

# PREMIA TOWERS

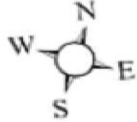
SECTOR 104, GURGAON



PROPERTIES

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# GURGAON - MANESAR MASTER PLAN - 2031



**LEGEND**

RESIDENTIAL	Light Green
COMMERCIAL	Light Blue
INDUSTRIAL	Light Orange
PUBLIC UTILITY	Light Yellow
OPEN SPACE	Light Green
WATER	Blue
ROADS	Grey
RAILWAYS	Black
POWER LINES	Red
TELEPHONE LINES	Black
SEWERAGE LINES	Black
WATER SUPPLY LINES	Black
WASTE DISPOSAL	Black
WATER TREATMENT PLANT	Black
WATER STORAGE TANK	Black
WATER DISTRIBUTION TOWER	Black

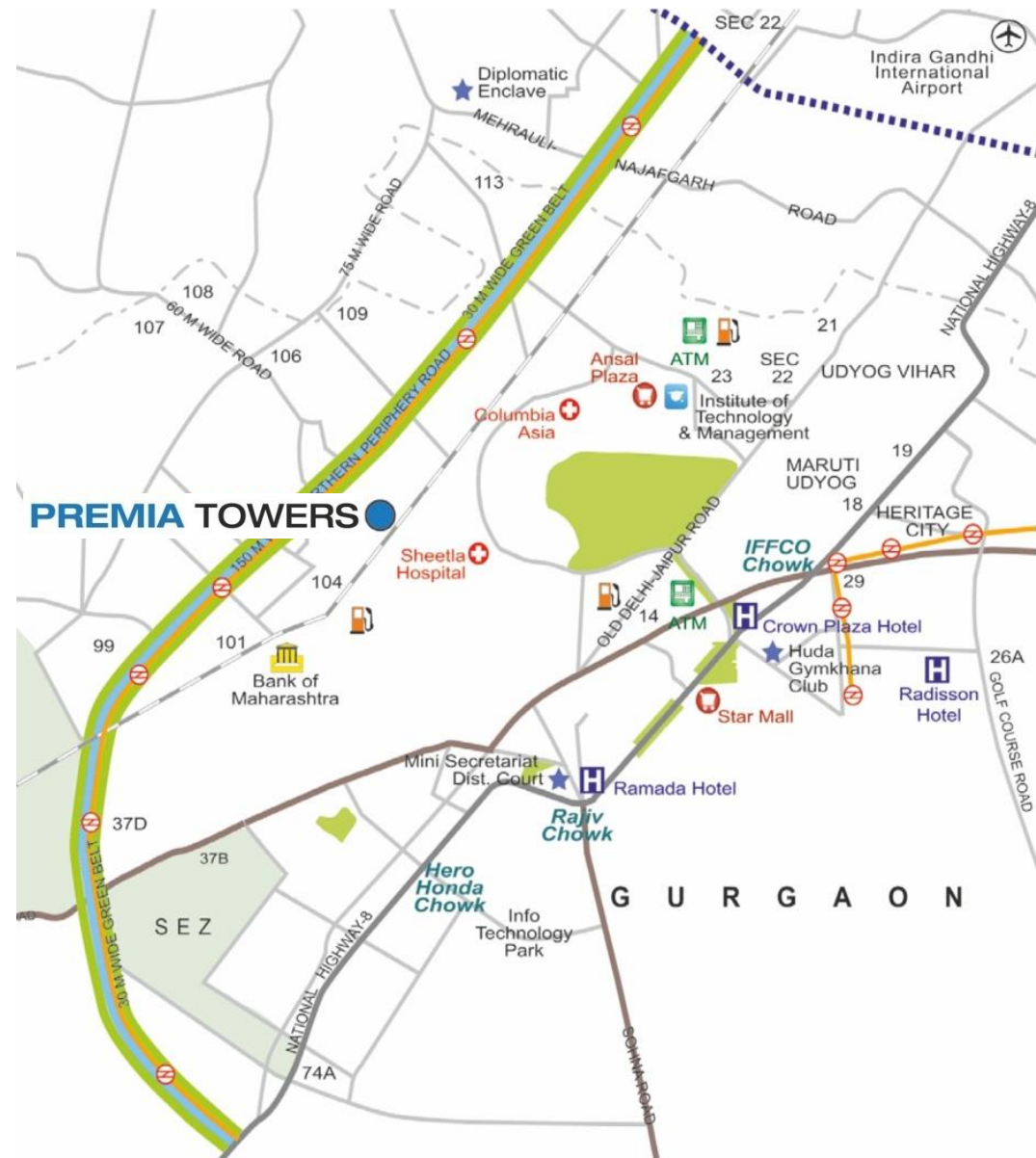
Nos.	Details
1	KMP Expressway
2	Dwarka Expressway
3	DLF Town Heights
4	Oriss
5	IMT Manesar (Industrial Model Town)
6	Public Utility (Pragati Maidan)
7	AIMS
8	ISBT & Metro Depot
9	Our Project Crescent Park (Petioles)
10	Golf Course Extension Road

