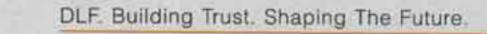
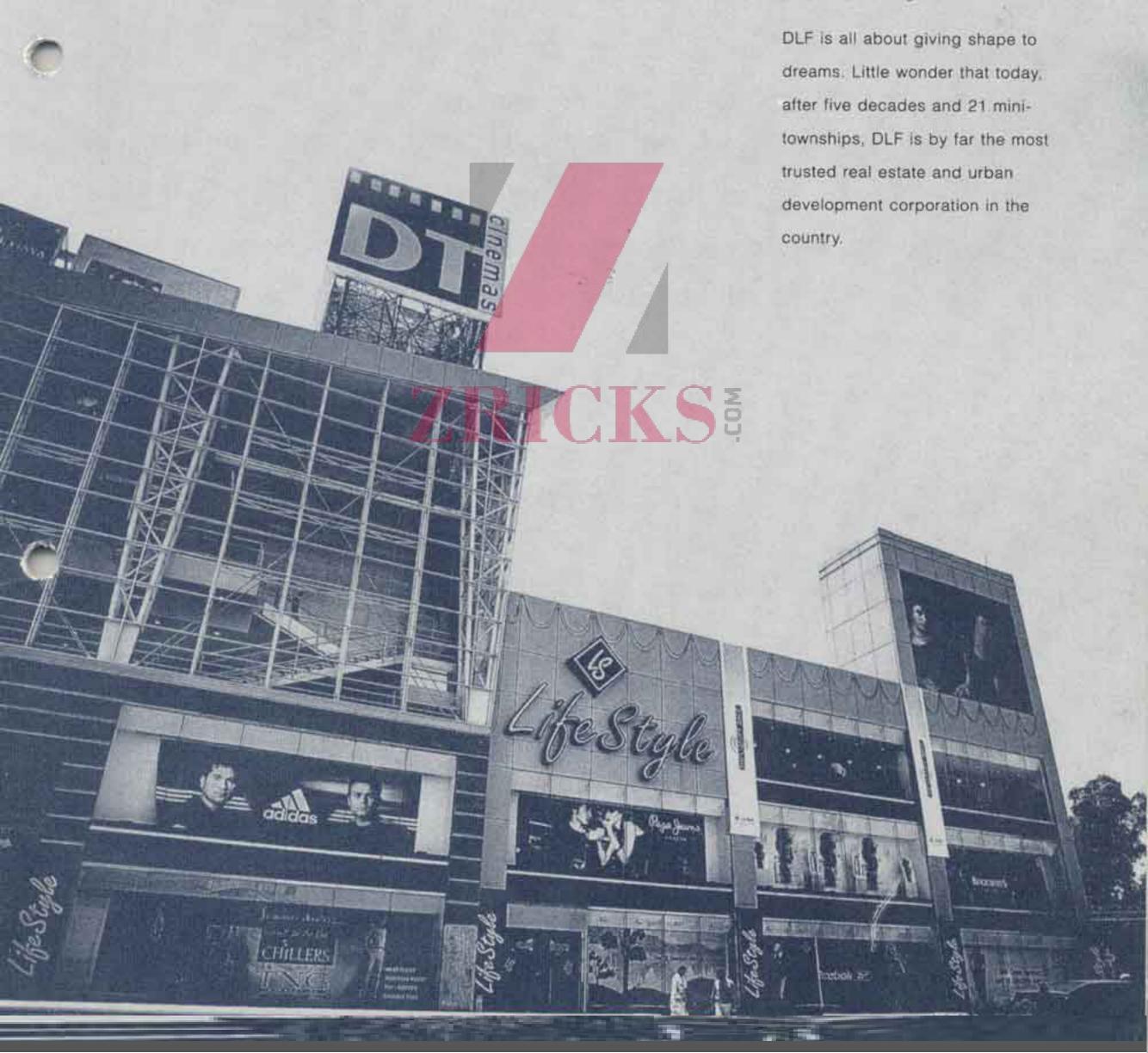


Welcome to a home that's a reflection of you.



Not just prime real estate, or elegant planning and architecture.





# DLF City. The Address Of The Future.

A trendsetter in contemporary urban planning, DLF City is perhaps the most comprehensive township one can find in this part of the world.

