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**DLF**  
BUILDING INDIA



**DLF**  
**capital greens**  
NEW DELHI

**Phase-III**



# **DLF** capital greens NEW DELHI

Owning a home in the heart of New Delhi that you would be proud to call your own has never been possible for decades now contemporary and classic, the Delhi experience. DLF Capital Greens actually takes you back in time and crafts an offering where everything comes together perfectly just for you!

After the huge success of DLF Capital Green Phase-I and Phase-II, DLF is offering exclusive high end luxury apartments in Phase-III. Limited number available. The last chance to own an apartment in DLF Capital Greens.

## **Salient Features :**

- ▶▶ Excellent Connectivity by Road & Metro,
- ▶▶ High Living Just 7 Kms. from Connaught Place,
- ▶▶ Suburban Living in the heart of New Delhi,
- ▶▶ Surrounded by Acres of Greens,
- ▶▶ Fully air-conditioned apartments,
- ▶▶ Exclusive recreational facilities,
- ▶▶ Modular Kitchen with appliances,
- ▶▶ Modular Wardrobes,
- ▶▶ Club, Shopping Complex, School,
- ▶▶ Landscaped Park and Playground,
- ▶▶ 24x7 Power Backup,
- ▶▶ Ample Water Supply,
- ▶▶ Reserved Basement Parking.

