



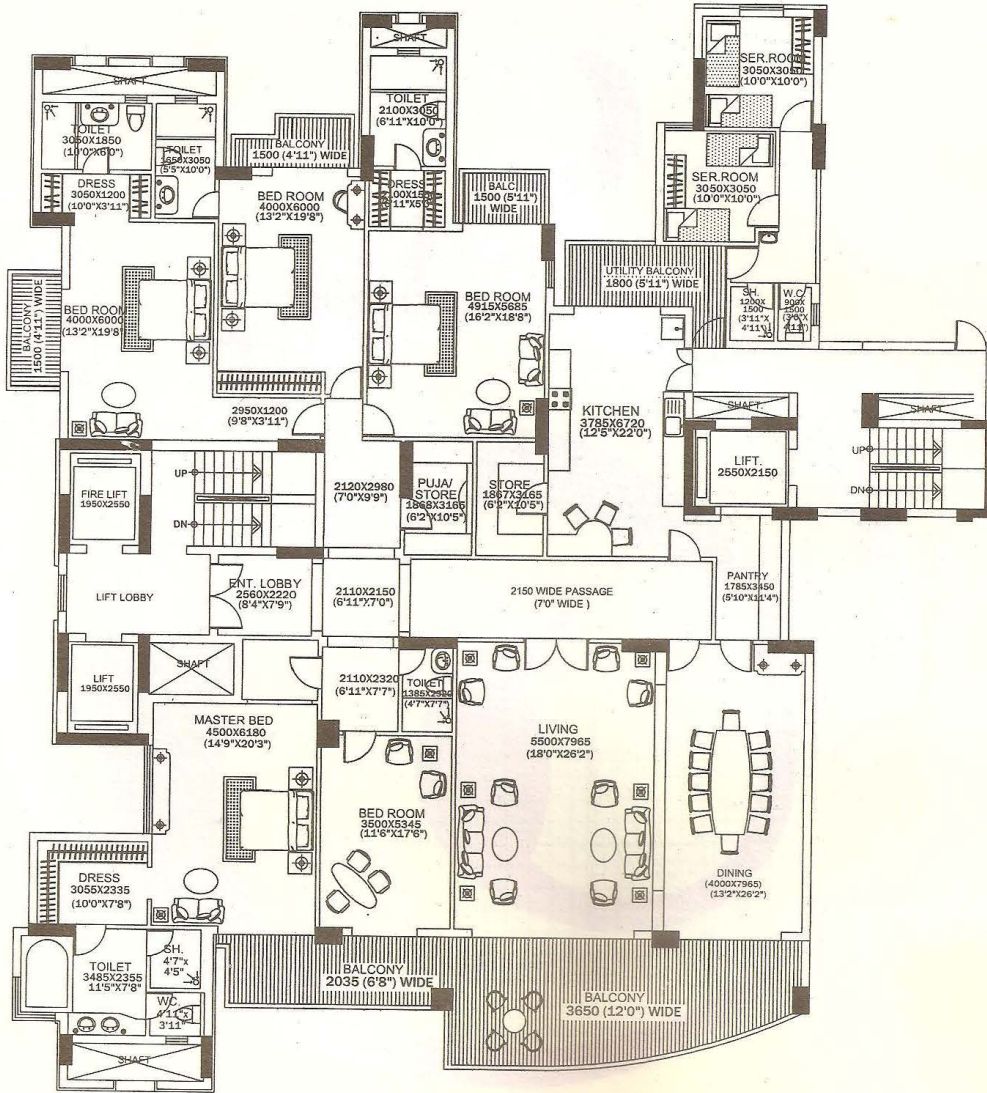




# The Magnolias



**APARTMENT LAYOUT PLAN**  
(END BLOCK - 3, 4, 11, 12, 18 & 20)



(NOT TO SCALE)

