

DLF "EXPRESS GREENS IN SECTOR, M - 1, MANESAR ON NH - 8

EXPRESS GREENS, IMAGINE LIVING IN A HEAVEN OF PEACE, RIGHT NEXT TO THE FAST LANE.

Express Green offers high rise apartments, town houses and independent floor living to the individuals, right on the NH - 8 expressway.

Key Features:

- Rated as one of the best residential projects in the new developments.
- From the proposed metro rail, schools, parks, supermarkets to fine dining joints, you will have it all within your reach.
- A host of modern amenities like a club with pool, gymnasium, a library besides a convenient shopping facility and a school, redefine leisure and convenience.

A WORLD WHERE EVERYTHING IS ACCESSIBLE EVENS YOUR DREAMS.

EXPRESS GREENS, DLF NEW GURGAON

The excellent connectivity of Express Greens combined with wide, open spaces make for a memorable and aesthetic living experience.

Welcome to world-class clubbing facilities at Express Greens, DLF New Gurgaon/ with ultra-modern amenities like stream and sauna, gymnasium leisure facilities at their best.

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A WORLD CONNECTED TO YOUR LIFESTYLE.

Located conveniently on NH - 8, Town Houses, Apartments and independent floors at Express Greens, enjoy easy accessibility to the capital. Also with modern amenities like a school, convenient shopping centre & 100% power back up; life here is a truly peaceful affair. It's time to live in style and comfort.

Welcome to a world that nurtures your child's future at Express Greens, DLF New Gurgaon. With a world class school located in the vicinity, quality education for your child is just a step away. Located conveniently on NH - 8, Town Houses, Apartments and Independent Floors at Express Greens enjoy easy accessibility to the capital.

A WORLD CONNECTED TO QUALITY EDUCATION

And that's not all, modern amenities convenient shopping centers, club and 100% power back up add to the peaceful experience. Surely, its time to live in style and comfort.

A WORLD CONNECTED TO YOUR NEEDS.

Meet your daily needs of everyday shopping with ease at shopping centre situated in the vicinity. What's more, with modern amenities like a school, club and 100% power back up; life here is heaven of peace and tranquility. It's a time to live in style and comfort.

Your own paradise of great lifestyle and modern amenities awaits you at Express Greens, DLF New Gurgaon. Welcome to premium apartments.

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A WORLD SURROUNDED BY LAVISH COMFORTS AND PREMIUM LIVING. WELCOME TO LIFESTYLE APARTMENTS.

Experience a seamless blend of luxury and ultra-modern conveniences like a convenient shopping centre, school; club and 100% power back-up. Its time you live in a world you always desired.

Your own private world awaits you at Express Greens, DLF New Gurgaon. Welcome to Town Houses.

A WORLD CLASS LIFESTYLE EXPERIENCE THAT'S TRULY DISTINCT. WELCOME TO TON HOUSES.

Enjoy a unique fusion of lifestyle and comfort amidst modern amenities like a convenient shopping centre, school; club and 100% power back up. Its grand living at its best.

A WORLD OF PRIVACY AND UNMATCHED LIFESTYLE. WELCOME TO INDEPENDENT FLOORS.

Your own world of unmatched luxury and great comfort awaits you at Express Greens, DLF New Gurgaon. Experience a grand lifestyle amidst modern amenities like a convenient shopping centre, school; club and 100% power back up, enjoy the privilege of living at independent floors.

DLF "EXPRESS GREENS IN SECTOR, M - 1, MANESAR ON NH - 8

We are happy to inform you that DLF Homes will be soon **launching a New Project - "EXPRESS Greens" in Sector M-1, Manesar on NH 8)**

Location : Sector- M 1, Manesar

Site Size : Approx. 14 Acres

High raise Apartments along with Townhouses and Independent Floors.

