



the terraces
— PREMIER —
INDEPENDENT FLOORS AT MOHALI HILLS



the terraces

PREMIER

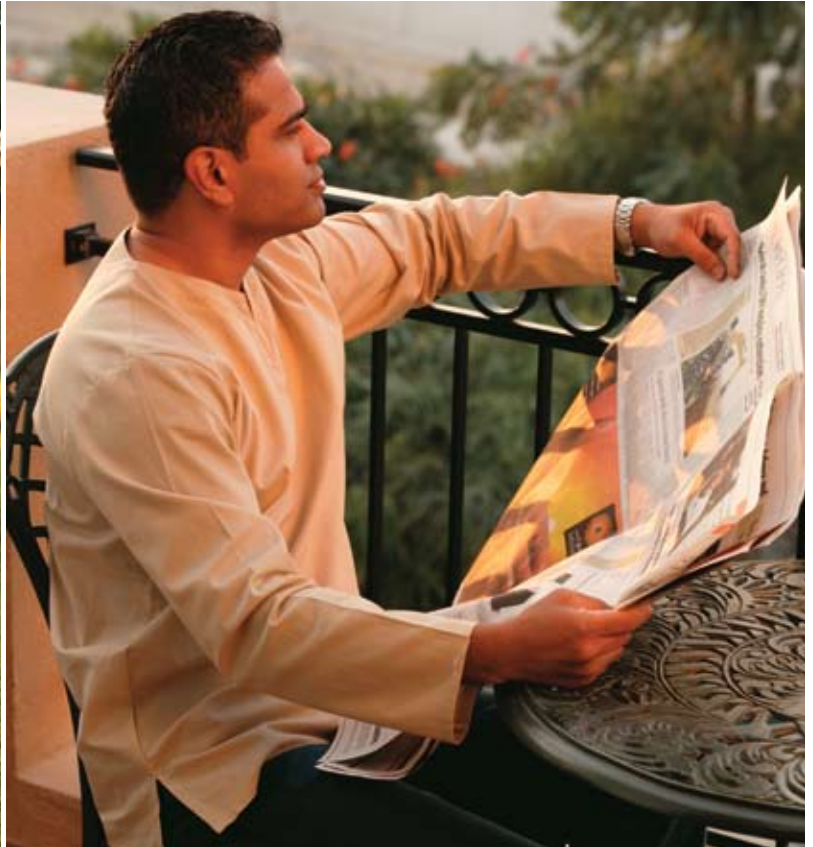
INDEPENDENT FLOORS AT MOHALI HILLS



Contemporary style...
Calming greenery...
Private sanctuary...
And all the little pleasures...

Welcome to the life
of your dreams...

Welcome home



Independent floors. Villa lifestyle.

The Terraces comprise of independent low-rise luxury homes, featuring the highest design standards and premium amenities at attractive price points. Each family can occupy one entire floor of The Terraces with independent access and enjoy unhindered privacy of these true value homes.

The ground floor home comes with a charming garden, the first floor home has beautiful balconies and the second floor residents can enjoy unspoiled views from the terrace (rooftop). Moreover, each of the independent homes at The Terraces is designed to give you the feel of life in a villa and also an environment to grow and flourish in a thriving community.

