

WHERE *luxury* MEETS COMFORT



Presents





# **Broadleaf**

A P A R T M E N T S

6, Nemi Rd, near Carmen School, Panchpuri Colony,  
Dalanwala, Dehradun, Uttarakhand 248001



Welcome to the world of  
**LUXURIOUS LIVING**







A PREMIUM RESIDENTIAL PROJECT



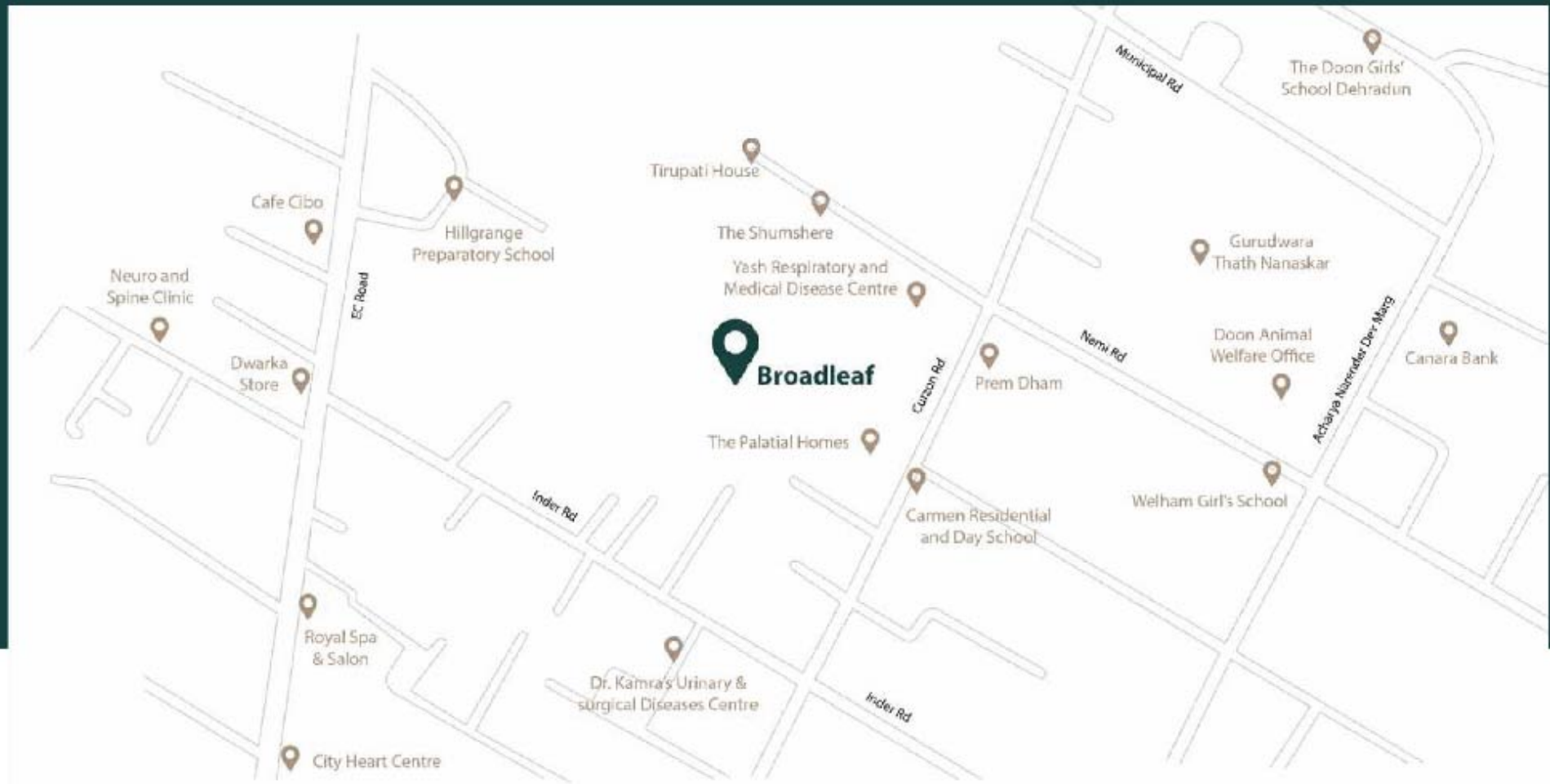
# AN EPITOME OF LUXURY TO LEAD YOUR WAY OF LIFE.

