

**For booking & detail, please contact :**

Site Office : Parsvnath Exotica, Opp. Golf Course, Main Sector Road, Sector-53, Gurgaon.  
Ph. (M) : +91-9810418025, +91-9810996329  
Corp. Office : 6th Floor, Arunachal Building, 19, Barakhamba Road, New Delhi-110001. Ph. : +91-11-43586001 / 002  
Fax : +91-11-23315400 E-mail : residentialsales@parsvnath.com, Visit us at : www.parsvnath.com  
Regd. Office : Parsvnath Metro Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110032. Ph. : +91-11-43050100 / 43010500

**Parsvnath**  
**EXOTICA**  
SECTOR-53, GOLF COURSE ROAD, GURGAON  
3/4/5 Bedroom Apartments & Penthouses  
FDI BACKED PROJECT





SECTOR-53, GOLF COURSE ROAD, GURGAON

3/4/5 Bedroom Apartments & Penthouses

FDI BACKED PROJECT



ACTUAL SITE PHOTOGRAPHS OF POSSESSION OFFER TOWERS



ACTUAL SITE PHOTOGRAPHS OF POSSESSION OFFER TOWERS



ACTUAL SITE PHOTOGRAPHS OF POSSESSION OFFER TOWERS





SITE MAP



Tentative Layout Plan of Exotica - As Ground Floor Level

Block	Type	No. of Flats / Floor	Height	Note
A-1 to A-2	5 Bedroom	2	G+11+2	
B-1	4 Bedroom	3	G+12+2	
B-2 & B-3	4 Bedroom	3	G+14+2	
B-4	4 Bedroom	3	G+16+2	
B-5 & B-6	4 Bedroom	3	G+13	
C-1	3 Bedroom	3	G+9	Unit 1 is G+14
C-2	3 Bedroom	3	G+16	Unit 3 is G+9
C-3	3 Bedroom	3	G+9	Unit 2 is G+14
C-4	3 Bedroom	3	G+13	Unit 1 is G+8
D-1 & D-3	3 Bedroom	4	G+13	
D-4 & D-5	3 Bedroom	4	G+14	
D-6	3 Bedroom	4	G+12	Unit 2 & 4 is G+4

Note : (C-1 to D-6 Top Floor is Pent House - Single Level  
Some Units are duplex on Ground Floor in A-1, A-2, B-1 to B-6 & D-1 to D-6)

SPECIFICATIONS

Air Conditioned Super Luxury Condominiums

Structure	:	Earthquake resistant structure
Living / Dining / Lobby	:	Floor - Imported Marble Walls - Acrylic emulsion paint Ceiling - Oil bound distemper and POP moulding & cornice
Bedroom	:	Floor - Imported Laminated wooden flooring Walls - Acrylic emulsion paint POP punning Ceiling - Oil bound distemper and POP moulding & cornice
Doors	:	Internal door - Painted Hardwood Frame with Painted Moulded Skin Doors Entrance doors - Veneered and polished flush shutter / Moulded Skin Door Hardware - Shutter hinges in brass. All other hardware in brass. All doors except those in Toilets & Kitchen to be provided with a mortice lock
Windows	:	Aluminium anodized windows with sliding glass shutter
Toilets	:	Walls - Combination of one or more of Vitrified Tiles / Ceramic Tiles / Marble / Stone / Mirror / Acylic emulsion Floor - Combination of one or more Vitrified Tiles / Ceramic Tiles / Marble / Stone Counters - Marble / Granite Fittings / Fixtures - Jacuzzi with shower cubical in Master Bedroom. Single lever C.P. fittings, Wall hung WC, Exhaust Fan, convention fittings and India WC in servant's toilet
Kitchen	:	Modular Kitchen Walls - Ceramic tiles upto 2'0" above counter and oil bound distemper in the remaining area Floor - Combination of one or more of Vitrified Tiles / Ceramic tiles / Marble / Stonefloor Counter - Polished Counter with top Fitting / Fixtures - CP fittings, double bowl stainless steel link with drain, Exhaust fan
Balcony	:	Floor - Combination of one or more of Indian Marble / Imported Marble / Terrazo / Stone Tiles Walls & Ceilling - Textured Paint
External Finishes	:	Textured Finish
Servant Room	:	Floor - Terrazo / Ceramic Tiles Walls - Oil bound distemper Ceiling - Dry distemper
Electrical Fixtures	:	Lights , fluorescent tubes in all Bedrooms, Drawing / Dining Room
Electrical Work	:	Electrical work with copper wires in concealed PVC conduits. Provision shall be made for sufficient lighting & power point. Switches & Sockets. Telephone & TV points in each Bedroom, Drawing / Dining Room
Security System	:	Video phones & Access Control CCTV for basement and Entrance Lobby at ground floor
Drinking Water Supply	:	Through individual R.O. Plant
Gas Supply	:	Provision for Piped Gas Supply
Connectivity	:	Broadband Internet Connectivity

SUSHANT LOK - III      MAIN SECTOR ROAD      M.G. ROAD

Notes :- Site Layout Plan is tentative & subject to approval from the local authority.

Note : Specification are tentative which may vary as decided by the Company / Architect



GROUND FLOOR PLAN

Three Bedroom  
4 Units / Floor  
D Type



Typical Flat  
Super Area = 2895 sq. ft.

Typical Flat  
Super Area = 2895 sq. ft.

Duplex Flat Lower Level  
Super Area = 4255 sq. ft.

Duplex Flat Lower Level  
Super Area = 4255 sq. ft.

Notes :- 1. Plans are tentative & subject to approval from the local authority. 2. Architectural features may vary as per architects design. 3. All areas are shown as super area and subject to change as per design.

FIRST FLOOR PLAN

Three Bedroom  
4 Units / Floor  
D Type



Typical Flat  
Super Area = 2895 sq. ft.

Typical Flat  
Super Area = 2895 sq. ft.

Duplex Flat Upper Level  
Super Area = 4255 sq. ft.

Duplex Flat Upper Level  
Super Area = 4255 sq. ft.

Notes :- 1. Plans are tentative & subject to approval from the local authority. 2. Architectural features may vary as per architects design. 3. All areas are shown as super area and subject to change as per design.



GROUND FLOOR PLAN

Four Bedroom  
3 Units / Floor  
B Type

GROUND FLOOR PLAN  
Duplex Flat Lower Level  
Super Area = 3645 Sq. Ft.



FIRST FLOOR PLAN  
Duplex Flat Upper Level  
Super Area = 3645 Sq. Ft.

Super Area = 3390 Sq. Ft.

LOWER PENTHOUSE PLAN

Five Bedroom  
3 Units / Floor  
B Type



Super Area = 6805 Sq. Ft.

Notes :- 1. Plans are tentative & subject to approval from the local authority. 2. Architectural features may vary as per architects design. 3. All areas are shown as super area and subject to change as per design.

Notes :- 1. Plans are tentative & subject to approval from the local authority. 2. Architectural features may vary as per architects design. 3. All areas are shown as super area and subject to change as per design.



UPPER PENTHOUSE PLAN

Five Bedroom  
3 Units / Floor  
B Type



Super Area = 6805 Sq. Ft.

Notes :- 1. Plans are tentative & subject to approval from the local authority. 2. Architectural features may vary as per architects design. 3. All areas are shown as super area and subject to change as per design.



47 delivered projects, projects spread across 44 cities & 15 states.

