



# Indraprastha Apartments II

3 BHK + UTILITY LUXURY APARTMENTS

Bypass Road, Sector 30-33, Faridabad



Cherish the  
Golden Moments with  
your Loved Ones.



# INDRAPRASTHA APARTMENTS - I



Building Bricks of  
**Trust**



## SWANTANTRA LAND & FINANCE PVT. LTD.

SLF was found way back in the early sixties with a vast experience in the field of real estate development with projects like Indraprastha Colony (Faridabad), Vijay Park (Gurgaon), Indraprastha Extension (Faridabad). With a strong technical base and sturdy financial standing SLF an ISO 9001:2000 company is on the threshold of major expansion and diversification into Townships, Shopping Malls, Group Housing, Hotels, Villas, Schools and Multiplexes.

Over the years the group has successfully completed various prestigious projects and contracts such as Arunachal Bhawan Delhi, Youth Hostel Chanakyapuri, Kurukshetra University, Hisar University, World Bank Hospital Sohna Alwar Road, Haryana Housing Police Corporation Faridabad and first Delhi-Chandigarh Highway.

## INDRAPRASTHA APARTMENTS-II

**INDRAPRASTHA APARTMENTS-II** brings fine living to Sector-30-33, Faridabad Located on Faridabad Bypass Road Linking to Delhi NCR. Located amidst 60 Acre Indraprastha Colony, a home to 1600 Happy Families already along with fully developed parks, two schools, SLF mall with 3 Screen multiplex, a club house with all amenities and all important facilities like ATM, Fitness Centre, Mall, Hospitals, Top Schools, Metro Rail, National Highway connecting Delhi to Agra all in the vicinity.

Enjoy unlimited benefits in a 24x7 secured environment with power backup & club house to add to safety, comfort & entertainment.





Perspective View of Main Entry Gate





# Indraprastha Apartments II

Bypass Road, Sector 30-33, Faridabad



Artistic Arial View of Project

## 3 BHK + UTILITY LUXURY APARTMENTS

Spreaded over 1.09 acres, **INDRAPRASTHA APARTMENTS - II** are modern semi luxury apartments. With a lot of development being witnessed in the city of Faridabad and with the growth of middle class and wealthy individuals, your home, at IP-II takes away all the chaos of modern life while retaining the fine qualities of modern living. Located just 3 KM from Delhi-Badarpur Border next to 6 Lane Bypass Road, your beautiful home at IP-II.

A compact group housing project providing residents a unique and luxurious lifestyle with facilities and amenities that matches uniqueness, comfort and affordability within the boundary you would call home.



**Perspective View of Tower - 1**





## Perspective View of Tower - 2 & 3



*At SLF, our happiness dwells in the hearts of our customers. So, when somebody talks about customer satisfaction and advantage, we're all ears. It's easy then, to build a lasting trust.*



# Club Facility:



Artistic View of CLUB HOUSE



Fine Living at IP-II is not restricted to your beautiful homes and open space Unrivalled amenities make you feel as though you are living at a resort, where recreation takes a new meaning through the opulent swimming pool, well equipped club with gymnasium, Sauna, Steam, Separate Changing Rooms with Lockers, Pool Table Room etc.



## Salient Features:

- Gated Complex with 24 Hour\* Security
- Very well connected to Badarpur Flyover and Metro Stations
- Located next to Main bypass Road, Faridabad
- Dedicated club house with Fitness Center and Swimming Pool
- Earthquake Resistant Structure
- Water Harvesting Systems
- Dedicated Car Parking
- Facility for Water, Sewer & Electricity
- 100% Power Backup
- Adani Piped Gas Line (Proposed)
- Wi-Fi Connectivity (Proposed)
- CCTV Security

## Locational Advantages:

- Only 100 Mtrs to 6 Lane Main Faridabad Bypass Road
- 3 KM from Delhi - Badarpur Border
- 2 KM from Mewla Maharajpur Metro Station
- Schools, hospitals, Shopping Malls, Retail Markets within 2 KM radius
- ATM's, Shopping Malls, Retail Markets, Banks in Close Vicinity
- Excellent Connectivity with Delhi NCR





30'-0" (9.144 M WIDE ROAD)

SEWAGE  
PACKAGE TYPE  
SUBSTATION



SITE LAYOUT OF INDRAPRASTHA APARTMENTS-II



# 3 BHK + UTILITY



**SUPER BUILT-UP AREA OF EACH UNIT = 1905 sqft.**  
**CARPET AREA + BALCONY AREA OF EACH UNIT = 1526 sqft.**  
**CARPET AREA OF EACH UNIT = 1217 sqft.**

**LAYOUT OF TWO UNITS OF  
3 BHK + UTILITY (TOWER - 1)**



# 3 BHK + UTILITY



SUPER BUILT-UP AREA OF EACH UNIT = 2036 sqft.  
 CARPET AREA + BALCONY AREA OF EACH UNIT = 1642 sqft.  
 CARPET AREA OF EACH UNIT = 1336 sqft.

