

LIVE SMART. LIVE GRAND.

BREEZ
BUILDERS & DEVELOPERS



GLOBAL HEIGHTS 88A
SECTOR 88A, GURUGRAM



AT BREEZ WE ARE, NOT JUST CREATING HOMES BUT CREATING A DESTINATION.

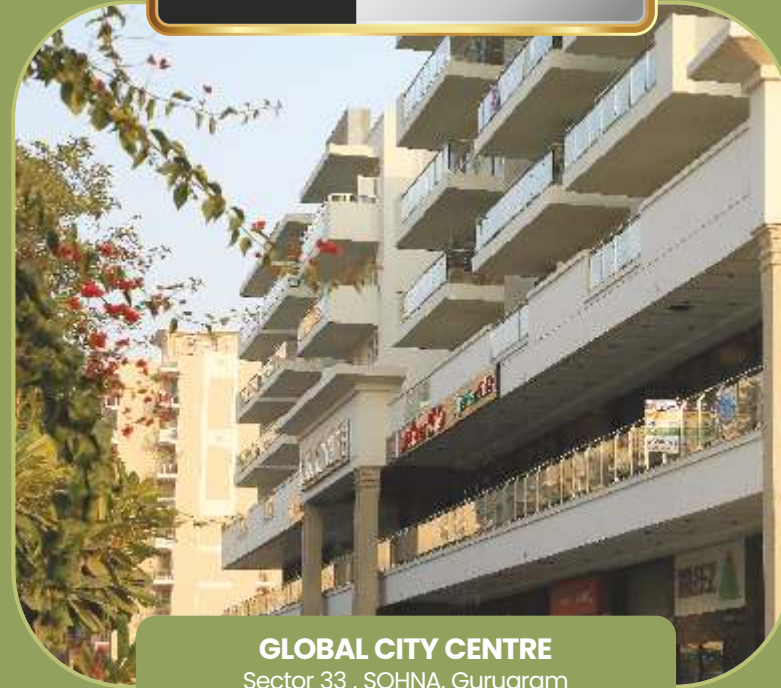
Over the years we have developed a keen understanding of people, their values, expectations of a home and all that goes into creating a world of special experiences that they will cherish.

With a successful background that goes back a decade, our business is poised to set its sights even higher. Beginning with achieving new milestones in a diverse set of projects through Gurugram-Haryana, we only plan to fly higher. Persistent long term planning, thinking out-of-the-box and unquestionable service has set us apart, not just as a company you work with but as a community you can bank on.

We look forward to helping you achieve a smooth and easy transition into the field of real estate.

100%
ON TIME COMPLETION

**SUCCESSFULLY
DELIVERED PROJECTS**



GLOBAL CITY CENTRE
Sector 33 , SOHNA, Gurugram



GLOBAL PLAZA
Sector 11 , SOHNA, Gurugram



GLOBAL CITY CENTRE - 2
Sector 33 , SOHNA, Gurugram



GLOBAL HEIGHTS
Sector 33 , SOHNA, Gurugram



GLOBAL HILLVIEW
Sector 11 , SOHNA, Gurugram



FLORA AVENUE 33
Sector 33 , SOHNA, Gurugram

**COMMERCIAL & RESIDENTIAL
PROJECTS UNDER CONSTRUCTION**



Live. Work. Play. Thrive.
Right in the heart of Gurugram.

Years from now you will thank yourself for this!

Homes That Ensure You **Move With The Times.**

You don't choose a home in Global Heights 88A, you choose a smart life, well-being and savings at one of the most promising locations of Gurugram.

Welcome to the world of the future. Homes built with the perfect blend of everything futuristic - location, community & technology. Situated in one of the most sought after locations in sector 88A Gurugram, Global Heights88A offers a new age contemporary architecture. Being in the close vicinity of Dwarka Expressway, NH-8 and Pataudi Road, Global Heights brings closer to the best in life. Spread across 6.5 acres, this project brings world-class amenities such as toddlers play area, skating rink, jogging track, senior sitting and many more.

