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AN EDIFICE FOR YOUR ADVANTAGE,
AN EPITOME OF OUR VISION...

THE ELAN GROUP

Elan Limited, since its inception, stood for – 'Building the future'. The group, along with its collaborated undertakings – K&T and ATF Infrastructure, has recognized the potential of the Indian realty sector & looks forwards to contribute in its growth through ultra luxury and cost effective Residential, Commercial and Hospitality properties. With a wide network of leading developers and HNIs (high-net-worth individuals), Elan Limited has gained invaluable experience. Through wide ranging expertise, it offers unique projects, pricing and services exclusively to its clients.

The group is developing cutting-edge innovations that are powering the next upheaval in Indian realty industry. It aims at creating connections between discerning individuals and intelligent spaces to create exciting new prospects. This includes adopting breakthrough innovations, exploring new technologies and researching potential future spaces. Our team of highly experienced architects and engineers draw on deep expertise in areas of conception, material, construction, maintenance and beyond; so that we deliver the best. Every time.



r e s i d e n t i a l c o m m e r c i a l h o s p i t a l i t y



SCALING
NEW HEIGHTS
OF REALTY



ELAN MERCADO is a perfect blend of premium Serviced Apartments and High Street Retail. Strategically located on National Highway 8, Gurgaon, MERCADO is one of its kind commercial marvels. It welcomes you to experience state-of-the-art architecture. Offering hard to believe benefits, Mercado adds a sparkle to Gurgaon's skyline with contemporary design.

LOCATED ON NH8
BUILT IN 3 ACRES AREA

HIGH STREET RETAIL FOR A GREAT
SHOPPING EXPERIENCE

SALUBRIOUS FOOD COURT,
FINE DINING RESTAURANTS & CAFE

METICULOUSLY PLANNED
SERVICED APARTMENTS

INTERNATIONAL DESIGN &
STATE-OF-THE-ART AMENITIES





THE HIGH STREET RETAIL EXPERIENCE

Positioned at the nexus of shopping centres and fine dining areas, MERCADO is built on a framework of environment-friendly open format design. It aims to make shopping an unforgettable experience. Try world cuisines at the fine dine restaurants while enjoying spectacular views of the city.



INTERNATIONAL BRAND MIX
DOUBLE-HEIGHT ATRIUM FOR MAXIMUM VISIBILITY



**UP-SCALED
SERVICED APARTMENTS**

EMBLEMATIC TO INIMITABLE LIFESTYLE

MERCADO offers one of the finest upmarket experiences in the country's economic hub. A legacy to be enjoyed from one generation to other; it symbolizes a well-earned, tranquil and personally gratifying existence.



LANDSCAPED EMERALD SPACES

Up-scaled Serviced Apartments at MERCADO are integrated with many thematic gardens and recreational facilities. Unique terraces on the upper floor, with breathtaking views of the surrounding, are perfect rejuvenating spaces.

**EQUIPPED WITH WORLD-CLASS FACILITIES LIKE OPEN SPACES,
ROOF-TOP CLUB & SWIMMING POOL**



THE LOCATION ADVANTAGE

MERCADO is located on NH8, sect. 80, Gurgaon; enjoying great connectivity and location advantage. It is well-connected to Delhi and proposed Rapid Metro. MERCADO is surely to leave an everlasting impression.

SPECIFICATIONS
SERVICED APARTMENTS



TENTATIVE FINISHES IN UNIT

- Wood/MDF/Laminate work as per design
- Double bed with side units
- Study table with chair
- Dining table with chair
- Sofa/Chair
- Wardrobe unit provided
- Laminated wooden flooring/Carpet in sleeping area
- Vitrified tiles in living room
- Ceramic tiles in kitchenette and bathroom
- Modern bathroom with fixtures
- Granite counter top
- Air Conditioner
- LCD TV
- Ceramic tiles in balcony/courtyard
- Oil bound distemper on ceiling
- Plastic paint on walls
- Fixed light fixture with switches
- Furniture in living room - Sofa cum bed & coffee table

