



PALM GARDENS

PALM GARDENS FROM EMAAR MGF.
IT IS, QUITE SIMPLY,
MORE HAPPINESS PER SQUARE FOOT.



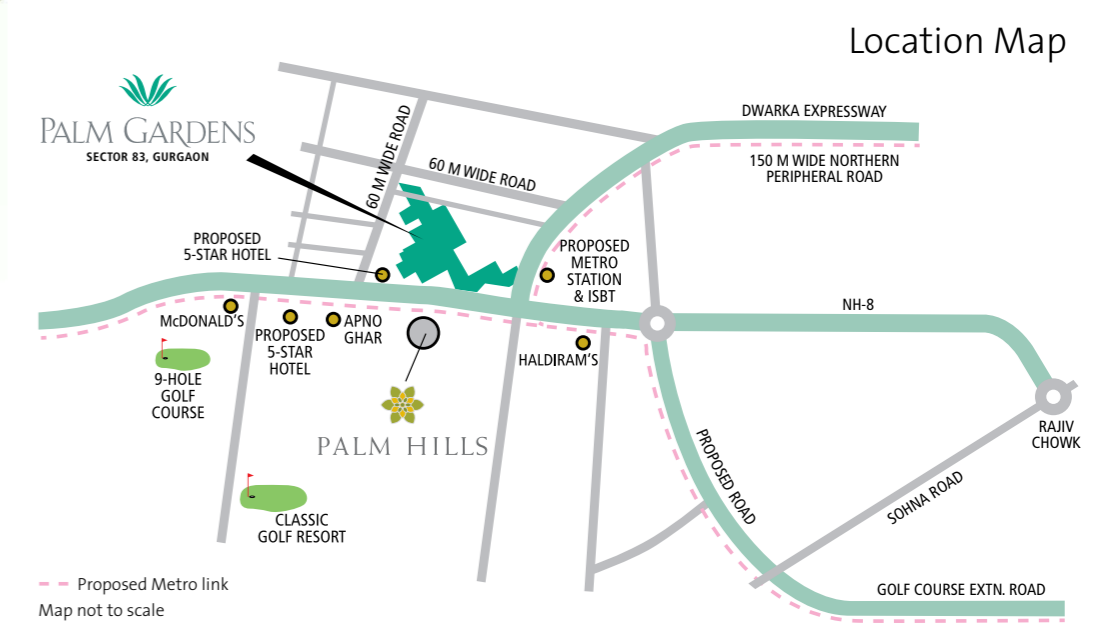
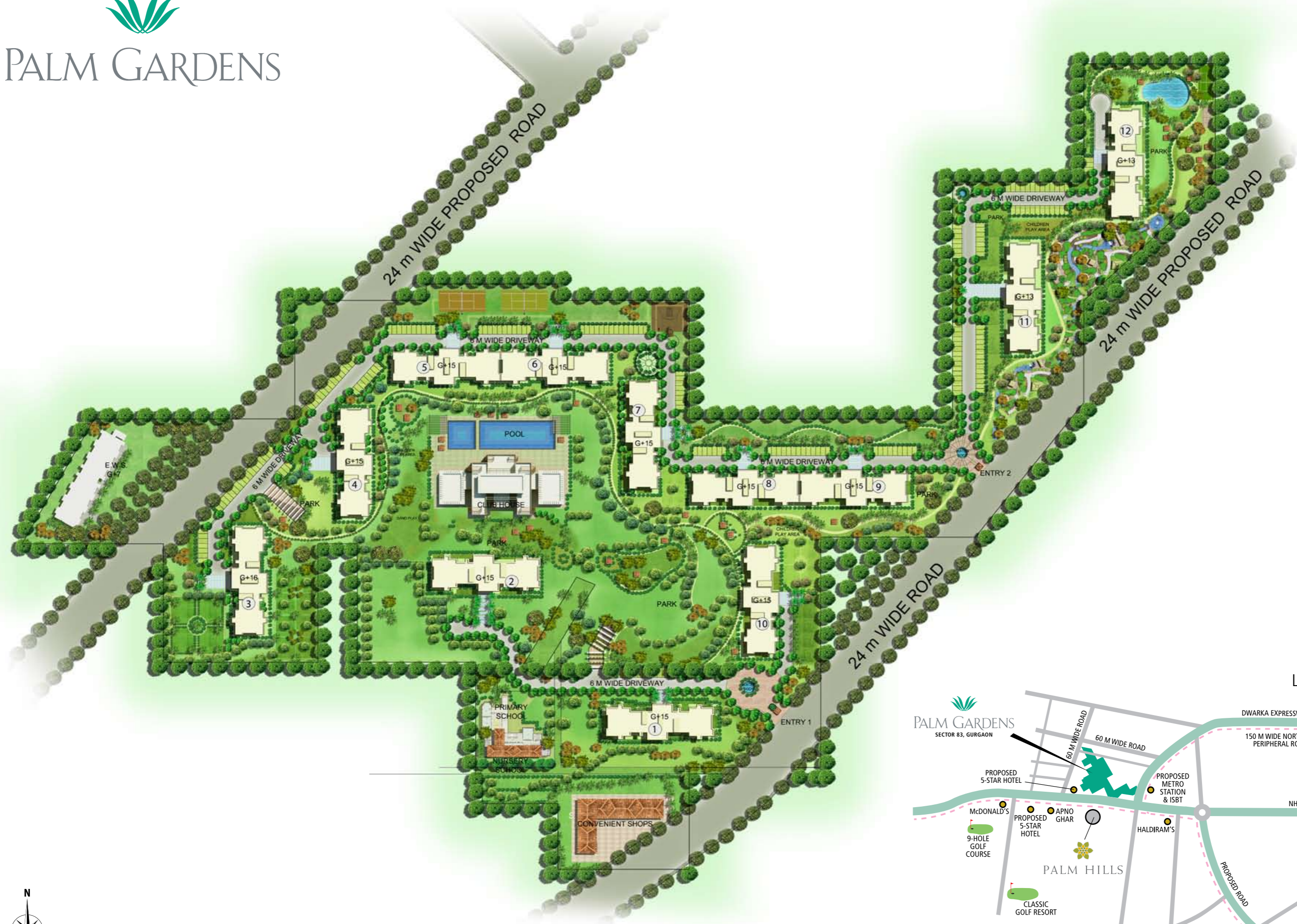


