



THE ENCLAVE

The address of choice



Modern life, with a touch of style.

The Enclave is more than a contemporary residential development. It's a lifestyle experience that offers you just about everything. A generous mix of spacious apartments and outdoor spaces, The Enclave has been designed for luxurious family life.

 THE ENCLAVE



Your space, your style.

We believe where you live says a lot about who you are.

Every apartment at The Enclave makes you feel special. A great sense of personal space, combined with an abundance of natural light and fresh air permeates every square foot of every room.

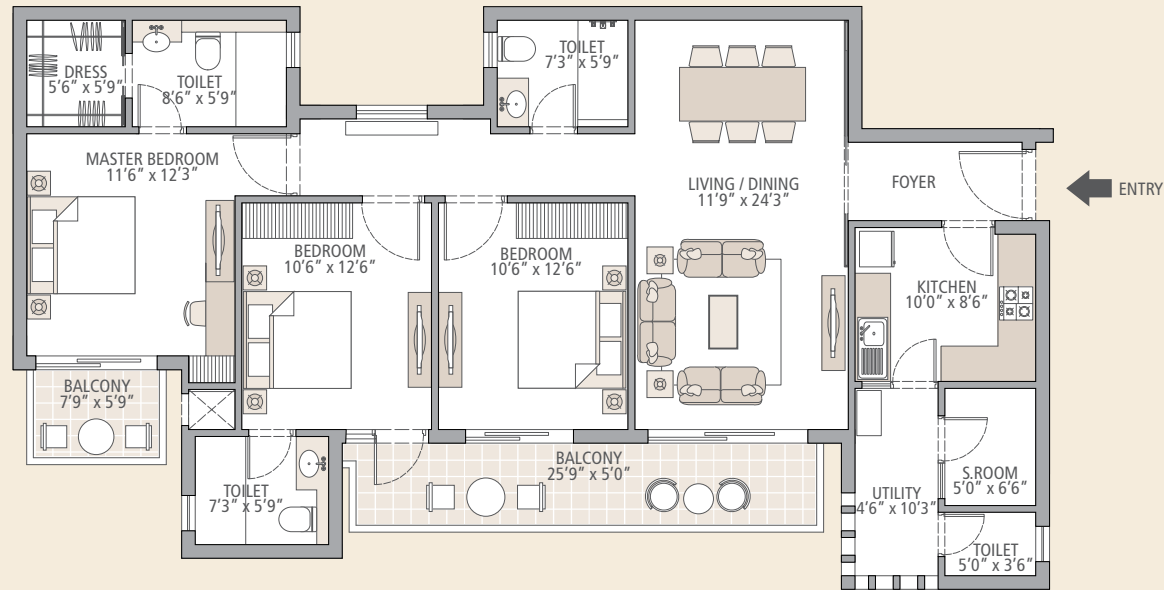
Outstanding quality of fit and finish is a given and fits perfectly within the concept of a modern home.

The Enclave promises the best of community living in an exclusive neighbourhood. A part of the larger master-planned development, The Palm Drive, it has wide-open spaces, well-planned internal roads and amenities and recreational facilities, The Enclave is going to be the new benchmark in residential development.

