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GATEWAY TO LUXURY FUTURE

**PALM MEADOWS**  
Sector-78, Gurugram

[www.theglf.in](http://www.theglf.in)



# PALM MEADOWS

Sector-78, Gurugram

ELEVATED LIVING AMIDST URBAN HILLS

INDEPENDENT  
PLOTS  
FOR THE  
INDEPENDENT  
YOU

Introducing "**Palm Meadows**" - Luxurious Residential Plotted Housing Project in Sector-78, Gurugram

🌴 Welcome to **Palm Meadows!** 🌴

Are you ready to embrace a lifestyle of luxury, tranquility, and stunning views? Presenting "**Palm Meadows**," a premier DDJAY residential plotted housing project nestled in the heart of Sector-78, Gurugram. This meticulously designed project offers a unique living experience with a perfect blend of nature's beauty and modern amenities.

Embrace Nature's Splendor

One of the most significant USPs of **Palm Meadows** is its breathtaking location. Sector-78 is renowned for its proximity to the majestic Aravali Mountain range, making it a rare gem among residential developments. Residents of **Palm Meadows** will enjoy uninterrupted views of these picturesque hills, creating a serene and peaceful ambiance that's hard to find amidst the bustling city life.

Sector-78 Gurugram - An Urban Haven

The location of **Palm Meadows** in Sector-78 is strategically chosen, offering an array of benefits and conveniences.





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# SITE PLAN

## LEGEND:

- 1 ENTRANCE GATE COMPLEX
- 2 PALM AVENUE
- 3 PATHWAY ALONG GREEN
- 4 PATHWAY ALONG ROAD
- 5 GARDEN ENTRY THOUGH TRELLIS
- 6 COMMUNITY FACILITIES
- 7 DECORATIVE STONE SPOUTS
- 8 COMMUNITY PARTY LAWN
- 9 GARDEN PAVILIONS
- 10 BADMINTON COURT



Artistic Impression









# AMENITIES

Amenities play a crucial role in enhancing the quality of life in any community or development. These essential features and services contribute to the well-being, convenience, and overall satisfaction of residents.



Gated Community



Jogging Track



Badminton Court



Yoga & Meditation Zone



Fragrance Garden



Theme Garden



Guard Room



Water Fountain



Green & Healthy Surrounding



Welcome Statue



Elder's Area



Toddler's Play Area





## YOGA AND MEDITATION ZONE

In the bustling modern world filled with distractions and stress, many individuals seek solace and inner peace. Yoga and meditation have emerged as powerful practices that guide individuals towards a tranquil zone, enabling them to find balance and harmony within themselves.







## OUTDOOR GYM

In recent years, the fitness industry has witnessed a growing trend towards outdoor workouts and the emergence of outdoor gyms. These unique fitness spaces combine the benefits of exercise with the refreshing embrace of nature.



Artistic Impression





Artistic Impression



## TODDLER'S PLAY AREA

A toddler's play area is a magical space where young children can embark on exciting adventures, ignite their imagination, and experience the joy of uninhibited play. This short write-up explores the significance of a toddler's play area, its benefits for early childhood development, and how it creates a nurturing environment for children to explore, learn, and grow.







Artistic Impression



## Contented Harmony

In a world filled with constant demands and distractions, achieving a state of contented harmony becomes a cherished goal. This short write-up explores the essence of contented harmony, its significance for overall well-being, and the practices that can help cultivate inner peace and balance in our lives.







## Near Upcoming World's Largest Safari

Embark on a wild adventure at the world's biggest safari, just moments away from our upcoming project. Experience nature's majesty like never before in this awe-inspiring sanctuary of untamed beauty.



Artistic Impression





Artistic Impression

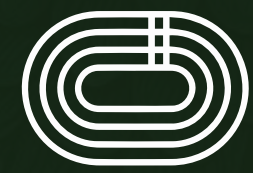


## Multipurpose Lawn

Indulge in the lush green oasis, perfect for picnics, yoga, and outdoor games. Embrace nature's serenity while enjoying quality time with family and neighbors. Your ideal outdoor escape awaits!







## JOGGING TRACK

A jogging track serves as a dedicated pathway for individuals seeking to embrace an active lifestyle, improve their physical fitness, and find moments of tranquility amidst their daily routines. This short write-up delves into the significance of a jogging track, its benefits for fitness enthusiasts, and how it offers a rejuvenating space to connect with nature and oneself.



