

THE P  NNACLE



Welcome to a home that's a reflection of you.



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DLF. Building Trust. Shaping The Future.

Not just prime real estate, or elegant planning and architecture.

DLF is all about giving shape to dreams. Little wonder that today, after five decades and 21 mini-townships, DLF is by far the most trusted real estate and urban development corporation in the country.

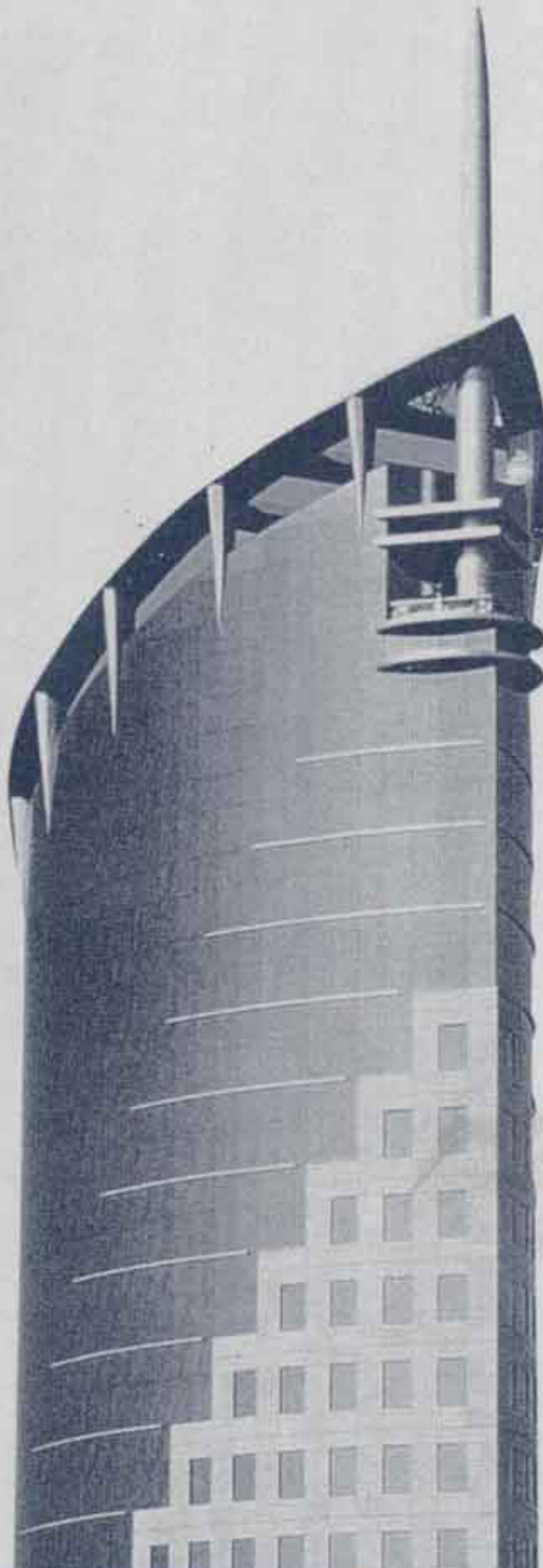




DLF City. The Address Of The Future.

A trendsetter in contemporary urban planning, DLF City is perhaps the most comprehensive township one can find in this part of the world. Spread over 3000 acres, it is home to most of the leading corporations in India.

Plush apartments and independent homes set amidst open stretches of green and a pollution-free environment. Complete with all the amenities you can expect - schools, hospitals and medical facilities, banks, shopping complexes and malls, parks and even an 18-hole, state-of-the-art DLF Golf & Country Club. DLF City has it all.

