

TAKSILA
GARDENS
Live with nature — FARIDABAD

Where affordability meets affluent lifestyle

Developed & Managed by



An affiliate of GID & Akridge of USA
Piedmont Development Company Pvt. Ltd.
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www.piedmont.in, www.taksila.in



Images shown are artistic impressions

Conception

History suggests that Taksila was the key influencer of modern day civilizations. It epitomized the perfect blend of richness and simplicity. It taught us that living should never be an impersonal experience and it is this belief that has trickled down to the development of Taksila Gardens in Faridabad.

Situated in the heart of Faridabad, Taksila Gardens defines suburban living, a true expression of modern lifestyle within a budget. It is a vibrant mix of superior engineering and personalization of living space with harmonic blend of aesthetics and comfort to maintain the highest standard of quality. So if you always dreamt of owning a home in a prime suburban neighborhood with large rooms amidst open spaces, encompassing lawns and gardens, Taksila Gardens is a place for you...



Faridabad - The Desired Destination

'Growth' is a term that epitomizes Faridabad. It is emerging as a fastest growing satellite town in NCR and is destined to bear a complete make over by 2011. Being close to South Delhi has ensured a lot of growth and development in its infrastructure as well as property value. Both commercial and residential scenario in Faridabad has developed at a furious rate and is still on the rise with the new Industrial Model Township (IMT) coming up. Another testament to Faridabad's fast growth is that the appreciation of land in Faridabad has increased from 40% to 110% in the last year alone. Faridabad also generates approximately 51% of the income tax for the Haryana Government and today it is the most preferred destination for IT companies, corporate bodies and government departments. The continued growth in Faridabad will soon skyrocket with the improved connectivity plans such as metro rail extension to Sector-12, development of Badarpur flyover and proposed International Airport in Jevar. With such elaborate growth plans, Faridabad is all set to become the hottest property region of Haryana.





Taksila Gardens- Home is where the heart belongs

The amalgamation of finesse, prestige and elegance is what the Taksila Gardens home represents. At Taksila Gardens, while the design is classic the treatment is contemporary so that it transports the residents into an enchanting dream world of splendid taste and grandiose lifestyle...

Every apartment at Taksila Gardens applies a very straight forward approach. The treatment of space is similar with clean panes and the interiors are very urbane, understated yet powerful. It is not very often that style and substance are seen together in an entity but if there is ever that place, it is Taksila Gardens.





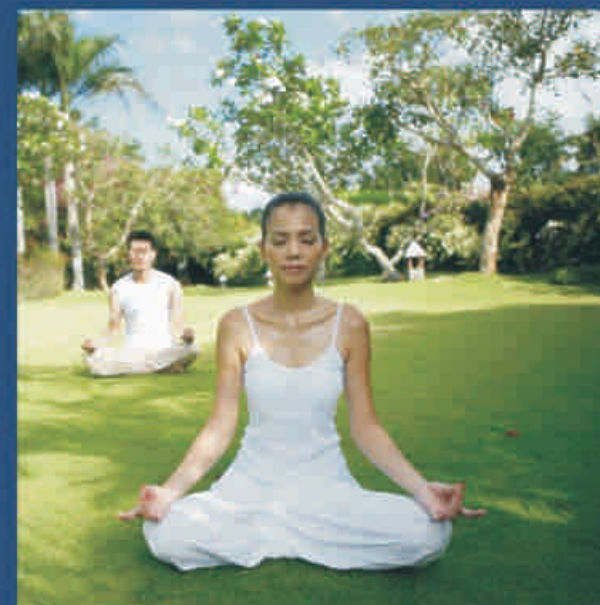
Jogging Tracks



Kids Play Zone



Golf Putting



Ayurvedic Wellness Garden



Water bodies / Fountain & Swimming Pool



Amenities

Taksila Gardens is a perfect place to unwind after a hard day's work. Its complete sporting environment not only puts you in a pleasant mood but also revitalizes your soul.

So start living an affluent life today

- Club & Community Hall for recreational activities
- Ayurvedic Wellness Garden
- Well manicured landscape and lawns
- Golf Putting
- Cricket
- Badminton & Tennis Courts
- Kids Play Zone
- Jogging Tracks
- Basket Ball Court
- Skating Rink
- Amphitheatre
- Water bodies / Fountain & Swimming Pool
- Covered Parking
- Nursery & Primary Schools within the Campus
- Departmental & Medical Stores
- Power Backup
- 24 hours Water Supply
- Provision for health services on campus
- 3-Tier Security with Fire Fighting System



Salient features

- *Approximate distance from Delhi:*
15 kms from Badarpur border, 4.5 kms from NH-2, 4.5 kms from proposed Metro Station, 7 kms away from F-NG Expressway
- *National Cricket Academy and Convent School*
- *Adjoining IMT, Sector -68 & 69, Faridabad*
- *Adjoining NTPC Colony, Sector -71*
- *Nearby CISF Colony, Sector -70*
- *Solution to the rising demand for housing in the suburbs due to connectivity with Delhi*
- *Comprehensive & fully developed JHUDA Sector -2 is only 1 km away*
- *Near proposed Taj Expressway*



