

TATA HOUSING®

PRIMANTI

VILLAS AND RESIDENCES



Actual image shot on site in Jan, 2018

Phase I, II and III (Part) : OC received
HARERA Regd. no. 98 of 2017 dated 28.08.2017
Website: <http://www.harera.in/>

SPR: The Road to Future Growth

1

SPR connects Golf Course Extension Road to NH-8, hence providing seamless access to other parts of Gurgaon, Airport and Delhi.

2

At Vatika Chowk, SPR intersects Sohna Road which hosts multiple corporate parks, shopping malls and residential societies.

To make SPR a signal-free corridor, the state government is constructing an underpass at Vatika Chowk.

4

3

SPR will be part of the upcoming Metro Route from Huda City Center to Manesar via Vatika Chowk.

5

NHAI's new 16-km expressway named Greater Southern Peripheral Expressway (GSPE), will connect Delhi-Gurugram Expressway to Manesar on NH-8 through SPR. This will further improve the connectivity to both Delhi and Manesar.

6

To reduce traffic snarls, NHAI has planned a cloverleaf on the NH-8 which will connect to the SPR directly.

7

The state government has sanctioned Huda's Rs 453-crore plan to widen the Badshapur drain and construct stormwater drains and wells along SPR to tackle waterlogging and rejuvenate groundwater tables.

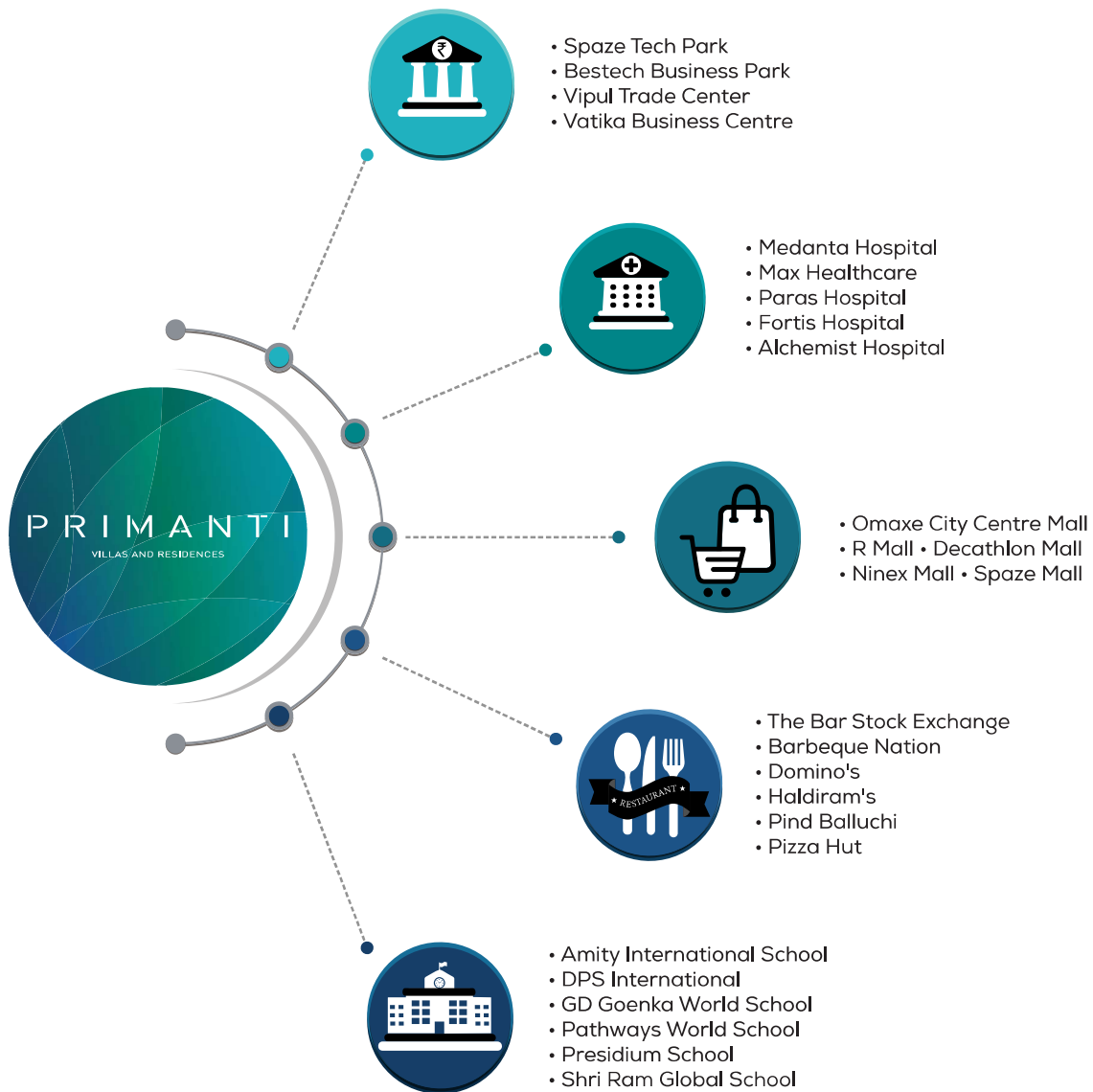
8

Because of superior connectivity, many private corporate parks (Tata Realty, DLF etc.) are under construction on SPR.

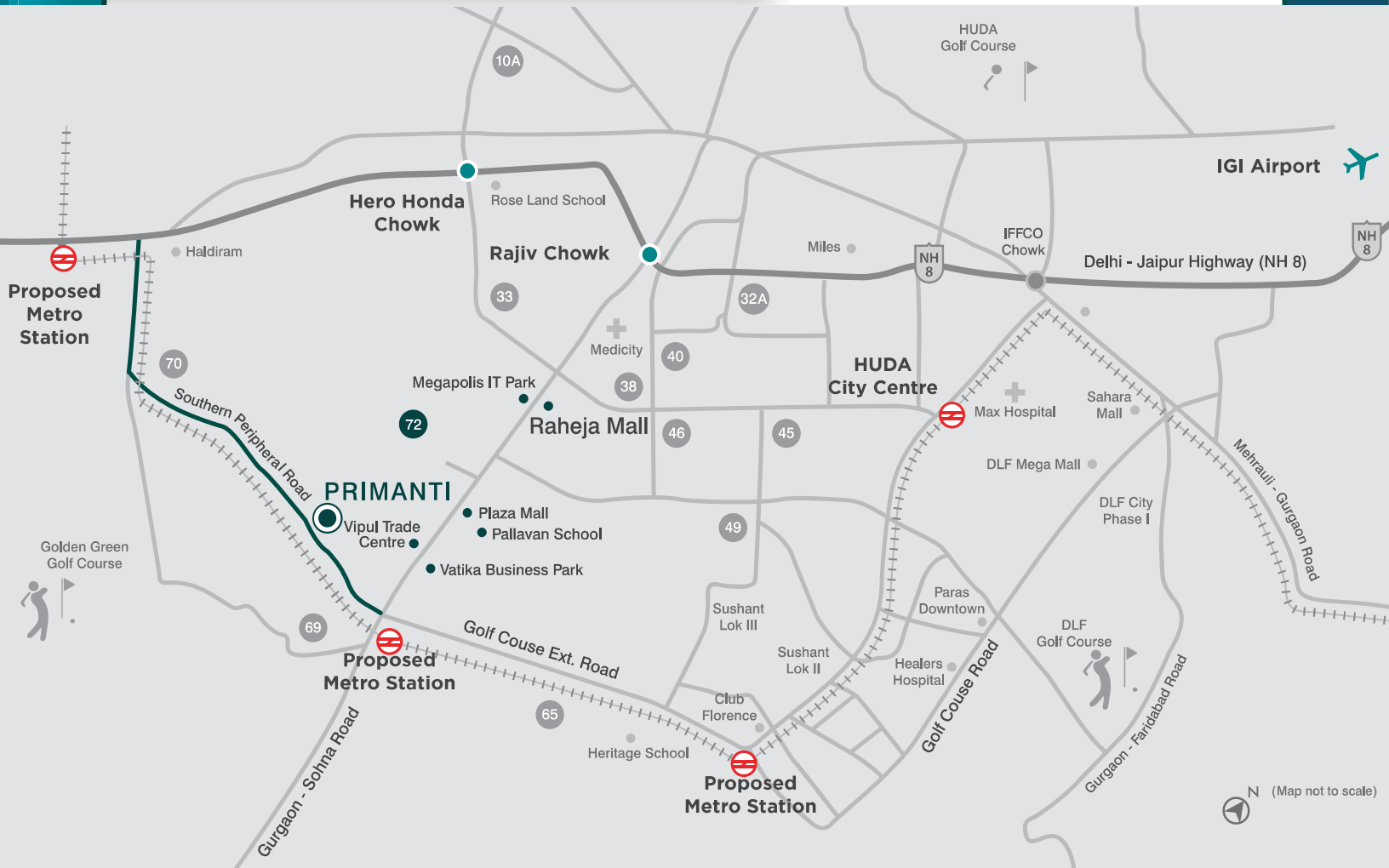
Source : Times Of India

SPR: The New Social Hub

Everything you could need, at a stone's throw



CONNECTIVITY



5 km
Access to NH-8



22 km
International Airport



7 km
Medanta Medicity



3 km
Shopping Malls

KEY DRIVING DURATIONS:

Delhi-Jaipur Highway (NH 8)	: 5 min.
Golf Course Ext. Road	: 5 min.
Gurgaon-Sohna Road	: 5 min.
Golf Course Road	: 20 min.
Cyber Hub	: 25 min.
I.G. International Airport	: 35 min.

Distances and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities.

PRIMANTI: An Overview



Actual image shot on site in January, 2018

Primanti is situated on the Southern Peripheral Road (SPR) in Sector 72, Gurugram.

It is a residential development spread over an area of 36 acres and offers:

apartments, duplexes, row houses and villas.

Discover a home where modern architecture merges seamlessly with the natural landscape.

A retreat for the senses, within the city of Gurgaon.





