

Terms & Conditions For provisional Allotment

Indicative terms & conditions are given below to enable the applicant(s) to acquaint themselves. However, detailed terms & conditions will be set out in the letter of Allotment & Flat Buyer Agreement

1. All payments against the booked unit/flat shall be accepted from Applicant/Co-applicant only.
2. Registration and stamped duty shall be borne by the allot-tees. Ownership right of the booked unit/flat by allot-tee shall remain with the company before sublease
3. Plans, layouts, specifications, dimensions are subject to change/modification as may be necessary for execution of the the project and shall be decided by the company/architect or any other competent authority. The allottee(s) shall not raise any objection or have any claim whats so ever against the company due to such change/modification. for any variation in the area of the unit +- 5%, there shall be no cost adjustment of the booked unit.
4. Payment has to be made within stipulated date as mentioned in the application cum registration form.
5. In case booking amount(@10%) is not paid within 15 days from day of provisional booking then said booking will be treated as cancelled without any prior information and the allottee shall have no claim or right against the said unit/flat.
6. No alteration of any kind in the booked unit/flat is acceptable.
7. Transfer is at sole discretion of the developer and under no circumstances transfer will be affected or allowed unless 80% payment of the total cost has been made to the company.
8. In case of transfer, allottee(s) shall pay transfer charges as per the company policies.
9. Any additional/increased taxes, levies and /or Govt. duties coming into force after the booking of the unit/flat shall be borne by the allottee(s).
10. Service tax, prices variation etc, as applicable,shall be additional.
11. Cancellation charges shall be 10% of the total cost of flat.



NEOTOWN

FLOOR PLANS





Features And Amenities

- Children play area
- Jogging track
- Basketball Court
- Tennis Court
- Cricket Practice Pitch
- Yoga / Exercise
- Aroma Garden
- Roller Skating Track
- Club / Swimming Pool
- Party Lawn
- Barbeque Area
- Snooker/Billiard
- Restaurant
- Multipurpose Hall
- Squash Courts
- Cards Room
- Mini Theatre
- Library
- Juice Bar
- Indoor Entertainment

Specifications

- **Structure** : Earthquake Resistant RCC Structure as per Seismic Zone-V with latest formwork technique (Korean Technology) - No Brick Work.
- **Living / Dining** : OBD paint
- **Flooring** : Vitrified Tiles
- **Ceiling** : OBD paint
- **Door** : Wooden / Ply doorframe with flush door
- **Master Bedroom** : Wall Finish - OBD Paint, Flooring - Wooden laminated, Ceiling - OBD Paint
- **Flooring** : Vitrified Tiles
- **Kitchen** : Wall Finish - Ceramic tiles 2' above working counter, Flooring - Anti skid ceramic tiles OBD Paint, Fittings - Granite Counter, woodwork below the counter, SS Sink with Drain board
- **Toilets** : Wall Finish - Ceramic tiles in Dado upto 7' high, Flooring - Anti Skid ceramic tiles, Ceiling - OBD Paint Fitting - White sanitary ware with EWC, CP fittings & mirror
- **Servant Room / Utility / Study Room** : Wall Finish - OBD Paint, Flooring - Ceramic Tiles, Ceiling - OBD Paint, Door - Wooden / Ply doorframe with flush door
- **External Facade** : Finish - Apex / equivalent water proof paint
- **Others** : CP Fittings (ISI Marked) & Chinaware
- **External Door & Window Aluminum** : Powder Coated / UPVC
- **Electrical** : Concealed wiring with MCB circuit
- **Lobbies / Corridor** : Terrazzo / Marble Flooring
- **TV & Telephone** : Provision for points in Living / Drawing & Bedroom
- **Security System** : Secured Gated Community



Vision and Mission

The Group derives its core strength from a firm belief that it lays stress on induction of state-of-the-art engineering techniques and use of top quality materials in construction projects. This results in the cost effective and holistic solutions specific to contemporary standards for residential complexes and business centers. Mascot Patel Group with its unparalleled business approach & vision is consistently working to create value for its customer and business partners. Using human resources and by harnessing the technological powers, today The Company, is all set to expand its real estate operations and create edifices which will be the benchmark of architectural finesse.

