



jointly presents



ELEMENT ONE

SECTOR 47 & 49, GURGAON



**HIGHSTREET RETAIL &
PRIVATE BUSINESS SUITES**

HIGHSTREET RETAIL

HIGHSTREET SHOPPING

SUPERMARKET & LUXE BRANDS

FOOD COURT & FINE DINING

FUN AND ENTERTAINMENT

PRIVATE BUSINESS SUITES

BUSINESS CENTRE & LOUNGE

LOBBY & CONCIERGE SERVICES

24x7 EXCLUSIVE SERVICES

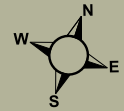
SHOPPING & ENTERTAINMENT



ELEMENT ONE
SECTOR 47 & 49, GURGAON

LEGENDS

Residential Sectors	Walking Distances
NH-08 Highway	10 Minutes
HUDA City Centre Metro Station	10 Minutes
Rajiv Chowk	10 Minutes
IFFCO Chowk	15 Minutes
Gurgaon Toll	25 Minutes
IGI Airport	35 Minutes



site plan

ELEMENT ONE

SECTOR 47 & 49, GURGAON



floor plan

ELEMENT ONE

SECTOR 47 & 49, GURGAON



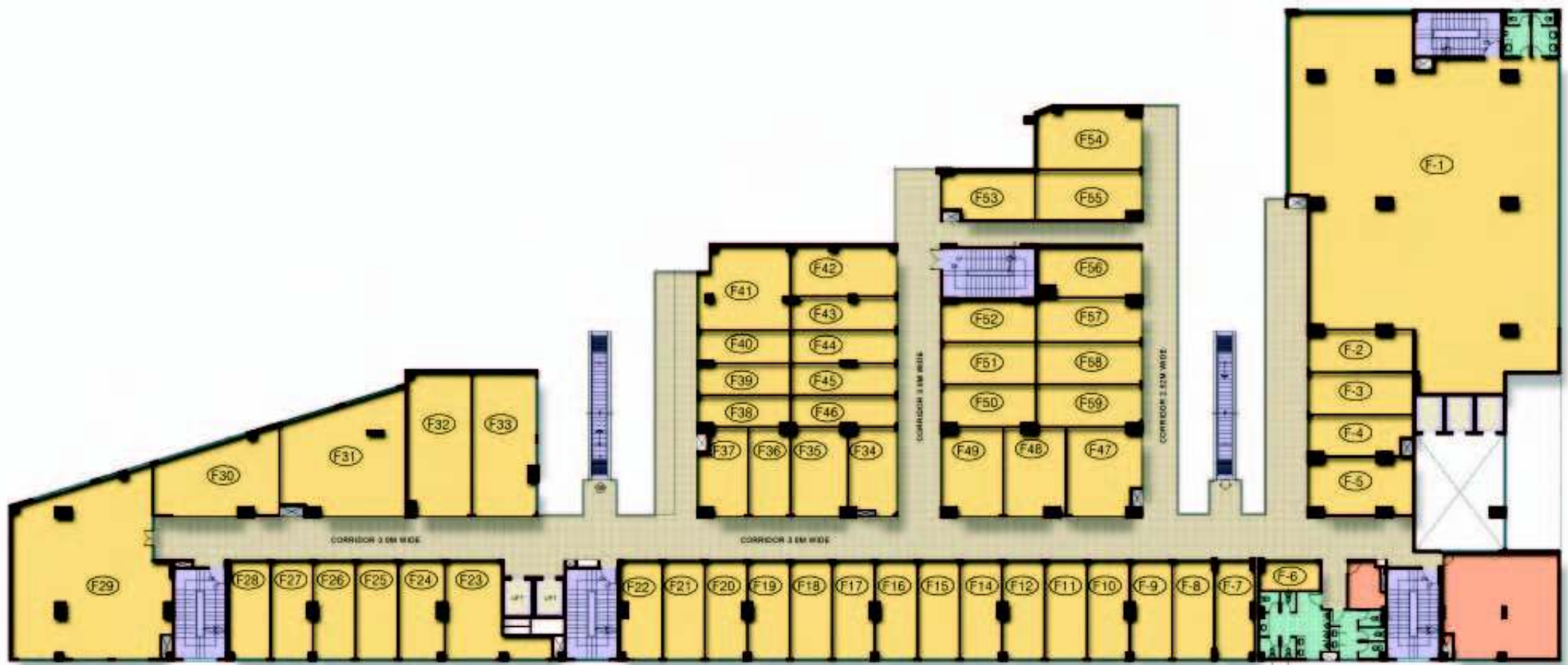
GROUND FLOOR PLAN (BLOCK-B)
(NOT TO SCALE)

