

PRISTINE HOMES

KHUSHIYAN ... AB EK NAYE PATE PAR



**Ready To Move
2/3 & 4 BHK**

9811450054, 8553849849

pristinehomes1991@gmail.com

www.pristinehomes.co.in

Site Plan

- 1 Tower A1, A2
- 2 Tower B1, B2, B3, B4.
- 3 TEMPLE
- 4 BADMINTON COURT
- 5 JOGGING TRACK

- 6 PARK & GAZEBO
- 7 KID PLAY AREA
- 8 GUARD ROOM
- 9 COMMERCIAL SPACE
- 10 COMMUNITY HALL / PARTY AREA

- ✓ Completely Freehold Property
- ✓ Completion Certificate Awarded
- ✓ GST Free
- ✓ PMAY Approved
- ✓ All Semi-Furnished
- ✓ Ready for Delivery
- ✓ Hand to Hand Registry



Key Features



CCTV



**Open
Parking**



**Kids
Playground**



**Fire Fighting
System**



**24 Hrs. Water
Supply**



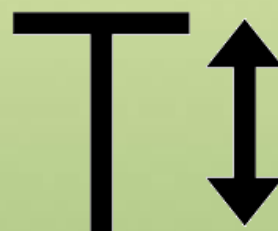
**Located on
NH-74**



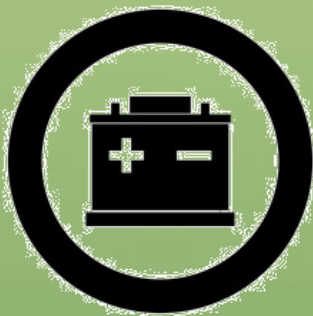
Party Hall



**Freehold
Property**



**10Ft Clear
Ceiling Height**



**Power Backup
All Common
Areas**












**Elevators in all
Towers**



**Temple in
premises**

The Distances

Amenities	Name	Distance
Railway Station 	Rudrapur Railway Station	7 Km
Bus Stand 	Bus Stand	6 Km
Airport 	Pantnagar Airport	15 Km
Mall 	Metropolis Mall	8 Km
	City Centre	5.5 Km
Cinema 	Wave Cinemas	8 Km
	Movie Time Cinemas	6.5 Km
Hospitals 	Medicity	2.8 Km
	Chandola Homeopathic Medical College and Hospital	0.3 Km
Colleges 	Chanakaya Law Colleg	1.1 Km
	Super degree College	Upcoming
Schools 	DPS	0.8 Km
	Confluence World School	1.3 Km
	Bhartiyam International School	2.8 Km
	Radisson Blu	8 Km
Hotels 	Uday Residency	1.2 Km
	Le Castle Hotel	3.0 Km
Shrine	Radha Swami Satsang Rudrapur	0.5 Km

