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**Parsvnath**  
**EXOTICA**  
SECTOR-53, GOLF COURSE ROAD, GURGAON  
3/4/5 Bedroom Apartments & Penthouses  
FDI BACKED PROJECT

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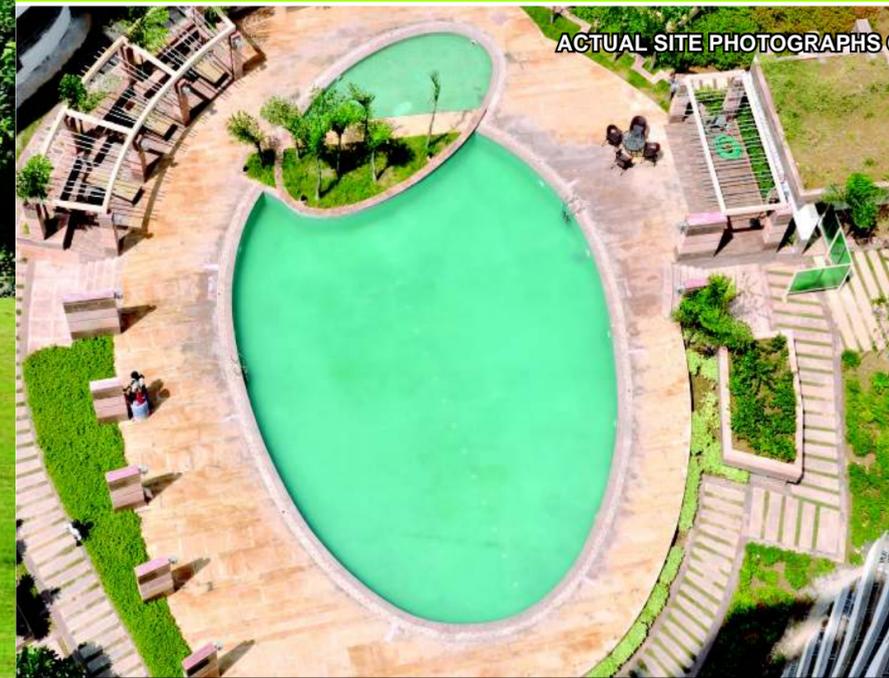
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ACTUAL SITE PHOTOGRAPHS OF POSSESSION OFFER TOWERS



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# SITE MAP



Tentative Layout Plan of Exotica - As Ground Floor Level

Block	Type	No. of Flats / Floor	Height	Note
A-1 to A-2	5 Bedroom	2	G+11+2	
B-1	4 Bedroom	3	G+12+2	
B-2 & B-3	4 Bedroom	3	G+14+2	
B-4	4 Bedroom	3	G+16+2	
B-5 & B-6	4 Bedroom	3	G+13	
C-1	3 Bedroom	3	G+9	Unit 1 is G+14
C-2	3 Bedroom	3	G+16	Unit 3 is G+9
C-3	3 Bedroom	3	G+9	Unit 2 is G+14
C-4	3 Bedroom	3	G+13	Unit 1 is G+8
D-1 & D-3	3 Bedroom	4	G+13	
D-4 & D-5	3 Bedroom	4	G+14	
D-6	3 Bedroom	4	G+12	Unit 2 & 4 is G+4

Note : (C-1 to D-6 Top Floor is Pent House - Single Level  
Some Units are duplex on Ground Floor in A-1, A-2, B-1 to B-6 & D-1 to D-6)

