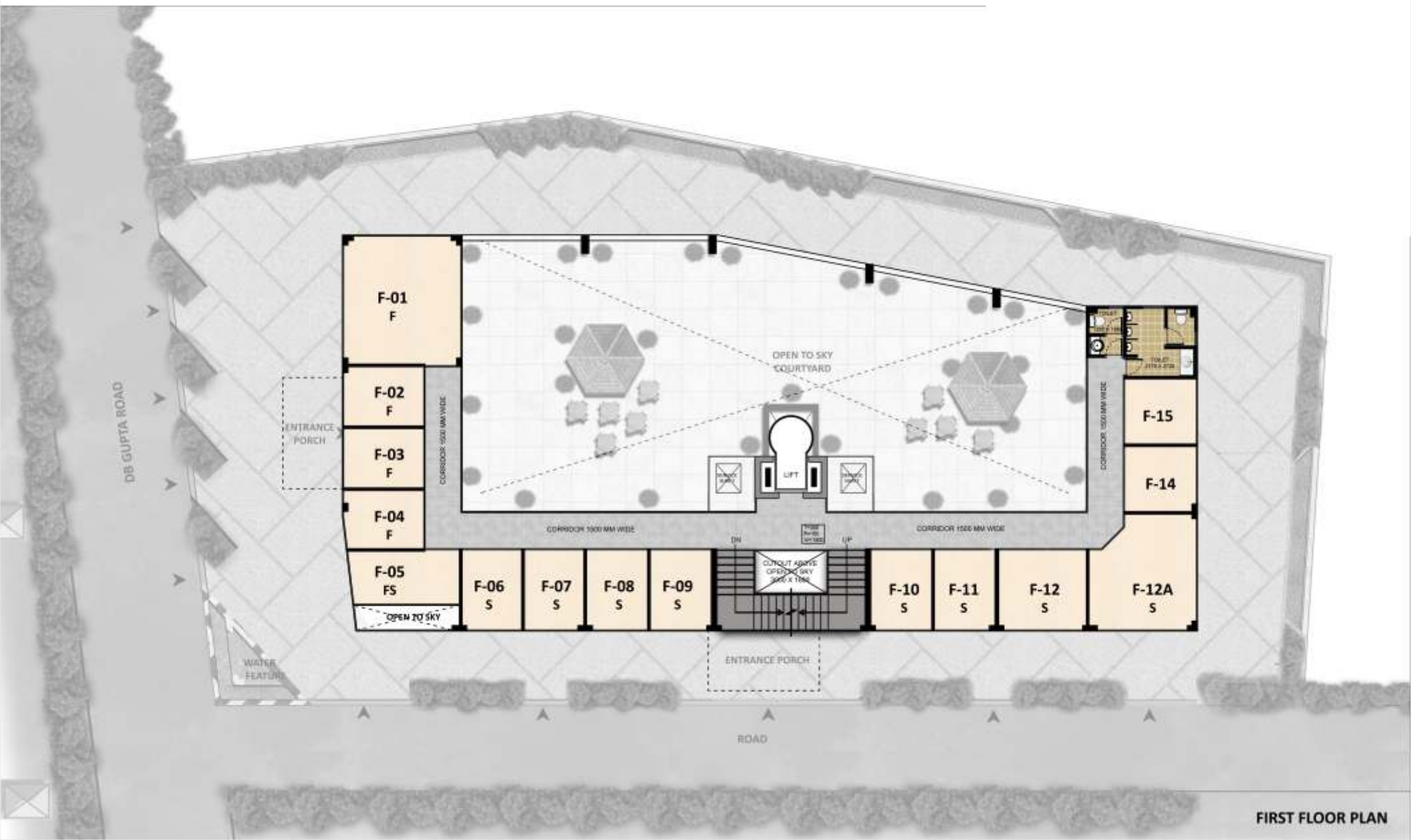


- **Food Hub With A Diverse Culinary Range**
- **Spacious Zone With Pleasant Ambiance**
- **Fabulous Fine-dining Experience**
- **Diverse Food Items & Beverages**