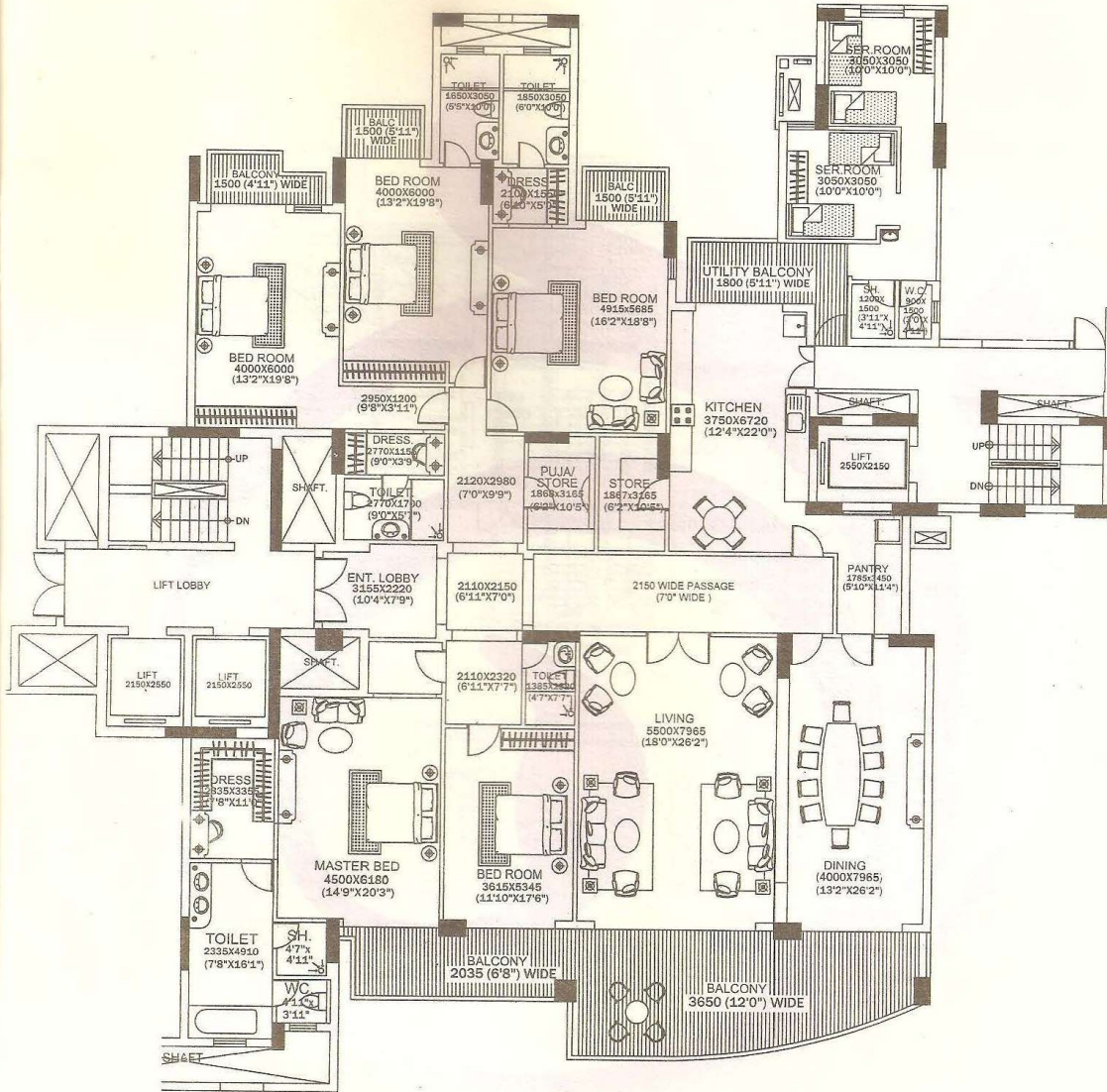
**SALEABLE AREA-5875 SQFT.**

(546.00 sq.mts)

1.0 sq.mts = 10.764 sqft.



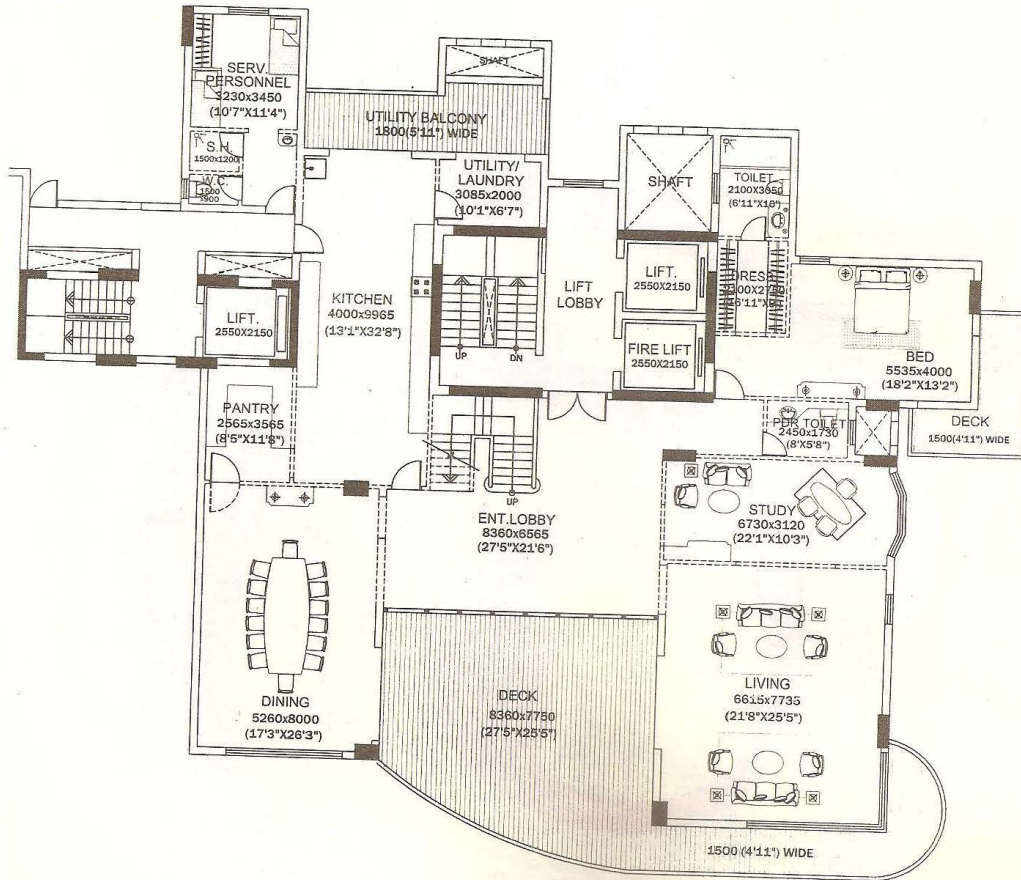
**APARTMENT LAYOUT PLAN**  
(BLOCK - 2,5,6,7A/9/10/14/15/16/19)