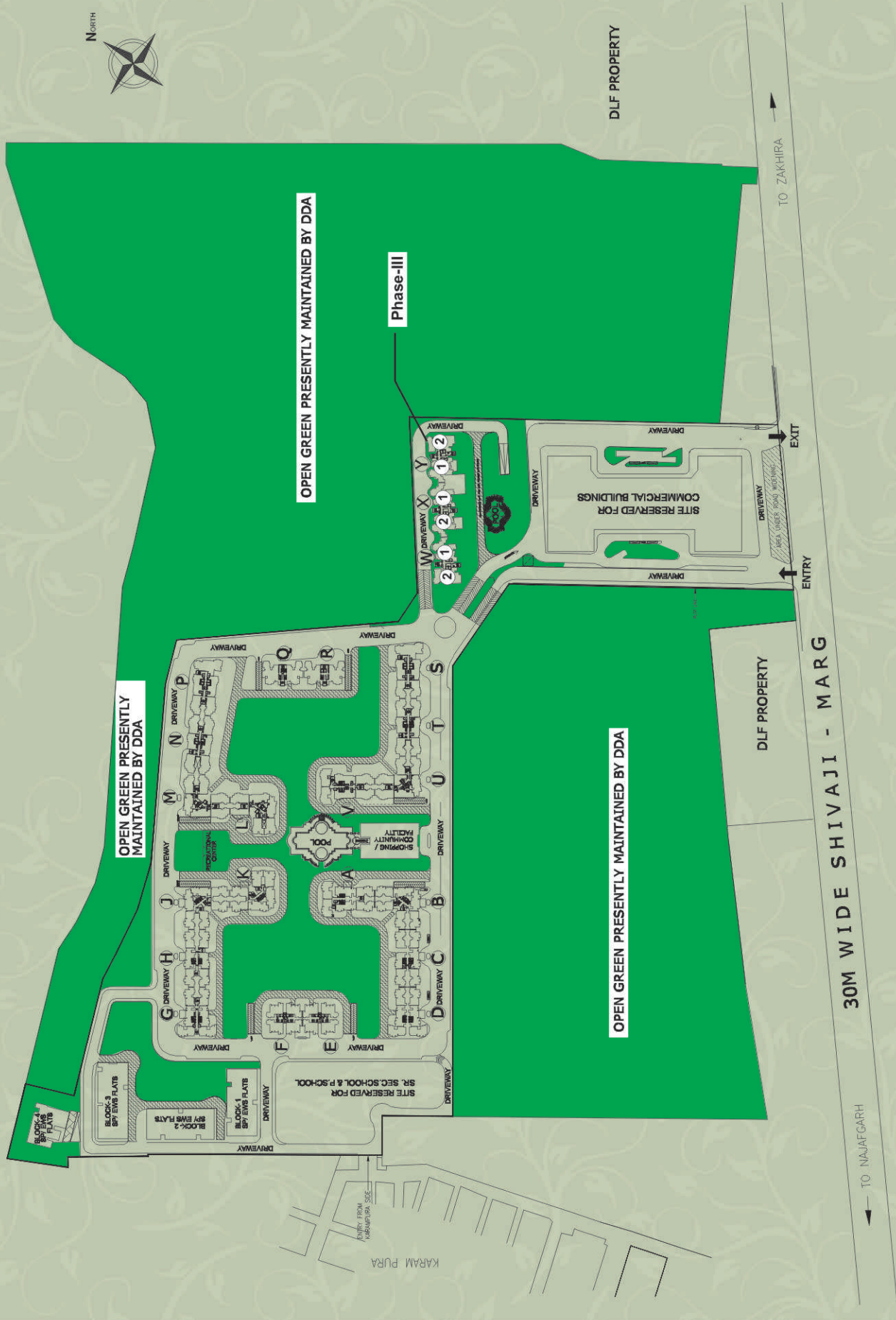
# Location Map

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NEW DELHI



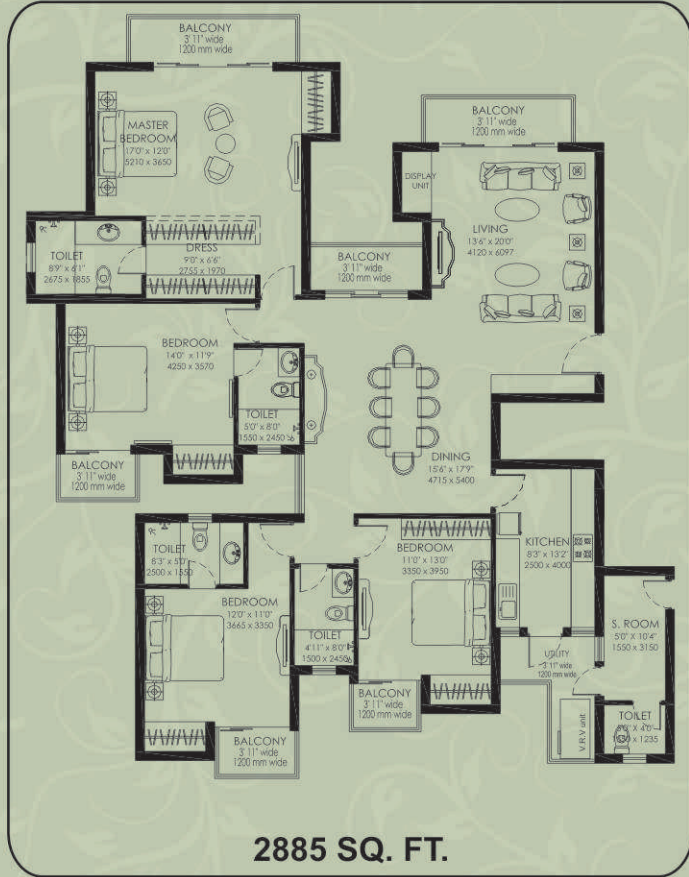


# Tentative Site Plans



NOTE: PLAN NOT TO SCALE

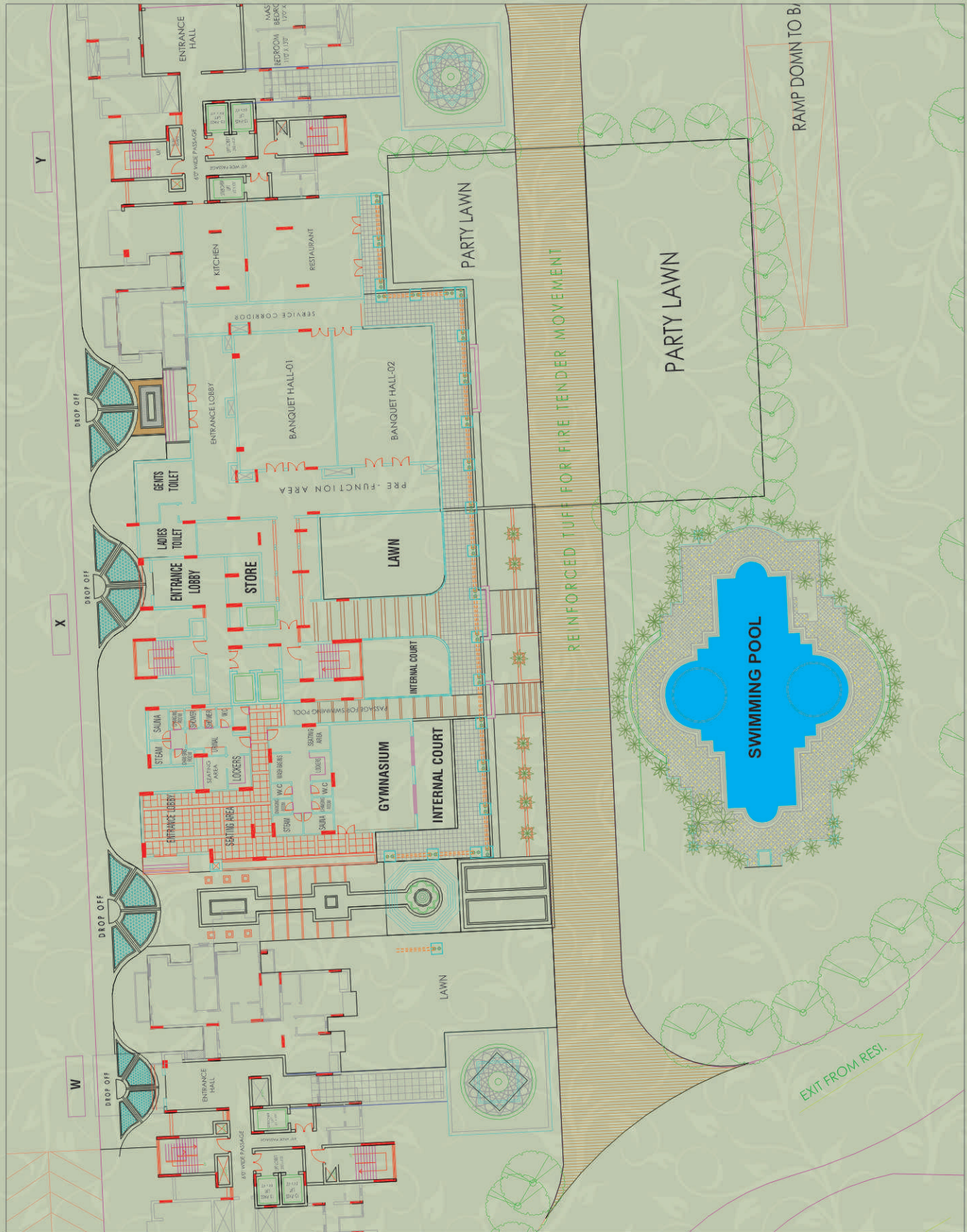
## Tentative Typical Plans



Plan not to scale.  
1 sq. mtr = 10.764 sq.ft.



# Exclusive Recreational Facilities





## Specifications

Structure designed for the highest seismic considerations of Zone-V, against Zone-IV as stipulated by the BIS codes, for better safety.  
 Air Conditioned Apartments with energy efficient VRV / VRF system.  
 Air Conditioned Lift Lobbies and Entrance Halls.  
 High speed Passenger Elevators  
 Eco friendly environment with Rain Water Harvesting system and use of recycled water from Central STP for flushing.  
 Hot Water Supply through geysers in Toilets, Kitchens, supplemented through Solar Water Heaters.

### Living/Dining/Lobby/Passage

Floor	Imported Marble.
Walls	Acrylic Emulsion paint on POP punning.
Ceiling	Acrylic Emulsion paint with limited false ceiling and cornices.

### Bedrooms

Floor	Imported Laminated wooden flooring.
Walls	Acrylic Emulsion paint on POP punning.
Ceiling	Acrylic Emulsion paint with limited false ceiling and cornices.
Modular Wardrobes	Modular wardrobes of standard make in all the Bedrooms, except in the Utility/S. Room.

