



EMERALD ESTATE  

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AT EMERALD HILLS



Life isn't just how you feel about your home.  
It's how you feel about yourself when you are home.

**Emerald Hills** - an exclusive gated, secure, impeccably planned development in Gurgaon where all the residents' needs are within easy walking distance. Consisting of four enclaves of ultra-luxurious sun-washed villas, plots, villa floors and premium apartments with the finest textures and finishes. Each enclave follows the signature Spanish style, colour palette and promises complete privacy with a quality of living that equals the very best. Lavish outdoor and indoor spaces, parks, sports facilities and shopping centres, all a short walk away complete the living experience at Emerald Hills.



EMERALD HILLS



## Emerald Estate.

### A community within a community.

Part of the larger master-planned gated community of Emerald Hills, **Emerald Estate**, a 25-acre mid-rise group-housing development has so much that makes it a great place to live. Your children can enjoy life's pleasures without a care, you can breathe clean, crisp air as you walk over the paved walkways or jog on the specially laid out jogging track, or relax at the members-only clubhouse. Modern conveniences are aplenty: state-of-the-art security, centralised piped cooking gas system, wide internal roads and convenience shopping for everyone. In addition, one can access all the facilities and amenities available in the larger gated community of Emerald Hills. This is the life that you and your family deserve.



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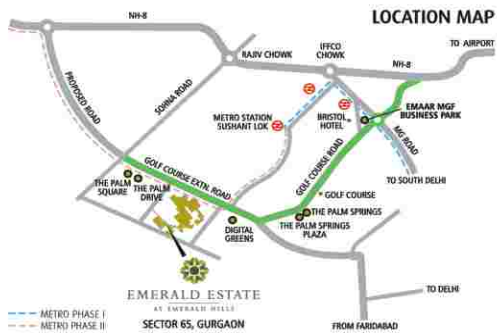




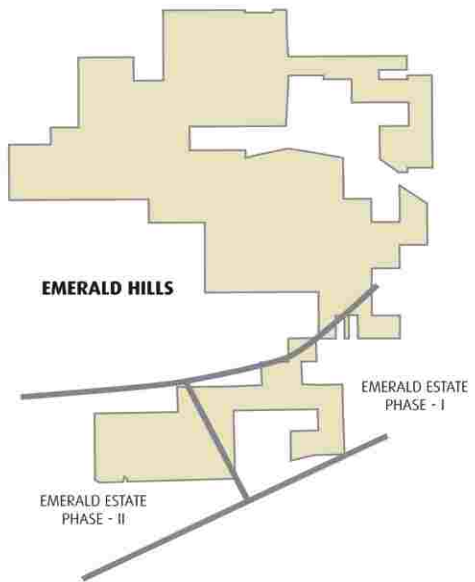
**Emerald Estate. An oasis of peace and tranquility.**

Emerald Estate, inspired by Spanish architecture features the highest design standards and quality amenities at attractive price points. Walk into your home and experience a feeling of luxury, quality and workmanship. As part of the larger Emerald Hills community, each apartment is designed to give you the freedom to grow and flourish in a gated community.





- 20 minute drive to the Delhi International Airport
- Close to the proposed Metro corridor
- Easy access from Express Highway to the city
- Strategically located in the emerging Suburban Business District on the Golf Course Extension Road
- Located in a thriving neighbourhood with schools and hospital nearby