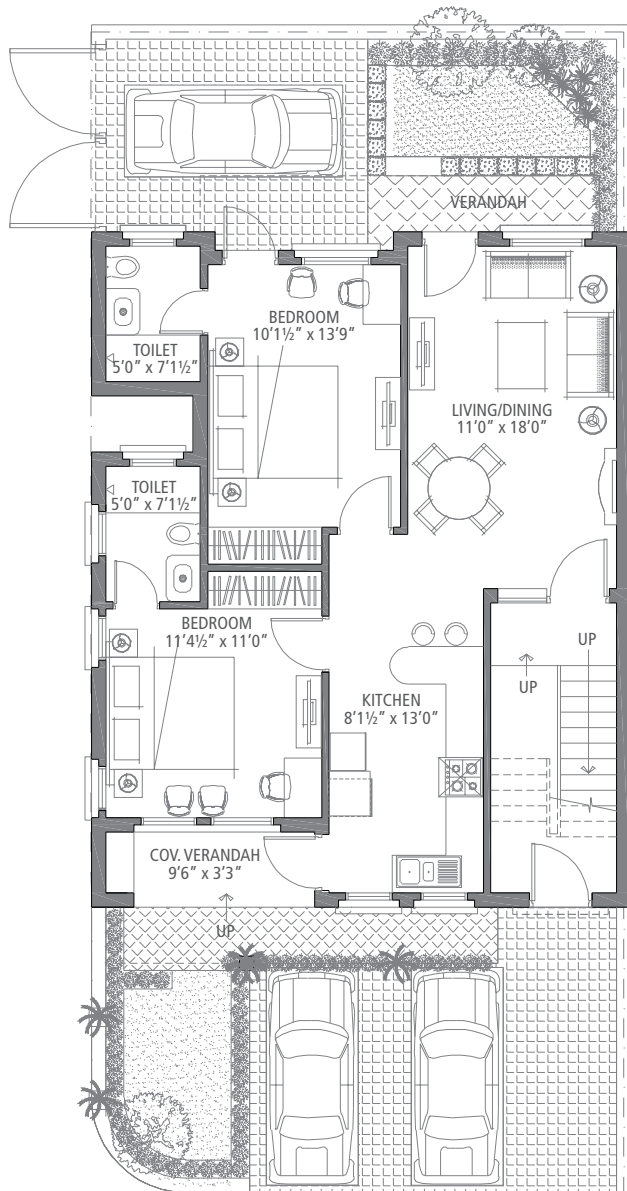
Luxury meets affordability

- Freehold property
- Attractive, escalation free price
- Independent floors with 2 bedrooms and 2 bathrooms
- Beautiful villa elevations
- Choice of ground, first and second floors
- Independent parking space
- Part of integrated master-planned and secure community

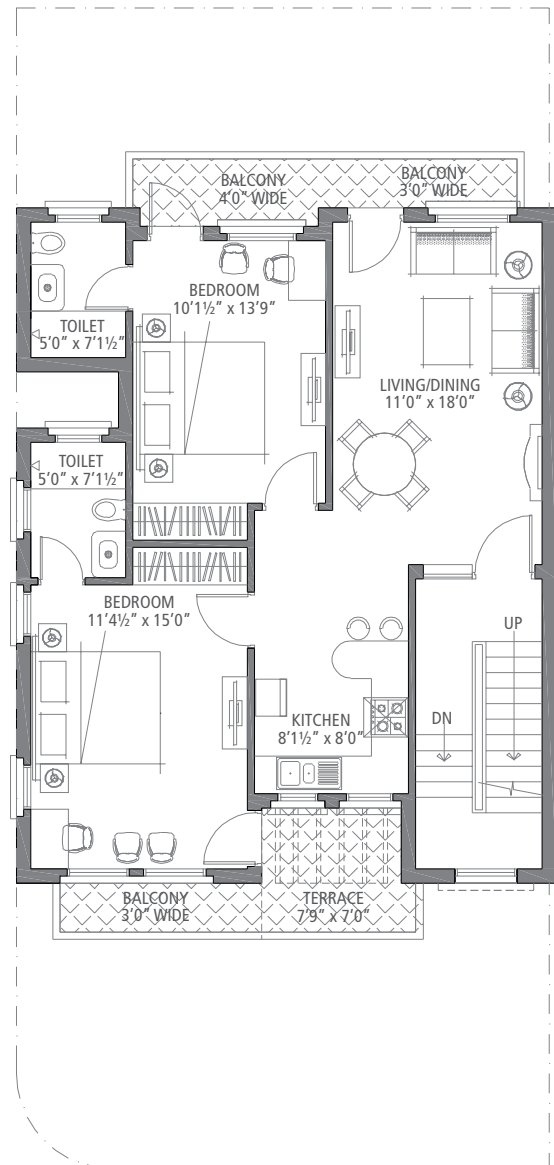
Villa Floor - Mediterranean

(Corner - Type A)

2 Bedroom, 2 Bathroom



Ground Floor
Area: 1004.93 Sq. Ft.