(NOT TO SCALE)

**SALEABLE AREA-5825 SQFT.**  
(541.35 sq.mts)  
1.0 sq.mts = 10.764 sqft.

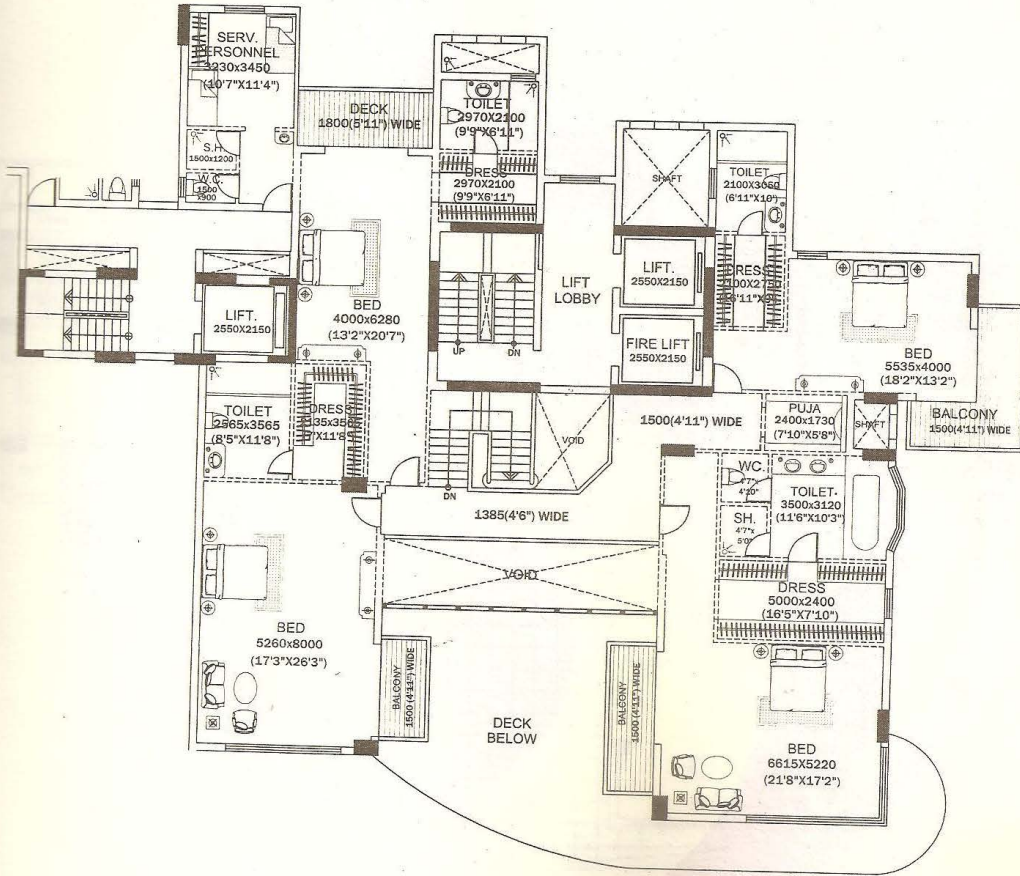
**DUPLEX LOWER LEVEL**  
(BLOCK -1, 8 & 17)



(NOT TO SCALE)