OFFERING A CHOICE OF HIGH-RISE APARTMENTS,
PALM GARDENS IS A COMPLETE WAY OF LIFE WITH
A CLUBHOUSE, LUSH PARKS AND WALKWAYS.





PALM GARDENS



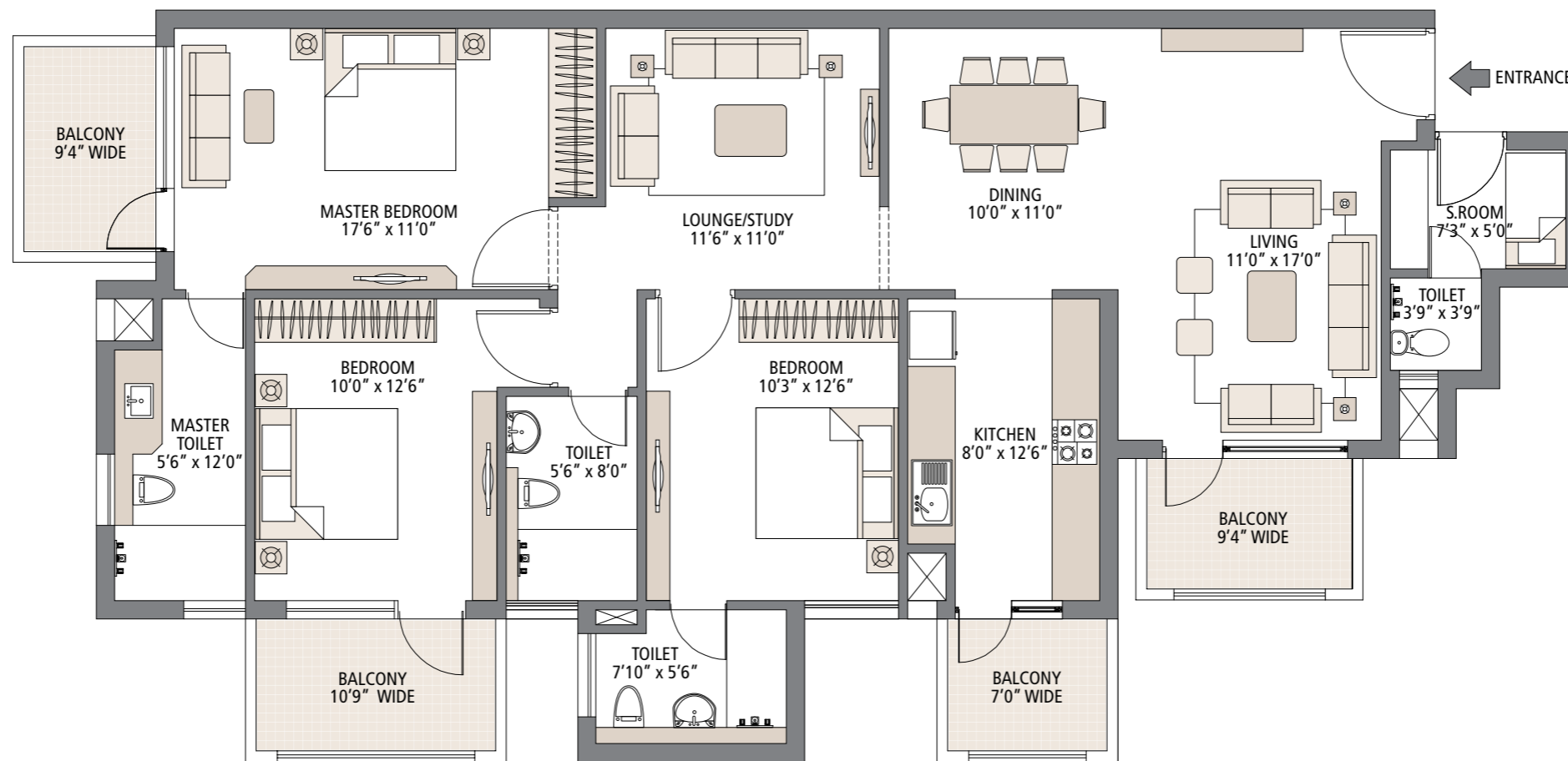
TYPE 1A - 1,900 SQ. FT.