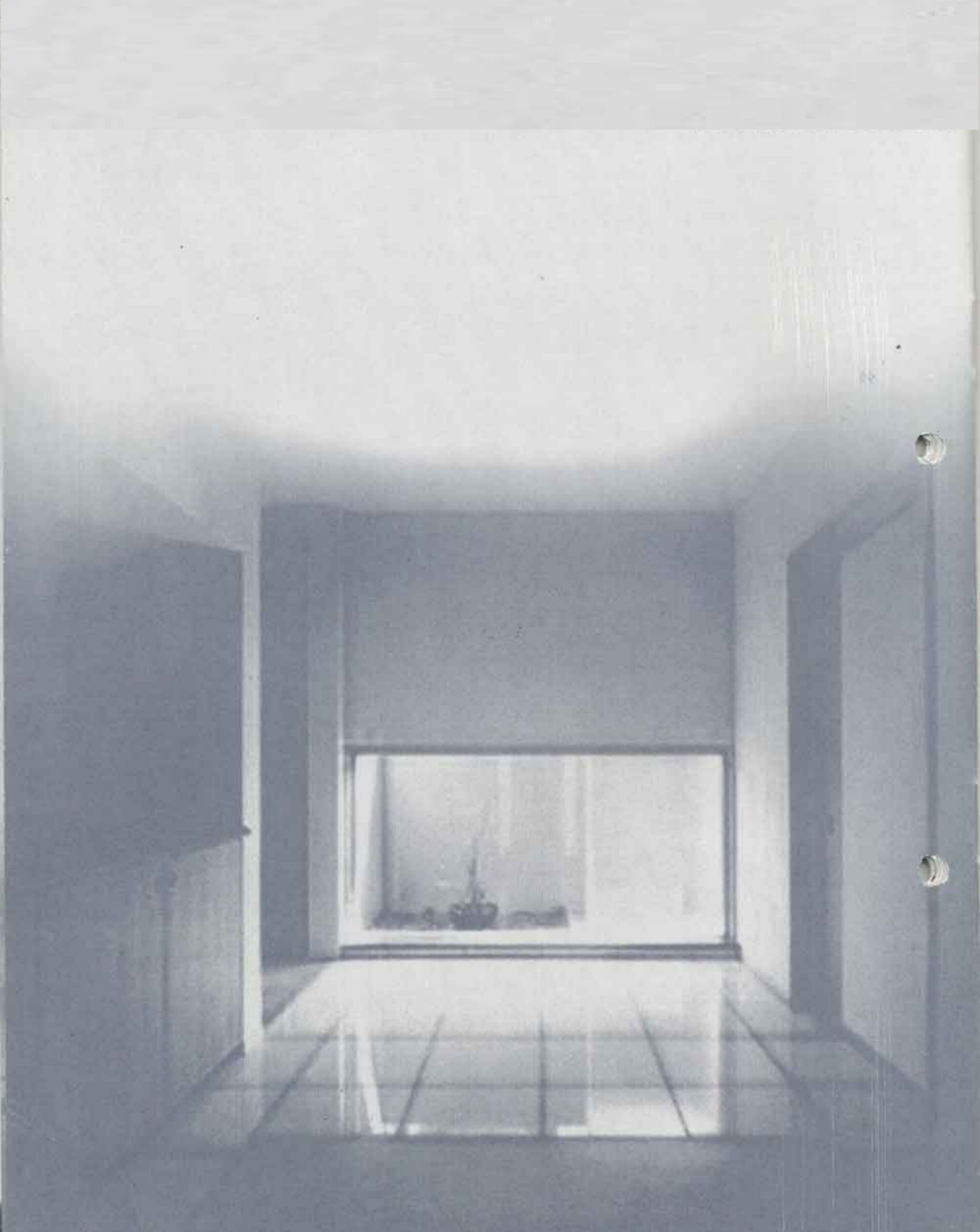




The Pinnacle. Welcome to an architectural marvel.

The Pinnacle. A shining, soaring presence on the DLF City skyline, it's an architectural masterpiece by Architect Hafeez Contractor, India's leading architect.

In proximity to the DLF Golf and Country Club, it is immaculately designed with a tasteful exterior and large, elegant interiors. The Pinnacle is built to house those used to only the very best.



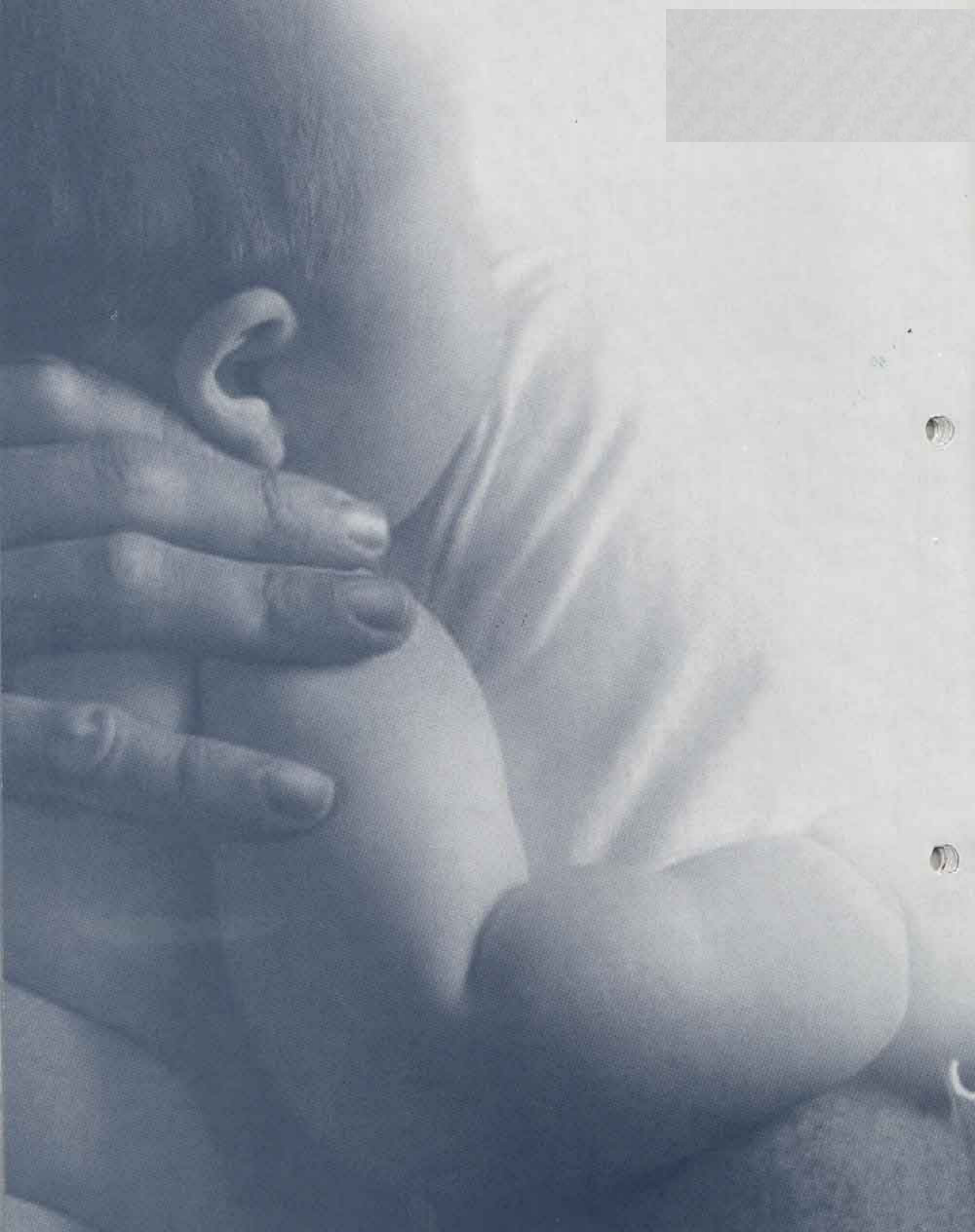
Because only the very best is good enough.


