

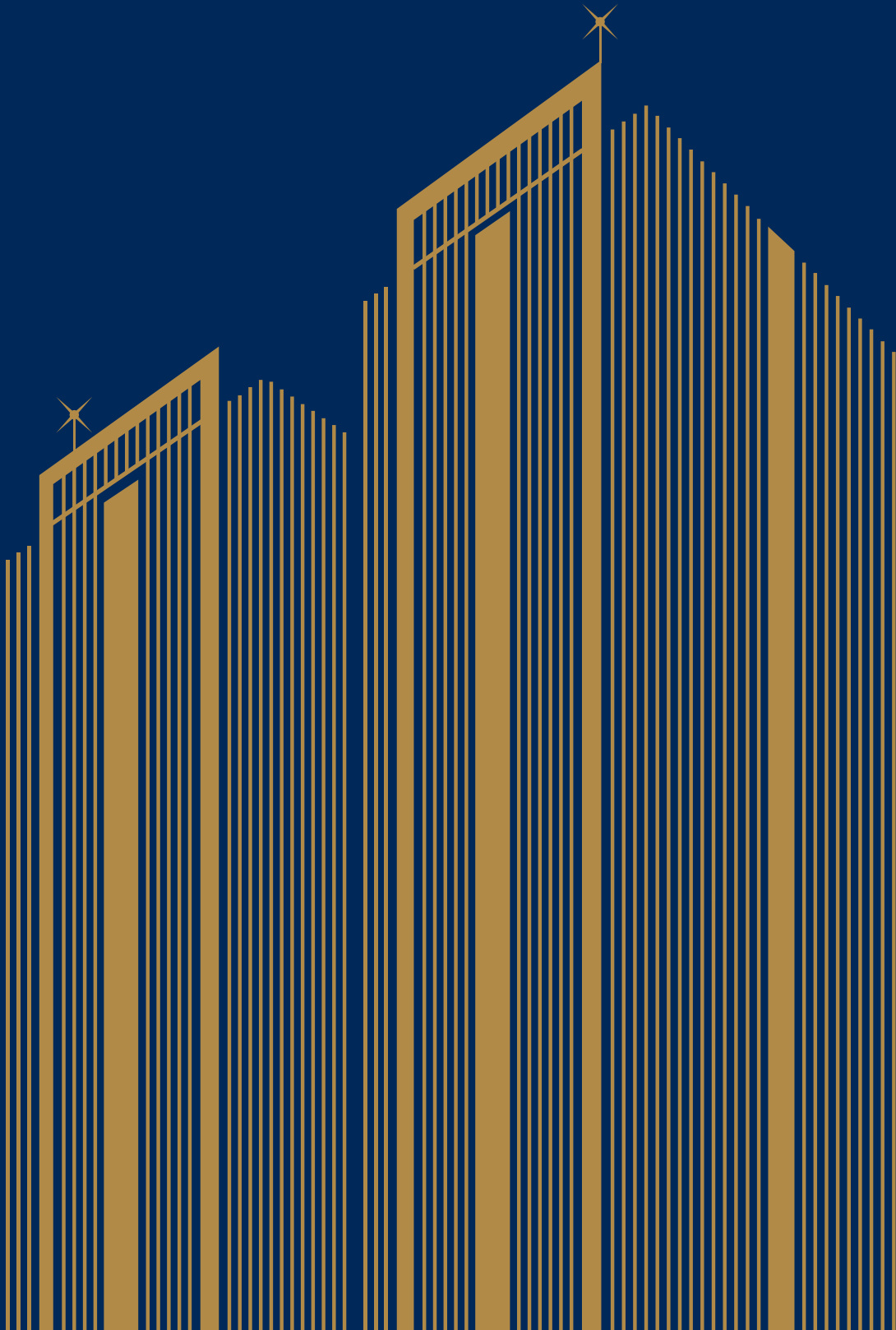
A Project  
by Marbella Group

PBRERA-SAS81-PR0889  
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# Marbella Royce

EMBRACE THE LUXE!