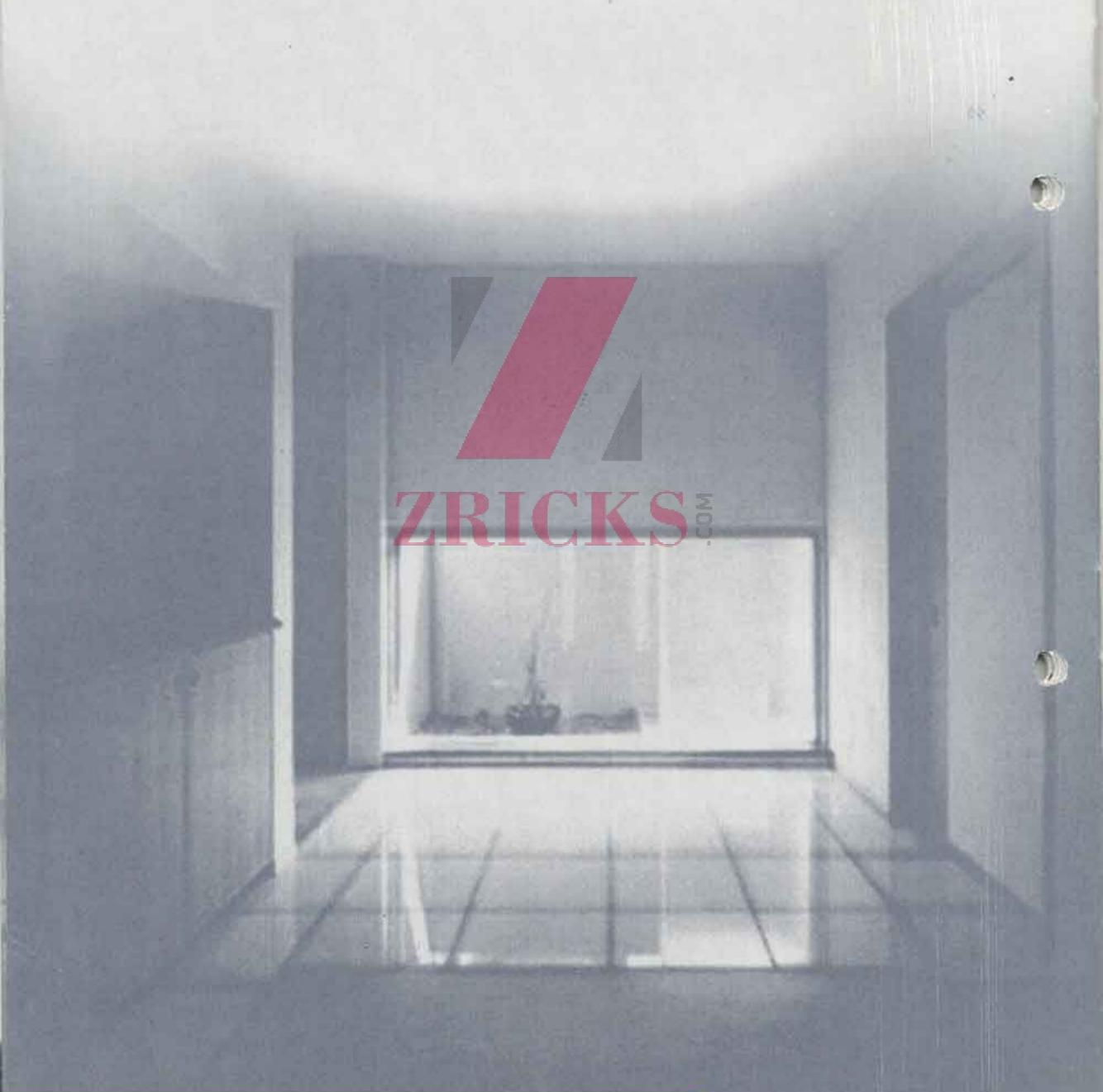
Spread over 3000 acres, it is home to most of the leading corporations in India.

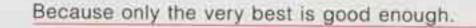
Plush apartments and independent homes set amidst open stretches of green and a pollution-free environment. Complete with all the amenities you can expect - schools, hospitals and medical facilities, banks, shopping complexes and malls, parks and even an 18-hole, state-of-the-art DLF Golf & Country Club. DLF City has it all.











