

TOWN HOUSES & INDEPENDENT FLOORS



Architect Hafeez Contractor

TOWNHOUSES IN NEW GURGAON



OVERVIEW

DLF HOMES now offers limited number of Town Houses & Independent Floors at New Town Heights.

TOWN HOUSES

- All the benefits of living in a condominium e.g. Full Power Back-up, Club Facility, Security System etc.
- All bedrooms with attached balcony

INDEPENDENT FLOORS

- Well laid out design with no wastage of space
- Car parking and garden on stilt level
- All Bedroom/Guest Rooms have attached balcony/sit out.

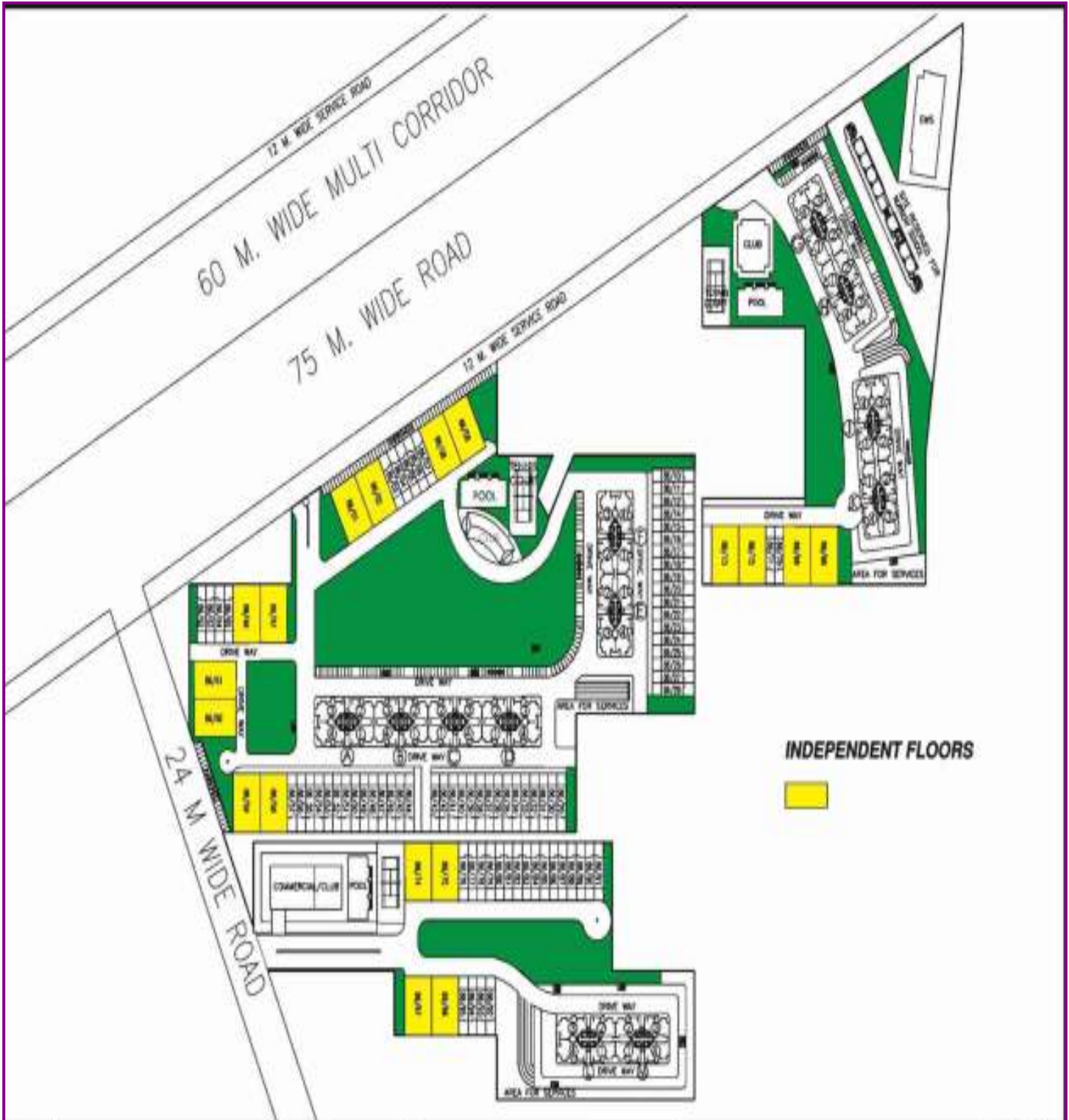
Swift Details for wire transfer

SWIFT Code:	ICICINBBXXX
A/c No.:	000705014940
A/c Name:	DLF NEW GURGAON HOMES DEVELOPERS (PVT) LTD.
IFCS Code	ICIC0000007
Bank Address:	ICICI BANK LTD. 9A, CONNAUGHT PLACE, NEW DELHI - 110001

Note:- On doing the wire transfer please inform the company by sending the advise copy of the same provided by your bank.

