



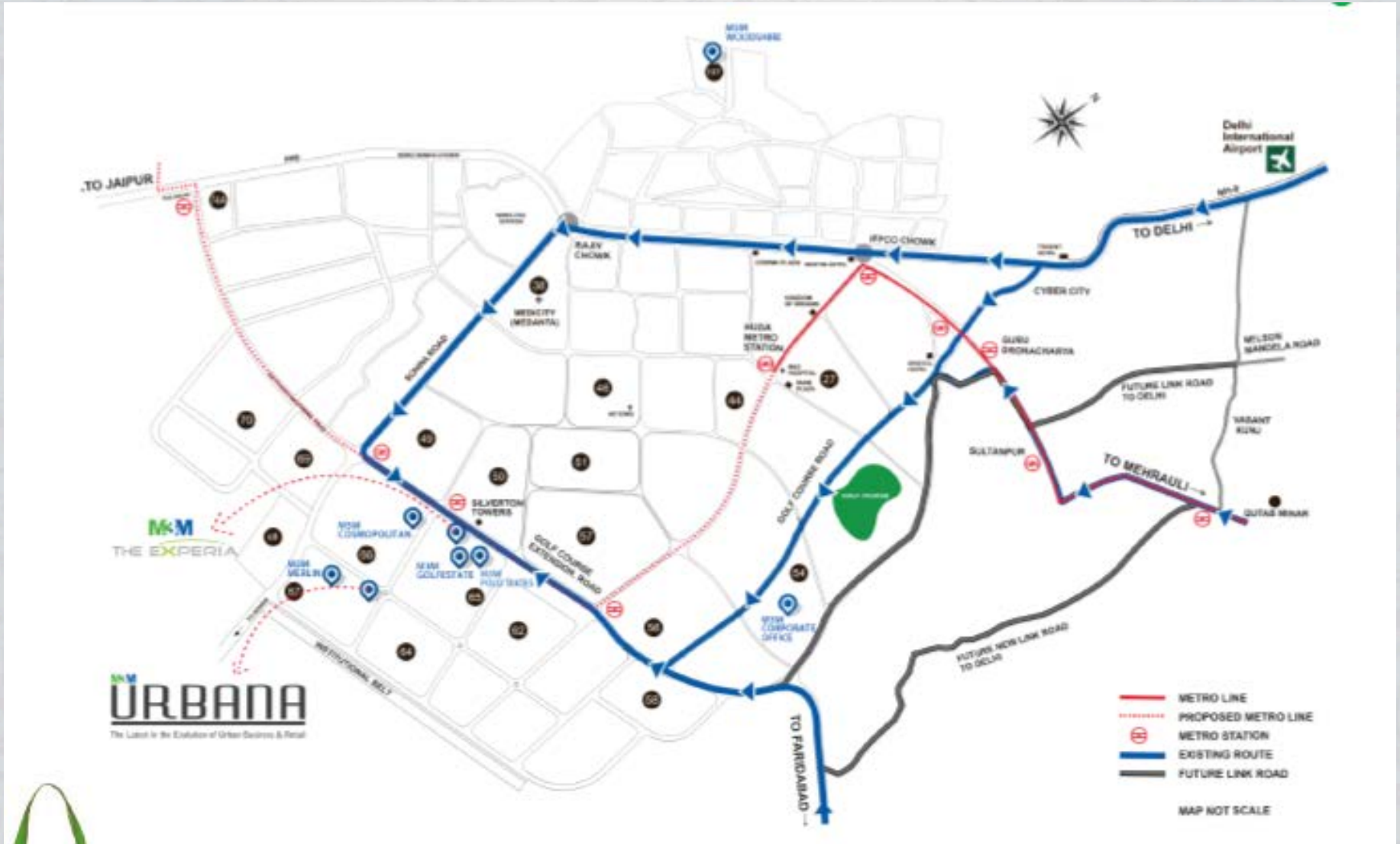
URBANA ONE KEY RESIMENTS

PRODUCT PROPOSITION



- Compact, Trendy and Smart Studio Units.
- Premium Location- Located in Sector 67 surrounded by premium residential development, Walkable distance from the premium Golf Course Road Extension
- Exclusive complex with 150 keys approx.
- Design by renowned Architects RSA+R204 design, RSP Singapore.
- Part of the 14 Acres High Street Retail Cum Office Development with California-like architecture style.
- Aesthetically finished, Air-conditioned Studio Units.
- Ideal for Investors and End Users.
- Value Proposition for Investors:
 - Capital Appreciation
 - Opportunity to earn Annuity Rental Income in the range of ~10%
- Best Suited for
 - Traveling Entrepreneurs
 - Students
 - NRIs
 - Working Bachelors
 - Corporates
- Advantage of Dual Usage option (Commercial & Residential).