Exterior or interior, The Pinnacle is designed to world class standards. Extensive use of glass, granite and aluminium in its facade gives it a truly contemporary look. The apartments and common areas in all the four towers are air conditioned, with assured power supply through 100% power backup\*.

The apartments are spacious and airy, with a large balcony that adds a dash of freshness to the mornings. Measuring 3,868 sq. ft. approx. (359.34 sq. mtrs.) and above with a Jacuzzi in the master bathroom, hot water supply, it gives you a completely different lifestyle. The bedrooms come with elegant wooden laminate flooring, while the living and dining rooms have imported marble floors.

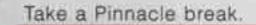
The recreational facilities too are top of the line, including a pool, a well equipped gym, and a tennis court. And all this in a style thatis modern and different like you.

\*up to 15KVA per apartment.

ZRICKS







Sometimes it's great to just slow downand enjoy the privileges of what you have created. At The Pinnacle you'll enjoy access to selective private members club.

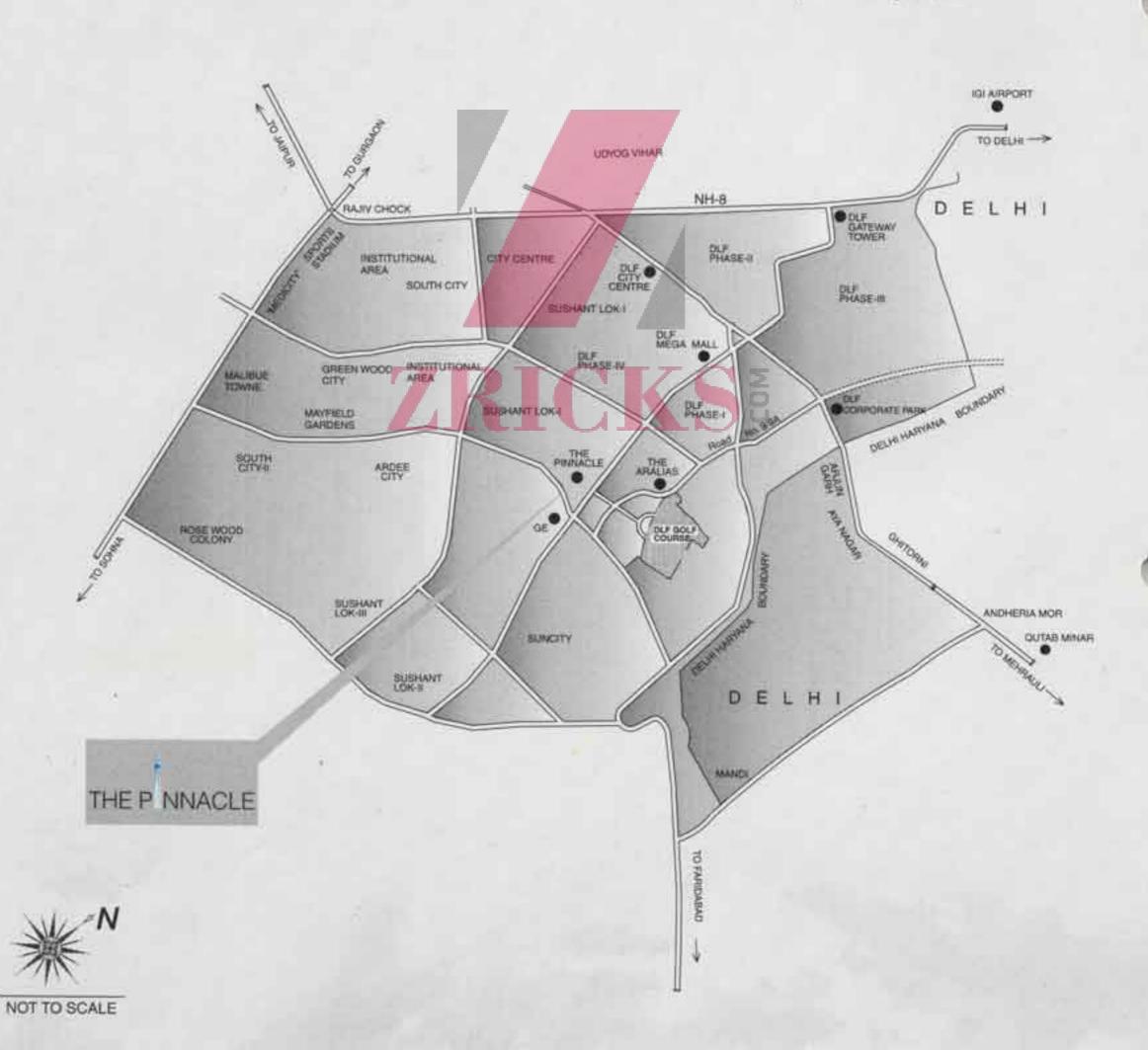
Expressed in your personal style... in the way you live and the hospitality you extend to friends and associates. Which is why we offer an exclusive club. Add to it the fully equipped gym, the tennis court, party room and a restaurant. Just perfect for a required break. With state-of-the-art shopping malls and multiplexes nearby catering to your demands you would hardly require to leave for a vacation. And to top it all, you have the DLF Golf & Country Club\* just few minutes away.

