



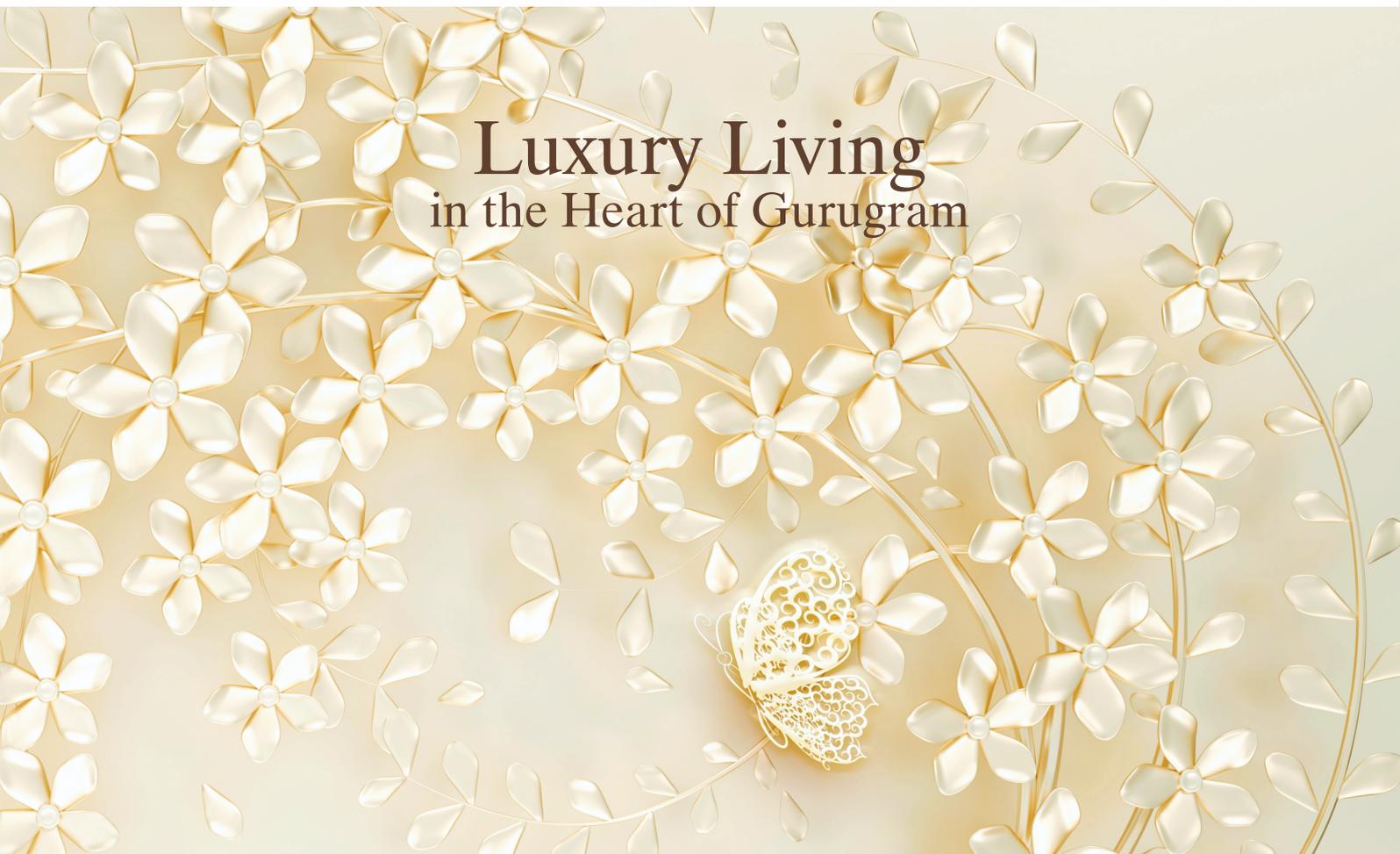
# Express Heights

"Everything you dream for" Gurugram



SECTOR-99 - GURUGRAM

Luxury Living  
in the Heart of Gurugram



# 3 BHK

AREA

1770 sq. ft.



# 3 BHK

AREA

1865 sq. ft.



# 3 BHK

+ SQ

AREA

1970 sq. ft.



# 3 BHK

+ SQ

AREA

2150 sq. ft.



# 4 BHK

+ SQ

AREA

2365 sq. ft.