REGION'S TALLEST  
**RESIDENTIAL  
SKYSCRAPER**

AT THE EPICENTER OF  
KNOWLEDGE & IT HUB

**42** Storeyed  
High-Rise Project

**10** Mins. Distance from  
Airport

**5** Star  
Amenities





# Marbella Royce

EMBRACE THE LUXE!

## A ROYAL ABODE OF INDULGENCE

Experience a life that enlivens your senses with ethereal surroundings- through details that are meticulously crafted and thoughtfully curated. Every part of the experience is memorable from the inception to the conclusion- from waking up in the morning to retiring to bed for the night or from the moment you walk in till it is time for you to bid farewell.

Presenting Marbella Royce, a luxury residential project where homes are the magnum opus resultant of bespoke design. Designed by Ar. Tripat Girdhar, with interiors by Ar. Zafar Choudhary, and landscaping by Oracles, the project epitomizes refined taste.

With a 4-storey clubhouse spanning over 50,000 sq. feet, a well-equipped gymnasium, the spa and pool to unwind after a long day, and a designated kid's play area, abundant facilities of recreation accord a lifestyle that goes beyond the ordinary.

### 4 BHK Apartment

(4B + 5W + Store/Puja Room)

Super Area - 3120 Sq. ft. | Built Up Area 2503 Sq. ft. | Carpet Area -1762 Sq. ft.

### 5 BHK Apartment

(5B + 6W + Store + Puja Room)

Super Area - 4123 Sq. ft. | Built Up Area - 3428 Sq. ft. | Carpet Area - 2560 Sq. ft.

### Corner Apartments

4 BHK 3300 Sq. ft. | 5 BHK 4300 Sq. ft.

# RENAISSANCE OF YOUR SENSES



Indoor Kid's Play Area



Lounge Bar



Indoor Kid's  
Play Area



Landscaped Parks  
& Theme Garden



Elite Fine Dining  
Restaurant



Lounge Bar &  
Banquet Hall



Eco-friendly Free Cycle  
Docking & Riding Facility



Roof Top Observatory/  
Clubhouse



Bowling  
Alley



Billiards  
Room



Bowling Alley



Lift Lobby



Karaoke Room



Fully Equipped Gym



Guest Car Parking



Jogging Track



EV Charging Station



Aerobics Space



Squash Courts



Basket Ball Court



Indoor Badminton Court



**Marbella**  
— EMBRACE THE LUXE! —  
**Upcoming Project**

**Marbella**  
TWIN TOWERS  
— EMBRACE THE LUXE! —

**KHARAR**

**CHANDIGARH**

**MOHALI**

**SAS NAGAR**

**PANCHKULA**

**Marbella**  
Grand  
— EMBRACE THE LUXE! —

**Marbella**  
Royce  
— EMBRACE THE LUXE! —

KFC  
GOPAL'S

VR Punjab

Chappardchidi

LANDRAN

Gobindgarh

Giga Majra

Sukhna Lake

Manimajra

Phase I  
Ind. Area

International  
Airport

Paras Downtown

ISB  
IISER

HDFC  
Nestmarz

Amity  
University

Infosys

Manav  
Rachna  
School

Plaksha  
University

IT City  
Road

Airport  
Chowk

To Ludhiana

To Chandigarh

To Chandigarh

To Airport

To Banur

To Patala

Khuni Majra

Jhanjheri

Machhii Kalan

Chudiala

Pawala

Garolian

Manakpur

Nagla



Marbella Prince

SALE



**Marbella  
Royce**  
EMBRACE THE LUXE



**4 BHK APARTMENT  
(4B + 5W + STORE  
/PUJA ROOM)**







**Marbella  
Royce**  
EMBRACE THE LUXE!

## SINGLE PLAN UNIT(4BHK)



SUPER AREA: 3120.SQ.FT.  
BUILT-UP AREA: 2503SQ.FT  
CARPET AREA: 1762 SQ.FT.



## SINGLE PLAN UNIT(4BHK)



SUPER AREA: 3300.SQ.FT.  
BUILT-UP AREA: 2683 SQ.FT  
CARPET AREA: 1762 SQ.FT.