Artistic Impression



## PRICE LIST

PARTICULARS	BSP ( ` per sq. yd.)
BSP OF PLOT	As Applicable

### ADDITIONAL CHARGES

PARTICULARS	CHARGES ( ` per sq. yd.)
EDC/IDC	4800/-
INTEREST FREE MAINTENANCE SECURITY (IFMS)	200/-
ELECTRIFICATION CHARGES (EC)	As Applicable
BOCW WELFARE CESS	As Applicable

### PREFERENTIAL LOCATION CHARGES

PARTICULARS	CHARGES (%)
CORNER	10% of BSP
PARK FACING	8% of BSP

### NOTE

- BSP refers to Basic Sale Price.
- BOCW Cess, as applicable.
- Electrification Charges as applicable.
- TDS @1% is applicable as per the Income Tax Act, Section 194-IA.
- Any other additional charges shall inter alia on/after offer of possession.
- Additional EDC/IDC or any other charges as levied by various authorities.
- Maintenance Charges for one year in advance at the rate as may be prescribed by the Promoter.
- Cheques/DD in favor of " GLAFPL PALM MEADOWS MASTER COLLECTION ACCOUNT " at Gurugram.
- Payment Plan/Scheme subject to change/revision /availability/withdrawal at any time at the sole discretion of the Company.
- Stamp Duty, Registration cost & Administration Charges with respect to the buyer's Agreement and Conveyance Deed of the Plot.
- Any additional statutory taxes and levies as the case may be applicable, prospectively and retrospectively imposed by the concerned authority.

## PAYMENT PLAN

### DEVELOPMENT LINKED PAYMENT PLAN

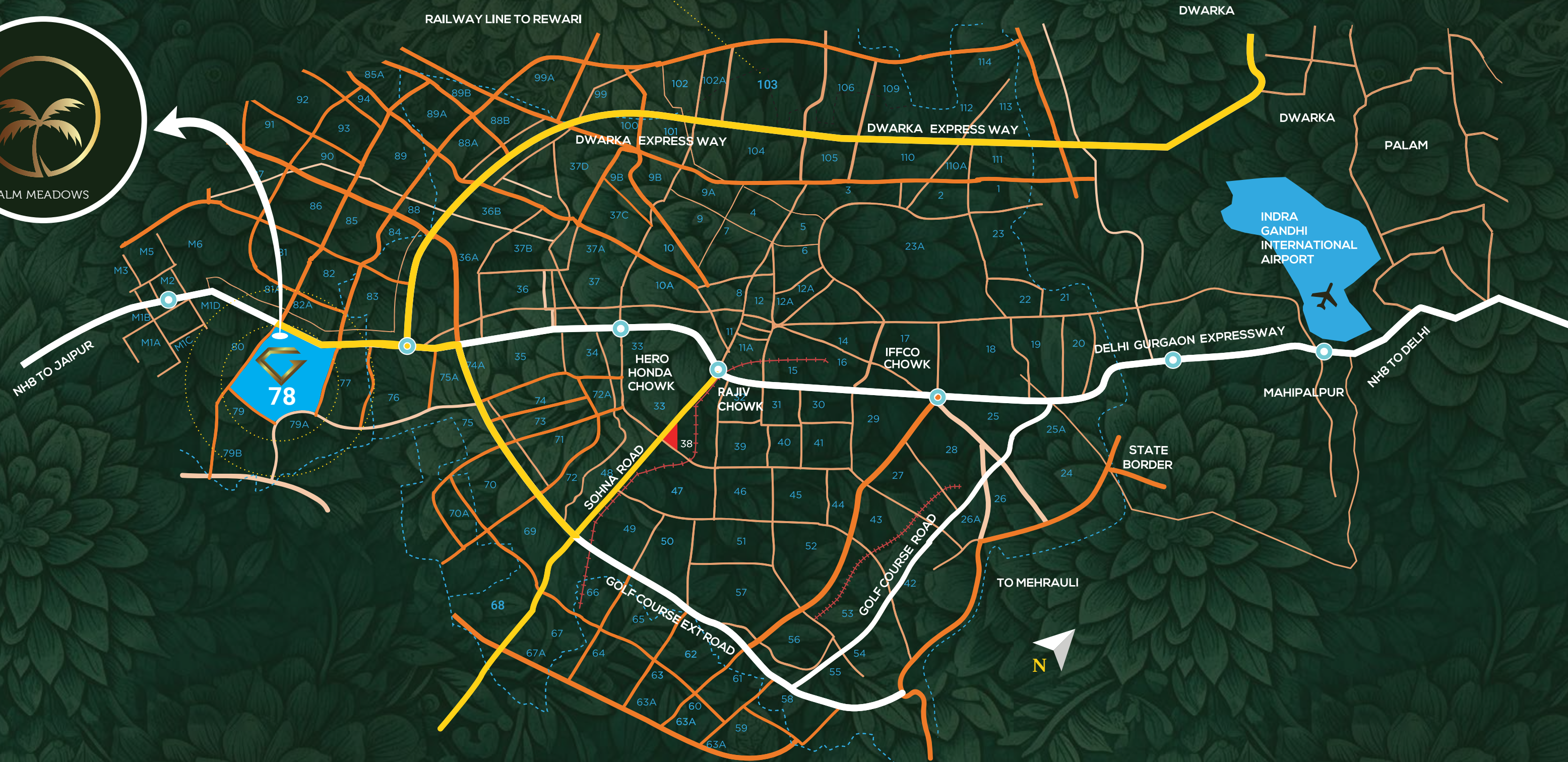
PARTICULARS	PERCENTAGE (%)
At the time of Booking	10% of BSP
Within 30 Days of Booking or On Signing of Builder Buyer Agreement which ever is earlier	10% of BSP
Within 60 Days of Booking	10% of BSP
On Commencement of Levelling Work*	10% of BSP
On Commencement of Demarcation*	10% of BSP
On Commencement of Sewage/Drainage*	10% of BSP + 25% EDC/IDC & PLC
On Commencement of Water Lines*	10% of BSP + 25% EDC/IDC & PLC
On Commencement of Internal Roads*	10% of BSP + 25% EDC/IDC & PLC
On Commencement of Street Poles*	10% of BSP + 25% EDC/IDC & PLC
On Offer of Possession	10% of BSP + 100% of (ECC+IFMS + Stamp duty + Registration Charges + Miscellaneous Expenses/fee etc and Other Charges as Applicable)