# Express Heights

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# 4 BHK

+ SQ

AREA

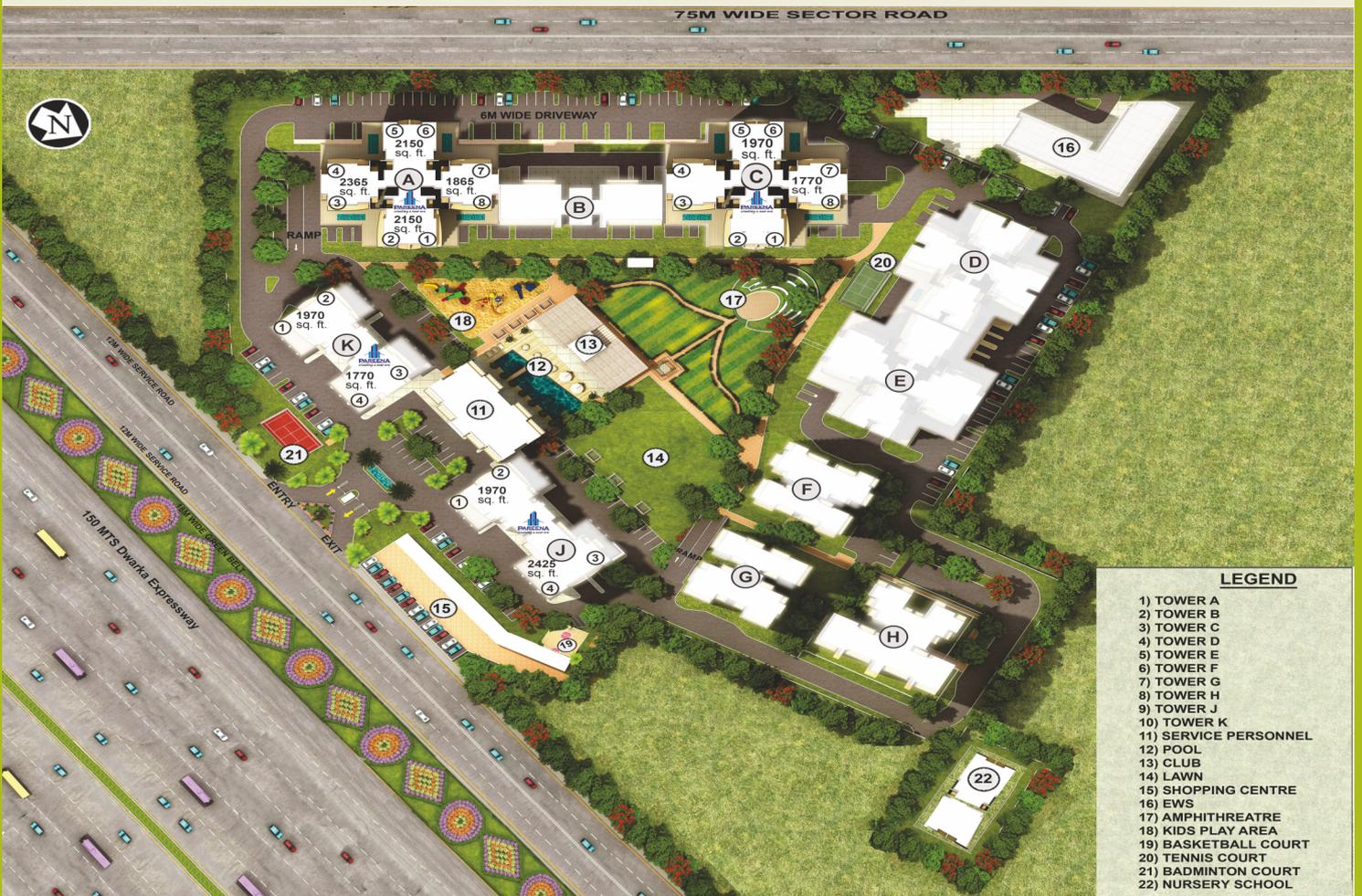
2425 sq. ft.