TYPICAL FLOOR PLAN

3 BEDROOM + 3 BATHROOM + LOUNGE + S. ROOM



PALM GARDENS



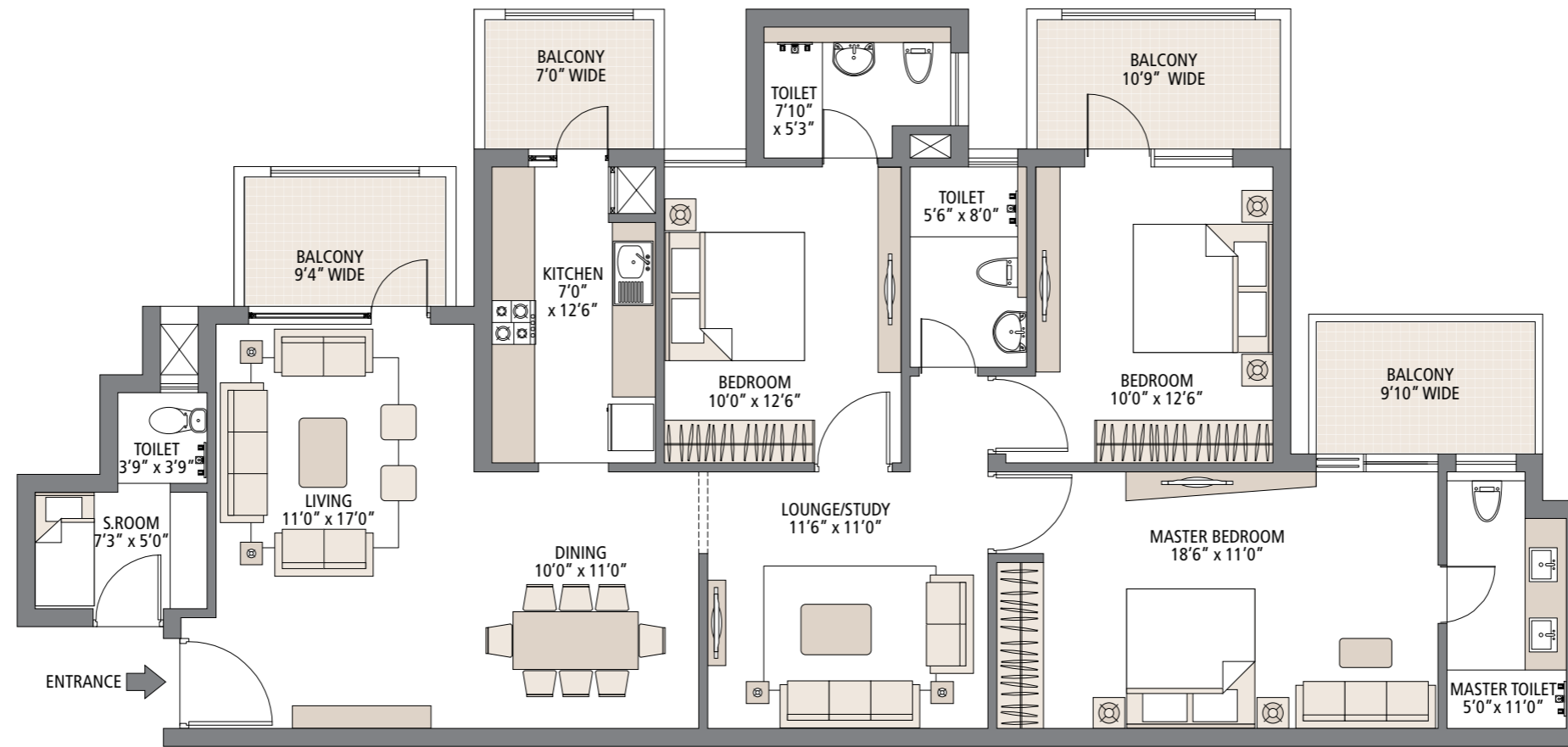
TYPE 1C - 1,850 SQ. FT.

