



*Finest moments in life begin
with finest independent floors*





A world of beauty beyond compare

JTPL CITY MOHALI is not just another township, it's where new horizons in lifestyle evolve amidst pristine surroundings. Located away from the congestion of city life, but close enough to let you reach the urban environs of Chandigarh. **JTPL CITY MOHALI** is spread out like a huge green carpet of approx. 100 Acres of area,

where over 52% of open space welcomes you to enjoy the magnanimity of Mother Nature.

For a resident, **JTPL CITY MOHALI** offers much more than a pleasing environs. A great modern lifestyle with a touch of practicality, to elevate your quality of life, Forever.



Features & Amenities that complement your lifestyle

- 100 feet wide Five layered Steel Reinforced concrete road and other wide roads within complex
- 9.5 lakh litres of quality Water Storage with lift in overhead tank for checking quality of water
- 52% Open Space with Lush Greens
- Club House
- Primary, High School and Healthcare
- Proposed Metro connectivity & Government Engineering College in the vicinity
- IT Hub & Institutional setup
- Shopping Complex for daily needs
- World-class architecture and design
- Vaastu and Numerology compliant township
- Elite Environment
- Top-of-the-line rich specifications
- Ample parking space for Owners and Visitors
- 24 hrs. security for your peace of mind
- 15 minutes drive from Chandigarh and Mohali International Airport
- 15 minutes drive from Chandigarh Railway Station
- 10 minutes from Mohali Cricket Stadium
- 5 minutes from proposed Air-Conditioned Bus Stand, Mohali
- Encompassed by well developed reputed townships.

Independent Designer Floors
180 & 195 sq. yards



Independent Designer Floors
277.33 sq. yards



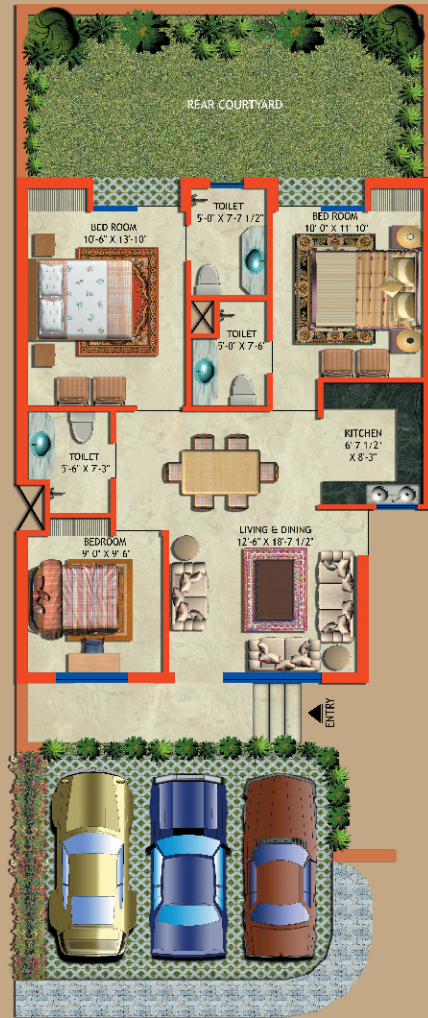
Flora Independent Floors – The habitat for those with big dreams

JTPL CITY MOHALI is showcasing magnificent **independent designer floors**. The speciality of these floors lie in the effective utilization of space to give maximum comforts in synergy with the environment. Combining contemporary designs and stylish elegance, Flora Independent Floors come in four different plot sizes of 180, 195, 200 and 277.33 sq. yards. Each floor option will be a unique blend of aesthetics, quality, spaciousness and impeccable planning.

