



GCRE

THE MOST AWAITED LAUNCH





# LET'S ENTER INTO THE WORLD OF MAGNIFICENCE

**3.5 & 4.5 BHK**

2950-3700 Sq. Ft.

**3 High-rise**

Twin Towers

**Floors**

G+40

**International Architects**

of Acclaim

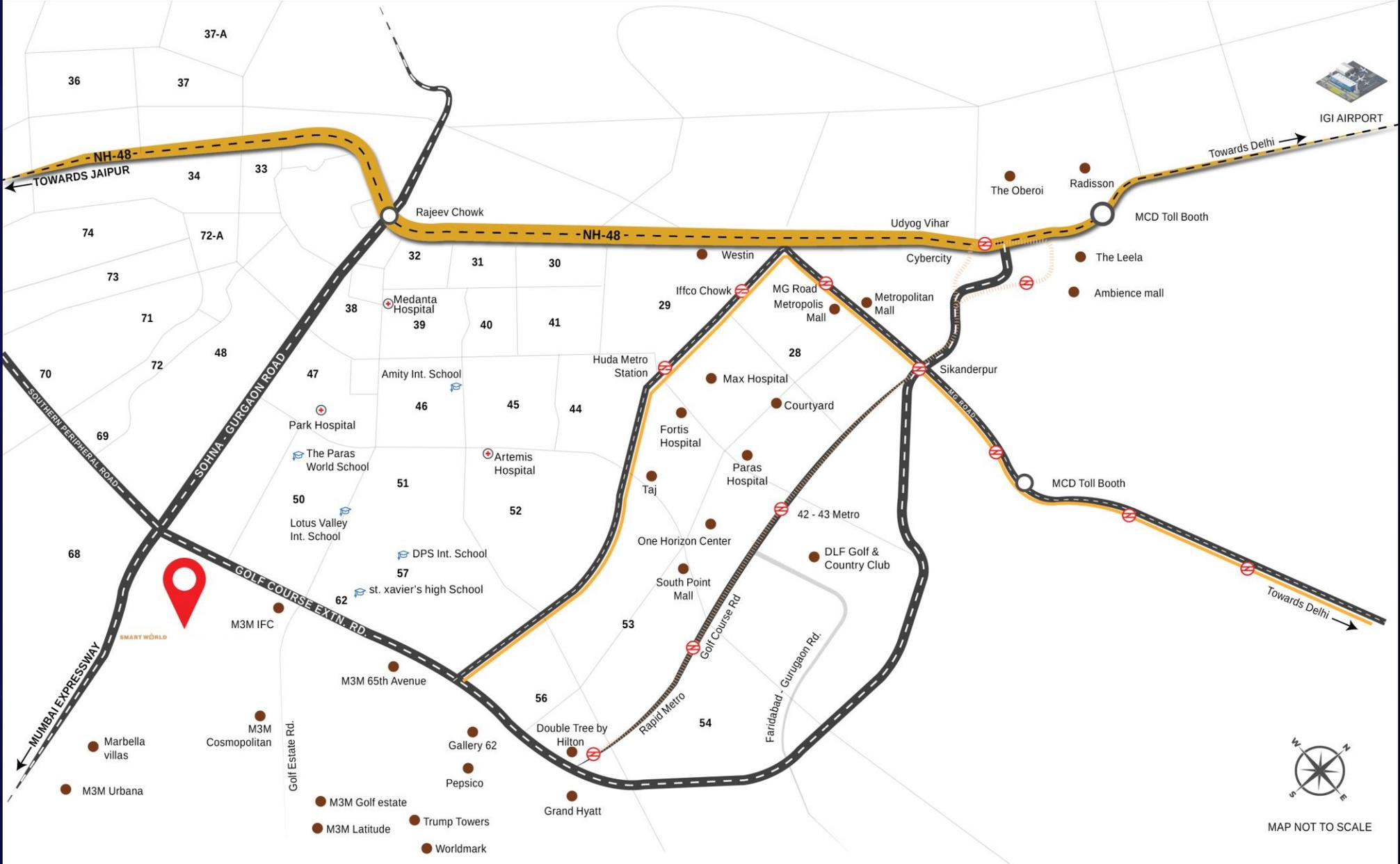
**10+ Acres**

Land Parcel

**Roof Top Infinity Edge**

Swimming Pool

# THE MOST COVETED LOCATION OF GURUGRAM



MAP NOT TO SCALE

UNVEILING THE EPITOME OF LUXURY