LAYOUT OF TWO UNITS OF  
 3 BHK + UTILITY (TOWER - 2)

1 sq.mtr. = 10.764 sqft.



# 3 BHK + UTILITY



SUPER BUILT-UP AREA OF EACH UNIT = 2060 sqft.  
CARPET AREA + BALCONY AREA OF EACH UNIT = 1666 sqft.  
CARPET AREA OF EACH UNIT = 1336 sqft.

LAYOUT OF TWO UNITS OF  
3 BHK + UTILITY (TOWER 3)

1 sq.mtr. = 10.764 sqft.



# Specifications of Indraprastha Apartments-II (Unfurnished)

	Living Room / Dining / Lobby	Bed Room	Kitchen	Toilets	Balcony	Common Passage
<b>Flooring</b>	Vitrified Tiles	<b>Master B/R</b> Laminated Wooden <b>Other B/R</b> Vitrified Tiles	Anti-Skid Ceramic Tiles	Ceramic Tiles	Anti-Skid Ceramic Tiles	Granite / Kota / Vitrified Tiles
<b>Wall Finishes</b>	Acrylic Emulsion of Pleasing Pastel Shades	Acrylic Emulsion of Pleasing Pastel Shades	2' Ceramic Tiles Above working platform, rest Acrylic Emulsion Paint	Selected Ceramic Tiles upto dado level	Textured Paint Finish	Oil bound Distemper
<b>Ceiling</b>	Acrylic Emulsion of Pleasing Pastel Shades	Acrylic Emulsion of Pleasing Pastel Shades	Acrylic Emulsion	Acrylic Emulsion	Acrylic Emulsion	Oil bound Distemper
<b>Counter</b>	_____	_____	Granite	Granite	_____	_____
<b>Plaster of Paris</b>	Cornice Moulding	Cornice Moulding	Cornice	Cornice	_____	_____
<b>Internal Chowkhats / Doors</b>	Hard Wood	Hard Wood	Hard Wood	Hard Wood	_____	_____
<b>External Chowkhats Doors &amp; Windows</b>	UPVC in White colour	UPVC in White colour	UPVC in White colour	UPVC in White colour	UPVC in White colour	
<b>Fittings &amp; Fixtures</b>	_____	_____	Stainless Steel sink with Drain Board, C.P Fittings of Standard make, Provision for Chimney	White Sanitary Fixtures, single lever mixture Standard make and CP Fittings,	_____	_____
<b>Electrical</b>	Electrical installation in concealed PVC conduit with copper (Provision of one TV & Telephone Point)	Electrical installation in concealed PVC conduit with copper (Provision of one TV & Telephone Point)	Electrical installation in concealed PVC conduit with copper	Electrical installation in concealed PVC conduit with copper	_____	_____
<b>Club House</b>	Swimming Pool, Sauna / Steam, Gymnasium, Indoor Games, Multipurpose hall etc.					

## Additional Specifications for Semi Furnished Apartments

<b>Cup Boards</b>	_____	Modular Wardrobes	Modular Kitchen	_____	_____	_____
<b>Fittings &amp; Fixtures</b>	Fans, Lights	Fans, Lights	Exhaust Fan & Lights	Exhaust Fan & Lights	_____	_____



## DELIVERED PROJECTS:

### FARIDABAD

- 60 ACRE INDRAPRASTHA COLONY  
Sector 30-33, Faridabad
- 30 ACRE INDRAPRASTHA EXTENSION  
Sector 49, Faridabad
- SUNSHINE AVENUE  
(3 & 4 Bedroom Premium Apartments)  
Sector 28, Faridabad
- INDRAPRASTHA VILLAS  
Sector 49, Faridabad
- INDRAPRASTHA APARTMENTS-I  
(2, 3 & 4 Bedroom Luxury Apartments)  
Sector 30-33, Faridabad
- SLF MALL  
Sector 30-33, I.P. Colony, Faridabad