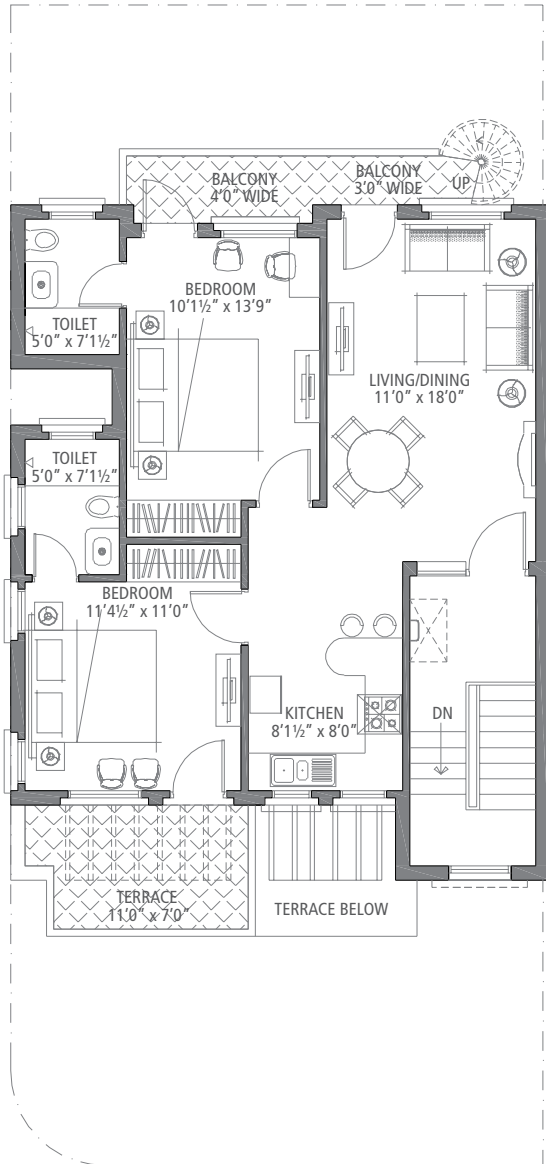


First Floor
Area: 1020.32 Sq. Ft.

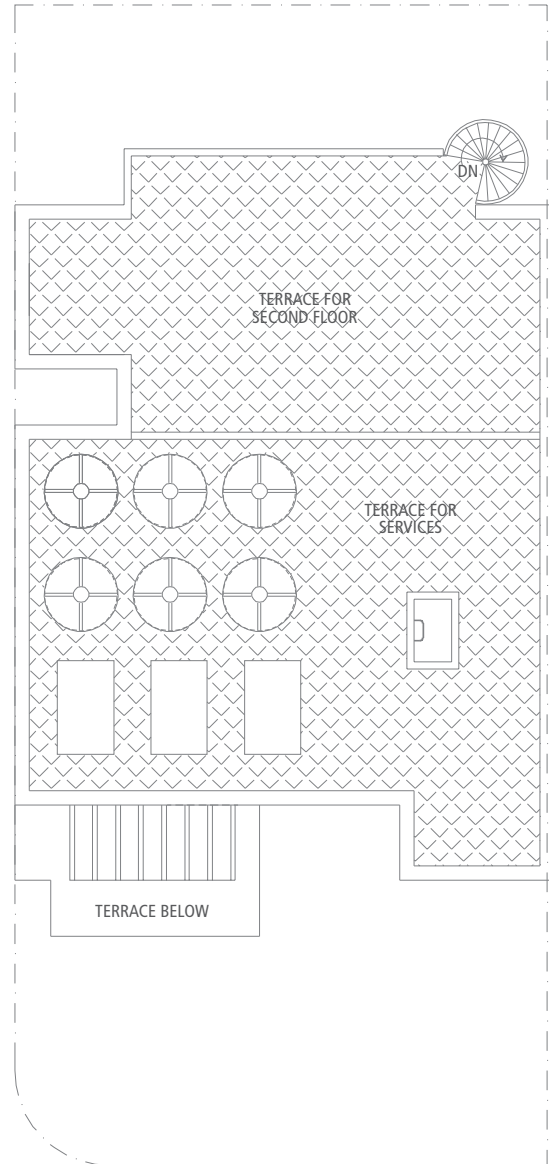
Villa Floor - Mediterranean

(Corner - Type A)

