



— THE —  
**MEDALLION**  
LOCATION. LUXURY. LIFESTYLE

3 & 4 BHK HIGH RISE APARTMENTS  
ON AIRPORT ROAD, IT CITY, SECTOR 82-A, MOHALI.



**TURNSTONE REALTY**  
ALL ABOUT YOU



We are inspired by - Enso, a sacred symbol in Zen Buddhism meaning circle, or sometimes circle of togetherness. It is traditionally drawn using only one brush stroke as a meditative practice in letting go of the mind and allowing the body to create, as the singular brush stroke allows for no modifications. It symbolizes strength, elegance, and one-mindedness.

Turnstone realty is inspired by the idea of enriching lives by setting gold standards for customer-centricity, architectural design, quality and safety. Built on the strong values of ethics, quality, prudence, humility, respect and transparency we are committed to fulfill consumers aspirations through exceptional service and creating vibrant communities.

Where it is all about YOU!





WELCOME TO THE WORLD OF EXQUISITENESS

TURNSTONE INVITES YOU TO BE A PART OF THIS  
MAGNIFICENT LUXURY LIVING EXPERIENCE. CHOOSE  
A HOME WHICH DEPICTS THE SPIRIT OF LUXURIOUS  
LIVING SPACES THROUGH THE VIBRANCY OF NATURE,  
ONE THAT REFLECTS YOU AND EVERYTHING THAT YOU  
DESERVE OUT OF LIFE; BEAUTY, COMFORT, RELAXATION.

COME CLOSER TO LIVING YOUR DREAM LIFE...  
IN YOUR DREAM HOME.



— THE —  
**MEDALLION**  
LOCATION. LUXURY. LIFESTYLE

THE TRANQUILITY OF THE GREEN SPACES,  
THE ENERGY OF THE CITY, STUNNINGLY SPECTACULAR  
VIEWS, LAVISHLY LUXURIOUS LIFESTYLE- ALL THIS AND  
MUCH MORE. THERE IS ONLY ONE PLACE  
YOU CAN HAVE IT ALL.

WELCOME TO THE MEDALLION

DESIGNED TO  
**CAPTURE**  
THE TIMELESS BEAUTY OF  
**NATURE.**

ENJOY A QUIET MOMENT,  
MEDITATE, DO YOGA OR  
JUST TAKE A LEISURELY WALK.  
THE AMBIENCE, THE SURROUNDINGS,  
THE GARDENS-EVERYTHING HERE WILL  
PUT YOUR BODY, MIND AND SOUL  
AT PEACE.

**DEDICATED GREEN SPACES**

**CENTRAL GREEN AREA**

**CONCEPT GARDENS**

- FLOWER GARDEN
- HERB GARDEN
- ZEN GARDEN
- THERAPEUTIC GARDEN

THE THREE MOST IMPORTANT  
THINGS IN BUYING A HOME ARE

LOCATION  
LOCATION  
LOCATION

STRATEGICALLY LOCATED IN MOHALI WITH INTERNATIONAL AIRPORT  
MINUTES AWAY, SURROUNDED BY EMINENT EDUCATIONAL  
INSTITUTIONS, WELCOMING COMMERCIAL DESTINATIONS,  
IN IT CITY AND MANY MORE ATTRACTIONS.

BE READY FOR AN IMMACULATE LIVING EXPERIENCE  
IN THE CITY'S MOST THRIVING NEIGHBOURHOOD.