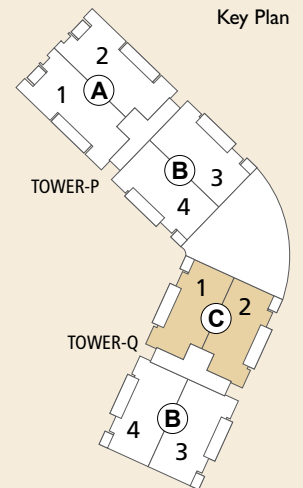


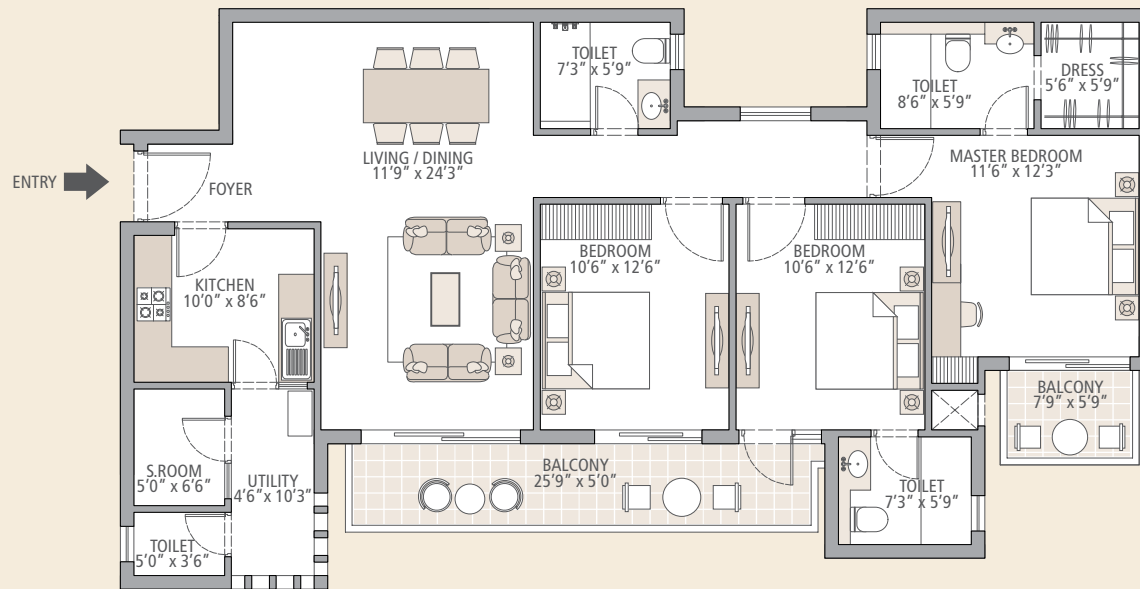




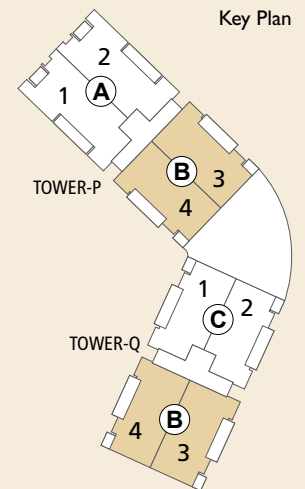


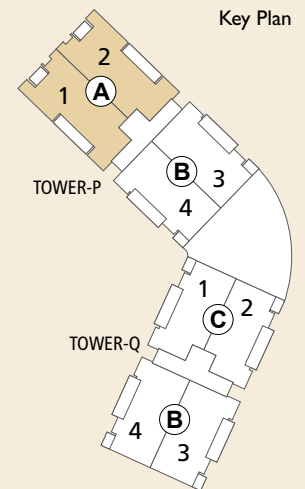
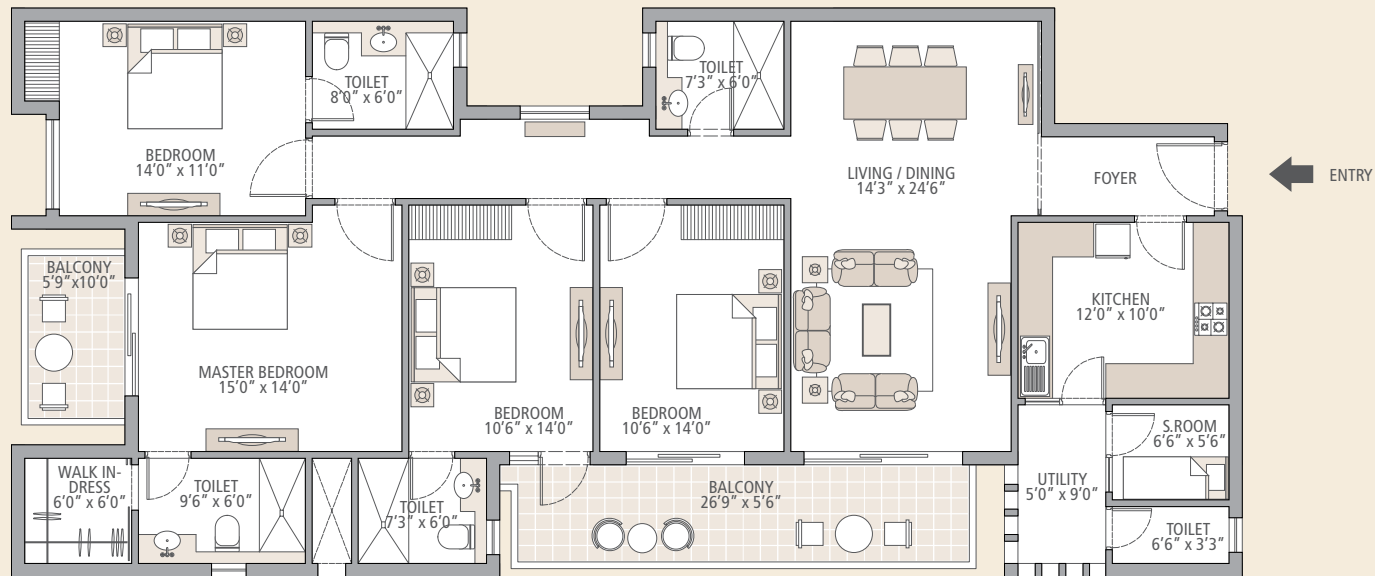
Typical Floor
 3 Bedroom, 3 Bathroom, Utility and S. Room
 Towers Q (S+16 floors) - 1,895 sq. ft.