Exterior or interior, The Pinnacle is designed to world class standards. Extensive use of glass, granite and aluminium in its facade gives it a truly contemporary look. The apartments and common areas in all the four towers are air conditioned, with assured power supply through 100% power backup*.

The apartments are spacious and airy, with a large balcony that adds a dash of freshness to the mornings. Measuring 3,868 sq. ft. approx. (359.34 sq. mtrs.) and above with a Jacuzzi in the master bathroom, hot water supply, it gives you a completely different lifestyle. The bedrooms come with elegant wooden laminate flooring, while the living and dining rooms have imported marble floors.

The recreational facilities too are top of the line, including a pool, a well equipped gym, and a tennis court. And all this in a style that is modern and different like you.

*up to 15KVA per apartment.

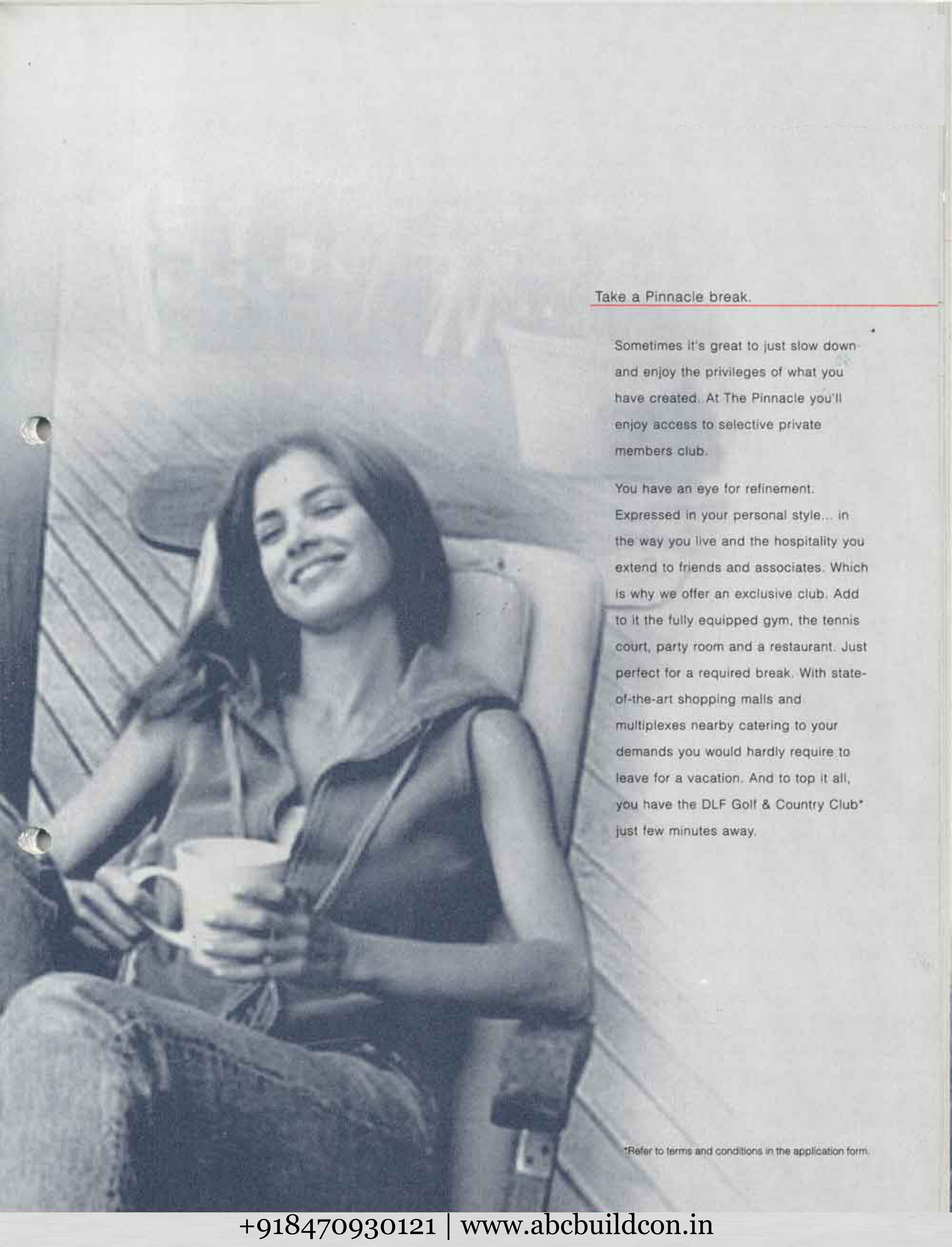




Because life is unpredictable.