Project Promoted by



Beekman Helix India Partners LLC is a real estate focused merchant bank based in United States with subsidiaries and affiliates in India and Cyprus. BHI's primary focus is the Indian real estate sector. BHI was co-founded by Beekman Advisors Inc. and Helix Financial Group LLC, both are players in the real estate sector in the U.S. and have other business interests in India. Beekman Helix India Consulting Pvt. Ltd., the Indian subsidiary of BHI, deploys BHI's funds in conjunction with other institutional capital in Indian real estate projects. Piedmont Development Company Pvt. Ltd. is the affiliated development management arm of BHI.

BHI's mission is to help build the next generation real estate companies in India by creating long term partnerships to provide capital, technology and strategic advice.

www.beekmanhelixindia.com



Taksila Heights, Gurgaon



Parkwood Glade, Mohali

Project Promoted by



ACKRUTI CITY
LIFE TIME VALUE

Ackruti City Limited is one of the leading & the most successful publicly listed real estate companies in India with diversified interests across several verticals - Residential, Commercial, IT Parks, SEZ's, SR/A, Biotech Parks, Retail, Hotels, etc. Ackruti City thrives on innovation and has been responsible for pioneering initiatives in the industry including one of India's first private sector Softech Park, urban rejuvenation projects such as SR/A, and several other grassroots initiatives.

Ackruti City continuously strives to exceed the expectations of customers through innovative and world-class solutions. It has several "firsts" to its credit - be it Ackruti Sky Park - India's first fully-automated Multilevel Car Parking Solution (Robotic Sky Park), Ackruti Softech Park - Mumbai's first private Softech Park and India's first largest Biotech Park being built in Gujarat.

Ackruti City's projects are synonymous with innovation, quality, and lifetime value. Leading multinationals and IT majors have trusted the company's expertise by housing their offices in its projects.



Kumbharkala, Mumbai



Niharika, Mumbai



Gardenia - Phase 1, Mumbai



Marketed & Developed by



An affiliate of GID & Akridge of USA

Piedmont Development Company Private Limited provides Asset Management & Development Management services in India to institutional investors and developers through a specialized and recognized team of engineers, architects, and financial professionals based in Gurgaon and Bangalore with combined experience of more than 100 years, INR 500 crores of assets under management and development management contracts for 4.5 million square feet. Types of assets include: group housing, township development, IT office park and luxury hotel.

Piedmont is a partnership of BJI and two significant US developers, GID and Akridge. Senior personnel from GID and Akridge are involved on a regular basis in assisting Piedmont. GID and Akridge have more than three decades of experience in Residential, Commercial, Industrial and Hospitality projects with assets valued at over USD 2 billions each.

Piedmont is headquartered at Gurgaon and has its regional office in Bangalore.

Piedmont has a team of highly qualified professionals with varied experience in every aspect of real estate development, construction, leasing and management. Piedmont has comprehensive in-house skills to appoint and oversee all consultants from concept to completion and also provides on-site core technical management for project execution. The team is led by a senior management team who has large Indian & international exposure in varied real estate developments.

Piedmont's philosophy is to create excellent homes and commercial spaces through imaginative and innovative solutions. Piedmont has contributed its valuable experience to deliver comprehensive solutions to its consumers and have marked a difference in the quality of people's lives. Trust, Honesty and transparency forms the base of its core values and it is reflected in every single venture of Piedmont.



International Projects



*The Manhattan,
Denver Colorado, USA*



*Windsor at Triannon - Dallas,
Texas, USA*



*Gallery Place - Washington,
DC, USA*



*Windsor at Midtown,
Atlanta GA, USA*



*Windsor at Siena- Houston,
Texas, USA*



*Dominion I at Jefferson Park -
Merrifield, Virginia, USA*



Affiliates of Piedmont



The General Investment & Development Companies (GID) are privately held, vertically integrated, real estate investment and operating companies based in Boston, MA, USA.

GID has more than 48 years of experience in developing, acquiring and managing residential communities, suburban office properties and flex industrial business parks. GID has built its various businesses on sustainable quality and service. An integral part of its mission is to provide high-quality professional service and superior financial returns to its institutional investment partners and to exercise its fiduciary responsibility with great integrity. GID has developed or acquired over 30,000 apartment homes and approximately 7 million square feet of commercial space. GID's business activities are focused on multi-family apartments; suburban offices, flex industrial business parks and large scale mixed-use urban development projects.