### NEW DELHI

- INDRAPRASTHA HOTEL,  
Karol Bagh, Delhi

### GURUGRAM

- 15 ACRE VIJAY PARK  
Gurugram

### KARNAL

- 50 ACRES EDEN SLF CITY  
GT Karnal Road, Taraori, Karnal



## ON GOING PROJECTS:

### FARIDABAD

- ANUSHREE APARTMENTS  
(2/3 Bedroom Apartments)  
Sector 75-76, Faridabad

### RAJASTHAN

- 100 ACRES TOWNSHIP with  
Housing Board, Bhiwadi, Rajasthan

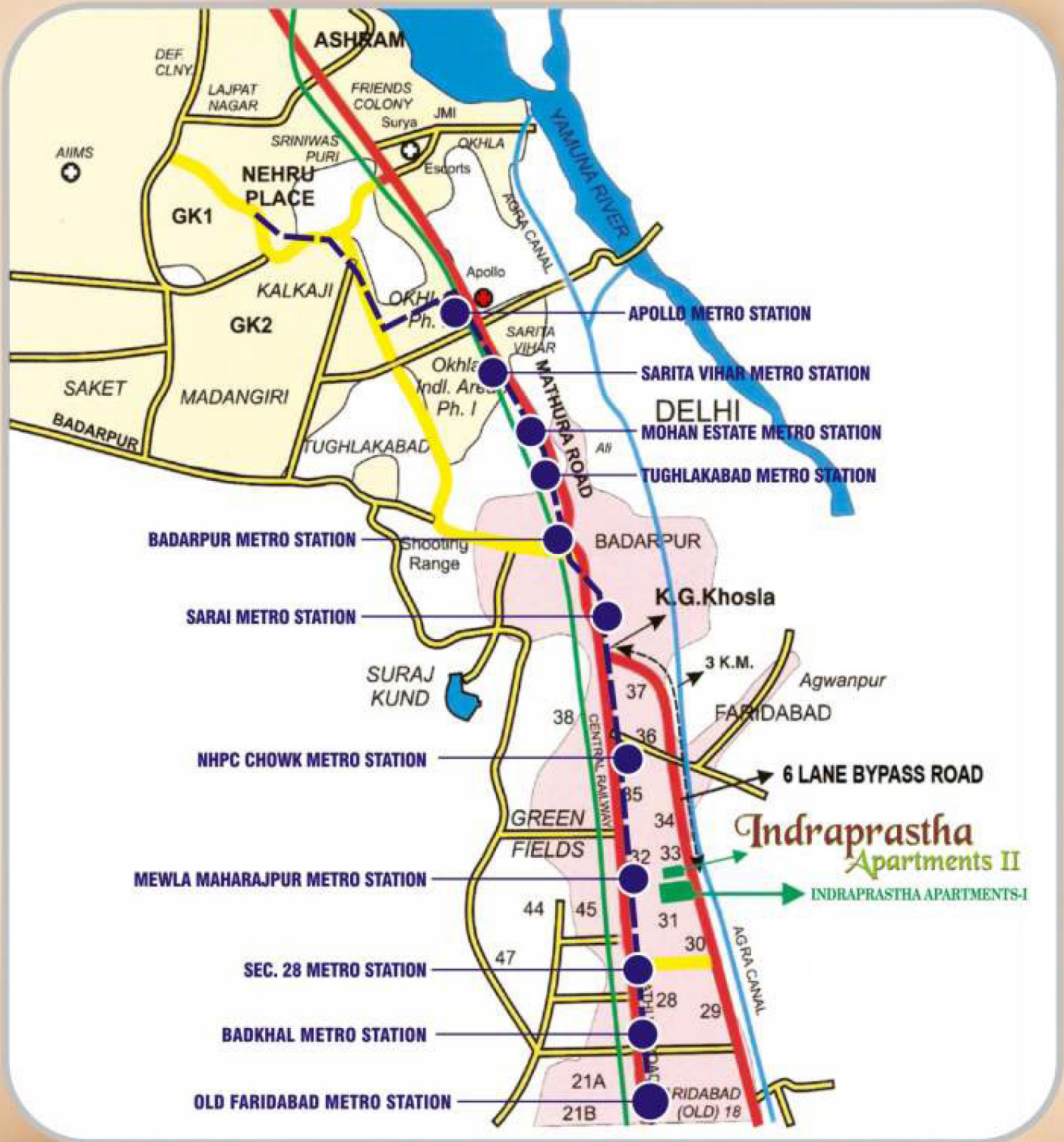
### KARNAL

- MANSHA INDRAPRASTHA GREENS  
9 Acre Township  
(under Deen Dayal Jan Awas Yojna)  
Sector-1, Taraori, Karnal

*Not Just Projects... Delivering Happiness*



# LOCATION MAP



## Swatantra Land & Finance Pvt. Ltd.

(An ISO 9001 : 2008 Certified Company)

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**Call : +91 9873700438, 9818439956, 0129 - 4144977**

DG TCP HARYANA has granted a licence for setting-up of residential Group Housing Project in area admeasuring 1.09 acres vide licence no 232 of 2007 dated 10/10/2007. Building Plans approval Memo No ZP-306/SD(DK)/2014/7157 dated 9/4/2014. Total apartments being built are 49 units & EWS 9 Units. Approvals can be checked in the office of the company.

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