

ORBIT
URBANPARK
SHOP. WORK. LIVE



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MOD  RN
PROPERTIES

YOU
SEARCHED
FOR A
FAVOURITE
HOME

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MOD**RN**
PROPERTIES

AND
THE UNIVERSE
RESPONDED
WITH



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PROPERTIES

The logo for Modern Properties features the word "MOD" in a large, bold, blue font, followed by a graphic of five horizontal bars in orange, green, blue, and orange, and then the word "RN" in the same blue font. Below this, the word "PROPERTIES" is written in a smaller, red, sans-serif font.

PLACED IN A FUTURISTIC HUB

State Bank Institute
of Leadership

Westin Hotel

Tata
Consultancy
Services

Coffee House

Club Ecohub

Ecospace
Business Park

Ecospace
Roundabout

Belle Vue
Hospital

ORBIT
URBANPARK
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Centrus
Mall

L&T

← Towards ECO Park

TCS Gitanjali Park Rd

TCS GP Main Rd

DLF2 Flyover Bridge

DLF2
Auto
Stand

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Map not to Scale



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CONNECTED TO CONVENIENCE



CONNECTIVITY

3 mins Biswa Bangla Gate

8 mins NH4

15 mins Airport



BUSINESS

0 min DLF

5 mins Tata Medical Center

8 mins Sec V



EDUCATIONAL INSTITUTIONS

2 mins Amity University

4 mins St. Xavier's University



ENTERTAINMENT

2 mins Westin Hotel

3 mins Coffee House New Town

12 mins City Centre 2

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WHY IS ORBIT URBAN PARK THE BEST CHOICE?

New Town, Action Area II

Seamlessly connected
to the whole city

Cushioned with
retail outlets that
cater to daily needs

An upcoming
university zone
gives a huge boost
to the area

The location is
very close to New Town's
Financial District

In close proximity
to CBD of New Town
and IT Hub of Sector V

Accessible via several
modes of transport

Situated close
to the Airport

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SPACIOUS LUXURY IS LIMITED EDITION