# SPECIFICATIONS

*Air Conditioned Super Luxury Condominiums*

- Structure : Earthquake resistant structure
- Living / Dining / Lobby : Floor - Imported Marble  
Walls - Acrylic emulsion paint  
Ceiling - Oil bound distemper and POP moulding & cornice
- Bedroom : Floor - Imported Laminated wooden flooring  
Walls - Acrylic emulsion paint POP punning  
Ceiling - Oil bound distemper and POP moulding & cornice
- Doors : Internal door - Painted Hardwood Frame with Painted Moulded Skin Doors  
Entrance doors - Veneered and polished flush shutter / Moulded Skin Door  
Hardware - Shutter hinges in brass. All other hardware in brass. All doors except those in Toilets & Kitchen to be provided with a mortice lock
- Windows : Aluminium anodized windows with sliding glass shutter
- Toilets : Walls - Combination of one or more of Vitrified Tiles / Ceramic Tiles / Marble / Stone / Mirror / Acylic emulsion  
Floor - Combination of one or more Vitrified Tiles / Ceramic Tiles / Marble / Stone  
Counters - Marble / Granite  
Fittings / Fixtures - Jacuzzi with shower cubical in Master Bedroom. Single lever C.P. fittings, Wall hung WC, Exhaust Fan, convention fittings and India WC in servant's toilet
- Kitchen : Modular Kitchen  
Walls - Ceramic tiles upto 2'0" above counter and oil bound distemper in the remaining area  
Floor - Combination of one or more of Vitrified Tiles / Ceramic tiles / Marble / Stonefloor  
Counter - Polished Counter with top  
Fitting / Fixtures - CP fittings, double bowl stainless steel link with drain, Exhaust fan
- Balcony : Floor - Combination of one or more of Indian Marble / Imported Marble / Terrazo / Stone Tiles  
Walls & Ceilling - Textured Paint
- External Finishes : Textured Finish
- Servant Room : Floor - Terrazo / Ceramic Tiles  
Walls - Oil bound distemper  
Ceiling - Dry distemper
- Electrical Fixtures : Lights , fluorescent tubes in all Bedrooms, Drawing / Dining Room
- Electrical Work : Electrical work with copper wires in concealed PVC conduits. Provision shall be made for sufficient lighting & power point. Switches & Sockets. Telephone & TV points in each Bedroom, Drawing / Dining Room
- Security System : Video phones & Access Control CCTV for basement and Entrance Lobby at ground floor
- Drinking Water Supply : Through individual R.O. Plant
- Gas Supply : Provision for Piped Gas Supply
- Connectivity : Broadband Internet Connectivity

← SUSHANT LOK - III

MAIN SECTOR ROAD

M.G. ROAD →

Notes :- Site Layout Plan is tentative & subject to approval from the local authority.

# GROUND FLOOR PLAN

Three Bedroom  
4 Units / Floor  
D Type



Typical Flat  
Super Area = 2895 sq. ft.

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Duplex Flat Lower Level  
Super Area = 4255 sq. ft.

Duplex Flat Lower Level  
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# FIRST FLOOR PLAN

Three Bedroom  
4 Units / Floor  
D Type



Typical Flat  
Super Area = 2895 sq. ft.

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Super Area = 2895 sq. ft.

Duplex Flat Upper Level  
Super Area = 4255 sq. ft.

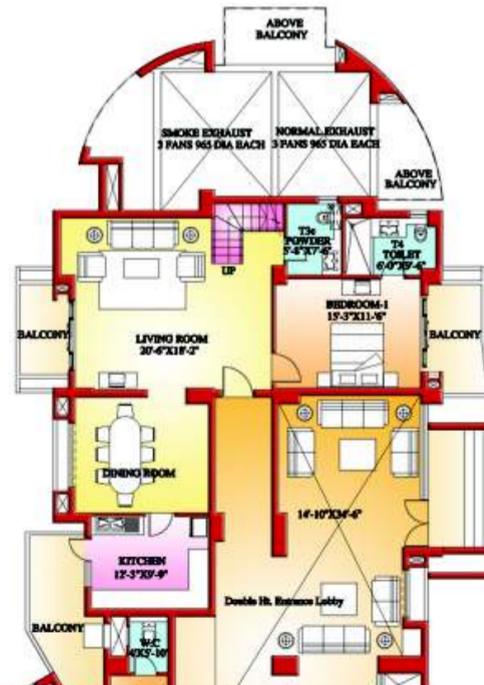
Duplex Flat Upper Level  
Super Area = 4255 sq. ft.

Notes :- 1. Plans are tentative & subject to approval from the local authority. 2. Architectural features may vary as per architects design. 3. All areas are shown as super area and subject to change as per design.