LICENCE NO. 86 OF 2011

floor plan

ELEMENT ONE

SECTOR 47 & 49, GURGAON



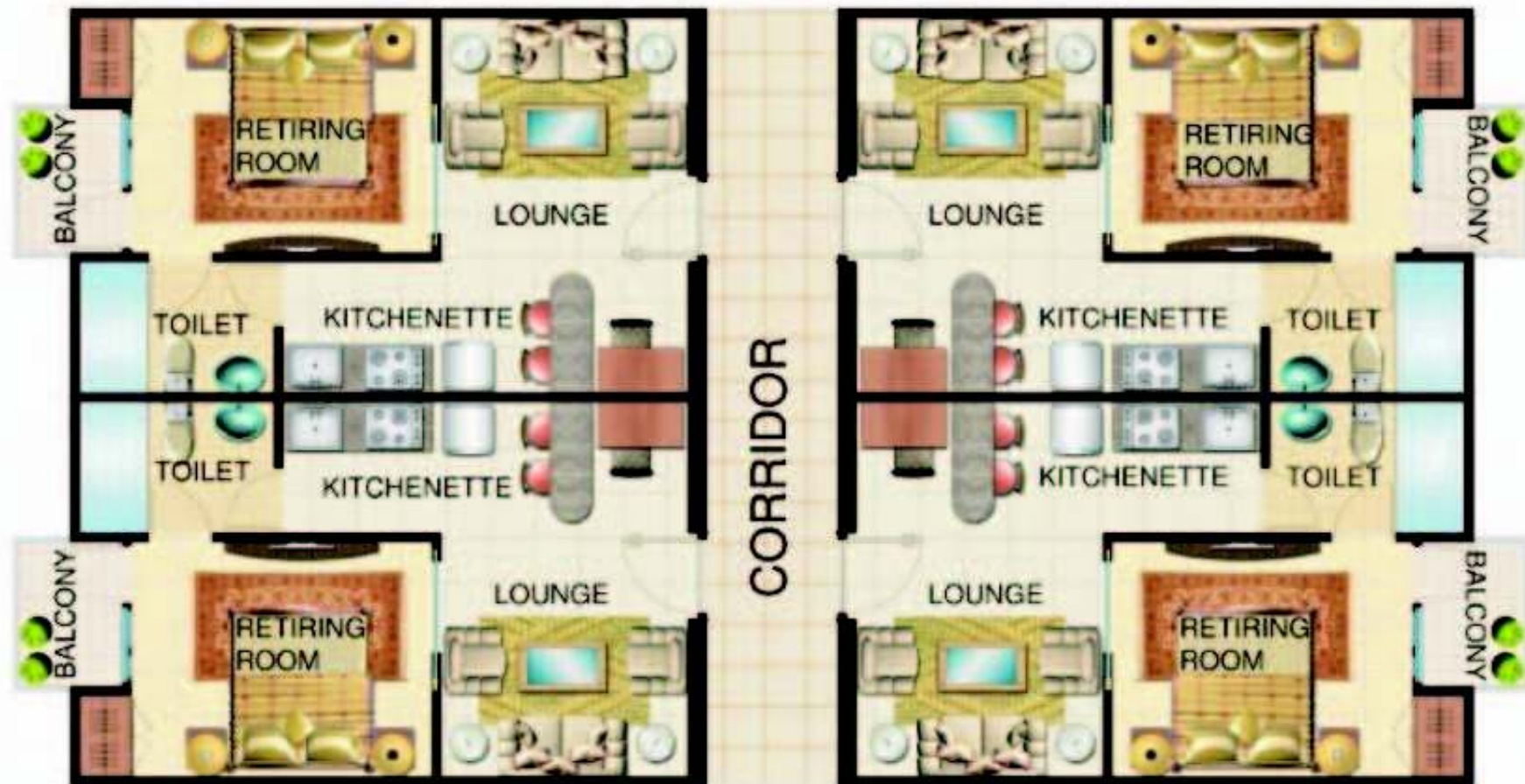
LICENCE NO. 86 OF 2011

FIRST FLOOR PLAN (BLOCK-B)
(NOT TO SCALE)

floor plan

ELEMENT ONE

SECTOR 47 & 49, GURGAON



TENTATIVE UNIT PLAN 625 sq. ft. area
(NOT TO SCALE)

Payment Plan (Time / Construction Linked) Sector – 47 & 49, Gurgaon, Haryana

Description	%age
At the time of registration	3 Lacs
Within 30 days from date of registration	10% less registration amount
Within 60 days from date of registration	10%
On commencement of first basement roof slab	7.5% + (50% of EDC & IDC)
On commencement of top basement roof slab	7.5% + (50% of EDC & IDC)
On commencement of 2nd floor roof slab	7.5% + (50% of PLC)
On commencement of 4th floor roof slab	7.5% + (50% of PLC)
On commencement of 6th floor roof Slab	7.5%
On commencement of top floor roof slab	7.5%
On commencement of brick work	7.5%
On commencement of external façade	7.5%
On commencement of flooring	7.5%
On commencement of interior work	7.5%
At the time of offering possession	5%+ other charges*

Note :

- 1 sq.mtr. = 10.764 sq.ft.
- Service tax / taxes as applicable.
- PLC(Preferential Location Charges), if applicable payable extra.
- EDC & IDC, payable extra as applicable, as & when demanded by the company.
- The facility of “Right To Use” one car park space will be allowed at cost and assigned specifically and parking of any additional vehicle will be permitted subject to availability of space at cost.
- Payment plan scheme subject to change / revision / availability / withdrawal at anytime & sole discretion of the company.
- * Maintenance, security & charges, ECC, stamp duty & registration charge, misc. etc. & payable extra.

Price List		
Unit Type	Floor	Rate Per Sq. Ft.
Retail shops	Ground	As applicable
Retail shops	Ground	As applicable
Service apartment	Second on wards	As applicable
EDC & IDC		550
ECC		150
IFMS		100

PLC as Applicable		
Type A		2000
Type B		1500
Type C		1000
Type D		750

TENTATIVE UNIT AREA

ELEMENT ONE AT SEC.47, 49 GURGAON (HARYANA)