The Mascot Patel Group is uniquely committed to serve its clients. It places financial safety, comfort and success of its investors second to none. The group was founded on trust and long-term relationship and commitment. As a result, most of company investor have been with it for one decade, and more than 80 percent have invested in multiple projects of the company.

The group has to its credit over 10 million square feet of real estate under development both in residential and commercial sector and these have been acknowledged as value products in terms of quality, aesthetics, overall planning, finishing and timely possession. Group is endowed with impeccable foresight, enviable expertise and innate acumen providing cost effective and holistic solutions to real estate and construction world.



Korean Technology Mivan formwork system

In this system the wall and the floors are casted simultaneously in one continuous operation and also the finishing work can be started immediately, so the speed of the construction is much faster. Due to conventional method of construction normal quality is obtained. Superior quality is obtained due to in-site casting of whole structure and transverse walls done in continuous operation. In case of Mivan system the partition wall and the ceiling elements are casted together due to which the interiors have neat and clean lines without unsightly projections in various corners. The wall and the ceilings also have a smooth even surface. The maintenance cost is negligible as the walls and ceiling are made up of high quality concrete which do not require frequent repairs.

Benefits of Mivan formwork System

1. Speed of construction:

Its faster than the traditional formwork as a large amount of work can be completed in each daily work routine. There is no need for brick laying and plastering as all walls can be formed at the same time. Finishing work such as wall tiling and plumbing work can be installed immediately once the concrete is casted.

2. Building strength and durability:

The walls and the floor slabs are casted simultaneously so there are no weak joints. Earthquake resistance is much higher than the traditional construction.

3. Quality of finishing building:

The formworks are manufactured precisely which allows the concrete to be cast to exact dimensions as designed. Hence internal as well as external finish occur exact to the dimension. Services like water supply, waste pipe and electrical conduits can be casted in to the concrete which is more protected and not visible.

4. Efficiency and cost saving:

There is no requirement of labors for building brick walls and plastering as major part of the structure is casted in concrete by small group of workers.

The project can be completed in shorter time due to fast production methods which save onsite running, operating and financial cost.

5. Maintenance

The maintenance cost is very lesser as the wall are made of high quality concrete which do not require frequent repair.

Recommendation

Due to globalization and competition there is a tremendous pressure on the construction industry regarding the time, quality and cost of the work. With 'Mivan Formwork System' and smart materials like inset concrete, the time, cost and quality can be overcome.

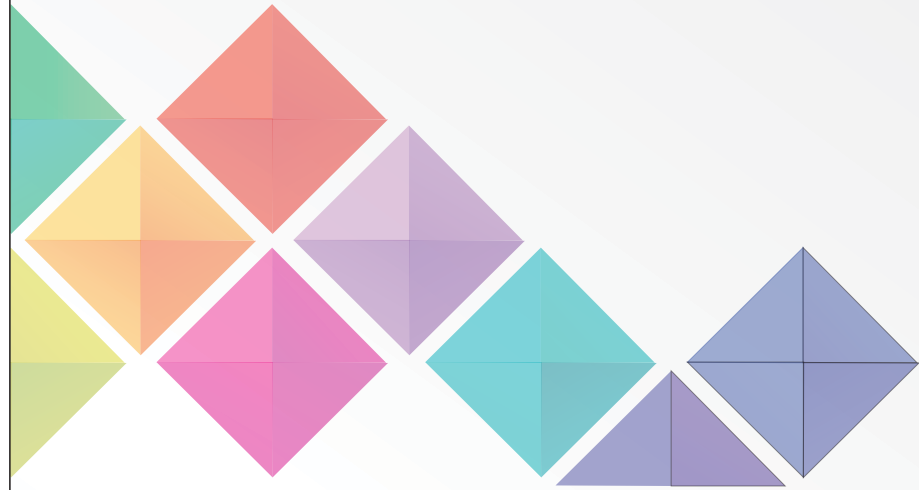
Mivan system serves as an efficient tool to solve the problems of mass housing fronts all over the world. It has a great potential to provide high quality construction at unbelievable speed and at reasonable cost. The traditional formwork system amid fears of global warming, deforestation. Hence implementation of korean technology is recommended as it will save large amount of resources and serve longer.