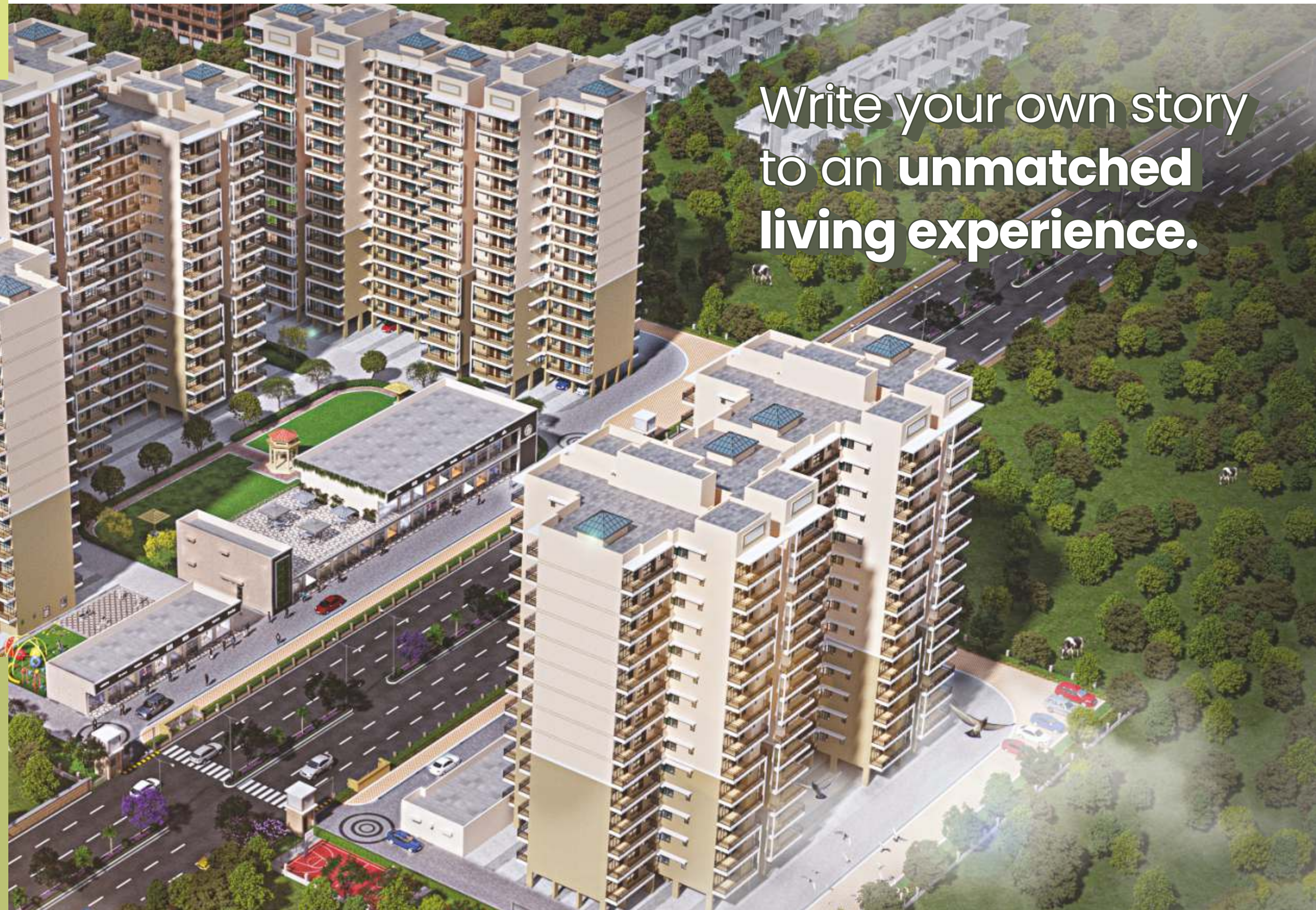
**What else could you wish for! The smart life awaits you at
Global Heights88A.**

Away from the crowd, yet in the heart of Gurugram

Write your own story to an unmatched living experience.

Everyone appreciates opulence, but few recognize the subtle nuances about it, which transcends the entire experience into something ambrosial.

Global Heights 88A, a wonderful enclave of modern yet exclusive homes. The perfect address for those who wish to beat the daily commute to work and yet be insulated from the bustle of urban life.



Amenities that make the smart life smarter

At Global Heights 88A, there's something for everyone. An outdoor gym where fitness enthusiasts could pursue their goals. A party lawn for you to celebrate under the skies. And a aroma garden where you could hang out on weekends.