# ITALIAN MARBLE FLOORING



# DUCTED VRV AIR CONDITIONING



AIR PURIFICATION SYSTEM BUILT IN TO AIRCON



CEILING HEIGHT OF **3.45** MT HIGHEST IN THE SEGMENT



UNIQUE CONCEPT OF PRIVATE JACUZZI & DECK LIVING



LARGE PARTY DECKS TO ACCOMMODATE UPTO 45 GUESTS



SUN DECK TO ENJOY THE WINTER SUN



# MOON DECK FOR A CANDLE-LIGHT DINNER



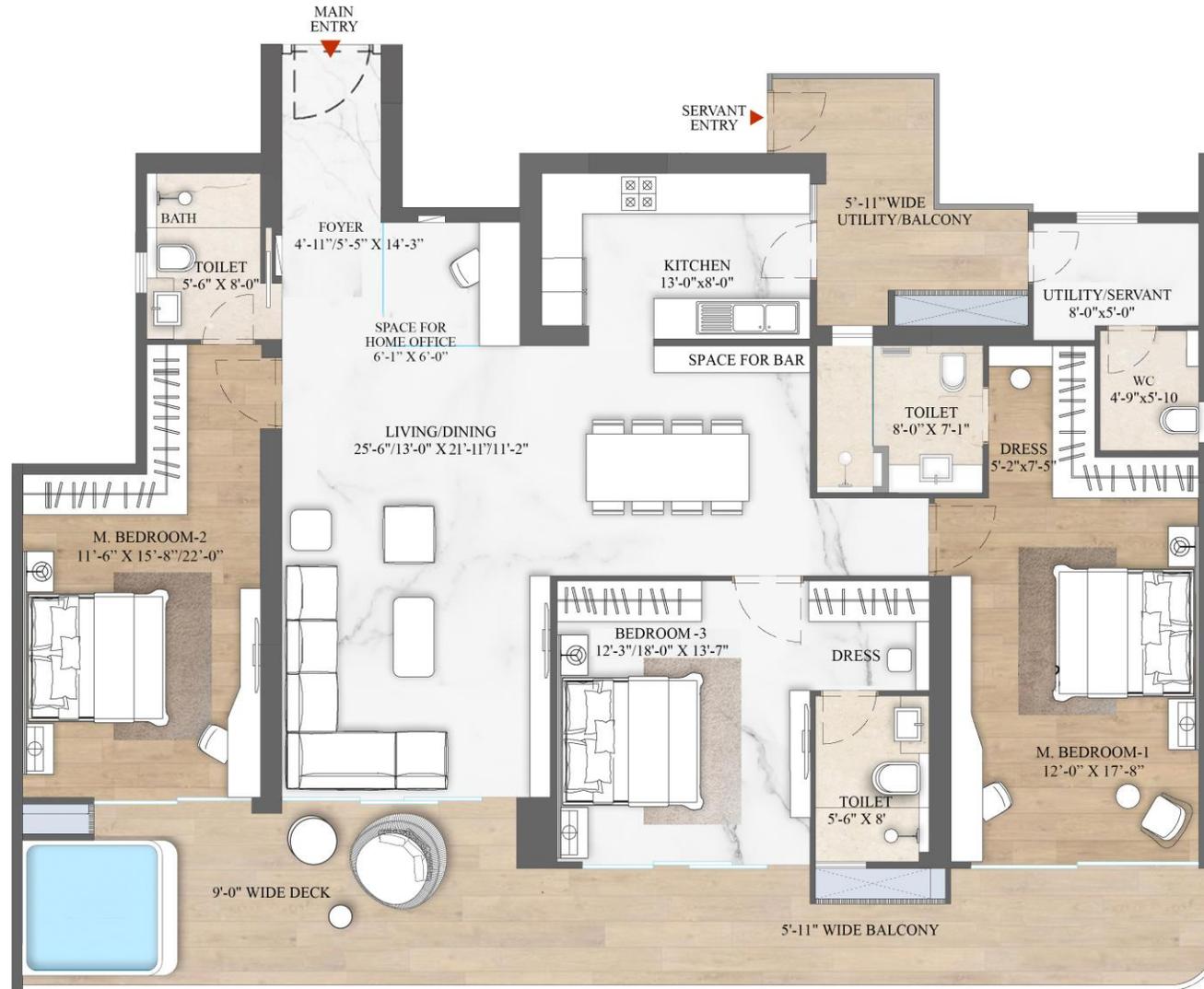