5.39 Acres for Mixed Use Development | B+G+22 | 103 Apartments | Highest Residential Club

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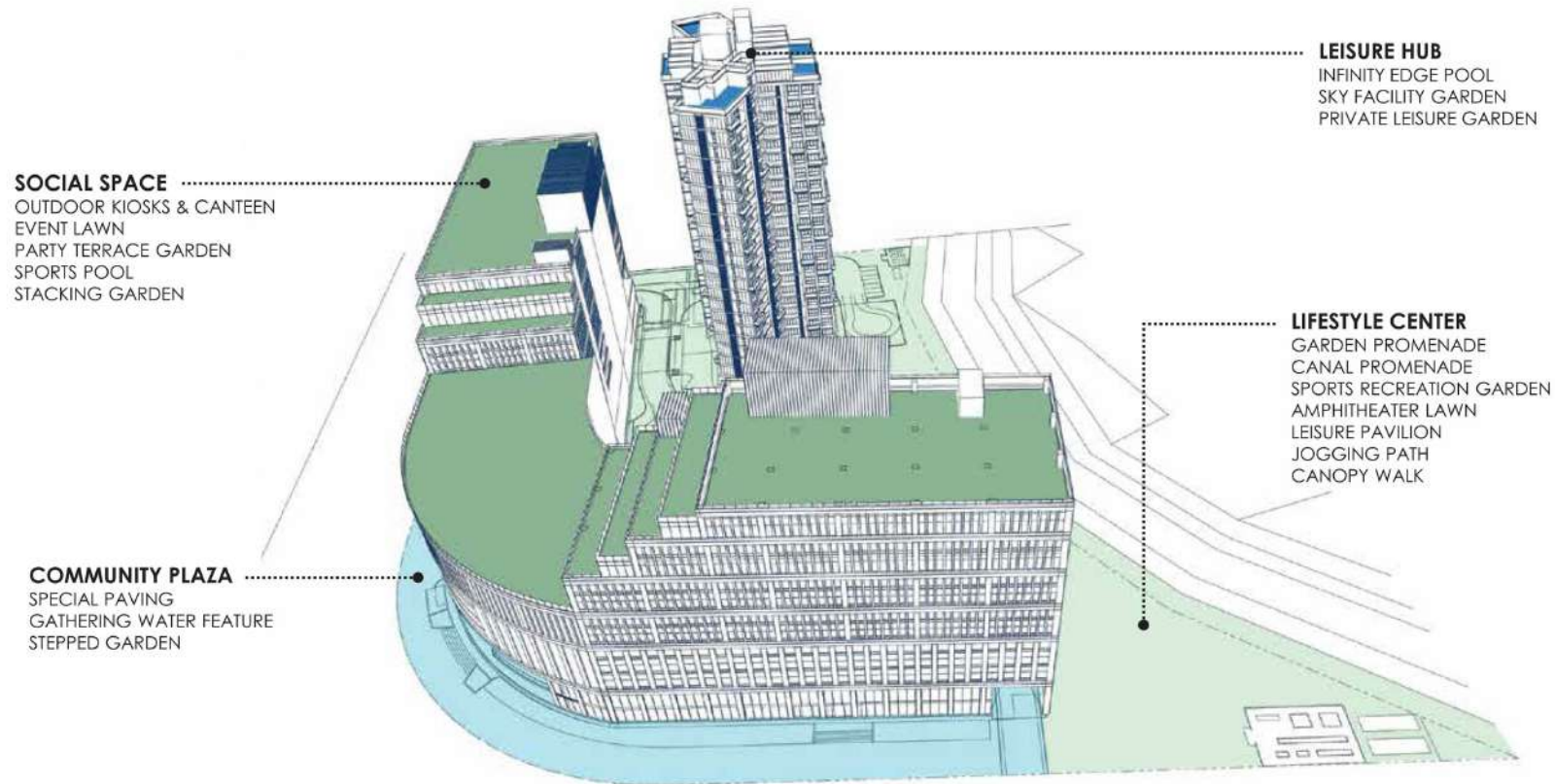
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LEVELS OF LANDSCAPE IN MIXED DEVELOPMENT



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GRACE STANDS TALL AT ACTION AREA II



3, 3.5 & 4 BHK Apartments
3 Side Open Apartments | Vastu Compliant | Pre-Certified Gold rated Green Building

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ROOF TOP RESIDENTIAL CLUB



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LEISURE CLOSER TO CELEBRATIONS

Community Hall with Garden | Temperature Controlled Swimming Pool with Deck and Jacuzzi | Indoor Gym
Indoor Games Room with Garden | Multiple Lounge Spaces with Pantry & Spillover Garden
Open Yoga & Fitness Deck | Terrace Greens | Crèche