Kids Play Area



Aerobics / Yoga



Aroma Garden



Senior Citizen



Jogging Track



Water Fountain



Outdoor Gym



Multipurpose Court



Convenience Store



Party Hall



Table Tennis



Skating Rink



Kids Tot-Lot Area



Walking Trail



*Car Parking Available



Ladies Corner

SITE PLAN GLOBAL HEIGHTS 88A Sector 88A, Gurugram



THE PROJECT HIGHLIGHTS

- Located in **Sector 88A**, Gurugram
- Sector 88 is one of the most **rapidly developing** areas of Gurugram
- **2/3 BHK Affordable** Modern Apartments
- Premium Vicinity with **best Amenities** on offer like Table Tennis & badminton court for Kids along with jogging track, senior citizen park and many more...!
- **Easy accessibility** & conveniently connected to Nh8
- Adjoining posh **Commercials, Shopping Malls & Residential** Apartments
- Apartments Starting **Just Rs. 23 Lakhs***

Live SEAMLESSLY

The special ingredient for a special offering,
a home that is ideally located...

There is no doubt about the fact that in case of the residential houses, the location plays the main role. Marked with the presence of most upscale residential projects in the vicinity, apartments at Global Heights 88A are entitled to the lucrative catchment, while enjoying proximity to renowned schools and hospitals.

Here are some of the location advantages of Global Heights Sector 88A, Gurugram project:

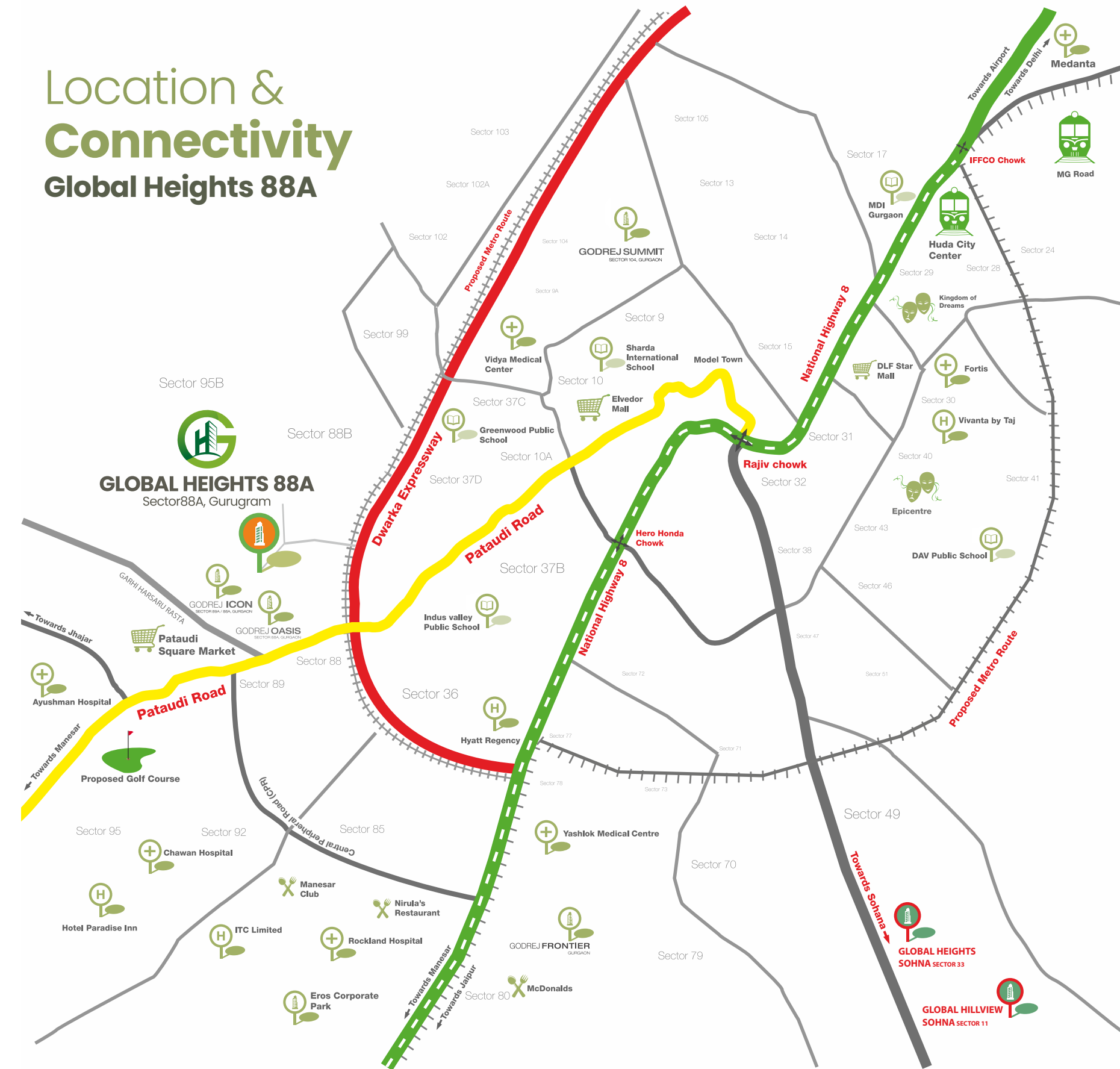
- Proximity to the planned **Metro Station**.
- **Dwarka Expressway** just few meters away(walking distance).
- **Connected by 3 National Highways:** Delhi-Jaipur Highway (NH 48), Dwarka Expressway(NH 248BB) & Pataudi Road (NH 352W)
- The location is close to Sector 88, a commercial sector occupied by **DLF for Cyber City 2**.
- Emerging as one of the prominent destinations for **IT/ITeS companies**.

