



Gecluded yet accessible

Away from the madness, still connected to the city. The Blue Lagoon is a multi-story residential offering strategically located in Sector 85 in the upcoming 'New Gurgaon'. It is located away from city's hustle-bustle, in the calms of mother earth while being easily accessible from Delhi-NCR. The project spread over 10 acres (10.043 acres) boasts of a promising location. Conceptualized by International Architects of FAIRWOOD, the design of The Blue Lagoon is synonymous with natural surroundings along with global contemporary architecture.



A dream location

- 2 minutes drive from NH-8 and Dwarka Expressway
 - Direct Entry from 135 Multi Utility Corridor
 - Walking distance from commercial sector-88
- Direct connectivity from 60 mtr & 75 mtr Sector Road
 - 18 minutes drive IGI Airport
 - 20 minutes drive MG Road





Where time stands still



The majestic clock tower

The Blue Lagoon is a fantasy world where imagination comes alive. It takes you to your dream world where luxury meets serenity and tranquility. The amenities like concierge service, the club house, the arches & vistas, the terrace gardens at different levels, apartments facing lawns & greens; are designed to provide you enchanting life. The lagoon amidst all the towers completes your fairytale.



Dedicated Kid's Playing & Activity Area



World-class Gymnasium



Concierge Service



Exotic Day Spa





New Gurgaon Advantages











Strategically connected to NH-8 and150M Wide Dwarka Eway and SPR.

Direct connectivity to Proposed ISBT and Metro station on Dwarka Eway Reputed
educational
institutes such as
DPS in Sec 81,
Matri kiran –
Sector 82 &
Modern School –
Sector 91 to come
up within the
neighborhood.

Surrounded by Golf Courses like Karma Lakeland, ITC Golf Resort & Sector 94 (Open Spaces) – one of the low density Areas of Gurgaon

Proximity to IMT
Manesar which is
the hub of
industrial,
commercial &
institutional
development

Sec 88 – the CBD sector of Eway right next door

The neighborhood is in proximity to key retail shopping areas and already houses some of the most renowned malls and hotels



Price List

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Basic Sale Price (Per sq. ft.)	As appicable		
Cost of Utility Charges	Rs. 2,50,000/-		
Internal Development Charges (IDW) External Development Charges (EDW)	As applicable		
Interest Free Maintenance Security (IFMS)	Rs. 50/- psft		
Club Membership Charges	Rs. 2,00,000/-		
Power Back up (per KVA)	Rs. 35,000/-		

Note:

Service Tax, Stamp Duty, Registration Charges, Electrification Installation Charges, Maintenance Charges or any other Govt. levies/taxes/charges will be extra as applicable (if any)

Note: The maintenance charges on the basis of Super Area of the Apartment as determined by the Company at the time of offer of possession of the Apartment shall be payable in advance.



PREFERENTIAL LOCATION CHARGES (PLC)

Ground Floor	Rs.150/- psft
Park Facing	Rs. 100/- psft
Club Facing	Rs. 100/- psft
Green Facing/water body. facing	Rs. 100/- psft
Corner Facing	Rs. 100 /-psft



Payment Plan

Subvention Plan



<u>Installment</u>	<u>Bank</u>	<u>Customer</u>		
At the time of booking	NIL	Rs. 5,00,000/-		
Within 30 days of booking	NIL	10% of total unit cost* (Less Booking		
		Amount)		
Disbursement as per the bank policy	75% of Unit Cost	NIL		
On offer of Possession	NIL	15% of Unit Cost + 100% of IFMS and		
		Other charges*		

Note:

*The Unit Cost includes {Basic sale price +EDC & IDC + PLC + Club Membership + Utility Charges (Service tax as applicable)}

The booking amount paid by customer is non-refundable

*Service Tax, Stamp Duty, Registration Charges, Electrification Installation Charges, Maintenance Charges or any other Govt. levies/taxes/charges will be extra as applicable (if any)

Disclaimer: The above prices, master plan, payment plan and specification are subject to revision / with drawl and any time without prior notice at the sole discretion of the company.