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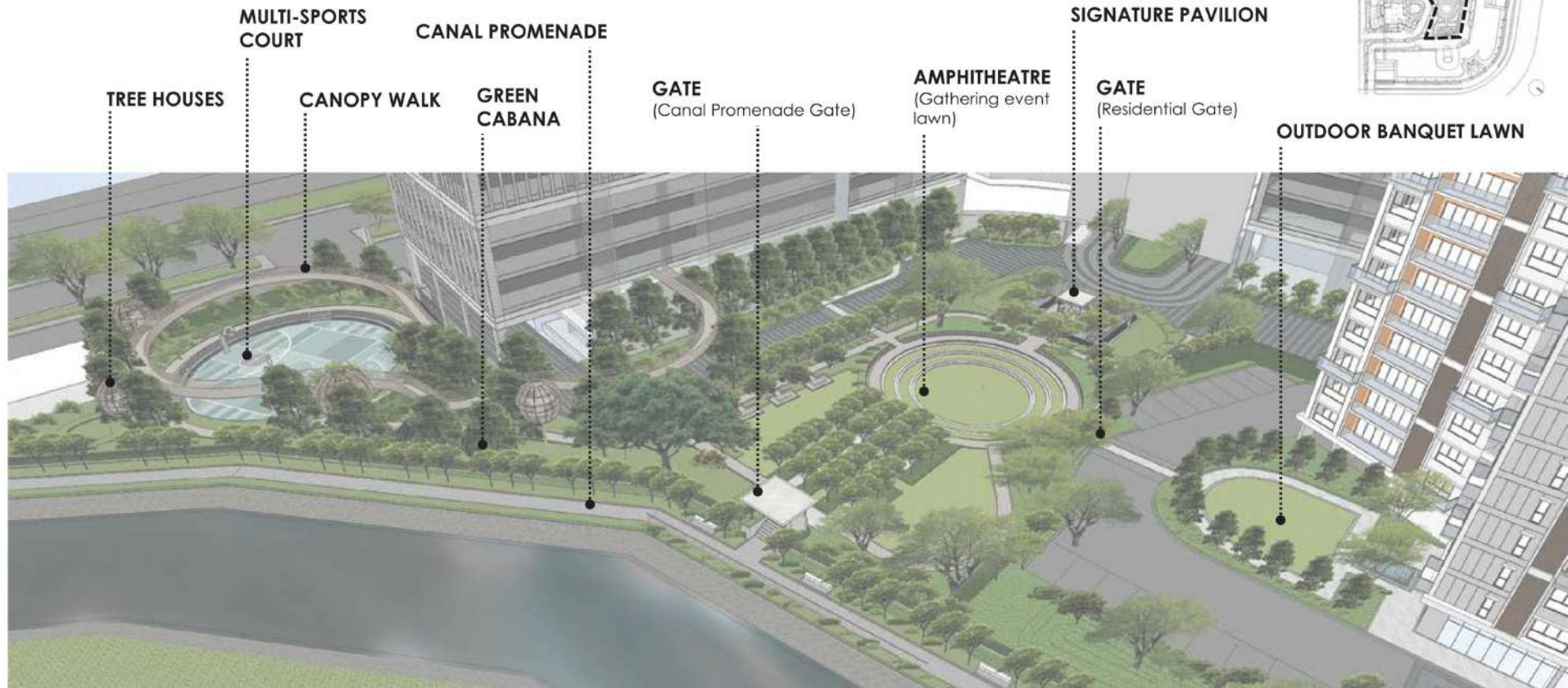
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GROUND FLOOR LANDSCAPE



Ground space common for both residential and commercial areas
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WHERE
COMFORT IS
THE WAY
OF LIFE



