

EMMAR MGF - PALM HILLS

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.

The Company commenced operations in India in February 2005 and is into real estate development with a pan-India presence and operations spanning all key segments of the Indian real estate industry, namely the residential, commercial, retail and hospitality sectors. The Company's operations encompass various aspects of real estate development, such as land identification and acquisition, project planning, designing, marketing and execution. At present, its focus is on the development of residential projects in Delhi and elsewhere in the NCR, Mohali, Hyderabad, Chennai and other key Indian cities.

Palm Hills

PALM HILLS is an integrated gated residential community which combines the best of both, the security of a high rise group housing project and convenience of a Builder floor. The project has been planned and designed with the concept of higher efficiency and personalised living spaces.

The project will offer choices of 2BR, 3BR, 3BR with study and 4BR, all with attached servant quarter. The sizes will vary from approx 1450 sq.ft to about 1950 sq.ft

Project Summary

- Land Area – 27 acres
- No. of Apartments – 762, covering an area of 2.3 mn sqft
- Simplex – 2 / 3 / 4 BHK
- Area – Ranging from 1450 sq ft to 1950 sq ft
- Location : Gurgaon, Sec-77



Project Details

Design

- ✓ Exclusive gated master-planned community
- ✓ Master Planning by ARCOP
- ✓ Choice of 3-Bedroom and 4-Bedroom apartments
- ✓ Only two apartments on each floor with an elevator
- ✓ Efficient floor plans
- ✓ Cohesive urban design - street furniture, signages & road lighting
- ✓ Green areas & tree lined streets
- ✓ Segregation of pedestrian & vehicular movement
- ✓ Environment friendly planning

Comfort & Convenience

- ✓ 5 KVA power back-up
- ✓ Perimeter Security
- ✓ Multiple Parks for recreation
- ✓ Kids playground & jogging tracks
- ✓ Community Centre with sports, gym & health facilities
- ✓ Shopping arcade
- ✓ Primary/nursery school
- ✓ Mid Rise Apartments : Stilt + 7 Floors
- ✓ Efficient floor plans
- ✓ Ample green area
- ✓ Club with all facilities
- ✓ Gated complex with complete security
- ✓ Customer friendly installment payment plan
- ✓ Subvention Payment Plan also available for 4BHK Apartments



Prices

Prices start from a basic selling price of Rs 3850 per Sq. Ft.

SCHEDULE OF PAYMENTS

PRICES

| | |
|---|----------------------|
| Basic Price | As applicable |
| External Development Charges (EDC) | Rs. 337/- per sq. ft |
| Infrastructural Development Charges (IDC) | Rs. 34/- per sq. ft |
| Down Payment Rebate | As applicable |
| Preferential Location Charges (PLC) | (see note 6) |
| Parking - Covered (1 Mandatory for 3 BHK & 2 for 4 BHK) | Rs. 200000/- each |
| Parking – Open | Rs. 150000/- |
| Club Membership (Mandatory) | Rs. 50000/- |

DOWN PAYMENT PLAN with 12% rebate on 95% of Basic Price and PLC

| | |
|--|--|
| On Booking | Rs. 1 Lakh |
| 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% club membership charges less Down Payment Rebate |
| On Intimation 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 | Payment |
|--|--|
| On Booking | Rs. 1 Lakh |
| Within 45 days from the date of execution of Booking | 15% of Sale Price less Booking Amount + 50% of EDC & IDC |
| With in 90 days of Booking | 10% of Sale Price |
| On start of Construction | 10% of Sale Price |
| On Completion of Ground floor roof slab | 10% of the Sale Price + 50% of EDC & IDC |
| On Completion of 2nd floor roof slab | 10% of the Sale Price + 50% of Cost of Parking Slot |
| On Completion of 5th floor roof slab | 10% of the Sale Price |
| On Completion of Final roof slab | 7.5% of Sale Price + 50% of Car Parking Slot |
| On Completion of Brick work | 7.5% of Sale Price |
| On Completion of External Plaster | 7.5% of Sale Price + 100% of Club Membership |
| On Completion of Internal tile flooring | 7.5% of Sale Price |
| On intimation of Possession | 5% of Sale Price + IFMS + 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 Colony. In case of any upward revision in future by the Govt. agencies, 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 Free Maintenance Security (IFMS) - As applicable.
- Stamp Duty/Registration Charges shall be payable along with the last instalment based on the then prevailing rates.
- 1 Car Parking bay for 3 Bedroom Unit and 2 Car Parking bays for 4 Bedroom Unit is mandatory.
- PLC: Green Space - Rs. 500/225/150/- sq. ft., Corner - Rs. 100/- sq. ft., 1st Floor - Rs. 150/- sq. ft., 2nd Floor - Rs. 100/- sq. ft., 3rd Floor - Rs. 50/- sq. ft., One Unit to a floor - Rs. 225/- sq. ft., Terrace Usage Rights - Rs. 3 Lakhs (3 BR)/Rs. 5 Lakhs (4 BR)
- Sale Price = (Basic Price + PLC) x Area of the Apartment.
- Service tax as applicable would be payable by customer as per demand.
- 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 "EMMAR MGF Land Ltd. - A/c Palm Hills" payable at New Delhi.
- Payment towards EDC/IDC to be made by Demand Draft(s)/Pay Order(s)/Banker's Cheque(s) only drawn in favour of "EMMAR MGF Land Ltd. - Palm Hills EDC/IDC A/c" payable at New Delhi.

Disclaimer

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