





alameda

An integrated, established development, strategically located off Southern Peripheral Road, with easy access to NH-48, NPR and KMP Expressways, **Alameda** offers convenient access amidst acres of planned greens. With social comforts, occupied housing communities, commissioned infrastructure, and business districts only a short drive away, **Alameda** is the perfect address for those seeking the best life has to offer.

LOCATION MAP

This Map for reference
map not to scale



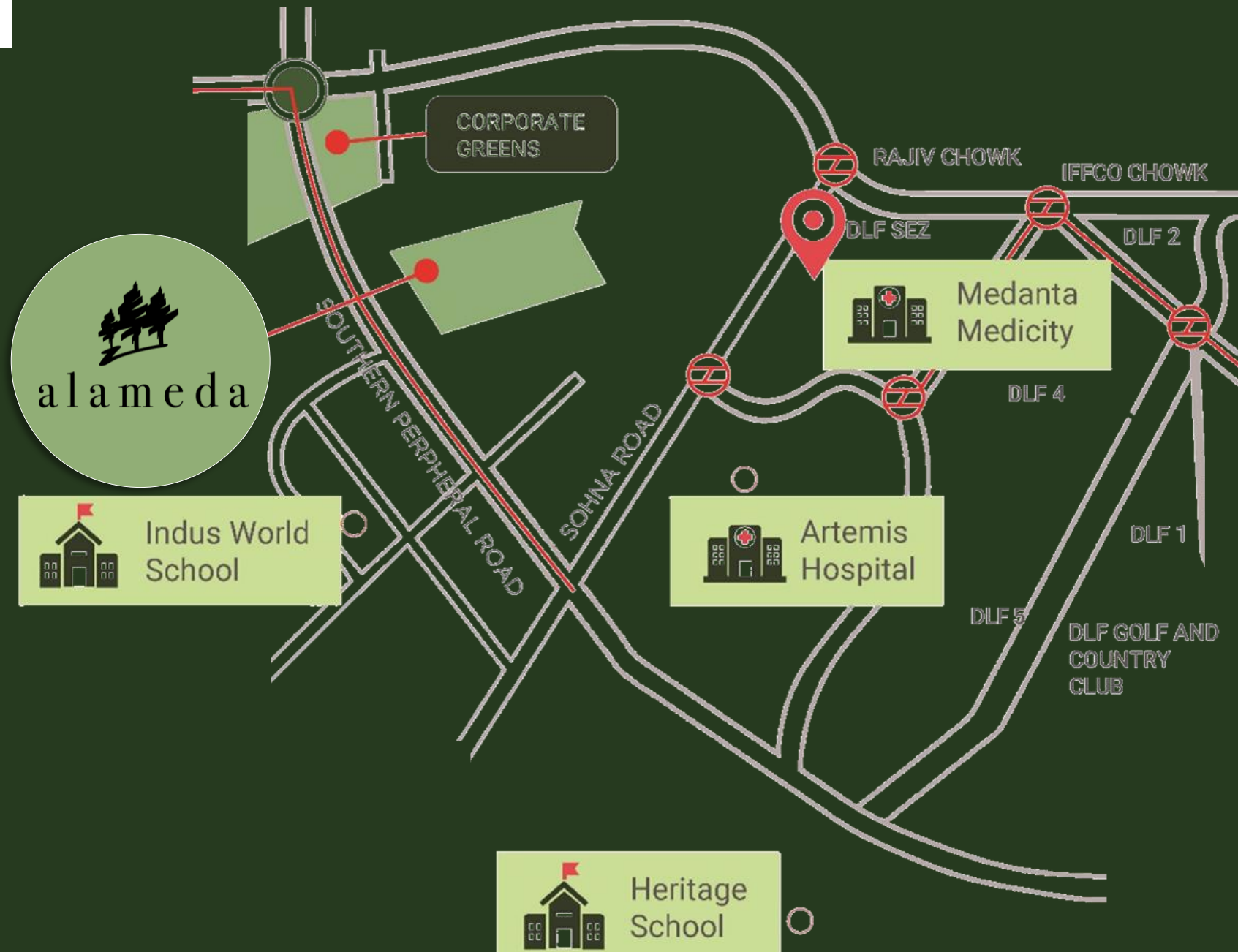
Connectivity

Southern Peripheral Road (SPR) - An important link between Faridabad-Gurgaon Road, Golf Course Extension Road and Delhi-Gurgaon Expressway.

