

D L F A

The logo consists of the letters 'D', 'L', 'F', and 'A' in a bold, italicized, sans-serif font. The letters are filled with a black, pebbled texture. To the right of the letters is a large black triangle composed of four smaller triangles meeting at a central point, with white outlines for the internal lines.

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The Skycourt is not just about great living,
it's also about great benefits.

— *Special Incentive Scheme only for this Navratri* —



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AN ELITE FAMILY CENTRIC
COMMUNITY LIFESTYLE



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Thriving with LIFE

- Over **600 acres** (243 hectares) world class hub
- Home to over **2300 families** from diverse cultures
- Neighbourhood where more than **7000 families** have already made investment from all over India
- Houses active social infrastructure :
 - **Schools** – DPS, St. Xaviers, Bharat Ram Global School, Matri Kiran, RPS International
 - **Colleges/ Universities** – BML Munjal University, Amity University, G D Goenka College, DPG Institute of Technology and Management
 - **Retail** – Town Square, Sapphire 83, Omnia 86, Needs Stores Sec 90
 - **Security** – Police Station, DLF Quick Reaction Team (QRT)
 - **Hospitals** – Rockland Hospital, Medanta Hospital
- Upcoming **commercial hub** and **Manesar** industrial zone in vicinity
 - Large business houses like Suzuki, Honda, TCS, BMW, Airtel in neighbourhood

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Strategically placed and well connected with Delhi & Manesar



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GROWTH STORY

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SOME SUCCESS STORIES TO REMIND

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THE PROMISE

THAT WAS **DELIVERED**

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CORPORATE GREENS

HOT SELLING COMMERCIAL PROJECT OF NEW GURGAON



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Success stories on inhabitation & setting new pricing benchmarks Y.O.Y



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ONE OF THE FINEST PROJECTS OF DLF GARDENCITY



Sector 86, DLF Gardencity, Gurgaon

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THE SKYCOURT, with over 30
water features



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Welcoming façade - A beautiful architecture by Hafeez Contractor

Structure – Zone 5

Well designed facade light in for building illumination



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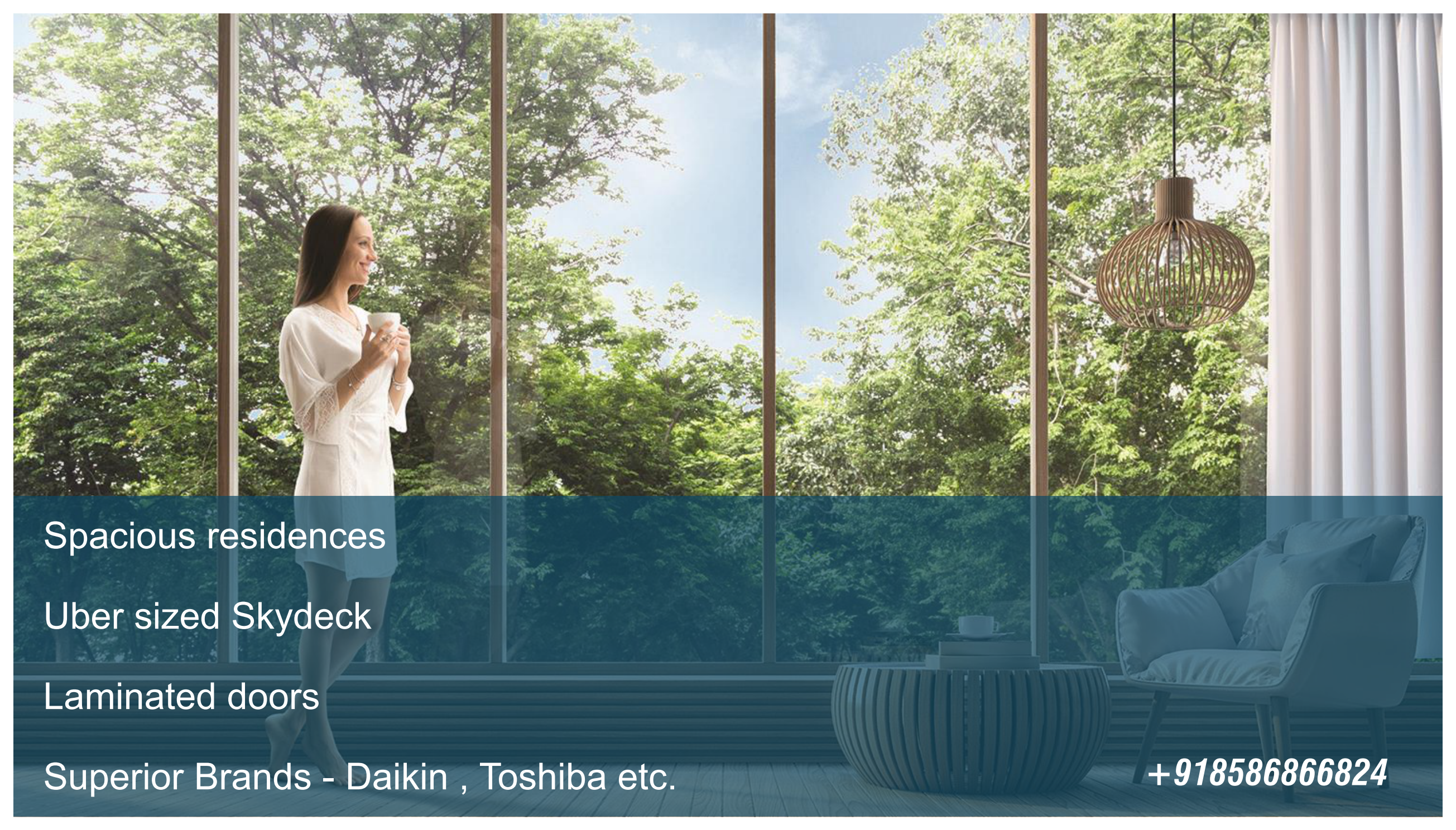
Double height air-conditioned entrance lobbies

