The Magnolias
TENTATIVE LOWER LEVEL PLAN
PENTHOUSE IN BLOCK NO. - 2, 5, 6, 7, 9 & 10

( NOT TO SCALE )

PROJECT
THE MAGNOLIAS
DLF GOLF LINKS

TENTATIVE SUPER
AREA=9800 SQFT.

DLF LIMITED
## PRICES

**Rate for new Sale**

(Unit price of semi-finished)

<table>
<thead>
<tr>
<th></th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Apartment</strong></td>
<td>Rs. 10,000/- p.sft.</td>
</tr>
<tr>
<td><strong>Penthouse &amp; Duplex</strong></td>
<td>Rs. 11,500/- p.sft.</td>
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</tbody>
</table>

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. 12.5/- per sq.ft.

**REBATES:**

<table>
<thead>
<tr>
<th>Rebate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Down payment Rebate</td>
<td>7.5 %</td>
</tr>
<tr>
<td>Timely Payment Rebate (TPR)</td>
<td>Rs.1000/- p.sft*</td>
</tr>
<tr>
<td>Rebate for finishing of interiors in time</td>
<td>Rs.1000/- p.sft **</td>
</tr>
</tbody>
</table>

**Conditions apply**

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## DOWN PAYMENT PLAN

<table>
<thead>
<tr>
<th>Event</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>On application for booking</td>
<td>Rs. 25 Lacs (in case of Duplex / Penthouse: Rs. 40 lacs)</td>
</tr>
<tr>
<td>Within 30 days of booking</td>
<td>82.5 % of Sale Price (Net of TPR of Rs. 1000/- p.sft**)</td>
</tr>
<tr>
<td></td>
<td>Less: Booking Amount</td>
</tr>
<tr>
<td>On receipt of Occupation Certificate</td>
<td>10% of Sale Price (Rs.1000/- p.sft) + IBMS + Stamp Duty &amp; Registration Charges</td>
</tr>
<tr>
<td></td>
<td>Less: Rebate for finishing of interiors in time (Rs.1000/- p.sft)**</td>
</tr>
</tbody>
</table>

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## 18 MONTHS INTEREST-FREE INSTALLMENT-PAYMENT PLAN

<table>
<thead>
<tr>
<th>Payment</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>On Booking</td>
<td>Rs. 25 Lacs (in case of Duplex / Penthouse: Rs. 40 lacs)</td>
</tr>
<tr>
<td>Within 2 months of Booking</td>
<td>20% of Sale Price (less: Booking Amount)</td>
</tr>
<tr>
<td>Within 4 months</td>
<td>10% of Sale Price</td>
</tr>
<tr>
<td>Within 6 months</td>
<td>10 %</td>
</tr>
<tr>
<td>Within 8 months</td>
<td>7.5 %</td>
</tr>
<tr>
<td>Within 10 months</td>
<td>7.5 %</td>
</tr>
<tr>
<td>Within 12 months</td>
<td>7.5 %</td>
</tr>
<tr>
<td>Within 14 months</td>
<td>7.5 %</td>
</tr>
<tr>
<td>Within 16 months</td>
<td>7.5 %</td>
</tr>
<tr>
<td>Within 18 months</td>
<td>7.5 % ** Less TPR of Rs.500/- p.sft **</td>
</tr>
</tbody>
</table>

Note:

1. 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 upon 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 will be recovered on pro-rata basis.
2. Prices are Subject to revision without notice at the discretion of the Company. 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.
3. The rebate for early payments shall be subject to change from time to time and is presently @ 12% per annum.
4. Each apartment will 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.
5. 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.
6. 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 31st March.
7. Stamp Duty & other charges shall be payable along with the last installment, as applicable.
8. The company will pay penalty to its customers @ Rs.10/- per sq.ft. per month for any delay in handing over the property 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.
9. Prices are w.e.f. 25.06.2006.
10. Prices indicated above are subject to revision from time to time at the sole discretion of the company.
11. 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.

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* 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 CONDITIONS OF THE AGREEMENT, i.e., 9 MONTHS FROM THE DATE OF OFFER OF PERMISSIVE POSSESSION BY THE COMPANY FOR DOING THE INTERIORS.

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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 allottee's account.

STRUCTURE
RCC-Framed Structure
Designed for Zone-5 as per IS Code No. IS-1893 (PART-1:2002) for earthquake resistance in structures.

CONDITION AREAS
FLOORS
Building entrance hall & main lift lobbies
Staircases/service lift lobby
Combination of marble & granite
Terrazzo Stone

WALLS
Building facade:
Building entrance hall & main lift lobbies
Exterior paint
Combination of marble/granite/ceramic cladding, plaster with acrylic emulsion paint/valc 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 unpianted

DOORS & WINDOWS
Door frames & internal door shutters
No internal door frames and door shutters will be provided.

Entrance doors (main entrance & service entrance door)
Commercial flush shutter/moulded skin doors with padlock

External doors & windows
Aluminium frames and shutters

Hardware
Brass/steel powder coated aluminium/ anodised aluminium

Bathroom/s kitchen
Similar to other rooms. Will not be finished any further.

SERVICES
ELECTRICAL
Only PVC conduits will be provided in the ceiling (slab) up to drop points.

Back-up power equivalent to about 20 KVA for typical Apartments, 30 KVA for Penthouses & Duplexes/2 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 layout 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 Annexment 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, Lawnmower, security control room, convenience shop & centrised services. (Facilities are indicative only, subject to change).

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