

DLF WESTEND HEIGHTS

-Bannerghatta Road, Bangalore

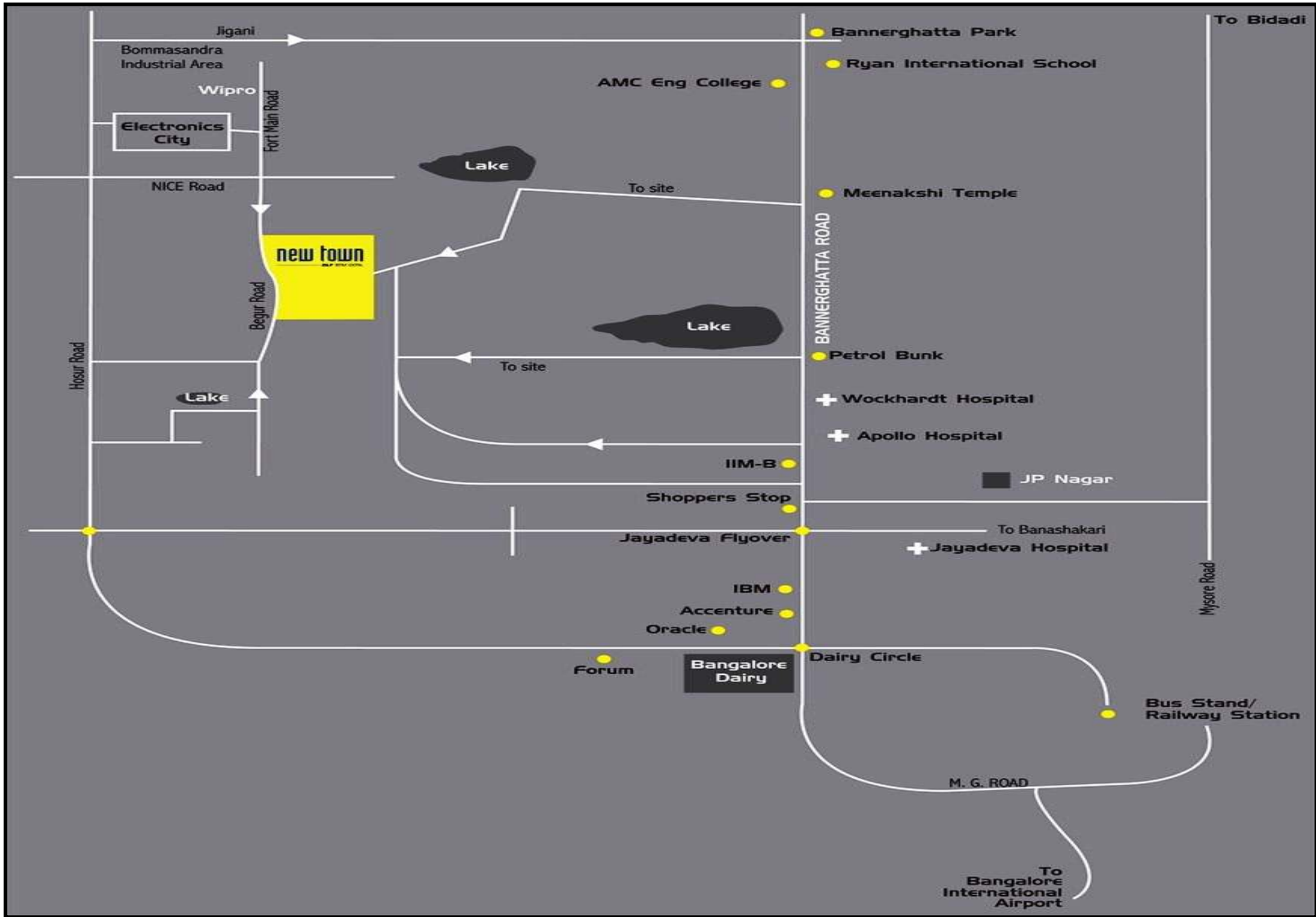


Distinctive DLF Living

New Town - the premier choice for Bangalore living. A premium residential enclave that celebrates life in all its radiant splendour. Featuring spacious apartments and a rich selection of amenities. You will find in New Town, a residence specially appointed to maximize your comfort and convenience. In New Town premium high rise apartments are set against the backdrop of a vibrant living environment where fun, comfort, security, and serenity blend in perfect unison. Life at New Town satisfies all your needs and fulfills your heart's desire. Imagine a place where leisurely pursuits are always within reach. Imagine living where convenience is never more than around the corner.

Westend Heights at New Town, DLF BTM Extn.

Designed, keeping in mind the modern day requirements and meeting them with apt amenities, Westend Heights is the first phase of New Town, with premium high-rise apartments at affordable prices. The complex brings you comfort living embodied in individual towers overlooking sprawling parks and vistas. This project is being developed in a **land area of 27.5 acres**. The project consists of **1980 units** spread across **19 towers** that are **Stilt + 18 floors** high.