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A photograph of a modern, well-lit lobby. The walls are covered in large, polished marble tiles with a warm, golden-brown hue and intricate veining. A glass elevator is visible on the left side of the frame. The ceiling features recessed lighting panels and a central air conditioning unit. In the background, a decorative vase with yellow flowers sits on a pedestal. The floor is made of light-colored tiles with a dark border.

Well anointed lift, tastefully crafted lobbies

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Spacious residences

Uber sized Skydeck

Laminated doors

Superior Brands - Daikin , Toshiba etc.

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SPECIFICATIONS OF APARTMENT

- **Daiken** Air Conditioned apartment excluding Kitchen & Toilet.
- **Imported** marble used in the typical lobby; and living dining.
- **Siemens** make electrical distribution board installed for electrical supply.
- **Schneider** electrical fittings
- **POP** panning done on the walls and roof for better finish.
- **ROCA** make plumbing fittings and chinaware used in the apartments..



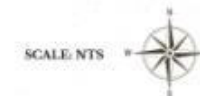
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Only 19 % units left



DLF GARDEN CITY
SECTOR-86, GURGAON



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INFRA OUTSIDE

Metro Connectivity

Global city in 1000 acres

1000 acres of open/green area in vicinity

Well designed Approach road

Water & Electricity Approval

Transport - Shuttle services

24X7 security, QRT

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INFRA INSIDE



Landscaping intensity

Stilt upgradation; Covered walkways

Additional 0.5 acre area garden

Water bodies all over (30 Nos)

Terraces - Landscaped / Sit out spaces

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PRODUCT SPECIFICATIONS

- **Lobbies**

- Super Classico Crema Bottichino & Light Emprador marble used in floor and cladding
- Grand Air-conditioned entrance lobbies
- BOSE make music system installed in the entrance lift lobby of each tower and in the garden area.
- Well decorated entrance lobbies
- Guest Waiting Lounge area
- Mail Room

- **Stilt areas**

- Usable stilt area in all towers
- False ceiling and Egyptian marble flooring
- Open Gym
- Yoga deck
- Hobby classes
- Recreation area with carom & chess in each tower
- Driver parking with toilet facility