TYPICAL FLOOR PLAN

3 BEDROOM + 3 BATHROOM + LOUNGE + S. ROOM



PALM GARDENS



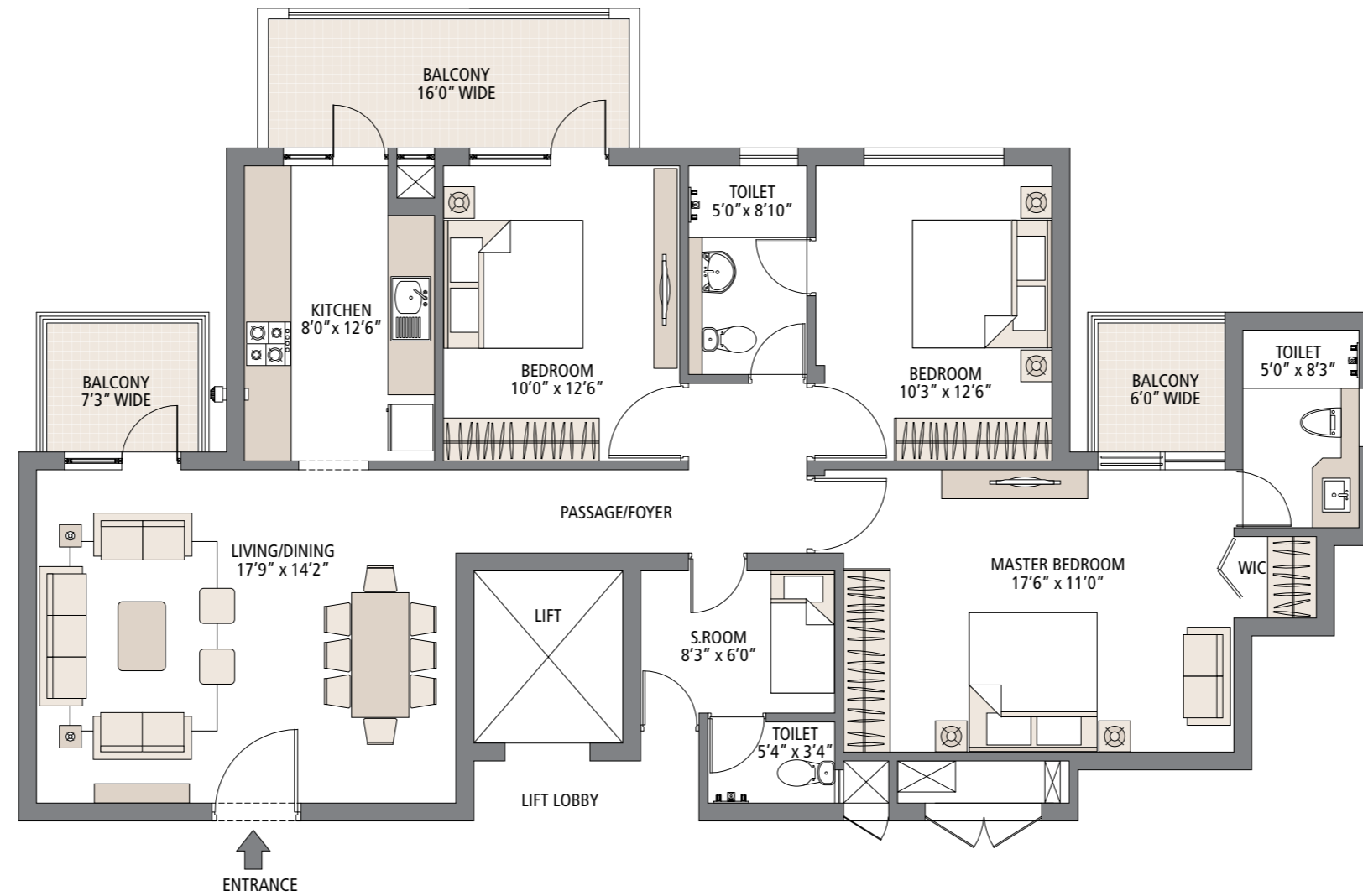
TYPE 2 - 1,720 SQ. FT.

