

EMMAR MGF – PALM SPINGS



About Emmar MGF

Emaar MGF Land Limited ("Emaar MGF", "the Company") is a joint venture between Emaar Properties PJSC ("Emaar") of Dubai and MGF Development Limited ("MGF") of India. Emaar is one of the world's leading real estate companies, having developed approximately 89 million square feet of real estate across residential, commercial and other business segments and with operations in 14 countries. MGF has established itself as one of the key players in retail real estate development in Northern India and has delivered approximately 2 million square feet of retail space.

Palm Springs

The Palm Springs is designed to provide luxury integrated community living, set in dramatic and spectacular surroundings. The Palm Springs is wholly self-contained and amenity rich. A harmonious blend of lifestyle options; from low rise luxury villas to spacious apartment towers situated in acres of elegantly landscaped garden and parks.

The Palm Springs provides residents with the perfect setting for an extensive array of recreational and leisure pursuits. Boasting a wide choice of amenities you can socialize or simply relax in peace, the community has the ideal spot for everyone.



Apartments:



Villas:

Project Details

Villas

The opulent villas at The Palm Springs have been designed to provide unparalleled quality of life and the most sophisticated standards of living.

Set in small clusters within wide-open landscaped gardens, each villa benefits from privacy, yet is just a short walk from the clubhouse, pool and fitness facilities. Five bedrooms and bathrooms give even the largest family space and solitude, coupled with versatile living and dining areas - ideal for entertaining or relaxing.

Large terraces offer the freedom of the outdoors and are perfect for alfresco breakfasts or late afternoon sundowners. Each villa's spacious garage and driveway can comfortably fit three cars, plenty of room for when family and friends visit.

Apartments

Six towers rise in a sweeping crescent formation, standing proud as a beacon to The Palm Springs. Breathtaking panoramic views over the community and surrounding environs provide far-reaching scenery for every apartment.

Modern and contemporary, the spacious apartments are accentuated with natural daylight across their living space. Each apartment has its own private open balcony, like an additional room outdoors with a unique backdrop of its own. A limited number of penthouse apartments offer the ultimate in exclusive urban living.

Location



Payment Schedules

PAYMENT PLAN
(FOR APARTMENTS AND PENTHOUSES ONLY)

PRICES

Basic Price	As applicable
External Development Charges (EDC)	Rs. 85/- per sq. ft
Infrastructural Development Charges (IDC)	Rs. 56/- per sq. ft
Preferential Location Charges (PLC)	(see note 5)
Covered Parking – (per bay)	Rs. 300000/-

PAYMENT PLAN

LINKED STAGES

On Booking
Within 30 days of Booking

Within 60 days of Booking

On Intimation of Possession

PAYMENT

Rs. 20 Lakhs

50% of Sale Price less Booking Amount
+ 100% of EDC & IDC

45% of Sale Price less Booking Amount
+ 100% of PLC (if applicable)
+ 100% Cost of Parking Slot (s)

5% of Sale Price + IBMS
+ 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.
- Interest Bearing Maintenance Security (IBMS) – Rs. 100/- per sq ft.
- Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
- Two Car Parking bays for 3 Bedroom apartments and three minimum car parking bays for 4/5 Bedroom apartments & Penthouses are mandatory.
- PLC: Penthouse / Top Floor - 10%, Ground Floor - 7.5%, First Floor – 5%, Floor below Penthouse / Top Floor - 7.5%.
- Sale Price = (Basic 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 Palm Springs" payable at New Delhi.

Disclaimer

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