

PACIFIC
Estate
DEHRADUN



Project Details

- **Location** : Kanwali Road, Vasant Vihar, Dehradun



- **Distance from Prime Areas :**

Balliwalla Chowk – Less than 1 km
IMA – 1.5 kms

Ballapur Chowk – 2.5 kms
Clock tower – 5 kms

- **Land size and Parking :**

Plot size - 3.7 acre

Parking - Two levels covered parking (basement & stilt) for 340 Cars

- **Timelines**

Commencement of construction : May 2009

Possession : July 2011

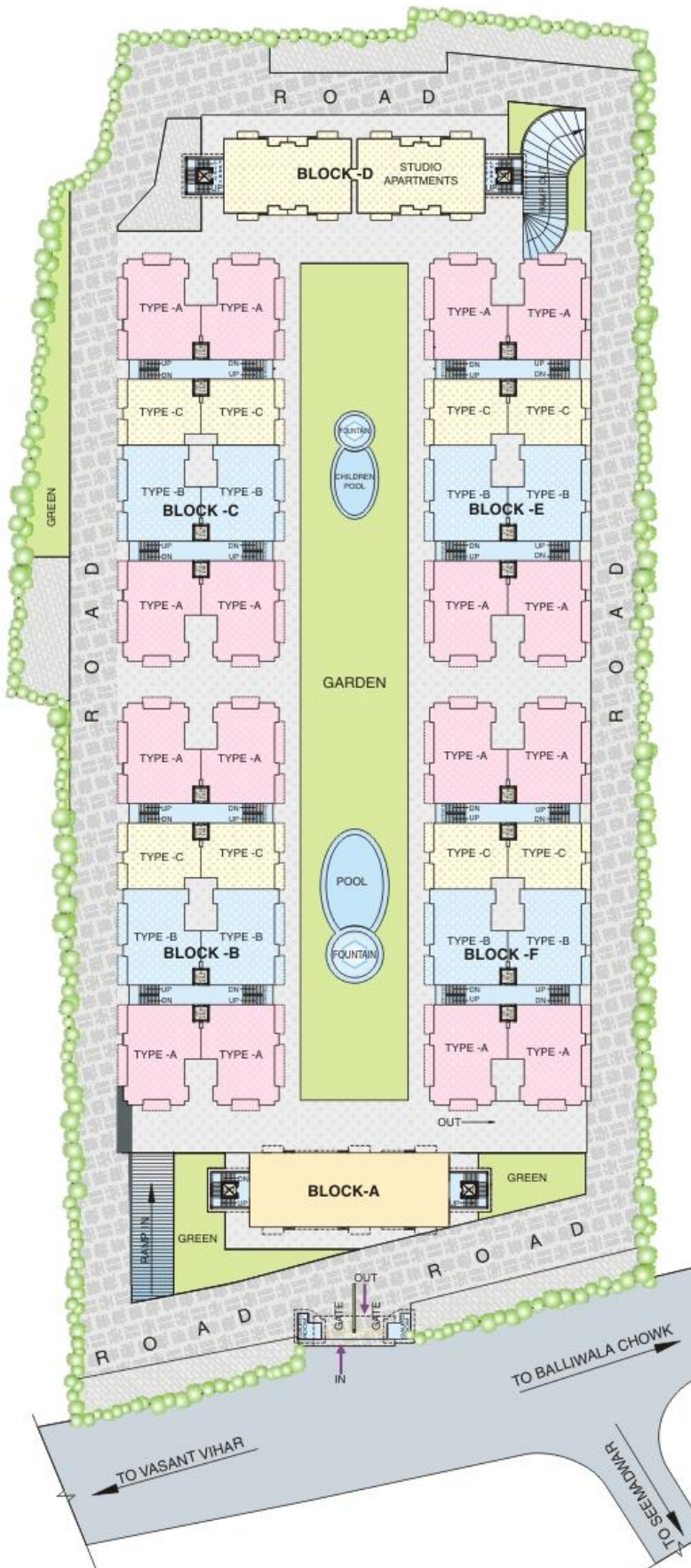
- **Architect**

Panjwani Architects, Dehradun

- **Housing Loans**

Available from leading banks of India

Site Plan



Features







- Fountain
- Club House
- Gymnasium
- Swimming Pool
- Power Back-up
- Regulated Entry
- Secured Premises
- Wide Internal Roads
- Modern Fire Fighting Systems
- Children's Play Ground and splash pool
- Prime Residential Location of Dehradun City