Prime Landmarks:

- American Express – New Complex
- BMW Group Training Centre
- Pepsico
- Genpact
- India Bulls
- TCS

Clover Leaf Flyover – An upcoming link between SPR, NPR and NH-08



Distance to Major Locations



SCHOOLS

Indus World School, Sector 70 – 2.0 Km
GD Goenka Public School, Sector 48 – 3.7 km
Manav Rachna School, Sector 51 – 7.7 Km
Heritage School, Sector 62 – 8.2 Km



CONNECTIVITY

Southern Peripheral Road – 0.5 Km
Delhi – Jaipur Expressway (NH8) – 2.7 Km
Sector 55-56 Metro Station – 10.0 Km
IGI Airport – 25.0 Km



HOSPITALS

Park Hospital, Sohna Road – 5.0 Km
Medanta Medicity, Sector 38 – 7.5 Km
Artemis Hospital, Sector 51 – 9.5 km
Fortis Memorial Research Institute – 12.0 km



RETAIL

Retail outlets on SPR – 0.3 Km
Omaxe City Centre, Sohna Road – 4.7 Km
Raheja Mall, Sohna Road – 4.7 km
DLF Cyber Hub – 17.0 km



OFFICE SPACES

American Express, Sector 74A – 1.8 km
DLF Corporate Greens, Sector 74A – 2.3 Km
Udyog Vihar Industrial Area Phase VI – 6.9 Km
DLF Cybercity – 17.0 Km



HOTELS

Radisson Hotel, Sohna Road – 4.0 Km
Holiday Inn Express, Sector 50 – 5.7 Km
Double Tree by Hilton, Sector 50 – 6.0 Km
Hyatt Regency – 9.2 Km

Green Oasis

of calmness and serenity



Exclusive lifestyle

Gated and secured community



Fully-developed Infrastructure

with broad roads, no overhead wires



Expansive and Verdure

with lush greens and sculptural elements



Well-connected with SPR

Retail and office complexes in close proximity



Independent Floors – Success Story

INR 1,605 Cr. Worth Independent Floors sold by DLF last year
769 Units of Independent floors sold

INR 405 Cr. Worth Independent Floors sold by DLF in Q2 2021
218 Units of Independent floors sold

IN SPOTLIGHT

DLF's new sales booking exhibits a strong performance

The residential business continues to tread on its growth trajectory with healthy traction and strong demand momentum across segments and geographies. New sales bookings of DLF exhibited a strong performance during the quarter and stood at Rs 1,512 crore, reflecting a Y-o-Y growth of 77%.

The super luxury segment exhibited outperformance with 'The Camellias' clocking record new sales of Rs 1,037 crore in the quarter. This

demonstrates the quality of demand for best-in-class offerings backed by a strong and credible brand. Demand for its new products of independent floors across Gurugram market continues to witness healthy absorption. The monetisation of its completed inventory across markets continues to gain traction.

We are encouraged with these improving demand trends in the residential markets and expect these trends to remain for the long run. Given this positive outlook supported by improved fundamental drivers, the realty major continues with its endeavour of bringing new offerings across segments and geographies. With increasing volumes and well calibrated price hikes, it expects further margin expansion for its projects.

Its focused actions on collections along with prudent capital allocation has led to significant cash generation of Rs 759 crore during the quarter. Consequently, our net debt stood at Rs 3,985 crore. Credit rating of the company was upgraded to CRISIL AA-/Stable.

Ashok Kumar Tyagi, whole time director & CEO, DLF Limited said, "We are encouraged by the rising housing sales and improving consumer sentiments across segments and remain committed to bringing new offerings to the market. We believe our quality offerings across our completed inventory, growing new product pipeline coupled with a fortified balance sheet has placed the company in a unique position to scale up and leverage this growth cycle."