**Disclaimer**  
This is a general representation of the project. It is not intended to be a contract. Please refer to the actual site plan for accurate details and confirmation before.

Sector 104 falls within the peripheral micro-markets of Northern Peripheral Road(Dwarka Expressway) and is strategically located at the near midpoint of the 18 kilometer stretch giving it seamless connectivity to both Delhi and Central Business Districts of Gurgaon.

Nearby sectors to this sector are Sectors 102, 103,106 and 109.

This and the nearby sectors are all set to witness a splurge in habitation in the short term future with the operationalization of DEX and near saturation of residential clusters concentrated on the left side of NH8.



## STRATEGIC LOCATION

- Only 15 minutes from IGI Airport
- Close vicinity to Central Business District(CBD). Less than 10kms away
- Proposed Metro Station at walking distance
- Adjacent to upcoming Diplomatic Enclave

## WELL CONNECTED WITH SOCIAL INFRASTRUCTURE

- Close vicinity to educational Institutes(Delhi Public School, Blue Bells Public School); Hospitals (Columbia Asia) & Malls (Ansal Plaza)

## MOST PREMIUM SECTOR

- Sector 104 is the most premium sector with multiple luxury projects & high street commercial complexes



BUY IN THE LIMITED EDITION LUXURY RESIDENCES AND  
“WE BEAR THE RENTAL & INTEREST PART FROM HERE  
ON”

CHOOSE B/W COMFY PAYMENT PLAN(CPP) OR BANK SUBVENTION(BS)

& GET A BOUQUET OF BENEFITS(BOB) OF

UPTO 80,000 RS/MONTH FOR 36 MONTHS

FROM THE DATE OF BOOKING

“NO LOCK IN,  
1ST TRANSFER  
FREE”

LAUNCH BSP – RS. 8,000/- PER SQ.FT.

WITH A LIMITED PERIOD INAUGURAL DISCOUNT OF **651 RS/SFT**

**PRE LAUNCH BSP – RS. 7349/SFT**

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Bouquet of Benefits(BOB) offered under CPP works out to be **Rs. 30/sft/month for 36 months.**

Detailed working for a 3 BHK, 1816 sft ~1.5 Cr Ticket Size is shown below:

Sr. No.	DATE OF DISBURSAL	%age Payment demanded*	GROSS PAYMENT (Rs.)	Bouquet of Benefits (Rs.)
1	On Booking(Dec'14)	5	750000	-
2	31 <sup>st</sup> Jan'15	10	1500000	245160
2	1 <sup>st</sup> June'15	12.5	1875000	354120
3	1 <sup>st</sup> Jan'16	12.5	1875000	136200
4	1 <sup>st</sup> Apr'16	12.5	1875000	245160
5	1 <sup>st</sup> Sept'16	12.5	1875000	245160
6	1 <sup>st</sup> Feb'17	12.5	1875000	245160
7	1 <sup>st</sup> July'17	12.5	1875000	245160
8	1 <sup>st</sup> Dec'17/On Offer of Possession	10	1500000	245160
		100	<b>1,50,00,000</b>	<b>19,61,280</b>