Key Locations distances in nearby vicinity

- Airport | 20 minutes
- Gurugram ISBT | 15 minutes
- Railway Station | 06 minutes
- DPS School | 05 minutes
- Cyber Hub | 20 minutes
- Hospitals | 15 minutes
- Manesar IMT | 10 minutes
- HUDA City Center | 25 minutes
- AIIMS OPD | 10 minutes
- RPS International School | 5 minutes
- Matrikiran by Vatika School | 7 Mins



Location & Connectivity Global Heights 88A



Project Flat Layouts

Flat Layout in Affordable Group Housing colony proposed to be developed by Breez Builders at Sector 88A, Gurugram, Haryana



TYPE A FLOOR PLAN 3BHK

CARPET AREA = 59.997 Sq.m.
BALCONY AREA = 9.308 Sq.m.

- Master Bedroom [12'-0"x10'-0"]
- Parents Bedroom [11'-3.75"x10'-0"]
- Kids Bedroom [8'-3.5"x9'-9.25"]
- Bedroom Toilet [4'-10"x6'-2.75"]
- Guest Toilet [4'-9"x6'-8.75"]
- Kitchen [6'-6"x7'-2.5"]
- Lobby [11'-0"x10'-9"]
- A Sit-out Balcony [1.705 mtr wide]

3D PERSPECTIVE
Representation of
Flat Type A



2D TOP VIEW
Representation of
Flat Type A

TYPE B FLOOR PLAN 3BHK

CARPET AREA = 59.928 Sq.m.
BALCONY AREA = 9.293 Sq.m.

- Master Bedroom: [10'-0"x12'-0"]
- Parents Bedroom: [10'-0"x11'-0"]
- Kids Bedroom: [8'-0"x10'-0"]
- Bedroom Toilet: [6'-5.25"x4'-8"]
- Guest Toilet: [6'-5.25"x4'-8"]
- Kitchen: [5'-10"x10'-1"]
- Lobby: [13'-8.5"x9'-0"]
- A Sit-out Balcony: [1.475 + 1.085 mtr wide]

3D PERSPECTIVE
Representation of
Flat Type B



2D TOP VIEW
Representation of
Flat Type B

*Sq. fts. calculated by converting meters to feet by multiplying number of meters by 3.28084.

3D PERSPECTIVE

Representation of Flat Type B1



TYPE B1

FLOOR PLAN 3BHK

CARPET AREA = 59.928 Sq.m.
BALCONY AREA = 18.941 Sq.m.