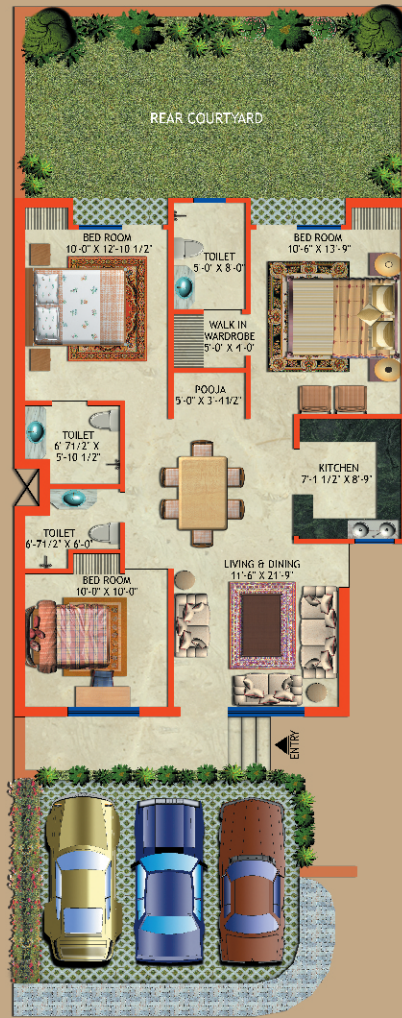
There are three floors on each plot with three bedroom set on each

floor. The architecture of the floors has been planned in such a way that abundant natural light and breeze come from all sides. Open the doors and windows of your home to the rich expanse of green. Inside the home, there is contemporary styling, flawless finish and an overwhelming sense of space and belonging. For morning strolls, there is the dew drenched open green across the block. Let your children have the pleasure of playing endlessly in the playground within the safety of the complex. So live a life that will give you more than your imagination.

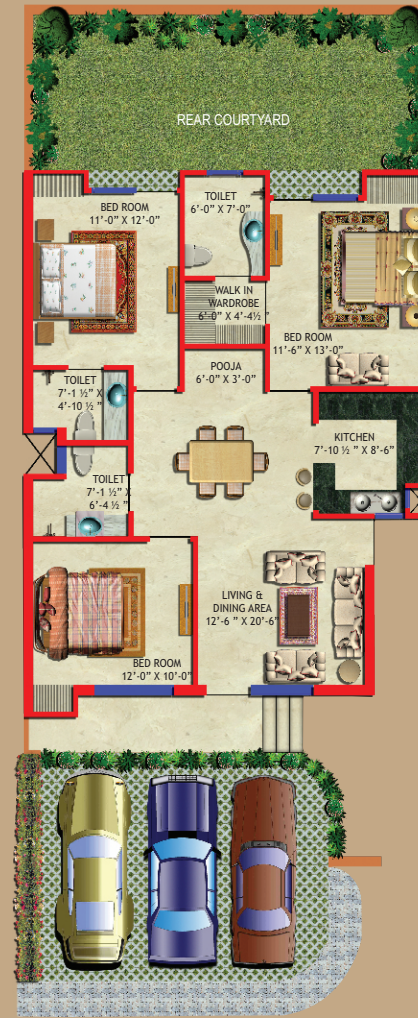
Floor Plans



Ground Floor
180 Sq. yards
 Built-up Area: 1087 Sq. ft.



Ground Floor
195 Sq. yards
 Built-up Area: 1177 Sq. ft.



Ground Floor
200 Sq. yards
 Built-up Area: 1207 Sq. ft.



Ground Floor
277.33 Sq. yards
 Built-up Area: 1579 Sq. ft.



Specifications

WALL FINISH	<ul style="list-style-type: none"> - Internal - External 	POP in Living/Dining room and OBD on Fine Surface in Bed Rooms, Lobby, 3 inch cornice on edge of walls in Living/Dining. Combination of textured paint and brick tile cladding
FLOORING	<ul style="list-style-type: none"> - Living/Dining/Family Lounge - Bed Rooms - Stair Case 	<p>Vitrified Tiles</p> <p>Vitrified Tiles</p> <p>Stone</p>
KITCHEN	<ul style="list-style-type: none"> - Flooring - Dado - Platform 	<p>Vitrified tiles</p> <p>Ceramic tiles 600 mm above counter</p> <p>Granite counter, stainless steel sink with drain board and modern CP fitting</p>
DOORS	<ul style="list-style-type: none"> - Main Entrance Door - Internal Doors - External Doors 	<p>Seasoned hardwood frame with European style moulded shutter</p> <p>Seasoned hardwood frame with flush door</p> <p>Powder coated / Anodised Aluminium</p>
TOILETS	<ul style="list-style-type: none"> - Flooring - Dado - Counter - Fittings 	<p>Ceramic Tiles</p> <p>Select Ceramic tiles upto 2100 mm</p> <p>Hard Stone</p> <p>Modern CP Fittings</p>
BALCONIES	<ul style="list-style-type: none"> - Flooring - Walls 	<p>Anti Skid tiles</p> <p>Textured paints</p>
WINDOWS		Powder Coated / Anodised Aluminium
ELECTRICAL & COMMUNICATION		Concealed copper wiring and MCB's telephone jack
BUILDING		Earthquake resistant construction. Sufficient car parking facility.