SITE PLAN

INDEPENDENT FLOORS



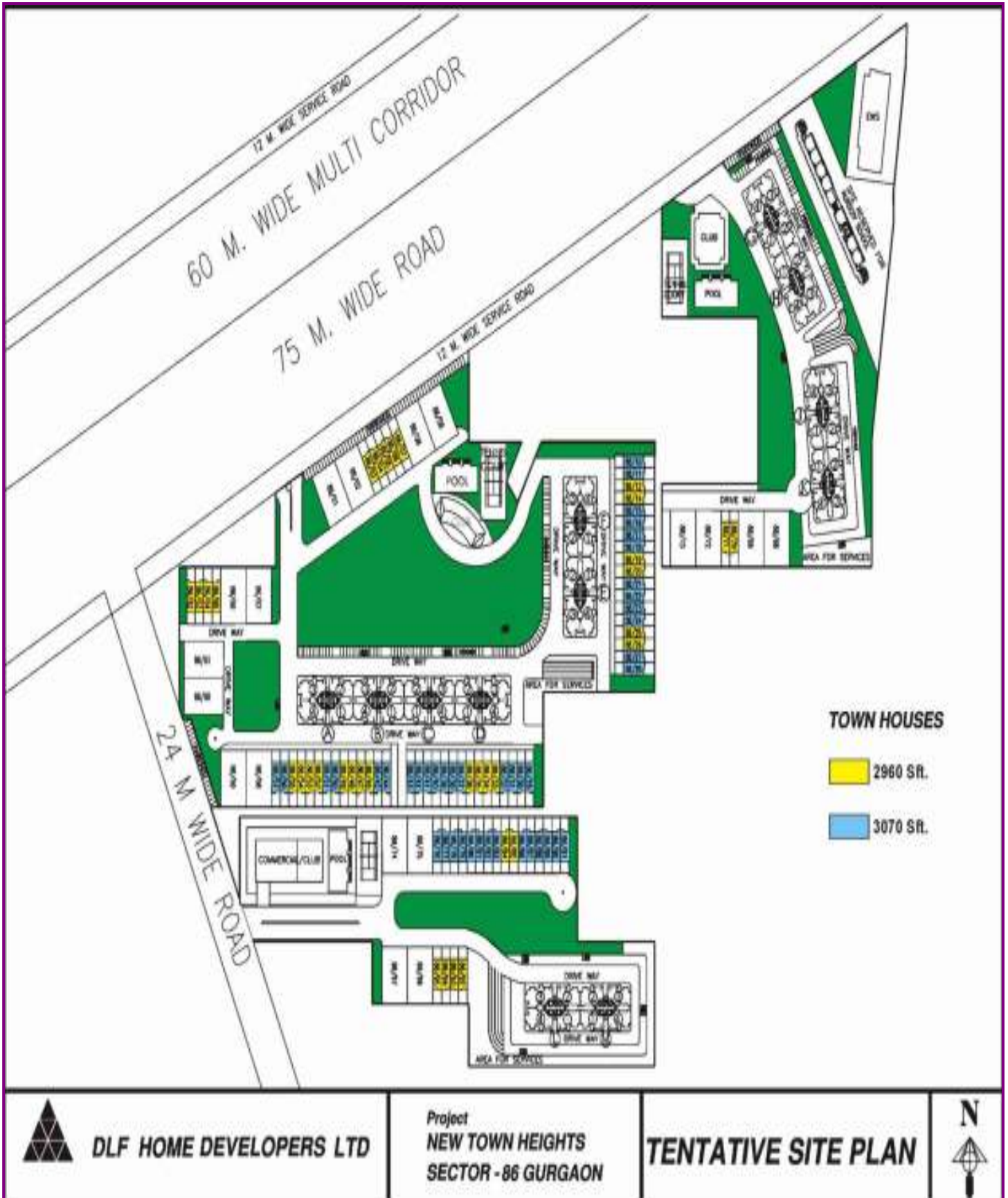
DLF HOME DEVELOPERS LTD

Project
NEW TOWN HEIGHTS
SECTOR - 86 GURGAON

TENTATIVE SITE PLAN



TOWN HOUSES



PROPOSED SPECIFICATIONS

town houses & independent floors

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	White Wash
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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. Internal 