LOCATION MAP



Most Premium Location among a bustling premium residential development.

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Location Advantage

- **Located in Sector 67, off the 90 m Golf Course Extension Road (SPR).** The SPR has been declared a National Highway as per the NHAI and will be re-christened as NH236.
- **Located in close proximity to 90 Meter Golf Course Extension Road with a 30 Meter Green belt,** offering access to NH8 on one side and South Delhi on the other side via the Gurgaon Faridabad Road;
- **Access to South Delhi via the following link roads:**
 - Existing link via the MG Road connecting South Delhi and Gurgaon;
 - Future link through the 90 metres wide road link connecting Nelson Mandela Road in Vasant Kunj in Delhi to Mehrauli Road in Gurgaon through the Biodiversity Park;
 - 90 metres wide road link from Andheria Mor in Delhi to Gurgaon-Faridabad Road in Gurgaon through Mandi and Gwal Pahari.
- **Walking Distance from the Proposed Metro Corridor offering fast and easy connectivity to Delhi.**

SITE

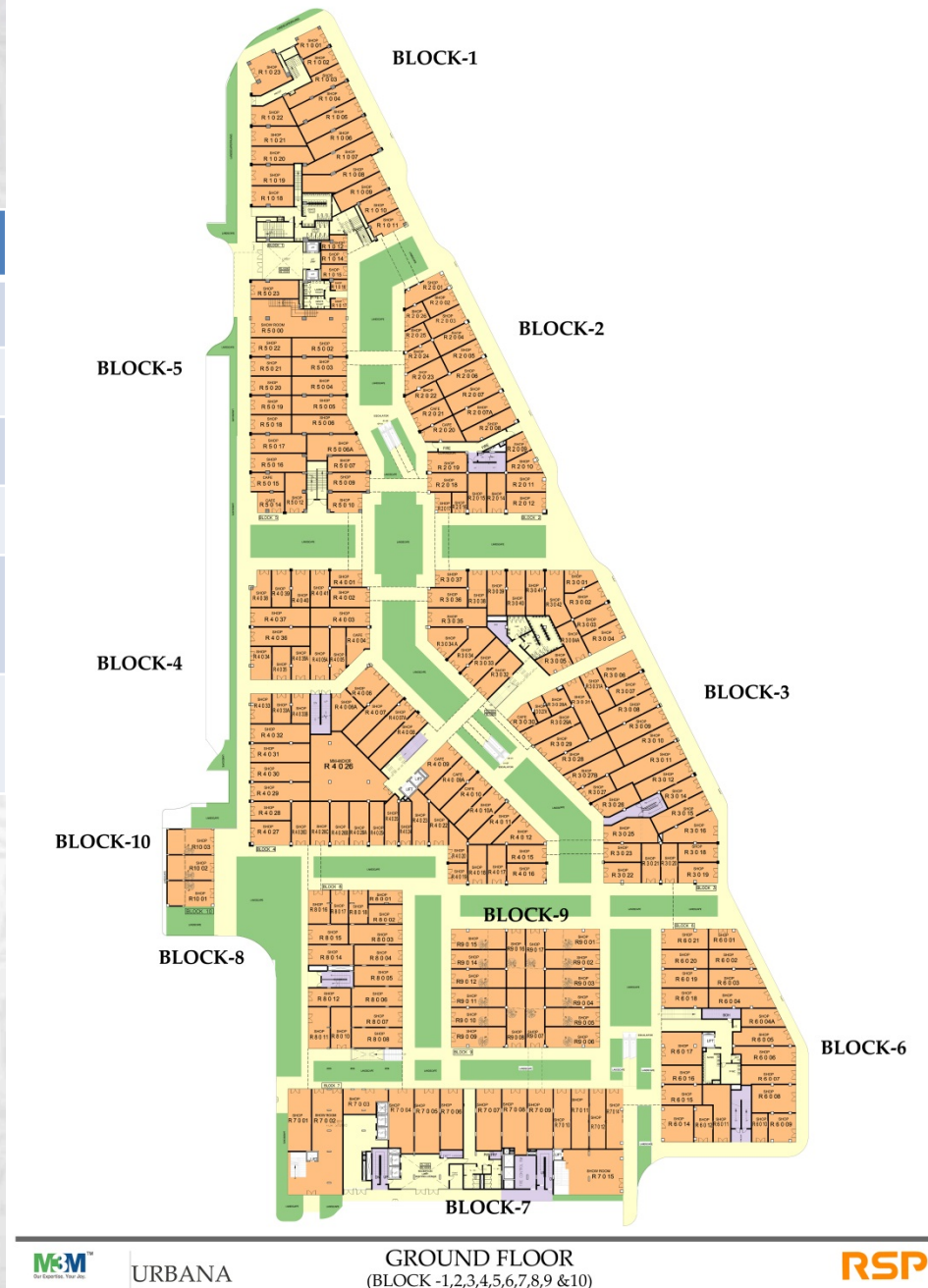
- Part of the 14 acre large Retail cum Office complex in Gurgaon.
- Access to the Site from 60 meter wide sector road between sector 64 & 67 providing easy access to the Patrons
- Ample choices for fine dining restaurant, food court & retail space within the complex.