LEGEND:

1. Main Entrance
2. Mondrian Park
3. Community building (clubhouse)
4. Swimming Pool
5. Tennis Court/ Basketball Court
6. Children's Play Area
7. Community Shopping Area
8. Primary School
9. Proposed Nursery School Plot
10. EWS
11. Half Basketball Courts

VERTILLAS

- VA : Villa (Small)
- VB : Villa (Large)
- T1 : 38 Floors
Apts. 1, 4: 4 BHK Large
Apts. 2, 3: 4 BHK Small
- T2 : 40 Floors
Apts. 1, 4: 4 BHK Large
Apts. 2, 3: 4 BHK Small
- T3 : 22 Floors, 3 BHK
- T4 : 26 Floors, 3 BHK
- T5 : 30 Floors, 3 BHK
- T6 : 34 Floors, 3 BHK
- T7 : 40 Floors, 4 BHK Large
- EA 1 - EA 6: G+9 Floors
- EA 7 - EA 8: G+11 Floors
- EF 1 - EF 25: G+3 Floors
- EF26 - EF 31: G+3 Floors

Disclaimer: The amenities, specifications, designs, facilities etc. are indicative. The Company reserves the right to change/revise/amend the same at its sole discretion without any prior notice and obligation. List of amenities, specifications, designs and facilities provided in the Agreement shall stand final and binding. Trees and green area shown are for representation purpose only. Layout for reference purpose only.

COMMUNITY BUILDING

Primanti boasts of a top-of-the-class community building (clubhouse) spread over approx. 2647 sq. m. (28492.07 sq. ft.) The clubhouse is carefully planned to provide an entire range of modern amenities catering to all the lifestyle needs of the residents.

AMENITIES

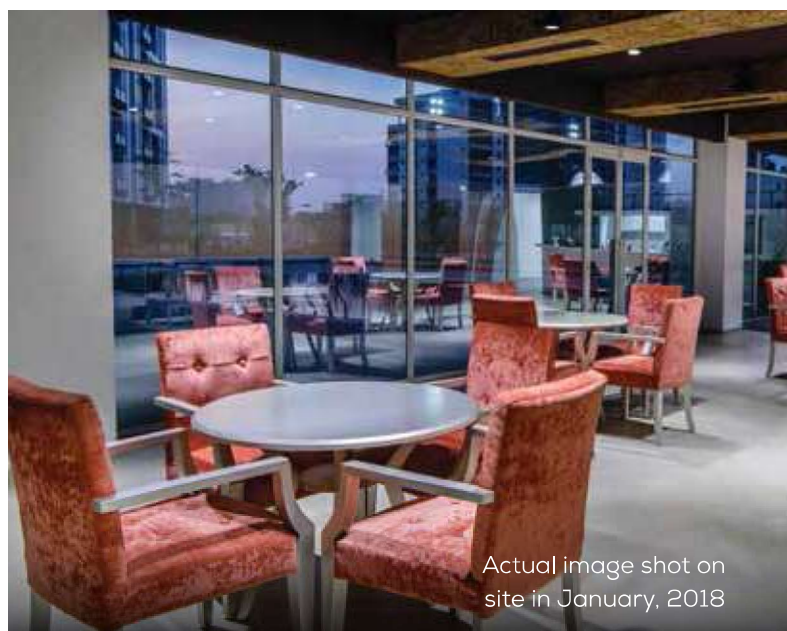
- Outdoor Pool
- Temperature-controlled Indoor Pool
- Squash Court
- Tennis Court
- Basketball Court
- Badminton Court
- Table Tennis
- Gymnasium
- Spa and Sauna
- Pool-side Restaurant
- Multi-media Room



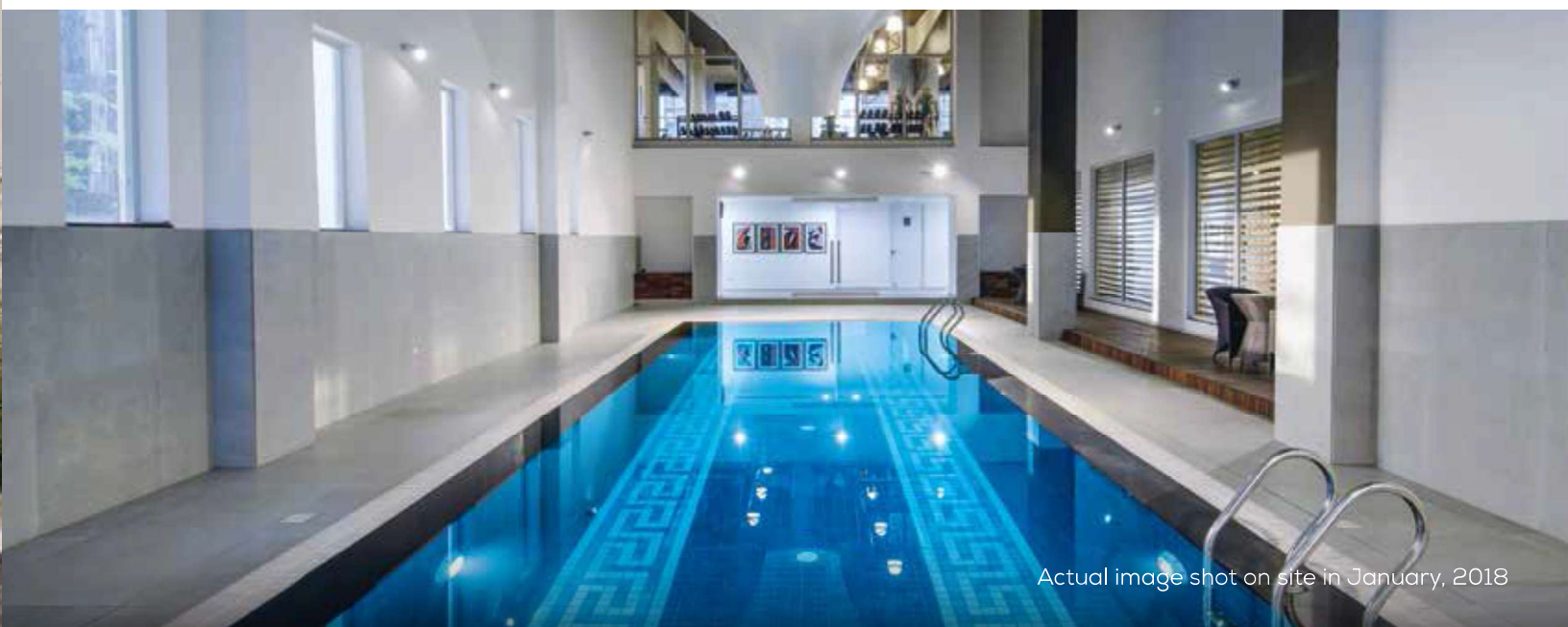
Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018

THE GARDEN ESTATE

Imagine life in a place where tree-lined boulevards wind their way through lush green parks. Where picturesque pergolas and water bodies dripped with sunlight and shade glimmer through trees.

Primanti garden estate is designed around a series of interconnected gardens and meadows that span sinuously across the project.

Primanti hosts 5 gardens within its premises.

EXCLUSIVE FEATURES

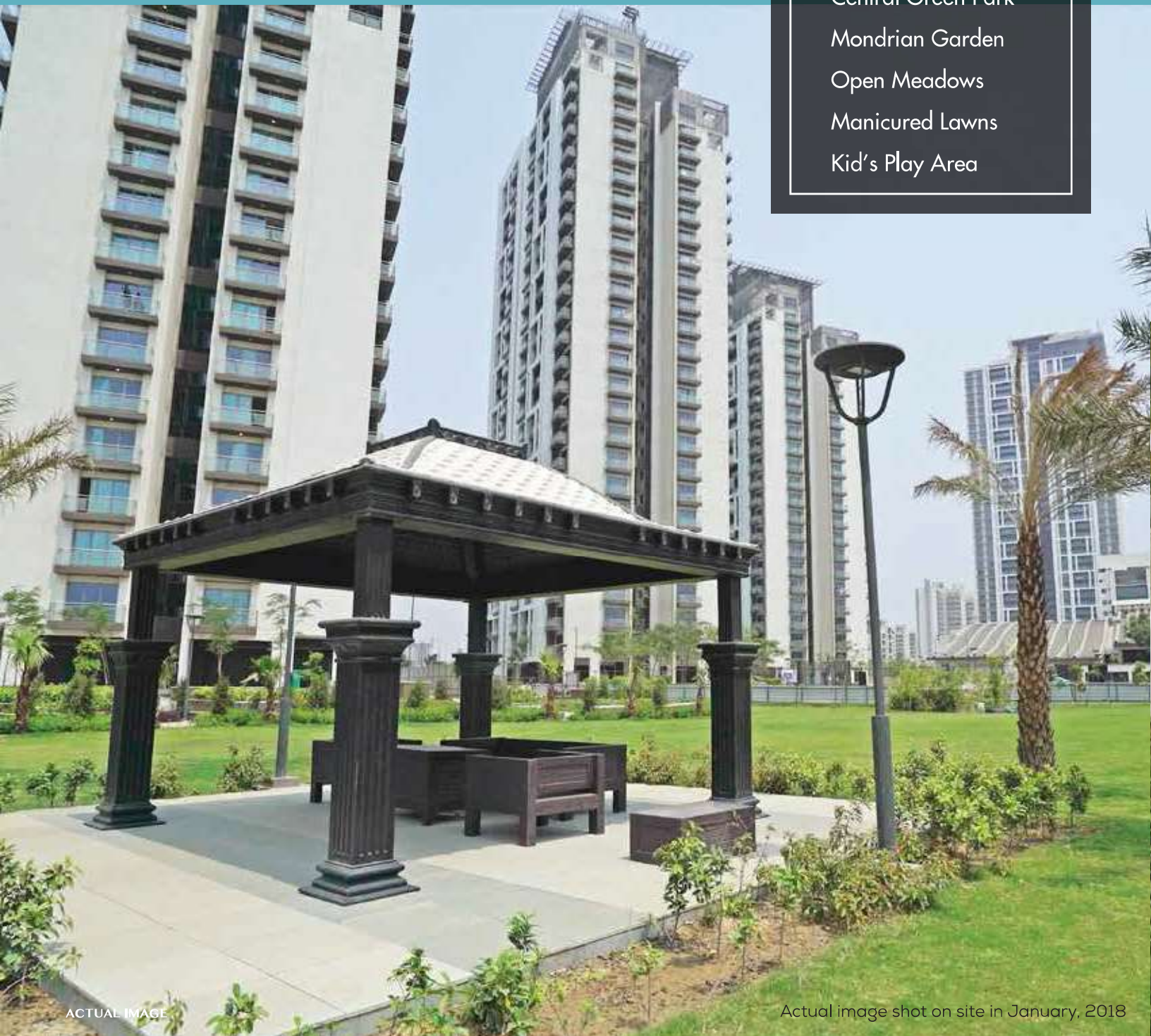
Central Green Park

Mondrian Garden

Open Meadows

Manicured Lawns

Kid's Play Area





Actual image shot on site in January, 2018



Actual image shot on site in January, 2018

RESIDENCES

TOWER RESIDENCES

Tower Residences are luxurious 3 and 4 BHK apartments, surrounded by interconnected, formal gardens and squares. These 30 to 40 storey high-rise towers offer breathtaking views of the surroundings.