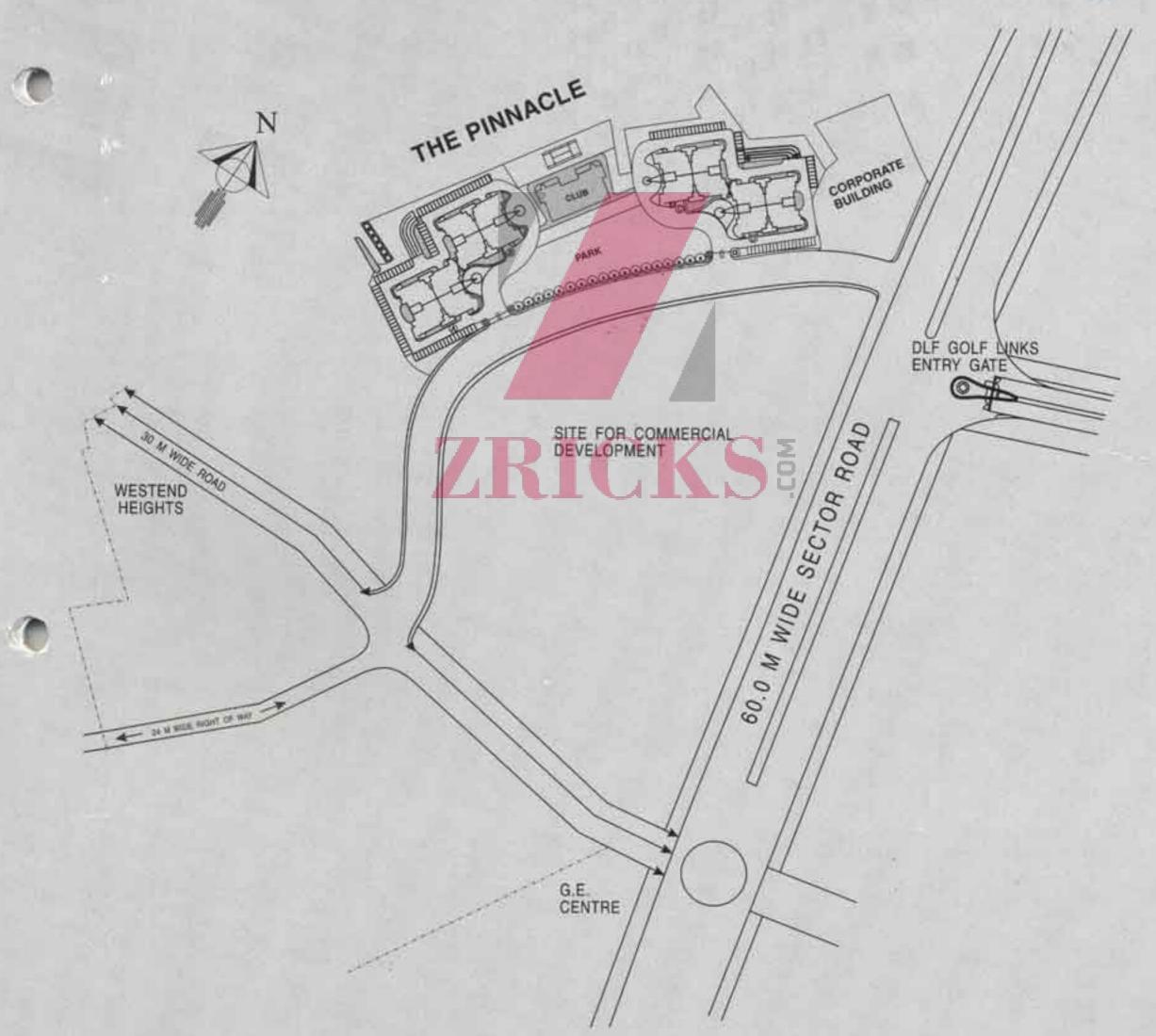
\*Refer to terms and conditions in the application form.