Site Plan

BLOCK	CONFIGURATION	# of Floors
2	Retail	G + 1
1 & 5	Retail & Office Space	G + 6
3, 4 & 6	Retail & Restaurant Space	G + 2
9 & 10	Double Height Retail	G + 1
7	Retail & One Key ResiMents	G + 15
8	Retail & Managed Serviced Apartments	G + 15

- Located on Block 7
- One half overlooking the Bustling Retail and Sector Road
- Other Have overlooking the large greens for those inclined towards the nature.



Planning & Design Elements

- Ample choices for fine dining restaurant, food court & retail space within the large commercial Complex **“The Urbana”**
- Dedicated Independent Drop off Area for One Key ResiMents.
- Dedicated, Spacious Double height entrance lobby of 1400 Sq.ft. area approx.
- Reception lobby with high end finishes and Reception Desk & Seating Area for Visitors.
- High speed elevators with 3 Guest and 1 Service Elevator.
- Laundromats Facility.
- Ample Car Parking Spaces with 3 Level Basement.
- Low Maintenance Cost.
- Round the clock ample water supply, 100% power back-up
- Fire safety system, CCTV surveillance & Perimeter Security System

Planning & Design Elements

- **Access to One Key ResiMents Club with following amenities:**
 - Lounge.
 - Kitchen - For Serving in the Club Dining Hall.
 - In Room Service.
 - Health Club Facilities.
 - Recreational Facilities
 - Dining Hall
 - Business Centre with Internet enabled Workstations and other facilities such as fax, Photocopy machine etc.
 - Concierge Services.

Specifications

- Fully Finished Units
- Clear Floor to Floor Ceiling Height of 3.6 Meters

Specifications



- Fully Fitted Modular Kitchen
- Vitrified Tiles/Laminated Wooden Flooring
- Low Cost Central Air Conditioning With Independent Metering (Pay as per Use)

Specifications



- **3 Fixture Bathrooms with High Quality Finishes**
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Specifications

→ Bedrooms –

- Wall Finishes: Plastic Emulsion with Roller Finish.
- Floors: Imported Laminated wooden flooring.
- Doors: Hardwood door frame with Skin door shutter/ Flush Shutter.
- Windows : Powder coated or Anodized aluminium glazing.
- Ceilings: Plastic Emulsion.

→ Living/ Dining –

- Walls: Plastic Emulsion with Roller Finish.
- Floors: Vitrified Tiles.
- Doors: Hardwood door frame with Skin door shutter/ Flush Shutter.
- Windows: Powder coated/Anodized aluminium glazing.
- Ceilings: Plastic Emulsion.

→ Kitchen –

- Others: Polished Granite counter with SS sink and sink mixer.
- Walls: 2' high ceramic tiles above counter.
- Floors: Anti skid Ceramic tiles.
- Ceilings: Plastic Emulsion.
- Modular Kitchen with chimney hood.

Other Specifications

→ Toilet

- Walls: Combination of Tile dado, mirror & paint;
- Floors: Anti skid Ceramic tiles;
- Doors: Hardwood door frame with Skin door shutter/ Flush Shutter;
- Ceilings: False Ceiling;
- Others: Granite/marble counter with sanitary fixtures and CP fittings.

→ Balcony

- Floors: Anti-skid/Non-slippery ceramic/vitrified tiles.

→ Lift Lobbies

- Walls: Selected stone cladding and Oil bound Distemper;
- Floors: Combination of Natural Stone & tiles;
- Doors: Stainless Steel finished lift doors;
- Ceilings: False Ceiling;
- Air-conditioned Ground Floor Lobby.

→ Electrical Equipments

- Ceiling fans & Light fittings;
- Airconditioned Service Apartments;
- Hot water supply in Toilet/ Geyser; Telephone,
- TV & Power Outlets.