Which is why it is necessary to safeguard yourself against unforeseen events. Therefore, The Pinnacle confirms to Zone V seismic consideration, over and above Zone IV, which is the standard code stipulated for safety in this region. The buildings are fully sprinkled to enhance fire safety. Round the clock security will cover your family at The Pinnacle. With videophones and access cards, your loved ones can enjoy complete peace of mind.





Take a Pinnacle break.

Sometimes it's great to just slow down and enjoy the privileges of what you have created. At The Pinnacle you'll enjoy access to selective private members club.

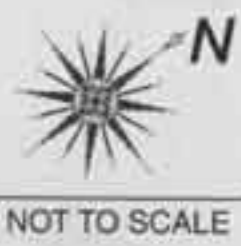
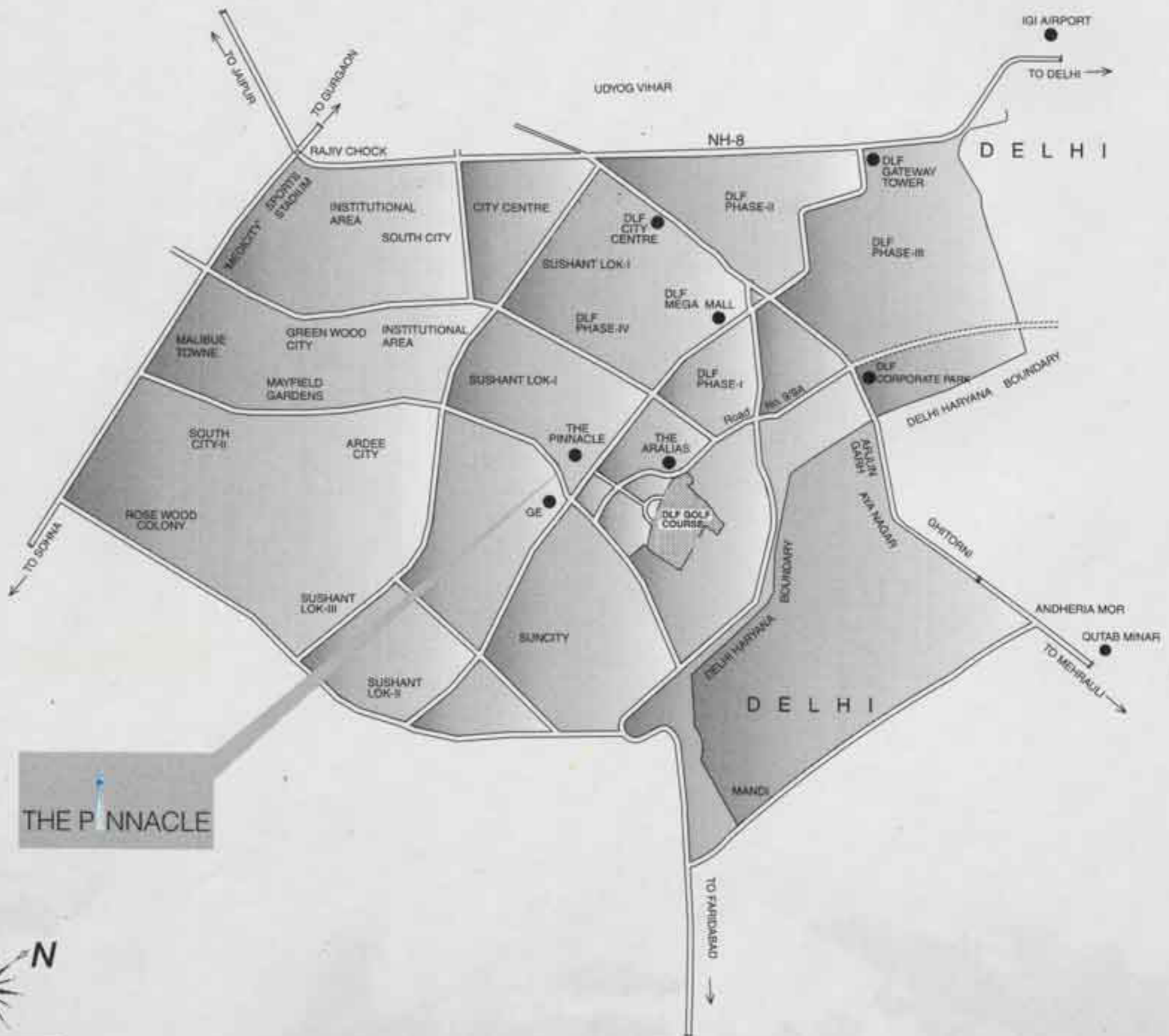
You have an eye for refinement. Expressed in your personal style... in the way you live and the hospitality you extend to friends and associates. Which is why we offer an exclusive club. Add to it the fully equipped gym, the tennis court, party room and a restaurant. Just perfect for a required break. With state-of-the-art shopping malls and multiplexes nearby catering to your demands you would hardly require to leave for a vacation. And to top it all, you have the DLF Golf & Country Club* just few minutes away.