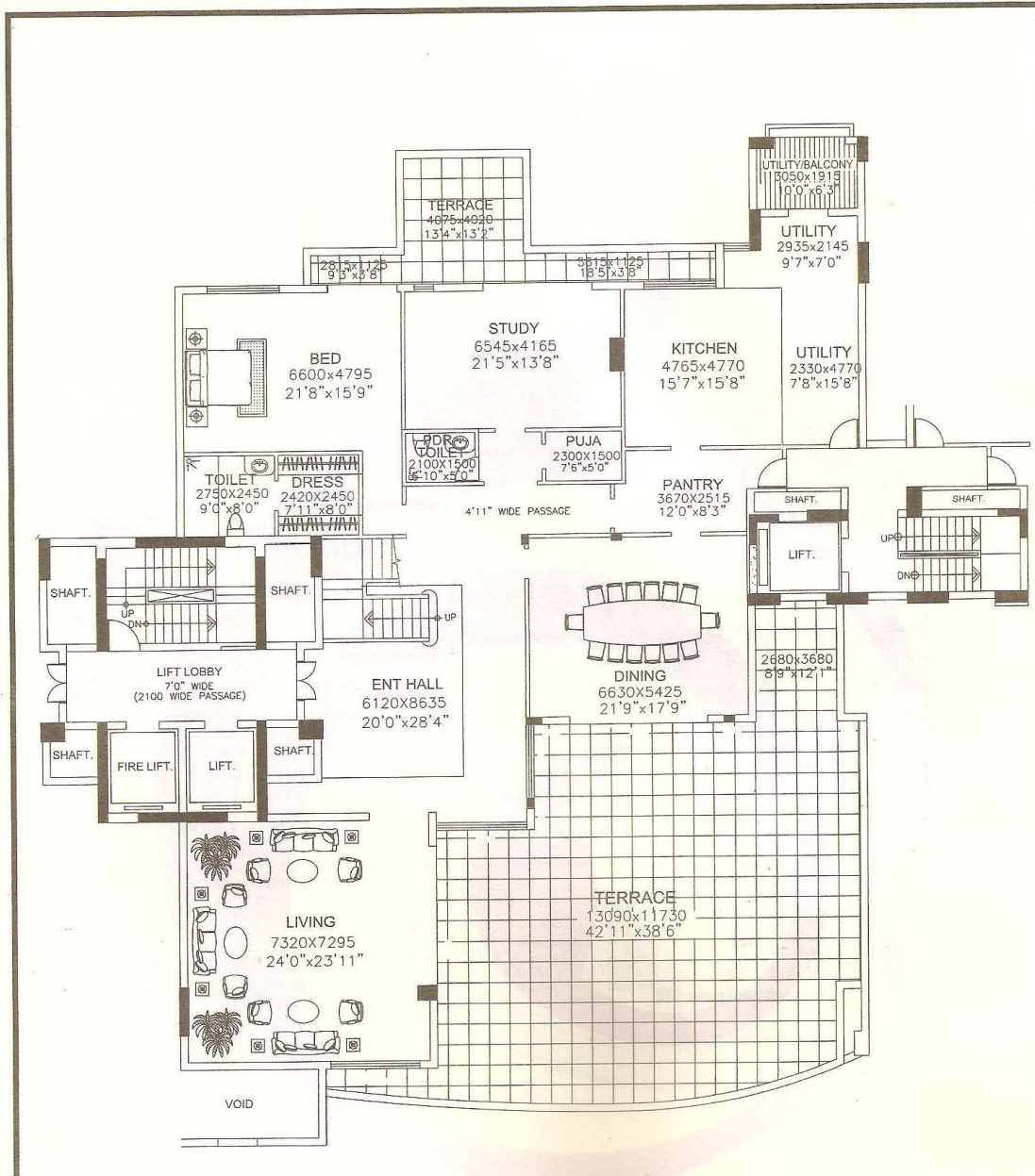
**SALEABLE AREA-9175 SQFT.**  
(852.37 sq.mts)  
1.0 sq.mts = 10.764 sqft.

**DUPLEX UPPER LEVEL**  
(BLOCK -1, 8 & 17)



( NOT TO SCALE )