Fun. Fitness. Leisure. Right Next Door

The most exclusive Club in Bangalore at New Town, DLF BTM EXTN.

The Club set amidst a very comfortable setting is an impressive feature of New Town. It is specially designed to take care of all stresses brought on by the modern world. Altogether a beautiful composition, that blends seamlessly with your lifestyle.

- Swimming Pool
- Gymnasium/Aerobics Centre
- Restaurant & Bar
- Billiards Room
- Banquet Hall
- Tennis Courts
- Cards Room
- Squash Courts
- Spa, Massage & Beauty Parlour



Ease. Enjoyment. Convenience. Right Next Door

Convenient shopping facilities at New Town, DLF BTM EXTN.

Shop with ease at our convenience shopping centre, well equipped to handle your everyday needs. The shopping centre will offer an array of outlets to make your life a trouble free affair.

Experience convenience at your doorstep.

Hope. Dreams. Future. Right Next Door
Renowned Early Learning School at New Town, DLF BTM
EXTN.

Our play school aims to care for your child in a stimulating, safe, fun-filled environment. It symbolizes our conviction that nurtured roots lay the foundation of a fully-grown blossomed tree.

Health. Wellbeing. Assurance. Right Next Door
State-of-the-art healthcare facilities at New Town, DLF BTM
EXTN.

In these years of fast paced lives, your family's well-being is foremost in our minds. Our healthcare centre will offer the latest in screening, diagnosis, and medical care. With competent medical professionals by your side, we will make sure that you would always remain in the best of health.

Comfort. Confidence. Peace of Mind. Right Next Door
Keeping your loved ones safe and secure at New Town, DLF
BTM EXTN.

Let New Town set your mind at rest when it comes to security. Our advanced, state-of-the-art security system ensures comfort & peace of mind for you and your loved ones. With monitored gates, CCTV for parking and entrance lobby, video surveillance systems, and a rigorously screened 24-hour security guard workforce, New Town offers you a secure and a well-protected abode.



SPECIFICATIONS

Living / Dining / Lobby / Passage

Floor	Vetrified tiles
Walls	Acrylic Emulsion / Oil bound distemper
Ceiling	Oil bound distemper

Bedrooms

Floor	Laminated wooden flooring for all bed rooms and study
Walls	Acrylic Emulsion / Oil bound distemper
Ceiling	Oil bound distemper

Kitchen

Floor	Anti skid ceramic tiles
Walls	Ceramic Tiles upto 2'-0" above counter and oil bound distemper
Ceiling	Oil Bound Distemper
Fitting / Fixtures	Conventional CP fittings, Single bowl SS Sink with drain board
Counter	Granite/ marble

Balcony

Floor	Terrazo tiles, anti skid ceramic tiles
Ceiling	Exterior Paint

Toilets

Floor	Anti skid ceramic tiles
Walls	Combination of ceramic tiles, oil bound distemper and/or Mirror
Fitting / Fixtures	Conventional CP fittings, White Chinaware.

S. Room

Floor	Terrazo / Ceramic Tiles
Walls	Oil Bound Distemper
Ceiling	Oil bound distemper

Doors

Internal Doors

Polished hardwood Frame, flush shutters / moulded skin door

Entrance Doors

Teak veneered & polished shutter / moulded skin door.

Windows

Powder coated Aluminium Glazings

Modular type switches & sockets, copper wiring (fittings like fans, light fixtures, geysers, appliances etc. not provided).

Power Backup is 3-4 KVA per apartment

Electrical

With over all suitable diversity

Card Access Control, CCTV for Basement parking and Entrance lobby at Ground Floor.

Security System

Boom barriers at entry & exit of the complex and at entry & exit of the basement / podium parking

Main Lift Lobby

Floor

Combination of one or more of Indian Marble / Granite / Terrazo / Vitrified Tiles.