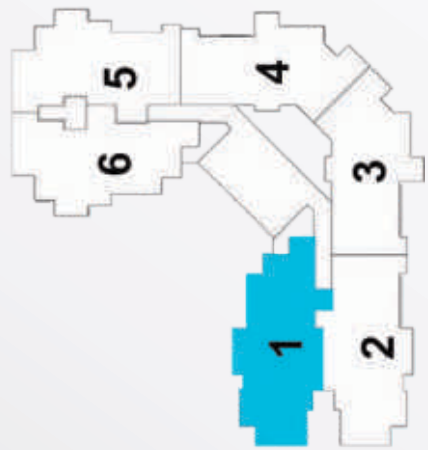
1735 Sqft.
3BHK+Store
Type-15



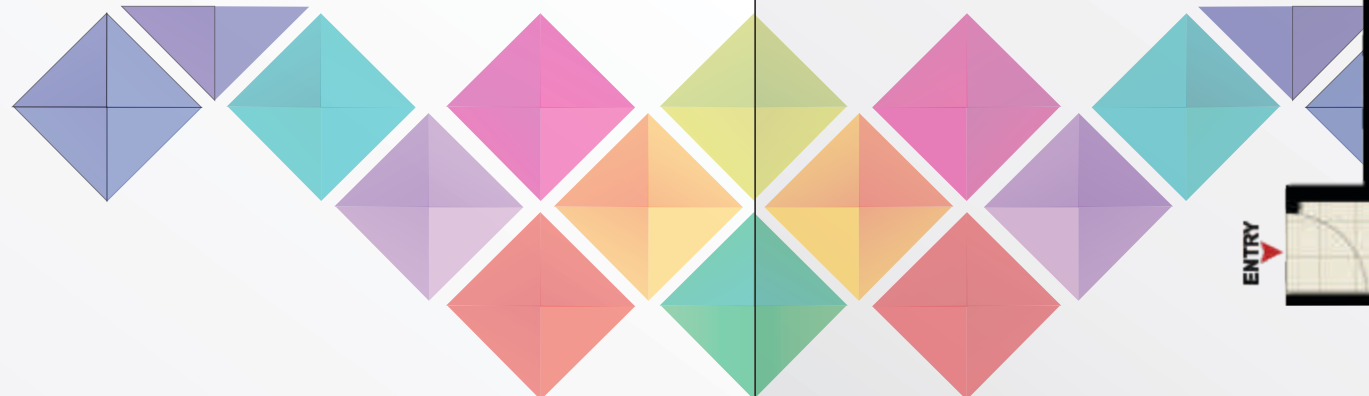
TOWER-D3, E3, F3, G3
UNIT-2



1735 Sqft.
3BHK+Store
Type-14



TOWER-D3, E3, F3, G3
UNIT-1



970 Sqft.
2BHK+2Toi
Type-1A