# BESPOKE APARTMENTS IN IT CITY ON THE INTERNATIONAL AIRPORT ROAD, MOHALI

## KEY DISTANCES



Chandigarh  
International Airport  
**5 Min**



IT City  
**0 Min**



Aero City  
**1 Min**



Manav Rachna  
International School  
**0 Min**



Ashoka University  
**2 Min**



Amity University  
**1 Min**



Infosys  
**2 Min**



Indian School  
of Business  
**2 Min**



Fortis Hospital  
**7 Min**



PCA Stadium Mohali  
**5 Min**



Railway Station  
Mohali  
**4 Min**



Elante Mall  
**13 Min**





# LOCATION MAP



## AMENITIES



### Club - Celebrating Young Lifestyle

- Terrace Lounge
- Swimming Pool
- Spa & Sauna
- Gymnasium
- Barbeque Areas
- Indoor Games Arcade
- Restaurant & Coffee Shop
- Conference Room
- Co-Working Spaces



### Kids Should Have Fun

- CCTV Controlled Play Areas
- Splash Pool
- Gaming Zone
- Sand Pits
- Art & Craft Studio



## AMENITIES



### Life is a Game

- Lawn Tennis Court
- Cricket Pitch
- Basket Ball Court
- Volley Ball Court



### Thoughtfully Curated for Senior Residents

- Separate Sitouts
- 24x7 Ambulance Service
- On Call Doctor
- 4 Tier Security
- Herb Garden
- Friendly Stair Case





INDEPENDENT TOWERS

ALL FLATS ARE CORNER FLATS

DESIGNED FOR AMPLE SUNLIGHT AND NATURAL VENTILATION

DEDICATED LOBBIES FOR EVERY TOWER WITH DROP OFF POINT

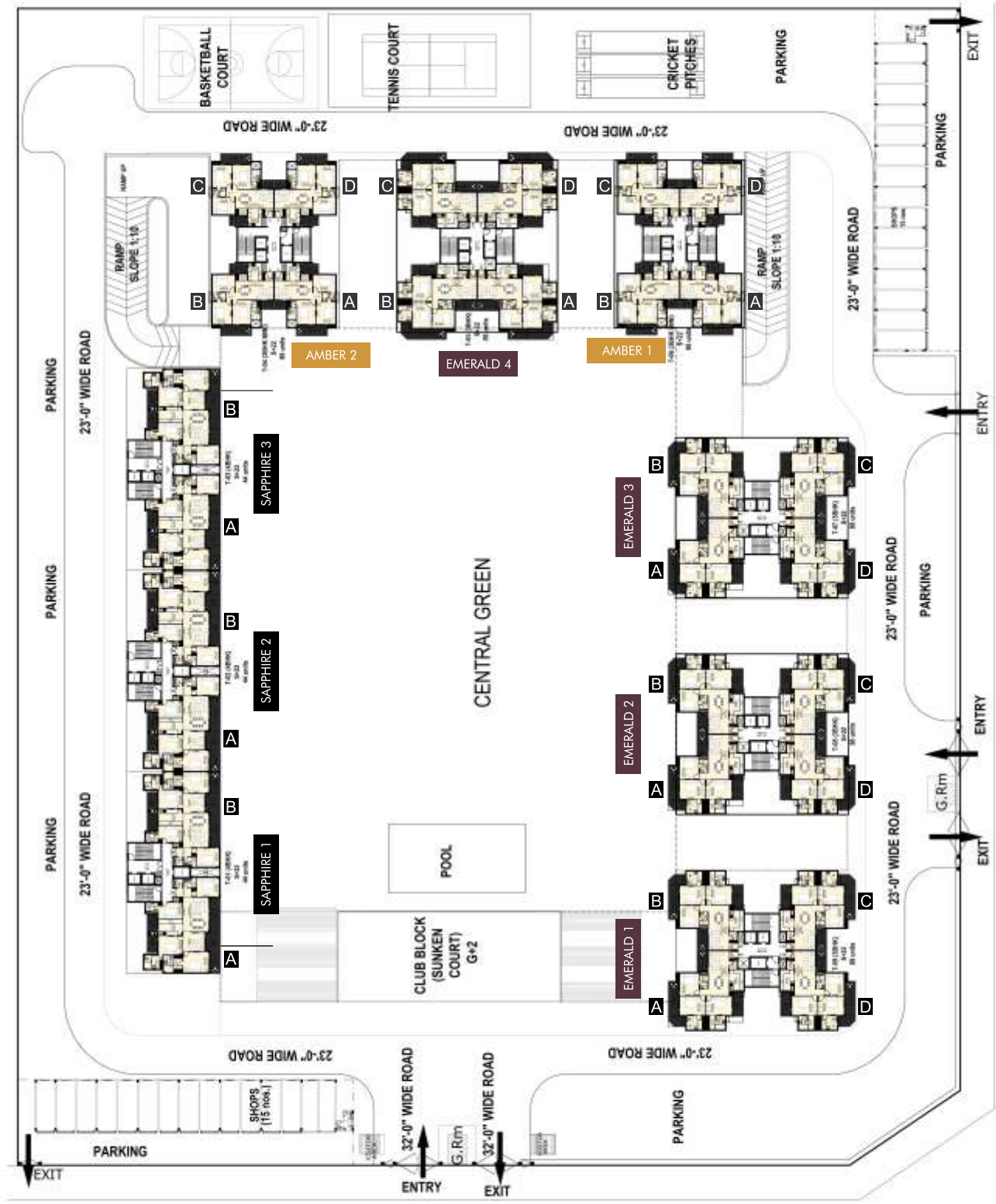
FIRST TIME IN TRI-CITY - DOUBLE HEIGHT PODIUM PARKING