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 10 KVA.

SECURITY SYSTEM

CCTV for Basement parking. Boom barriers at entry & exit of the complex and at entry & exit of the basement parking.

CLUB FACILITY

Party Room, Swimming Pool. Change Rooms. Gymnasium & Tennis Court

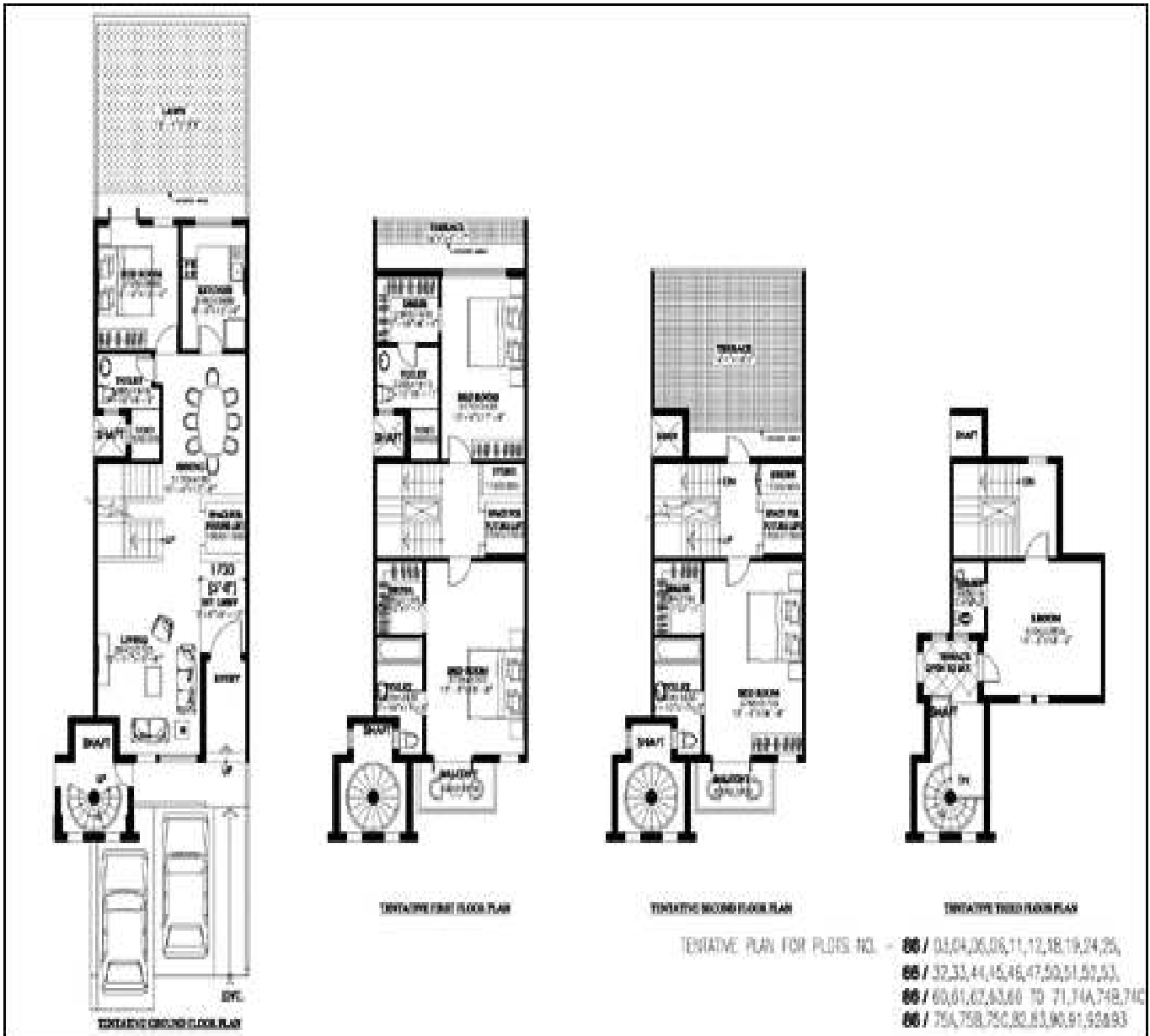
LAYOUT PLAN
INDEPENDENT FLOOR 2860 SQ.FT.