### Kitchen

Walls	Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance area.
Floor	Anti-skid Tiles.
Ceiling	Acrylic Emulsion paint.
Counter	Granite.
Fittings/Fixtures	CP fittings, Double bowl SS Sink, Exhaust fan.
Kitchen Appliances	Fully equipped Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator and Washing Machine of a Standard make and a reputed manufacturer.

### Balcony

Floor	Terrazzo / Stone / Anti-kid Ceramic Tiles.
Ceiling	Exterior paint.

### Toilets

Walls	Combination of Tiles, Acrylic Emulsion paint and Mirror. Stone / Tiles for Master Bath.
Floors	Anti-skid Tiles. Stone / Tiles for Master Bath.
Ceiling	Acrylic Emulsion paint (with false ceiling and cornices in limited areas).
Counters	Marble/Granite.
Fixtures/Accessories	Glass shower-partition in Toilets and Under Counter Cabinets, Exhaust fan, Towel rail / Rack, Toilet paper holder, Soap dish of standard make.
Sanitary ware/ CP fittings	Jacuzzi in Master Bath, Single Lever CP fittings, Wash Basin & Wall-Hung WC, Health Faucet of Kohler/Roca/Parry ware or equivalent brands.
Plumbing	Copper piping for water supply inside the toilet and kitchen & UPVC pipes for stacks.
Fire Fighting System	Fire Fighting System with sprinklers, smoke detection systems, etc. as per NBC norms.