Typical Floor
 3 Bedroom, 3 Bathroom, Utility and S. Room
 Towers P & Q (S+16 floors) - 1,920 sq. ft.





Typical Floor
 4 Bedroom, 4 Bathroom, Utility and S. Room
 Tower P (S+16 floors) - 2,415 sq. ft.

Specifications for Apartments

LIVING ROOM/DINING/LOBBY/FAMILY ROOM

ACRYLIC EMULSION PAINT
VITRIFIED TILES/IMPORTED MARBLE*
OIL BOUND DISTEMPER

ENTRANCE DOOR - TEAK VENEERED & POLISHED SHUTTER/
MOULDED SKIN DOOR

INTERNAL DOOR - FLUSH SHUTTERS/ MOULDED SKIN DOOR

EXTERNAL DOOR - UPVC FRAMES & SHUTTERS

UPVC FRAMES & SHUTTERS
MODULAR SWITCHES

MASTER BEDROOM

ACRYLIC EMULSION PAINT
LAMINATED WOODEN FLOORING
OIL BOUND DISTEMPER

INTERNAL DOOR - FLUSH SHUTTERS/ MOULDED SKIN DOOR.

EXTERNAL DOOR - UPVC FRAMES & SHUTTERS

UPVC FRAMES & SHUTTERS
MODULAR SWITCHES

OTHER BEDROOM(S)

ACRYLIC EMULSION PAINT
LAMINATED WOODEN FLOORING
OIL BOUND DISTEMPER

INTERNAL DOOR - FLUSH SHUTTERS/ MOULDED SKIN DOOR

EXTERNAL DOOR - UPVC FRAMES & SHUTTERS

UPVC FRAMES & SHUTTERS
MODULAR SWITCHES

KITCHEN

COMBINATION OF CERAMIC TILES & ACRYLIC EMULSION
ANTI-SKID TILES
OIL BOUND DISTEMPER

INTERNAL DOOR - FLUSH SHUTTERS/ MOULDED SKIN DOOR

EXTERNAL DOOR - UPVC FRAMES & SHUTTERS

UPVC FRAMES & SHUTTERS

GRANITE COUNTER TOP WITH BACK SPLASH IN GRANITE,
SINGLE DRAIN BOARD STAINLESS STEEL SINK WITH C P FITTINGS
MODULAR SWITCHES

BALCONIES/TERRACES

WEATHER PROOF TEXTURED PAINT
ANTI-SKID TILES

WEATHER PROOF PAINT

EXTERNAL DOOR - UPVC FRAMES & SHUTTERS

UPVC FRAMES & SHUTTERS

MODULAR SWITCHES

MASTER TOILET

COMBINATION OF CERAMIC TILES & ACRYLIC EMULSION
ANTI-SKID TILES

OIL BOUND DISTEMPER

INTERNAL DOOR - FLUSH SHUTTERS/ MOULDED SKIN DOOR.

UPVC FRAMES & SHUTTERS

CP FITTINGS, CHINA WARE, TOWEL RAIL/ RING

MODULAR SWITCHES

OTHER TOILETS

COMBINATION OF CERAMIC TILES & OBD

ANTI-SKID TILES

OIL BOUND DISTEMPER

INTERNAL DOOR - FLUSH SHUTTERS/ MOULDED SKIN DOOR.

UPVC FRAMES & SHUTTERS

CP FITTINGS, CHINA WARE, TOWEL RAIL/ RING

MODULAR SWITCHES

SERVANT/UTILITY ROOM

OIL BOUND DISTEMPER

CERAMIC TILES

DRY DISTEMPER

INTERNAL DOOR - FLUSH SHUTTERS/ MOULDED SKIN DOOR.