Walls

Combination of one or more of Marble / Granite / Stone-cladding/

Acrylic Emulsion/ textured paint/ wall covering

Typical Floor Lift Lobby

Floor

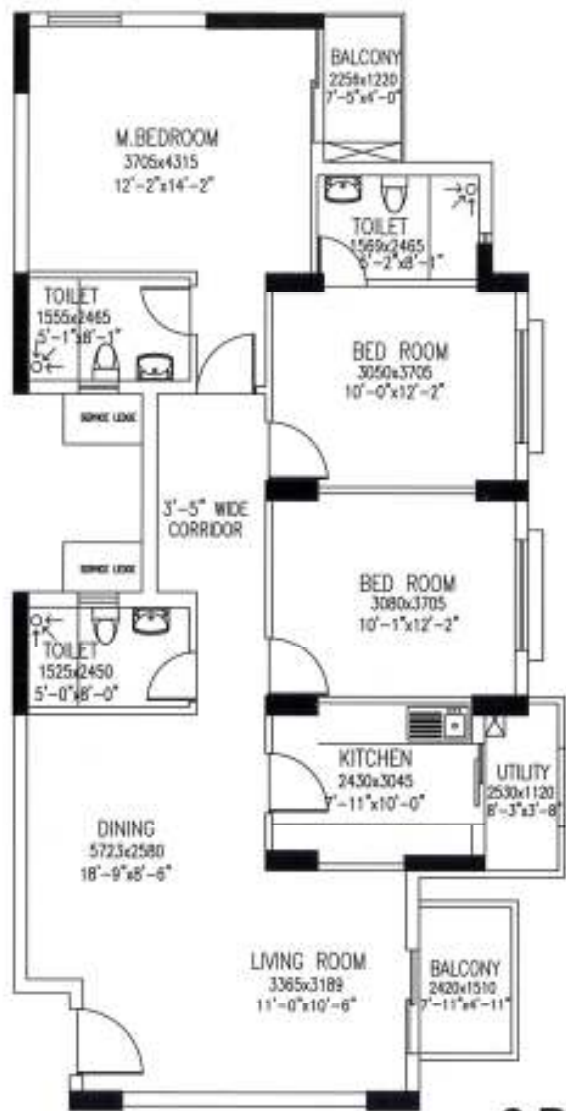
Combination of one or more of Marble / Granite/ Terrazo / Vitrified Tiles.

Walls

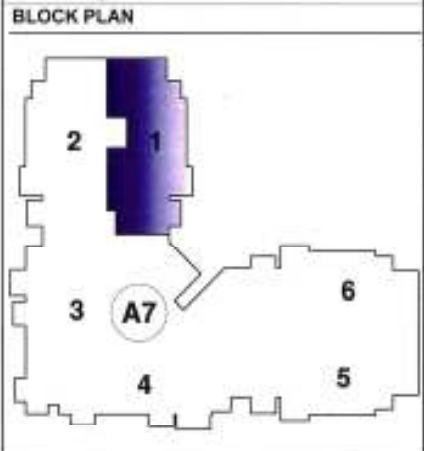
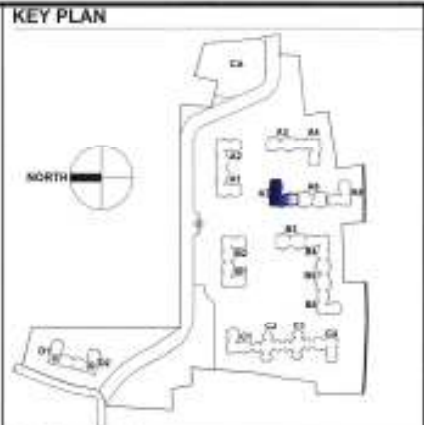
Plaster and plastic emulsion/ Oil bound distemper.



Westend Heights
at New Town, DLF ERM Extn.