TYPICAL FLOOR PLAN

3 BEDROOM + 2 BATHROOM + S. ROOM



PALM GARDENS

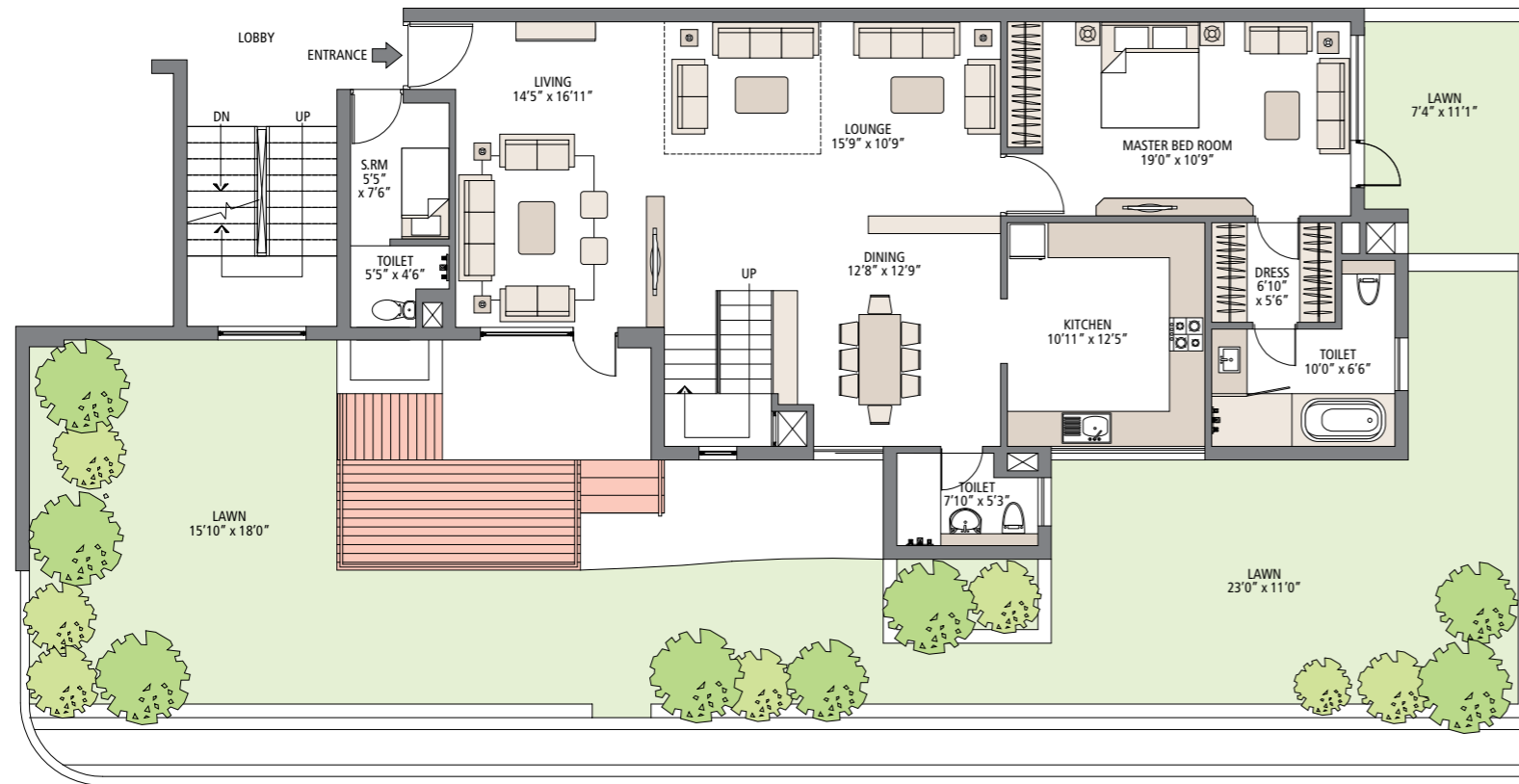


DUPLEX - 3,750 SQ. FT.