2 Bedroom, 2 Bathroom



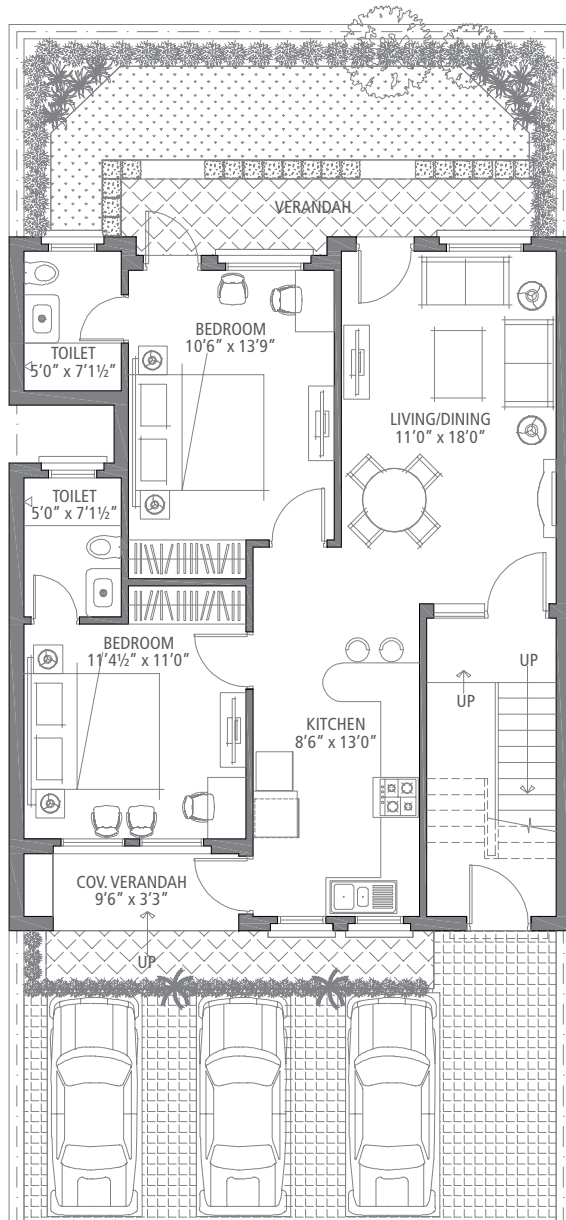
Second Floor
Area: 963.97 Sq. Ft.



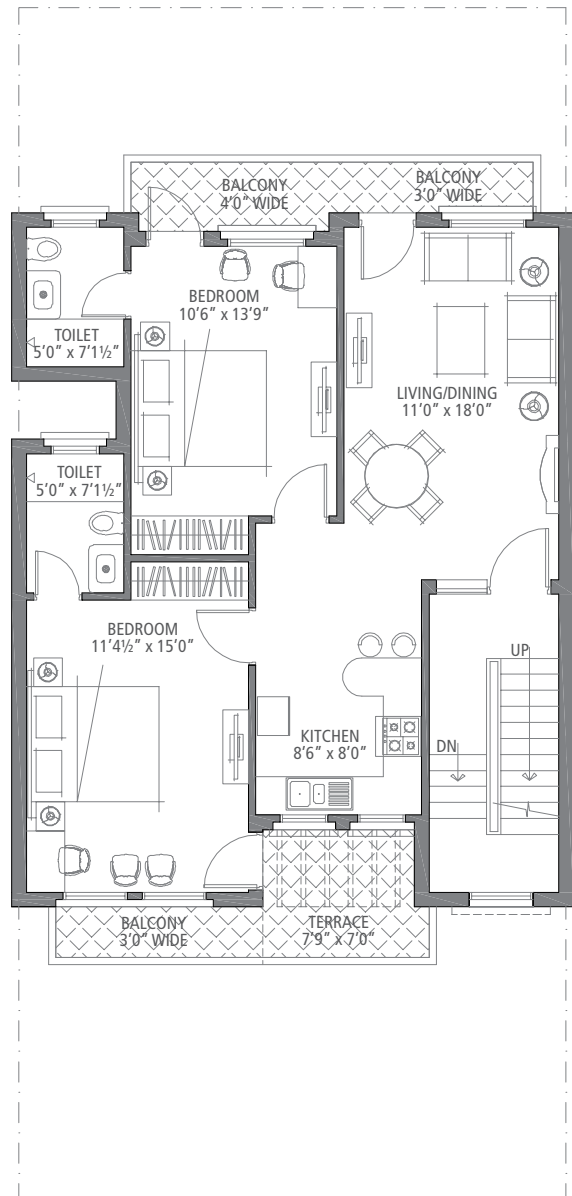
Terrace Floor

Villa Floor - Mediterranean (Type A)