- Master Bedroom [10'-0" x 12'-0"]
- Parents Bedroom [10'-0" x 11'-0"]
- Kids Bedroom [8'-0" x 10'-0"]
- Bedroom Toilet [6'-5.25" x 4'-8"]
- Guest Toilet [6'-5.25" x 4'-8"]
- Kitchen [5'-10.75" x 10'-1"]
- Lobby [13'-8.5" x 9'-0"]
- A Sit-out Balcony [1.8+1.48+1.1 mtr wide]

TYPE C

FLOOR PLAN 2BHK

CARPET AREA = 50.622 Sq.m.
BALCONY AREA = 9.301 Sq.m.

- Master Bedroom [13'-11" x 10'-0"]
- Parents Bedroom [10'-8.25" x 10'-0"]
- Bedroom Toilet [4'-8" x 6'-5.75"]
- Guest Toilet [4'-8" x 6'-5.75"]
- Kitchen [6'-0" x 10'-0"]
- Lobby [12'-3" x 10'-9"]
- Foyer [1.25 mtr wide]
- A Sit-out Balcony [1.42 mtr wide]

3D PERSPECTIVE

Representation of Flat Type C



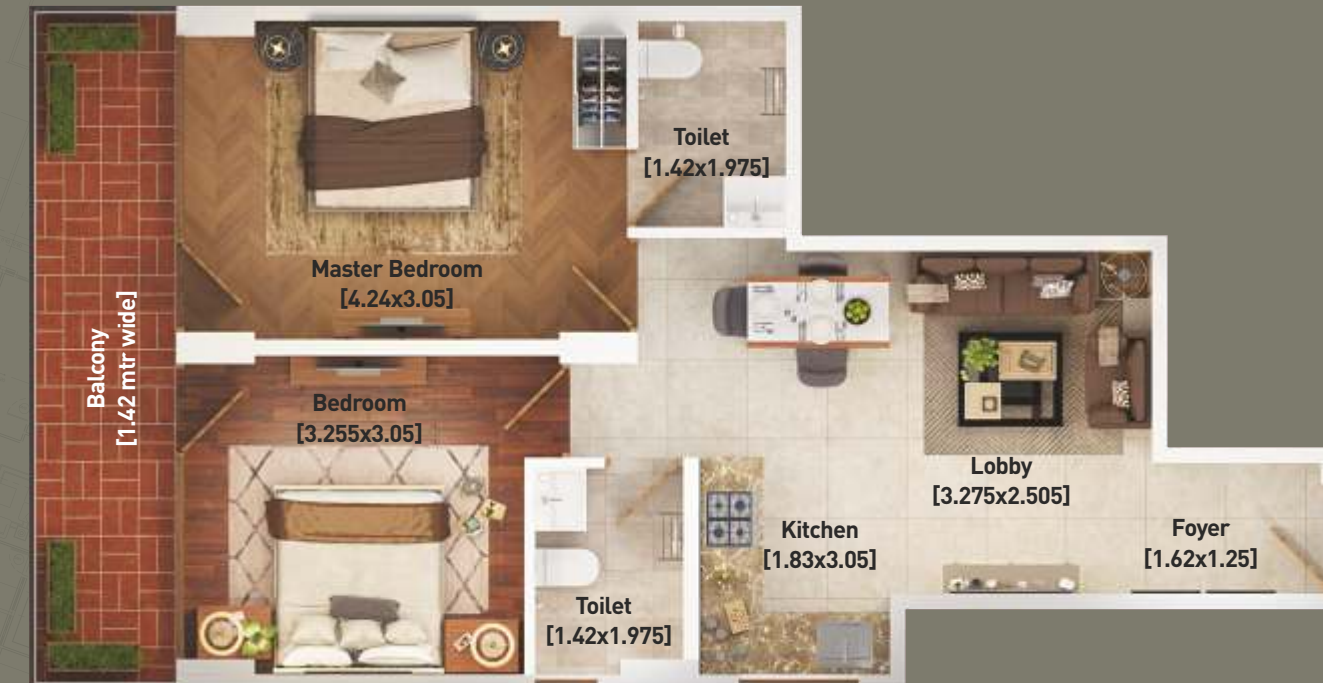
2D TOP VIEW

Representation of Flat Type B1



2D TOP VIEW

Representation of Flat Type C



*Sq. fts. calculated by converting meters to feet by multiplying number of meters by 3.28084.