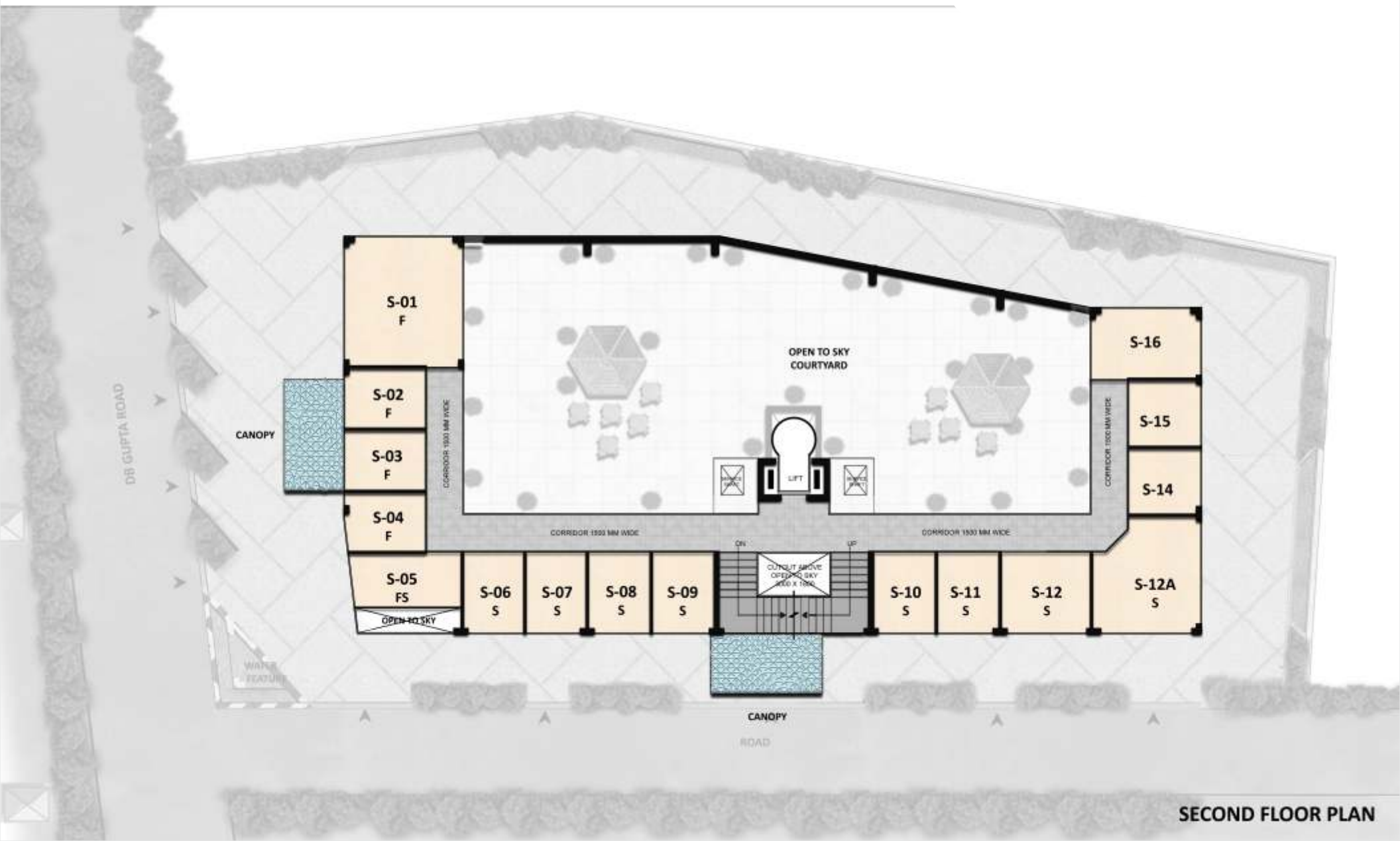
# GROUND FLOOR



# FIRST FLOOR

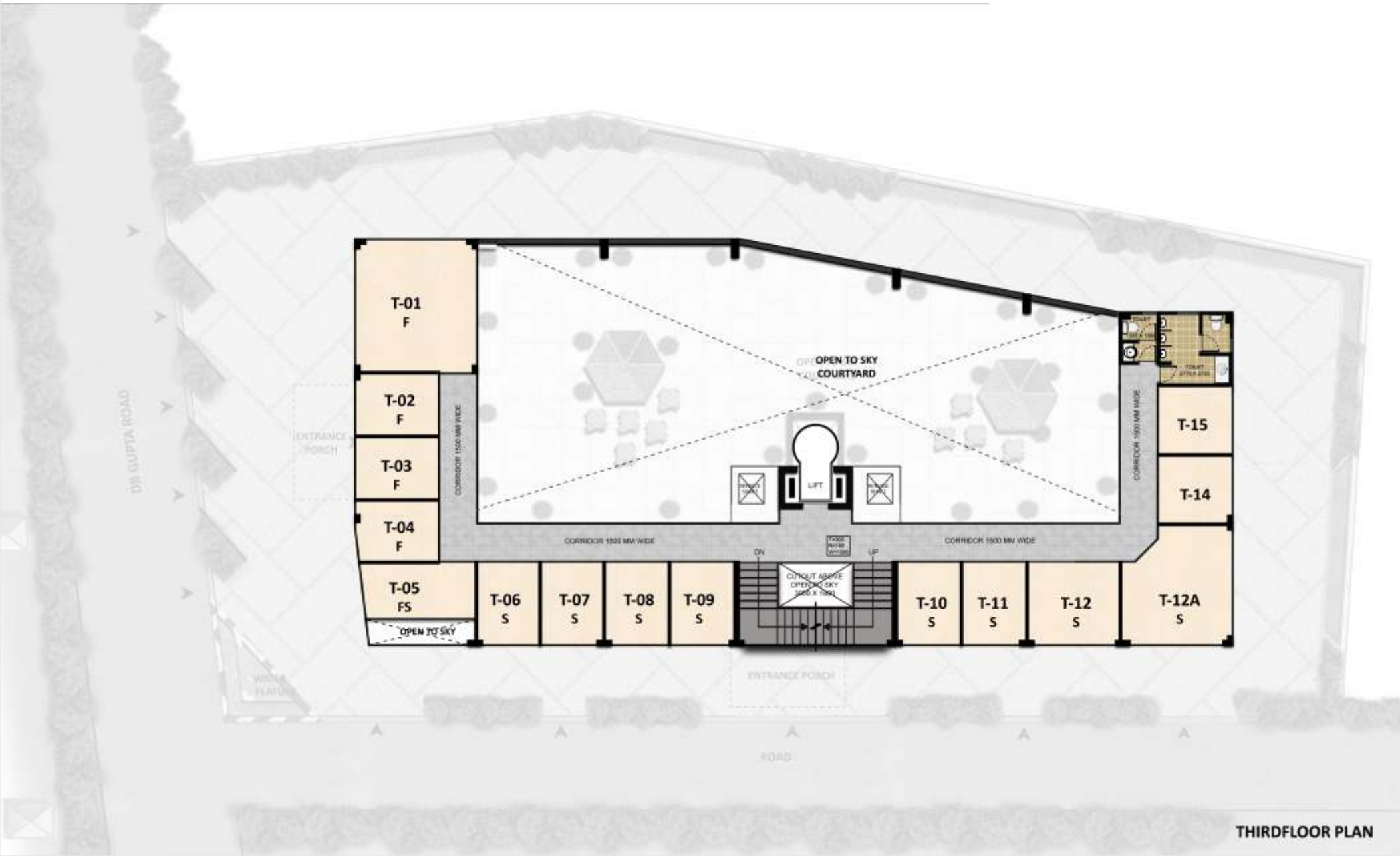


# SECOND FLOOR



SECOND FLOOR PLAN

# THIRD FLOOR



# Location Map

NOT TO SCALE



- Not to scale

## MAJOR COMPLETED PROJECTS



Royal Court, Sector-39,  
Gurgaon



Engineers Park, Sector-Omega,  
Gr.Noida

## CURRENT PROJECT



KW Srishti, Raj Nagar Extn.,  
Ghaziabad

## NEWLY LAUNCHED COMMERCIAL PROJECT



KW Delhi 6, Raj Nagar Extn.,  
Ghaziabad

## PRICE LIST

### FLOOR DETAILS

Ground Floor	125000
1st Floor	100000
2nd Floor	90000
3rd Floor	80000

### CLP BASIC SALE PRICE (Per Sq. Ft.)

### VIEW PLC (Preferred Location Charges)

INTERNAL ROAD SIDE	10% OF BSP
DB GUPTA ROAD SIDE	10% OF BSP
CORNER FACING	10% OF BSP

### OTHER CHARGES

POWER BACK-UP	Rs. 50000/- Per KVA
IFMS	Rs. 1000/- Per Sq. Ft.

- ◆ Cheque / Bank Draft To Be Issued In Favor Of " MADHYAM HOUSING PVT. LTD."
- ◆ Registration Fee, Stamp Duty, Service Tax And Any Other Govt. Levy Shall Be Extra.
- ◆ Company Reserves The Right To Change The Price/Payment Plan Without Prior Notice.
- ◆ Mandatory Document Required For Booking (Photo, Pan Card, Address & ID Proof).
- ◆ CAM (Common Area Maintenance Charges): Rs.20/- Sq. Ft. (+/- 20%) or Actual Expenses Incurred.