TOWER-J1

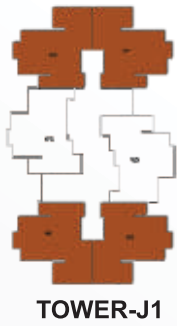
970 Sqft.
2BHK+2Toi
Type-1B



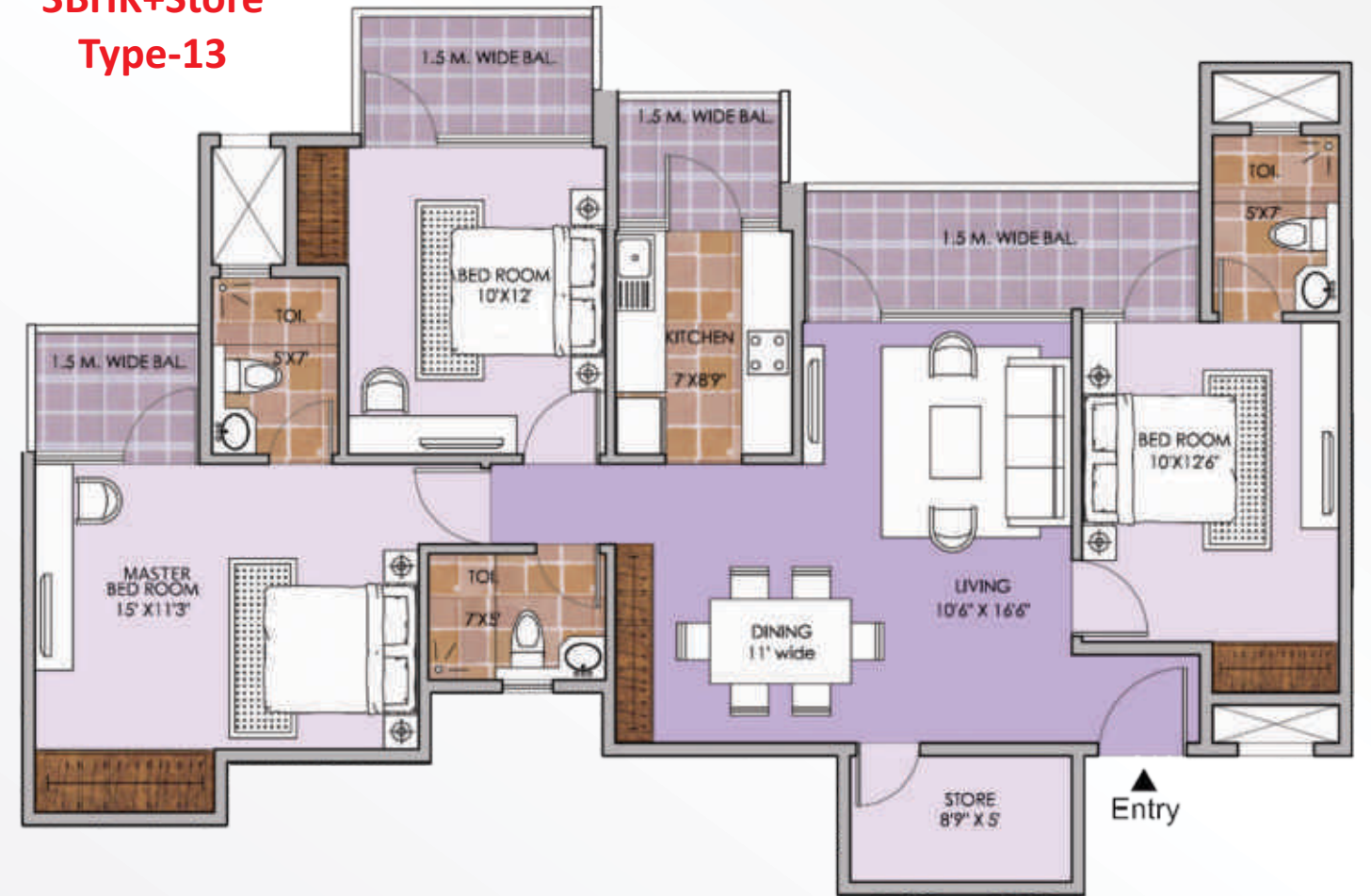
TOWER-J1



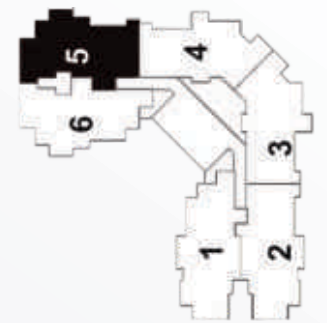
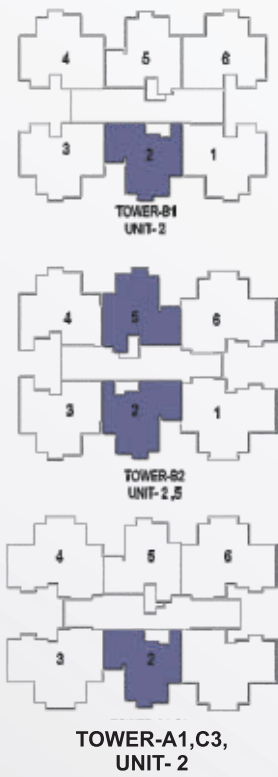
970 Sqft.
2BHK+2Toi
Type-1C