(NOT TO SCALE) TENTATIVE LOWER LEVEL PLAN PENTHOUSE IN BLOCK NO. - 2, 5, 6, 7, 9 & 10



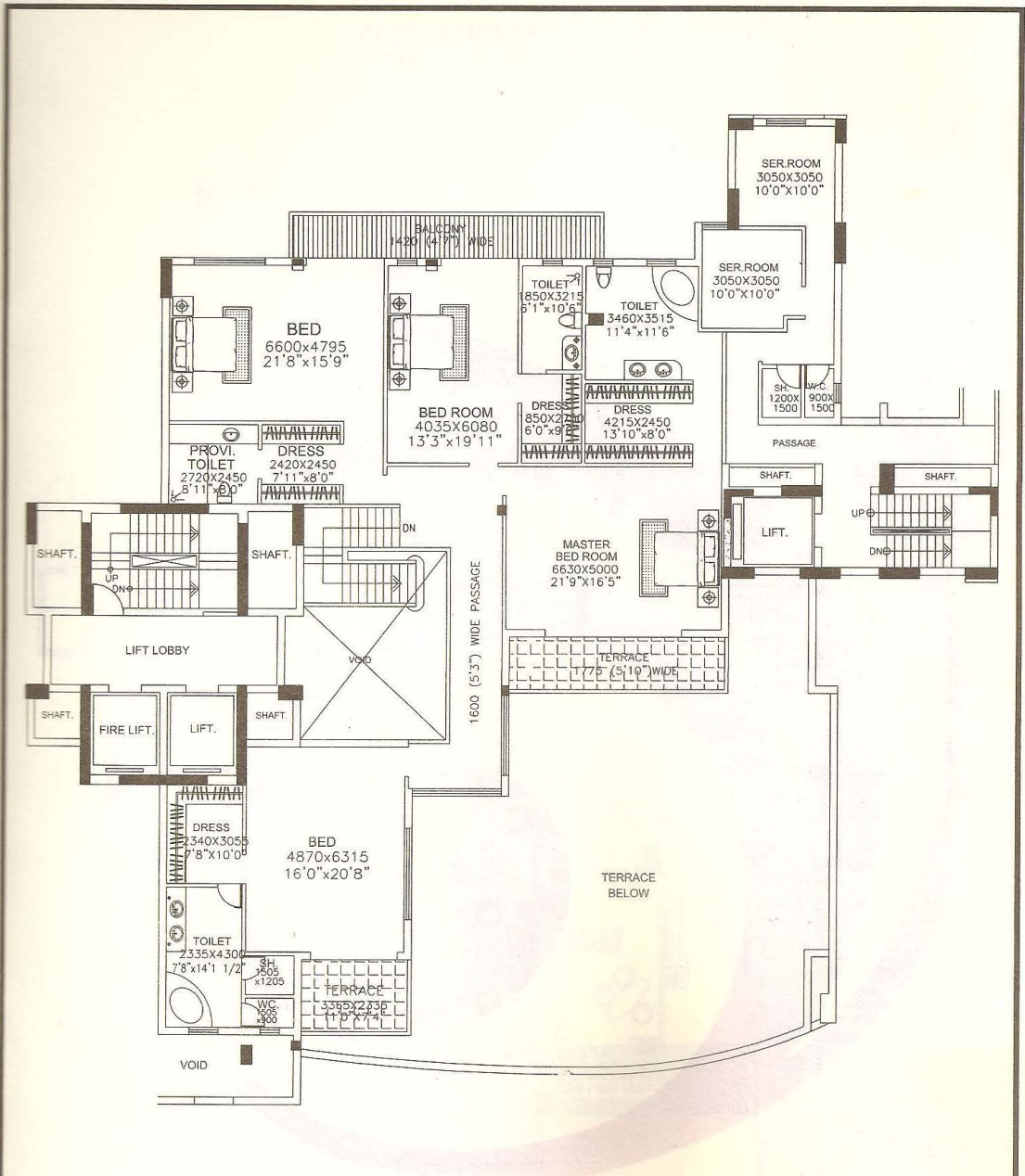
**DLF LIMITED**

PROJECT

**THE MAGNOLIAS  
DLF GOLF LINKS**

TENTATIVE SUPER  
AREA=9800 SQFT.





( NOT TO SCALE ) TENTATIVE UPPER LEVEL PLAN  
PENTHOUSE IN BOLCK NO. - 2 , 5 , 6 , 7 , 9 & 10

 <p><b>DLF LIMITED</b></p>	<p>PROJECT</p> <p><b>THE MAGNOLIAS</b></p> <p><b>DLF GOLF LINKS</b></p>	
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# “THE MAGNOLIAS”

## PRICES

### Rate for new Sale

*(Unit price of semi-finished)*

- Apartment	Rs. 10,000/- p.s.ft.	
- Penthouse & Duplex	Rs. 11,500/- p.s.ft.	}
Parking (per slot)	Rs. 4,00,000/- covered Parking (see Clause 5).	
SALE PRICE OF UNIT	(UNIT PRICE X SUPER AREA OF SEMI-FINISHED UNIT) + COST OF 03/ 04 PARKING SLOTS	
Interest Bearing Maintenance Security (IBMS)	Rs. 125/- per sq.ft.	
<b>REBATES:</b>		
Down payment Rebate	7.5 %	} Conditions apply
Timely Payment Rebate (TPR)	Rs.1000/- psft*	
Rebate for finishing of interiors in time	Rs.1000/- psft **	