FEATURES & AMENITIES:

VRF air-conditioning • Imported marble flooring in living and dining room • Wooden flooring in master bedroom* • Bathtub in master bathroom • Premium modular kitchen • Separate servant's room • Separate access to servant's room

Actual image shot on site in January, 2018

EXECUTIVE APARTMENTS

Executive Apartments are housed in G+9 and G+11 storey mid-rise buildings with just one apartment on each floor. Each apartment is open on 3 sides. These 4 BHK residences feature a unique double-height living area.



Actual image shot on site in January, 2018

COMMON FEATURES:

VRF air-conditioning • Double height in select internal areas • Video door phone • Basement parking space • Imported marble flooring in living and dining area • Wooden flooring in master bedroom* • Bathtub in master bathroom • Premium modular kitchen.



EXECUTIVE FLOORS:

Executive Floors are luxurious duplexes, housed in exclusive 3-storey elegantly designed buildings. The two ground +1 residences feature 4 bedrooms and garden with plunge pool. While the larger duplex above has an open terrace with a roof deck and a plunge pool.

*Engineered Wooden Flooring in Master Bedroom. Laminated Wooden Flooring in other Bedrooms.

Image for representative purpose only.

VERTILLAS



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018

It's not just the vertical build but intelligent design that defines a vertilla. Take its skylight courtyard for instance, which allows natural light and air to seep into every corner. Or the remote-controlled basement parking that ensures open green spaces on ground floor. The massive common areas housed within allow for memorable parties. All intelligently designed with only one thing in mind. You.

FEATURES

G+3 STOREY VILLAS WITH BASEMENT

- 4 Bed Residences
- Skylight Courtyard
- Remote-controlled Basement Parking
- Common Area on each floor
- Private Garden
- Plunge Pool
- Personal Elevator



Actual image shot on site in January, 2018

DESIGN ADVANTAGE



- Conceived and designed to provide maximum area to open green spaces, public gardens & plazas.
- Primanti hosts multiple community gardens.



- Towers are planned in a way to maximize views and daylight for the apartments.
- Towers on western edge provide visible presence of the project at the main entrance towards SPR.



- Vertillas are placed in a separate block towards the north to ensure exclusivity and privacy of the villa residents.



- Underground parking to keep the ground level vehicle free

CUSTOMERS SPEAK

”

Anupam Chowdhury

The construction quality is the best in Gurgaon.

”

Mr. Parag Agarwal

TATA Housing as a brand means Trust. They will go the extra mile to maintain this trust.

”

Anil Sharma

Buying a TATA home gives us peace of mind.

”

**Rear Admiral
Kishan K. Pandey**

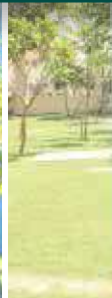
Tata Housing has exceeded my expectations of construction quality and fittings inside the apartment.

”

Mr. Bibhash Jha

The Tata Housing team is very responsive. Whenever issues are brought to their notice, they do justice to it.

VIBRANT COMMUNITY



Earth Day Celebration



Summer Fiesta



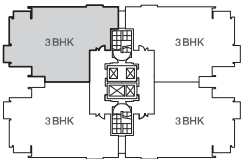
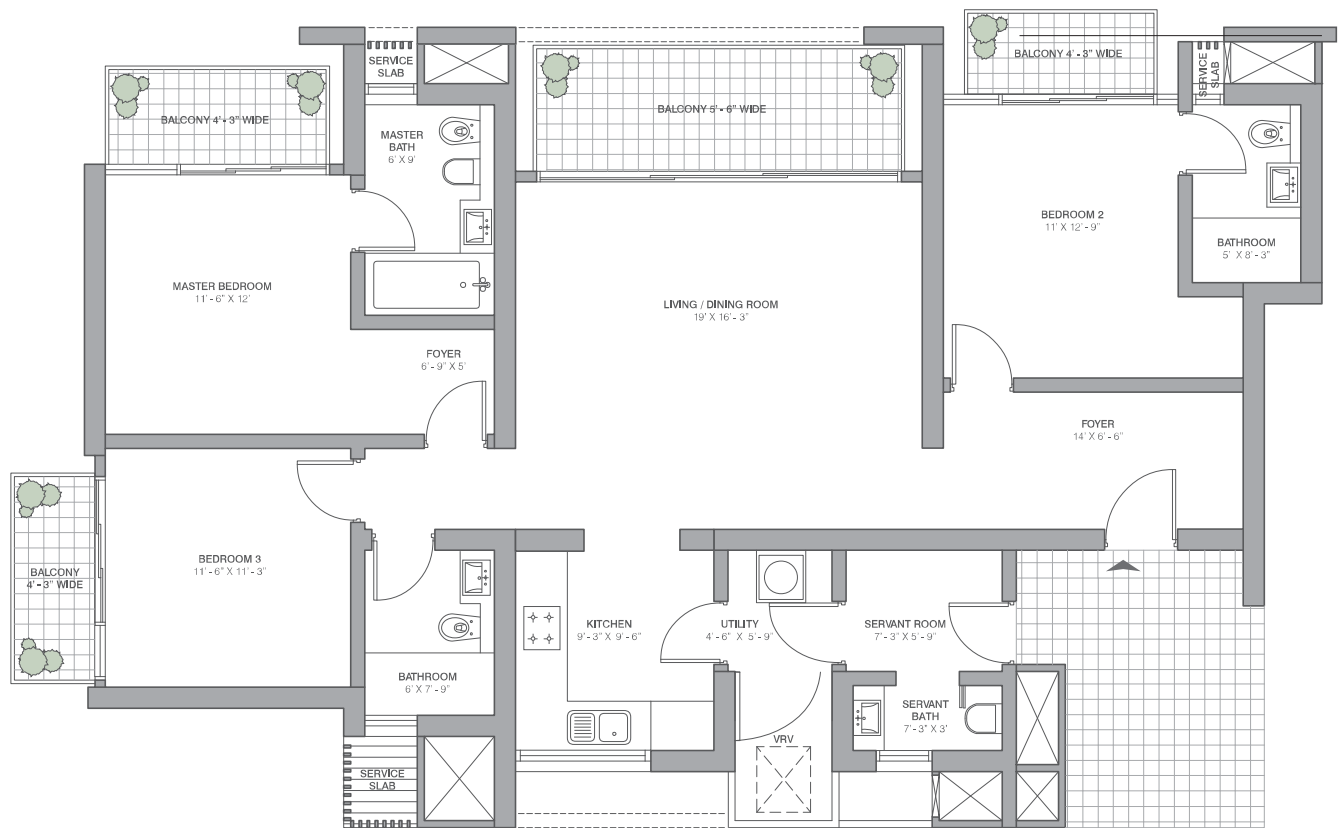
Actual images shot on site.

PHASE 1

TOWER RESIDENCES

3 BHK
AVAILABLE IN TOWER 3 AND 4

	Sq.m.	Sq.ft.
Carpet Area	122.1	1313.79
Balconies	21.28	228.97



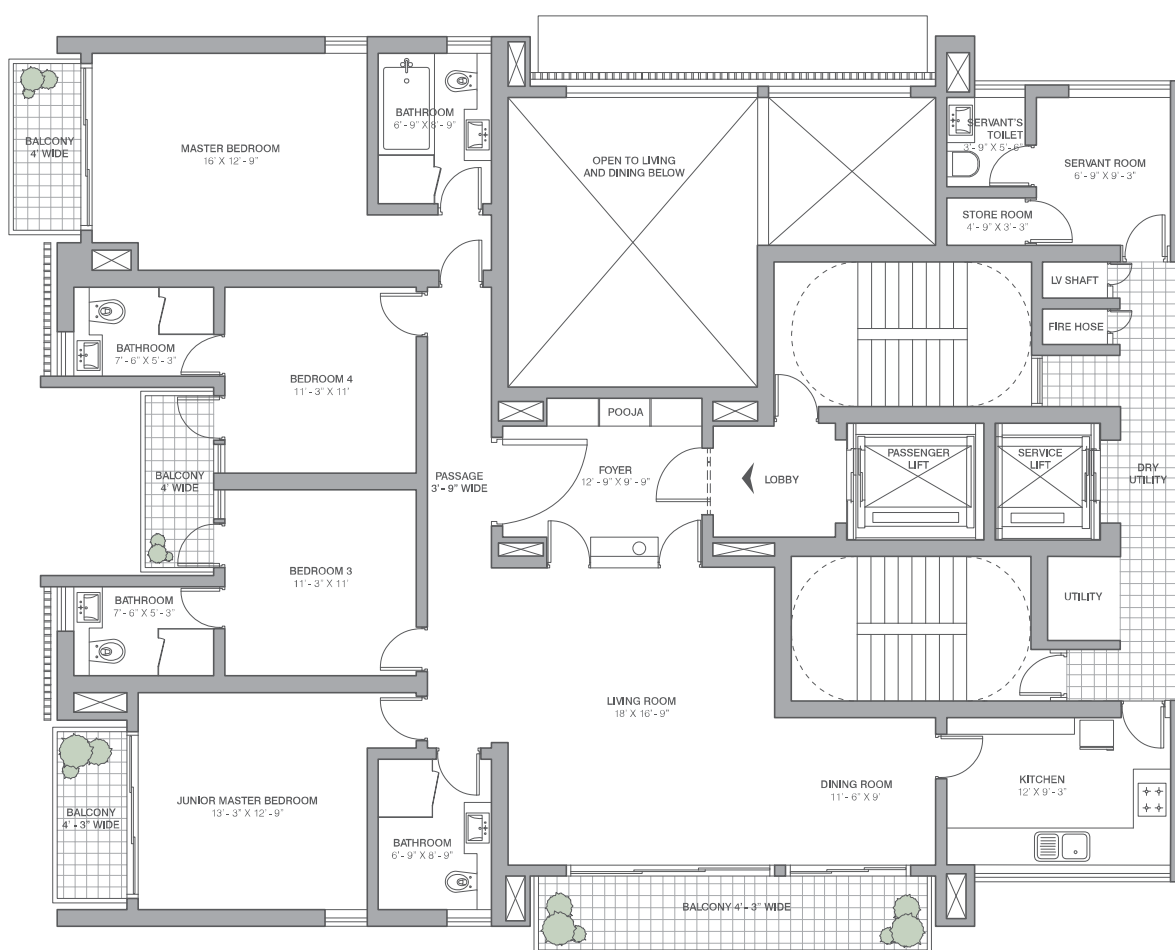
Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet, 1 Meter = 3.28 Foot.
All dimensions are in feet.