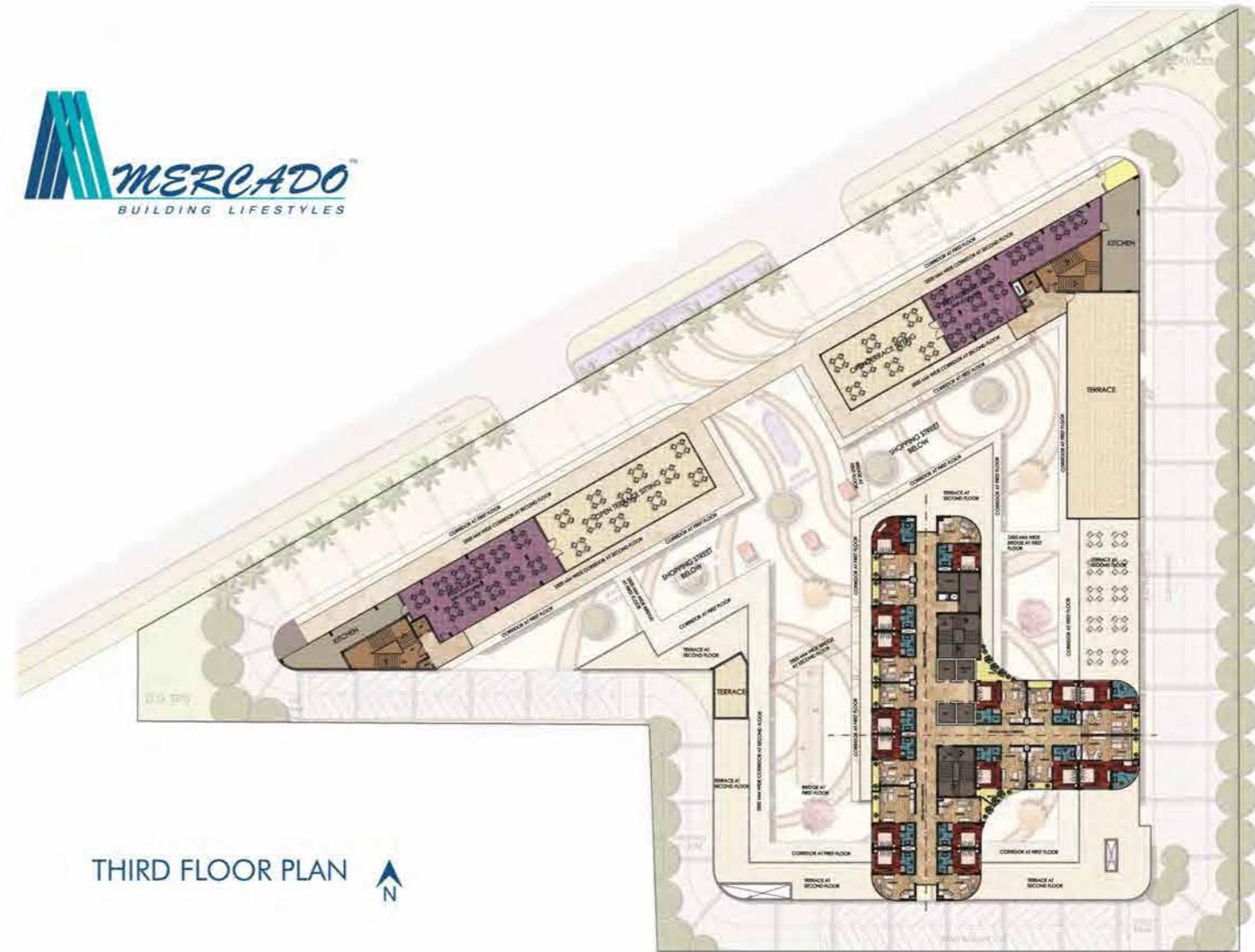
TENTATIVE FINISHES CORRIDOR

- Granite/Vitrified tiles on floor
- Oil bound distemper on ceiling
- Plastic paint on walls
- Lights as per design and norms





SECOND FLOOR PLAN 



THIRD FLOOR PLAN 



THIRD FLOOR PLAN



4TH FLOOR PLAN



5TH TO 9TH FLOOR PLAN



10TH & 11TH FLOOR PLAN



12TH - 22ND FLOOR PLAN



23RD FLOOR PLAN



24TH FLOOR PLAN

INFINITY POOL

ROOF TOP CLUB



OUR VISION YOUR ADVANTAGE

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PAYMENT PLAN - SERVICE APARTMENTS

POSSESSION LINKED PAYMENT PLAN (PLP)

On application of booking	4 Lacs
Withing 45 days of booking	30% of BSP (Less Booking Amount)
Withing 4 months of booking or start of construction*	100% of EDC & IDC
On completion of super structure/top roof slab	30% of BSP (Plus 100% PLC & 100% of Car Parking)
On offer of possession**	40% of BSP (Plus IFMS Charges)

FIXED RETURN PAYMENT PLAN

On application of booking	4 Lacs
Withing 45 days of booking	55% (Less Booking Amount)
After 1 year of booking	20% of BSP (Plus 50% of PLC, 50% of EDC + IDC & 50% of Car Parking)
After 2 year of booking	20% of BSP (Plus 50% of PLC, 50% of EDC + IDC & 50% of Car Parking)
On offer of possession**	5% of BSP (Plus IFMS Charges)

* whichever is earlier.

**Stamp duty, Registration Charges, Administrative charges & all other charges as applicable will be charged extra.

Service Tax and other taxes shall be payable extra as applicable.

Terms & Conditions are subject to change.



CONSTRUCTION LINKED PAYMENT PLAN

On Application of Booking	4 Lacs
With in 45 Days of Booking	20% (Less Booking Amount)
With in 90 Days of Booking	10%
On Start of Excavation	5% (Plus 50% of EDC+IDC)
On casting of Ground Floor slab	5% (Plus 50% of EDC+IDC)
On casting of 4th Floor slab	7.5% (Plus 50% PLC)
On casting of 8th Floor slab	7.5% (Plus 50% PLC)
On casting of 12th Floor slab	7.5%
On casting of 18th Floor slab	7.5%
On casting of Top Floor slab	7.5% (Plus Car Parking)
On start of Brick work	7.5%
On Start of Internal Plumbing C.I./G.I/UPVC	5%
On Start of External Fascade/Plaster	5%(Plus IFMS)
On offer for Possession	5% *

* Stamp duty, Registration charges & Administrative charges as applicable will be charged extra.

*Service Tax and other taxes shall be payable extra as applicable.





DOWN PAYMENT PLAN

On Application of Booking	4 Lacs
With in 30 Days of allotment	95% (Less Booking Amount)
At the time of notice for Possession	5% * (Plus EDC, IDC, PLC , Car Parking, IFMS Charges)

*Stamp duty, Registration charges & Administrative charges as applicable will be charged extra.

*Service Tax and other taxes shall be payable extra as applicable.