Booking Amount : Rs. 5 Lacs (Rs. 10 Lacs for Town house & Independent Floor)

Cheque in favour of : **DLF Home Developers Ltd**

The **Swift Code** for wire transfer is as follows:

Swift Code: ICICINBBXXX

Account No. : 000705016211

Account Name: DLF HOME DEVELOPERS LTD.

9A, C.P., New Delhi - 110001

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EXPRESS GREENS, SECTOR M-1, MANESAR

Proposed Specifications for Apartments

FLOORS

Living/Dining/Passage & Lobby within Apartment	:	Vitrified Tiles
Kitchen & Toilets	:	Anti Skid Ceramic Tiles
Bedrooms	:	Imported Laminated Wooden Flooring
Balcony	:	Terazzo Tiles / Ceramic Tiles
S. Room	:	Grey Mosaic Cast in situ/Tiles

WALLS

Living/Dining/Bedrooms/ Passage & Lobby within Apartment	:	Acrylic emulsion.
Kitchen & Toilets	:	Combination of ceramic tiles, oil bound Distemper and/or Mirror
S.Room / Toilet	:	Combination of Ceramic Tiles / Oil bound Distemper & Mirror

CEILINGS

Ceilings	:	Oil Bound Distemper
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COUNTERS

Kitchen	:	Counters in Marble / Granite.
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FITTINGS / FIXTURES

Toilets & Kitchen	:	Single Lever CP fittings, White Chinaware. Glass Shower Partition only in Master Bath, Towel Rail / Ring (No bath tubs). Stainless Steel Double bowl, single drain board kitchen sink
S. Room Toilet	:	Conventional C.P. Fittings / White Chinaware

DOORS & WINDOWS

Internal Doors	:	Polished / Painted frames made of Hardwood, Entrance door- Teak veneered & polished shutter / moulded skin door. Flush shutters/moulded skin door.
External Glazings	:	Powder coated Aluminium.

ELECTRICALS

Modular type switches & sockets, copper wiring (fittings like fans, light fixtures, geysers, appliances etc. not provided). Back-up power of 6-7 KVA/ Apartment