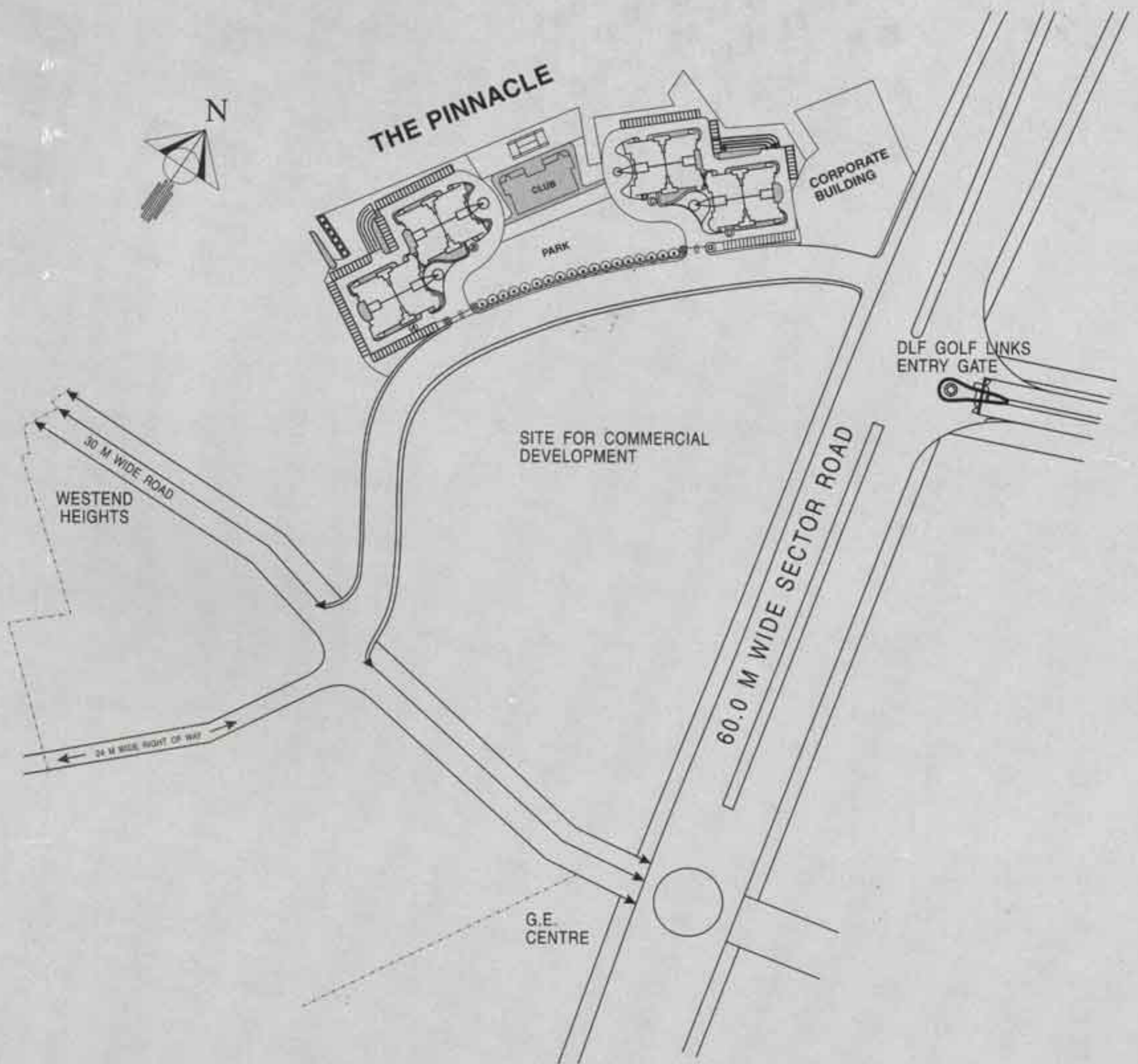
*Refer to terms and conditions in the application form.

Location Plan

Located in Phase V, the premium location in the DLF City. The Pinnacle is surrounded with all modern amenities that makes it a world in itself.