MODULAR SWITCHES

OTHER AMENITIES

ONE RESERVED CAR PARK FOR EACH FLAT. ONE 10 PASSENGER CAPACITY LIFT AND ONE STRETCHER LIFT PER CORE. GENERATOR BACK-UP – 7.5 KVA FOR 4 BEDROOM APARTMENT AND 5 KVA FOR 3 BEDROOM APARTMENT. SPORTS FACILITIES WITH SWIMMING POOL, BADMINTON & PUTTING GREEN, COMMUNITY CENTRE WITH LOUNGE, MULTI-PURPOSE HALL/FUNCTION, GYMNASIUM, KIDS CRECHE WITH TOT-LOTS, SEESAWs, BABY SLIDES, SAND PIT & PARTY AREA. CENTRALIZED SEWAGE TREATMENT PLANT.

SECURITY: PERIMETER SECURITY, BOOM BARRIER, CCTV FOR ENTRANCE LOBBY AT GROUND FLOOR.



*Vitrified Tiles in 3 Bedroom and Imported Marble in 4 Bedroom Apartments. All floor plans, specifications and images in this brochure are indicative and are subject to change as decided by the company or by any competent authority in the best interests of the development. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering.



CREATING A NEW INDIA.

Emaar MGF Land Limited

Sales Office: Emaar MGF Business Park, Mehrauli-Gurgaon Road, Sikandarpur Chowk
Sector 28, Gurgaon 122 002. **Tel.:** (+91 124) 442 1155
Email: enquiries@emaarmgf.com

www.emaarmgf.com

PAYMENT SCHEDULE

PRICES

Basic Selling Price (BSP)	As applicable
External Development Charges (EDC)	Rs. 289.95/- per sq. ft
Infrastructural Development Charges (IDC)	Rs. 29.02/- per sq. ft
Car Parking – (1 Mandatory)	Rs. 150000/-
Down Payment Rebate	(see note 2)
Preferential Location Charges (PLC)	(see note 6)
Club Membership (Mandatory)	As applicable

Down Payment Plan (with 12% rebate on 95% of BSP AND PLC)

On Booking	Rs. 7.5 Lakhs
Within 45 days from the date of execution of Booking	95% of Sale Price (see note 7) less Booking Amount + 100% of EDC & IDC & Cost of Parking Slot(s) + 100% PLC (if applicable) less Down Payment Rebate
On Offer of Possession	5% of Sale Price + IBMS (see note 3) + Stamp Duty & Registration Charges (see note 4) + Govt. levies and charges (if any)

Construction Linked Payment Plan

Linked Stages

On Booking
Within 45 days from the date of execution of Booking
With in 90 days of Booking
With in 120 days of Booking
On casting 6th floor roof slab
On casting 9th floor roof slab
On casting 12th floor roof slab
On casting 14th floor roof slab
On completion of Final roof slab
On completion of Brick work
On completion of Internal Plaster
On offer of Possession

Payment

Rs. 7.5 Lakhs
15% of Sale Price less Booking Amount + 50% of EDC & IDC
10% of Sale Price + 50% of EDC & IDC
10% of Sale Price
10% of the Sale Price + 50% of PLC
10% of the Sale Price + 50% of PLC
10% of the Sale Price
10% of the Sale Price + 100% of Car Parking Slot
10% of the Sale Price
5% of Sale Price
5% of Sale Price
5% of Sale Price + IBMS + 100% of Club Membership + Stamp Duty & Registration Charges + Govt. levies and charges (if any)

Note:

- External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per Unit as applicable to this Group Housing site. In case of any revision, the same would be recovered on pro-rata basis from the Applicant/Allottee.
- Down Payment Price shall be calculated taking 12% rebate on 95% of the Basic Price & PLC, which is subject to change without notice.
- Interest Bearing Maintenance Security (IBMS) – Rs. 50/- per sq ft.
- Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
- One Car parking bay for each apartment is mandatory.
- PLC: Corner - Rs. 150/- per sq. ft, Green / Pool Facing - Rs. 150/- per sq. ft.
- Sale Price = (Basic Selling Price) x Area of the Apartment.
- Service tax as applicable would be payable by customer as per demand (Basic: 2.575%; PLC, Club membership & Other Charges: 10.3%)
- Prices subject to revision at the sole discretion of the Company.

- Payment to be made by Demand Draft(s)/Pay Order(s)/Banker's Cheque(s) only drawn in favour of "EMAAR MGF Land Ltd. - A/c The Enclave" payable at New Delhi.

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