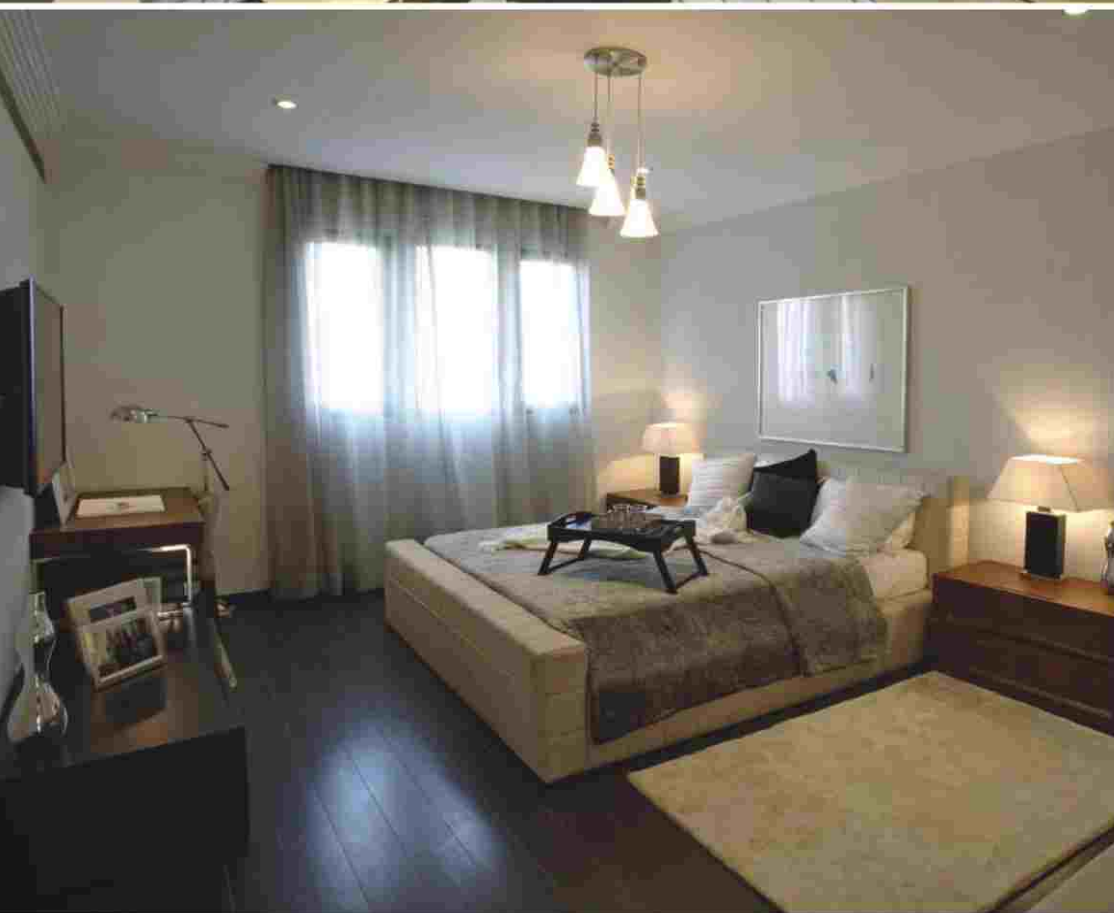
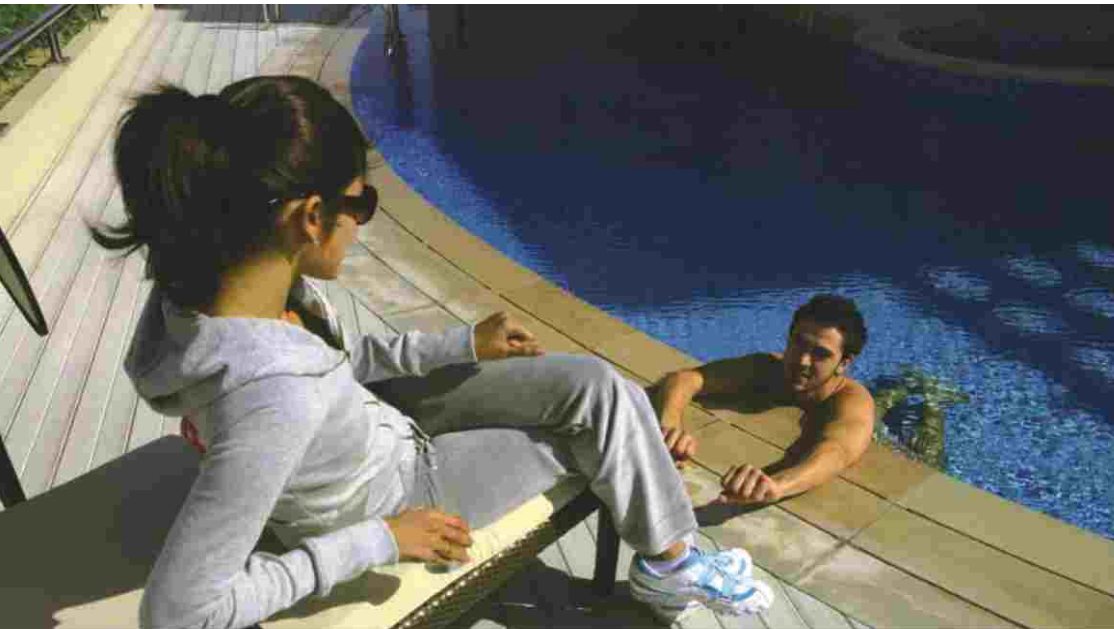