5 BEDROOM + 5 BATHROOM + LOUNGE + S. ROOM

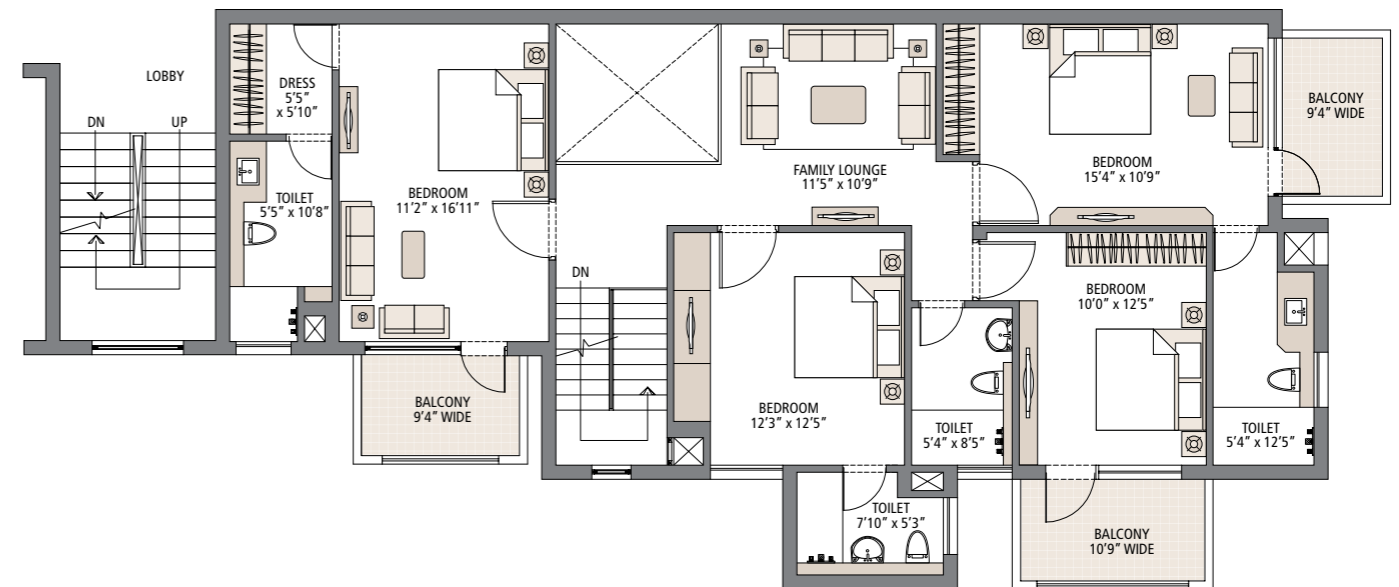


PALM GARDENS



LOWER FLOOR

GROUND FLOOR