GROUND FLOOR

Unit. No.	Built - Up Area		Super Area		Unit. No.	Built - Up Area		Super Area	
	Sq. mt.	Sq. ft.	Sq. mt.	Sq. ft.		Sq. mt.	Sq. ft.	Sq. mt.	Sq. ft.
G 01	443.36	4772.33	806.11	8676.96	G 36	22.10	237.88	40.18	432.52
G 02	27.30	293.86	49.64	534.29	G 37	22.23	239.28	40.42	435.06
G 03	27.18	292.57	49.42	531.94	G 38	26.23	282.34	47.69	513.34
G 04	26.05	280.40	47.36	509.82	G 39	19.08	205.38	34.64	373.41
G 05	14.41	155.11	26.20	282.02	G 40	19.05	205.05	34.69	372.83
G 06	9.89	106.46	17.98	193.56	G 41	12.31	132.50	22.38	240.92
G 07	20.91	225.08	38.02	409.23	G 42	16.33	175.78	29.69	319.59
G 08	21.52	231.64	39.13	421.17	G 43	16.37	176.21	29.76	320.38
G 09	21.52	231.64	39.13	421.17	G 44	17.13	184.39	31.15	335.25
G 10	21.52	231.64	39.13	421.17	G 45	10.05	108.18	18.27	196.69
G 11	21.52	231.64	39.13	421.17	G 46	16.63	179.01	30.24	325.46
G 12	21.52	231.64	39.13	421.17	G 47	18.34	197.41	33.35	358.93
G 14	21.52	231.64	39.13	421.17	G 48	18.34	197.41	33.35	358.93
G 15	21.52	231.64	39.13	421.17	G 49	17.30	186.22	31.4	338.58
G 16	21.52	231.64	39.13	421.17	G 50	10.61	114.21	519.29	207.65
G 17	21.52	231.64	39.13	421.17	G 51	19.97	214.96	36.31	390.83
G 18	21.52	231.64	39.13	421.17	G 52	19.08	205.38	34.69	373.41
G 19	21.52	231.64	39.13	421.17	G 53	19.05	205.05	34.64	372.83
G 20	21.52	231.64	39.13	421.17	G 54	29.97	322.60	54.49	586.54
G 21	21.52	231.64	39.13	421.17	G 55	19.08	205.38	34.69	373.41
G 22	22.05	237.35	40.09	431.54	G 56	19.08	205.38	34.69	373.41
G 23	38.11	410.22	69.29	745.85	G 57	31.27	336.59	56.85	611.98
G 24	21.52	231.64	39.13	421.17	G 58	20.62	218.51	36.91	397.29
G 25	21.52	231.64	39.13	421.17	G 59	20.30	218.51	36.91	397.29
G 26	21.52	231.64	39.13	421.17	G 60	20.30	221.95	37.49	403.55
G 27	21.52	231.64	39.13	421.17	G 61	36.38	391.59	66.15	711.99
G 28	21.92	235.95	39.85	428.99	G 62	22.93	246.82	41.69	448.76
G 29	129.30	1391.79	235.09	2530.52	G 63	18.37	197.73	33.40	359.52
G 30	47.59	512.26	86.53	931.38	G 64	29.78	320.55	54.15	582.82
G 31	70.98	764.03	129.05	1389.14	G 65	27.12	291.92	49.31	530.76
G 32	22.08	237.67	40.15	432.13	G 66	24.55	264.26	44.64	480.47
G 33	23.32	251.02	42.40	456.39	G 67	28.58	307.64	51.96	559.34
G 34	14.30	153.93	26.00	279.86	G 68	27.22	293.00	49.49	532.72
G 35	15.42	165.98	28.04	301.78	G 69	27.22	293.00	49.49	532.72

Note: 1 Sq. mtr. = 10.764 Sq. Ft. Units subject to change / revision / availability, at the sole discretion of the company.

TENTATIVE UNIT AREA

ELEMENT ONE AT SEC.47, 49 GURGAON (HARYANA)