3 BHK, Type 1, 1470 SqFt Tower A1 & A2



3D View



2D View

3 BHK, Type 2, 1470 SqFt Tower A1 & A2



3D View



2D View

3 BHK, Type 3, 1260 SqFt Tower B3



3D View



2D View

2 BHK, Type 1, 1330 SqFt Tower B1 & B4



3D View



2D View

2 BHK, Type 2, 1260 SqFt Tower B1, B2 & B4



3D View



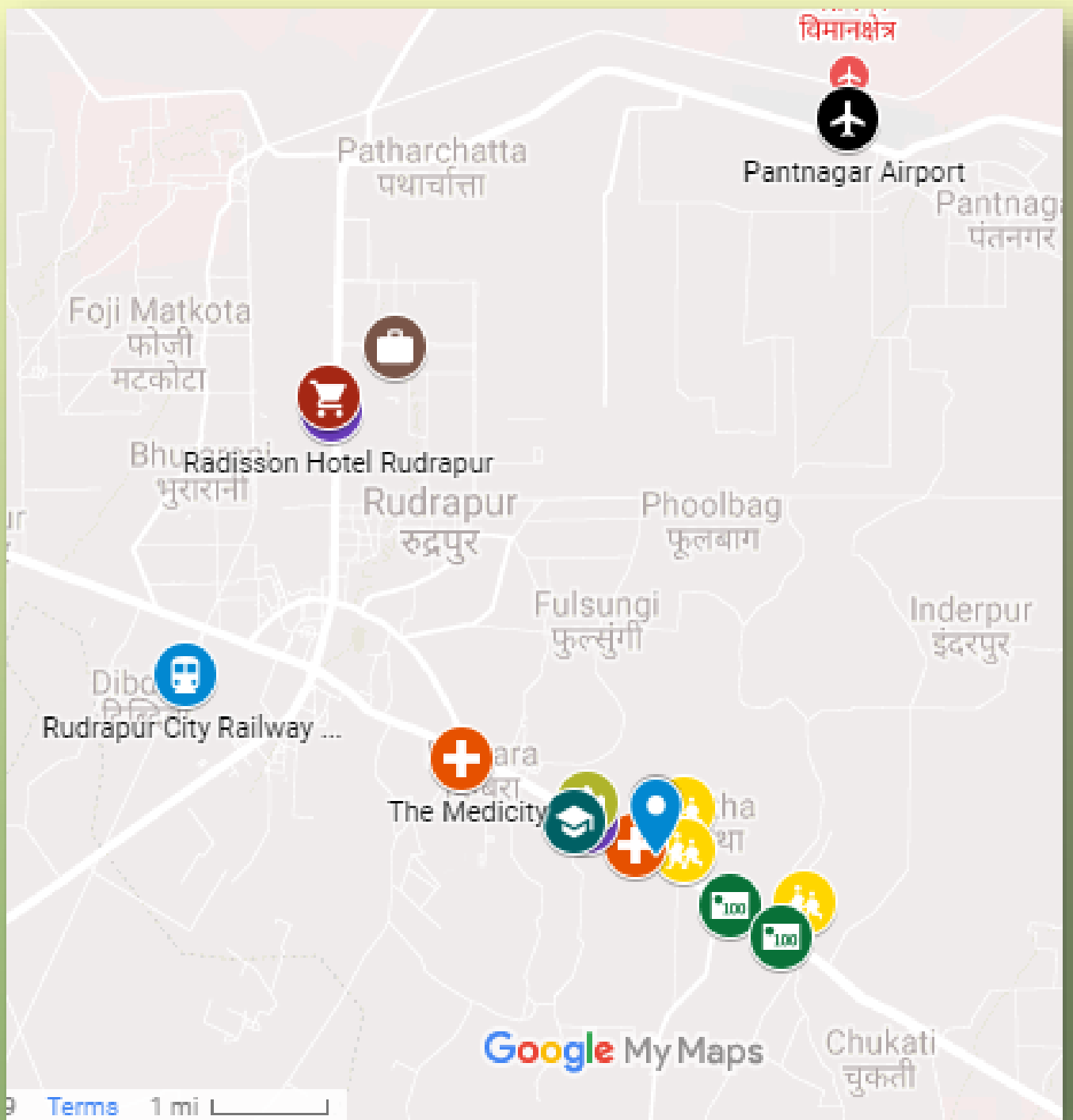
2D View

Specifications

Structure	Earthquake resistant RCC framed structure	
Flooring	Drawing/Dining/Bedroom	Vitrified Tiles
	Balconies/Toilets/Kitchen	Designer Anti-Skid Tiles
Electrical	Internal	Fire Resistant Copper wiring in concealed PVC conduits, Modular Switches & sockets in adequate numbers
	Exhaust Fan & Ceiling points	In kitchen & Toilets
	Provision for A/C	In Drawing Room
	Light Fixtures & Chandelier	In Drawing Room & Bed Rooms
	Fans	In Drawing Room & Bed Rooms
	External	Adequate Lighting in common areas, staircase, lobby, parking space, garden etc.
Wood Work	Wardrobe (Particle board with ply/laminate)	In all Bedrooms
Kitchen	Working Counter	Granite Counter with SS Sink
	Woodwork	Modular Cabinets
	Wall Tiles	Designer Ceramic Tiles up to 2 ft above working counter
Doors & Windows	In all rooms, drawing, dining, kitchen & toilets	Designer flush door polish / duco paint fixed in hard wooden frames
Wall Finish	External Finish	Modern and Elegant Permanent Finish with Texture paint
	Internal Finish	All walls painted using Plastic Emulsion
Sanitary Work	For internal Piping	Imported corrosion free PPR/UPVC pipes & Fittings
	Bath Fittings and Ware	All Taps and Fittings of C.P. Wash Basin, W/C appropriate shades matching with ceramic tiles