3D PERSPECTIVE
Representation of
Flat Type D



TYPE D
FLOOR PLAN 2BHK

CARPET AREA = 50.440 Sq.m..
BALCONY AREA = 9.308 Sq.m.

- Master Bedroom [10'-9.75"x12'-9.5"]
- Parents Bedroom [10'-6"x11"]
- Bedroom Toilet [6'-9"x4'-8"]
- Guest Toilet [6'-5.25"x4'-8"]
- Kitchen [6'-1.75"x9'-8.25"]
- Lobby [10'-6.75"x9'-0"]
- A Sit-out Balcony [1.69 mtr wide]

TYPE E
FLOOR PLAN 2BHK

CARPET AREA = 48.366 Sq.m..
BALCONY AREA = 9.296 Sq.m.

- Master Bedroom [9'-0.25"x12'-7"]
- Parents Bedroom: [10'-0"x10'-5.25"]
- Bedroom Toilet: [6'-2.75"x4'-10"]
- Guest Toilet: [5'-3"x5'-9"]
- Kitchen: [8'-2.5"x5'-10.75"]
- Lobby: [10'-9"x12'-1"]
- Foyer: [1.25 mtr wide]
- 2 Sit-out Balcony: [1.8 & 1.05 mtr wide]

3D PERSPECTIVE
Representation of
Flat Type E



2D TOP VIEW
Representation of
Flat Type D



2D TOP VIEW
Representation of
Flat Type E



*Sq. fts. calculated by converting meters to feet by multiplying number of meters by 3.28084.

Tentative Project Specification

| | |
|--------------------------------|--|
| LOBBY FLOORING | CERAMIC / VITRIFIED TILES / IPS |
| LOBBY WALL CEILING FINISH | OIL BOND DISTEMPER/ COLOUR WASH |
| BEDROOM FLOORING | CERAMIC / VITRIFIED TILES / IPS |
| BEDROOM WALL CEILING FINISH | OIL BOND DISTEMPER / COLOUR WASH |
| TOILETS WALL FINISH | CERAMIC TILES TILL 4'/7' & OIL BOND DISTEMPER / COLOUR WASH |
| TOILETS FLOORING | ANTI SKID CERAMIC TILES / IPS |
| KITCHEN FLOORING | CERAMIC / VITRIFIED TILES / IPS |
| KITCHEN PLATFORM | STONE / TILES |
| KITCHEN WALL FINISH | TILES UP TO 600MM ABOVE COUNTER AND OIL BOND DISTEMPER / COLOUR WASH IN BALANCE AREA |
| FIXTURE AND FITTINGS | SINGLE BOWL STAINLESS STEEL SINK & MODERN CP FITINGS |
| BALCONY FLOORING | ANTI SKID TILES / IPS |
| WINDOW | HARDWOOD / MS Z-SECTION / FIBER / COMPOSITE/ |
| DOOR FRAME / DOORS | HARDWOOD / M.S / COMPOSITE DOOR- SHUTTER |
| COMMON AREA/STAIRCASE FLOORING | STONE / TILES / IPS WALLS : TILES SKIRTING & OIL BOUND DISTEMPER |
| LIFT LOBBY | STONE / TILES / IPS |
| CHINAWARE | STANDARD FITTING |
| ELECTRICAL | ISI MARK PRODUCTS FOR WIRING, SWITCHES AND CIRCUITS |
| SECURITY | GATED COMPLEX |

Disclaimer: *Specifications and layouts mentioned in the brochure are tentative and subject to change.

Payment Plan

| PARTICULARS | INSTALLMENTS | PARTICULARS | INSTALLMENTS |
|--|--------------|--|--------------|
| - At the time of submission of the application for allotment | 5% of BSP | - Within twenty four months of the date of issuance of allotment letter on completion of construction of RCC slab upto 19th floor level | 12.5% of BSP |
| - Within Fifteen days of the date of issuance of allotment letter | 20% of BSP | - Within thirty months of the date of issuance of allotment letter on completion of internal finishing | 12.5% of BSP |
| - Within six months of the date of issuance of allotment letter on completion of construction of raft and RCC slab upto ground floor level | 12.5% of BSP | - Within thirty six months of the date of issuance of allotment letter on completion of external finishing and on application of occupation certificate. | 12.5% of BSP |
| - Within twelve months of the date of issuance of allotment letter on completion of construction of RCC slab upto 8th floor level . | 12.5% of BSP | | |
| - Within Eighteen months of the date of issuance of allotment letter on completion of construction of RCC slab upto 14th floor level . | 12.5% of BSP | | |