SECURITY SYSTEM

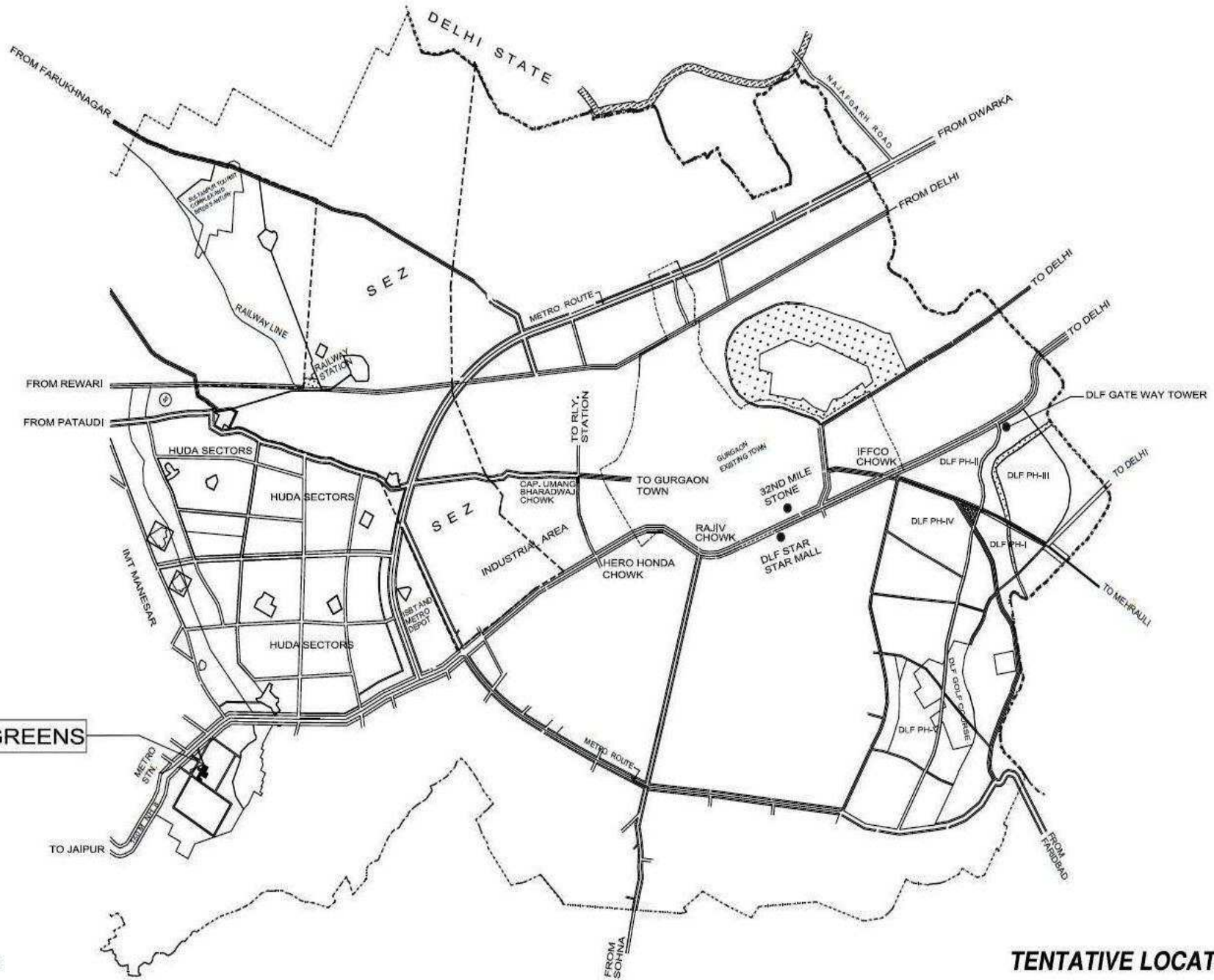
Proximity Card Access Control, CCTV for Basement parking and Entrance lobby at Ground Floor. Boom barriers at entry & exit of the complex and at entry & exit of the basement parking.

CLUB FACILITY

Multipurpose Room, Swimming Pool, Change Rooms & Gymnasium & Library.

Marble/ Granite being natural materials have inherent characteristics of colours and grain variations.