EXECUTIVE APARTMENTS

TYPE 1

AVAILABLE IN EA 1 TO EA 6

	Sq.m.	Sq.ft.
Carpet Area	186.010	2002.212
Balconies	21.461	231.006



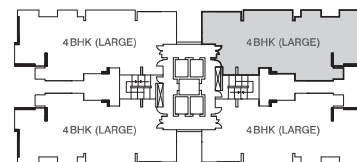
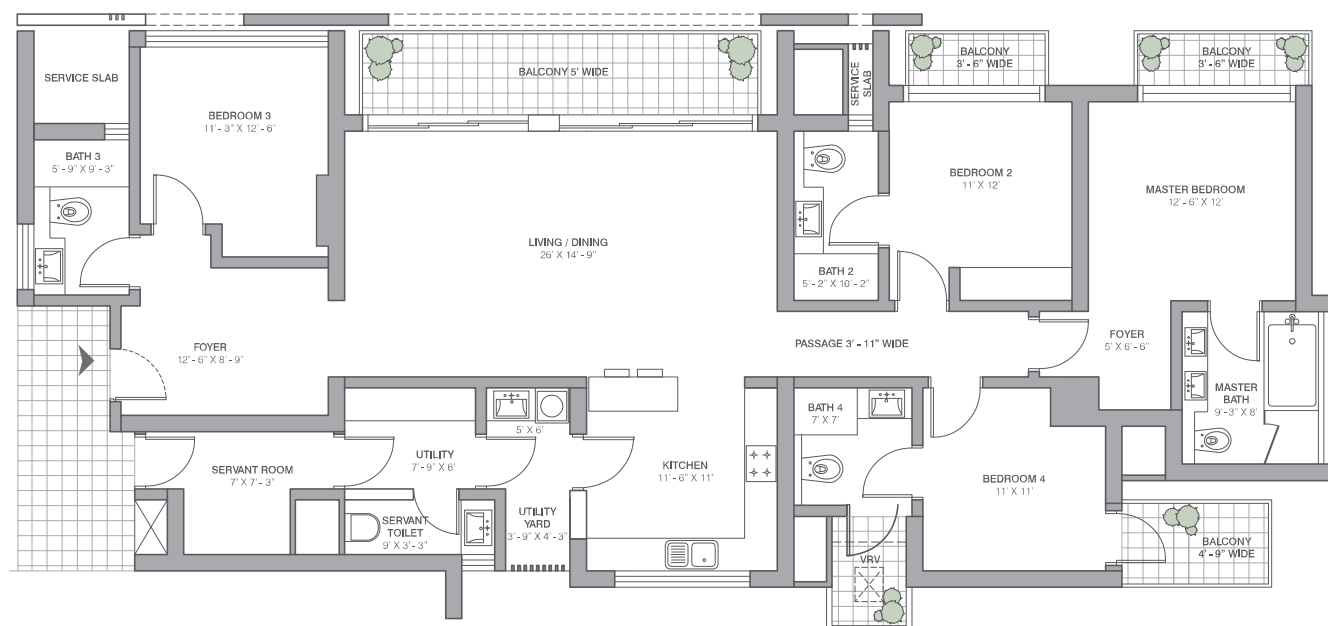
ODD FLOOR UNIT

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

TOWER RESIDENCES

4 BHK LARGE
AVAILABLE IN TOWER 1 AND 2

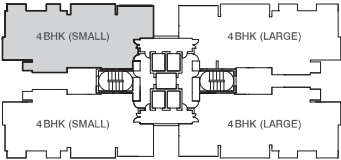
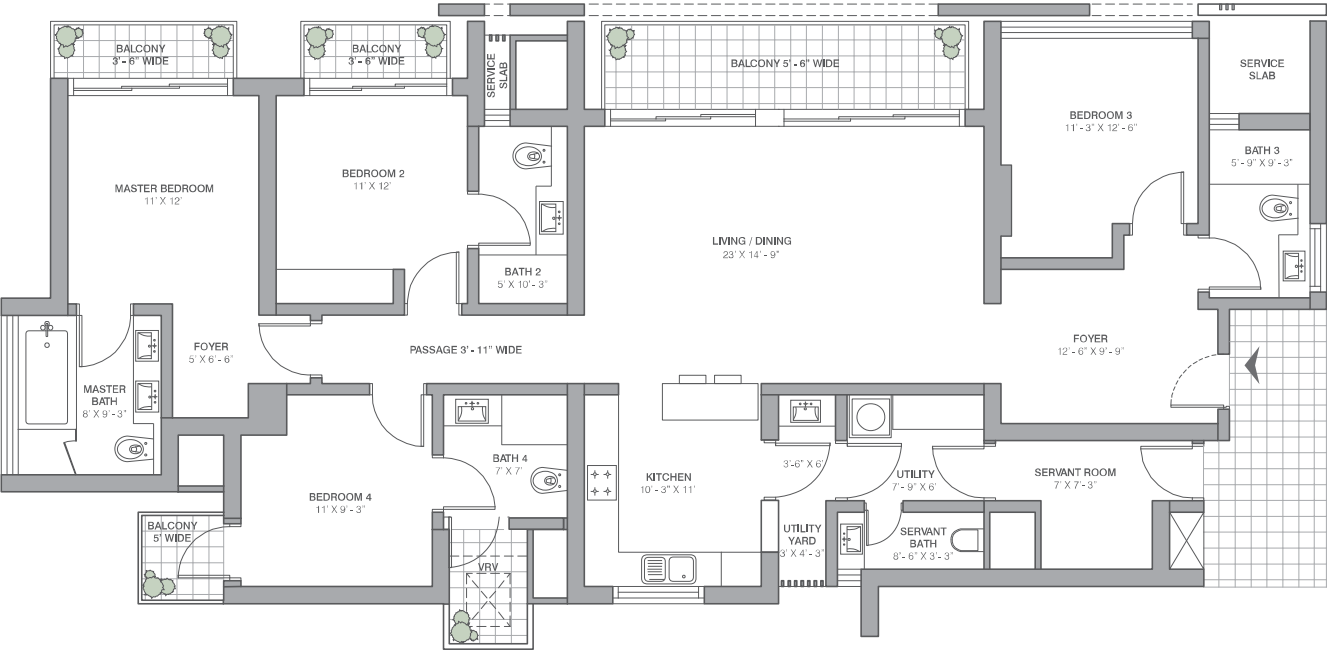
Phase I	Sq.m.	Sq.ft.
Carpet Area	171.303	1843.905
Balconies	21.885	235.570



Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

4 BHK SMALL
AVAILABLE IN TOWER 1 AND 2

	Sq.m.	Sq.ft.
Carpet Area	161.927	1742.982
Balconies	20.457	220.145

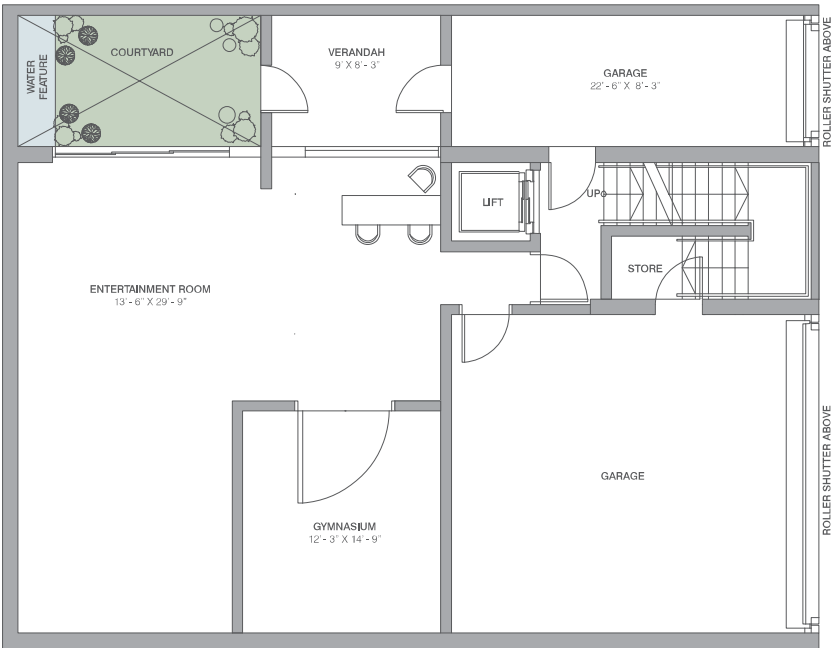


Disclaimer : Measurements are approximate and are subject to minor variations,
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet,

VERTILLAS

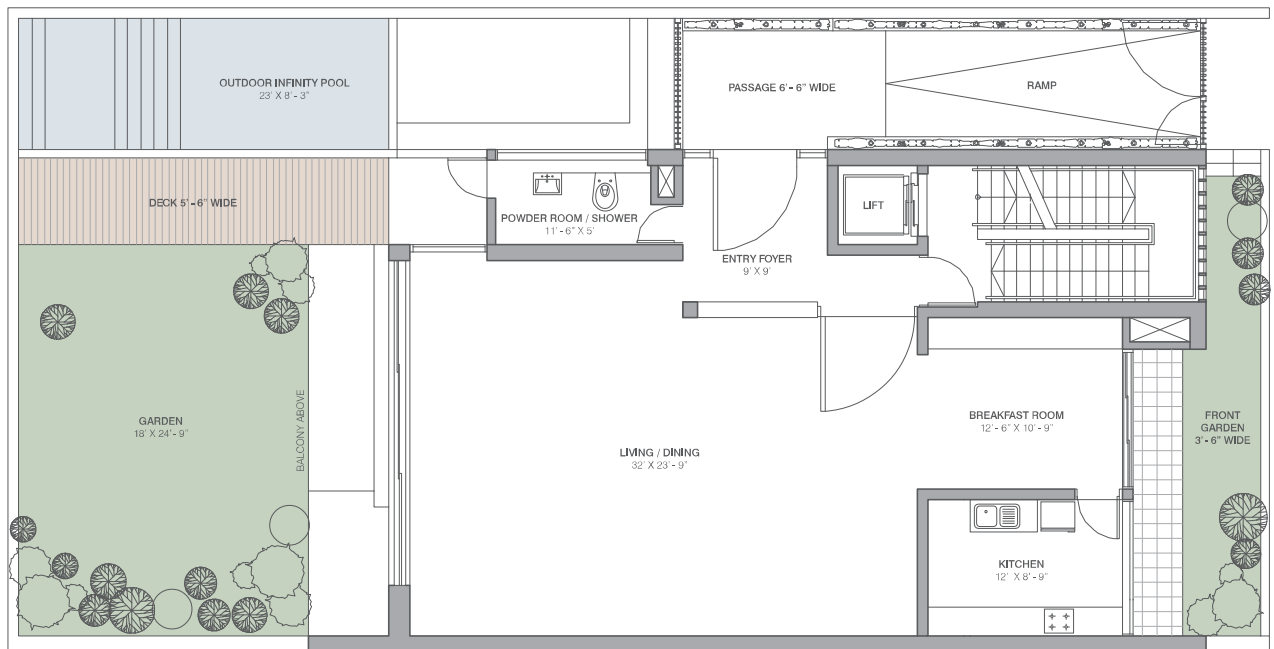
LARGE (VB)