#### ESTATE FEATURES

1. Emerald Hills Entry
2. Sector Road Entry
3. Nursery School
4. Club House
5. Day-Care/Tot-Lot
6. Adult Pool
7. Splash Pool
8. Relax Pool
9. Children Play Area
10. Drop-off Area







## Design.

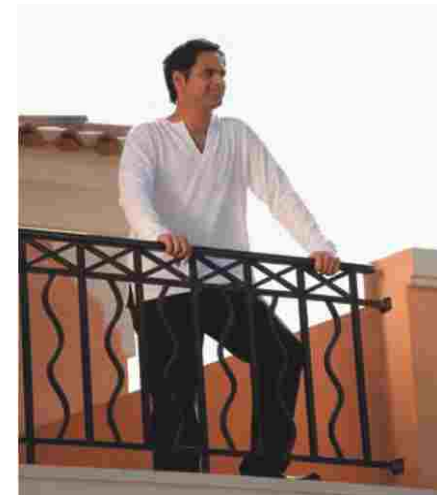
- Exclusive gated master-planned community
- Spanish styled architecture
- Designed by leading international architects - **ARCOP**
- Cohesive urban design - street furniture, signages & road lighting
- More than 50% area dedicated to landscaped greens
- Water features throughout the landscape
- Segregation of pedestal & vehicular movement
- Tree-lined streets & parking
- Environment friendly planning
- Choice of 2 & 3 Bedroom apartments
- Efficient floor plans

## Convenience.

- Self contained gated community
- Shopping arcade
- Day-care centre
- International School
- Close to the proposed Metro corridor
- Conveniently located near existing schools & hospitals in Gurgaon

## Comfort.

- Convenient power back-up
- Piped Gas supply
- Perimeter Security
- Multiple Parks for recreation
- Kids playground & jogging tracks
- Clubhouse
- Sports facilities - swimming, gym & health facilities
- Sanitation & maintenance.
- **Upgrade option:** Air-conditioning & Modular Kitchen







EMERALD ESTATE

33 Emerald Hill

24 MTR WIDE SECTOR ROAD

1395  
Sq. Ft.

1310  
Sq. Ft.



1020  
Sq. Ft.

1395  
Sq. Ft.

1310  
Sq. Ft.



Emerald Estate Phase - I  
Sector 65

24 MTR WIDE SECTOR ROAD

12 MTR WIDE SERVICE ROAD  
60 MTR WIDE SECTOR ROAD



490 020 00000



# EMERALD ESTATE

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## SCHEDULE OF PAYMENTS

### PRICES

Basic Price	As applicable
External Development Charges (EDC)	Rs. 240/- per sq. ft.
Infrastructure Development Charges (IDC)	Rs. 30/- per sq. ft.
Down Payment Rebate	As Applicable
Preferential Location Charges (PLC)	(See note 7)
Parking (Stilt/Covered) - Mandatory	Rs. 2,50,000/-
Parking (Open) - Optional	Rs. 1,75,000/-

### DOWN PAYMENT PLAN with 12% rebate on 95 % of (Basic Sale Price + PLC)

On Booking	5 Lakhs
Within 45 days of Booking	95% of Sale Price (See note 8) less Booking Amount + 95% PLC if applicable + 100% Cost of Parking Slot(s) less Down Payment Rebate
On Intimation for Possession	5% of Sale Price & PLC + IFMS (See note 3) + Stamp Duty & Registration Charges (See note 4)