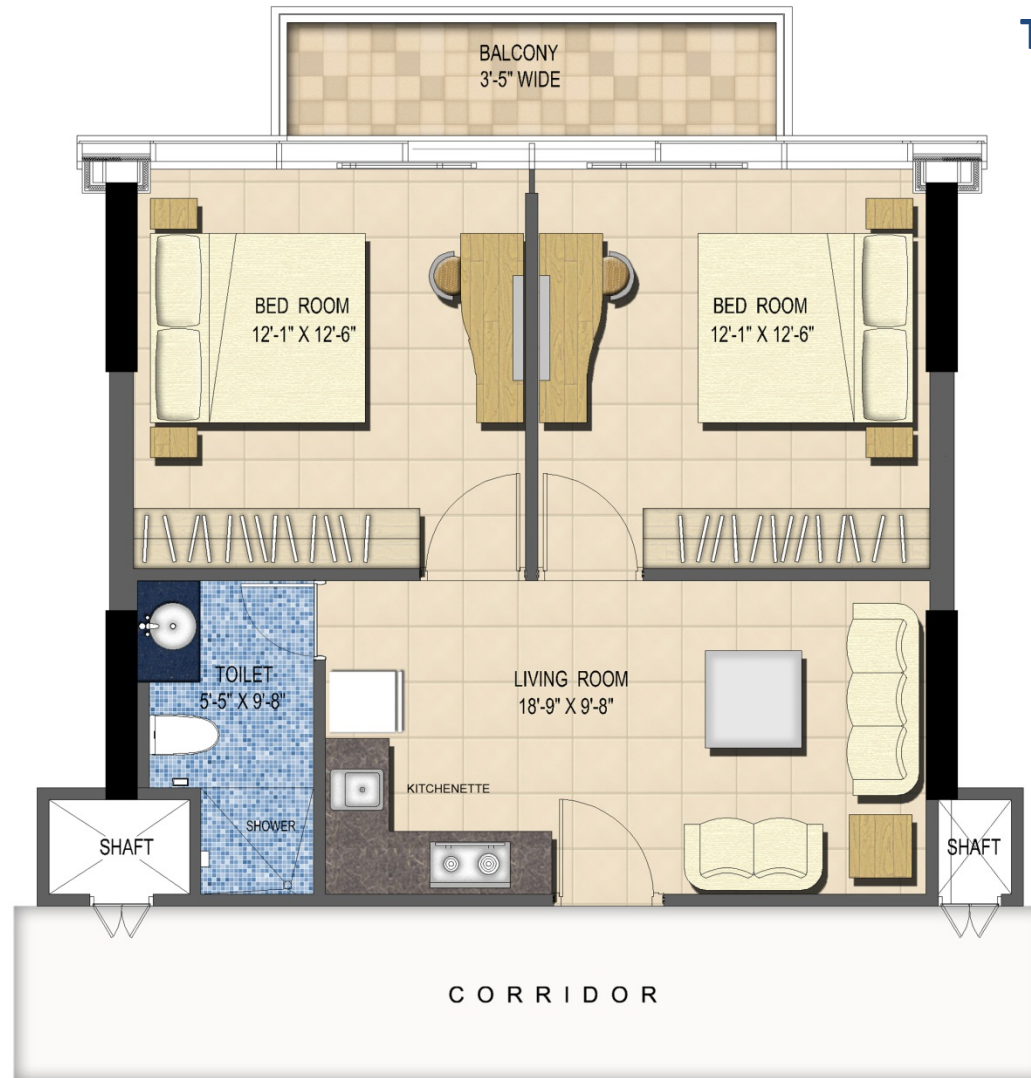
Tentative Area
550 Sq.ft



Tentative Area
800 Sq.ft



Tentative Area
1050 Sq.ft



Price List & Payment Plan

Price List	
BSP (Per Sq.ft)	As Applicable
Inaugural Rebate (Per Sq.ft)	Rs. 500
PLC (per Sq.ft)	Retail/ Sector Road Facing : Rs 400/sq.ft Horizon Facing : Rs 200/sq.ft
Club Charges* (Per Sq.ft)	Rs. 150
Car Parking Cahrges per Bay	Rs. 5,00,000
IFMS (Per Sq.ft)	Rs. 150
External Development Charges (per sq.ft)	Rs. 421
Internal Development Charges (per sq.ft)	Rs. 53
Payment Plan	
On booking	Rs. 5,00,000
Within 45 days	10% of (BSP + PLC) less the booking amount
Within 3 months or basement roof slab (<i>whichever is later</i>)	10% of (BSP + PLC)
Within 6 months	5% of (BSP + PLC)
Within 9 months	10% of (BSP + PLC)
Within 12 months or completion of structure, (<i>whichever is later</i>)	10% of (BSP + PLC) + 50% of Parking
Within 15 months or completion of masonry work, (<i>whichever is later</i>)	10% of (BSP + PLC)
On application For Grant of Occupation Certificate	15% of (BSP + PLC)
On offer of Possession	30% of (BSP + PLC) + 50% of Parking+ DC Charges + IFMS + Stamp duty & Registration charges.