	Sq.m.	Sq.ft.
Carpet Area	478.289	5148.303
Balconies	17.046	183.483
Verandah	10.715	115.336
GA/Terrace/ Courtyard	242.358	2608.742
Garage	59.762	643.278



BASEMENT

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10,76 Sq. Feet, 1 Meter = 3,28 Foot.
All dimensions are in feet.

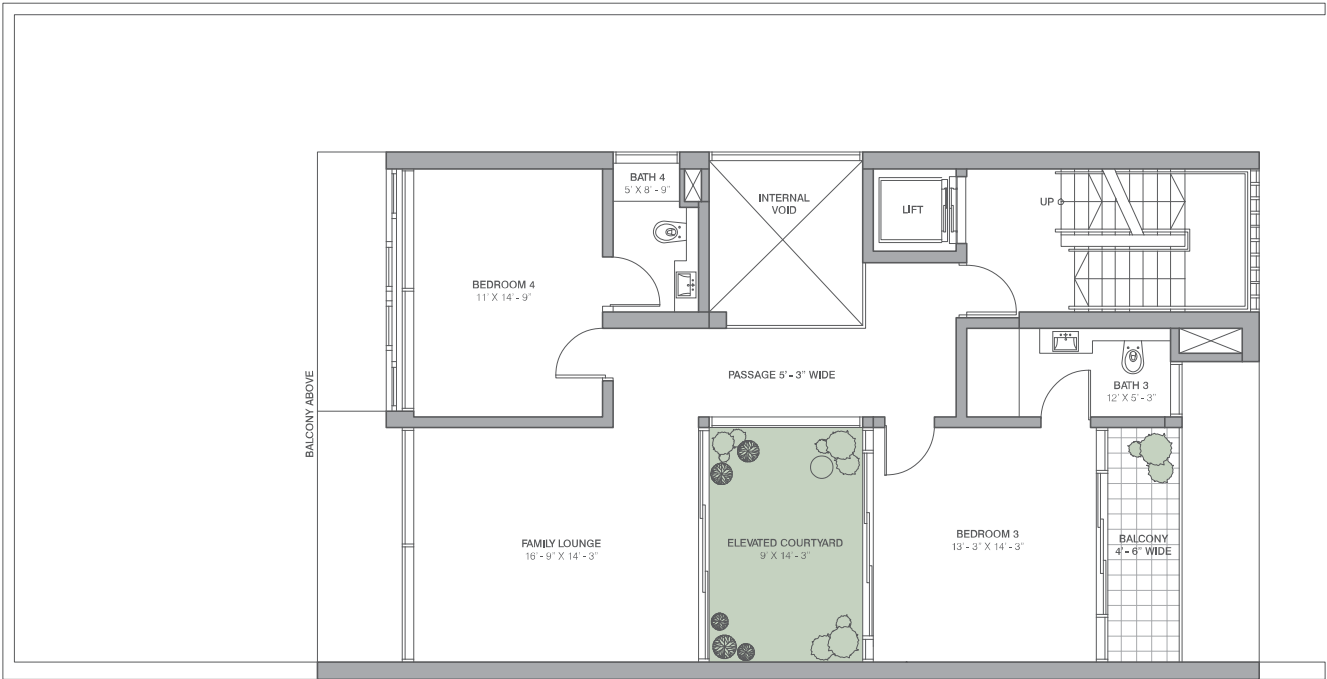


GROUND FLOOR

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10,76 Sq. Feet, 1 Meter = 3,28 Foot.
 All dimensions are in feet.

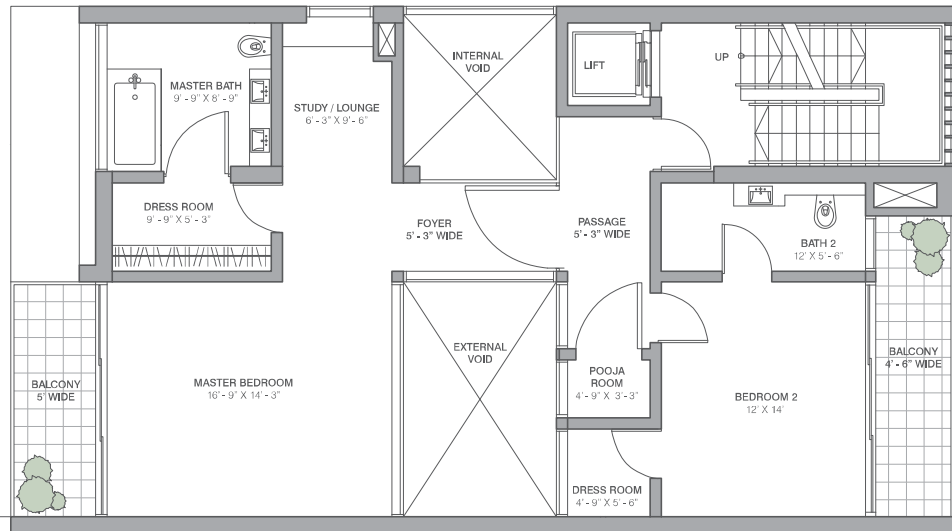
VERTILLAS

LARGE (VB)



FIRST FLOOR

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10,76 Sq. Feet. 1 Meter = 3,28 Foot.
All dimensions are in feet,

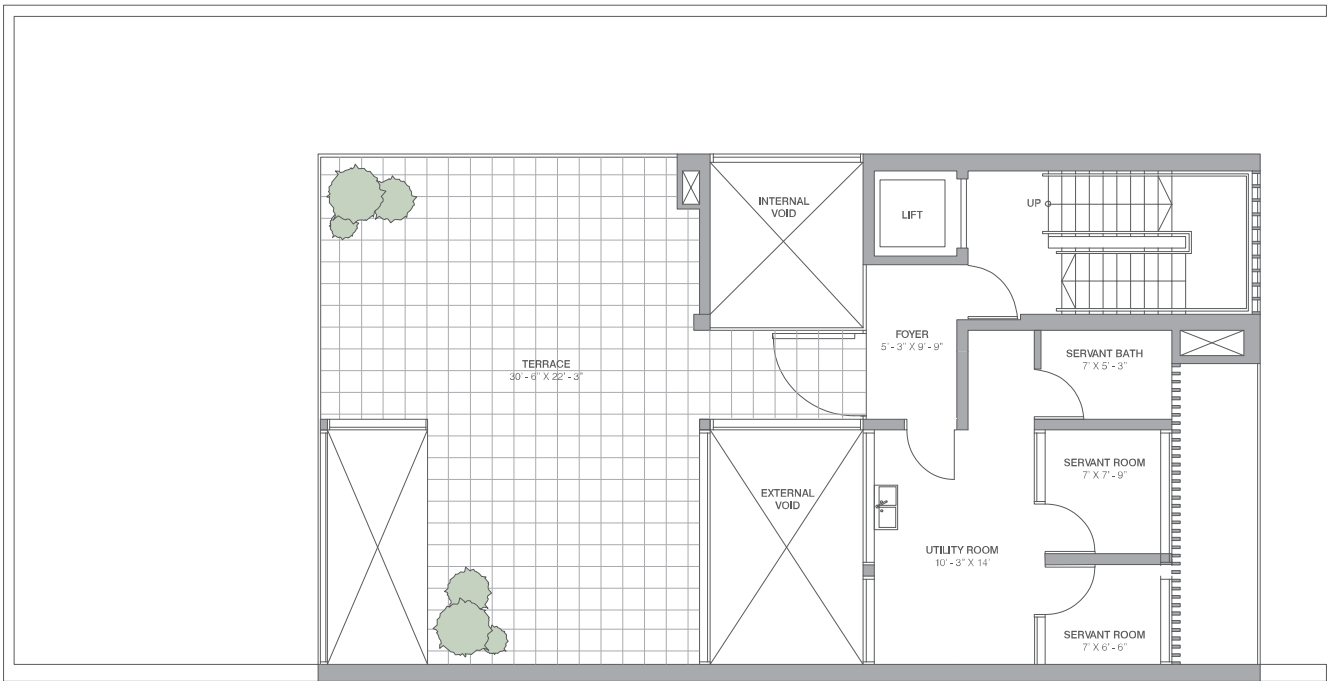


SECOND FLOOR

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

VERTILLAS

LARGE (VB)