1600 Sqft.
3BHK+Store
Type-13



970 Sqft.
2BHK+2Toi
Type-1D





NEOTOWN



1560 Sqft.
3BHK
Type-11



1600 Sqft.
3BHK+Store
Type-12



NEOTOWN



1080 Sqft.
2BHK+2Toi+Store
Type-2A

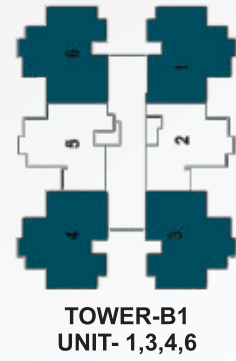




NT
NEOTOWN



1175 Sqft.
2BHK+2Toi+Store
Type-3A



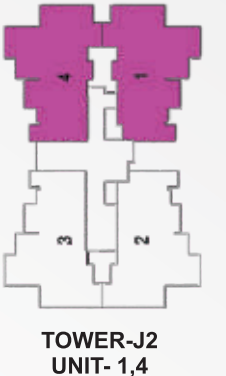
TOWER-B1
UNIT- 1,3,4,6



NT
NEOTOWN

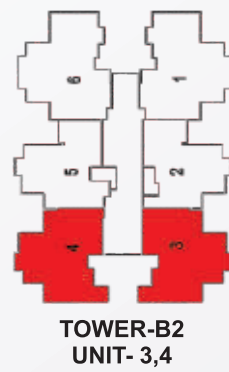
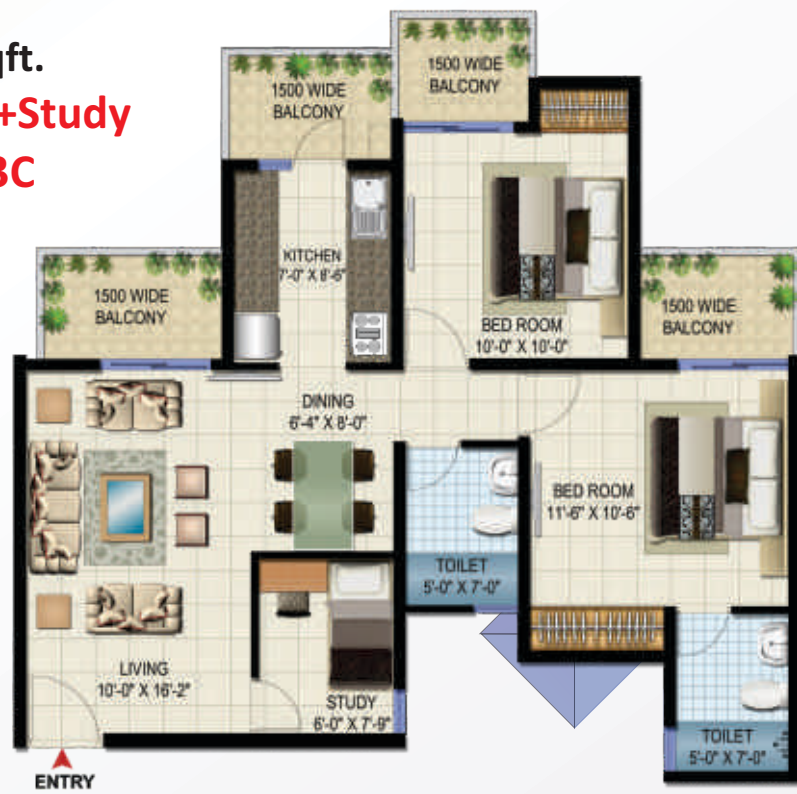