Independent Floors At Alameda

P R E S E N T I N G

INDEPENDENT
FLOORS

AT



alameda

IN SECTOR 73, GURUGRAM



INDEPENDENT FLOORS AT



Design

Low-rise independent floors

Landscaping

Lush greenery with parks and tree-lined avenues

Connectivity

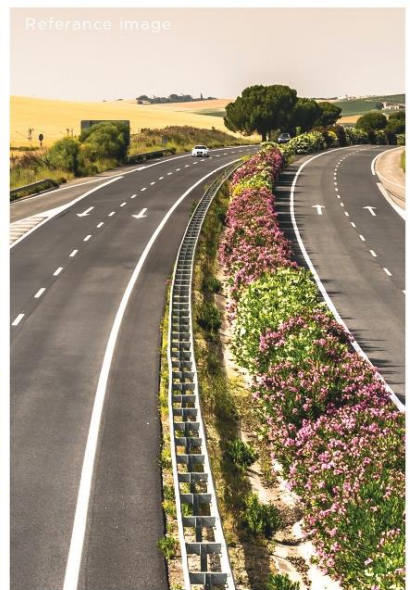
Well-developed internal roads in Alameda connecting to near-by expressways

Security

CCTV coverage in parking areas and the entrance lobby



Reference image



Reference image



make
space for life

INDEPENDENT FLOORS AT



alameda

IN SECTOR 73, GURUGRAM

Luxurious 3, 4 and
5 Bedroom Residences

Comfortable low-rise,
independent floors

Designed to
maximize
usable space

these low-rise independent floors
breathe serenity. Soak in the
tranquillity on your morning walks
or under the starry skies, and find
your way to yourself.



make

a date with life.



At Alameda, enjoy
seamless connectivity

with Southern Peripheral Road with a network of sector roads. With the clover leaf flyover under development at the junction of Southern Peripheral Road, National Highway 48 and Central Peripheral Road, the area is soon to get a boost in connectivity with other parts of the city and Delhi.

make

way for life

Specifications and Floor Plans

LOCATION MAP

This Map for reference
map not to scale





alameda

IN SECTOR 73, GURUGRAM

PROPOSED SPECIFICATIONS**

PART A – INSIDE YOUR HOME

Floor	Marble
Walls	Acrylic emulsion / OBD
Ceiling	Acrylic emulsion / OBD
Bedrooms	
Floor	Laminated wooden flooring
Walls	Acrylic emulsion / OBD
Ceiling	Acrylic emulsion / OBD
Wardrobes	Modular wardrobes of standard make
Kitchen	
Walls	Tiles up-to 2' above counter and acrylic emulsion paint in balance area
Floor	Anti-skid tiles / marble / granite
Ceiling	Acrylic emulsion / OBD
Counter	Granite/ marble/ synthetic stone
Fittings / Fixtures	CP fittings, SS sink, exhaust fan
Kitchen Appliances	Modular kitchen with hob, chimney, oven, microwave, refrigerator, washing machine (at balcony) of reputed make dishwasher,

Balcony

Floor	Tiles/ IPS
Ceiling	OBD

Toilets

Walls	Combination of tiles / acrylic emulsion paint / mirror/ paint
Floors	Marble/ granite/ anti-skid tiles
Ceiling	Acrylic emulsion/ OBD
Counter	Granite / marble/ synthetic stone
Fixtures/accessories	Fixed shower-partition in toilets (7' ht), exhaust fan, towel rail / ring,
Sanitary ware/ CP fittings	geyser, toilet paper holder of standard make CP fittings, wash basin, floor mounted / wall-hung WC

Plumbing

CPVC and UPVC piping for water supply inside the toilet
and kitchen and vertical down takes

S. Room	Tiles / IPS
Floor	Oil bound distemper / whitewash
Walls / ceiling	Ceramic tile flooring, conventional CP fittings, white chinaware
Toilet	

Doors	Painted frame with painted flush doors
Internal doors	Painted / polished frame with polished / laminated flush door
Entrance doors	

External Glazings	Single glass unit with clear glass UPVC / aluminium / MS frames and
Windows/ external glazing	shutters. Frosted / clear glass in toilets.

Electrical Fixtures/Fittings

Modular switches, Copper wiring, standard ceiling fans in all rooms (except toilets) and ceiling light fixtures in balconies.

PART B - COMMON AREAS IN THE BUILDING

Power Back-up

Power back-up of plots size up to 300 Sqyd - up to 7 KVA

Power back-up of plots size for 301 to 400 Sqyd - up to 8.5 KVA

Power back-up of plots size for 401 to 693 Sqyd - up to 12 KVA

(Overall diversity of 80 % will be applied)

INDEPENDENT FLOORS AT



alameda

IN SECTOR 73, GURUGRAM

Security System

CCTV in driveway of parking, ground floor entrance lobby

Lift Lobby

Lifts 6 persons capacity

Staircases

Floor Kota stone / Indian stone / granite.