Possession Linked Plan

Schedule of Payment	%
At the time of Booking	Rs. 5 lacs
Within 30 days of Booking	10% of Basic Sale Price (Less booking amount)
Within 90 days of Booking	10% of Basic Sale Price
Within 150 days of Booking	10% of Basic Sale Price + 100% of EDC/IDC + 100% of PLC
On completion of super structure	30% of Basic Sale Price
On offer of possession	40% of Basic Sale Price + 100% IFMS+ 100% of Club Membership + 100% of Utility Charges +Other charges* (if any)

Note:

The booking amount paid by customer is non-refundable

*Service Tax, Stamp Duty, Registration Charges, Electrification Installation Charges, Maintenance Charges or any other Govt. levies/taxes/charges will be extra as applicable (if any)

Disclaimer: The above prices, master plan, payment plan and specification are subject to revision / with drawl and any time without prior notice at the sole discretion of the company.

Constructions Linked Payment Plan with 8% Assured Return till possession

Schedule of Payment	%			
At the time of Booking	Rs. 5 lacs			
Within 30 days of Booking from the allotment	10% of Basic Sale Price (Less booking amount)			
Within 90 days of Booking from the allotment	10% of Basic Sale Price			
Within 150 days of Booking from the allotment	10% of Basic Sale Price			
On Completion of Lower Basement Roof Slab	7.5% of Basic Sale Price + 50% of Utility Charges			
On Completion of Ground Floor Roof Slab	7.5% of Basic Sale Price + 50% of Utility Charges			
On Completion of 5 th Floor Roof Slab	7.5% of Basic Sale Price + 50% of PLC			
On Completion of 9 th Floor Roof Slab	7.5% of Basic Sale Price + 50% of PLC			
On Completion of 12 th Floor Roof Slab	7.5% of Basic Sale Price + 50% of EDC/IDC			
On Completion of 17 th Floor Roof Slab	7.5% of Basic Sale Price + 50% of EDC/IDC			
On Completion of Top Floor Roof Slab	7.5% of Basic Sale Price + 100% of Club Membership			
On Completion of Internal Plaster within apartment	7.5% of Basic Sale Price			
On Completion of Flooring within apartment	5% of Basic Sale Price			
At the time of notice for possession	5% of Basic Sale Price + 100% of IFMS + Other Charges* (if any)			

Note:

The booking amount paid by customer is non-refundable

*Service Tax, Stamp Duty, Registration Charges, Electrification Installation Charges, Maintenance Charges or any other Govt. levies/ taxes/charges will be extra as applicable (if any)





			Т	he Blue Lagoon- Spec	ifications				
				Walls					
1	Living Room	Bedroom	Kitchen	Toilets	Servant Room	Serv Toilet	Balconies	Lift Lobbies	Externa Façade
	Acrylic Emul- sion	"Acrylic Emul- sion with POP pun- ning"	"Ceramic Tiles cladding "	"Ceramic Tiles cladding"	OBD	OBD	External Paint	External Paint	
				Floors					
2	Living Room	Bedroom	Kitchen	Toilets	Servant Room	Serv Toilet	Balconies	Lift Lobbies	Externa Façade
	High-end Vitri- fied Tiles	Laminated Wooden floor- ing	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles	Anti skid Ceramic Tiles		
				Doors					
3	Living Room	Bedroom	Kitchen	Toilets	Servant Room	Serv Toilet	Balconies	Lift Lobbies	Externa Façade
	"Hardwood door frame with European style flush door"	"Hardwood door frame with European style flush door"	"Hardwood door frame with European style flush door"	"Hardwood door frame with European style flush door"	"Hardwood door frame with European style flush door"	"Hardwood door frame with European style flush door"	UPVC/Aluminum Door		
				Windows/Glazing		<i></i>		W.	
4	Living Room	Bedroom	Kitchen	Toilets	Servant Room	Serv Toilet	Balconies	Lift Lobbies	Externa Façade
	UPVC/Alu- minum	UPVC/Alu- minum	UPVC/Aluminum	UPVC/Aluminum	UPVC/Alu- minum	UPVC/Alu- minum	UPVC/Aluminum		
				Others					
5	Living Room	Bedroom	Kitchen	Toilets	Serv Toilet	Balconies	Others	Security & Technology	Domes: Facilitie
	Split AC	Split AC	"Granite Counter with Stainless Steel sink with Modular Kitchen + Chim- ney & Hob"	Washbasin and WC, fit- tings, lever fittings and quarter turn fittings in toilets					



Marketed by:

Madhyam.com

info@madhyam.co.in | www.madhyam.com | MEL to 56677

Corporate Address:

B-4, 4th Floor, Matrix Tower, Sec-132, Noida (U.P) -201301