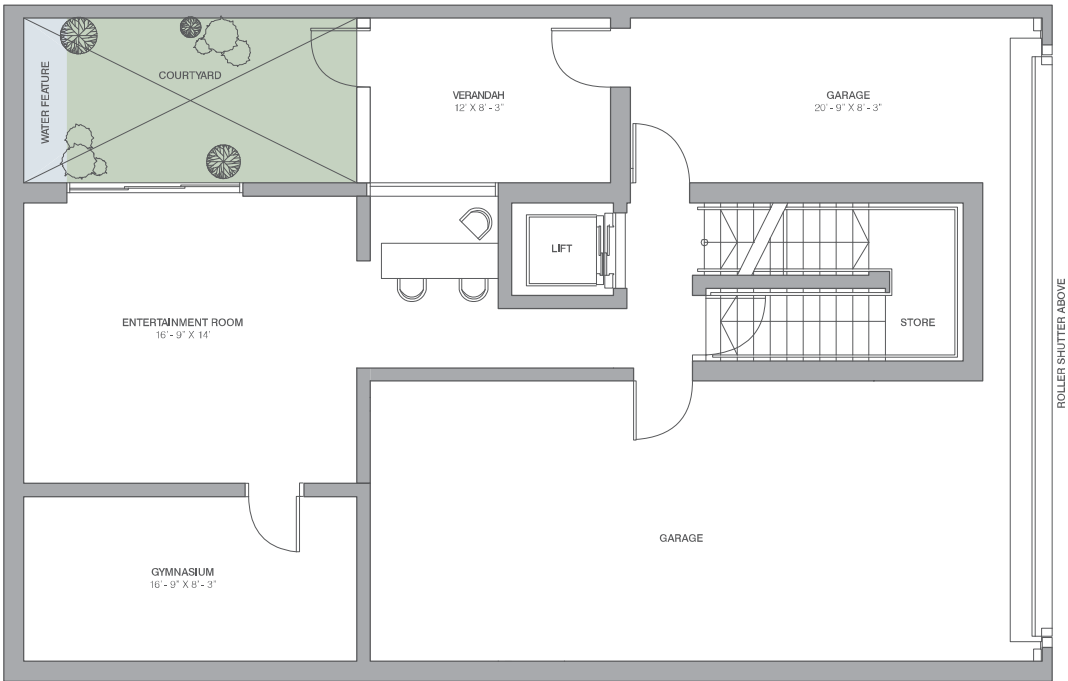
TERRACE

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10,76 Sq. Feet. 1 Meter = 3,28 Foot.
All dimensions are in feet.

VERTILLAS

SMALL (VA)

	Sq.m.	Sq.ft.
Carpet Area	361.130	3887.203
Balconies	15.901	171.158
Verandah	15.999	172.213
GA/Terrace/ Courtyard	168.237	1810.903
Garage	59.031	635.410

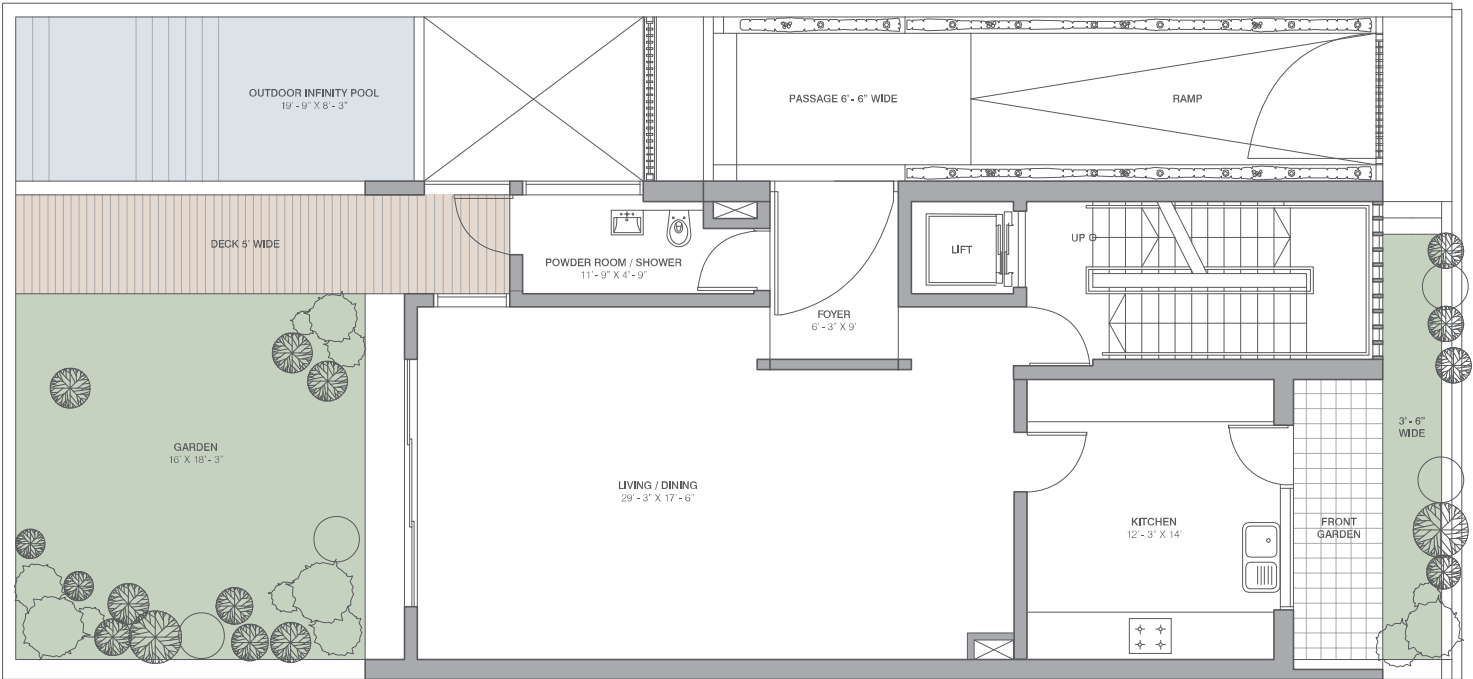


BASEMENT

Disclaimer : Measurements are approximate and are subject to minor variations,
1 Sq. Meter = 10,76 Sq. Feet, 1 Meter = 3,28 Foot,
All dimensions are in feet,

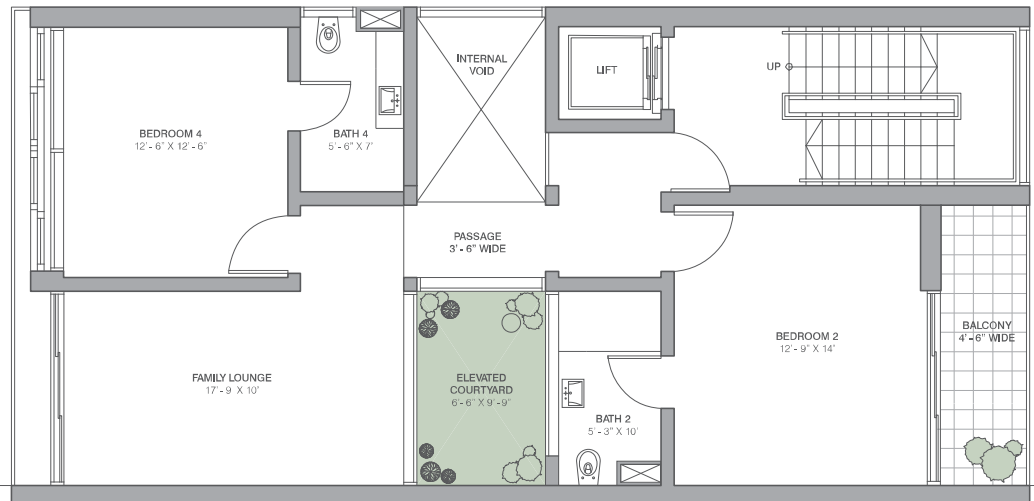
VERTILLAS

SMALL (VA)



GROUND FLOOR

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10,76 Sq. Feet. 1 Meter = 3,28 Foot.
All dimensions are in feet.

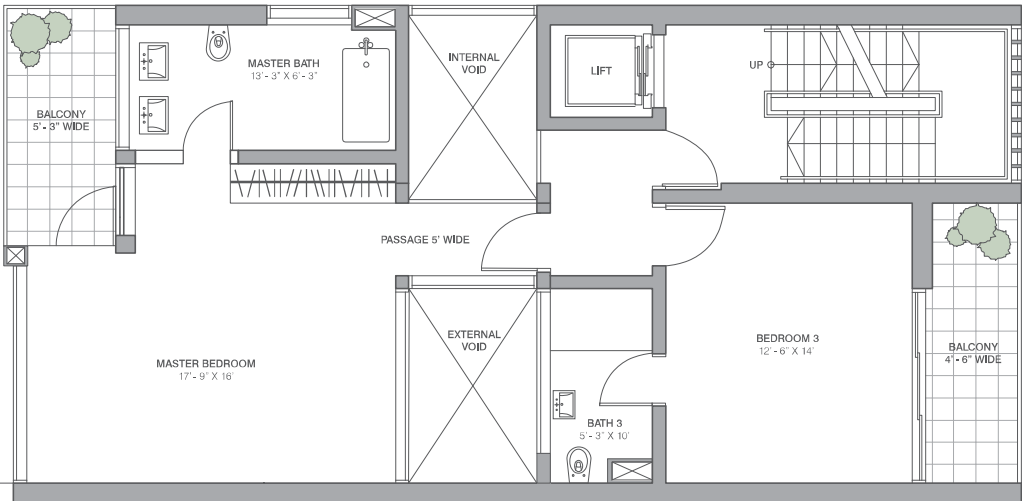


FIRST FLOOR

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet,

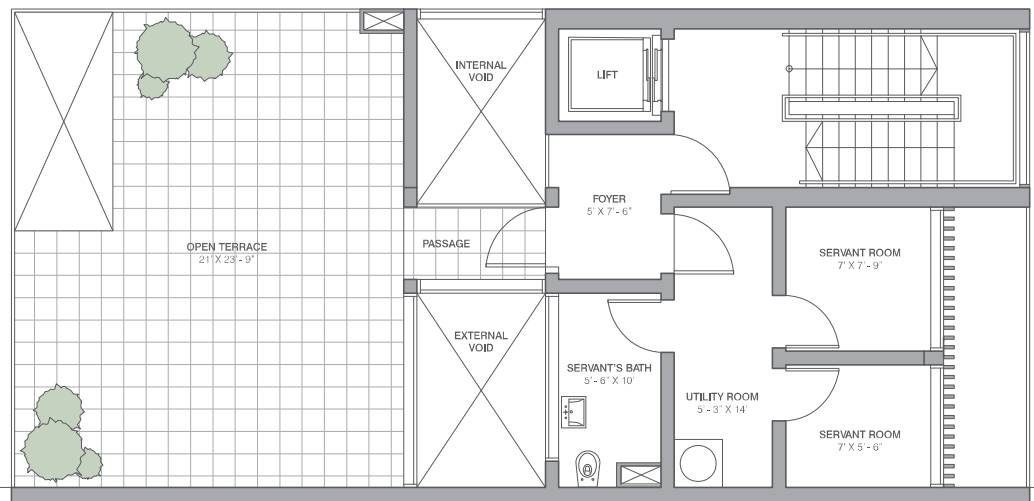
VERTILLAS

SMALL (VA)



SECOND FLOOR

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10,76 Sq. Feet. 1 Meter = 3,28 Foot.
All dimensions are in feet.