3 BED + 3 TOILET

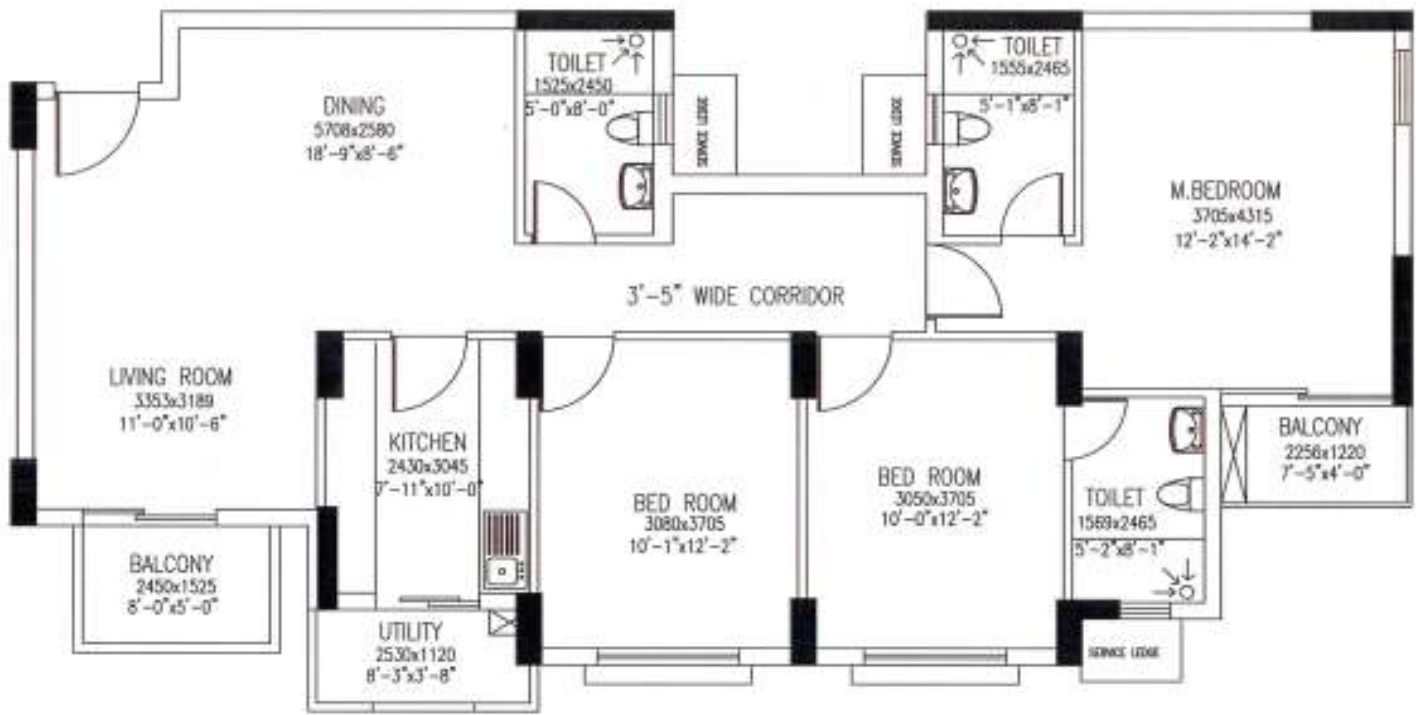


Block A7
Applicable for unit no 1
Tentative Salesble Area
1575 SFT.

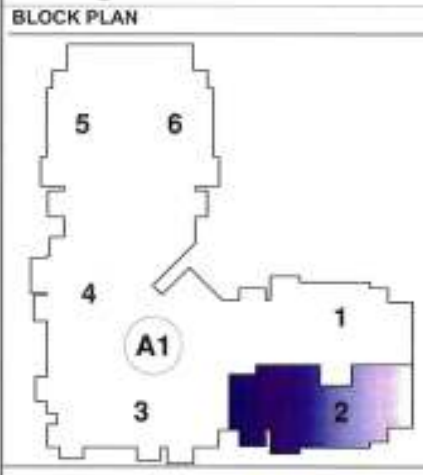
- NOTE:
- PLAN NOT TO SCALE
 - DIMENSION AND LOCATION OF COLUMN SUBJECT TO CHANGE DEPENDING UPON STRUCTURAL DESIGN.
 - DIMENSION MENTIONED IN THE PLAN IS WITHOUT PLASTER THICKNESS.