1515 Sqft.
3BHK+3Toi
Type-11D



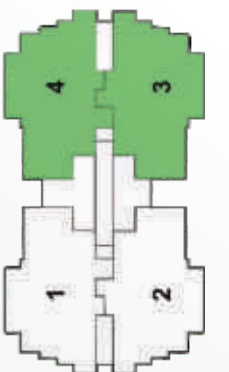
TOWER-J2
UNIT- 1,4

1175 Sqft.
2BHK+2Toi+Study
Type-3C



TOWER-B2
UNIT- 3,4

1520 Sqft.
3BHK+Store
Type-10



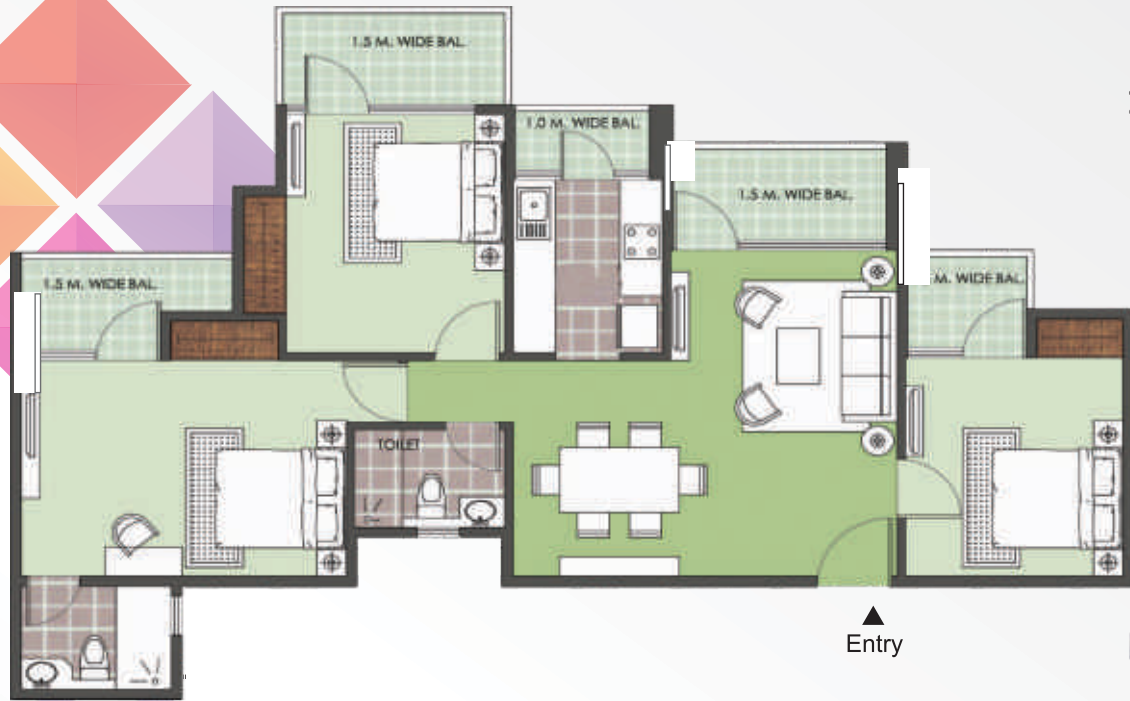
TOWER-D1, E1, F1, G1, H1, K1
UNIT-3,4



NT
NEOTOWN



1440 Sqft.
3BHK
Type-9



Entry



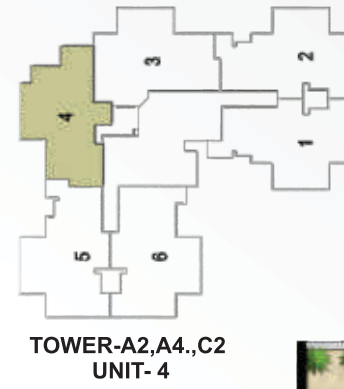
TOWER-D1, E1, F1, G1, H1, K1
UNIT-2



NT
NEOTOWN



1175 Sqft.
2BHK+2Toi+Study
Type-3B



TOWER-A2,A4.,C2
UNIT-4

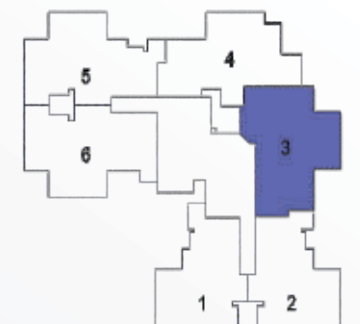


ENTRY

1195 Sqft.
2BHK+2Toi+Study
Type-3D