## DOWN PAYMENT PLAN

On application for booking	Rs. 25 Lacs (in case of Duplex / Penthouse: Rs. 40 lacs)
Within 30 days of booking	<b>82.5 %</b> of Sale Price (Net of TPR of Rs. 1000/- psft*) (Less: Booking Amount)
On receipt of Occupation Certificate	10% of Sale Price (Rs.1000/- psft) + IBMS + Stamp Duty & Registration Charges Less: Rebate for finishing of Interiors in time (Rs.1000/- psft) **

## 18 MONTHS INTEREST-FREE, INSTALLMENT- PAYMENT PLAN

	Payment
On Booking	Rs. 25 Lacs (in case of Duplex / Penthouse: Rs. 40 lacs)
Within 2 months of Booking	20% of Sale Price (less: Booking Amount)
Within 4 months	10 % of Sale Price
Within 6 months	10 % "
Within 8 months	7.5 % "
Within 10 months	7.5 % "
Within 12 months	7.5 % "
Within 14 months	7.5 % "
Within 16 months	7.5 % "
Within 18 months	7.5 % " Less TPR of Rs.500/- psft *
On receipt of Occupation Certificate	15%+IBMS+ Stamp Duty & Registration Charges Less: Rebate for finishing of Interiors in time (Rs.1000/- psft) ** Less: TPR of Rs.500/- psft * (see note 6 & 7)

(\* TIMELY PAYMENT REBATE (TPR) IS APPLICABLE, ONLY IN CASE ALL THE INSTALLMENTS INCLUDING INTEREST BEARING MAINTENANCE SECURITY (IBMS) AND STAMP DUTY & REGISTRATION CHARGES, ARE PAID AS AND WHEN DEMANDED, ON OR BEFORE THE “DUE DATE”.

\*\* RS.1000/- PSFT REBATE FOR FINISHING OF INTERIORS IN TIME, AS PER THE TERMS AND CONDITINS OF THE AGREEMENT, i.e., 9 MONTHS FROM THE DATE OF OFFER OF PERMISSIVE POSSESSION BY THE COMPANY FOR DOING THE INTERIROS)

**Note:**

- The above price is inclusive of External Development Charges (EDC), pro-rated per apartment as applicable to this Group Housing site as levied by the Government of Haryana upto the date of issue of licences, originally paid by the Company. In case of any upward revision thereof by the Govt. agencies in future, the same would be recovered on pro-rata basis.
- Prices are Escalation Free but subject to revision/ withdrawal without notice at Company's sole discretion. No extra charges will be leviable, except due to change, if any, on account of Fire Safety norms or upward revision of EDC (note 1) by the Govt. of Haryana from time to time and/or on revision/change in area.
- The rebate for early payments shall however be subject to change from time to time and is presently @ **12%** per annum.
- Each apartment would be provided with a power back-up of 20 KVA approx. and Duplex / Pent Houses would be provided with a Power Back of 30 KVA.
- Three / four Car parking spaces are mandatory per apartment. Three car parkings are mandatory in case of Standard Apartment and four car parkings are mandatory in case of Duplex/ Penthouse. Any additional car parking will be offered subject to availability at the prevailing prices.
- The yearly simple interest payable on IBMS shall be determined by the company as per the applicable rates on one-year Fixed Deposits accepted by State Bank of India at the close of each financial year on 31<sup>st</sup> March.
- Stamp Duty & other charges shall be payable along with the last installment, as applicable.
- 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 two years from the date of booking. 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 offer of Final Possession.
- Prices are w.e.f. **25.06.2009**
- Prices indicated above are subject to revision from time to time at the sole discretion of the company.
- 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.



**CENTRALLY AIRCONDITIONED APARTMENTS**

Air-conditioning distribution shall be provided as per the standard layout of the apartment. Any changes in the same shall be to the allottees account

**STRUCTURE**

RCC-Framed Structure

Designed for Zone-5 as per IS Code No. IS-1893 (PART-I 2002) for earthquake resistance in structures

**COMMON AREAS**

**FLOORS**

Building entrance hall & main lift lobbies  
Staircases/ service lift lobby

Combination of marble & granite  
Terrazo /Stone

**WALLS**

Building facade:  
Building entrance hall  
& main lift lobbies

Exterior paint  
Combination of marble/ granite/ ceramic cladding, plaster with acrylic emulsion paint/wall covering.

Staircases/service lifts

Plaster with paint

**APARTMENT AREAS:**

**FLOORS**

All internal spaces in the Apartment, decks, balconies

Bare concrete/IPS

**WALLS**

All internal walls within the Apartment

Rough plastered and unpainted

**DOORS & WINDOWS**

Door frames & internal door shutters

No internal door frames and door shutters will be provided.

Entrance doors (main entrance & service entrance doors)

Commercial flush shutter/moulded skin doors with padlock

External doors & windows

Aluminium frames and shutters.

Hardware

Brass/ steel/powder coated aluminium/ anodised aluminium

Bathrooms/kitchen

Similar to other rooms. Will not be finished any further.