**Marbella  
Royce**  
EMBRACE THE LUXE!

FOR INTERNAL TRAINING  
PURPOSE ONLY

## PAYMENT PLAN

wef: 01.09.2024

**For Tower A & B Only.**

<b>Plan A: 100% Down Payment Plan (D.P.P) (Discount of 10% on BSP on making 100% Payment-Sell funding only)</b>	
Booking Amount (Agreement)	10%
Within 30 days of Booking	85%
At the time of offer of possession	5% + Other Applicable Charges (if any)

<b>Plan B: 75% 15% 10% Down Payment Plan (D.P.P) (Discount of 7.5% on BSP on making 75% Payment-Sell funding only)</b>	
Booking Amount (Agreement)	10%
Within 30 days of Booking	65%
On completion of false ceiling, flooring & outer windows installation of the towers	15%
At the time of offer of possession	10% + Other Applicable Charges (if any)

<b>Plan C: 50% 25% 15% 10% Down Payment Plan (D.P.P) (Discount of 5% on making 50% Payment-Sell funding only)</b>	
Booking Amount (Agreement)	10%
Within 30 days of Booking	40%
On completion of 41st floor roof slab	25%
On completion of false ceiling, flooring & outer windows installation of the towers	15%
At the time of offer of possession	10% + Other Applicable Charges (if any)

<b>Plan D: 25% 25% 25% 15% 10% (Plan Available Through Bank Loan or Self-Funding Only)</b>	
Booking Amount (Agreement)	10%
Within 30 days of Booking	15%
On Casting of 21st Floor Roof Slab	25%
On completion of 41st floor roof slab	25%
On completion of false ceiling, flooring & outer windows installation of the Entire Tower	15%
At the time of offer of possession	10% + Other Applicable Charges (if any)

### Terms & Conditions

- Bank draft/cheque to be issued in favor of "Garg Builders & Promoters LLP" payable at Par.
- Extra Car parking (E.C.P) Area can be purchased at a one time cost of Rs. 10,00,000+GST per car parking. (subject to availability-Maximum Up to three parking per Apartment).
- If desired, additional Gen-Set power back up load can be provided at @ Rs. 35,000 per KVA. + GST. Meter Installation Charges would be extra & shall be collected before over of possession.
- Loan subject to approval from bank and company shall not be responsible or liable there to in any manner. Nor even approval of loan shall be the responsibility of the company.
- 2 years maintenance charges @ Rs. 3/- per sq. ft. are included in price. Any other applicable charges would be extra and shall be collected before of possession.
- Interest shall be the SBI's highest marginal cost of landing rate + 2% + GST will be charged on all delayed payments. Please refer standard apartment buyer's agreement.
- Transfer charges will be charged @ Rs. 1.5 Lacs + GST as applicable.
- GST, Registration charges, Stamp duty & other applicable statutory levies/taxes/charges etc. as per Government Norms. Shall be payable an actual by the intending Allottee(s) at the time of offer of possession or before as per developer's call.
- Prices, terms & conditions stated here in are merely indicative with a view to acquaint the applicant and are not exhaustive, for detailed Terms & conditions please refer standard apartment buyer's agreement and incase of may contradiction, the terms & conditions as mentioned in the apartment buyer agreement shall be effective.
- Prices are escalation free & subject to change without any prior notice. Booking at the sole discretion of the company. Prices applicable on the date of booking shall be applicable.
- All Mentioned Areas are Approximate.

Signature of Applicant 1

Signature of Applicant 2

Signature of Applicant 3

# TECHNICAL SPECIFICATIONS

(Internal/External)



**Marbella  
Royce**  
EMBRACE THE LUXE!

## GRAND STRUCTURE

42 Storied, Earthquake resistant Mivan Formwork (Malaysian Technology) RCC framed structure, Bricks only where needed.

## EXTERNAL FINISH

Textured paint of exterior grade and Glass on specific sections.

## GRAND ENTRANCE LOBBY - GROUND FLOOR

Grand Air-Conditioned Lobby with 5 Star Category Finishes & Amenities Like: Concierge, Meeting & Waiting Lounges, Rest Rooms Etc. Appropriate Mix of Marble/Granite Flooring, Premium emulsion paint on walls & ceiling.

## GRAND ELEVATORS

One Fire Elevator (6 ft. x 9 ft.) &  
Four Passenger Elevator (6 ft. x 9 ft.) of Mitsubishi/Kone or equivalent brand in each tower.