2 Bedroom, 2 Bathroom



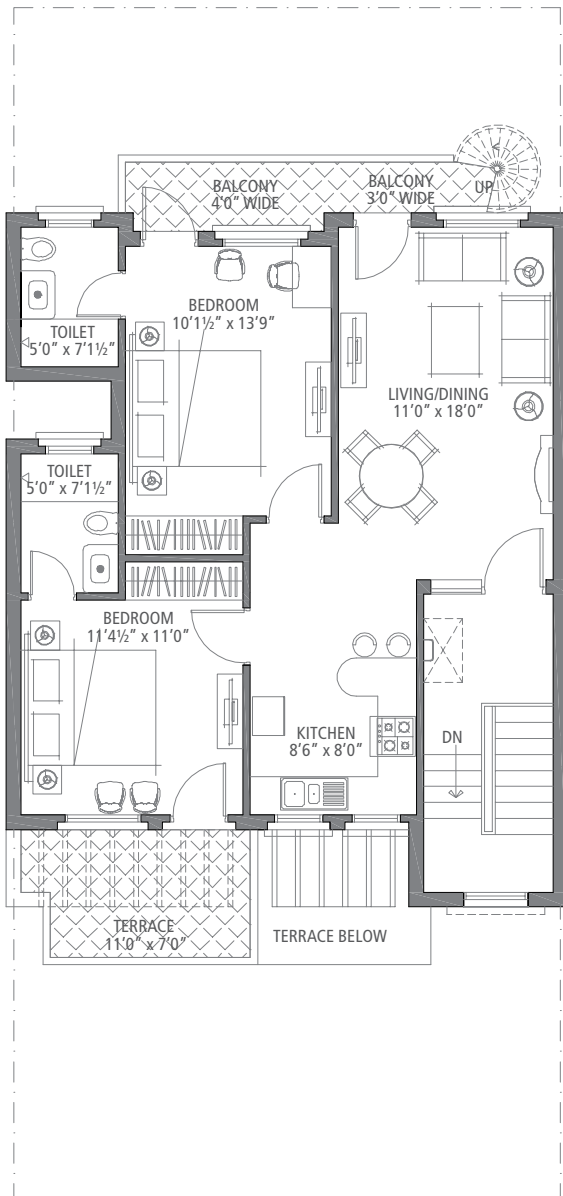
Ground Floor
Area: 1022.36 Sq. Ft.



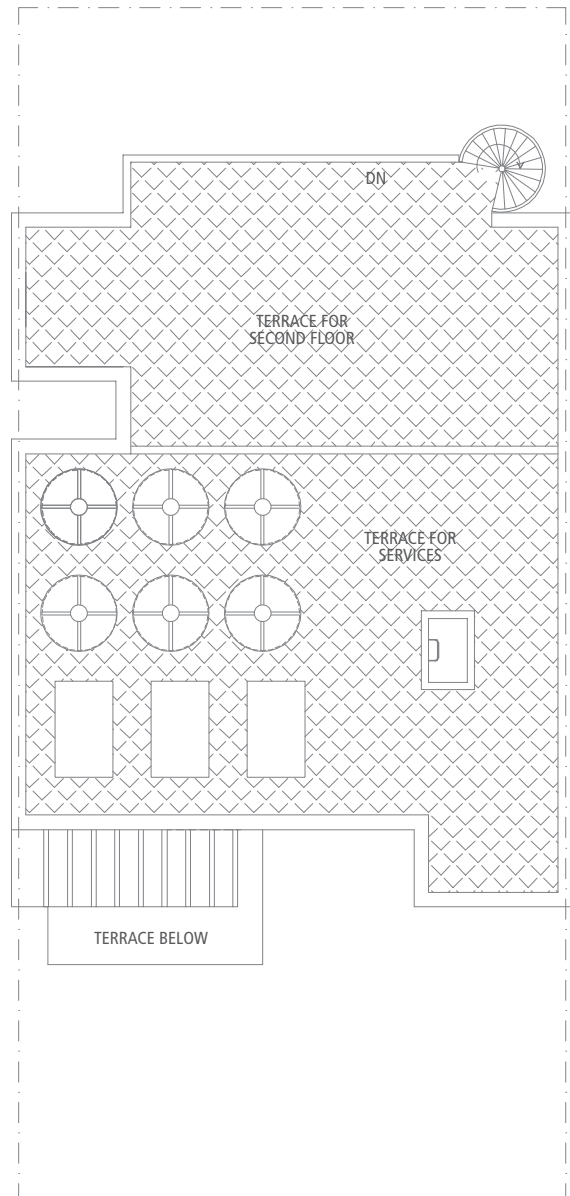
First Floor
Area: 1021.61 Sq. Ft.

Villa Floor - Mediterranean (Type A)

2 Bedroom, 2 Bathroom



Second Floor
Area: 964.67 Sq. Ft.