### INSTALLMENT PAYMENT PLAN

S.No	Linked Stages	Payment
1.	On Booking	5 Lakhs
2.	Within 45 days of booking	20% of Sale Price less Booking Amount
3.	Within 90 days of booking	7.5% of Sale Price
4.	On start of construction	5% of Sale Price
5.	On completion of Ground floor roof slab	7.5% of Sale Price + 50% of Cost of Parking Slot
6.	On completion of 2nd floor roof slab	5% of Sale Price + 50% of Cost of Parking Slot
7.	On completion of 4th floor roof slab	5% of Sale Price + 50% of PLC if applicable
8.	On completion of 6th floor roof slab	7.5% of Sale Price + 50% of PLC if applicable
9.	On completion of 8th floor roof slab	7.5% of Sale Price
10.	On completion of 10th floor roof slab	7.5% of Sale Price
11.	On completion of final roof slab	7.5% of Sale Price
12.	On completion of external plaster	7.5% of Sale Price
13.	On completion of Internal Flooring and wall painting	7.5% of Sale Price
14.	On intimation for possession	5% of Sale Price + IFMS (See note 3) + Stamp Duty & Registration Charges (See note 4)

#### Notes :

- In the above stated Sale Price, External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per unit as applicable to this Group Housing site. In case of any upward revision in future by the Govt. agencies, the same would be recovered on pro-rata basis from the Applicant/Allottee.
- Down Payment Price shall be calculated taking 12% rebate on 95% of the Basic Price & PLC, which is subject to change without notice.
- Interest Free Maintenance Security (IFMS) - As applicable.
- Stamp Duty/registration charges shall be payable along with the last installment based on prevailing rates.
- One (Covered/Stilt) Car Parking bays for per apartment is mandatory.
- Prices subject to revision at the sole discretion of the company.
- PLC's - Corner - Rs. 75/- per sq. ft., Green Facing - Rs. 200/- per sq. ft., Pent House - Rs. 200/- per sq. ft., Pool Facing - Rs. 50/- per sq. ft..
- Sale Price = (Basic Price + EDC + IDC) x Area of the Apartment.
- Club Membership: Rs. 75,000/- (mandatory).
- Optional Upgrade Package - Rs. 2.5 lac for 2 BHK unit and Rs. 3.5 lac for 3 BHK unit