**Broad Leaf Apartments**, an upcoming finest residence by **AMD Buildcon**, is a blend of unparalleled landscape and modern amenities, to make your living splendid and prime. Designed in such a way that reassures there's harmony in every **corner**. **We welcome you to Broad Leaf.**

Situated in the charming hill town Dehradun, this upcoming residential project in Dalanwala offers you **premium 3 BHK & 4 BHK apartments**, prices starting from **1.4Cr.**



# LOCATION MAP



Located in a peaceful suburban neighbourhood in the lap of Dehradun, Broadleaf is nestled such that convenience and connectivity are just a short walk away. Forget traffic woes and shorten your commute time as you get used to the comfort of closeness to your basic necessities. It is also in close proximity to the Clock Tower, schools, temples, hospitals, shopping centres and places of work.

# SITE PLAN



- Picturesque views all the time
- Prominent location
- Verdant surroundings with fully grown Litchi & Mango trees.
- Elite, leading schools in the vicinity ( Doon School, DAV college)

2 km 3 km 4 km



from Tibetan Market



from Clock Tower



from Railway Station



# FEATURES

Broad Leaf is **MDDA approved** and RERA approval is in progress.

The project is also under approval by SBI. Construction is anticipated to be completed within 24 months after the start of construction.

The predicted return on investment is **35% – 40%**.

Best-in-class fixtures and materials will be employed.



# WHY BROADLEAF?

Broadleaf is a memento to design, freedom & space. In an initiative to be close to nature, we have created a Roof-top Garden, a Yoga Arena, walking track, physiotherapy garden, play areas and host of other lifestyle amenities.

Club House and Gymnasium are some other leisure sources at Broadleaf. Catch up with friends over a cup of coffee or revel in the company of a good book in our Club House.

Broadleaf is an invitation to having the best of both worlds -indulging in the utmost luxuries in the lap of comfort.

With ample outdoor games in the Kids Play area to engage children and adults alike, we have ensured there's never a dull moment in your life.



# AMENITIES

Apart from the spacious living spaces and pleasing architecture, Broadleaf has a unique mix of amenities that are designed keeping in mind the requirements of the millennial families.

- Roof-top Garden
- Gymnasium
- Yoga Arena
- Club House
- Kids Play Area
- Walking Track
- Physiotherapy Garden
- Access Control
- 24 X 7 Security
- Secured Campus



**Broadleaf**  
APARTMENTS



# 3 BHK

WITH WRAP AROUND BALCONY

Covered Area: 2145.48 Sq. Ft

Super Area: 2789.12 Sq. Ft



**Broadleaf**  
APARTMENTS

  
**ELITE ESTATES**  
Your Trusted Partner in Real Estate



### 3 ВНК

**Covered Area:** 1948.82 Sq. Ft

**Super Area:** 2533.46 Sq. Ft



# 4 BHK

**Covered Area:**3657.82 Sq. Ft

**Super Area:**4755.16 Sq. Ft



**Broadleaf**  
APARTMENTS



**ELITE ESTATES**  
Your Trusted Partner in Real Estate



# SPECIFICATIONS



## STRUCTURE

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- R.C.C framed
- Earthquake resistant
- Vastu-Friendly

## LIFT/LOBBIES/CORRIDOR

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- **Floor** - Marble.
- **Walls** - Designer marble around lift, balance of the walls will be painted with acrylic emulsion paint.



