



The Olive Spire



F O R E W O R D

We take this opportunity to introduce to you the "Forte Point Group" a real estate development company, which has to its credit the designing, construction and development of more than 4000 residential apartments in various capacities, in Delhi & NCR over the past 28 years.

After the successful completion of The Olive Heights at Sector-56 & The Olive Crescent at Sector-47, Gurgaon, we now bring to you our most recent residential Condominium Project "The Olive Spire" at Sector-70A, Gurgaon. The Olive Spire is envisaged to be the first Residential Green Building Project of Gurgaon comprising a total of 110 dwelling units meeting varying needs of space & budget.

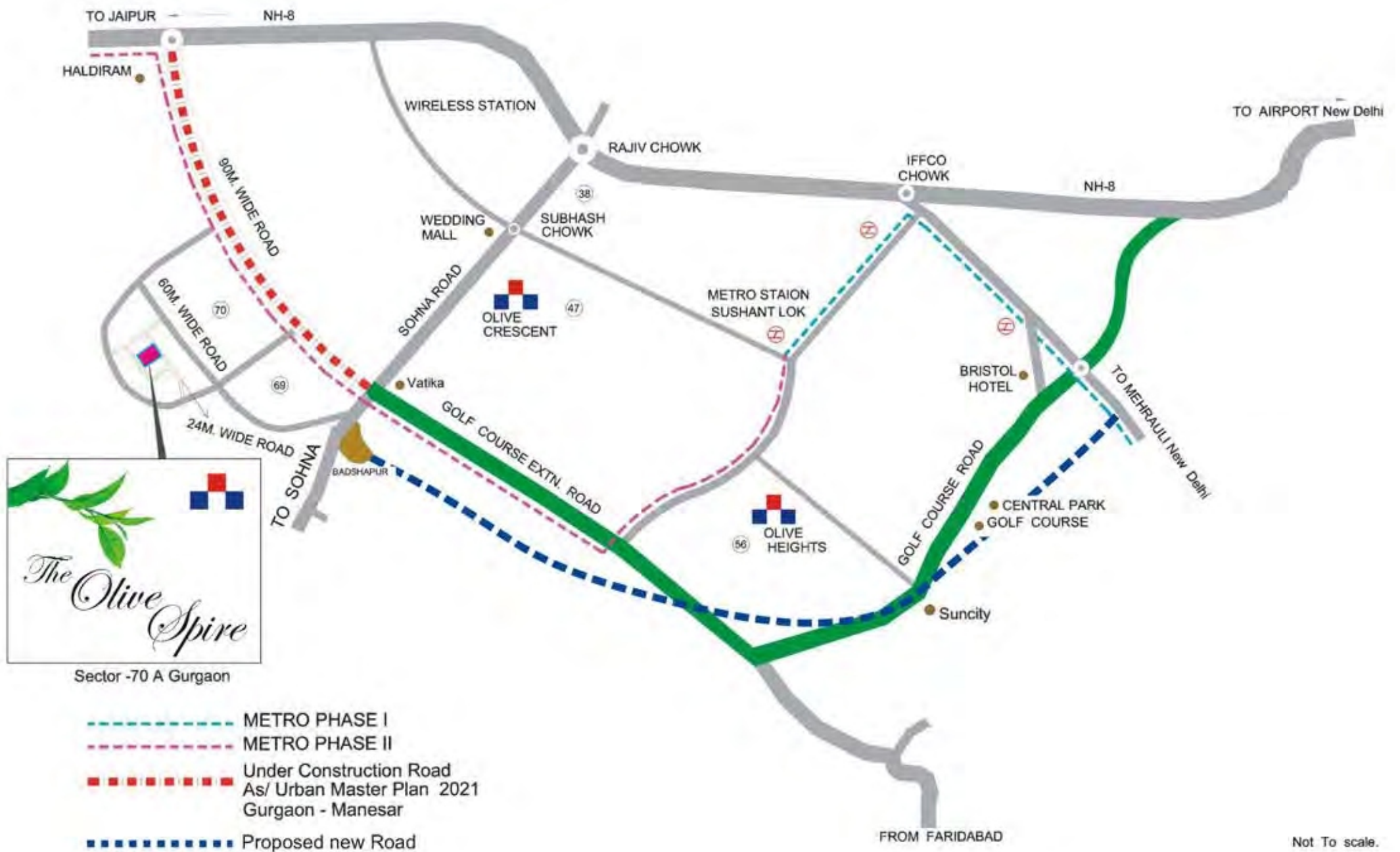
We stand committed to our motto of "Realising your Dreams" and to provide to you with immaculate workmanship, state of the art construction and utmost value for money, for a place you will love to call your home.

Looking forward to your esteemed patronage.





LOCATION PLAN





S I T E P L A N



Two Bedroom

Three Bedroom

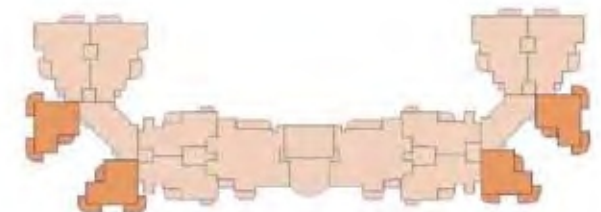
Three Bedroom + SQ

Four Bedroom + SQ

North **Disclaimer:** These plans are provisional plans and that the Company reserves the right to change, delete, withdraw any detail, design and drawing as they deem fit. All indicated areas are tentative and actual super area shall be charged as calculated at the time of the handing over.