EXPRESS GREENS



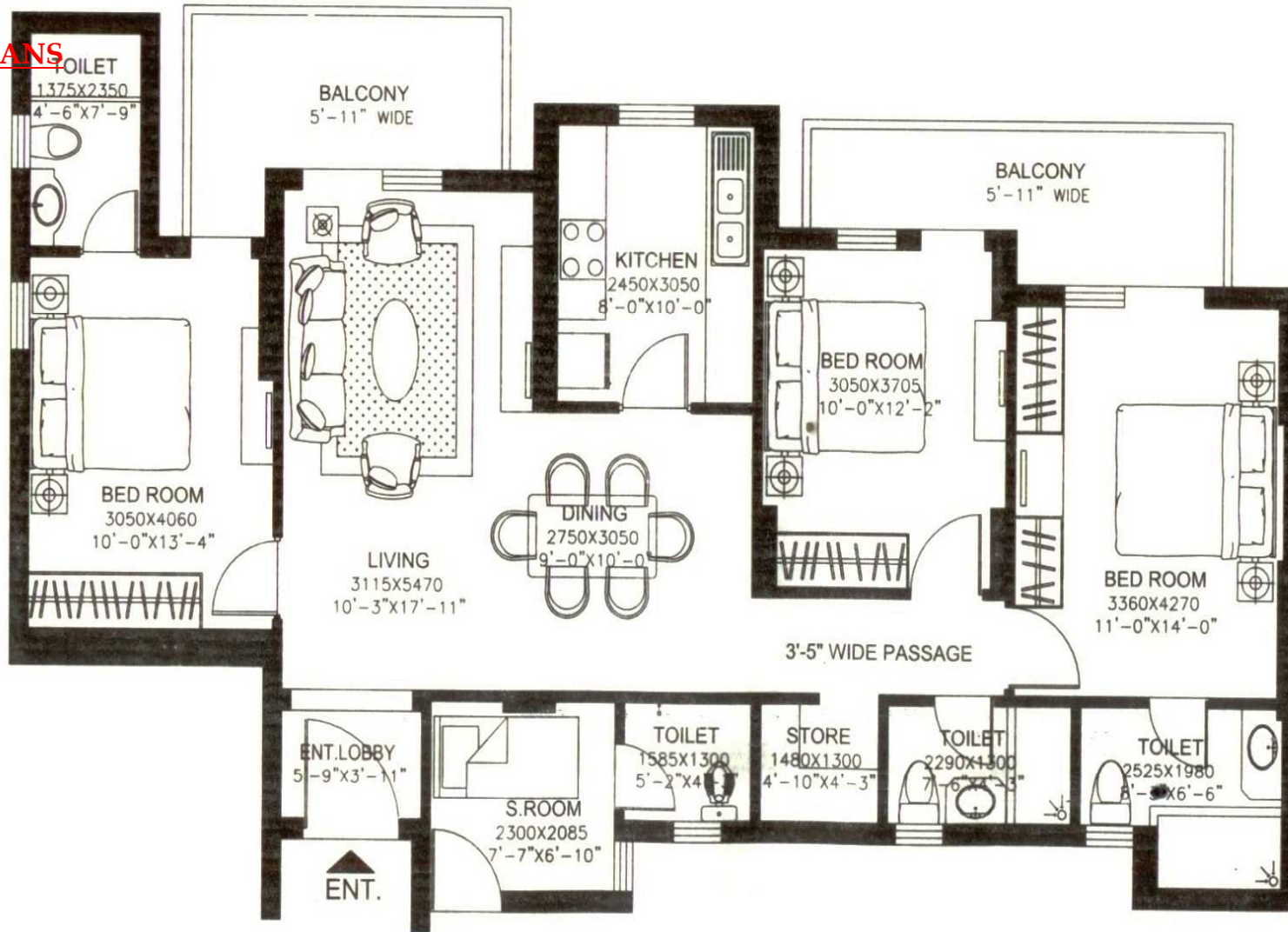
NOTE: PLAN NOT TO SCALE

TENTATIVE LOCATION PLAN

 **DLF HOME DEVELOPERS LTD.**

Project
EXPRESS GREENS
SEC M-1, MANESAR, GURGAON

FLOOR PLANS



TENTATIVE PLAN OF APARTMENT NO. 1, 2, 3 & 4 IN BLOCK E, F & G
 TENTATIVE PLAN OF APARTMENT NO. 1 & 2 IN BLOCK A, B, C & D

NOTE: PLAN NOT TO SCALE

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DLF "EXPRESS GREENS", SECTOR - M 1, Manesar		
BASIC SALE PRICE (BSP)	Rs. 2350/- Sq. Ft.	
AREA	1760 Sq. Ft.	2125 Sq. Ft.
NET BASIC SALE PRICE	4136000.00	4993750.00
EDC/IDC @ Rs. 150/- Sq. Ft.	264000.00	318750.00
Car Parking	200000.00	450000.00
IBMS @ Rs. 50/- Sq. Ft.	88000.00	106250.00
TOTAL	4688000.00	5868750.00
PLC		
Green Facing	Rs. 300/- Sq. Ft.	
Corner Facing	Rs. 400/- Sq. Ft.	
Green/Corner Facing	Rs. 500/- Sq. Ft.	
PARKING		
Open Parking	Rs. 2 Lacs Per Slot	
Covered Parking	Rs. 3 Lacs Per Slot	
Back to Back (Basement)	Rs. 4.5 Lacs	
One Car Parking mandatory for 3 Bedroom (1760 Sq. Ft.)		
Two Car Parkings mandatory for 4 Bedroom (2125 Sq. Ft.)		