Outdoor
Play Area



Vast Open
Greenery



Landscaped
Gardens



Outdoor
Sitting Area



Outdoor
Fitness Area



Stargazing
Deck

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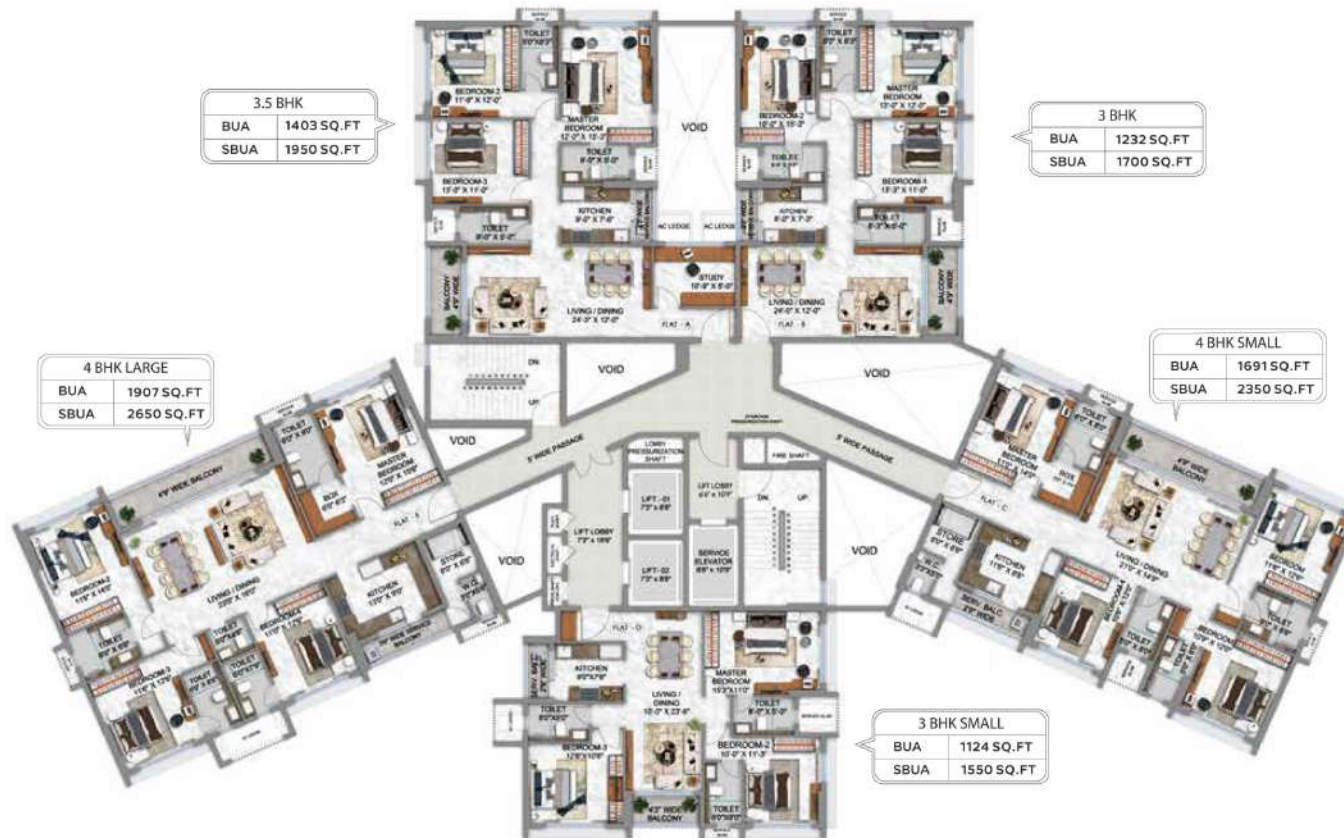
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TYPICAL FLOOR PLAN RESIDENTIAL



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RESIDENTIAL SPECIFICATIONS

FOUNDATION & STRUCTURE

Structure design for the optimum seismic consideration as stipulated by the IS code

Foundation with RCC piles & pile caps

RCC framed superstructure with ACC block/fly ash bricks as per design

Anti-termite treatment during various stages of construction

BUILDING ELEVATION

Tower meticulously designed and texture painted

LIVING/DINING ROOM

Flooring: Vitrified tiles

Walls: Putty finish

BEDROOMS

Flooring: Vitrified tiles

Walls: Putty finish

BALCONY

Flooring: Matt finish tiles

MS Railings

KITCHEN

Flooring: Matt finish tiles

Wall: Ceramic tiles upto 2 ft. height above the counter

Granite stone countertop

Stainless steel sink

DOOR

Wooden frame with Teak finish flush door

WINDOW

Aluminum powder coated windows with clear gazing

ELECTRICAL

Modular switches of Havells / Anchor / North-West or reputed make with copper wiring

TOILETS

Flooring: Anti-skid ceramic tiles

Wall: Designer ceramic tiles upto 7 ft. height, putty finish thereafter

Sanitaryware: Jaquar or equivalent make

CP fittings: Jaquar or equivalent make

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SPECIFICATIONS FOR COMMON AREAS

