

elan
BUILDING THE FUTURE



ELAN

EPIC™

this is it.

Project Designed by **uhalondon**

Architect **ACPL**

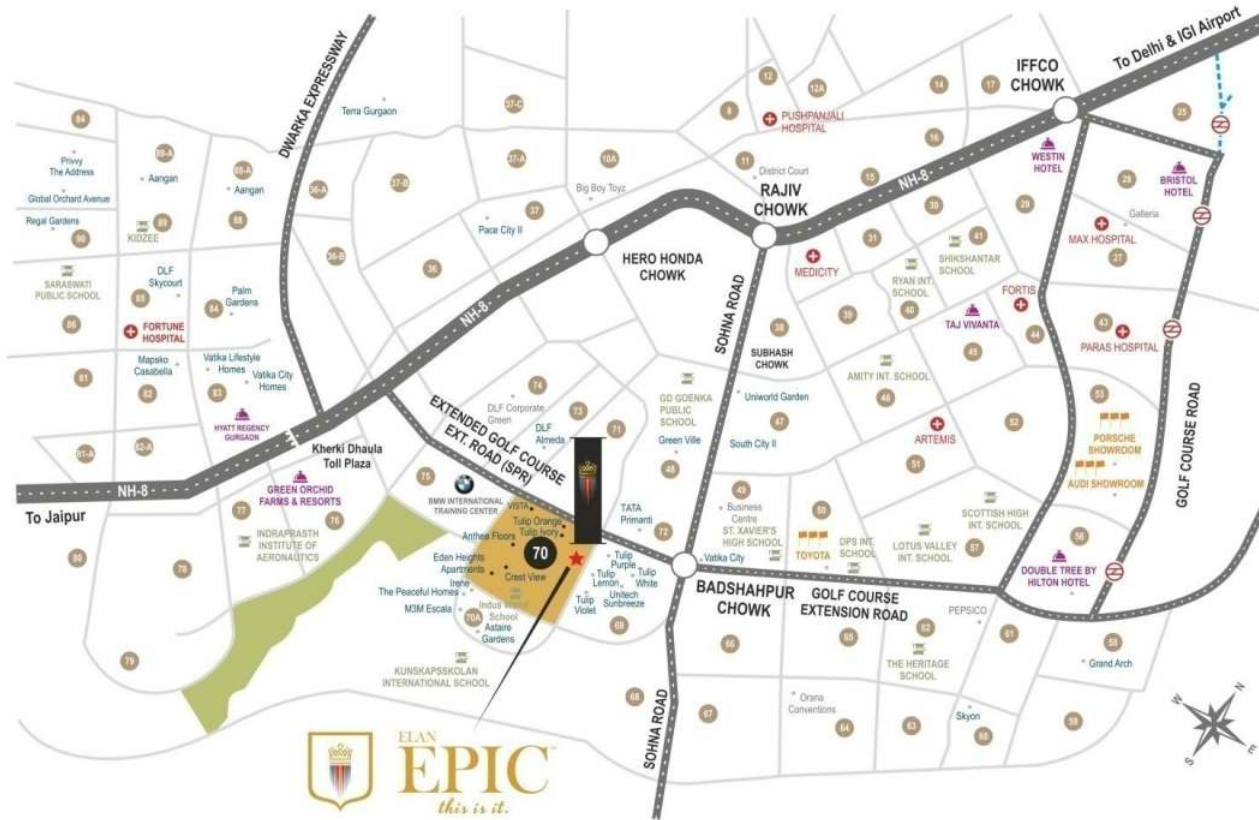
ELAN
EPIC
this is it.

India's iconic luxury retail destination

Emerging Retail Hub of Gurugram
Commercial Project with Unique Statement & Style
A Corner, 2 sides open and East Facing Commercial Project

THE LOCATION

(Not to Scale, Location Map as per Google)



NIRVANA
COUNTRY II

TATVAM VILLAS

TATA PRIMANTI

VATIKA CITY

PALM DRIVE

TULIP PURPLE

UNITECH
SUNBREEZE

TULIP WHITE

TULIP VIOLET

SPACE
CORPORATE
PARK

TULIP LEMON

SPR ROAD

TULIP ORANGE

TULIP IVORY

SECTOR ROAD

90 METER WIDE ROAD



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Epitome of commercial realty

One of its kind Façade with Perimeter Mesh for dazzling effect
Double Height Shops on Ground Floor (Road Facing)
Maximum Frontage and Visibility on all Retail Levels



Central Atrium with one of the Biggest Water Body in a commercial
Roof Space Frame with Hanging Creepers for a Rain Forest feel
Vertical Green Walls in Public Plazas



Floating Bar / Café in the Central Atrium
Micro Environment Control & active design features for better Air Quality in the Atrium



Huge Water Cascade in central Atrium
Glass Capsule Lifts Rising from the Water Body
Well connected floors through highly visible 18 Escalators for High Footfall on all the levels



PC STORE

STARBUCKS

AZRA

BBOSS

E P I C

COSTE COFFEE

evolution. perfection. idea. capabilities



Wide Corridors & Pedestrian Walkways
Hanging Pods with Highly Reflective Surface creating unique & dynamic ambience
Retail Shops equipped with Energy Efficient Water Cooled DX Air Conditioning System provision



Choicest of Cafes, Restaurants & Fine Dining
Free Wi-Fi Zone



Extensive Kid's Entertainment Zone
Environmental Friendly



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TOMMY HILFGER

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COSTE COFFEE

TOMMY HILFGER

CO STORE

Price List

LGF

₹ 24750/ Sq. Ft.