NOTE: PLAN NOT TO SCALE

TENTATIVE TYPICAL FLOOR PLAN
TENTATIVE PLOTS NO. - 90/01 TO 90/06

TOWN HOUSES 2960 SQ.FT.



TOWN HOUSES 3070 SQ.FT



PRICE LIST TOWN HOUSES

PRICES

Unit Price of Apartment (Rate)	As Applicable
Cost of the Parking	As Applicable
Preferential Location Charges (PLC)	As Applicable
Infrastructural 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	10%

DOWNPAYMENT PLAN

On Application for Booking	Rs. 10,25,750/- (Rs. 10 Lacs + Service Tax of Rs. 25,750/-)
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. 10,25,750/- (Rs. 10 Lacs + Service Tax of Rs. 25,750/-)
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% "
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 APARTMENT) +
PREFERENTIAL LOCATION CHARGES + IDC+EDC+
COST OF PARKING SLOTS

Notes :

1. Down Payment Rebate is payable on Sale Price Less Govt. Charges
2. The prices are escalation free, but subject to revision/withdrawal without notice at Company's sole discretion.
3. The rebate for early payment shall however be subject to change from time to time and is presently @ 11% p.a.
4. Each Townhouse and Independent Floor would be provided with a power backup of 10 KVA.
5. Two car parkings are mandatory with each Townhouse or Independent Floor
6. 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.
7. Stamp duty & Registration charges shall be payable along with the last installment as applicable.
8. The Company would pay penalty to its customers @ Rs. 10 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. 10/- per sq.ft. per month, if he fails to take possession within 30 days from the date of issue of occupation certificate.
9. Attractive Housing Loan options available from various financial institutions
10. Prices are effective as on date.
11. Prices indicated above are subject to revision from time to time at the sole discretion of the company.
12. 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 Apartment Buyer's Agreement.
13. As per Govt. Rules, Service Tax is payable on each installment

PRICE LIST INDEPENDENT FLOORS

TOWN HOUSES & INDEPENDENT FLOORS			
	Independent floor	Town Houses	
AREA =>	3030sq/ft	3090sq/ft	3220sq/ft
BSP(Rs.3600 sq/ft)	10908000.00	10908000.00	10908000.00
EDC-IDC (Rs.150sq/ft)	454500.00	463500.00	483000.00
IBMS (Rs.50 sq/ft)	151500.00	154500.00	161000.00
CAR PARKING	500000.00	500000.00	500000.00
TOTAL BSP	12014000.00	12026000.00	12052000.00
* PLC @ Rs300,400,500 per sq/ft as applicable			

NRI's can make the booking now in FEW EASY STEPS.

1. Identify your apartment; our Property Advisor will assist you with full detail of the project, via Floor Plan, Application Form, Cost Break Up, Payment Schedule and other details.
2. Fill up the Application Form and send the same to our nearest Office along with the payment of 15% of apartment value; Rest as per payment plan.
3. upon clearing of the cheque you will be send the Money Receipt, Sale Agreement/Allotment letter.
4. All cheque /payment must be drawn in favor of the Developers.
5. If you require site visit by friend or relative the same can be arranged within 24 hours. Home finance options are available from UTI, HDFC and ICICI.

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

Visit us at www.affinityconsultant.com

Thanks & Regards,

16469150050 (US)

442030516831 (UK)

Write us on: affinitycredit@yahoo.co.in