## LIVING/DINING ROOM

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- **Floors**

Italian Tiles

- **External Doors & Windows**

Aluminium shutter with heat resistant toughened glass with mesh shutters.

- **Walls**

Anti-Fungal VOC acrylic emulsion paint.

- **Internal Doors**

Solid Wood with deco paint.

- **Ceiling**

Designer POP

- **Air Conditioning**

Fully air conditioned.



A SPLENDID  
ENCLAVE TO  
ENTERTAIN GUESTS...



## FORMAL LIVING

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## ALL BEDROOMS

- Floors

Wooden flooring in all bedrooms.

- External Doors & Windows

Aluminium shutter with heat resistant toughened glass with mesh shutters.

- Walls

Anti-Fungal VOC acrylic emulsion paint.

- Internal Doors

Solid Wood with deco paint.

- Wardrobes

Designer wardrobes with high quality finish.

- Air Conditioning

Fully air conditioned.



Artistic Expression

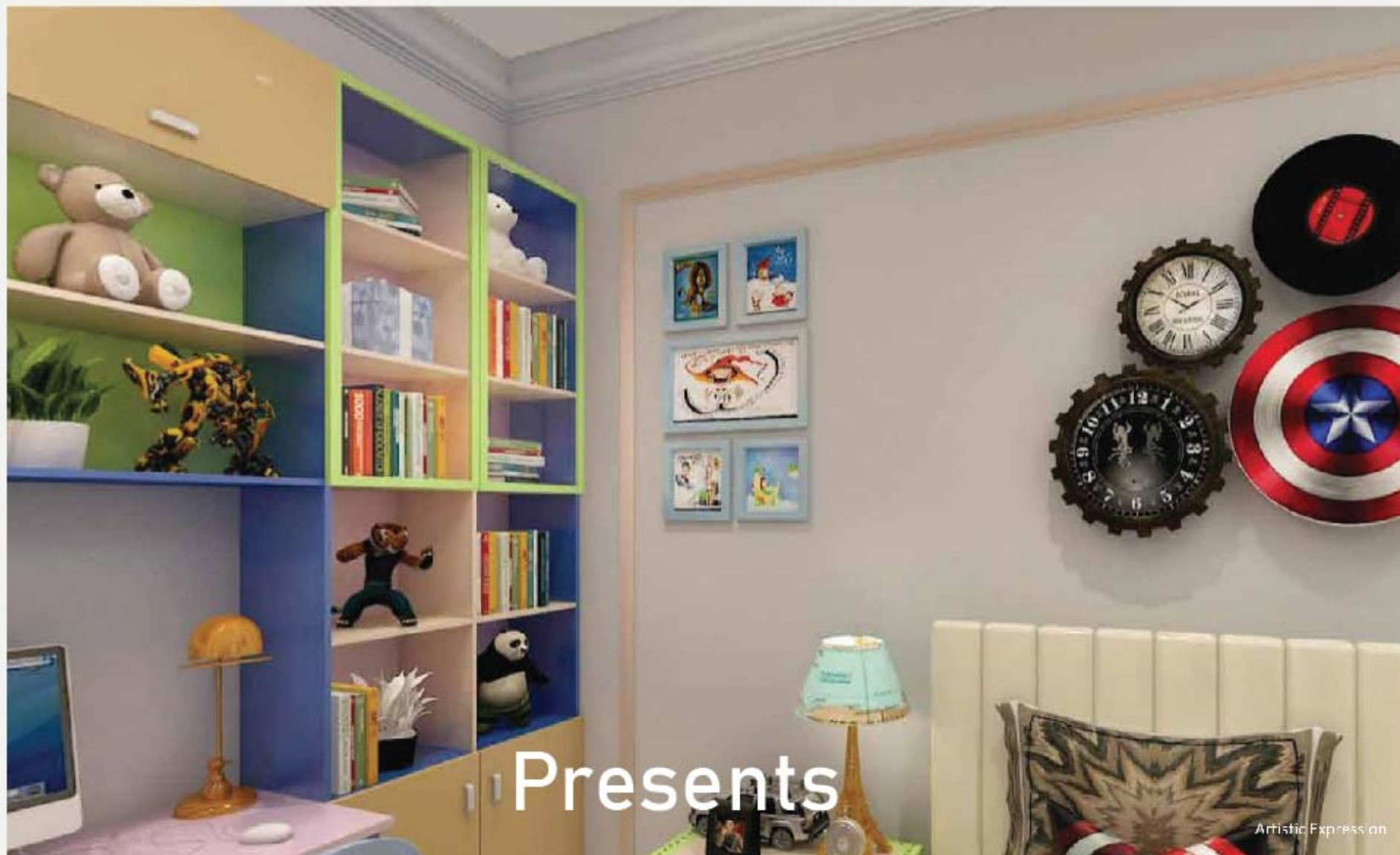


Artistic Expression

LARGER THAN LIFE SPACES THAT  
FOSTER COMPANIONSHIP...

## KING-SIZED BEDROOMS





Presents

Artistic Expression

## KIDS BEDROOM



## KITCHEN

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- **Floor**  
Marble flooring.
- **External Doors & Windows**  
Aluminium shutter with heat resistant toughened glass with mesh shutters.
- **Fixtures & Fittings**  
Designer counter top, Chimney, Geyser.
- **Walls**  
Designer tiles up to 2 feet, above that the wall will be painted with acrylic emulsion paint.



## KITCHEN & DINING

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A PERFECT PLACE TO TAKE ON CULINARY ADVENTURES...



Artistic Expression

## BATHROOMS

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- Floors - Anti-skid Tiles • Ventilator - Aluminium Framed • Fixtures & Fittings - Kohler • Walls - Designer tiles up to ceiling.