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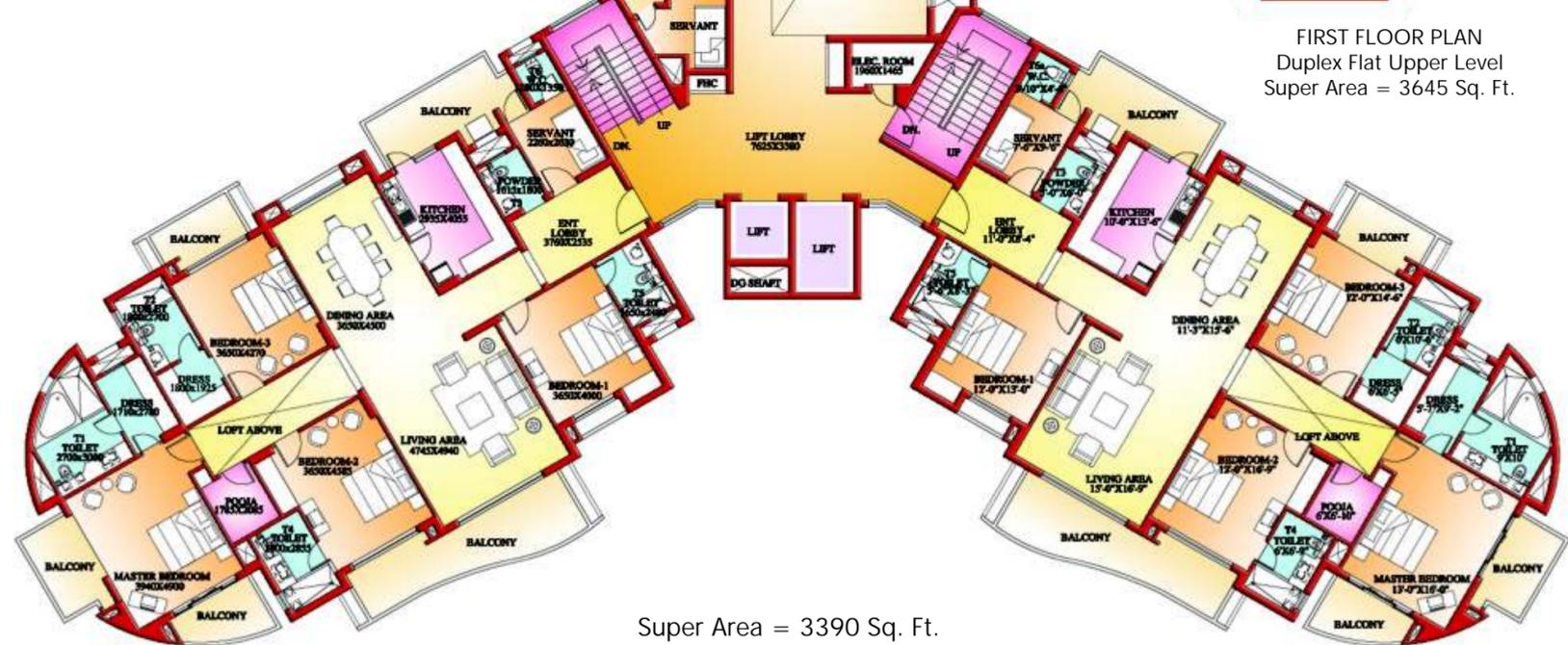
# GROUND FLOOR PLAN

Four Bedroom  
3 Units / Floor  
**B Type**



FIRST FLOOR PLAN  
Duplex Flat Upper Level  
Super Area = 3645 Sq. Ft.

GROUND FLOOR PLAN  
Duplex Flat Lower Level  
Super Area = 3645 Sq. Ft.



Super Area = 3390 Sq. Ft.

# LOWER PENTHOUSE PLAN

Five Bedroom  
3 Units / Floor  
**B Type**



Super Area = 6805 Sq. Ft.

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# UPPER PENTHOUSE PLAN

Five Bedroom  
3 Units / Floor  
**B Type**



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