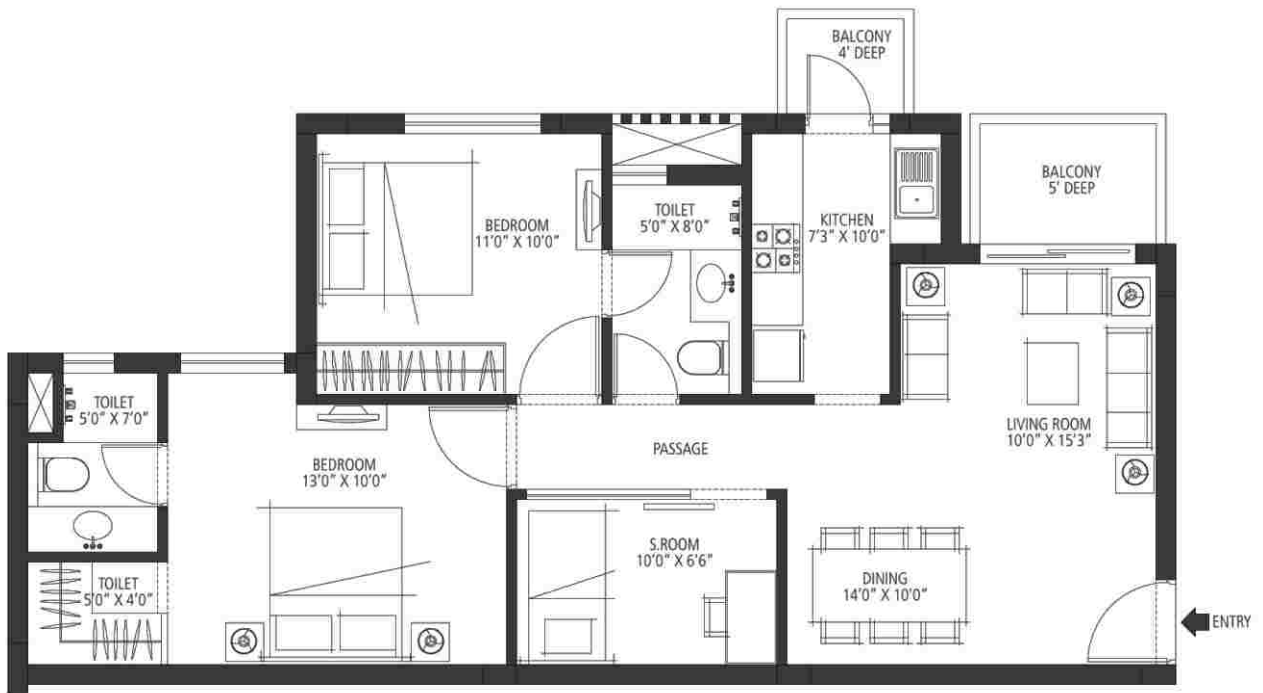


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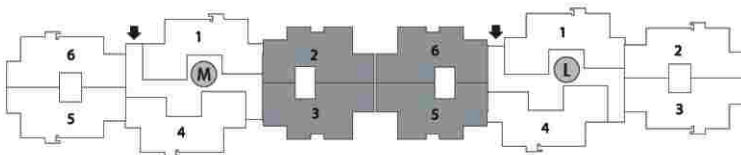
## Unit 4 - 1020 sq. ft.

2 Bedroom, 2 Bathroom and S. Room

Towers - L & M

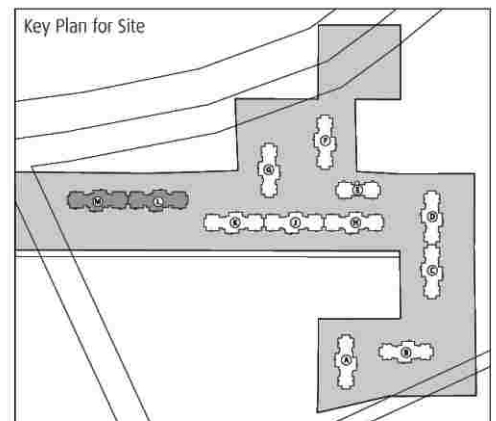


Key Plan - Towers L & M



1 sq. mtr. = 1,196 sq. yds. & 1 sq. mtr. = 10.76 sq. ft.

In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, furniture and gadgets are not part of the offering.

