



Aapka Apna Ghar @
aravali hills.in

**Amazing Gurgaon
& Beyond**

Decide with confidence. We are NAREDCO Certified...



Offering a choice of HIGH-rise apartments

INR 90.30 - 1.96Cr.

- » **Location** [Sector-83](#)
- » **Type** 3BHK - 5BHK Penthouse, Duplex
- » **Sizes** 1720 - 3750 Sq. Ft.
- » **Category** Basic/Luxury
- » **Structure** Multi-Storey
- » **Status** Under Construction
- » **Completion** 2013
- » **Home Loan** Upto 80%

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Emaar MGF Palm Gardens | Project Highlights

- ✔ 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 CLU BHOUSE, LUSH PARKS AND WALKWAYS.

✔ **Location, Infrastructure & Facilities**

- ✔ Located on Sector-83, Gurgaon [Click here for Location Map](#)
- ✔ Next to proposed Metro Station
- ✔ Consolidated central Green (approx. 8 acres)
- ✔ All apartments facing Greens / Sports Facilities
- ✔ Efficient floor plans
- ✔ Premium 3 bedroom, Lounge and S. Room
- ✔ Evenly spread recreational zones – tennis, badminton and basketball courts
- ✔ Modern amenities and convenient shopping
- ✔ Duplex units at Ground floor, Penthouse level
- ✔ Basement for covered parking

✔ **Luxury Towers**

- ✔ Separate Towers with high-end specifications
- ✔ Split Air-conditioning in all rooms
- ✔ Modular Kitchen with Chimney & Hob
- ✔ Imported Marble in Master Bathroom
- ✔ Imported (Kohler or equi.) Sanitary & CP fittings

Contact us now:

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9AM-9PM IST

[All Days]

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Service Assurance

- ✔ Direct Developer Price for Original Booking (First Sale)
- ✔ No Brokerage or Commission for Original Booking
- ✔ Best Discounts
- ✔ Unlimited Options in Primary as well Secondary Market
- ✔ Builders' Credentials & Project Approval Verification
- ✔ Free No-obligation Site Visits & Options evaluations
- ✔ Documentation Assistance
- ✔ Home Loan Assistance
- ✔ Transparency in every Transaction
- ✔ Rigid Code of Commitment

FREE Ask for **FREE**

No-Obligation Site Visit



Emaar MGF Palm Gardens | Cost Details

Type	Accommodation	Super Area	Basic Rate	Basic Sale Price [BSP]	Booking Amount	Floor Plan	Project Plan
Type 2	3BHK+Servant	1720 Sq.Ft	INR 5250	INR 90,30,000	INR 7,50,000	Click	Click
Type 1C	3BHK+Servant	1850 Sq.Ft	INR 5250	INR 97,12,500	INR 7,50,000	Click	Click
Type 1A	3BHK+Servant	1900 Sq.Ft	INR 5250	INR 99,75,000	INR 7,50,000	Click	Click
Duplex	5BHK+Servant (Lower+Ground)	3750 Sq.Ft	INR 5250	INR 1,96,87,500	INR 10,00,000	Click	Click
Penthouse	5BHK+Servant	3750 Sq.Ft	INR 5250	INR 1,96,87,500	INR 10,00,000	Click	Click

***The above Prices are for Basic Specification for Luxury Specification add INR 250 per Sq. Ft. on above Prices.**

Additional Charges	
Parking – Covered (<i>1 mandatory for 3BHK & 2 mandatory for Duplex/Penthouses</i>)	INR 3,00,000/-
Interest Free Maintenance Security (IMFS)	INR 50/- per sq. ft.
Club Membership	INR 50,000/-
Preferred Location Charges (PLC)	
Central Green	INR 350/- per sq. ft.
Sports / Green Facing	INR 150/- per sq. ft.
Corner	INR 100/- per sq. ft.
First Floor	INR 150/- per sq. ft.
Second Floor	INR 100/- per sq. ft.
Third Floor	INR 50/- per sq. ft.
Mini Golf View	INR 350/- per sq. ft.
Penthouse/Top Floor	10% of BSP
External Development Charges & Infrastructure Development Charges (EDC & IDC)	As Applicable.