**CONSTRUCTION LINK PLAN**

At the time of Booking	10% of BSP
On Start of Excavation	10% of BSP
On Casting of Basement floor slab	10% of BSP
On Casting of Ground floor slab	20% of BSP + 50% PLC
On Casting of 1st floor slab	15% of BSP + 50% PLC
On Casting of 2nd floor slab	15% of BSP
On Completion of 3rd floor slab	15% of BSP + Power Back-Up
On Offer of Possession	5% of BSP + IFMS

**TIME LINK PAYMENT PLAN (Self Funding Only) - CLP Price**

At the time of Booking	10% of BSP
Within 30 Days of Booking	15% of BSP
Within 2 Months of Booking	25% of BSP
Within 5 Months of Booking	25% of BSP
Within 8 Months of Booking	20% of BSP + Power Back-Up
On Offer of Possession	5% of BSP + IFMS

**DOWN PAYMENT PLAN (Self Funding Only) - 5% Discount on CLP Price**

At the time of Booking	10% of BSP
Within 45 Days of Booking	85% of BSP + PLC + Power Back-Up
On Offer of Possession	5% of BSP + IFMS

**ASSURED RENTAL PLAN (Self Funding Only) - CLP Price**

At the time of Booking	10% of BSP
Within 45 Days of Booking	85% of BSP + PLC + Power Back-Up
On Offer of Possession	5% of BSP + IFMS

\* On Receiving 95% + Other Charges, Assured Rental of Rs. 400 Per Sq. Ft. Per Month on Super Area basis.

\* Assured Rental Payment by Quarterly Post Dated Cheques.

