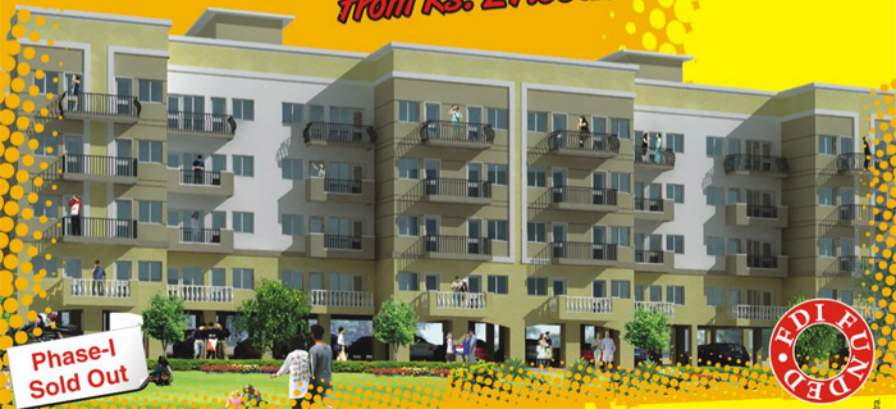




Crescent ParC
SEC-92, GURGAON

Gurgaon @ Rs. 1550/-*

**Presenting homes
from Rs. 21.68 lakhs* onwards**



**Phase-I
Sold Out**





Infinite celebrations for a lifetime: Royal Greens S+4



Lifestyle beyond imagination: Royal Greens S+14

Royal Greens S+4: 3 BEDROOM



Typical Floor Plan
Super Area: 1314 sq.ft.
Kitchen with Utility Balcony
Attached Balcony with every Bedroom
3 Toilets

Royal Greens S+4: 3 BEDROOM +S ROOM



Typical Floor Plan
Super Area: 1482 sq.ft.
Kitchen with Utility Balcony
Attached Balcony with every Bedroom
4 Toilets

Royal Greens S+4: 4 BEDROOM



Typical Floor Plan

Super Area: 1620 sq.ft.

Kitchen with Utility Balcony

Attached Balcony with every Bedroom

4 Toilets

Royal Greens S+14: 3 BEDROOM +S ROOM



Typical Floor Plan
Super Area: 1516 sq.ft.
Kitchen with Utility Balcony
Attached Balcony with every Bedroom
4 Toilets

Royal Greens S+14: 4 BEDROOM +S ROOM



Typical Floor Plan

Super Area: 1859 sq.ft.

Kitchen with Utility Balcony

Attached Balcony with every Bedroom

5 Toilets

Crescent ParC

SEC-92, GURGAON

SARE believes in providing the best of both worlds. And Crescent ParC, Sector 92 Gurgaon, is a reflection of this belief. Whether it is Phase I or II of Crescent ParC, SARE, a globally reputed real estate company has left no stones unturned to provide a blissful lifestyle experience, without burning a hole in one's pocket. Adjoining the proposed Metro, close to upcoming mega Special Economic Zone and situated on the main arterial 60 meter wide road, Crescent ParC, Sector 92 Gurgaon is a perfect blend of multiple advantages. Moreover, the 50 acre (approx) property is surrounded by perfect natural environs, state-of-the-art amenities, convenient location and unmatched luxury. In short, Crescent ParC aims to revolutionise real estate in Gurgaon like never before.