LIFT

Automatic Lift of Toshiba / Otis / Kone
or equivalent make

GROUND FLOOR LOBBY

Flooring : Combination of Vitrified Tiles
& Granite as per design

TYPICAL FLOOR LOBBY

Flooring: Vitrified Tiles
Wall : Finish as per architect's design

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PRICING DETAILS

PARTICULARS	AMOUNT
Base rate - From 1st floor to 6th floor	₹ 7400 per sq.ft on SBUA
Base rate - From 7th to 16th floor	₹ 7800 per sq.ft on SBUA
Base rate - From 17th to 21st floor	₹ 8200 per sq.ft on SBUA
Floor rise charges	₹ 25 per sq.ft. from 2nd floor onwards
PLC for unit type (A & E)	₹ 200 per sq.ft. on SBUA
PLC for unit type (B)	₹ 100 per sq.ft. on SBUA
Car Parking - Open	₹ 7 lacs
Car Parking - Open MLCP (1set)	₹ 12 Lacs
Car Parking - Basement MLCP (1set)	₹ 13 Lacs

EXTRA CHARGES	AMOUNT
Legal Charges	0.5% of the total consideration
WBSEB Transformer & Cabling Charges	On Actual
WBSEB Security Charges for Electric Meter	On Actual
Generator Charges	₹ 30,000 / KVA
Association Formation Charges	₹ 10,000
VRV Air Conditioning Charges for 3BHK	₹ 300 / sq.ft
VRV Air Conditioning Charges for 4BHK	₹ 325 / sq.ft
Nomination Charges	₹ 100 / sq.ft
Incidental Charges	₹ 10,000

DEPOSITS	AMOUNT
Maintenance Deposit (Interest Free)	₹ 36 / sq.ft
Municipality / NKDA Deposit (Interest Free)	₹ 24 / sq.ft
Sinking Fund Deposit (Interest Free)	₹ 50 / sq.ft

CHEQUE TO BE DRAWN IN FAVOUR OF : RDB ANEKANT ORBIT PROPERTIES PVT. LTD.

Disclaimer: This document is not a legal offering. It only describes the intent, purpose and concept of Orbit Urban Park .
All the details and plans are subject to change, alteration and modification as per the developer's discretion without any prior intimation.

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WE CREATE HOMES THAT FIND POETRY IN SPACES

The burning desire to create a space that is absolutely unique led to formation of Orbit in 1995 and ever since then we have tried to come up with better and more luxurious designs every time. We listen to what spaces say and create soulful melodies from them. When you choose Orbit as your space theorist, get ready to be absolutely mesmerized by what we create.

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RDB Realty & Infrastructure Ltd., a part of RDB Group, was born with a dream to provide housing for all. The company has more than 5000 happy families occupying their residential estates. With the existing land bank and the acumen to identify new opportunities, it is all set to grow exponentially and be a prominent player in the real estate growth story of India.

RDB Realty believes in "GOING TOGETHER, GROWING TOGETHER" with customers, shareholders, associates and team members to create and accomplish the aspiration of being one of the largest real estate companies of India.



Anekant Group is a team of proud members committed to developing premium homes that cater to the lifestyle of the consumers. They consider their trade to be one that satisfies the hopes of hundreds of home-seekers, taking a step closer to their lifestyle dreams.

The company is based on the core features of quality constructions, aesthetic designs, latest technologies and delivery integrity to ensure customer satisfaction.

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THANK YOU



These preliminary details and concept of the Project are meant only for information purposes and for eliciting feedback and suggestions. No offer for sale is being made or intended at this stage. The information, images and visuals are artist's impressions and are only indicative of the proposed development. Publication and advertisement of offer for sale shall be made upon finalisation and in compliance with applicable laws.



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