Exit Price at possession (Rs/sqft)	Net profit including bouquet of benefits (Rs.)	IRR (annual)
8000	3143496	22%
8750	4505496	31%
9500	5867496	39%

- IRR's have been calculated assuming exit at possession
- Even with a marginal increase of Rs. 650/sft in the price over 3 years, annual IRR works out to be **22%**.



Bouquet of Benefits(BOB) offered under BS works out to be **Rs. 12.5/sft/month for 36 months** in addition to No Pre EMI till Dec'17. Detailed working for a 3 BHK, 1816 ~1.5 Cr Ticket Size is shown below:

SNO.	PAYMENT BY	DATE OF DISBURSAL	%AGE PAYMENT DEMANDED*	GROSS PAYMENT	BOUQUET OF BENEFITS
1	CUSTOMER	On Booking(Nov'14)	5	750000	-
2	CUSTOMER	Jan'15	10	1500000	102150
2	BANK	June'15	12.5	1875000	147550
3	BANK	Jan'16 or start of excavation whichever is later	12.5	1875000	56750
4	BANK	Apr'16 or completion of ground floor slab, whichever is later	12.5	1875000	102150
5	BANK	Sept'16 or completion of 4 <sup>th</sup> floor slab, whichever is later	12.5	1875000	102150
6	BANK	Feb'17 or completion of 12 <sup>th</sup> floor slab, whichever is later	12.5	1875000	0
7	BANK	July'17 or completion of superstructure, whichever is later	12.5	1875000	0
8	CUSTOMER	Dec'17/Offer of Possession	10	1500000	306450
			<b>100</b>	<b>1,50,00,000</b>	<b>8,17,200</b>

Exit Price at possession (Rs/sqft)	Net profit including bouquet of benefits (Rs.)	IRR (annual)
8000	1999416	34%
8750	3361416	51%
9500	4723416	66%

- IRR's have been calculated assuming exit at possession
- With an exit price of Rs. 8000/sft, customer stands to make a handsome return of **34%**

Tower	Configuration	Size (sqft.)	Starting Ticket Size*	Booking Amount	BOB- CPP (Rs/month)**	BOB – BS (Rs/month)**
L	3 BHK	1712	~Rs. 1.25 Cr.	Rs. 7.5 Lakh	51,360	21,400
L	3 BHK + Utility(Type I)	1816	~Rs. 1.33 Cr.	Rs. 7.5 Lakh	54,480	22,700
L	3 BHK + Utility(Type II)	1844	~Rs.1.35 Cr.	Rs. 7.5 Lakh	55,320	23,050
A	4 BHK + Utility	2324	~Rs. 1.7 Cr.	Rs. 10 Lakh	69,720	29,050
A	4 BHK + Utility + Study	2692	~Rs. 1.95 Cr.	Rs. 10 Lakh	80,760	33,650