Celebrate Exclusivity

Rejuvenation Solutions

World Class Club with:

- Gymnasium
- Swimming Pool
- Indoor Games
- Reading Room
- Family Lounge



Green Living

- Pollution Free Environment
- Large Open Spaces
- Jogging Track
- Amphi-theatre
- Kids Play Area



Eco-Friendly Designs

- Rain Water Harvesting
- Efficient Water Management
- Sewage Treatment Plant



World Class Education

- Proposed International High School
- Proposed Primary and Nursery School



Convenient Amenities

- Lifts
- 24 hr Security
- 24 hr Treated Water Supply
- Power Back-up
- Professional Facility Management Services
- Shopping Centre



LOCATION MAP





Artistic impression of aerial view of Crescent Park, Gurgaon

PRICE LIST S+4 UNITS (w.e.f. 1st Feb, 2010)

Flat Type	Building Type	Basic Rate Per Sq. Ft.	Area Sq.ft.	Basic Cost In Rs.	Inaugural Discount	Basic Sales Price after Discount
3BHK	Low Rise (S+4)	1697	1314	2229858	61758	2168100
3BHK+S	Low Rise (S+4)	1697	1482	2514954	69654	2445300
4BHK +S	Low Rise (S+4)	1697	1620	2749140	76140	2673000

Booking amount is equal to 10% of Sale Price. (Basic Sale Price + PLC)

*Preferential Location Charges (PLC)

S + 4 Floors

First Floor	Rs. 75/- Per Sq. Ft.
Second & Third Floor	NIL
Fourth Floor	Rs. 150/- Per Sq. Ft.

*PLC (Corner, Club & Park Facing)

Single PLC	Rs. 50/- Per Sq. Ft.
Double PLC	Rs. 75/- Per Sq. Ft.

**Allied Charges

**EDC + IDC	Rs. 375/- Per Sq. Ft.
**Car Parking - Covered (One parking mandatory)	Rs. 175000/-
**Club Membership	Rs. 65000/-
**Power Back-up (3BHK)	Rs. 45000/- (3 KVA)
(4BHK+S)	Rs. 60000/- (4 KVA)
**Facilities Charges (FC)	Rs. 50/- Per Sq. Ft.

Terms and Conditions:

- All cheques/ Demand Drafts/ Pay Orders to be made in favour of "Ramprastha Sare Realty Pvt. Ltd. Project a/c two" payable at Delhi/ New Delhi only. Outstation payments shall be accepted at the sole discretion of the company.
- The charges mentioned in the Price List are subject to change at the sole discretion of the company without any prior notice. However the units booked are ESCALATION FREE except due to change in area.
- Electricity connection charges are payable extra.
- Club Membership, One Car Parking, Power Back Up (3 KVA for 3 BHK/ 4 KVA for 4BHK), Facility Charges, FFC, EDC & IDC are mandatory.
- EDC & IDC are mentioned in the Price List. In case of any upward revision it will be charged extra on PRORATA basis and shall be binding on all the buyers.
- All other Allied Charges ** payable as per Payment Plan
- Terms & Conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.
- For detailed Terms & Conditions please refer to the Application Form and Flat Buyer's Agreement.

PAYMENT PLAN S+4

S.No.	"Construction Link Installment"	Percentage
1	At the time of booking	10% of SP
2	On Commencement of Construction	10% of SP
3	On Start of Plinth level of Tower in which unit is booked	10% of SP + 25% Allied charges
4	On Start of First Floor Roof Slab of Tower in which unit is booked	10% of SP + 25% Allied charges
5	On Start of Second Floor Roof Slab of Tower in which unit is booked	10% of SP
6	On Start of Third Floor Roof Slab of Tower in which unit is booked	10% of SP + 25% Allied charges
7	On Start of Fourth Floor Roof Slab of Tower in which unit is booked	10% of SP
8	On Completion of Super Structure frame works	10% of SP
9	On Completion of Plumbing, Flooring & Tiles works	10% of SP + 25% Allied charges
10	On Offer of Possession	10% of SP

SALE PRICE (SP) = Basic Sale Price + PLC

EDC = External Development Charge

IDC = Infrastructure Development Charge

Note: *PLC will be included in Basic Sale price and will be payable accordingly as per construction linked installment plan. **Allied Charges includes EDC, IDC, Club Membership, Car Parking, PBU, FC etc.