**VASTU-COMPLIANT SITE**

# SITE PLAN



UNVEILING  
THE NEW MASTERPIECE  
OF LUXURY LIFESTYLE





Luxury  
should be lived in





# *Live Iconic*



L I V E I C O N I C



# *Live Contemporary*

L I V E C O N T E M P O R A R Y





*Live Inspired*



L I V E I N S P I R E D

*Live Elevated*

L I V E E L E V A T E D





# *Live Modern*



L I V E M O D E R N

*Live Boundless*

L I V E B O U N D L E S S



*A project by*



**TURNSTONE REALTY**  
ALL ABOUT YOU



FRONT

### 3BHK MINI

Super Area 1550 Sq.ft  
Covered Area 1285 Sq.ft



BACK

### 3BHK MINI

3D VIEW





FRONT

# 3BHK + STORE

Super Area 1995 Sq.ft  
Covered Area 1728 Sq.ft



BACK

# 3BHK + STORE

3D VIEW





FRONT

**4BHK**

Super Area 2695 Sq.ft  
Covered Area 2116 Sq.ft



BACK

**4BHK**

3D VIEW



## FRONT

### SPECIFICATIONS (INTERNAL/ETERNAL)

<b>GRAND STRUCTURE</b>	22 Storied, Earthquake resistant Mivan Framework (Malaysian Technology) RCC structure, Bricks only Where Needed.
<b>EXTERNAL FINISH</b>	Textured paint of exterior grade
<b>GRAND ENTRANCE LOBBY - GROUND FLOOR</b>	Double Height Lobby with amenities like: Concierge, Meeting & Waiting Lounges, Rest Rooms Etc. Appropriate Mix of Marble/Granite Flooring. Premium Emulsion Paint on Walls and Ceiling.
<b>GRAND ELEVATORS</b>	One Service Elevator (6ftx9ft) and Two Passenger Elevators (6ftx9ft) of Mitsubishi/Kone/ Schindler or equivalent brand in each tower.
<b>GRAND STAIRCASES</b>	Grand Staircases Risers & Treads - Granite Stone Wall & Ceiling Finishes - Premium Emulsion Paint
<b>GRAND BALCONIES</b>	Flooring - Anti Skid Vitrified Tiles Wall & Ceiling Finishes - Weather proof external paint.
<b>GRAND DOORS &amp; WINDOWS</b>	Upto 4 Ft Wide & 8 Ft High Doors - Flush Door & Frame with Teakwood Veneer, Key Less Entry Yale/Godrej or Equivalent Door Lock, Honeywell or Equivalent Video Door Phone. Upto 8ft High Windows, High Grade UPVC with AIS or Equivalent Toughened Glass & Mesh Doors.
<b>ELECTRICAL FITTINGS</b>	All Electrical Wiring in concealed conduits, provision of adequate light and power points. Telephone, Internet, Intercom, DTH/ Cable and TV outlets in Drawing, Dining and all Bedrooms. Moulded Modular Plastic Switches & Protective MCB's