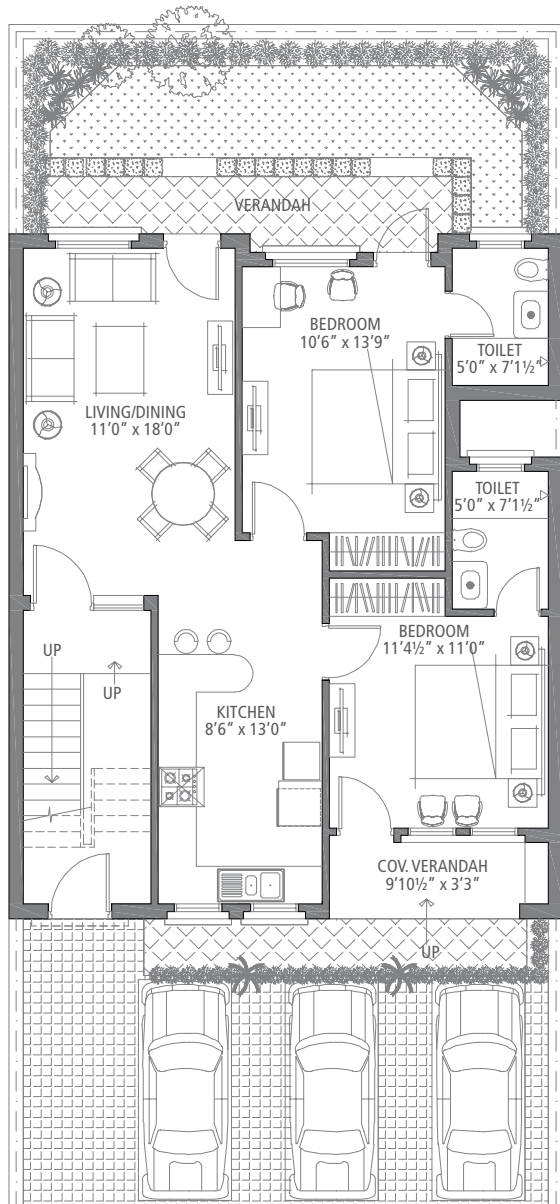


Terrace Floor

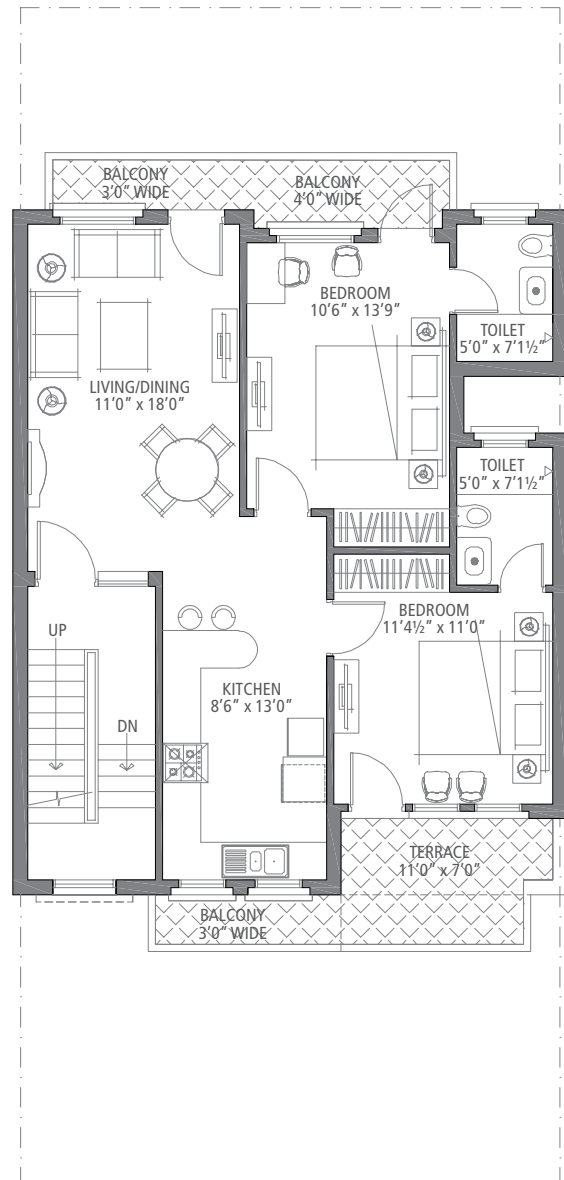
Villa Floor - Mediterranean

(Type B)