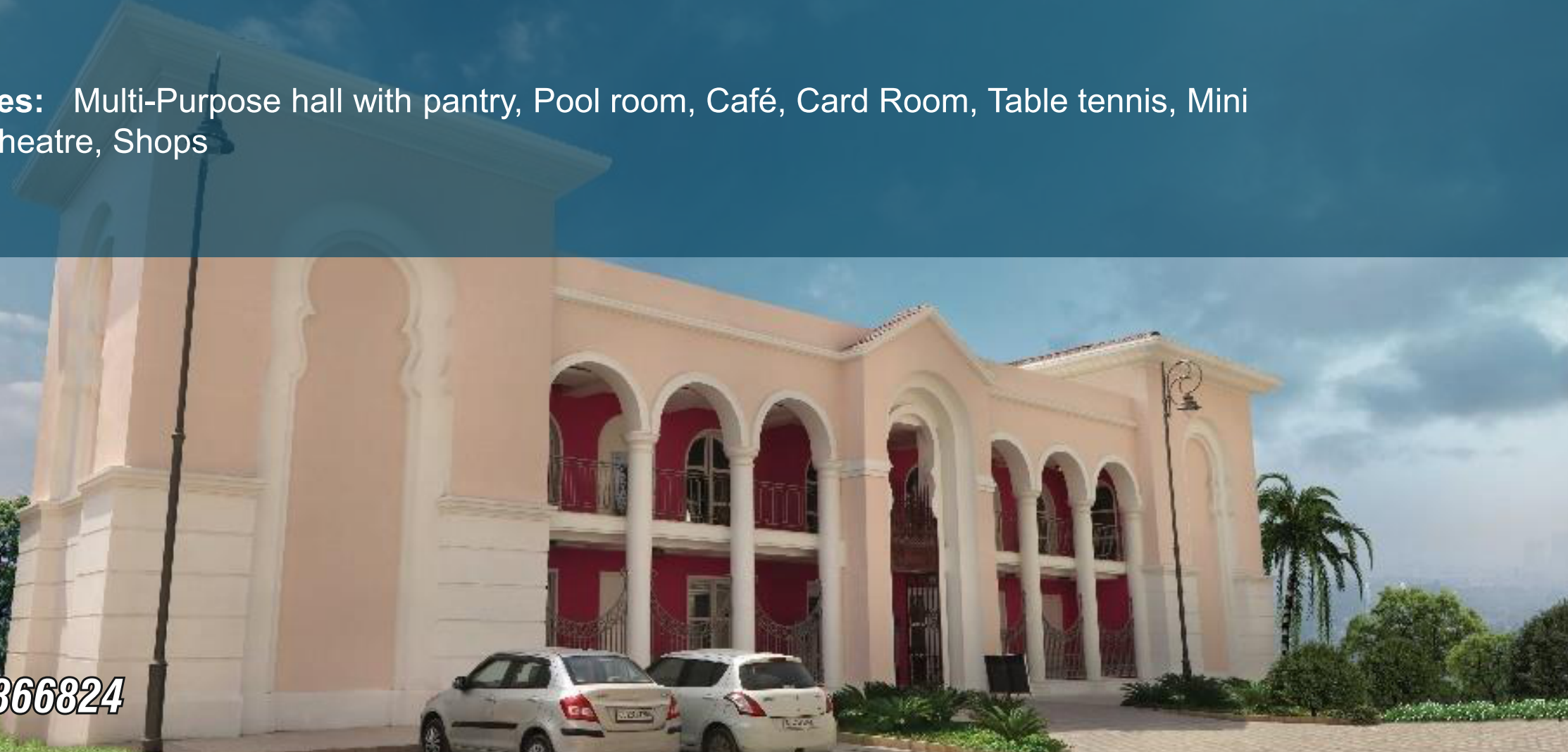
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CLUB SPECIALTY

Area – 21,300 Sq. ft.

Facilities: Multi-Purpose hall with pantry, Pool room, Café, Card Room, Table tennis, Mini movie theatre, Shops

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2 Swimming Pool



2 Preteen & tot-lot play area



2 Lawn Tennis Courts

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2 Badminton Court

2 Half Basket ball court



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ADDITIONAL AMENITIES

- 2 Gymnasiums
- 2 Badminton court
- 2 Cricket net practice

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Sector 86, DLF Gardencity, Gurgaon

PRICE & PAYMENT PLAN

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REVISED PRICING

| AREA | PLC (%age) | ALL INCLUSIVE |
|--------------|------------|---------------|
| 1903 Sq. ft. | NIL | INR 1.24 Cr. |
| 1900 Sq. ft. | 10 | INR 1.37 Cr. |
| 1903 Sq. ft. | 17.5 | INR 1.47 cr. |

Down payment rebate - 12.5%

All inclusive price includes 2 covered car parking's, club membership, EDC/IDC.

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THE SKYCOURT – PAYMENT PLAN

| | |
|--|---------|
| OnBooking | 7.5lacs |
| Within 2 months from the date of booking | 10% |
| Within 6 months from the date of booking | 15% |
| Within 24 months from the date of booking/on possession | 75% |
| <input type="checkbox"/> Basic Cost <input type="checkbox"/> Basic Sale Price <input type="checkbox"/> Parking | |
| <input type="checkbox"/> PLC <input type="checkbox"/> Preferential Location <input type="checkbox"/> Charges | |
| <input type="checkbox"/> TPR <input type="checkbox"/> Timely Payment <input type="checkbox"/> Rebate | |

Note :-

1. If customer pays 4th instalment of 75% in 6 months, Down Payment Rebate will be @12.5%.
2. TPR 750 psf. will be subject to timely payment & timely possession.
3. Early Payment Rebate @10% p.a. will be applicable, provided:
 - (i) The instalment due is fully paid and
 - (ii) Instalments are paid minimum 90 days in advance.
4. GST as applicable
5. IBMS payable to Resident Welfare Association.

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Thank you

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