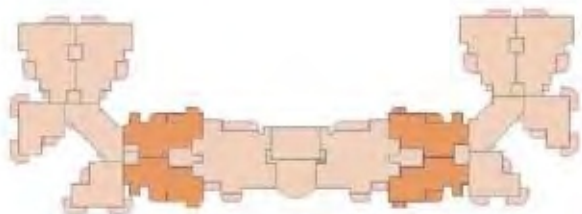
Unit Plan - Two Bed Room | Area - 1388 sq ft



Key Plan



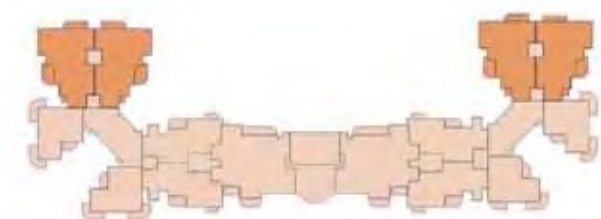
Unit Plan - Three Bed Room | Area-1810 Sq ft.



Key Plan



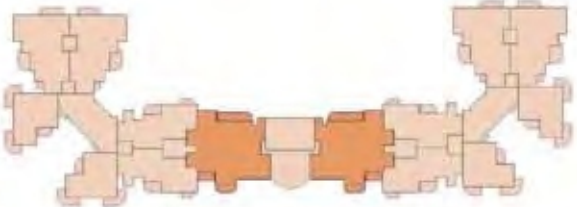
Unit Plan - Three Bed Room + SQ | Area - 2304 sq ft



Key Plan



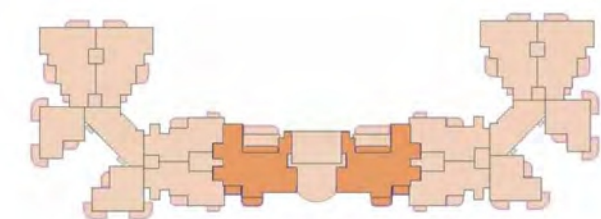
Unit Plan - Four Bed Room + SQ | Area - 3205 sq ft



Key Plan



Penthouse Block B | 8th Floor Plan



Key Plan



Penthouse Block B | 9th Floor Plan



Area - 5520 sq ft



COST SCHEDULE

1. Classic Specifications- B.S.P. Rs. 5,500/sft.

Type of D.U	Super Area	B.S.P@. Rs.5500/sft.	Car Parking	EDC/IDC@ Rs.450/-sft	Total (Rs.)
2 BR	1388 sft	Rs. 76,34,000/-	Rs.2,75,000/-	Rs.6,24,600/-	Rs. 85,33,600/-
3BR	1810 sft	Rs. 99,55,000/-	Rs.5,50,000/-	Rs.8,14,500/-	Rs. 1,13,19,500/-
3 BR+ SQ	2304 sft	Rs.1,26,72,000/-	Rs.5,50,000/-	Rs.10,36,800/-	Rs. 1,42,58,800/-
4 BR+ SQ	3205 sft	Rs.1,76,27,500/-	Rs.5,50,000/-	Rs.14,42,250/-	Rs. 1,96,19,750/-

2. Premium Specifications- B.S.P. Rs. 6,000/sft.

Type of D.U	Super Area	B.S.P@. Rs.6000/sft.	Car Parking	EDC/IDC@ Rs.450/-sft	Total (Rs.)
2 BR	1388 sft	Rs. 83,28,000/-	Rs.2,75,000/-	Rs.6,24,600/-	Rs. 92,27,600/-
3BR	1810 sft	Rs. 1,08,60,000/-	Rs.5,50,000/-	Rs.8,14,500/-	Rs. 1,22,24,500/-
3 BR+ SQ	2304 sft	Rs. 1,38,24,000/-	Rs.5,50,000/-	Rs.10,36,800/-	Rs. 1,54,10,800/-
4 BR+ SQ	3205 sft	Rs. 1,92,30,000/-	Rs.5,50,000/-	Rs.14,42,250/-	Rs. 2,12,22,250/-

Preferential Location Charges (PLC) - if applicable.

First Floor	-	Rs.300/sft
Second Floor	-	Rs.200/sft
Third floor	-	Rs.100/sft
Park Facing	-	Rs.300/sft

CAR PARKING

Covered Parking	-	Rs.2, 75,000/ bay
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Notes:

1. Car parking bays procurement is essential as per the following:-

2BR D.U	-	1 Car Parking bay
3BR D.U & above	-	2 Car Parking bays

2. The areas mentioned are tentative and are subject to change.

3. Prices and areas are subject to change at the sole discretion of the company.

4. Registration charges, VAT, Govt. taxes/levies, Miscellaneous charges etc. as set out in the apartment buyer agreement are payable extra.

5. **B.S.P**-Basic Selling Price.

E.D.C-External Development Charges.

I.D.C-Infrastructural Development Charges.

I.B.M.S-Interest Bearing Maintenance Security.

Other charges- Service tax and water surcharge, payable on prorata basis alongwith each installment.



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