**\*INCLUDES BSP ONLY**

**\*\*TO BE PAID FOR 36 MONTHS**

**CHECK TO BE DRAWN IN THE FAVOUR OF  
“GODREJ SUMMIT”**

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# APPENDIX

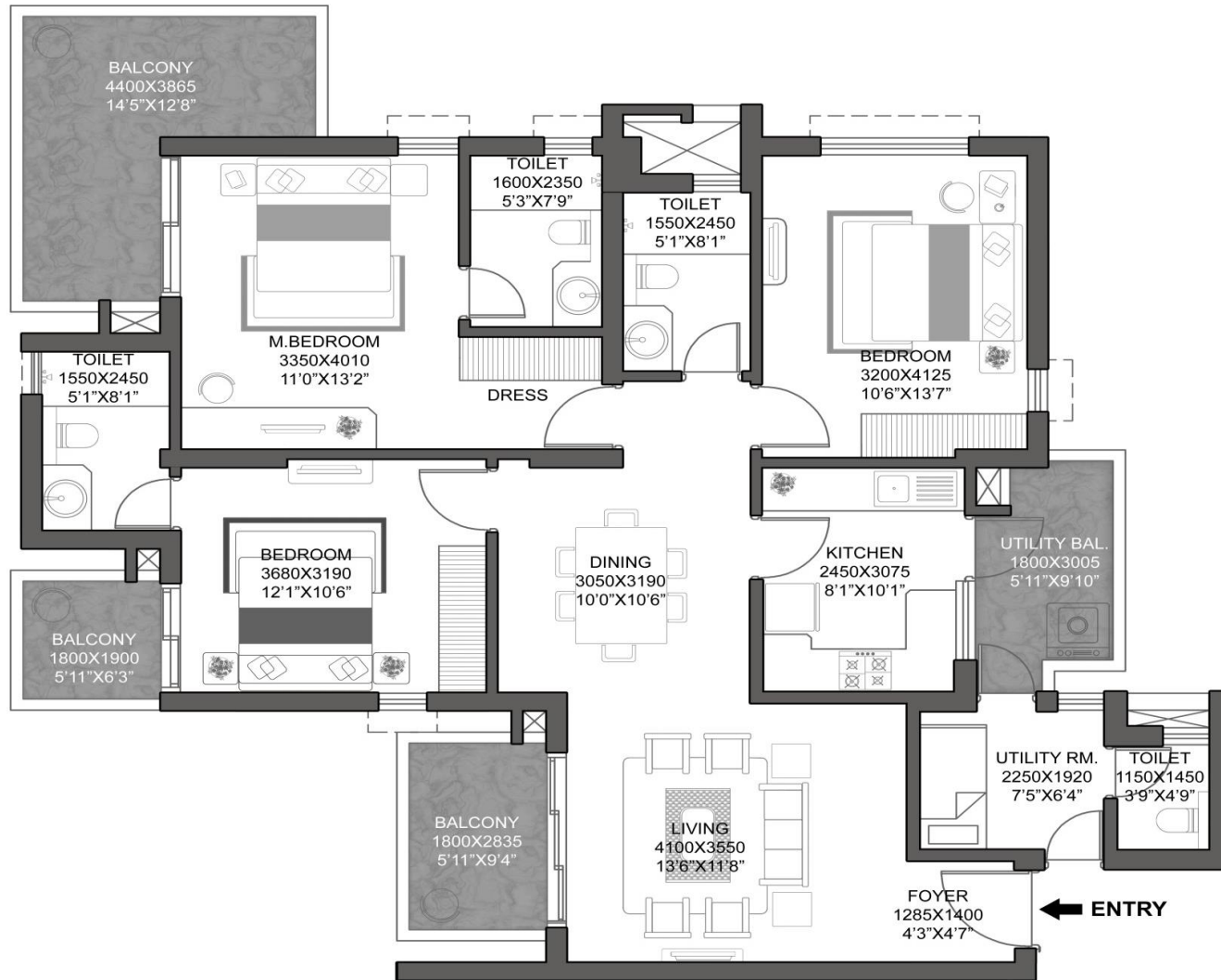
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3 BHK- 1712 sq.ft