 **DLF SOUTHERN HOMES (P) Ltd.**

Project
WESTEND HEIGHTS,
NEW TOWN, DLF BTM EXTENSION



3 BED + 3 TOILET

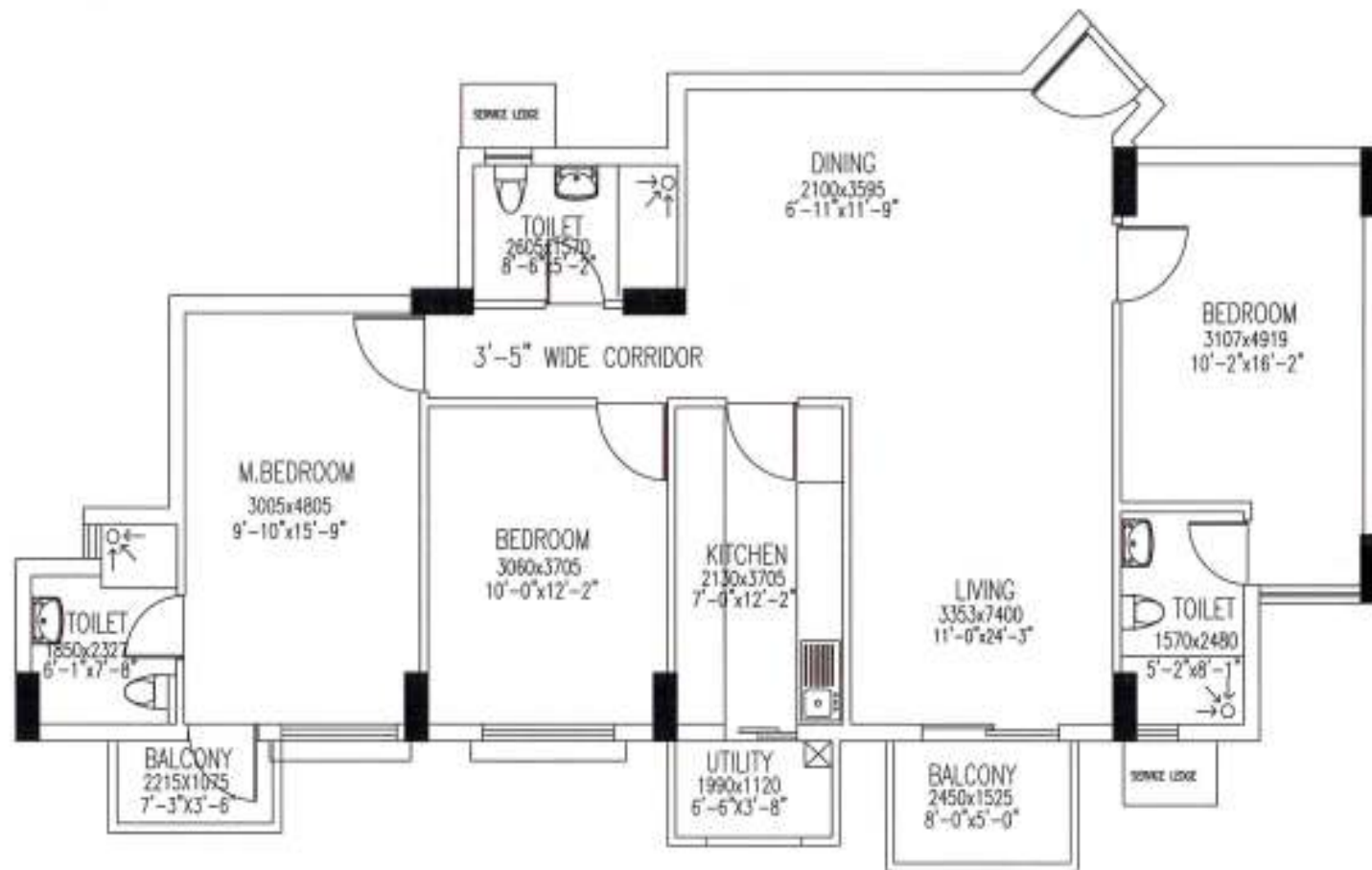


Block A1
Applicable for unit no 2
Tentative Saleable Area
1570 SFT.

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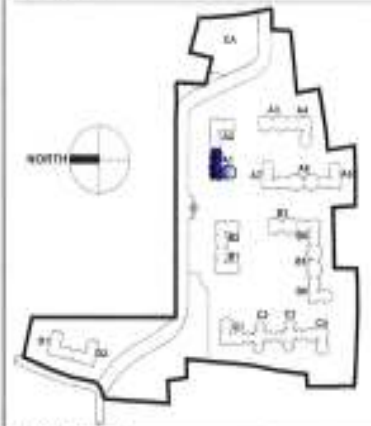
 **DLF SOUTHERN HOMES (P) Ltd.**

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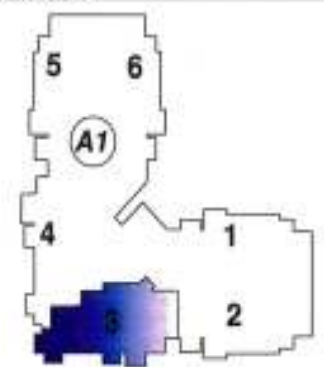


3 BED + 3 TOILET

KEY PLAN



BLOCK PLAN



Block A1

Applicable for unit no 3

Tentative Saleable Area

1585 SFT.

NOTE:

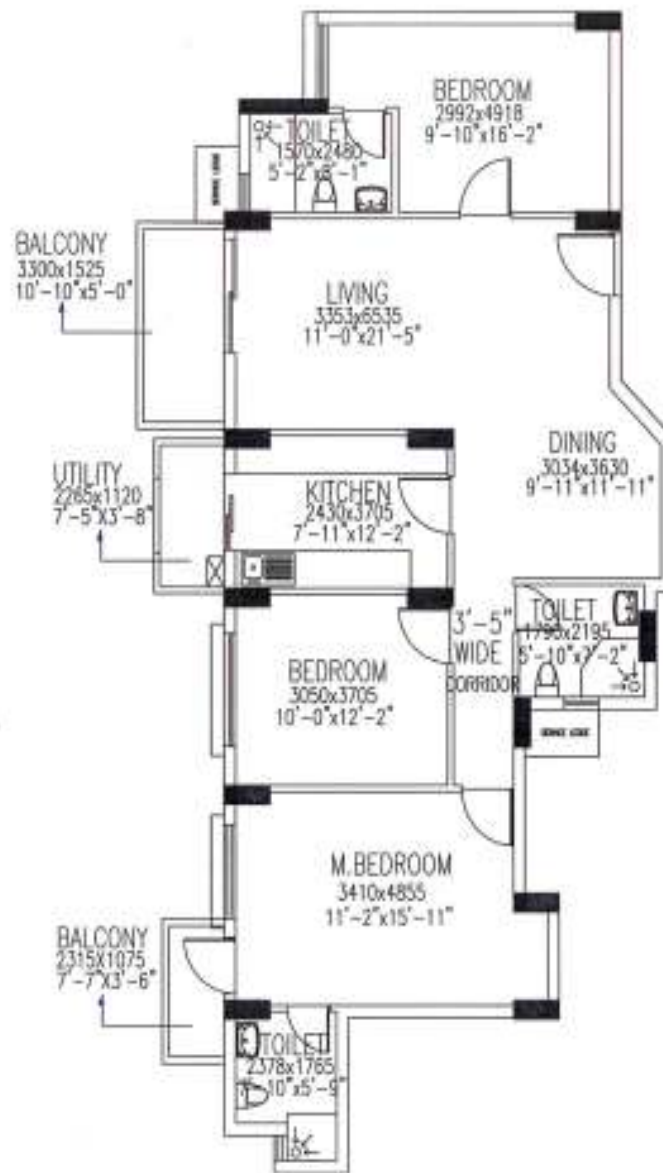
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DLF SOUTHERN HOMES (P) Ltd.