2 Bedroom, 2 Bathroom



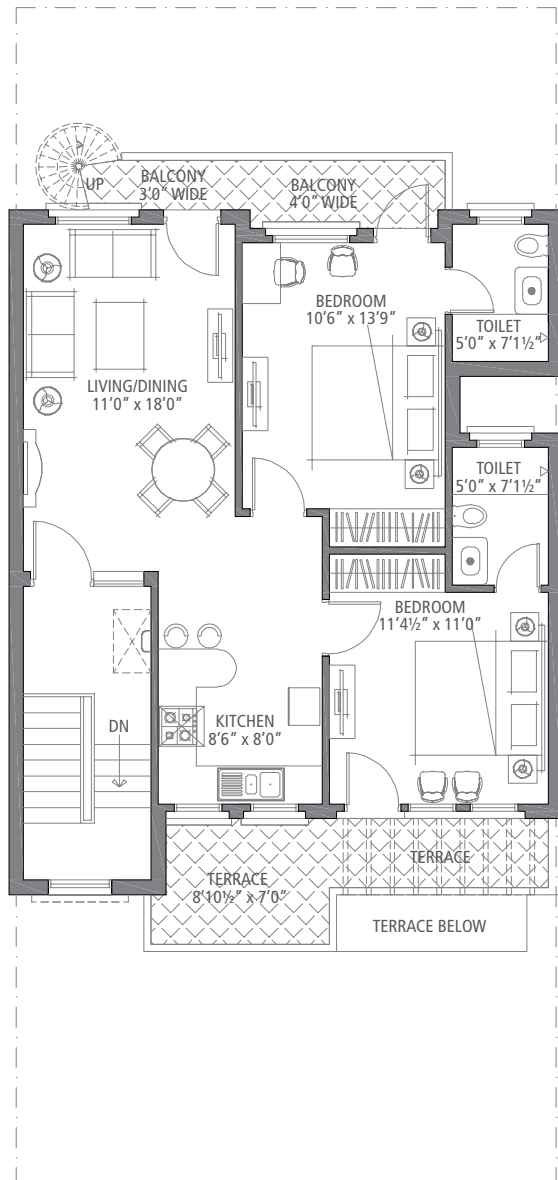
Ground Floor
Area: 1022.36 Sq. Ft.



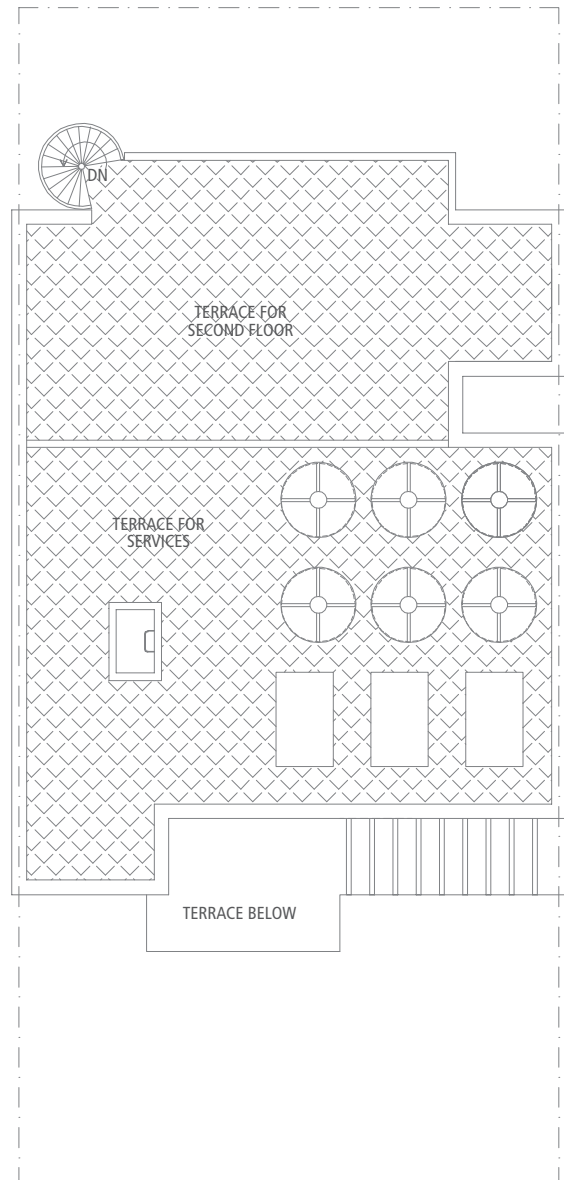
First Floor
Area: 1014.45 Sq. Ft.

Villa Floor - Mediterranean (Type B)

2 Bedroom, 2 Bathroom



Second Floor
Area: 978.55 Sq. Ft.