GID operates in USA from its headquarters in Boston, Massachusetts and five regional offices located at Waltham, MA; Arlington, VA; Atlanta, GA; Denver, CO and San Francisco, CA. It employs over 400 professionals and associates. Currently the Urban Development group has two projects under development with over 8 million square feet. Regent square, in Houston TX is approximately 3 million square feet under development with development costs of \$1 billion. Allen House, in Atlanta GA, has over 5 million square feet under development and is projected to cost approximately \$1.5 billions.

www.generalinvestment.com

Akridge
Real Estate at the Highest Grade

Akridge was founded in 1974. It is full-service commercial real estate firm in USA located at Washington, DC. They have received the United States National Real Estate Excellence Award, given by a partnership of C&L & Associates, an independent commercial real estate research firm, and building Owners and Managers Associations (BOMA) International which recognizes the highest level customer satisfaction in the United States of America. Akridge properties are the top of their class, providing service that goes beyond Class A to A+, their projects total over 12 million square feet of office, industrial/flex, residential, retail and entertainment space.

www.akridge.com

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Location Map



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MAP NOT TO SCALE



PAYMENT STRUCTURE

Basic Sale Price (BSP)	As Applicable	
EEC + FFC	Rs. 40 / sq ft	
Parking (Per Bay)	Covered Parking – Rs. 1,50,000	Open Parking – Rs 75,000

Preferential Location Charges (PLC)

Green / Club / Pool Facing Rs. 75 / sq ft

First Floor 5% of BSP	Second Floor 4% of BSP	Third Floor 3% of BSP
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PAYMENT STRUCTURE

Construction Schedule Instalment Payment Plan

All % payments are inclusive of BSP

At the time of Booking	10% of BSP
On start of Excavation	10% of BSP
On foundation laying \ or start of construction	10% of BSP + 50% EDC & IDC *
On Start of first floor Roof Slab	7% of BSP + 50% EDC & IDC *
On Start of Third Floor Roof Slab	7.5% of BSP + 25% of PLC + 25% of Parking + 25% of Club membership
On Start of Fifth Floor Roof Slab	7.5% of BSP + 25% of PLC + 25% of Parking + 25% of Club membership
On Start of Seventh Floor Roof Slab	7.5% of BSP + 25% of PLC + 25% of Parking + 25% of Club membership
On Start of Ninth Floor Roof Slab	7.5% of BSP + 25% of PLC + 25% of Parking + 25% of Club membership
On Completion of Eleventh Floor Roof Slab	7% of BSP
On Completion of Masonry work	7% of BSP
On Completion of Internal plaster within the apartment	7% of BSP
On Completion of Flooring & Wall painting	7% of BSP
At the time of Offer of Possession	5% of BSP + IFMS + Power Backup Charges + EEC + FFC + Registration charges

NOTE:

- Interest Free Maintenance Security (IFMS) will be charged at Rs. 50 / sq. ft.
- External Development Charges (EDC) / Internal Development Charges (IDC) will be charged at Rs. 180 / sq. ft. Any increase or decrease in EDC / IDC levied by the Government shall be borne by the customer
- Power backup charges will be charged at Rs. 20000 for 1.5 KVA
- Club Membership Charges at Rs. 40,000
- Prices are subject to revision at the sole discretion of the Company.
- In the interest of maintaining high standards all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change by the company or by any competent authority.

SPECIFICATIONS

LIVING DINING & LOBBY

Floor: Vitrified Tiles
Walls: Oil Bound distemper with pleasing shades
Ceiling: W.Wash

BEDROOM

Floor: Vitrified Tiles
Walls: Oil Bound distemper with pleasing shades
Ceiling: W.Wash

BALCONIES

Floor: Ceramic Tiles
Walls/Ceiling: Durable Paint finish

KITCHEN

Walls/Ceiling: 2 feet high Glazed tiles above Marble counter & Oil bound Distemper in balance area.
Floor: Ceramic Tiles
Counter: Marble
Fitting & fixture: Single Bowl Stainless steel Sink and with CP fittings.

TOILETS

Walls: Glazed tiles till 7 ft height in wet areas & Oil bound distemper combination in other Area
Floor: ceramic tiles
Fitting & fixture: CP fittings, WC, Wash Basin & provision for hot & cold water supply.

DOORS & WINDOWS

Seasoned hard wood frames with flush doors
Hardware: Aluminum
Windows: Anodized Aluminum

ELECTRICAL

Copper Electrical wiring throughout in concealed conduit with provision for light point, power point, with protective MCB's and switches. T.V. & phone socket in Drawing Room

STRUCTURE

Earthquake resistant R. C. C framed structure with brickwork infill.

FACADE

Durable Paint Finish

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SITE PLAN



TAKSILA GARDENS, FARIDABAD

LAYOUT PLAN



2 BHK UNIT, AREA = 950 sq.ft



2 BHK + STUDY, AREA = 1150 sq.ft

LAYOUT PLAN



3 BHK UNIT, AREA = 1350 sq.ft



3 BHK + STUDY, AREA = 1650 sq.ft