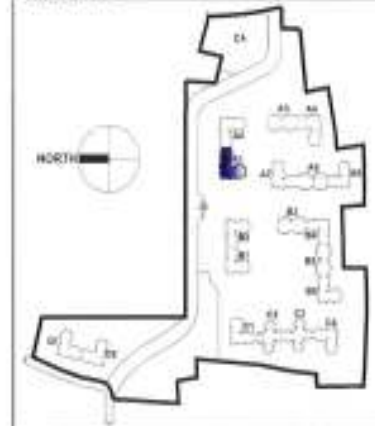
Project

**WESTEND HEIGHTS,
NEW TOWN, DLF BTM EXTENSION**

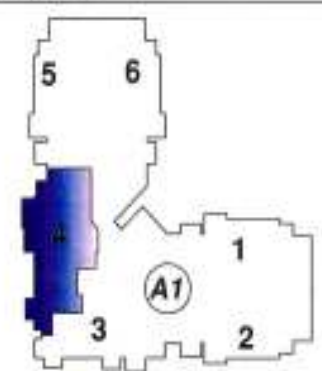


3 BED + 3 TOILET

KEY PLAN



BLOCK PLAN



Block A1

Applicable for unit no 4

Tentative Saleable Area

1620 SFT.

NOTE:

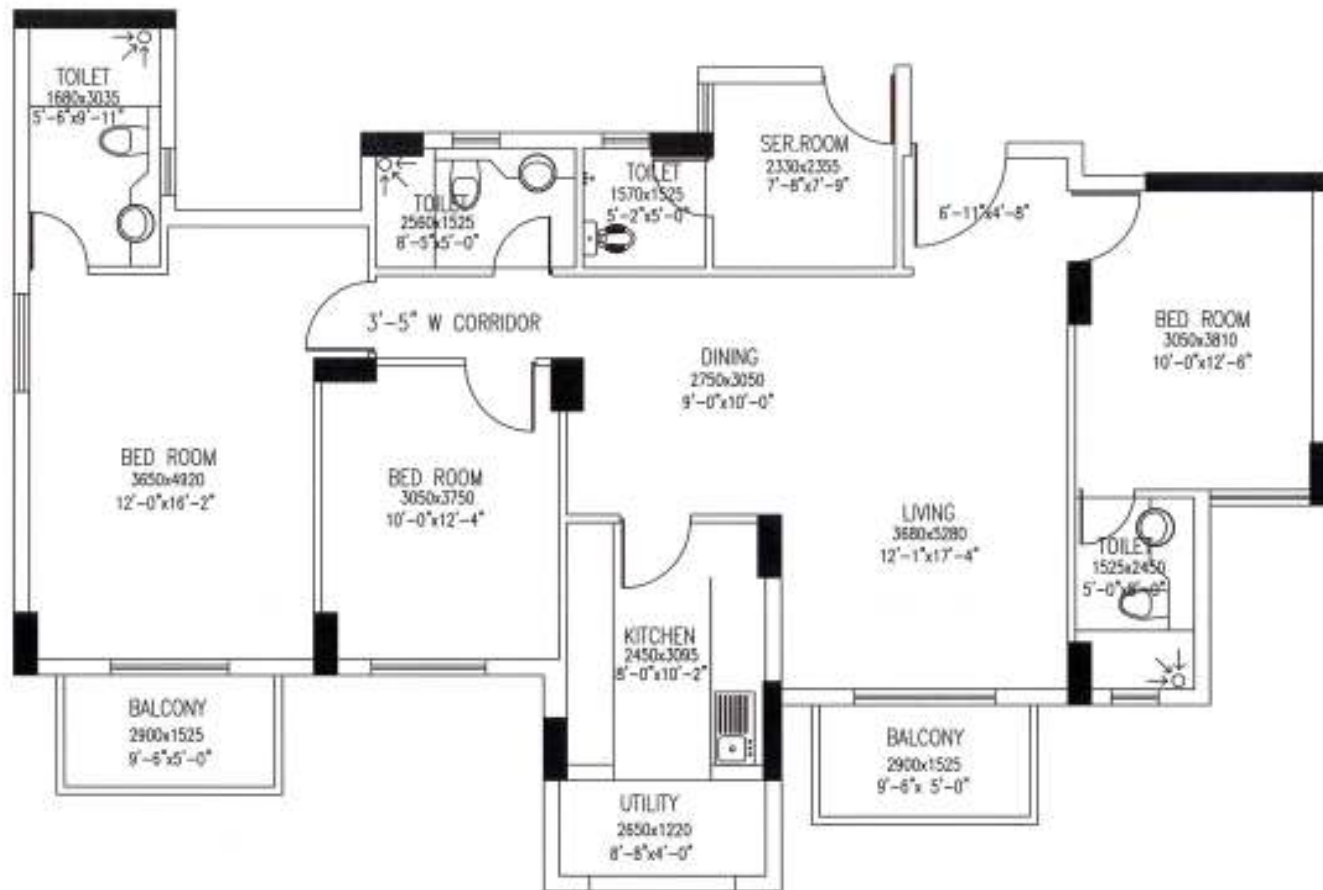
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DLF SOUTHERN HOMES (P) Ltd.