\*The construction milestones mentioned in the Payment Plan are interchangeable.

### DOWN PAYMENT PLAN

PARTICULARS	PERCENTAGE (%)
At the time of Booking	10% of BSP
Within 30 Days of Booking or On Signing of Builder Buyer Agreement which ever is earlier	40% of BSP
On Offer of Possession	50% of BSP + 100% of (EDC/IDC+ECC+IFMS+PLC + Stamp duty + Registration Charges + Miscellaneous Expenses/fee etc and Other Charges as Applicable)





## LOCATION ADVANTAGES

- Located on 75 meter wide road
- Accessibility from Delhi Airport
- Easy smooth Connectivity from Pataudi Road, Northern Peripheral Road, NH8 & KMP Expressway
- Close to Manesar & Kadipur industrial Area
- Close to industrial units Alcatel Lucent, Hero Moto Corp, Maruti etc.
- Education institution like SGT Group of Institutes, Sharda International School, Colonel's Public School, Yaduvanshi School are within close proximity
- Premium residential and commercial projects in close proximity

Amidst Aravali Hills	Gated Community	2 min drive from SPR	2 min drive from NH-8	3 min drive from CPR
20 min drive from IGI Airport	4 Golf Courses nearby	5 min drive from Dwarka Expressway	Easy access to malls, Multiplexes	10 min drive from Sohna Road





# WELCOME TO GLF

GLF is a leading real estate developer company that is committed to providing innovative and high-quality real estate solutions to meet the evolving needs of its clients. Although GLF was established in 2022, its promoters have been active in the Gurugram real estate market since 2012, and their wealth of knowledge and expertise has helped shape the company's vision and mission.

At GLF, our goal is to deliver projects on time, within budget, and to the highest standards of quality. We understand that every project is unique, and we work closely with our clients to understand their needs and provide tailored solutions that meet their specific requirements.







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