# MISTING FEATURE FOR COOL BALCONIES



# SUPERIOR FLOOR PLANS

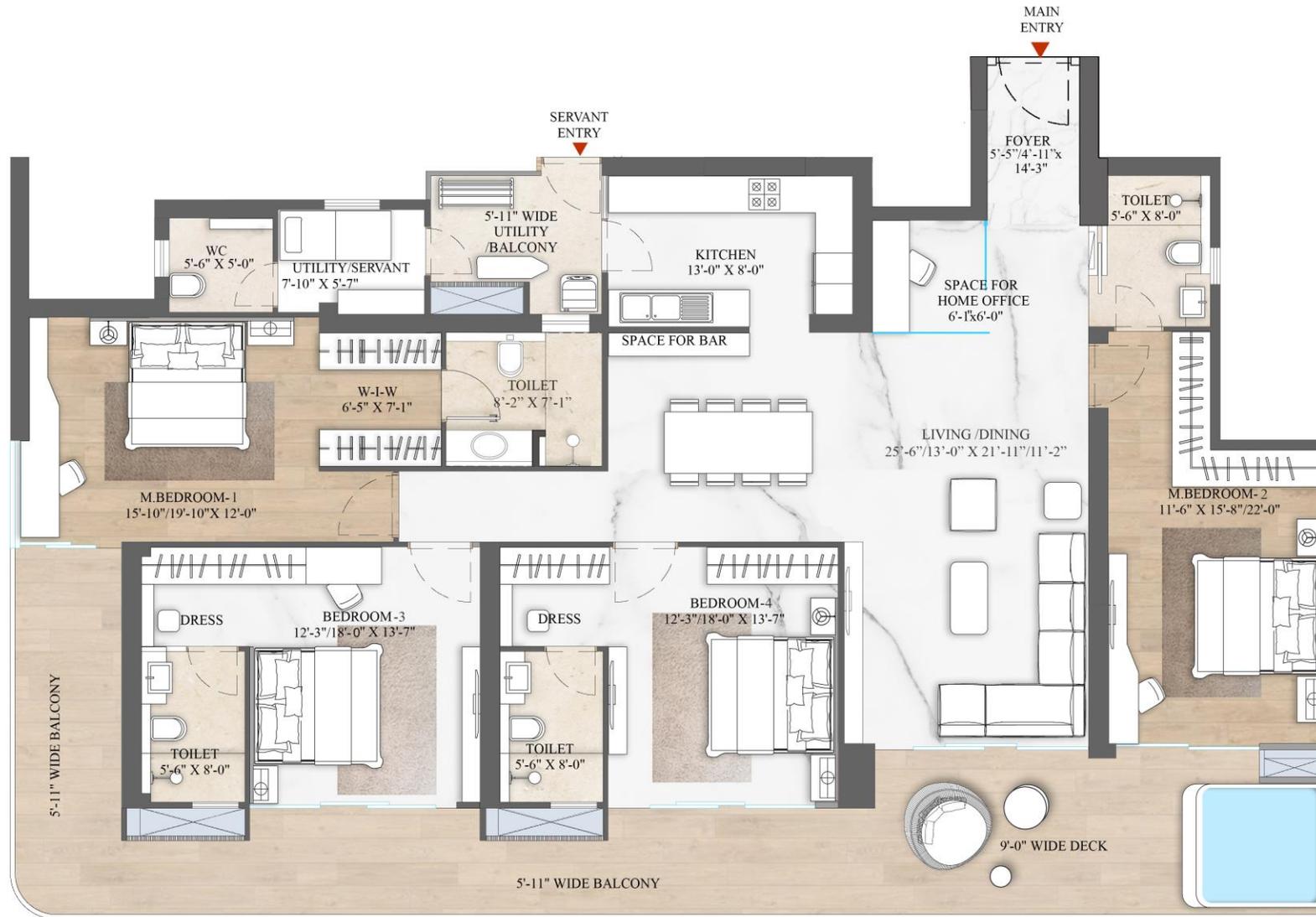


# 3 BHK + STUDY + UTILITY



**TYPE A1 : 3 BHK + STUDY + UTILITY**

# 4 BHK + STUDY + UTILITY



**TYPE B1 : 4 BHK + STUDY + UTILITY**

# SUPERIOR AMENITIES





**ARRIVAL LOBBY**

# LUXURIOUS AC LIFT LOBBIES



# THE CLUB



# INTERNATIONAL DESIGN CONSULTANTS

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ARCHITECT:

STUDIO SYMBIOSIS

MASTER PLAN / CONCEPT LANDSCAPE:

REDLANDSCAPE

CLUB INTERIOR / COMMON AREA:

GREYMATTERS

SHOW APARTMENT INTERIORS:

THAT'S ITH

# PAYMENT PLANS



30:40:30



## 3.5 BHK + UTILITY

Tower	
Unit Number	
Floor	
Typology	3.5 BHK + U
Saleable Area (sq.ft.)	2945
No of Car parking	2

Sales Consideration		
Description	Rate/sq.ft.	Amount (INR)
Basic Sales Price	19500	57,427,500
Innugral Discount	1250	3,681,250
Car Park (2 CAR PARKS)	679	Included in the BSP
EDC/IDC	500	Included in the BSP
Club Membership	340	Included in the BSP
<b>Net Basic Sales Price</b>	<b>18250</b>	<b>53,746,250</b>
PLC ( As applicable )		-
<b>TOTAL COST OF THE UNIT</b>	<b>18250</b>	<b>53,746,250</b>
TPR Discount	500	1,472,500
<b>NET EFFECTIVE COST AFTER TPR</b>	<b>17750</b>	<b>52,273,750</b>

Payment Plan				
Milestone	%	Amount (Rs)	TPR	Discount (Rs)
On Booking	9%	4,837,163	INR 125/sq.ft.	368,125
Within 60 Days from date of Allotment	21%	11,286,713		
On Completion of Super Structure	40%	21,498,500	INR 250/sq.ft.	736,250
On Application of OC	20%	10,749,250	INR 125/sq.ft.	368,125
On Offer of Possession	10%	5,374,625		
<b>Total</b>	<b>100%</b>	<b>53,746,250</b>	<b>INR 500/sq.ft.</b>	<b>1,472,500</b>

\* TPR INR 500 per sq.ft applicable on timely received payments and shall be adjusted at the time of possession

\* IFMS & Possession Charges as applicable

\* GST As applicable (5%)

# 4.5 BHK + UTILITY

Tower	
Unit Number	
Floor	
Typology	4.5 BHK + U
Saleable Area (sq.ft.)	3505
No of Car parking	2

Sales Consideration		
Description	Rate/sq.ft.	Amount (INR)
Basic Sales Price	19500	68,347,500
Innugral Discount	1250	4,381,250
Car Park (2 CAR PARKS)	571	Included in the BSP
EDC/IDC	500	Included in the BSP
Club Membership	285	Included in the BSP
<b>Net Basic Sales Price</b>	<b>18250</b>	<b>63,966,250</b>
PLC ( As applicable )		-
<b>TOTAL COST OF THE UNIT</b>	<b>18250</b>	<b>63,966,250</b>
TPR Discount	500	1,752,500
<b>NET EFFECTIVE COST AFTER TPR</b>	<b>17750</b>	<b>62,213,750</b>

Payment Plan				
Milestone	%	Amount (Rs)	TPR	Discount (Rs)
On Booking	9%	5,756,963	INR 125/sq.ft.	438,125
Within 60 Days from date of Allotment	21%	13,432,913		
On Completion of Super Structure	40%	25,586,500	INR 250/sq.ft.	876,250
On Application of OC	20%	12,793,250	INR 125/sq.ft.	438,125
On Offer of Possession	10%	6,396,625		
<b>Total</b>	<b>100%</b>	<b>63,966,250</b>	<b>INR 500/sq.ft.</b>	<b>1,752,500</b>

\* TPR INR 500 per sq.ft applicable on timely received payments and shall be adjusted at the time of possession

\* IFMS & Possession Charges as applicable

\* GST As applicable (5%)

THANK YOU