Terrace Floor



SPECIFICATIONS

Living Room/Dining/ Lobby/Family Room	High Quality Vitrified Tiles Internal Walls Plastered and OBD Paint Wooden Frame with Teak Veneered Door Shutter, External Aluminium Glazed Doors OBD Paint Aluminium Glazed Window Frames and Shutters Modular Switches
Bed Room 1	Laminated Wooden Flooring Internal Walls Plastered and OBD Paint Wooden Frame with Teak Veneered Door Shutter, External Aluminium Glazed Doors OBD Paint Aluminium Glazed Window Frames and Shutters Modular Switches
Bed Room 2	High Quality Vitrified Tiles Internal Walls Plastered and OBD Paint Wooden Frame With Teak Veneered Door Shutter, External Aluminium Glazed Doors OBD Paint Aluminium Glazed Window Frames and Shutters Modular Switches
Kitchen	High Quality Vitrified Tiles Internal Walls Plastered and OBD Paint Wooden Frame with Teak Veneered Door Shutter, External Aluminium Glazed Doors OBD Paint Aluminium Glazed Window Frames and Shutters Granite Counter Top with Back Splash in Granite, Stainless Steel Sink Modular Switches
Balconies/Terraces	Weather-Proof Paint Anti-Skid Tiles External Aluminium Glazed Doors Modular Switches
Toilet 1	Marble Counter High Quality Vitrified Tiles Chinaware & CP Fittings Internal Door: Teak Veneered Flush Door Shutters OBD Paint Aluminium Glazed Window Frames and Shutters Modular Switches
Toilet 2	High Quality Vitrified Tiles Chinaware & CP Fittings OBD Paint Internal Door: Teak Veneered Flush Door Shutters. Aluminium Glazed Window Frames and Shutters Modular Switches
Staircases	Internal Walls Plastered and OBD Paint Marble Flooring Internal Door: Teak Veneered Flush Door Shutters OBD Paint Aluminium Glazed Window Frames and Shutters Modular Switches

*All floor plans, specifications and images in this brochure are indicative and are subject to change as decided by the company or by any competent authority in the best interests of the development. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering.



PAYMENT SCHEDULE

PRICES

Basic Sale Price	As Applicable
**External Development Charges (EDC)	As Applicable
Down Payment Rebate	12 % (On 95% of Basic Sale Price Only)

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

On Booking	As applicable
Within 30 days of Allotment	25 % of Sale Price minus Booking Amount
Within 60 days of Allotment	70 % of Sale Price + PLC
On Intimation for Possession	5 % of Sale Price + IFMS (See note 3) + Stamp Duty & Registration Charges (See note 4)

INSTALLMENT - PAYMENT PLAN

Months	Linked Stages	Payment
	On Booking	As Applicable
01	Within 1 Months of Allotment	25 % of Sale Price minus Booking Amount
03	Within 3 Months of Allotment	7 % of Sale Price
06	Within 6 Months of Allotment	7 % of Sale Price
09	Within 9 Months of Allotment	7 % of Sale Price
12	Within 12 Months of Allotment	7 % of Sale Price
15	Within 15 Months of Allotment	7 % of Sale Price
18	Within 18 Months of Allotment	7 % of Sale Price
21	Within 21 Months of Allotment	7 % of Sale Price + 25% PLC*
24	Within 24 Months of Allotment	7 % of Sale Price + 25% PLC
27	Within 27 Months of Allotment	7 % of Sale Price + 25% PLC
30	Within 30 Months of Allotment	7 % of Sale Price + 25% PLC
	On intimation for possession	5 % of Sale Price + IFMS (See note 3) + Stamp Duty & Registration Charges (See note 4)

Notes:

- **External Development Charges (EDC) will be payable extra and shall be pro-rated per unit as applicable to the site. In case of any upward revision in future by the Govt. agencies, the same would be pro-rated along with balance installments.
- Down Payment Price shall be calculated taking rebate @ 12% on 95% of Basic Sale Price, which is subject to change without notice.
- Interest Free Maintenance Security (IFMS) Rs. 20,000/- per floor.
- Stamp Duty/registration charges shall be payable along with the last installment based on prevailing rates.
- Sale price = (Basic Sale Price + EDC)
 - PLC - Park Facing Location, Major Road Location, Corner Location
 - For 1 PLC: 6 % of the BSP of the unit
 - For 2 PLCs: 11% of the BSP of the unit



CREATING A NEW INDIA.

Emaar MGF Land Limited

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