Google Location

<https://goo.gl/maps/jpCsiisKMqMiFJ1w7>



PMAY (Pradhan Mantri Awas Yojna) Approved Benefit Scheme



प्रधानमंत्री आवास योजना

Criteria	CLSS (MIG-I)	CLSS (MIG-II)
Household/ Annual Income (Rs)	Rs. 6.01-12.00 lakhs	Rs. 12.01-18.00 lakhs
Property Area (Carpet Area ##)	160sqm	200sqm
Location	Urban -2011*	Urban -2011*
Woman Ownership	NA	NA
Max Loan Amt for Subsidy	Upto 9 lakhs	Upto 12 lakhs
Subsidy %	4%	3%
Subsidy Amount	Rs. 2.35 lakhs	Rs. 2.30 lakhs
NPV	9%	9%
Max term of loan (on which subsidy will be calculated)	20 yrs	20 yrs
Property should be Family's	1st home**	1st home**
Validity	31/03/2020	31/03/2020
Applicability	Loans approved on/after 01/01/2017	Loans approved on/after 01/01/2017

Banking Partners



Actual Photographs



MAIN FACIA



MAIN ENTRY

Actual Photographs



FLAT ENTRY



LIVING AREA

Actual Photographs



DINNING AREA



LIVING AREA

Actual Photographs



KITCHEN AREA

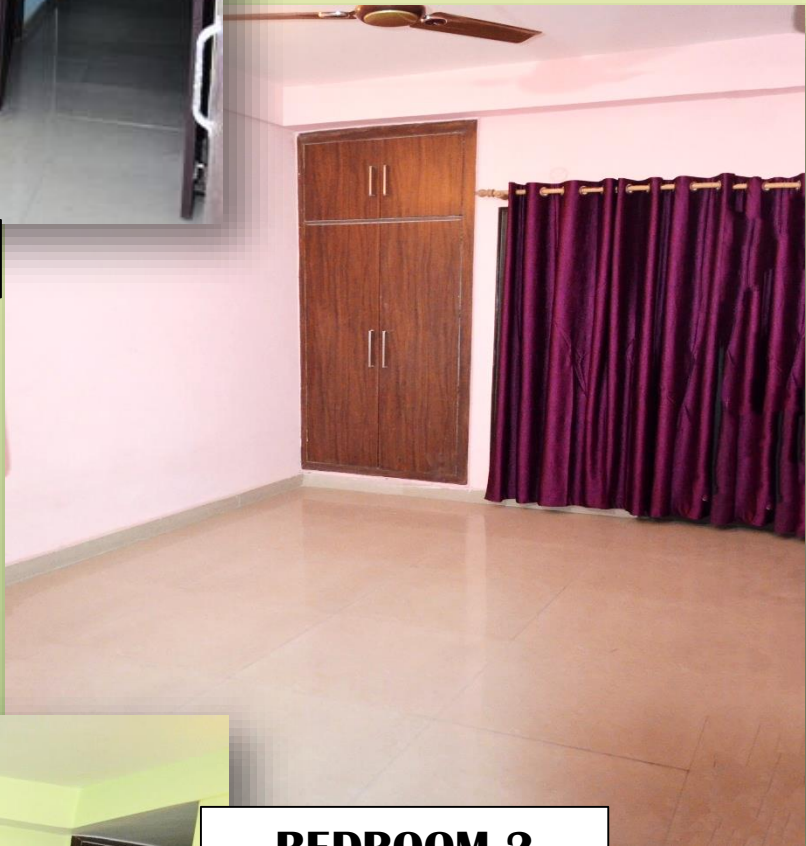


KITCHEN AREA

Actual Photographs



BEDROOM 1



BEDROOM 2



BEDROOM 3

About Pristine Homes...

*** Located on main National Highway 74, facing a 130ft wide main road along with a 75 Sqft wide private front parking/front access area, providing maximum ease, accessibility and reach.**

**** The property is divided in ratio of 70:30 with 70% being open area and 30% being covered/constructed area providing airy + green environment and openness of living.**

***** Located next to SIDCUL it offers a unique opportunity to connectivity and tranquillity of the surroundings, coupled with the pleasure of living in serenity.**

9811450054, 8553849849

Info@pristinehomes.co.in

www.pristinehomes.co.in

Site Office:

**Khasra No. 242, Shimla Pstore, Kichha Road NH-74,
Rudrapur, Udham Singh Nagar, Uttarakhand –
263148**

Head Office:

Sam Technobuild

**Mahajan Tower, 7 LSC Shrestha Vihar,
New Delhi - 110092**