- Internal Doors - Solid Wood with deco paint • Electrical Fittings - Geyser in all bathrooms.

## BALCONIES/VERANDAH

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- Floors - Anti-skid Tiles • Walls - Water-proof exterior paint.

# Presents

# CONSTRUCTION LINKED PLAN (CLP)

S.NO	CLP	PURPOSE
1	15%	At the time of Booking
2	10%	On Commencement of Foundation
3	5%	Start of Stilt
4	5%	On Casting of First Floor
5	5%	On Casting of Second Floor
6	5%	On Casting of Third Floor
7	5%	On Casting of Fourth Floor
8	5%	On Casting of Fifth Floor
9	5%	On Casting of Sixth Floor
10	5%	At the time of Plumbing
11	5%	At the time of Electric Connection
12	10%	On Completion of Internal Plaster
13	10%	On Completion of External Plaster
14	10%	On Possession





## DOWN PAYMENT PLAN (DPP)

S.NO	PAYMENT	WHEN
1	15%	At the time of Booking
2	80%	Within 30 days of Booking
3	5%	At the time of Possession
	100%	Total

- In this plan, payment from customer will be collected in **three stages** with bulk of the payment coming in the second phase.
- **10 % discount** on the **Base Price** will be offered to the customer.

# OTHER CHARGES



S.NO	PARTICULAR	CHARGE
1	IDC	~ 2,00,000.00
2	EDC	~ 2,00,000.00
3	Parking	~ 3,00,000.00
4	Power Back-up	~ 3,00,000.00
	<b>Grand Total</b>	~ 10,00,000.00

## PREMIUM LOCATION CHARGES (PLC)

**PLC is applicable on 4th/5th/6th Floor.**

- PLC @ 3 Lakhs will be payable for 4<sup>th</sup> Floor.
- PLC @ 5 Lakhs will be payable for 5<sup>th</sup> Floor.
- PLC @ 7 Lakhs will be payable for 6<sup>th</sup> Floor.





# FINAL PRICE

**Base Price + Other Charges + PLC (If Any) = Final Price**





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