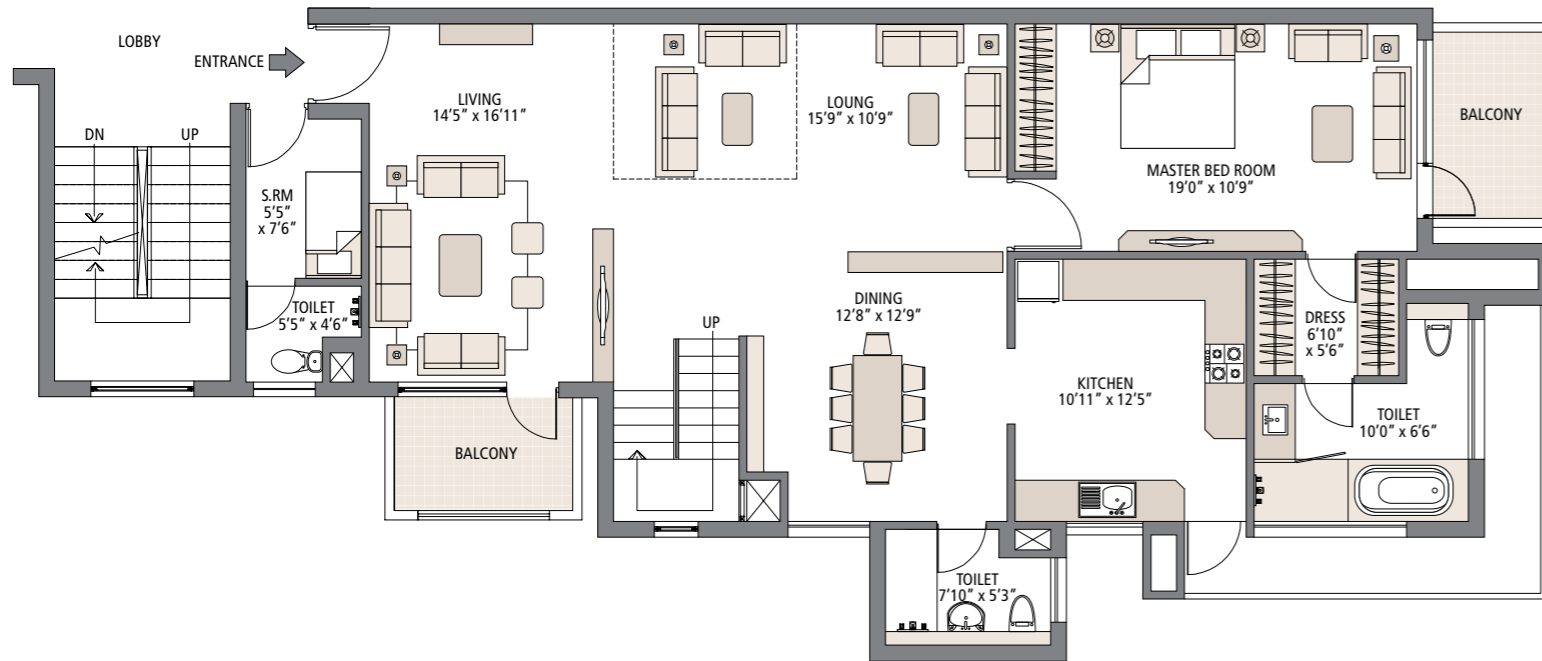


PENTHOUSE - 3,750 SQ. FT.

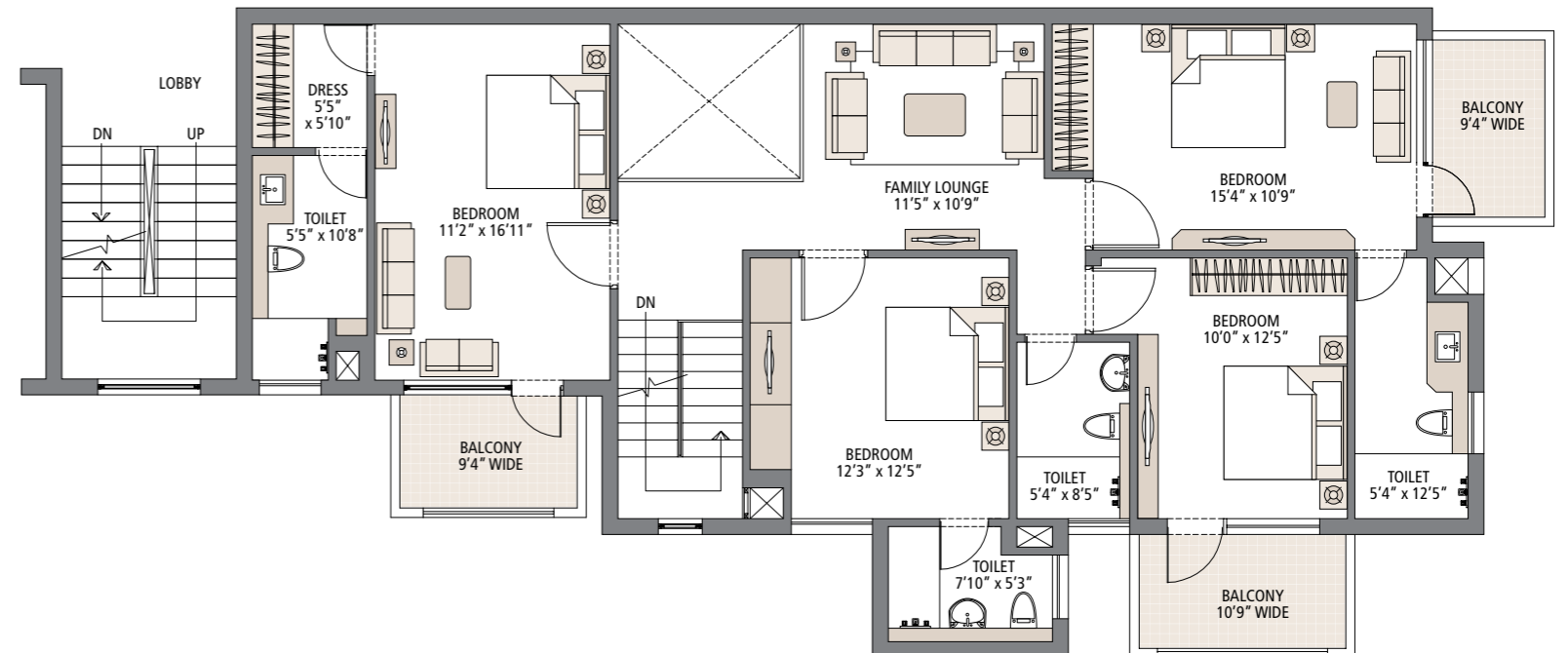
5 BEDROOM + 5 BATHROOM + LOUNGE + S. ROOM