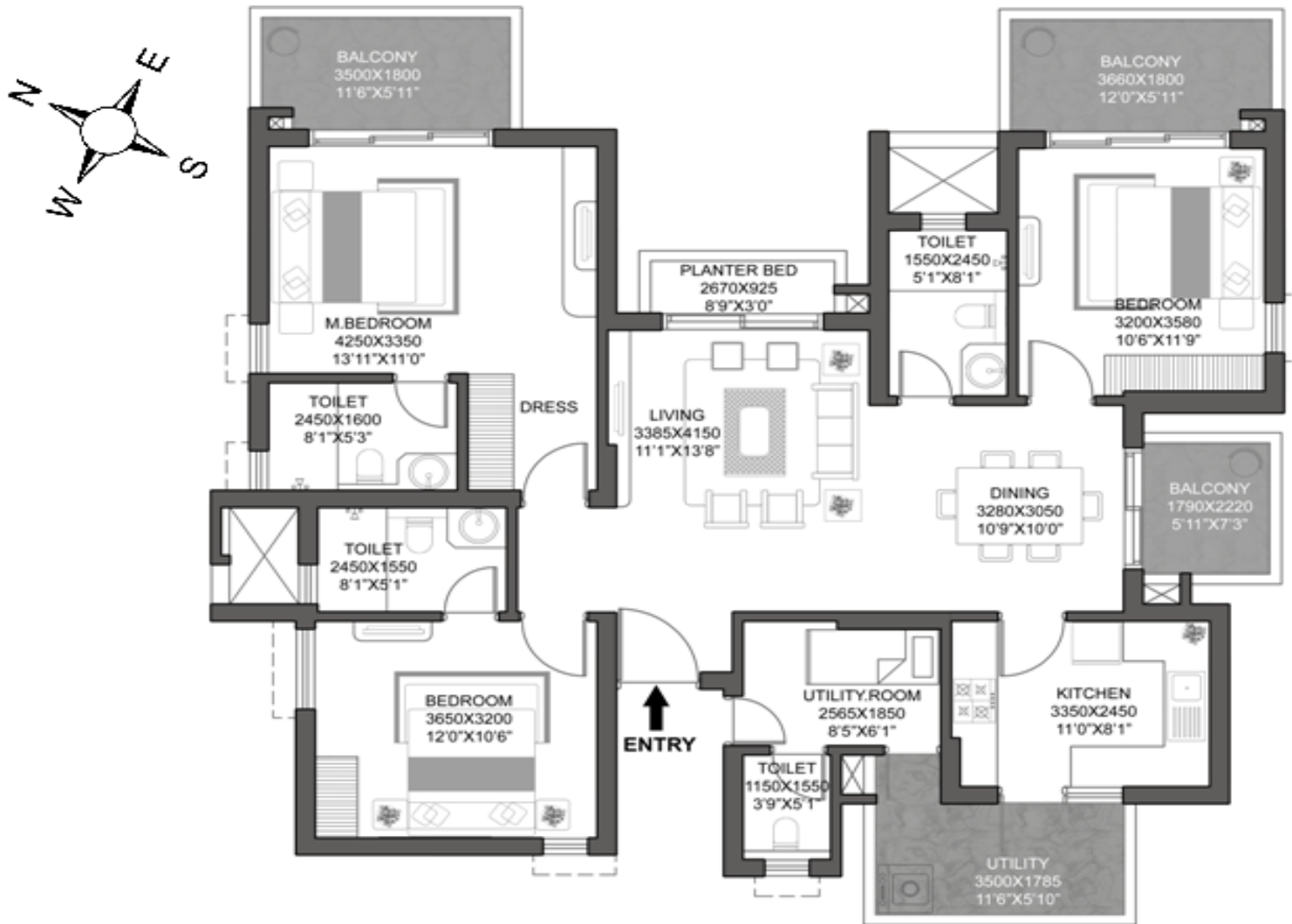
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