GF

₹ 24750/ Sq. Ft.

FF

₹ 18750/ Sq. Ft.

SF

₹ 19250/ Sq. Ft. (Food Court)

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COSTE COFFEE

TOMMY HILFINGER

ALDO STORE

Payment Plans

PAYMENT PLANS



CONSTRUCTION LINKED PAYMENT PLAN (CLP)

On Application of Booking	9% of Booking
Within 30 Days of Booking	11% of BSP
On Start of Excavation	10% of BSP
On Casting of Foundations	10% of BSP
On Casting of Upper Basement Floor Slab	10% of BSP
On Casting of Ground Floor Slab	10% of BSP (Plus 50% of PLC)
On Casting of 2nd Floor Slab	10% of BSP (Plus 50% of PLC)
On Casting of Top Floor Slab	10% of BSP
On Completion of Brickwork for the unit	7.5% of BSP
On Commencement of Façade work	7.5% of BSP
On Offer of Possession*	5% (Plus EDC/IDC, IFMS, Right to use Car Parking)

*Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are subject to change.

POSSESSION LINKED PAYMENT PLAN (PLP) - OPTION 1

On Application of Booking	9% of BSP
Within 30 Days of Booking	21% of BSP
On Casting of Ground Floor Slab	100% PLC
On offer of Possession*	70% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking)

*Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are subject to change.

POSSESSION LINKED PAYMENT PLAN (PLP) - OPTION 2

On Application of Booking	9% of BSP
Within 30 Days of Booking	16% of BSP
On Casting of Ground Floor Slab.	100% PLC
On Completion of Super Structure/terrace slab	25% of BSP
On offer of Possession*	50% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking)

*Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are subject to change.

* The offer of possession of the above said Commercial Unit shall be given by the company on applying of occupancy certificate to the competent authority. The offer of possession is not dependent upon grant of occupation certification and/or completion certificate.

POSSESSION LINKED PAYMENT PLAN (PLP) - OPTION 3

On Application of Booking	9% of BSP
Within 30 Days of Booking	21% of BSP
On Casting of Ground Floor Slab.	100% PLC
On Completion of Super Structure/terrace slab	30% of BSP
On offer of Possession*	40% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking)

*Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are subject to change.

SPECIAL PAYMENT PLAN (SPP) - OPTION 1

On Application of Booking	9% of BSP
Within 45 Days of Booking	31% of BSP
On Casting of Ground Floor Slab.	100% of PLC
On Completion of super structure/terrace slab	30% of BSP
On Offer of Possession *	30% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking)

* Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are Subject to change.

SPECIAL PAYMENT PLAN (SPP) - OPTION 2

On Application of Booking	9% of BSP
Within 45 Days of Booking	41% of BSP (Plus 100% PLC)
On Offer of Possession *	50% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking)

* Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are Subject to change.

SPECIAL PAYMENT PLAN (SPP) - OPTION 3

On Application of Booking	9% of BSP
Within 45 Days of Booking	51% of BSP
On Casting of Ground Floor Slab.	100% PLC
On Offer of Possession *	40% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking)

* Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are Subject to change.

* The offer of possession of the above said Commercial Unit shall be given by the company on applying of occupancy certificate to the competent authority. The offer of possession is not dependent upon grant of occupation certification and/or completion certificate.

DOWN PAYMENT PLAN (DP)

On Application of Booking	9% of BSP
Within 45 Days of Booking	86% of BSP (Plus 100% PLC)
On Offer of Possession *	5% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking)

* Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are Subject to change.

*The offer of possession of the above said Commercial Unit shall be given by the company on applying of occupancy certificate to the competent authority. The offer of possession is not dependent upon grant of occupation certification and/or completion certificate.

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Floor Plans



Lower Ground Floor Plan

Commercial Development at
Sector 70, Gurugram

Project Designed by **uhalondon**

Architect **ACPL**



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Ground Floor Plan

Commercial Development at
Sector 70, Gurugram



Project Designed by **uhalondon**

Architect **ACPL**



1st Floor Plan

Commercial Development at
Sector 70, Gurugram

Project Designed by **uhalondon**

Architect **ACPL**



2nd Floor Plan

Commercial Development at
Sector 70, Gurugram



Project Designed by **uhalondon** | Architect **ACPL**



3rd Floor Plan

Commercial Development at
Sector 70, Gurugram

Project Designed by **uhalondon**

Architect **ACPL**

In the interest of maintaining high standards, all floor plans, areas, dimensions and specifications mentioned are indicative and are subject to change as decided by the company or by any competent authority. 1 sq. mt. = 1.196 sq. ft. = 10764 sq. ft. All dimensions are from Masonry to Masonry.



4th Floor Plan

Commercial Development at
Sector 70, Gurugram

Project Designed by **uhalondon** | Architect **ACPL**



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