## BACK

### SPECIFICATIONS (INTERNAL/ETERNAL)

<b>LIVING/ DINING/FAMILY LOUNGE</b>	Flooring - Premium / Vitrified / Italian Tiles Walls - Premium Emulsion Paint Ceiling - Premium Emulsion Paint & False Ceiling with ambient lighting Panic Button in all Apartments.
<b>BEDROOM(S) FINISHES</b>	Wardrobes - Full Height Wall to Wall Modular wardrobes in all Bedrooms & Washrooms. Flooring - Laminated wooden flooring in Master Bedroom Premium/Vitrified tiles in all other Bedrooms. Wall Finishes - Premium Emulsion Point Ceiling - Premium Emulsion Paint with ambient lighting .
<b>KITCHEN</b>	Cabinets - Premium Modular Kitchen cabinets of Appropriate Finishes (Hettich) with Branded Chimney/Hob Flooring - Anti Skid Vitrified Tiles up to 2ft above counter Wall Finishes - Vitrified Tiles/ Premium Emulsion Paint Ceiling - Premium Emulsion Paint Counter - Premium Granite
<b>WASHROOMS</b>	Fully equipped washroom with branded CP & Sanitary fittings (Toto/Grohe/ Kohler or equivalent ) Also includes Shower and Looking Mirror, Flooring - Premium Anti skid Vitrified Tiles Walls - Premium Vitrified Tiles-Upto Full Height. Ceiling - Premium Emulsion Paint, False Ceiling with ambient lighting
<b>OTHERS</b>	Fire Sprinklers according to NBC



## PRICE LIST

### Terms & Conditions:

1. Bank Draft / Cheque to be issued in favor of "Turnstone Realty LLP" payable at Par.
2. One car parking is free. Extra Car parking (E.C.P) slot can be purchased at a one time cost of Rs.4,00,000/- + GST Per Car Parking.  
(Subject to Availability-Maximum Up to Two Parking Per Apartment).
3. Loan Subject to approval from Bank and company shall not be responsible or liable thereto in any manner. Nor even approval of loan shall be the responsibility of the company.
4. Transfer Charges will be charged @ Rs 200 per sq. ft. + GST from the first Transfer Onwards on Super Area.
5. Interest shall be the SBI's highest marginal cost of Lending Rate + 2% + GST will be charged on all delayed payment. Please Refer Standard Apartment Buyer's Agreement.
6. GST, Registration charges, Stamp Duty & other applicable statutory levies / taxes / charges etc. as per Government Norms shall be payable on actual by the intending Allottee(s) at the time of offer of possession or before as per developer's call.
7. Additional charges as levied by various authorities shall be charged extra and payable on demand.
8. Prices, Terms & Conditions stated here in are merely indicative with a view to acquaint the applicant and are not exhaustive. For detailed Terms & Conditions, please refer standard Apartment Buyer's agreement and incase of any contradiction, the terms & conditions as mentioned in the Apartment Buyer Agreement shall be effective.
9. Prices are escalation free & subject to change with out any prior notice. Booking at the sole discretion of the company. Prices applicable on the date of booking shall be applicable.
10. All Mentioned Areas are Approximate. \*Terms & conditions Apply.

## PAYMENT PLAN

SAPPHIRE - 1

### FLEXI PLAN

Particulars	Payment Schedule
At the time of booking	5 Lacs
Within 30 days of booking	50% of Sale Price
Start of Construction	25% of Sale Price
On Intimation for Offer of Possession	25% of Sale Price + IFMS + PLC + Other Charges, if any

### FULL DOWN PAYMENT PLAN WITH 5% DISCOUNT ON BSP

Particulars	Payment Schedule
At the time of booking	5 Lacs
Within 30 days of booking	95% of Sale Price
On Intimation for Offer of Possession	5% of Sale Price + IFMS + PLC + Other Charges, if any