Walls Flat oil paint/ acrylic emulsion / OBD

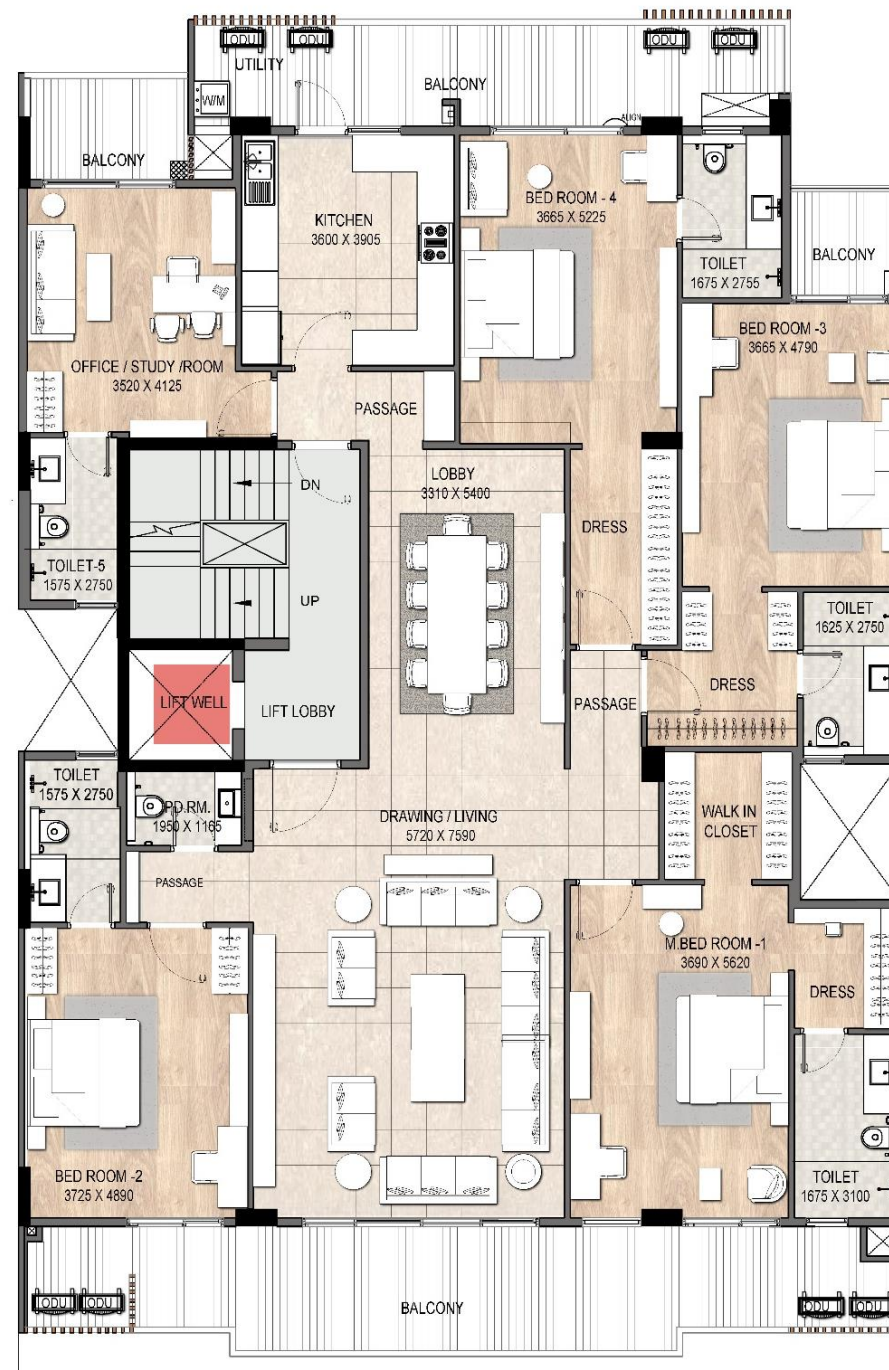
- **Zone IV seismic considerations for structural design**
- **Airconditioning in living, dining and bedrooms**