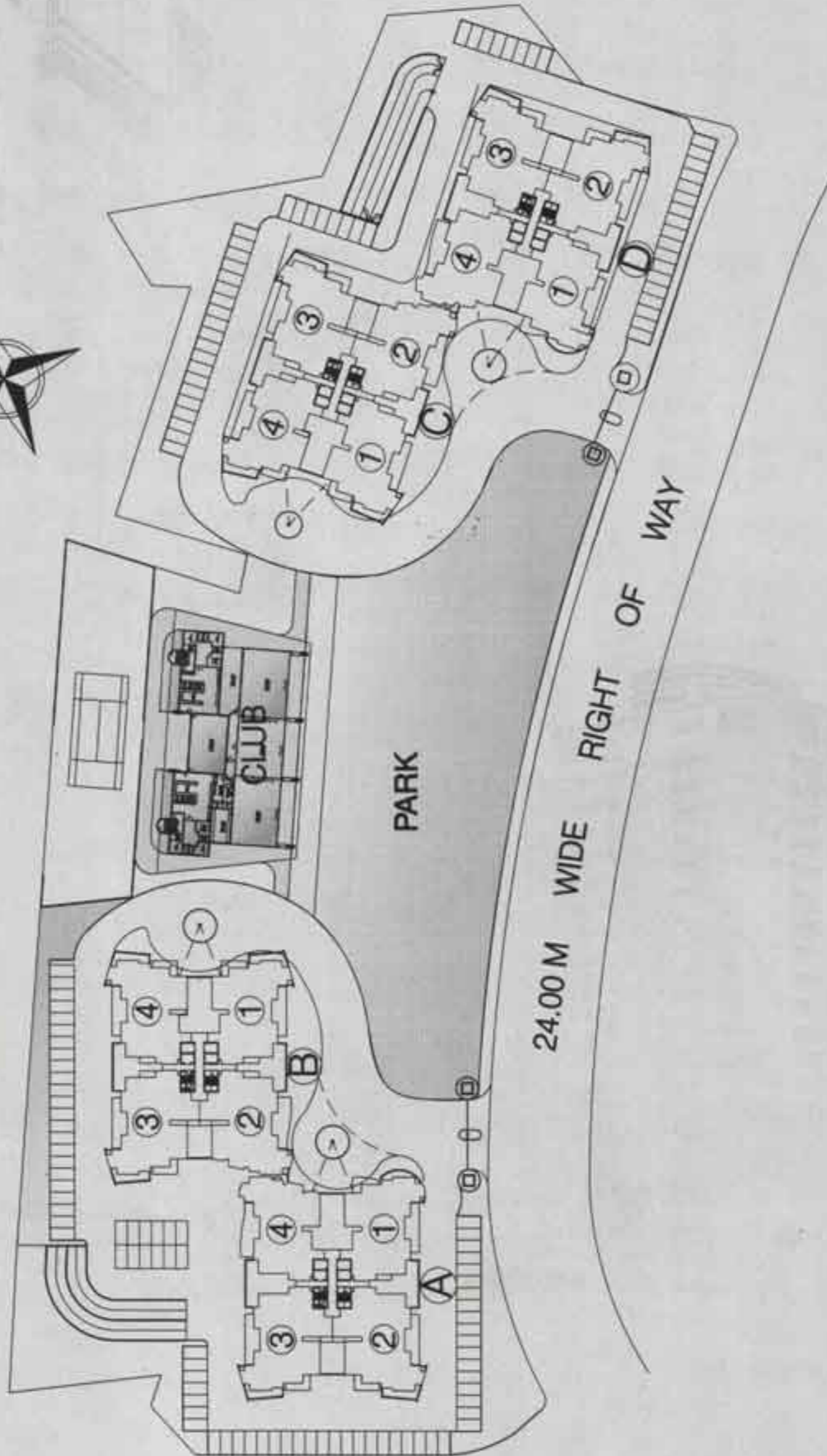
A world you can call your own.