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PAYMENT PLAN

PRICES

Unit Sale Price (Rate)	:	As applicable
Cost of Parking	:	As applicable
Preferential Location Charges (PLC)	:	As applicable
Infrastructure Development Charges & External Development Charges (IDC+EDC)	:	Rs.150/- p.s.ft.
Interest Bearing Maintenance Security (IBMS)	:	Rs. 50/- p.s.ft.
Down Payment Rebate	:	9%

DOWN PAYMENT PLAN

On Application for Booking	:	Rs. 5 lakhs (Rs. 10 lakhs in case of Town House & Independent Floors)
Within 30 days of Booking	:	95% of Sale Price (Less: a) Booking Amount b) Down Payment Rebate)
On Application of Occupation Certificate	:	2.5% of Sale Price
On receipt of Occupation Certificate	:	2.5% of Sale Price + IBMS + Stamp Duty & Registration Charges

TIME BOUND INTEREST-FREE INSTALLMENT - PAYMENT PLAN

On booking	:	Rs. 5 lakhs (Rs. 10 lakhs in case of Town House & Independent Floors)
Within 2 months of booking	:	20% of the Sale Price (less booking amount)
Within 4 months"	:	7.5%"
Within 6 months"	:	7.5%"
Within 9 months"	:	7.5%"

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Within 12 months"	:	7.5%"
Within 15 months"	:	7.5%"
Within 18 months"	:	7.5%"
Within 21 months"	:	10%"
Within 24 months"	:	10%"
Within 27 months"	:	10%"
On receipt of Occupation Certificate	:	5%" + IBMS+Stamp Duty & Registration Charges

SALE PRICE OF UNIT (UNIT PRICE x SUPER AREA OF INDEPENDENT FLOORS) + PREFERENTIAL LOCATION CHARGES + IDC+EDC+COST OF PARKING (as applicable)

Notes:

1. The Basic unit price is escalation free, but subject to revision/withdrawal without notice at Company's sole discretion.
2. The rebate for early payment shall however be subject to change from time to time and is presently @ 11% per annum.
3. Each Apartment would be provided with power backup of 6-7 KVA in Type I & II and Town Houses & Independent Floors would be provided with power backup of 10 KVA.
4. One car parking along with Three Bedroom Apartment and Two car parking with Four Bedroom Apartment, Town Houses & Independent Floors is mandatory.
5. The yearly simple interest payable on IBMS shall be determined by the company as per the applicable rates on Fixed Deposits accepted by State Bank of India at the close of each financial year on 31st March.
6. Stamp duty & Registration charges shall be payable along with the last installment as applicable.
7. The Company would pay penalty to its customers @ Rs.5 per sq.ft. per month for any delay in handing over the product beyond the committed period of three years from the date of execution of agreement. Similarly, the customer would be liable to pay holding charge @ Rs.5/- per sq.ft. per month, if he fails to take possession within 30 days from the date of issue of occupation certificate.
8. Attractive Housing Loan options available from various financial institutions.
9. Prices are effective as on date.
10. Prices indicated above are subject to revision from time to time at the sole discretion of the company.
11. Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive. For detailed Terms and Conditions please refer to the Application Form and Buyer's Agreement.

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DOCUMENTS REQUIRED:

1. Local clearing Cheque as on current date. In case of NRI's - NRE/NRO account cheque. PDC's will not be accepted. In case of wire transfer swift advice copy is required.
2. Pan Card Copies of the applicants. Passport copies in case of NRI's. (In case Pan Card is not application declaration form is required.)
3. Signature on all pages of the application form along with layout plans, specification and price list of all the applicants.
4. In case of the company, Memorandum of association, Article of association, Pan Card Copy of the company, and Board Resolution.

In Case of any further clarification, please inform us accordingly.

Visit us at www.affinityconsultant.com

Thanks & Regards,

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