****Specifications given are as filed with HARERA, Gurugram.**

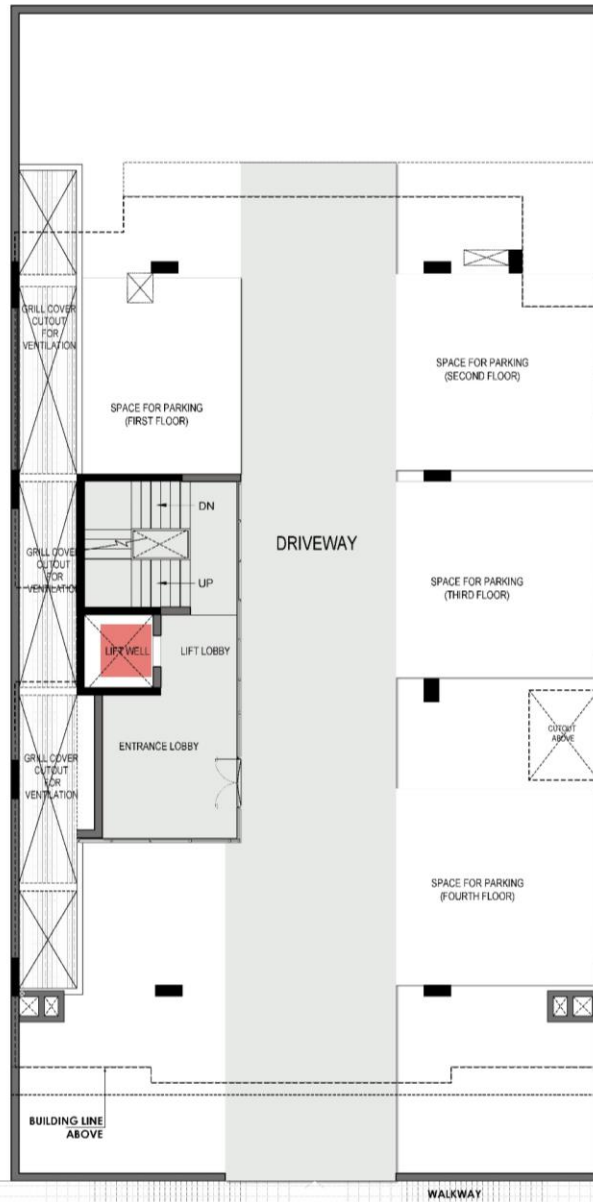
Marble/Granite being natural material have inherent characteristics of color and grain variations. S room shall not be provided with air conditioning. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/appliances are tentative and liable to change at sole discretion of the Promoter. Applicant/Allottee shall not have any right to raise objection in this regard.