Construction Linked Payment Plan

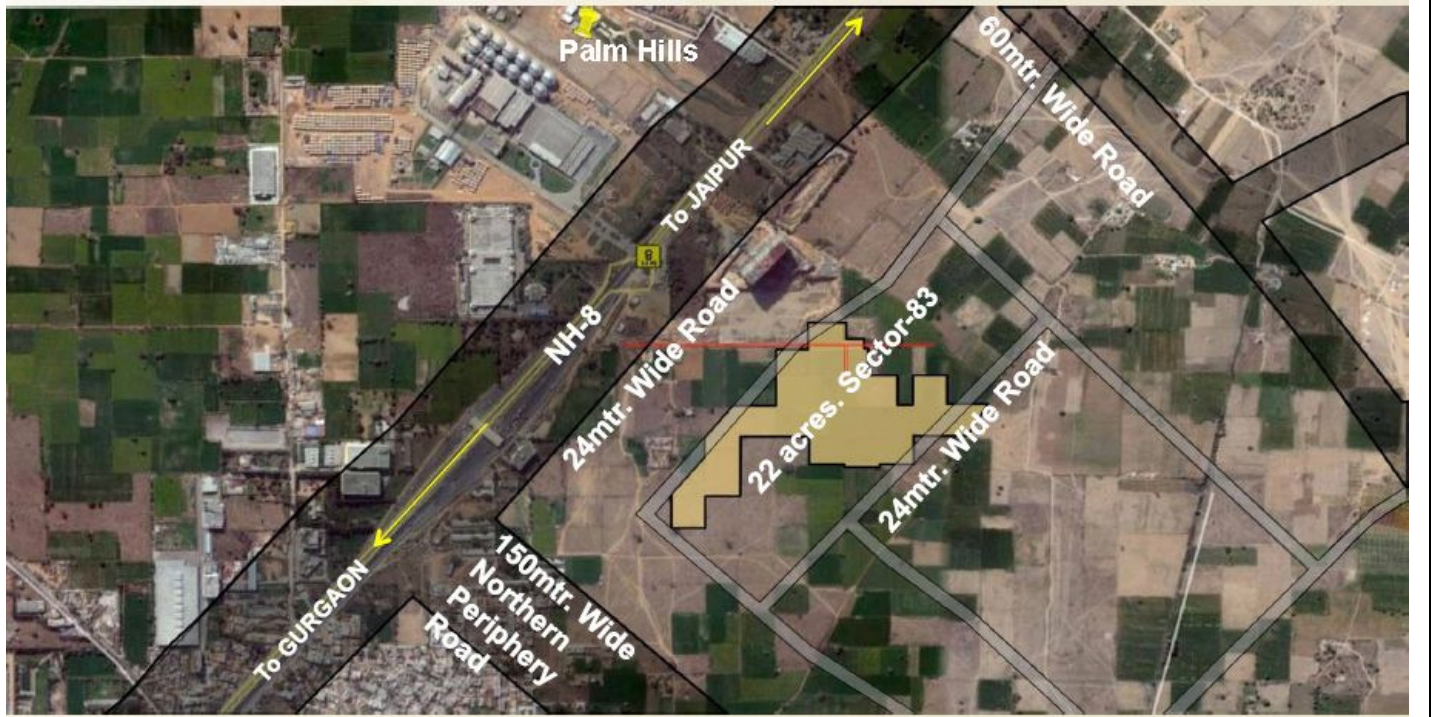
At the time of Booking	INR 7,50,000 / INR 10,00,000
Within 30 days of Booking	15% of BSP Less Booking Amount + 50% EDC & IDC
Within 60 days of Booking	5% of BSP + 50% EDC & IDC
Within 120 days of Booking	5% of BSP
On Start of Excavation	5% of BSP
On Completion of First Basement roof slab	7.5% of BSP + 50% Cost of Parking Slot
On Completion of Ground Floor roof slab	7.5% of BSP
On Completion of Third Floor roof slab	5% of BSP + 50% Cost of Parking Slot
On Completion of Sixth Floor roof slab	5% of BSP
On Completion of Ninth roof slab	5% of BSP
On Completion of Twelfth work	5% of BSP + 100% of Club Membership
On Completion of Final roof slab	7.5% of BSP
On Completion of External Plaster	7.5% of BSP
On Completion of Internal Tile Flooring	7.5% of BSP
On Intimation of Possession	5% of BSP + I.F.M.S + Stamp Duty & Registration Charges + Govt. Levies and Charges (If any)

Down Payment with 12% rebate on 95% of BSP & PLC



At the time of Booking	INR 7,50,000 / INR 10,00,000
Within in 45 days of Booking	95% of BSP Less Booking Amount + 100% EDC & IDC + 100% Car park + 100% Club Membership Less Down Payment Rebate.
On Intimation of Possession	5% of BSP + I.F.M.S + 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.
- Stamp Duty / Registration Charges shall be payable along with the last installment based on then prevailing rates.
- Service tax as applicable would be payable by customer as per demand (*Basic - 2.575% PLC, Club Membership & Other Charges – 10.3%*)
- **Payment to be made in favour of Emaar MGF Land Limited by Account Payee Cheque or Demand Draft.**



Contact us now:

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