Independent Designer Floors **277.33** sq.yards





Independent Designer Floors **277.33** sq.yards





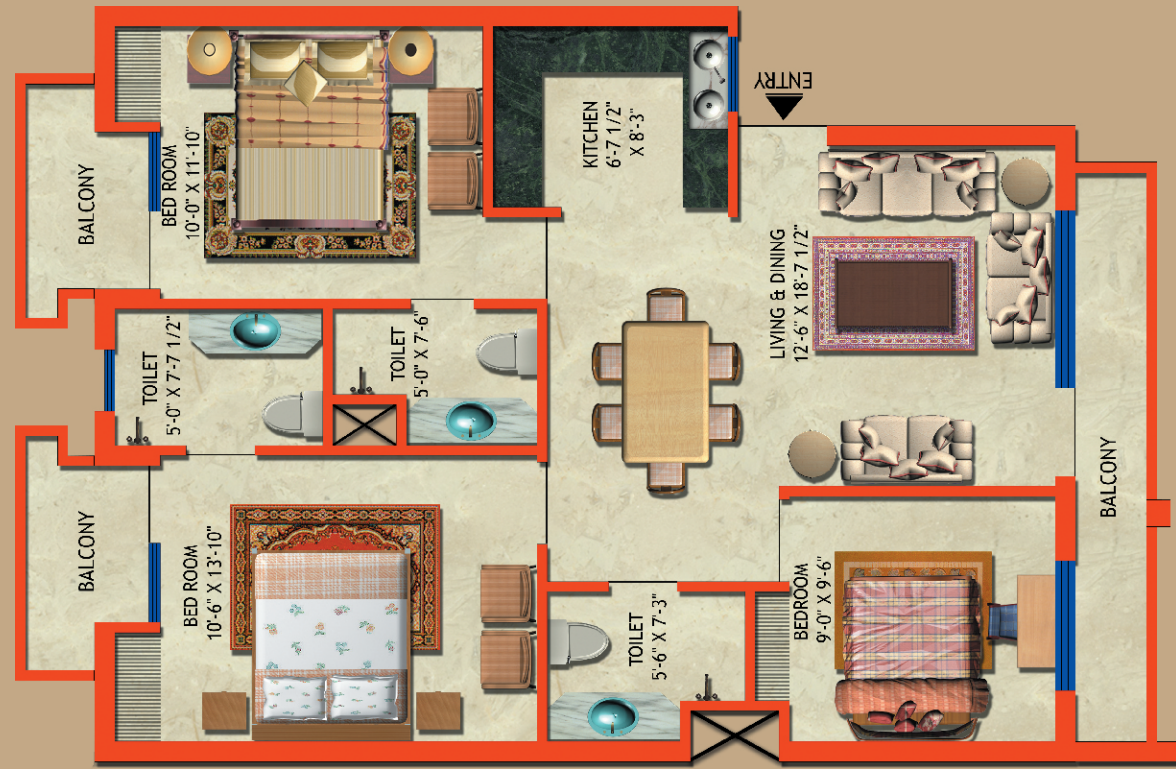
Independent Designer Floors

200 sq. yards




 Floor Plan

First Floor
180 
sq.yards



Floor Plan

First Floor
195 sq.yards



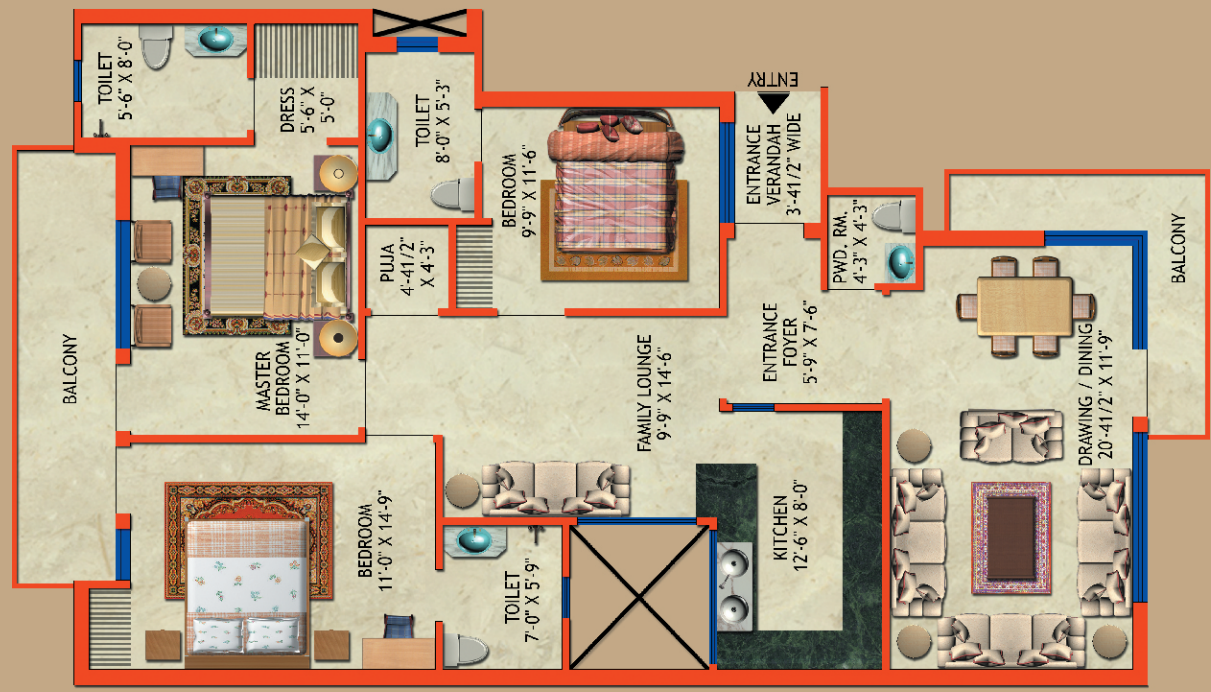
Floor Plan

First Floor
200
 sq.yards



Floor Plan

First Floor
277.33 ▶
 sq.yards





Site Plan

- Plots
- Designer Villas
- Group Housing
- School
- Play School / Creche
- Health Centre
- Comm. Centre / Comm. Club
- Parks
- Railway Station
- Dispensary
- High School
- Shops





Payment Plan

Down Payment Plan Down payment Rebate 5% (Applicable on 85% of Basic sale value)		3. On Commencement of construction : 05% +EDC 25% + PLC 50%
1. At the time of Booking : 5%		4. On completion of DPC : 10%+ EDC 25% + PLC 50%
2. Within 45 days of Booking : 85% of BSP + 100% of EDC, PLC, Car Parking, Club Membership		5. On completion of GF roof slab : 10% + EDC 25%
3. At the time of Intimation of Possession : 5% + Stamp duty / Registration + IFMS		6. On completion of FF roof slab on Constructed Area : 10% + Car Parking
		7. On completion of Super Structure/ Masonry work : 10%
		8. On completion of Door/ Window Frames fixing & Internal plastering : 10%
		9. On completion of Flooring of all the Areas & External plaster : 10% + Club Membership
		10. On completion of internal finishing : 10%
		11. At the time of Intimation of Possession : 05% +Stamp Duty / Registration + IFMS
Construction Linked Installment plan		
1. At the time of Booking : 10%		
2. At the time of Allotment : 10% + EDC 25%		

- Prices are subject to revision / withdrawal without notice at company's sole discretion.
- Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive. For detailed terms and conditions please refer to the application form and buyer's agreement.
- All payments should be made by Cheque / Demand Draft in favor of JTPL Townships Pvt. Ltd. Payable at Delhi / Chandigarh.
- These installments shall become payable on demand irrespective of the serial order in which they are listed below