Project

**WESTEND HEIGHTS,
NEW TOWN, DLF BTM EXTENSION**

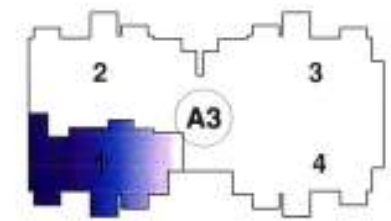


3 BED + 3 TOILET+ SER

KEY PLAN



BLOCK PLAN



Block A3

Applicable for unit no 1

Tentative Saleable Area

1820 SFT.

NOTE:

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DLF SOUTHERN HOMES (P) Ltd.

Project

**WESTEND HEIGHTS,
NEW TOWN, DLF BTM EXTENSION**

PRICE LIST

PRICE

Unit price (Rate)	As Applicable
Car Park	Rs. 2,25000/- for covered parking
Down Payment Rebate	6%
Preferential Location Charge (PLC)	As Applicable
Floor Rise Charge (FRC)	As Applicable
Internal Infrastructure Developmental Charges (IIDC)	Rs. 50,000 per apartment

DOWN PAYMENT PLAN

On Application (Booking Amount)	Rs. 2.5 lakhs for 2 BHK + 2 Toilet Rs. 3.0 lakhs for 3 BHK + 2 Toilet Rs. 3.5 lakhs for 3 BHK + 3 Toilet Rs. 4.5 lakhs for 3 BHK + 3 Toilet + S. Room
Within 30 days	95% of Total Price Less Booking Amount less Down payment rebate
On receipt of Occupancy Certificate	5% of Total Price + Stamp duty + Registration Charges & Other Charges + Taxes as applicable

INTEREST FREE INSTALLMENT PAYMENT PLAN

<u>Particulars</u>	<u>Amount</u>
On Application (Booking Amount)	Rs. 2.5 lakhs for 2 BHK + 2 Toilet Rs. 3.0 lakhs for 3 BHK + 2 Toilet Rs. 3.5 lakhs for 3 BHK + 3 Toilet Rs. 4.5 lakhs for 3 BHK + 3 Toilet + S. Room
Within 2 Months of Booking	25% Total Price less Amount paid on application for Booking
Within 4 Months of Booking	10% of Total Price
Within 6 Months of Booking or Completion of 1st Floor Slab, whichever is later	10% of Total Price
Within 8 Months of Booking or Completion of 5th Floor Slab, whichever is later	10% of Total Price
Within 11 Months of Booking or Completion of 9th Floor Slab, whichever is later	10% of Total Price
Within 14 Months of Booking or Completion of 14th Floor Slab, whichever is later	10% of Total Price
Within 16 Months of Booking or Completion of 17th Floor Slab, whichever is later	10% of Total Price
Within 18 Months of Booking or Completion of Terrace Slab, whichever is later	10% of Total Price
On Possession	5% of Total Price + Stamp duty+ Registration & Other Charges + Taxes, as applicable
Total Price per Unit = (Unit Price + Preferential Location Charge + Floor Rise Charge) x Super Area + Internal Infrastructure Developmental Charges + Cost of parking slots.	