**SERVICES**

**ELECTRICAL**

Only PVC conduits will be provided in the ceiling slabs up to drop points. Back-up power equivalent to about 20 KVA for typical Apartments, 30KVA for Penthouses & Duplex(s) per apartment considering 70 load factor, however, DG set capacity calculation shall take into account suitable overall diversity of 60  
No light points, fixtures/switches will be provided.

**PLUMBING / SANITATION**

Vertical stacks for water supply and drainage will be provided in the shafts with connecting points provided in the toilets /kitchen. Limited copper piping for the connecting points only. Internal distribution of water supply & drainage will be done by the customer according to the internal layouts at his own cost. Water softening plant for the complex

**FIRE FIGHTING/DETECTION SYSTEM**

Fire fighting including sprinklers, and detection system shall be provided as per NBC norms Part IV SP-7 amendment No. 3, January 1997

**LIFTS**

Two numbers of passenger lifts and one service lift will be provided per tower, serving the basements as well.

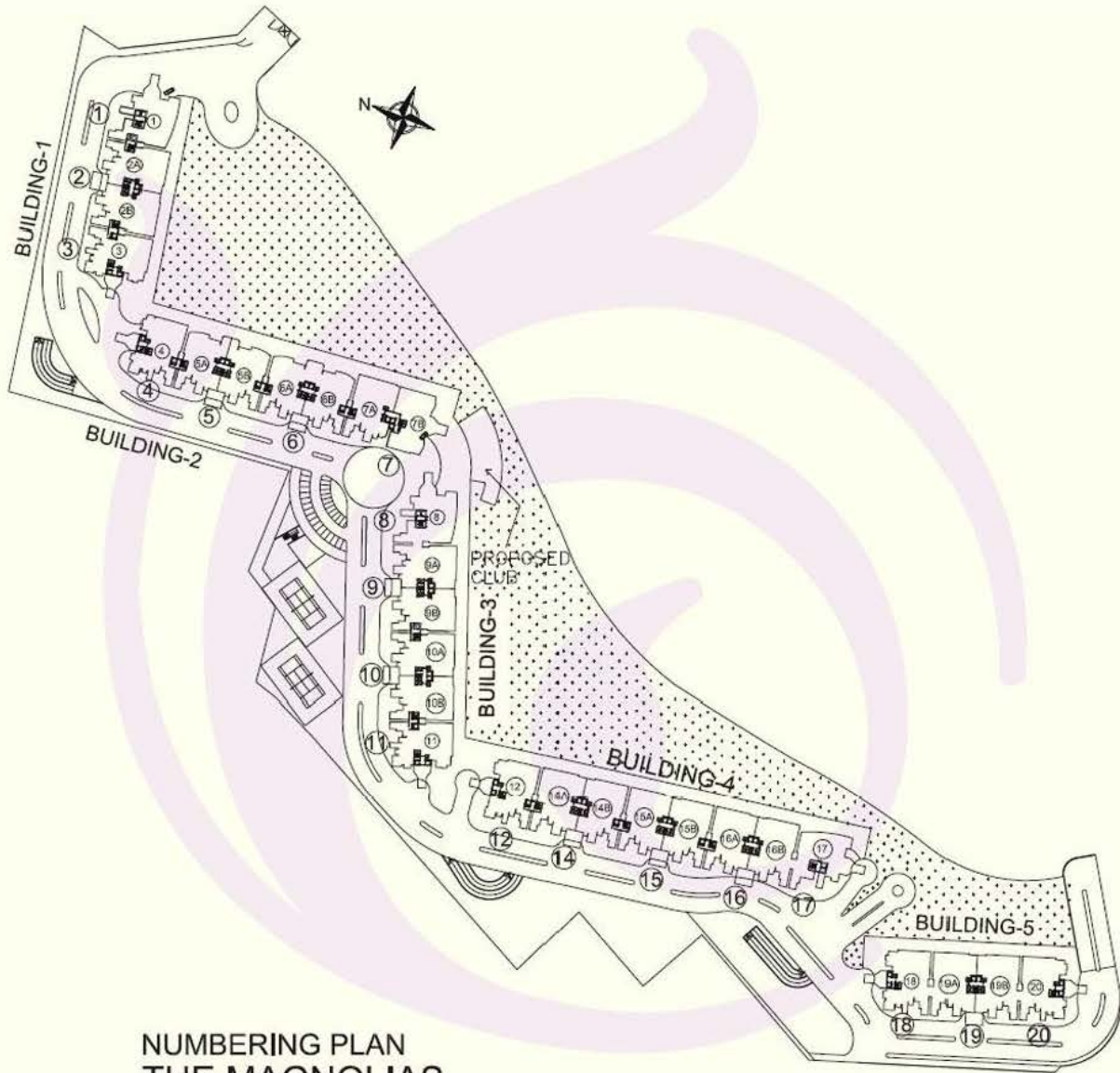
**CLUB FACILITY**

Multipurpose room, swimming pool and change rooms, one squash court, two tennis courts, gymnasium, steam & sauna, pantry, pool table, Laundromat, security control room, convenience shop & centralised services. (Facilities are indicative only, subject to change).