FIRST FLOOR

Unit No.	Built - Up Area		Super Area		Unit No.	Built - Up Area		Super Area	
	Sq. mt.	Sq. ft.	Sq. mt.	Sq. ft.		Sq. mt.	Sq. ft.	Sq. mt.	Sq. ft.
F01	430.47	4633.58	782.67	8424.69	F31	70.99	764.14	129.07	1389.34
F02	22.78	245.20	41.42	445.83	F32	40.07	431.31	72.85	784.21
F03	22.68	244.13	41.24	443.87	F33	49.13	528.84	89.33	961.52
F04	21.08	226.91	38.33	412.55	F34	22.38	240.90	40.69	438.00
F05	32.84	353.49	59.71	642.71	F35	25.65	276.10	46.64	501.99
F06	9.87	106.24	17.95	193.16	F36	19.08	205.38	34.69	373.41
F07	20.80	223.89	37.82	407.07	F37	21.67	233.26	39.40	424.10
F08	21.52	231.64	39.13	421.17	F38	14.95	160.92	27.18	292.59
F09	21.52	231.64	39.13	421.17	F39	14.96	161.03	27.20	292.78
F10	21.52	231.64	39.13	421.17	F40	15.43	166.09	28.05	301.98
F11	21.52	231.64	39.13	421.17	F41	39.17	421.63	71.22	766.59
F12	21.52	231.64	39.13	421.17	F42	28.26	304.19	51.38	553.07
F14	21.52	231.64	39.13	421.17	F43	18.22	196.12	33.13	356.58
F15	21.52	231.64	39.13	421.17	F44	17.53	188.69	31.87	343.08
F16	21.52	231.64	39.13	421.17	F45	17.11	184.17	31.11	334.86
F17	21.52	231.64	39.13	421.17	F46	17.00	182.99	30.91	332.71
F18	21.52	231.64	39.13	421.17	F47	32.75	352.52	59.55	640.95
F19	21.52	231.64	39.13	421.17	F48	28.27	304.30	51.40	553.27
F20	21.52	231.64	39.13	421.17	F49	28.30	304.62	51.45	553.86
F21	21.52	231.64	39.13	421.17	F50	20.31	218.62	36.93	397.49
F22	21.98	236.59	39.96	430.17	F51	20.31	218.62	36.93	397.49
F23	35.65	383.74	64.82	697.70	F52	20.62	221.95	37.49	403.55
F24	23.74	255.54	43.16	464.61	F53	24.21	260.60	44.02	473.81
F25	21.52	231.64	39.13	421.17	F54	35.19	378.79	63.98	688.70
F26	21.52	231.64	39.13	421.17	F55	28.06	302.04	51.02	549.16
F27	21.52	231.64	39.13	421.17	F56	27.17	292.46	49.40	531.74
F28	21.92	235.95	39.85	428.99	F57	23.76	255.75	43.20	465.00
F29	136.40	1468.21	248.00	2669.47	F58	22.62	243.48	41.13	442.69
F30	47.59	512.26	86.53	931.38	F59	22.62	243.48	41.13	442.69

Note: 1 Sq. mtr. = 10.764 Sq. Ft. Units subject to change / revision / availability, at the sole discretion of the company.



DELIVERING THE BEST.

Satya and Maple have an illustrious track record in the Real Estate Industry spanning well over four decades. The companies have today emerged as a leading integrated Real Estate players developing a well diversified portfolio encompassing upscale condominiums, mixed-use office, retail spaces and hospitality properties on a pan-India basis.

The promoters of the companies have together delivered various landmark projects such as “The Galaxy” - 5-Star Hotel & Shopping Spa, “Centrum Plaza” - Office Complex, “The Legend” - Luxury Residential Group Housing.

Maple Group itself has been active in the Real Estate Industry and boasts about projects such as , “Maple Heights & Maple Crescent” - A Residential Condominium in Gurgaon, Haryana, “Maple Corporate Park” - Noida.

Satya Group has been a leading brand name in the Real Estate Industry having developed various projects in Delhi and various landmark projects such as “Malwa County” - 110 Acre Integrated Township on Agra Mumbai Highway, Indore, M.P. “Malwa Heights- Premium Mid rise apartments, “Malwa Jewels- Luxury Villas, Indore, M.P., “THE HERMITAGE” - Premium Residential Group Housing Project at Sector 103, Dwarka- Gurgaon Expressway, Gurgaon & “City Centre” - Shopping cum Entertainment Centre, Bhatinda, Punjab.

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CENTRUM PLAZA
Premium Office Complex
Sector 53, Golf Course Road, Gurgaon



MALWA COUNTY
110 Acre Integrated Township
Agra- Mumbai Highway, Indore (MP)



CITY CENTRE
Shopping cum Entertainment Centre
Mini Secretariat, Bhatinda, Punjab

THANK YOU

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