OTHER CHARGES

Electricity, Water connection, incidental Charges:	Rs. 1,50,000/-unit (nl. see note no. 3)
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DETAILED COSTSHEET OF DLF WESTEND HEIGHT AT NEW TOWN							
Type of Unit	3 bedroom + 2 Toilet		3 bedroom + 3 Toilet			3 b/r + 3 Toilet + S. Room	
Sizes in sft	1365	1395	1575	1585	1620	1820	1820
Rate per	3250		3250			3250	
Basic cost	4436250	4533750	5118750	5151250	5265000	5915000	5915000
Car Park (basement)	225000	225000	225000	225000	225000	225000	225000
IIDC Charges (Rs.)	50000	50000	50000	50000	50000	50000	50000
IBMS (@ Rs. 50/sqft.)	68250	69750	78750	79250	81000	91000	91000
Club membership charges	60,000	60,000	60,000	60,000	60,000	60,000	60,000
BESCOM/ BWSSB Deposits (Rs.)	150000	150000	150000	150000	150000	150000	150000
Total Cost	4989500	5088500	5682500	5715500	5831000	6491000	6491000

Unit price (Rate)

As Applicable

Car Park

Rs. 225000/- for basement

Down Payment Rebate

As applicable amount

less 5% payable on possession

Preferential Location Charge (PLC)

As Applicable

Floor Rise Charge (FRC)

As Applicable

Internal Infrastructure Developmental

Rs.50,000 per apartment

Charges (IIDC)

Other Charges:—

Electricity, Water connection incidental Charges: Rs.1,50,000/unit

Club House Charges Rs.60,000/-

Interest Bearing Maintenance Security Rs.50/sft

Notes :

1. The rebate for early payment shall be subject to change from time to time and is presently @ 10% per annum.
2. Each Apartment/Unit would be provided with a power backup of 6.5 - 10 KVA as applicable.
3. An amount of Rs.1,50,000/- (Rs. One Lakh and fifty thousand only) shall be paid towards the Water, Electricity and other incidental charges as and when demanded by the company.
4. One Basement Car Park is Mandatory for each apartment.
5. The yearly simple interest payable on IBMS shall be determined by the company as per the applicable rates on 'One Year' Fixed Deposit 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 Applicant shall be required to pay an amount of Rs 60,000/- (Rupees Sixty Thousand only) towards the club membership fee as and when demanded by the company. The Applicant shall be liable to fill in the form for the membership and shall be bound and abide by the terms and conditions of the club. The membership fee shall be for five (5) years or such other term, as specified in the detailed term and conditions for the membership of the club.
8. 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.
9. Any other taxes/levies/charges etc., as and when demanded by any Government / statutory authority, are payable by the Applicant on demand.
10. Prices indicated above are as on date and are subject to revision from time to time at the sole discretion of the Company

11. The 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.

12. The BDA approvals for the project are awaited. The construction and payment schedule would commence after receipt of the concerned approvals and be completed within 36 months of commencement. Also, for your convenience and assurance, we have modified the payment plan from purely a time-bound plan to a time cum construction linked plan

13. Tower Details: This sheet gives the Super Built Up Area of all the units Tower-wise.

14. Door Directions: This sheet gives the direction of the door facing inside out.

15. PLC Type: Gives details of PLC type (Lifestyle – Rs. 100 per sft, Premium – Rs. 50 per sft., Standard – Nil) for all the units, Tower-wise.

16. Orientation Type: Specifies whether a unit is a Corner unit or Normal one. The charges for Corner unit are Rs. 25 per sft. and for the Normal unit Nil.



Booking Procedure

The booking will have to be made with completed documentation as follows:

Resident Indians

- Duly filled-in & signed Application form.
- Pan Card copy
- Proof of address (photocopy of Voter's Id card / Ration card / Driving License / Passport)
- Two passport size photographs of the applicant
- The cheque has to be made in the name of - **DLF Southern Homes Pvt. Ltd collection account** (Beneficiary)
- Filled up Profile Sheet

Non Resident Indians:

- Duly filled-in & signed Application form.
- Passport Copy (All Applicants)
- Visa Stamping Copy (All Applicants)
- Two passport size photographs of all the applicant
- The cheque From (NRE/ NRO A/c) has to be made in the name of - **DLF Southern Homes Pvt. Ltd collection account** (Beneficiary)
- If a DD from the NRE/ NRO A/c is given, then a statement from the bank telling that the account is an NRE/ NRO Account is Required.
- If the Customer does a Wire transfer, then the screen shot of the receipt of Wire transfer along with the Wire transfer no. should be provided.
- Filled up Profile Sheet

Please Note: An Extra Signature is required against point No.18 (Page 14) in the application form.

For more information please feel free to contact accordingly.

Warm regards,

AFFINITY SOLUTIONS (P) LTD

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