PALM GARDENS



LOWER FLOOR



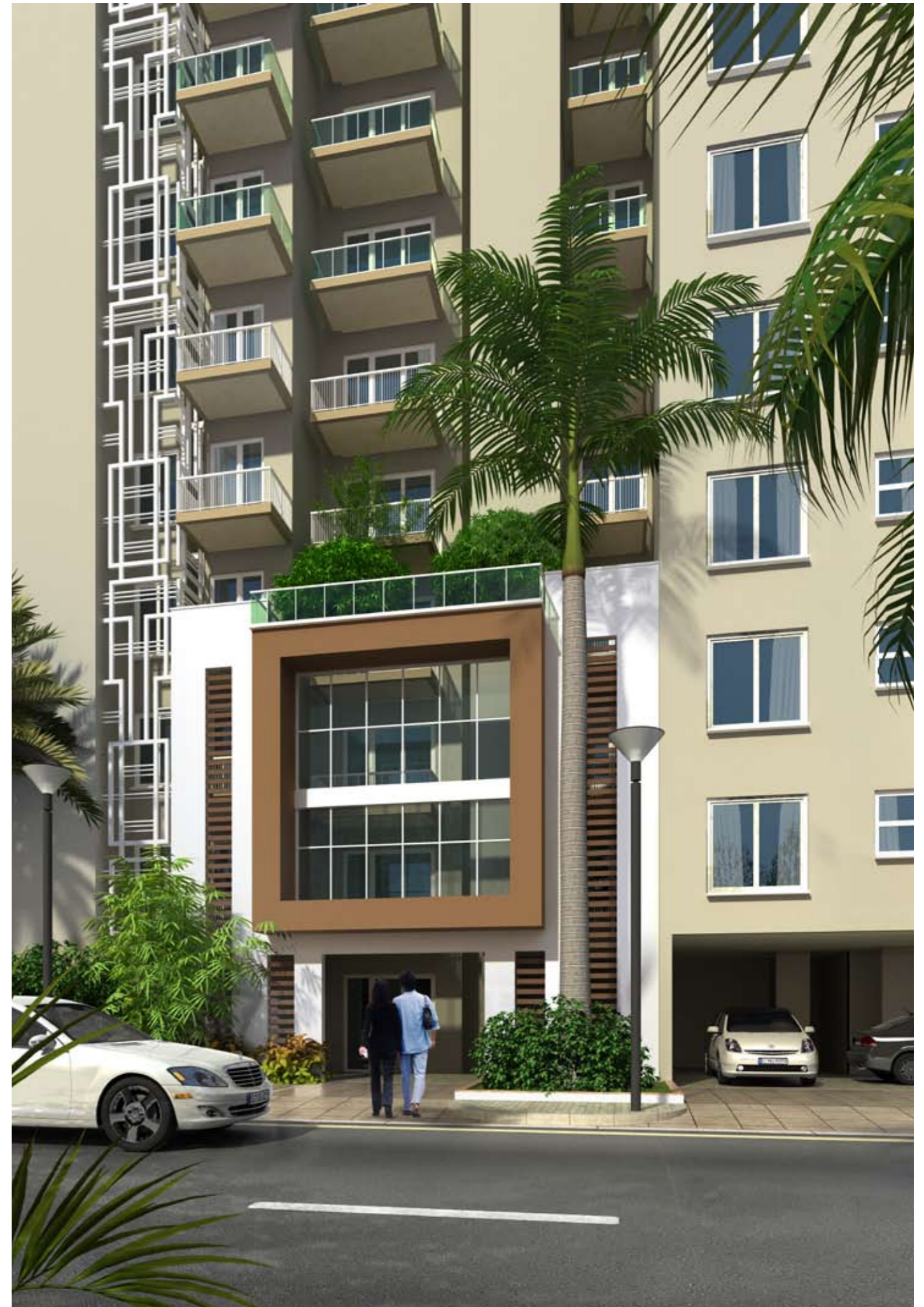
GROUND FLOOR

SPECIFICATIONS* FOR APARTMENTS

LIVING ROOM / DINING / LOBBY / FAMILY ROOM	PLASTER WITH OBD VITRIFIED TILES PLASTER WITH OBD ENTRANCE DOOR-POLISHED DOOR INTERNAL DOOR-PAINTED FLUSH DOORS. EXTERNAL DOOR-UPVC FRAMES & SHUTTERS UPVC FRAMES & SHUTTERS MODULAR SWITCHES
MASTER BED ROOM	PLASTER WITH OBD LAMINATED WOODEN FLOORING PLASTER WITH OBD HARD WOOD FRAMES WITH PAINTED FLUSH DOORS. UPVC FRAMES & SHUTTERS MODULAR SWITCHES
OTHER BED ROOM(S)	PLASTER WITH OBD VITRIFIED TILES PLASTER WITH OBD HARD WOOD FRAMES WITH PAINTED FLUSH DOORS. UPVC FRAMES & SHUTTERS MODULAR SWITCHES
KITCHEN	COMBINATION OF CERAMIC TILES & OBD VITRIFIED TILES PLASTER WITH OBD HARD WOOD FRAMES WITH PAINTED FLUSH DOORS. UPVC FRAMES & SHUTTERS GRANITE COUNTER TOP SINGLE DRAIN BOARD STAINLESS STEEL SINK WITH C P FITINGS MODULAR SWITCHES
BALCONIES / TERRACES	PLASTER WITH WEATHER PROOF TEXTURED PAINT VITRIFIED TILES WEATHER PROOF PAINT EXTERNAL DOOR: UPVC FRAMES & SHUTTERS UPVC FRAMES & SHUTTERS MODULAR SWITCHES
MASTER TOILET	COMBINATION OF CERAMIC TILES & OBD VITRIFIED TILES PLASTER WITH OBD HARD WOOD FRAMES WITH PAINTED FLUSH DOORS. UPVC FRAMES & SHUTTERS CP FITTINGS, STANDARD CHINA WARE, TOWEL RAIL/ RING MODULAR SWITCHES
OTHER TOILETS	COMBINATION OF CERAMIC TILES & OBD VITRIFIED TILES PLASTER WITH OBD HARD WOOD FRAMES WITH PAINTED FLUSH DOORS. UPVC FRAMES & SHUTTERS CP FITTINGS, STANDARD CHINA WARE, TOWEL RAIL/ RING MODULAR SWITCHES

OTHER AMENITIES: MIN. ONE RESERVED CAR PARK AT AN EXTRA COST FOR EACH FLAT.
POWER BACK-UP UP TO 5 KW / 7.5 KW APARTMENT. CENTRAL GREEN HAVING KIDS PLAY AREA WITH TOT-LOTS,
SEESAWS, BABY SLIDES. CENTRALISED SEWAGE TREATMENT PLANT. **SECURITY:** PERIMETER SECURITY

*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.





PALM GARDENS

PAYMENT SCHEDULE

PRICES

Basic Price	As applicable
External Development Charges (EDC)	Rs. 360.20/- per sq ft.
Infrastructural Development Charges (IDC)	Rs. 27.59/- per sq ft.
Down Payment Rebate	(see note 2)
Parking - Covered	Rs. 300000/- each
Preferential Location Charges (PLC)	(see note 6)
Club Membership (Mandatory)	Rs. 50000/-

Down Payment Plan (with 12% rebate on 95% of Basic Price And PLC)

On Booking	Rs. 7.5 Lakhs / Rs. 10 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% Club membership charges less Down Payment Rebate
On Intimation of Possession	5% of Sale Price + IFMS (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. 7.5 Lakhs / Rs. 10 Lakhs
Within 30 days from the date of execution of Booking	15% of Sale Price less Booking Amount + 50% of EDC & IDC
Within 60 days of Booking	5% of Sale Price + 50% of EDC & IDC
Within 120 days of Booking	5% of Sale Price
On start of Excavation	5% of Sale Price
On Completion of First Basement roof Slab	7.5% of the Sale Price + 50% of Cost of Parking Slot
On Completion of Ground floor roof slab	7.5% of the Sale Price
On Completion of 3rd floor roof slab	5% of the Sale Price + 50% of Cost of Parking Slot
On Completion of 6th floor roof slab	5% of the Sale Price
On Completion of 9th floor roof slab	5% of the Sale Price
On Completion of 12th floor roof slab	5% of the Sale Price + 100% of Club Membership
On Completion of Final roof slab	7.5% of Sale Price
On Completion of Brick work	7.5% of Sale Price
On Completion of External Plaster	7.5% of Sale Price
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 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 Free Maintenance Security (IFMS) – Rs. 50/- per sq. ft.
 - Stamp Duty/Registration Charges shall be payable along with the last installment based on the then prevailing rates.
 - 1 car parking bay for 3 bedroom unit and 2 car parking bay for Duplex/Penthouses are mandatory.
 - PLC: Central Greens - Rs. 350/- per sq ft, Sports/Green Facing - Rs. 150/- per sq ft, Corner - Rs. 100/- per sq ft, First Floor - Rs. 150/- per sq ft, Second Floor - Rs.100/- per sq ft, Third Floor - Rs. 50/- per sq ft., Ground Floor - 15%, Penthouse - 10%.
 - Sale Price = (Basic Price + PLC) 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.

Emaar MGF Land Limited

Sales Office: Emaar MGF Business Park, Mehrauli-Gurgaon Road, Sikandarpur Chowk, Sector 28, Gurgaon 122 002

Email: enquiries@emaarmgf.com | www.emaarmgf.com



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