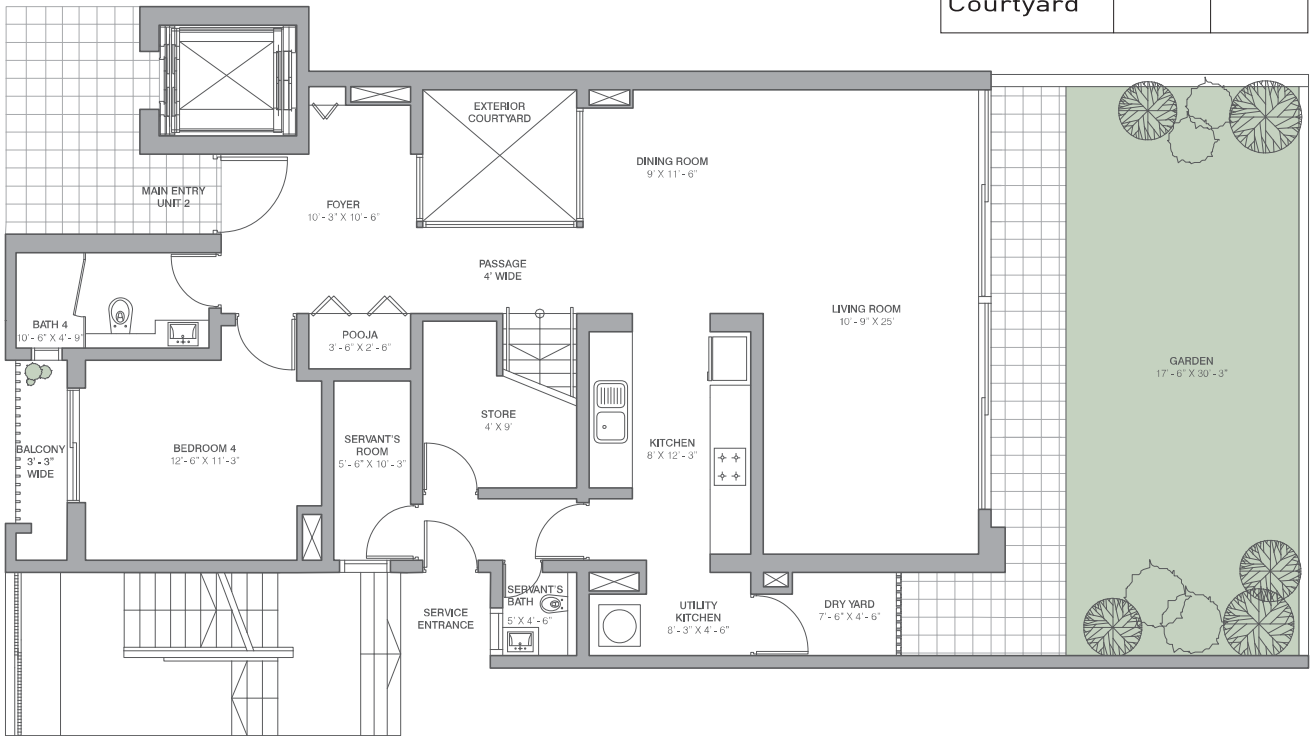
TERRACE

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

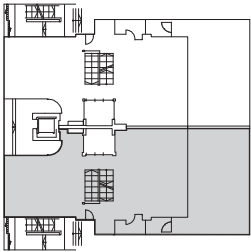
EXECUTIVE FLOORS

DUPLEXE UNITS

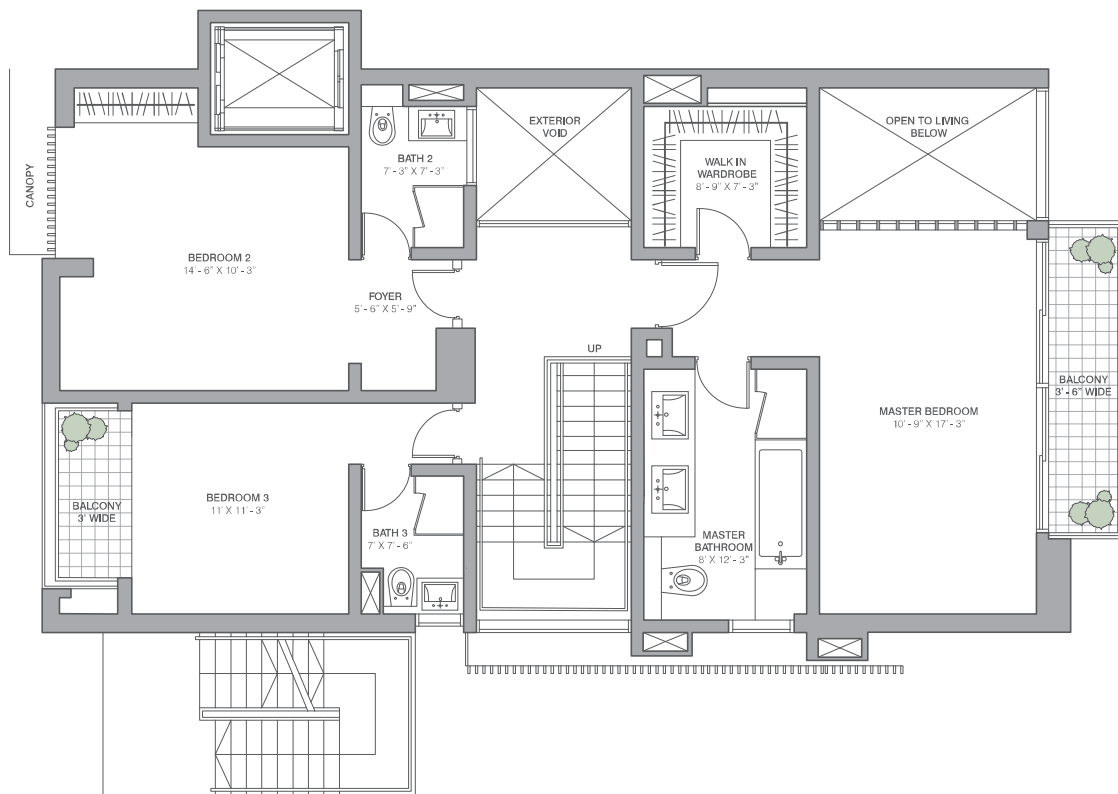
	Sq.m.	Sq.ft.
Carpet Area	188.634	2030.456
Balconies	5.650	60.817
Verandah	24.632	265.139
GA/Terrace/Courtyard	39.268	422.681



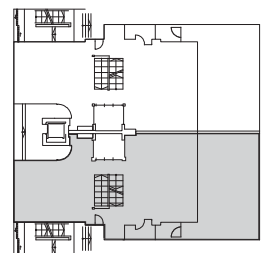
GROUND FLOOR



Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10,76 Sq. Feet. 1 Meter = 3,28 Foot.
All dimensions are in feet,



FIRST FLOOR

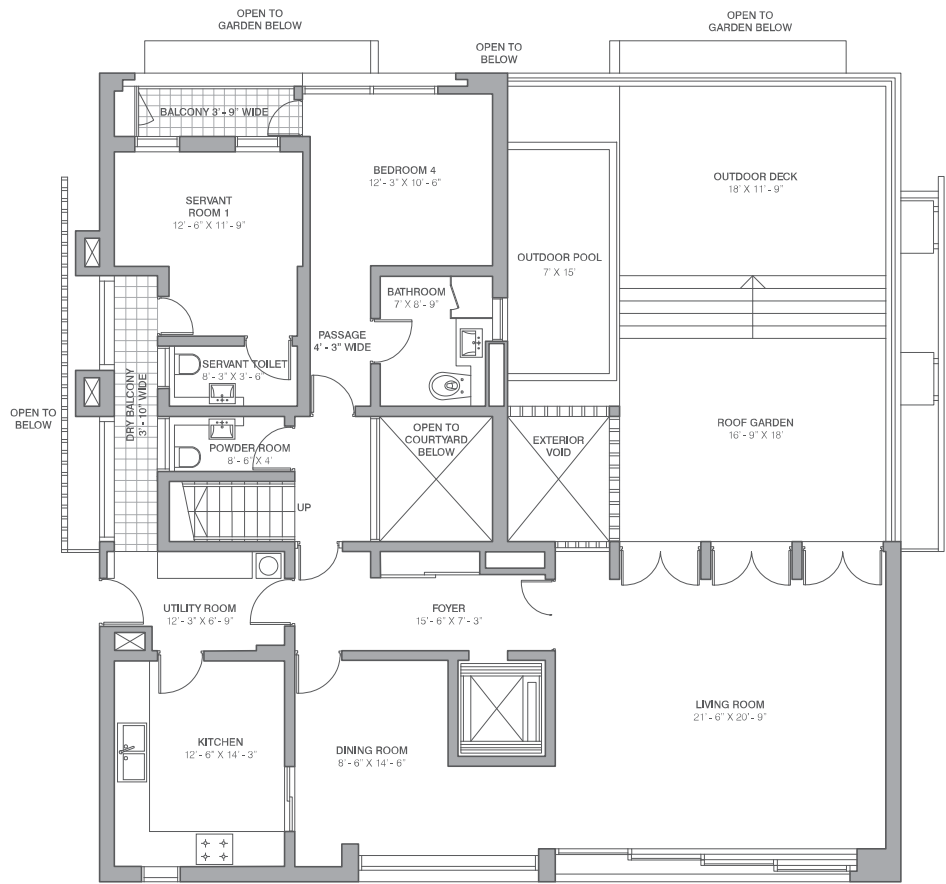


Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10,76 Sq. Feet. 1 Meter = 3,28 Foot.
 All dimensions are in feet.