BLOCK	TYPE	3BHK(A)	3BHK(B)	2BHK	STUDIO	No. of	No. of
		1798 sqft*	1700 sqft*	1324 sqft*	657 sqft*	Floors	Lifts
A - (30 Flats)		-	-	-	30	5	2
B - (48 Flats)		24	12	12	-	6	4
C - (48 Flats)		24	12	12	-	6	4
D - (40 Flats)		-	-	-	40	5	2
E - (48 Flats)		24	12	12	-	6	4
F - (48 Flats)		24	12	12	-	6	4

* Super Area (Super Area : Covered Area = 100 : 80)

Specifications

	<p>MASTER BED ROOM Wooden Laminated Flooring Wooden Almirah, Modular switches, Fan</p>		<p>EXTERNAL DOORS & WINDOWS Powder Coated Aluminium Door & Window INTERNAL DOORS Designer Flush Door</p>
<p>FLOORING Vitrified Tiles/Anti Skid in all rooms</p>		<p>WALLS POP & Oil Bound Distemper Paint in all rooms Designer Ceramic Tiles with Borders & Pencil Moulding in Kitchen & Toilets</p>	
	<p>FIXTURE & FITTINGS Washbasin, Fancy Single Level fittings, English seat, Granite Counter, Modular switches in Toilets. Modular Kitchen with Granite Counter</p>		<p>BALCONIES Vitrified Tiles / Udaipur Green Marble Steel Railings Texture Paint</p>

Payment Terms

PRICES

Basic Price	As Applicable	
Down Payment Rebate	As Applicable	
Preferential Location Charges (PLC)	First, Top Floor	Rs. 75/- per sq. ft.
	Corner Location	Rs. 75/- per sq. ft.
	Park Facing	Rs. 100/- per sq. ft.
	Swimming Pool Facing	Rs. 100/- per sq. ft.
Parking (Per Bay)	Basement	Rs. 75,000/-
	Ground Floor	Rs. 1,25,000/-
	Open Parking (Optional)	Rs. 70,000/-

DOWN PAYMENT PLAN WITH 10% REBATE ON 85% OF THE BASIC PRICE

On booking	10 % of Sales Price
Within 45 days of booking	85% of Sales Price + 100% PLC if applicable +100% Cost of Parking slot/s less Down Payment Rebate
On offer of possession	5% of Sales Price + IFMS + Stamp Duty & Registration Charges + Other charges if any

INSTALLMENT -PAYMENT PLAN

S.No.	Linked Stages	Payment
1	On booking	10% of Sales Price
2	Within 45 days of booking	5% of Sales Price
3	On casting of basement floor	10% of Sales Price
4	On casting ground Floor roof	10% of Sales Price
5	On casting First Floor roof	10% of Sales Price + Cost of Parking Slot
6	On casting Second Floor roof	10% of Sales Price
7	On casting Third Floor roof	10% of Sales Price
8	On casting Fourth Floor roof	10% of Sales Price
9	On casting Fifth Floor roof	10% of Sales Price + PLC if Applicable
10	On casting Sixth Floor roof	10% of Sales Price
11	On offer of possession	5% of Sales Price + IFMS + Stamp Duty + Registration Charges + other charges if any

Notes:

- Booking Amount is 10% of sale price and after deposit of the same the booking will be confirmed
- In case of any development charges by Govt. agencies or any taxes like sales tax, service tax etc, the same would be recovered on Pro-rata basis from the Applicant/Allottee.
- Down Payment Price shall be calculated taking 10% Rebate on 85% of sales price, which is to be deposited within 45 days of booking.
- Interest Free Maintenance Security (IFMS) will be charged at Rs.24/sq.ft.
- Sales Tax/ Stamp Duty/Registration Charges shall be payable with the last installment based on prevailing rates.
- Prices are subject to revision at the sole discretion of the Company.
- Sales Price = (Basic Price) x Area of Apartment
- In the interest of maintaining high standards, all floor plans, layout plans, area, dimensions and specifications are indicative and are subject to change as decided by the Company or by any competent authority.
- Club membership as applicable.

Floor Plans



2 BEDROOM Area : 1324 Sqft.



3 BEDROOM UNIT TYPE-B
Area : 1700 Sqft.



STUDIO APARTMENT
Area : 657 Sqft.



Contact Details

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E-mail : info@pacificindia.in • URL : www.pacificindia.in

For Booking Contact Site Office :

Pacific Estate

Vasant Vihar, Kanwali Road, Dehradun (Uttarakhand)

Tel. : 09319495599, 09818033822

NOTE : All Floor plans, Layout plans, Designs & Specifications are indicative and are subject to change as decided by the firm / architect / competent authorities / availability of the material. The provision of facilities / services like the club and the swimming pool will be subject to the approval by the competent authority. No claim, monetary or otherwise will be entertained in case of any change.