### Utility / S. Room

Floor	Terrazzo
Walls & Ceiling	Oil bound distemper
Toilets	Ceramic Tile Flooring and Cladding, conventional CP Fittings and Chinaware.
Doors	
Internal doors	Painted Hardwood frame with Painted flush door/moulded skin Shutters.
Entrance doors	Polished Harwood Frame with veneered and Polished flush door shutter.

### External Glazings

Window/External Glazings	Energy Efficient, Sound insulating Double glass units with-tinted/ reflective or clear glass with UPVC /powder coated Aluminium Frames in habitable rooms and UPVC /Aluminium with Single, Pinhead/Tinted/Clear glass in all toilets and S. Rooms.
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### Electrical

Fixtures/Fittings	Modular switches of Northwest/ Crabtree or equivalent make and copper wiring, ceiling fans in all Rooms and ceiling light fitting in Toilets (except for S. Room's Toilets), Balconies and Passages only.
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### Power Back-up

100% DG Power back-up for all the Apartments and common areas. Back up power not exceeding 15 KVA for each apartment.

### Security System

Secured Gated Community with access Control at Entrances and CCTV for Parking Area and Entrance Lobby at Ground Floor.

### Lift Lobby

Lift Lobby Floor	Combination of one or more of Marble/ Granite.
Lift Lobby Walls	Combination of Marble/Granite and Acrylic Emulsion, Textured paint, embellished with mirror.

### Staircases

Floor	Terrazzo.
Walls	Flat Oil Paint.

### Common Recreational Facilities.

Exclusive club with swimming pool, multi-purpose halls, change rooms with steam, sauna and Gymnasium.



## Price List

### PRICES

Unit price of Apartment	As applicable
Parking (per slot)	As applicable
Preferential Location Charges	As applicable
Club Charges	As applicable
SALE PRICE OF UNIT	(UNIT PRICE X SUPERAREA OF UNIT) + COST OF PARKING SLOTS + CLUB CHARGES + PLC (as applicable)
Down Payment Rebate	As applicable
Interest Bearing Maintenance Security (IBMS)	Rs. 100/- per sq.ft.

### DOWN PAYMENT PLAN

On application for booking	Rs. 15 Lacs
Within 30 days of booking	95 % of Sale Price (less : Booking amount, Down Payment Rebate and Timely Payment Rebate, if applicable)
On Offer of Possession	5 % of Sale Price + IBMS (See note 7) + Stamp Duty & Registration Charges (See note 8)

### CONSTRUCTION LINKED - PAYMENT PLAN

Stages	Payment
On Booking	Rs. 15 Lacs
Within 45 days of Booking	12.5 % of sale price (including booking amount)
Within 90 days of booking	7.5 % of Sale Price
Within 120 days of booking	7.5 % "
Within 150 days of booking	7.5 % "
On Commencement of Construction / 6 months from booking *	7.5 % "
On Start of foundation work / 9 months from booking *	7.5% "
On laying of Ground Floor Slab / 12 months from booking *	7.5% "
On laying of 4th Floor Slab / 15 months from booking *	7.5% "
On laying of 10th Floor Slab / 18 months from booking *	7.5% "
On laying of 16th Floor Slab / 21 months from booking *	7.5% "
On laying of 22nd Floor Slab / 24 months from booking *	7.5% "
On laying of Terrace Slab / 27 months from booking *	7.5% "
On offer of Possession / 33 months from booking *	5% " + IBMS + Stamp Duty & Regn. Charges ( see note 7 & 8) less Timely Payment Rebate, if applicable

(\* whichever is later)

#### Notes :

- 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 by the Govt. of Delhi from time to time and/or on revision/change in area.
- Timely Payment Rebate (TPR) as applicable will be allowed only if all dues paid in time.
- Development & FAR charges would be charged, if applicable on pro-rata basis
- The rebate for early payment shall however be subject to change from time to time.
- Power back up of not exceeding 15 KVA per apartment.
- Three (3) Car parking spaces are mandatory per apartment.
- 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.
- 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 committed period of three years from the date of booking. Similarly, the customer would be liable to pay Holding Charges @ Rs. 10/- per sq.ft. per month if he fails to take possession within 30 days from the date of offer of Possession.
- Prices indicated above are subject to revision from time to time at the sole discretion of the company.
- Prices are w.e.f. 23.02.2010.
- Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.

For detailed Terms & Conditions please refer to the Application form and Apartment Buyer's Agreement.



#### For further enquiries, contact

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Disclaimer: Marble/ Granite being natural material have inherent characteristics of color and grain variations. Utility/ Servant's room shall not be provided with air conditioning and double glass glazing for window. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/ appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/ Allottee shall not have any right to raise objection in this regard.