## Location Plan

Located in Phase V, the premium location in the DLF City. The Pinnacle is surrounded with all modern amenities that makes it a world in itself.

A world you can call your own.



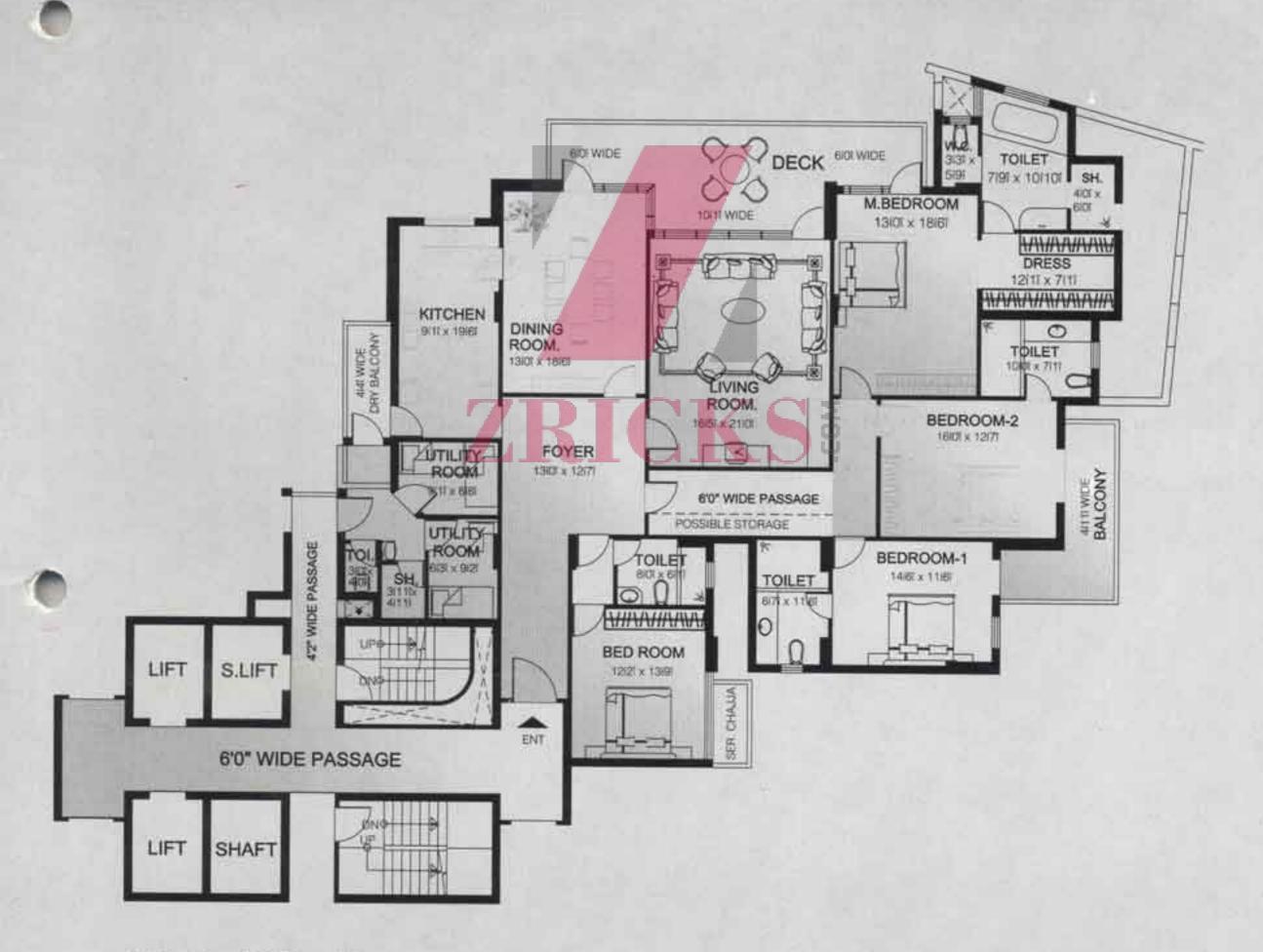


Building Key Plan MAY 6 PARK 24.00 M

## Typical Apartment Layout Plan

Saleable Area: 3868 sq ft (359.34 sq mtrs)

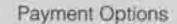
Accommodation: Four Bedrooms



1 sq. mtr. = 10.764 sq. ft.

Plan not to scale

This is a typical apartment layout plan. Please contact Marketing department for variations and confirm the exact plan prior to booking the apartment.





Sale Price (Under 2-1/2 Year construction linked plan)
Down Payment Rate (taking rebate @8%)
Preferential Location Charges (PLC)
Interest Bearing Maintenance Security (IBMS)
Covered Parking (per bay)
(3 parkings per apartment is mandatory)

Price available on request Price available on request As applicable Rs. 50 per sq. ft. Rs. 3,00,000/-

## DOWN PAYMENT PLAN

On Application for Booking	15% of Sale Price	
Within 30 days of Booking	74:5% of Sale Price + 100% PLC + 100% Cost of Parking Slot (See note 5) 2.5% of Sale Price + IBMS (See note 6) + Registration Charges (See note 7)	
On receipt of Occupation Certificate		

## 2-1/2 YEAR INTEREST FREE INSTALLMENT - PAYMENT PLAN

orths	Linkod Stagns	Payment	
0	On application for booking	15% of Sale Price	
2	Within 2 months of booking	10% of Sale Price	
6	On start of excavation/construction work*	uction work* 10% of Sale Price	
9	On start of excavation/construction work*	7.5% of Sale Price + 50% of PLC + 50% of Cost of	
		Parking slot (See note 5)	
12	On start of excavation/construction work*	7.5% of Sale Price + 50% of PLC + 50% of Cost of	
		Parking slot (See note 5)	
15	On completion of 8" floor slab"	10% of Sale Price	
18	Subject to completion of 8 floor slab*	10% of Sale Price	
21	On completion of final roof slab*	10% of Sale Price	
24	On completion of final roof slab*	10% of Sale Price	
27	On application of occupation certificate*	5% of Sale Price	