PRICE LIST S+14 UNITS (w.e.f. 1st Feb, 2010)

Flat Type	Building Type	Basic Rate Per Sq. Ft.	Area Sq.ft	Basic Cost In Rs.	Inaugural Discount	Basic Sales Price after Discount
3BHK + S	High Rise	1597	1516	2421052	71252	2349800
4BHK + S	High Rise	1597	1859	2968823	87373	2881450

Booking amount is equal to 10% of Sale Price. (Basic Sale Price + PLC)

*Preferential Location Charges (PLC)

S + 14 Floors

First Floor	Rs. 75/- Per Sq. Ft.
Second Floor	Rs. 50/- Per Sq. Ft.
Third Floor	Rs. 25/- Per Sq. Ft.

**Allied Charges

**EDC + IDC	Rs. 375/- Per Sq. Ft.
**Car Parking - Covered (One parking mandatory)	Rs. 175000/-
**Club Membership	Rs. 65000/-
**Power Back-up (3BHK)	Rs. 45000/- (3 KVA)
(4BHK+S)	Rs. 60000/- (4 KVA)
**Facilities Charges (FC)	Rs. 50/- Per Sq. Ft.
**Fire Fighting Charges (FFC)	Rs. 30/- per Sq. Ft.

Terms and Conditions:

- All cheques/ Demand Drafts/ Pay Orders to be made in favour of "Ramprastha Sare Realty Pvt. Ltd. Project a/c two" payable at Delhi/ New Delhi only. Outstation payments shall be accepted at the sole discretion of the company.
- The charges mentioned in the Price List are subject to change at the sole discretion of the company without any prior notice. However the units booked are ESCALATION FREE except due to change in area.
- Electricity connection charges are payable extra.
- Club Membership, One Car Parking, Power Back Up (3 KVA for 3BHK/ 4 KVA for 4BHK), Facility Charges, FFC, EDC & IDC are mandatory.
- EDC & IDC are mentioned in the Price List. In case of any upward revision it will be charged extra on PRORATA basis and shall be binding on all the buyers.
- All other Allied Charges ** payable as per Payment Plan
- Terms & Conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.
- For detailed Terms & Conditions please refer to the Application Form and Flat Buyer's Agreement.

PAYMENT PLAN S+14

S.No.	"Construction Link Installment"	Percentage
1	At the time of booking	10% of SP
2	On Commencement of Construction	10% of SP
3	On Start of Plinth level of Tower in which unit is booked	7.5% of SP+ 25% Allied charges
4	On Start of First Floor Roof Slab of Tower in which unit is booked	7.5% of SP + 25% Allied charges
5	On Start of Second Floor Roof Slab of Tower in which unit is booked	7.5% of SP
6	On Start of Third Floor Roof Slab of Tower in which unit is booked	7.5% of SP+ 25% Allied charges
7	On start of Fifth Floor Roof Slab of Tower in which unit is booked	7.5% of SP
8	On start of Sixth Floor Roof Slab of Tower in which unit is booked	7.5% of SP
9	On start of Seventh Floor Roof Slab of Tower in which unit is booked	5% of SP
10	On start of Ninth Floor Roof Slab of Tower in which unit is booked	5% of SP
11	On start of Eleventh Floor Roof Slab of Tower in which unit is booked	5% of SP
12	On start of Fourteen Floor Roof Slab of Tower in which unit is booked	5% of SP
13	On Completion of Super Structure frame works	5% of SP
14	On Completion of Plumbing, Flooring & Tiles works	5% of SP + 25% Allied charges
15	On Offer of Possession	5% of SP

SALE PRICE (SP) = Basic Sale Price + PLC EDC = External Development Charge IDC = Infrastructure Development Charge

Note: *PLC will be included in Basic Sale price and will be payable accordingly as per construction linked installment plan. **Allied Charges Includes EDC, IDC, Club Membership, Car Parking, PBU, FC, FFC etc.

**For Further queries/bookings please
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Thank You.