ENTRY

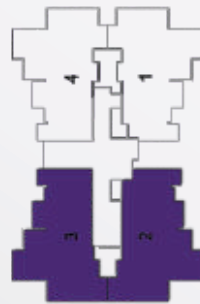


TOWER-A2,A4.,C1,C2
UNIT-3

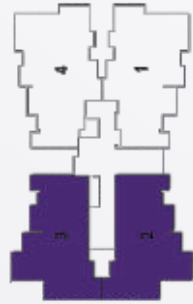
1499 Sqft.
3BHK+3Toi
Type-11C



ENTRY



TOWER-J2
UNIT- 2,3



TOWER-B2
UNIT- 2,3



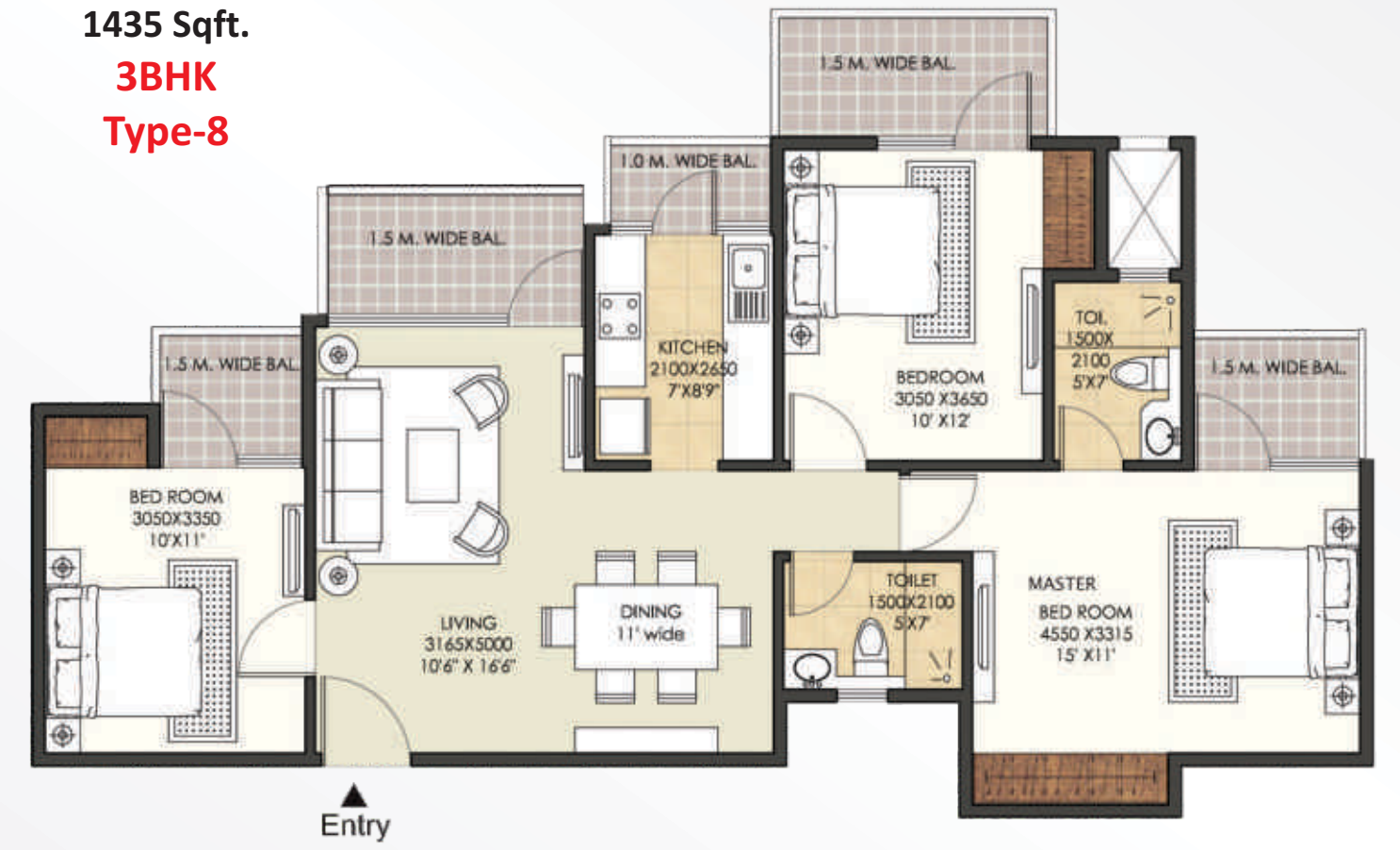
NT
NEOTOWN



NT
NEOTOWN



1220 Sqft.
3BHK+2Toi
Type-8A



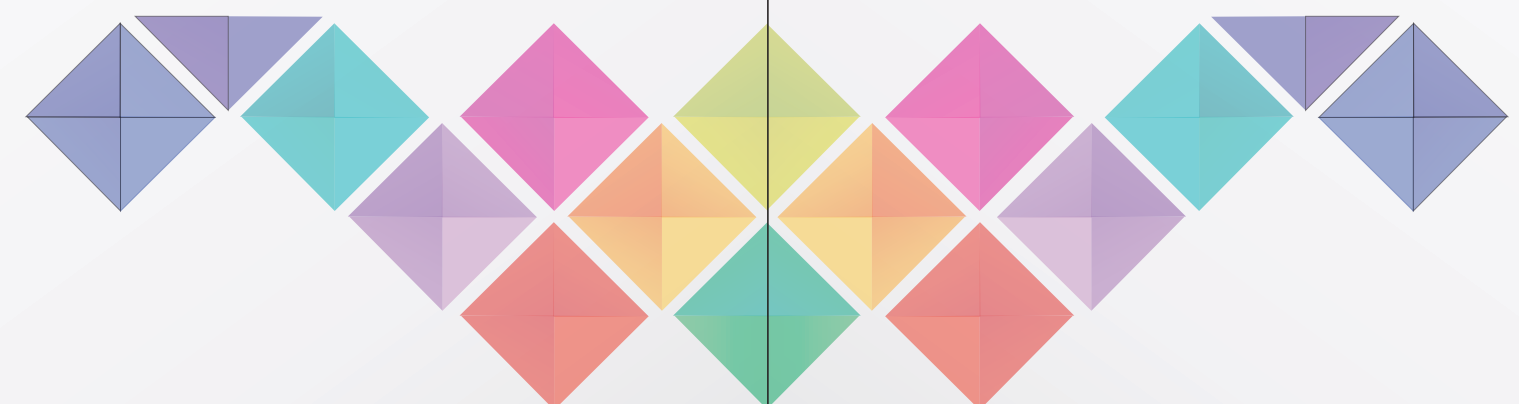
1435 Sqft.
3BHK
Type-8



TOWER-B2
UNIT- 1,6



TOWER-A1,C3
UNIT- 1,3,4,6



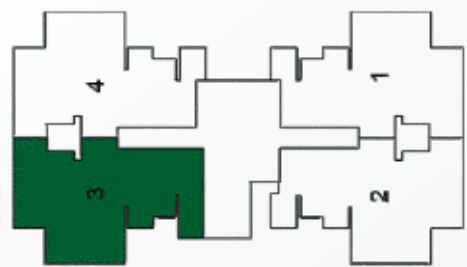
TOWER-D1, E1, F1, G1, H1, K1
UNIT- 1



NT
NEOTOWN



1335 Sqft.
3BHK+3Toi
Type-11B



TOWER-L
UNIT-3



NT
NEOTOWN



1315 Sqft.
3BHK+3Toi
Type-11A



TOWER-A2,A4,C1,C2
UNIT- 1,2,5,6



TOWER-L
UNIT- 1,2,4

NEOTOWN



TOWER A B & C

2,3,4,5,6	599 SQ,FT	3	1195 SQ,FT
2,5	970 SQ,FT	1,3,4,6	1220 SQ,FT
1,2,3,4,5,6,7,8	970 SQ,FT	2,4,5,6	1315 SQ,FT
5	1080 SQ,FT	3	1335 SQ,FT
3,4	1175 SQ,FT	2,3	1499 SQ,FT
1,3,4,6	1175 SQ,FT	1,4	1515 SQ,FT
4	1175 SQ,FT		



TOWER D E F G H J K & L

1,2	970 SQ,FT	3,4	1520 SQ,FT
5,6	1020 SQ,FT	3,4	1560 SQ,FT
1,2,5,6	1125 SQ,FT	6	1600 SQ,FT
4	1135 SQ,FT	5	1600 SQ,FT
3	1170 SQ,FT	1	1735 SQ,FT
1	1435 SQ,FT	2	1735 SQ,FT
2	1440 SQ,FT		