	On receipt of occupation certificate	5% of Sale Price +IBMS (see note 6) + Registration Charges (See Note 7)	

### Notes

- The above price is inclusive of External Development Charges (EDC), pro-rated per apartment as applicable to this Group Housing site. In case of any upward
  revision thereof by the Govt. agencies in future, the same would be recovered on pro-rata basis.
- 2 Prices are Escalation Free but subject to revision/withdrawal without notice at Company's sole discretion. No extra charges will be leviable, except for change, if any, on account of Fire Safety norms or upward revision of EDC (note 1) as stipulated by the Govt. Agencies.
- Down Payment price shall be calculated taking rebate @ 8%. The rebate for early payments shall however be subject to change from time to time and is presently @ 9% per annum.
- 4 Each apartment would be provided with a power back-up of 15 KVA approx.
- Three car parkings along with an apartment is essential. This payment along with PLC payments shall be made in two equal installments along with 9° and 12° months installments in case of 2.5 years construction linked payment plan and 100% within 30 days of booking in case of Down Payment Plan.
- The yearly simple interest payable on IBMS shall be determined by the company/the Condominium Association as per the applicable rates on Fixed Deposits
  accepted by State Bank of India at the close of each financial year on 31 March.
- Registration and other related charges shall be payable along with the last installment @ 13% approx, which is based on current prevailing rates.
- 8. The Company would pay penalty to its customers @ Rs.5 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.5 per sq.ft. per month if he fails to take possession within 30 days from the date of issue of intimation by the company to take over possession, on receipt of occupation certificate.
- 9. Variety of housing loans with tenures of up to 15 years repayment are available directly from financial institutions such as Citibank. HDFC etc.
- Prices are w.e.f. 3 February 2004.
- 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.