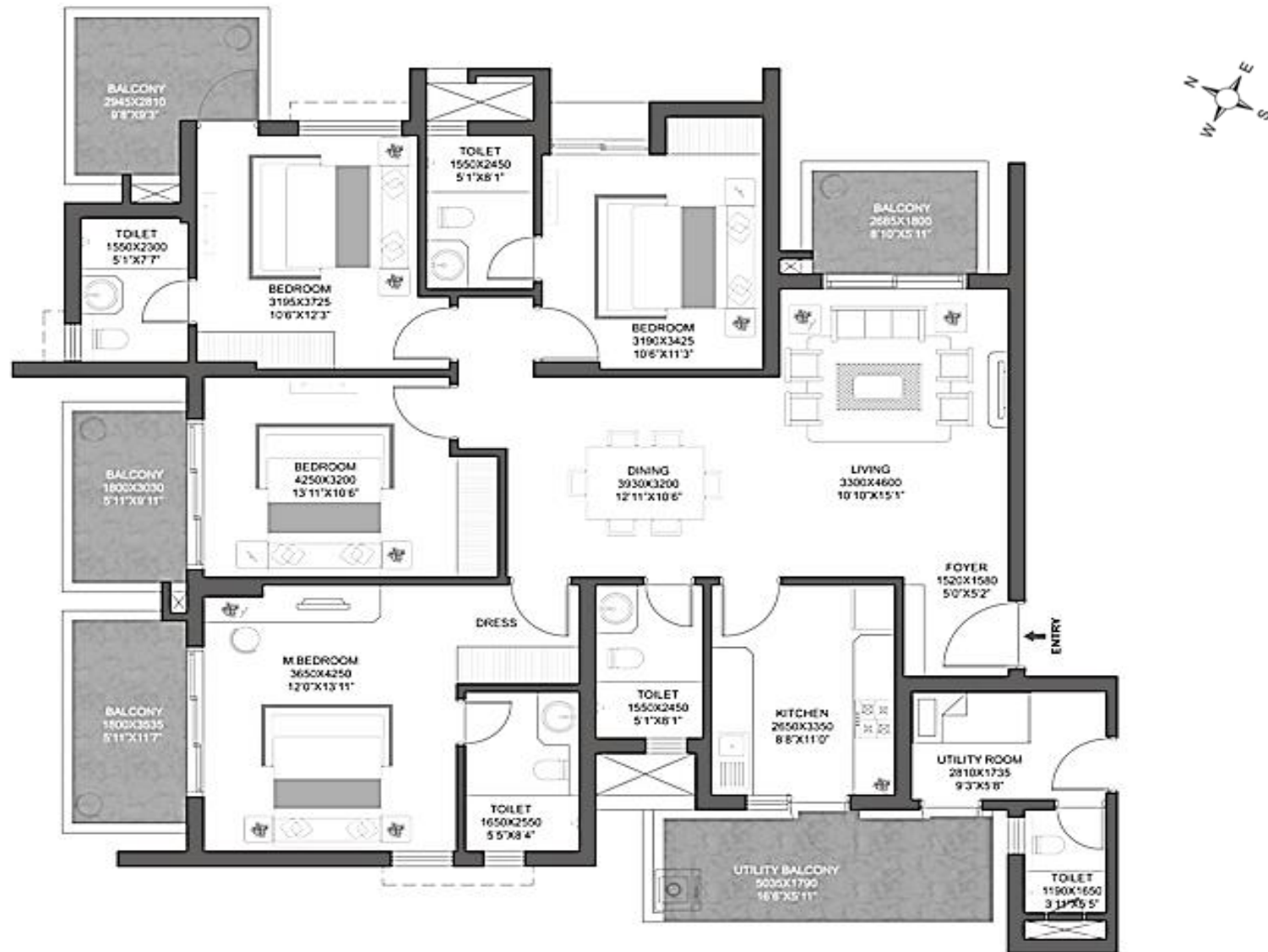
3 BHK + Utility - 1816 sq. ft.