Not to scale

Building Key Plan

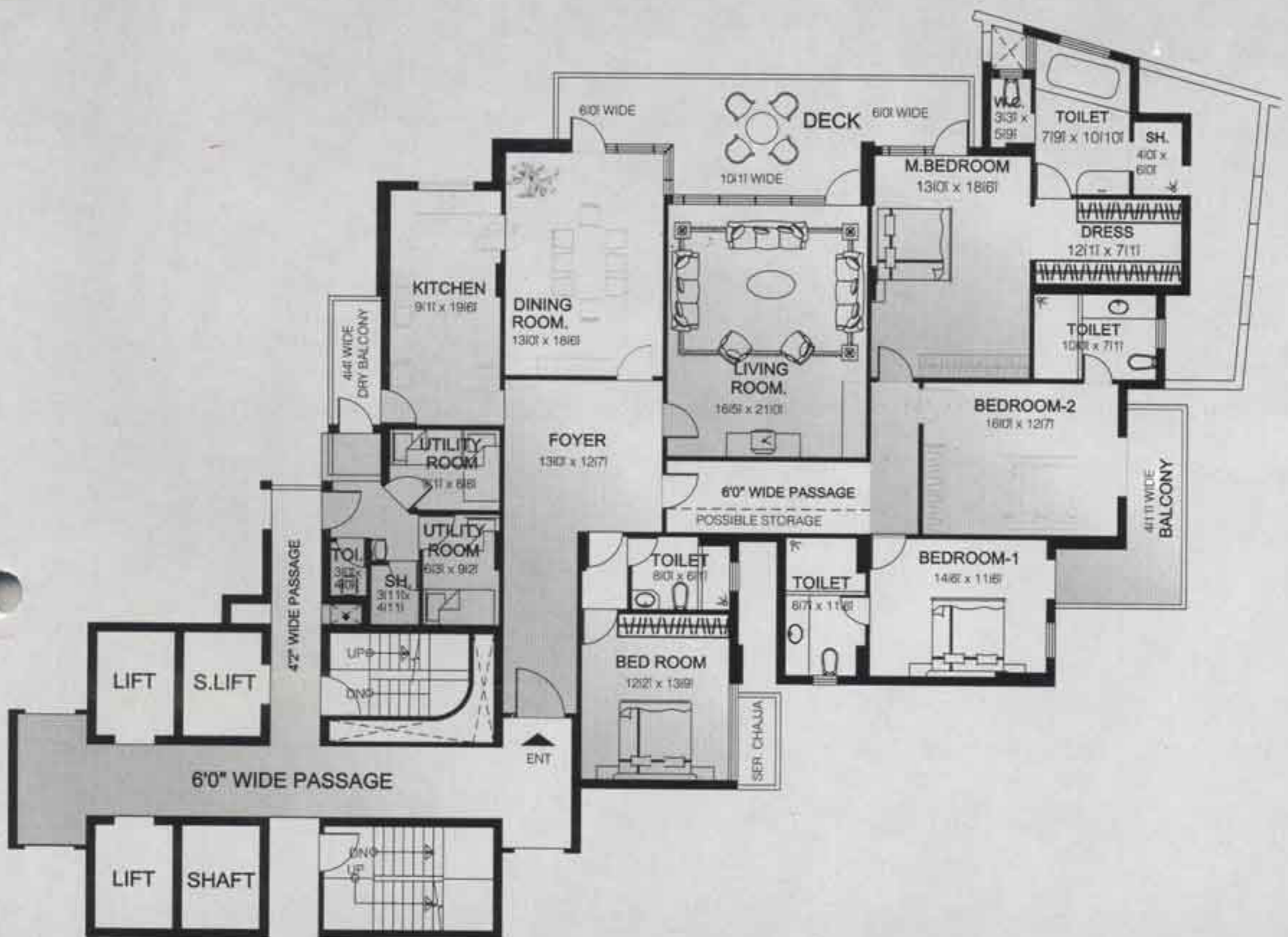


Not to scale

Typical Apartment Layout Plan

Saleable Area: 3868 sq ft (359.34 sq mtrs)

Accommodation: Four Bedrooms



1 sq. mtr. = 10.764 sq. ft.

Plan not to scale

This is a typical apartment layout plan. Please contact Marketing department for variations and confirm the exact plan prior to booking the apartment.

Sale Price (Under 2-1/2 Year construction linked plan)	Price available on request
Down Payment Rate (taking rebate @8%)	Price available on request
Preferential Location Charges (PLC)	As applicable
Interest Bearing Maintenance Security (IBMS)	Rs. 50 per sq. ft.
Covered Parking (per bay)	Rs. 3,00,000/-
(3 parkings per apartment is mandatory)	

DOWN PAYMENT PLAN

On Application for Booking	15% of Sale Price
Within 30 days of Booking	74.5% of Sale Price +100% PLC +100% Cost of Parking Slot (See note 5)
On receipt of Occupation Certificate	2.5% of Sale Price + IBMS (See note 6) + Registration Charges (See note 7)

2-1/2 YEAR INTEREST FREE INSTALLMENT - PAYMENT PLAN

Months	Linked Stages	Payment
0	On application for booking	15% of Sale Price
2	Within 2 months of booking	10% of Sale Price
6	On start of excavation/construction work*	10% of Sale Price
9	On start of excavation/construction work*	7.5% of Sale Price + 50% of PLC + 50% of Cost of Parking slot (See note 5)
12	On start of excavation/construction work*	7.5% of Sale Price + 50% of PLC + 50% of Cost of Parking slot (See note 5)
15	On completion of 8 th floor slab*	10% of Sale Price
18	Subject to completion of 8 th floor slab*	10% of Sale Price
21	On completion of final roof slab*	10% of Sale Price
24	On completion of final roof slab*	10% of Sale Price
27	On application of occupation certificate*	5% of Sale Price
	On receipt of occupation certificate	5% of Sale Price +IBMS (see note 6) + Registration Charges (See Note 7)

Notes:

- The above price is inclusive of External Development Charges (EDC), pro-rated per apartment as applicable to this Group Housing site. In case of any upward revision thereof by the Govt. agencies in future, the same would be recovered on pro-rata basis.
- Prices are Escalation Free but subject to revision/withdrawal without notice at Company's sole discretion. No extra charges will be leviable, except for change, if any, on account of Fire Safety norms or upward revision of EDC (note 1) as stipulated by the Govt. Agencies.
- Down Payment price shall be calculated taking rebate @ 8%. The rebate for early payments shall however be subject to change from time to time and is presently @9% per annum.
- Each apartment would be provided with a power back-up of 15 KVA approx.
- Three car parkings along with an apartment is essential. This payment along with PLC payments shall be made in two equal installments along with 9th and 12th months installments in case of 2.5 years construction linked payment plan and 100% within 30 days of booking in case of Down Payment Plan.
- The yearly simple interest payable on IBMS shall be determined by the company/the Condominium Association as per the applicable rates on Fixed Deposits accepted by State Bank of India at the close of each financial year on 31st March.
- Registration and other related charges shall be payable along with the last installment @ 13% approx. which is based on current prevailing rates.
- The Company would pay penalty to its customers @ Rs.5 per sq.ft. per month for any delay in handing over the product beyond the committed period of three years from the date of execution of agreement. Similarly, the customer would be liable to pay holding charge @ Rs.5 per sq.ft. per month if he fails to take possession within 30 days from the date of issue of intimation by the company to take over possession, on receipt of occupation certificate.
- Variety of housing loans with tenures of up to 15 years repayment are available directly from financial institutions such as Citibank, HDFC etc.
- Prices are w.e.f. 3rd February 2004.
- Prices indicated above are subject to revision from time to time at the sole discretion of the company.
- Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive. For detailed terms and conditions please refer to the application form and Apartment Buyer's Agreement.

*Whichever is later

Specifications

Structure designed for the highest seismic considerations for Zone V, against Zone IV as stipulated by the code, for better safety.

Air conditioned apartment with hot water supply in toilets and kitchen.

Living/Dining/Lobby/Passage

Floor Imported Marble
Walls Acrylic emulsion paint on POP punning
Ceiling Oil bound distemper

Bedrooms

Floor Imported Laminated wooden flooring
Walls Acrylic emulsion paint on POP punning
Ceiling Oil bound distemper

Kitchen

Walls Ceramic tiles upto 2'. 0" above counter and oil bound distemper in the balance area
Floor Combination of one or more of Vitrified-Tiles/ Ceramic-Tiles/Marble/Stone.
Counter Marble/Granite
Fitting/fixtures CP fittings, Double bowl sink, Exhaust fan.

Balcony

Floor Combination of one or more of Indian-Marble/Imported Marble/Terrazo/Stone/Tiles
Ceiling Exterior paint.

Toilets

Walls Combination of one or more of Vitrified-Tiles/Ceramic-Tiles/Marble/Stone/Mirror/ Acrylic emulsion
Floor Combination of one or more of Vitrified-Tiles/Ceramic-Tiles/Marble/Stone
Counters Marble/Granite
Fittings/Fixtures Jacuzzi in Master Bed Toilet
Single lever C.P. fittings, Wall hung WC
Exhaust Fan
Conventional fittings and India WC in servant's toilet

Servant Room

Floor Terrazo/Ceramic Tiles
Walls Oil bound distemper
Ceiling Oil bound distemper

Doors

Internal doors Painted Hardwood Frame with Painted Moulded Skin Doors.
Entrance doors Veneered and polished flush shutter/Moulded Skin Door

Electrical

Modular switches and copper wiring, Back-up power of 15 KVA per apartment

Security System

Video phone & Access Control CCTV for basement and Entrance lobby at Ground floor

Plumbing

Copper piping for water supply inside the toilets and kitchen

Lift Lobby

Floor Combination of one or more of Indian Marble/Granite/Terrazo
Walls Combination of one or more of Marble/Granite/Stone-cladding/ Acrylic emulsion

Club Facility

Club with Swimming Pool/ Change rooms/Multipurpose Hall/Gymnasium/Cards room/ Restaurant.

Tennis court and Party Lawn

Electricals

Modular switches of MK/North West/Avanti Kopp or equivalent

Sanitary ware/CP fittings

Parryware/Neycer/Cera/ Hindustan or equivalent brands for the sanitary ware and Jaquar, Gem or equivalent CP fittings.

The Pinnacle Salient Features

- Structure designed for highest seismic considerations for Zone-V, against Zone-IV as stipulated by the code, for better safety.
- Imposing modern architectural aesthetics.
- Air-conditioning in the apartments/lift lobbies/entrance hall and hot water supply in the apartments.
- Video phone and access cards for the security of the residents.
- Copper piping for plumbing in the toilets & kitchen.
- Club facility with swimming pool, gymnasium, multipurpose hall, party lawn and tennis court.
- Shopping/school/medical facilities/multiplexes in close vicinity.
- Direct access from the sector road.

Notes:

- Brands and makes of various materials are subject to availability of the same at the time of construction.
- Marble and Granite being natural materials, have inherent characteristics of colour and grain variation.
- All floor plans, layout plans and specifications are indicative and are subject to change as decided by the Company or Competent Authority.
- In case of non-availability of imported laminated/ imported marble flooring material equivalent quality indian substitutes will be used.



For more information please contact,
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All perspectives, plans and maps are tentative and not to scale. They are subject to change at the sole discretion of the company.

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