4BHK + Study

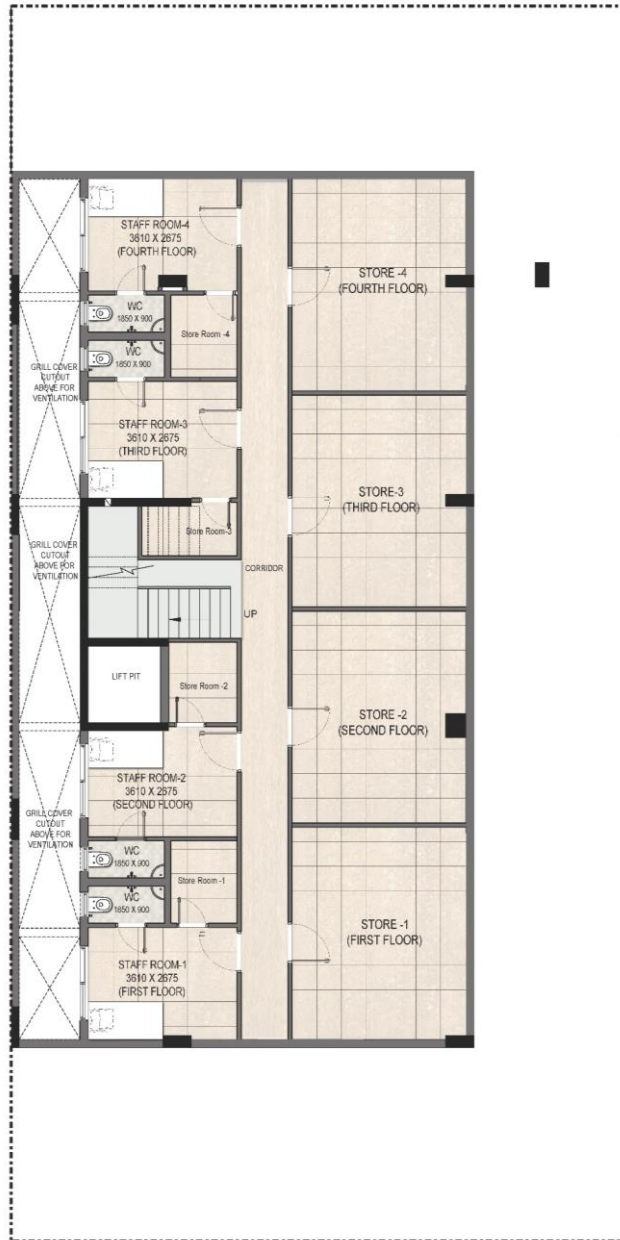
450 SQM



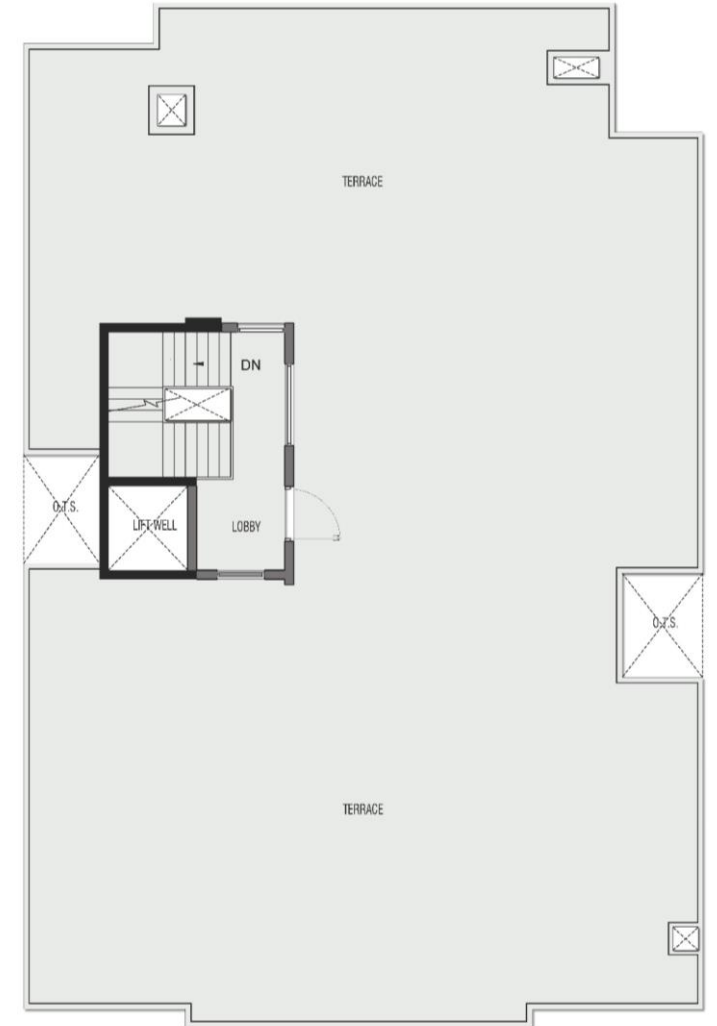
450 SQM Stilt floor plan



450 SQM Basement floor plan



450 SQM Terrace floor plan



Payment Plan

Standard Payment Plan:

Sl. No.	Instalment Description	% Due of Unit Price
1	Booking Amount	10 lacs
2	Within 30 days of Booking	10% (less Booking Amount)
3	Within 90 days of Booking	15%
4	On Completion of Structure	25%
5	On Application of OC	25%
6	On Receipt of OC	15%
7	On Offer of Possession	10%
	Total	100%

Note:

- a. Stamp duty and registration charges as applicable will be extra
- b. GST as applicable will be extra on each instalment
- c. Holding Charges at the rate Rs. 10/- per sq. ft. per month (if applicable)
- d. Interest Free Maintenance Security Deposit of Rs. 1.25 lacs to be paid at the the time of possession.

Thank you!