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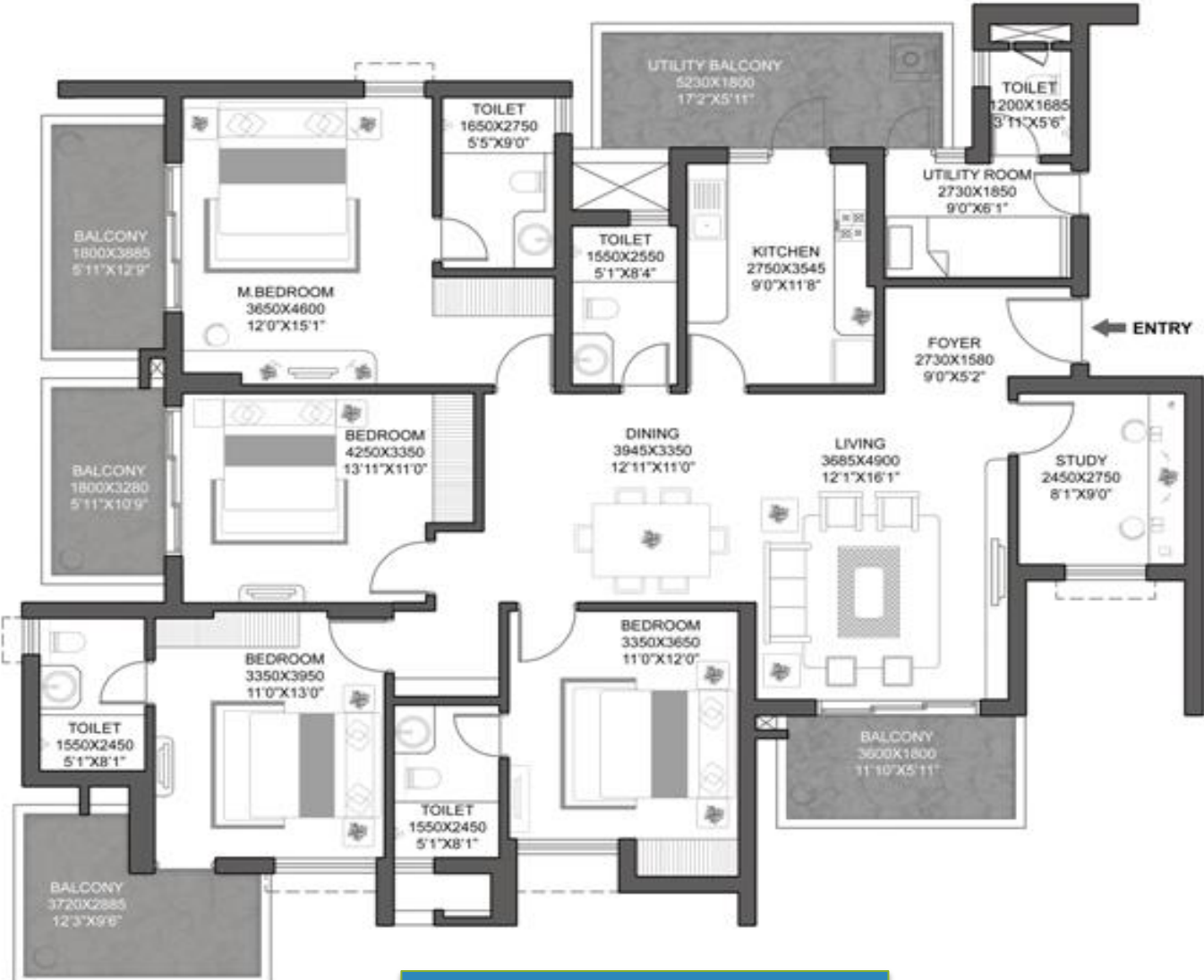


3 BHK+Utility-1844 sq.ft

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4 BHK+ Utility- 2324 sq.ft  
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4 BHK+ Utility + Study-  
2692 sq.ft

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*Thank you for your time and consideration*



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