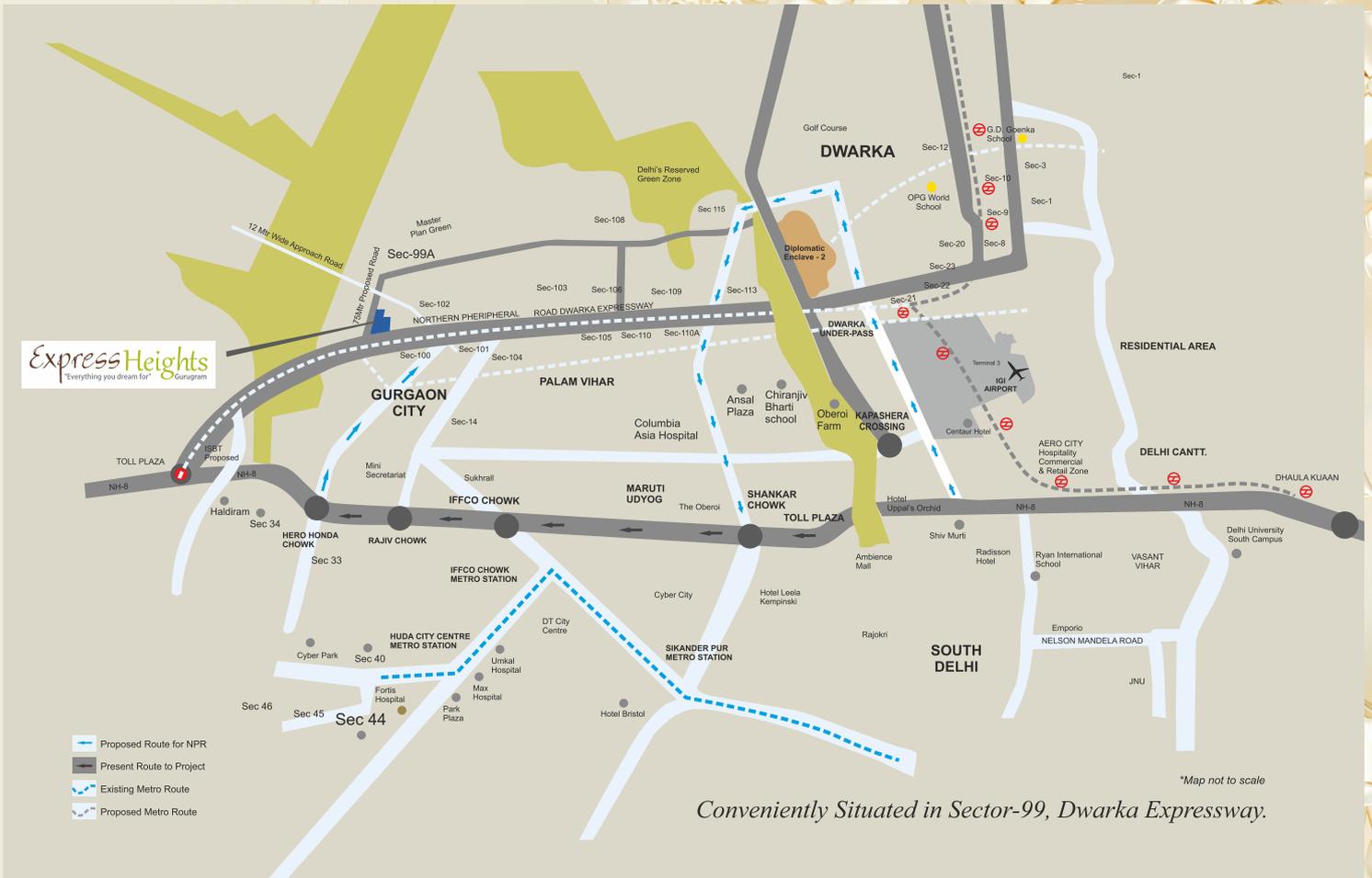


# Express Heights

"Everything you dream for" Gurugram

## SITE PLAN





## Location Advantages

Close to  
NH-8

Enjoy Seamless  
Connectivity to  
Delhi & Gurugram

Located on  
Dwarka Expressway  
(Sec-99)

Comprehensive  
Road Network

Within  
Close Proximity of  
Airport



Corporate Office:

C-7A, 2nd Floor, Omaxe City Centre Mall, Sohna Road, Sec. 49, Gurugram, Haryana

Tel +91 8800693500, 0124-2219440, 4078333

Toll Free 1800-180-4545

Email [info@pareena.in](mailto:info@pareena.in)

[www.pareena.in](http://www.pareena.in)

Regd. Office Flat No. 2, Palm Apartment, Plot No. 13B, Sec. 6, Dwarka, New Delhi • CIN U70109DL2009PTC188725