# Specifications

Structure designed for the highest seismic considerations for Zone V, against Zone IV as stipulated by the code, for better safety,

Air conditioned apartment with hot water supply in toilets and kitchen.

Living/Dining/Lobby/Passage		Servant Room		
Floor	Imported Marble	Floor	Terrazo/Ceramic Tiles	
Walls Ceiling	Acrylic emulsion paint on POP punning Oil bound distemper	Walls	Oil bound distemper	
Williams		Ceiling	Oil bound distemper	
Bedrooms		Doors		
Floor Walls Ceiling	Imported Laminated wooden flooring Acrylic emulsion paint on POP punning Oil bound distemper	Internal doors	Painted Hardwood Frame with Painted Moulded Skin Doors.	
Kitchen		Entrance doors	Veneered and polished flush shutter/Moulded Skin Door	
	The second second second	Photograph (	A STATE OF THE STA	
Walls	Ceramic tiles upto 2". 0" above counter and oil bound distemper in the balance area	Electrical	Modular switches and copper wiring. Back-up power of 15 KVA per apartment	
Floor	Combination of one or more of Vitrified-	Security System	Video phone & Access Control CCTV for basement and Entrance lobby at Ground floor	
Counter Fitting/fixtures	Tiles/ Ceramic-Tiles/Marble/Stone. Marble/Granite. CP fittings, Double bowl sink.			
VIII VIII COLORA	Exhaust fan.	Plumbing	Copper piping for water supply	
Balcony			inside the toilets and kitchen	
Floor	Combination of one or more of Indian-	Lift Lobby		
	Marble/Imported Marble/Terrazo/ Stone/Tiles	Floor.	Combination of one or more of Indian Marble/Granite/Terrazo	
Ceiling	Exterior paint.	Walls S	Combination of one or more of	
Tollets			Marble/Granite/Stone-cladding/ Acrylic emutsion	
	SAME AND SAME OF TAXABLE PARTY.	Club Facility	Club with Swimming Pool/	
Walls	Combination of one or more of Vitrified- Tiles/Ceramic-Tiles/Marble/Stone/Mirror/ Acrylic emulsion		Change rooms/Multipurpose Hall/Gymnasium/Cards room/ Restaurant	
Floor	Combination of one or more of Vitrified- Tiles/Ceramic-Tiles/Marble/Stone		Tennis court and Party Lawn	
Counters	Marble/Granite	Electricals	Modular switches of MK/North West/Avanti Kopp or equivalent	
Fittings/Fixtures	Jacuzzi in Mester Bed Toilet		Troop, varia nopp or aquivalent	
	Single lever C.P. fittings, Wall hung WC Exhaust Fan Conventional fittings and India WC in	Sanitary ware/CP fittings	Parryware/Neycer/Cera/ Hindustan or equivalent brands for the sanitary ware and Jaquar,	
	servant's toilet		Gem or equivalent CP fittings.	

### The Pinnacle Salient Features

- . Structure designed for highest seismsc considerations for Zone-V, against Zone-IV as stipulated by the code, for better safety.
- . Imposing modern architectural aesthetics
- . Air-conditioning in the apartments/lift lobbles/entrance hall and hot water supply in the apartments.
- Video phone and access cards for the security of the residents. . Copper piping for plumbing in the toilets & kitchen.
- Club facility with swimming pool, gymnasium, multipurpose hall, party lawn and tennis court.
   Shopping/school/medical facilities/multiplexes in close vicinity.
- . Direct access from the sector road

### Notes:

- . Brands and makes of vanous materials are subject to availability of the same at the time of construction.
- Marble and Granite being natural materials, have inherent characteristics of colour and grain variation.
- All floor plans, layout plans and specifications are indicative and are subject to change as decided by the Company or Competent Authority
- . In case of non-availability of imported laminated/ imported marble flooring material equivalent quality indian substitutes will be used





For more information please contact,
DLF Universal Limited, DLF Centre, Sansad Marg, New Delhi 110 001.
Tel: +91 11 23719300, 51502320. Fax: +91 11 23719212, 23719344.
email: ananta@dlfmail.com. Website: www.dlf-group.com.
Marketing Site Office open all days Tel: +91 124 2385429.