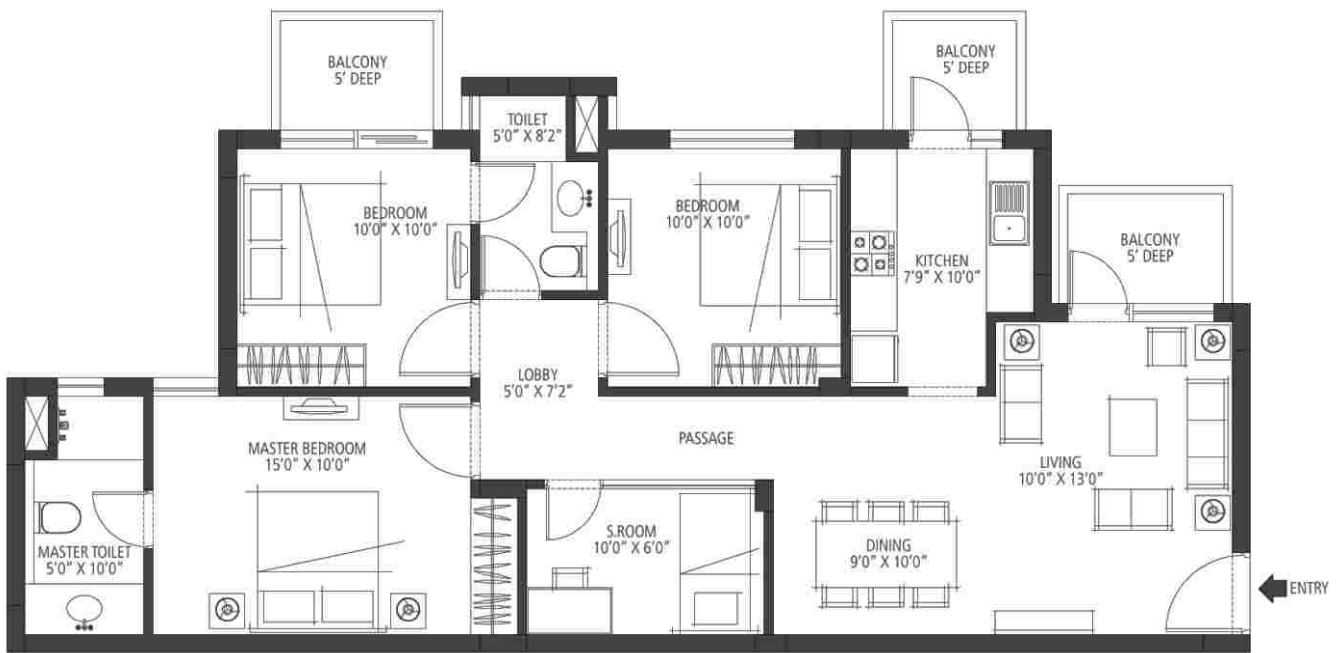




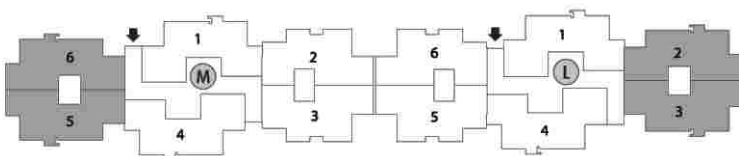
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## Unit 5 - 1310 sq. ft.

3 Bedroom, 3 Bathroom and S. Room  
Towers - L & M

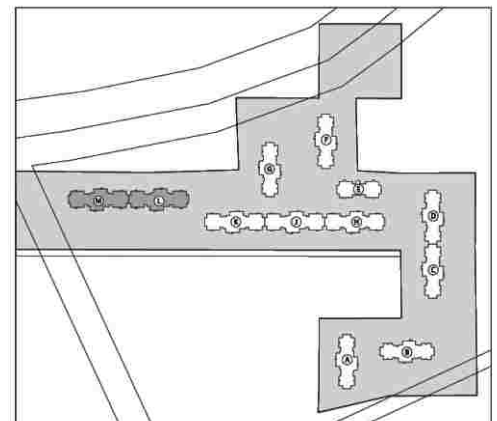


Key Plan - Towers L & M



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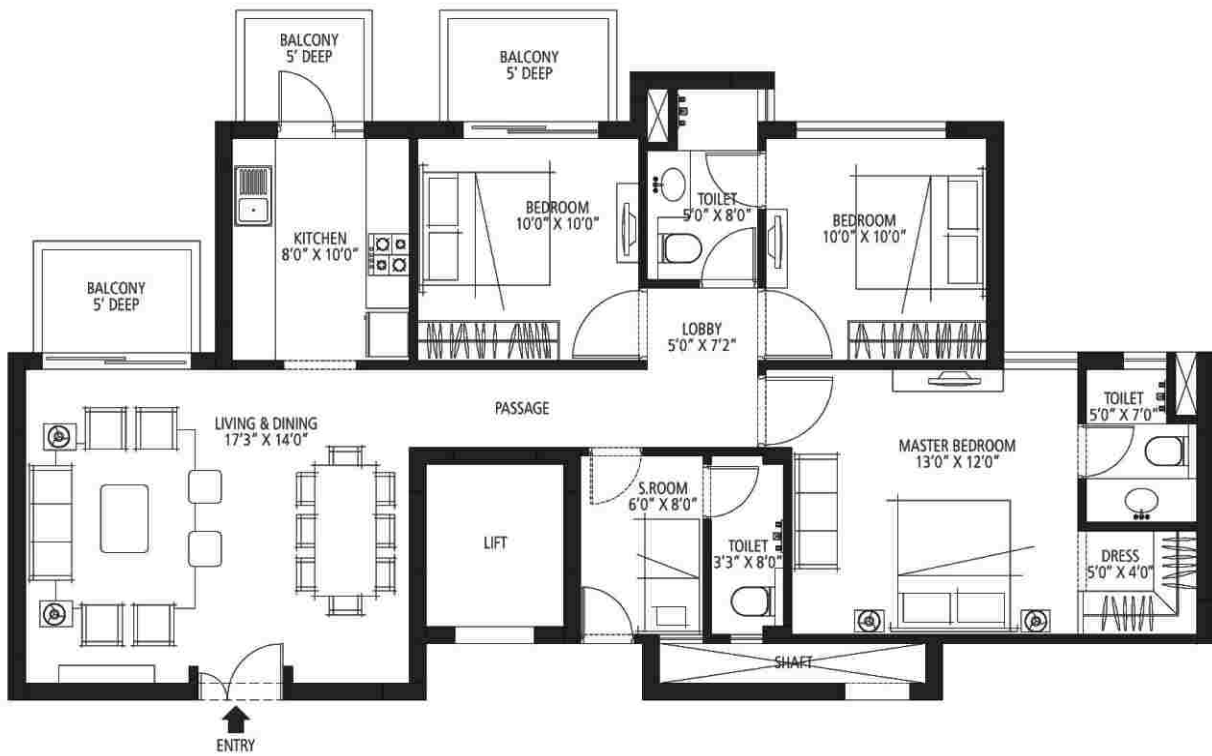