## GRAND STAIRCASES

6 ft. wide Grand Staircases, Risers & Treads - Granite Stone, Wall & Ceiling Finishes - Premium Emulsion Paint, Handrail - Stainless Steel Railing.

## GRAND BALCONIES

Upto 12 Ft. wide Grand Balconies Brick wall along with Wet Point & provision for washing machine, Cloth dryer & Dish washer in Service Balcony.  
Flooring - Anti skid Vitrified Tiles  
Wall & Ceiling Finishes - Weather proof external paint  
Handrail - Toughened Glass with Stainless Steel Railing.

## GRAND DOORS & WINDOWS

Upto 4 ft. Wide & Above 8 ft. Height. High Doors - Flush Door & Frame with Teakwood Veneer. Key Less Entry with Yale/Godrej or Equivalent Door Lock, Honeywell or Equivalent Video door phone.  
Window - High Grade Aluminium with AIS or Equivalent Toughened Glass & Mesh Doors.

## LIVING/DINING/FAMILY LOUNGE

Flooring - Premium/Vitrified Tiles/Italian - Qutone/Simpolo or Equivalent. Walls - Premium Emulsion Paint  
Ceiling - Premium Emulsion Paint & False Ceiling with ambient lighting & Fans, All Weather Air Conditioning with VRV System in all Bedrooms, Living Rooms and Utility Room.  
Daikin/Mitsubishi or Equivalent, Panic Button in all Apartments.

## BEDROOM(S) FINISHES

Wardrobes Full Height Wall-to-Wall Modular wardrobes with Lacquered Glass on Top in All Bedrooms & Selected Washrooms.  
Flooring - Laminated wooden Flooring in Master Bedroom (Brand Pergo or equivalent) & Premium/Vitrified tiles (Qutone Simpolo or equivalent) in all other Bedrooms.  
Wall Finishes - Premium Emulsion Paint  
Ceiling - Premium Emulsion Paint & False ceiling with ambient lighting

## AIR CONDITIONING SYSTEM

Indoor Highwall All Weather Air Conditioning with VRV System in all bedrooms, Living Rooms & Utility Room.  
Daikin/Mitsubishi or Equivalent.

## KITCHEN

Cabinets - Premium Modular Kitchen cabinets of Appropriate Finishes (Hettich) with Branded RO/Chimney/Hob/Geyser.  
Flooring - Anti skid Vitrified tiles (Qutone/Simpolo or equivalent)  
Dado - Premium Vitrified Tiles up to 2ft. above counter  
Wall Finishes - Vitrified Tiles/Premium Emulsion Paint  
Ceiling - Premium Emulsion Paint, Illuminated False Ceiling.  
Counter - Premium Quartz.  
Equipment: Built-in Microwave and OTG, Refrigerator, Dishwasher

## WASHROOMS

Fully equipped washrooms with branded CP & Sanitary fittings (Toto/Grohe/Kohler or equivalent) Also includes Shower, Vanity, Looking Mirror, One Geyser each, Glass Shower partition, False ceiling with ambient lighting/Mosaic tiles & Exhaust fans etc.  
Flooring - Premium Anti skid Vitrified Tiles (Nexion/Simpolo or equivalent). Walls - Premium Vitrified Tiles - Upto Full Height.  
Ceiling - Premium Emulsion Paint, False Ceiling with ambient lighting.  
Requisite number of fans in 4 & 5 BHK.

## ELECTRICAL FITTINGS

All electrical wiring in concealed conduits, provision of adequate light and power points. Telephone, Internet, Intercom, DTH/Cable and TV outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & Protective MCB's.

## OTHERS

Fire Sprinklers according to NBC & LPG Gas Line Fitting.  
"Total 7 Fans in 4 BHK and "9 Fans" in  
5 BHK - Havels/Orient or Equivalent.



**Marbella**  
— EMBRACE THE LUXE! —

**Garg Builders & Promoters LLP**

**Site Office** - G.H.S. No.-7, Sector 83-A, IT City, Mohali

**Registered Office** - GHS No. 3, IT City, Sector 82-A, Mohali, Punjab (India) 140308

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