Disclaimer: Images depicted in the brochure are computer generated, artistic and neither they are actual images nor exact representation of buildings to be constructed. The depicted images are only for reference being indicative in nature and to help prospective customer to perceive the locational attributes of project and the basic nature of structure. Therefore, the images in brochure shall not be solely considered or relied as benchmark for investment in project. The company, its employees and associates shall not be held responsible for any loss, injury or damages incurred, if any, to and by any prospective customer, due to any decision taken by any prospective customer based on such images, since the completed buildings may differ from depicted images. Thus it is advised that all concerned and interested prospective customers should consider the above facts and should not rely solely upon the images so depicted for taking any decision for investing in the project. Applicant can check the carpet area and other details of respective category of flat as mentioned in brochure at the website of HRERA i.e. <https://haryanarera.gov.in>.

License No. 70 of 2011 Dated 22/07/2011 for land measuring 12.031 acres and License no. 82 of 2012 Dated 27/08/2012 for land measuring 1.289 acres in Sector-99, Gurugram, granted to Shivnandan Buildtech Pvt. Ltd. by DG, T&CP Haryana. Further Town & Country Planning Department Haryana has granted permission vide Memo No. LC-2488-B-Asstt(AK)2019/16874 dated 16-07-2019, issued qua Joint Development rights Marketing Rights in favour of company for 4.741 acres in respect of Group Housing Colony under license no. 70 of 2011 dated 22.07.2011 and in respect of Group Housing Colony under license no. 82 of 2012 dated 27.08.2012 for 1.289 acres. Building plans approval vide memo no. ZP-742JD(BS)/2011/19888 dated 29/12/2011. Project registered with HRERA Gurugram vide Registration No. 46 of 2019 dated 25.09.2019. Status of other approvals can be checked in the Promoter's office. \*1 Sq.Mtr.= 10.764 Sq.Ft.

## SPECIFICATIONS

*Express Heights*  
"Everything you dream for" Gurugram

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### LIVING / DINNING ROOM

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FLOORING : Vitrified Tiles  
WALL : Oil Bound Distemper  
CEILING : POP Cornice  
DOOR : Hardwood Frames & Flush Door Finished with Paint  
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting  
ELECTRICALS : Modular switches, TV and Telephone Socket

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### OTHER BEDROOMS

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FLOORING : Vitrified Tiles  
WALL : Oil Bound Distemper  
CEILING : POP Cornice  
DOOR : Hardwood Frames & Flush Door Finished with Paint  
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting  
ELECTRICALS : Modular switches, TV and telephone socket

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### KITCHEN

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FLOORING : Ceramic Tiles  
WALL : Ceramic Tiles upto 2 feet high above Kitchen Platform  
CEILING : Oil Bound Distemper  
DOOR : Hardwood Frames & Flush Door Finished with Paint  
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting  
PLATFORM : Pre-polished Granite Platform with Stainless Steel Sink  
FITTINGS / FIXTURES : CP Fittings  
ELECTRICALS : Modular switches

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### BALCONY

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FLOORING : Ceramic Decorative Tiles  
WALL : Semi Permanent, Long Lasting Finish  
DOOR : Flush door / UPVC  
WINDOWS / GLAZING : Hardwood /UPVC with Matching Fitting  
ELECTRICALS : Modular switches

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### MASTER BEDROOM

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FLOORING : Laminated Wooden Flooring  
WALL : Oil Bound Distemper  
CEILING : POP Cornice  
DOOR : Hardwood Frames & Flush Door Finished with paint  
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting  
ELECTRICALS : Modular switches, TV and telephone socket

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### SERVANT ROOM

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FLOORING : Ceramic Tiles  
WALL : Oil Bond Distemper  
CEILING : Oil Bound Distemper  
DOOR : Hardwood Frames & Flush Door Finished with Paint  
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting  
ELECTRICALS : Modular Switches, TV and Telephone Socket  
TOILET : Cermaic Tiles Flooring, CP Fittings

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### TOILETS

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FLOORING : Ceramic Tiles  
WALL : Ceramic Tiles upto 7"feet high  
CEILING : Oil Bound Distemper  
DOOR : Hardwood Frames & Flush Door Finished with Paint  
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting  
SANITARYWARE / CP FITTINGS : CP Fittings, European style with Branded Chrome Plated Brass Fittings (white / colour)  
ELECTRICALS : Modular Switches

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### SPECIAL FEATURES

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Main Entrance Door Shall Be Decorative Flush Door,  
Intercom System