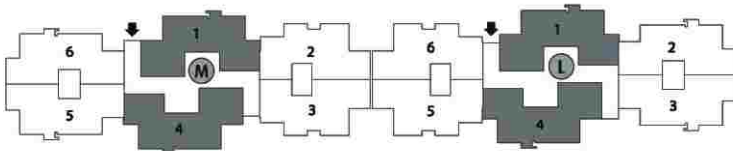
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## Unit 6 - 1395 sq. ft.

3 Bedroom, 3 Bathroom and S. Room  
Towers - L & M

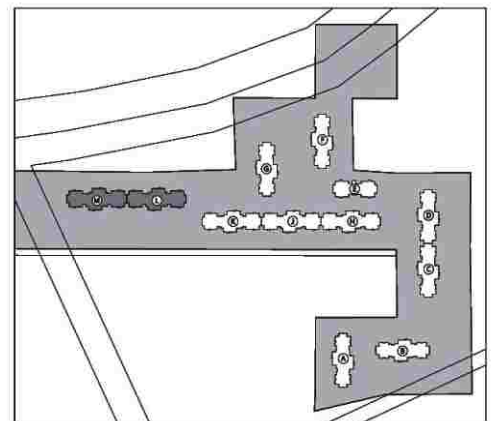


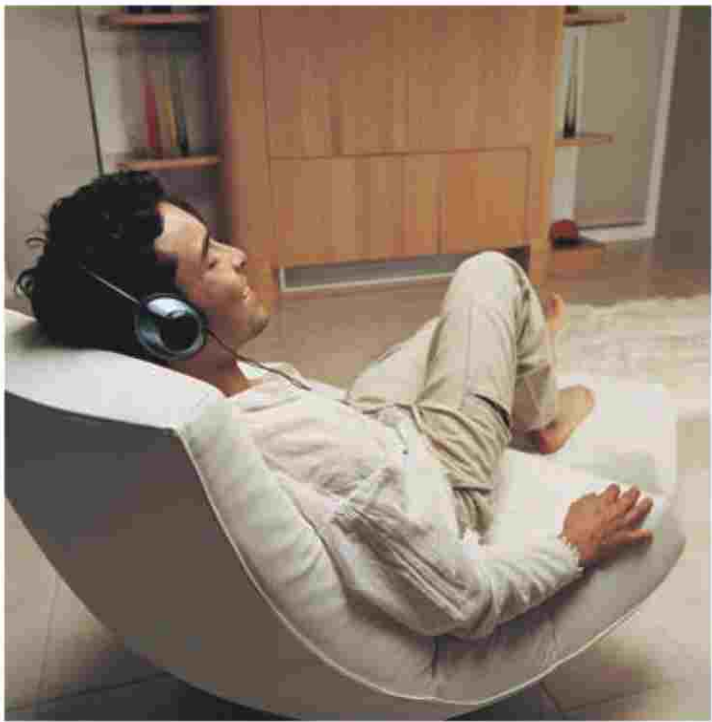
Key Plan - Towers L & M



1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.76 sq. ft.

In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, furniture and gadgets are not part of the offering.





CREATING A NEW INDIA.