## PRICE LIST

CATEGORY	3 BHK - MINI	3 BHK	4 BHK	BSP
AREA	1550 sqft	1995 sqft	2695 sqft	₹9000/-sqft

## PREFERENTIAL LOCATION CHARGES (PLC)

FLOOR WISE		
1st	₹ 3,00,000/-	One time
2nd	₹ 2,00,000/-	One time
3rd	₹ 1,50,000/-	One time
4th	₹ 1,00,000/-	One time
5th	₹ 1,00,000/-	One time
18th, 19th	₹ 1,00,000/-	One time
20th	₹ 1,50,000/-	One time
21st	₹ 2,00,000/-	One time
22nd	₹ 2,50,000/-	One time

## CORNER

3 BHK - MINI, 3 BHK	NO PLC CHARGES
4 BHK	NO PLC CHARGES

## GARDEN FACING

1st Floor	10% of BSP	One time
2nd - 22nd	5% of BSP	One time

## ADDITIONAL CHARGES

CLUB MEMBERSHIP	₹1,00,000/-	One time
POWER BACKUP (5 KW)	₹50,000/-	One time
ADDITIONAL CAR PARKING	₹4,00,000/-	One time

## IFMS

3 BHK - MINI	₹ 50,000/-	One time
3 BHK	₹ 65,000/-	One time
4 BHK	₹ 80,000/-	One time

## Terms &amp; Conditions:

1. Price revision is subject to sole discretion of the company.
2. GST extra payable along with all the installments/payments, at prevailing rates by the customer (even in bank cases).
3. Booking amount is 10% of BSP and have to be made with in 15 days of the date of booking.
4. Cost of stamp duty and registration fee/documentation charges, cost of electric connection charges etc. as applicable shall be borne by the intending allottee (s) on actual.
5. Transfer charges will be charged @ 200/- per sqft. + GST from first Transfer onwards on super area.
6. Additional charges as levied by various authorities shall be charged extra and payable on demand.
7. One Free Parking

\* BSP - Basic Sales Price

\* IFMS - Interest Free Maintenance Security

\* PLC - Preferential Location Charges



## FRONT

### PAYMENT PLANS

#### CONSTRUCTION LINKED PAYMENT PLAN (CLP)

Particulars	Payment Schedule
At the time of booking	5 Lacs
Within 30 days of booking	30% of Sale Price (Including booking amount)
On Completion of Stilt	10% of sale Price
On Casting of 5th Floor	10% of sale Price
On Casting of 10th Floor	15% of sale Price
On Casting of 15th Floor	15% of sale Price
On Casting of 20th Floor	15% of sale Price
On Intimation for offer of Possession	5% of sale Price + IFMS + PLC + Other Charges, if any

#### FLEXI PLAN WITH DISCOUNT OF 2% ON BSP

Particulars	Payment Schedule
Within 45 days of booking	60% of Sale Price
On Casting of 10th Floor	20% of Sale Price
On Completion of Structure	15% of Sale Price
On Intimation for Offer of Possession	5% of Sale Price + IFMS + PLC + Other Charges, if any

#### FULL DOWN PAYMENT PLAN WITH 5% DISCOUNT ON BSP

Particulars	Payment Schedule
Within 45 days of booking	95% of Sale Price
On Intimation for Offer of Possession	5% of Sale Price + IFMS + PLC + Other Charges, if any

## BACK

### Terms & Conditions:

#### Terms & Conditions:

- Bank Draft / Cheque to be issued in favor of "Turnstone Realty LLP" payable at Par.
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(Subject to Availability-Maximum Up to Two Parking Per Apartment).
- Loan Subject to approval from Bank and company shall not be responsible or liable thereto in any manner. Nor even approval of loan shall be the responsibility of the company.
- Transfer Charges will be charged @ Rs 200 per sq. ft.+ GST from the first Transfer Onwards on Super Area.
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\* BSP - Basic Sales Price | \* IFMS - Interest Free Maintenance Security | \* PLC - Preferential Location Charges