* Payment Plan for the applicant who applied under PMAY shall be applicable as per the PMAY policy

Project Details

| PARTICULARS | DETAILS |
|---------------------------------------|---|
| PROJECT AREA | 6.50 Acres |
| LOCATION | SECTOR 88A |
| NUMBER OF FLATS | 936 |
| NUMBER OF TOWERS | 8 |
| NUMBER OF FLOORS (TOWERS WISE) | Tower 1-4 & 6-8, Stilt + 14 Tower 5, Stilt + 19 |
| SALE PRICE (ON CARPET AREA) | 4200/- PSF (Additional cost of 1000/- PSF on Balcony) + GST etc. |

Eligibility Criteria:

Any person can apply, however, the PMAY beneficiaries which include their spouse or dependent children, identified by the Urban Local Bodies Department, Haryana under "Pradhan Mantri Aawas Yojna-Housing for All" programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licensed colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case he/she is successful in more than one colony, he/she will have choice to retain only one flat. All such applicants shall submit an affidavit to this effect.

Apartment Details

| 3 BHK UNIT TYPE | TOTAL FLATS | CARPET AREA IN SQ. FT. | BALCONY AREA IN SQ. FT. | *CARPET AREA PRICE (in) | *BALCONY PRICE (in) | *SALE PRICE (in) | BOOKING AMOUNT |
|--------------------|----------------|---------------------------|----------------------------|-----------------------------|-------------------------|----------------------|-------------------|
| TYPE A | 272 | 645.808 | 100.0191 | 27,12,392 | 1,00,000 | 28,12,392 | 1,40,620 |
| TYPE B | 392 | 645.065 | 100.030 | 27,09,273 | 1,00,000 | 28,09,273 | 1,40,464 |
| TYPE B1 | 020 | 645.065 | 203.881 | 27,09,273 | 1,00,000 | 28,09,273 | 1,40,464 |

2 BHK

| UNIT TYPE | TOTAL FLATS | CARPET AREA IN SQ. FT. | BALCONY AREA IN SQ. FT. | *CARPET AREA PRICE (in) | *BALCONY PRICE (in) | *SALE PRICE (in) | BOOKING AMOUNT |
|-----------|----------------|---------------------------|----------------------------|-----------------------------|-------------------------|----------------------|-------------------|
| TYPE C | 182 | 544.895 | 100.116 | 22,88,560 | 1,00,000 | 23,88,560 | 1,19,428 |
| TYPE D | 056 | 542.936 | 100.191 | 22,80,332 | 1,00,000 | 23,80,332 | 1,19,017 |
| TYPE E | 014 | 520.612 | 100.030 | 21,86,569 | 1,00,000 | 22,86,569 | 1,14,328 |

*GST as applicable on basic sale price is payable. Any change in the GST rate or any fresh tax levy will be accordingly be made applicable to the allottee.

***Note:** - Area is tentative and is subject to change as allowed under Affordable Housing Policy, 2013.

- Final price of the flat will be based on actual area handed over to the allottee.

- Cheque/DD in favour of **GCC INFRA-MASTER COLLECTION A/C**

- For bank transfer ACCT NAME: **GCC INFRA-MASTER COLLECTION A/C**, ACCT NO: **50200065328455**, BANK: **HDFC, JMD megapolis**, IFSC CODE: **HDFC0003648**



GLOBAL HEIGHTS 88A

SECTOR 88A, GURUGRAM



HARERA LICENCE NO. 07 OF 2022

A PROJECT BY



PH. +91 - 124 - 2659076 / 77 / 78 (CORPORATE)

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CORPORATE OFFICE

UNIT NO. 903-905, C-WING, JMD MEGAPOLIS
SOHNA ROAD, GURUGRAM - 122018

Disclaimer:- The drawings and graphics apart from actual images, given in this brochure is for preliminary purposes. Further the Promoter/Architect reserves the right to add / delete specifications mentioned, if so warranted by the circumstances.