**GENERAL**

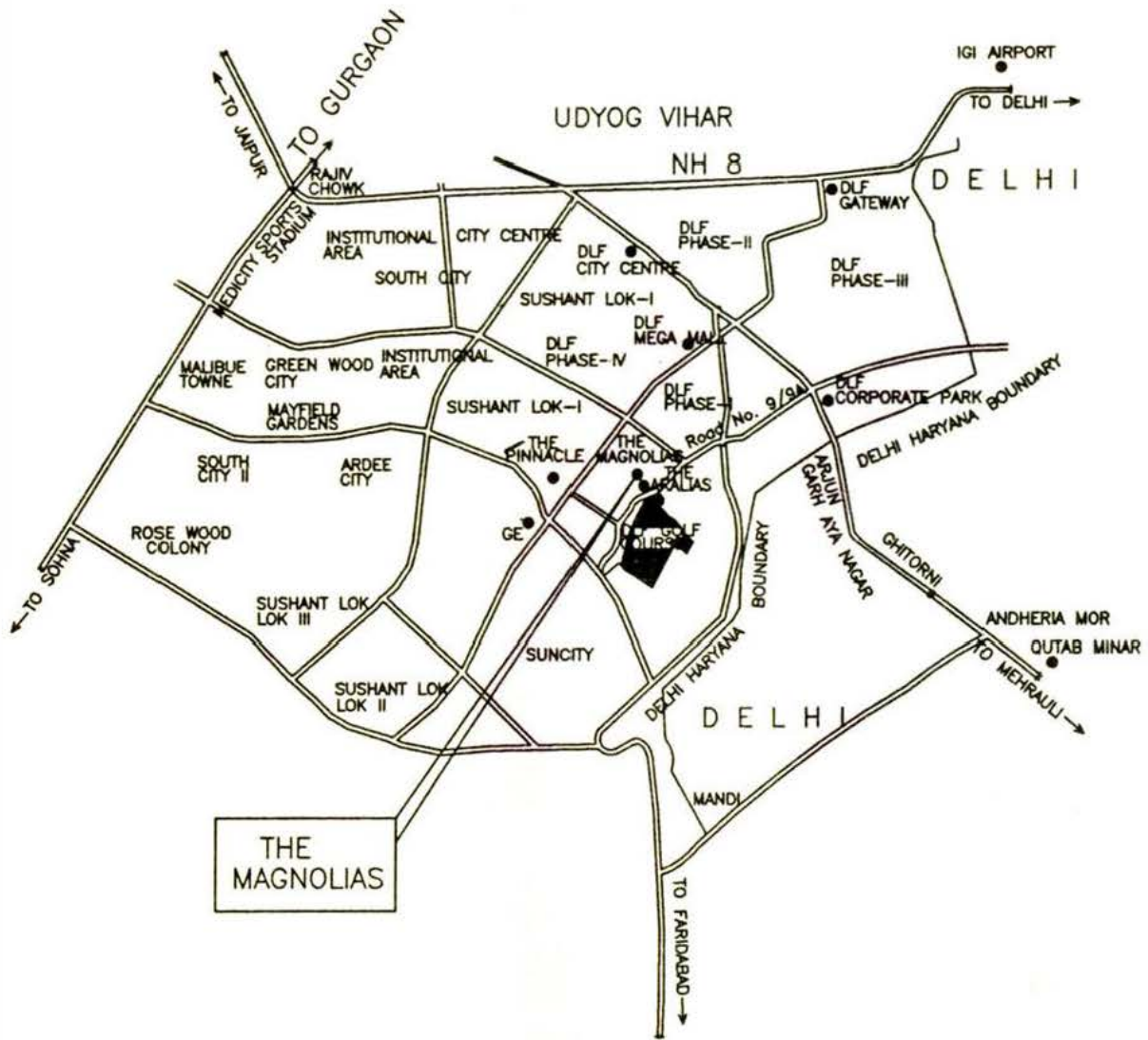
Car calling system or equivalent system. Water outlets and drainage for car washing facility within the complex. Facility for crèche / play school with playground. Security system CCTV's / monitoring of limited portion of exteriors, periphery, entrance lobbies & the basement.





NUMBERING PLAN  
THE MAGNOLIAS





THE  
MAGNOLIAS

## LOCATION GUIDE



(NOT TO SCALE)











अपार्टमेंट पर  
कार्य जारी है  
कृपया धैर्य रखें





FUTURE BUILDING

THE MAGNOLIAS

ARALIAS