EXECUTIVE FLOORS

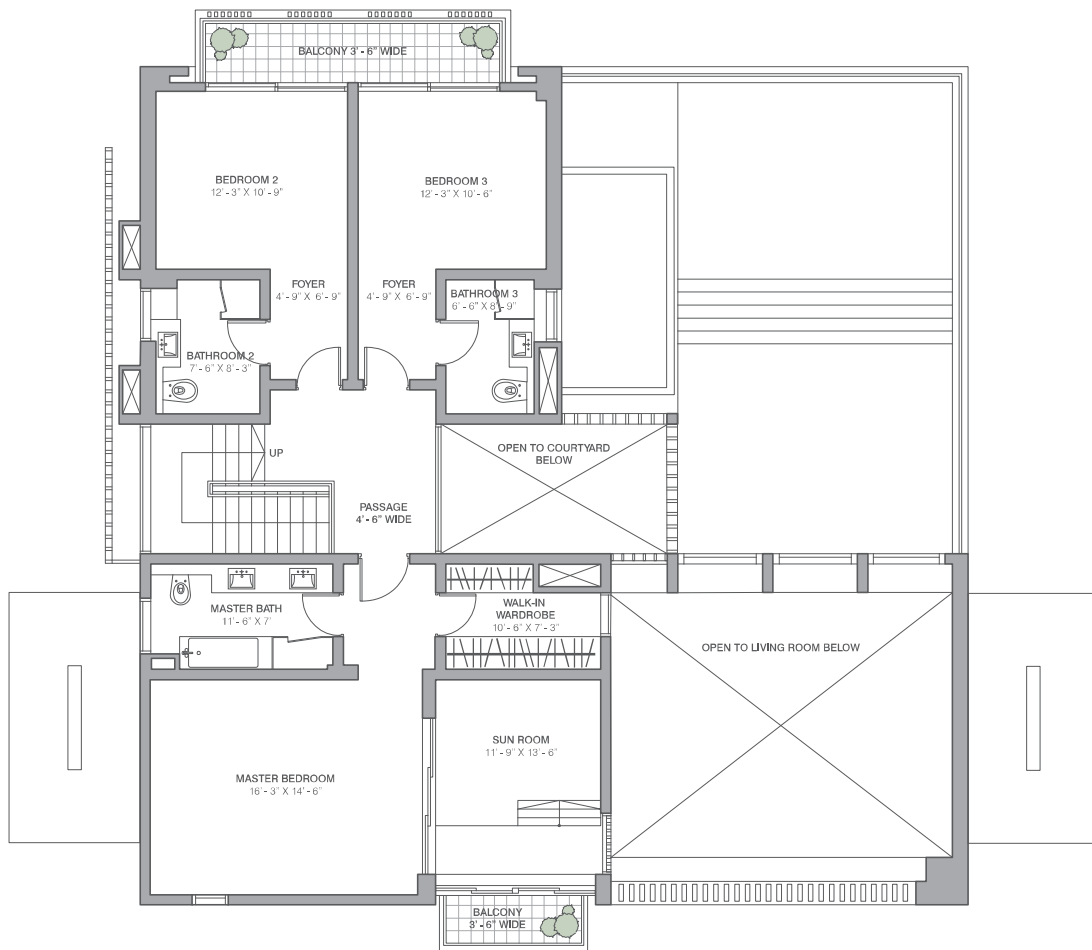
DUPLEXE UNITS

	Sq.m.	Sq.ft.
Carpet Area	260.394	2802.881
Balconies	10.574	113.819
GA/Terrace/Courtyard	60.498	651.200



SECOND FLOOR

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10,76 Sq. Feet. 1 Meter = 3,28 Foot.
All dimensions are in feet,



THIRD FLOOR

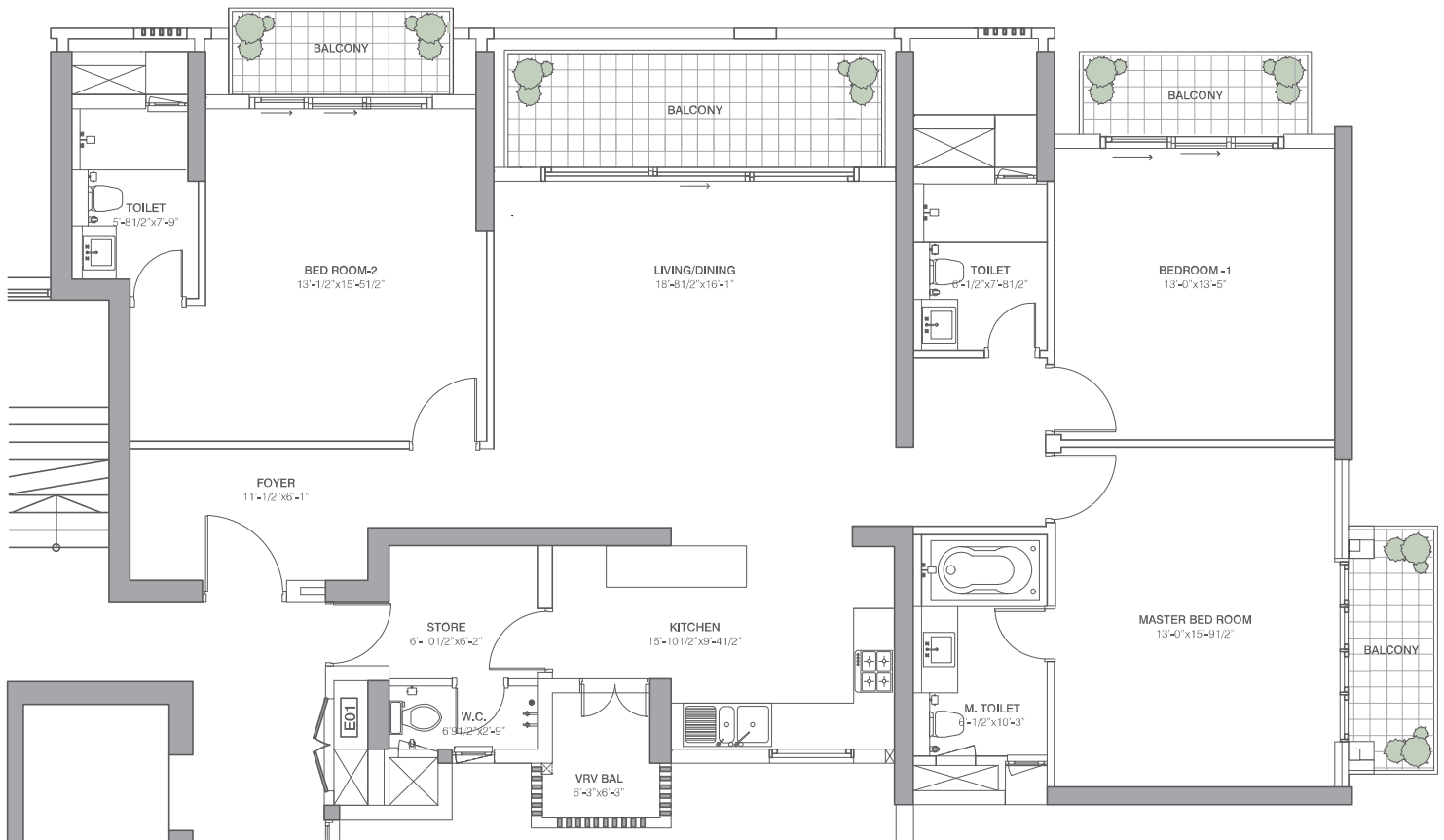
Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

PHASE 2

TOWER RESIDENCES

3 BHK-UNIT PLAN
AVAILABLE IN TOWER T5 AND T6

	Sq.m.	Sq.ft.
Carpet Area	140.038	1507.369
Balconies	23.983	258.153

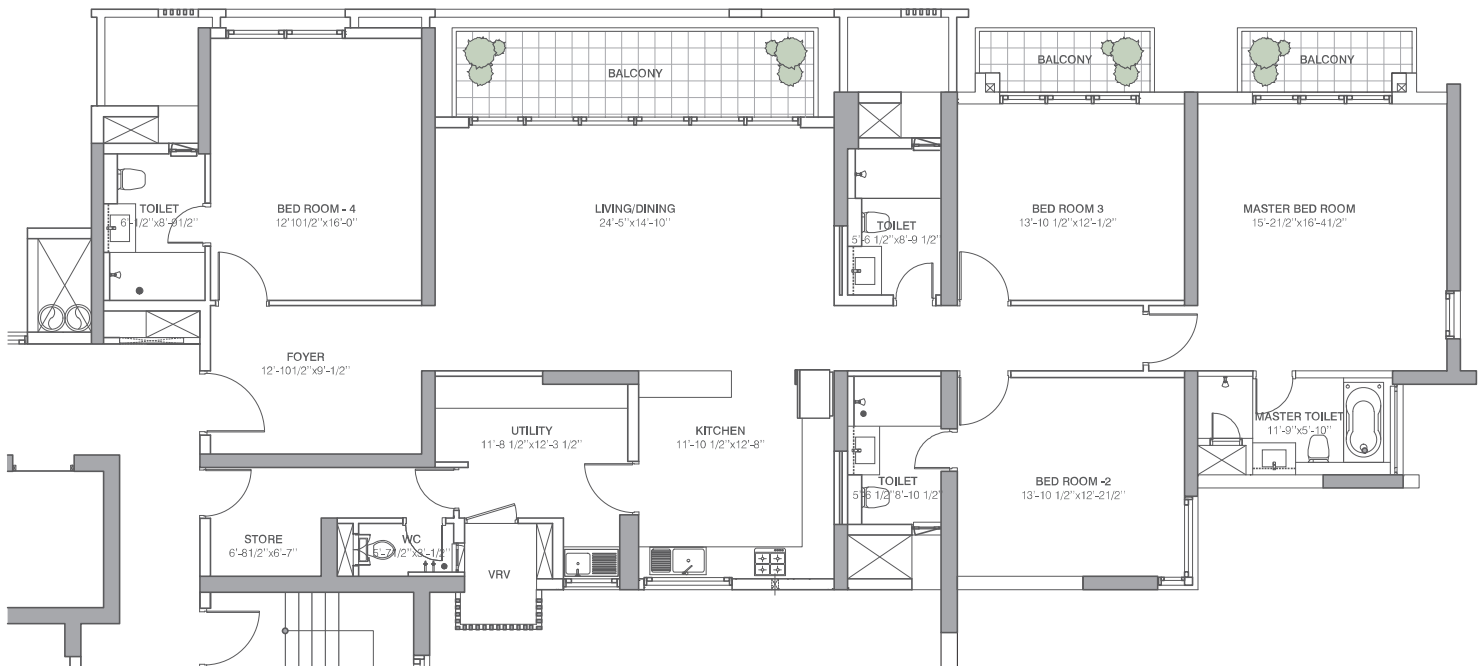


Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

TOWER RESIDENCES

4 BHK-UNIT PLAN (EVEN FLOOR)
TOWER-T7

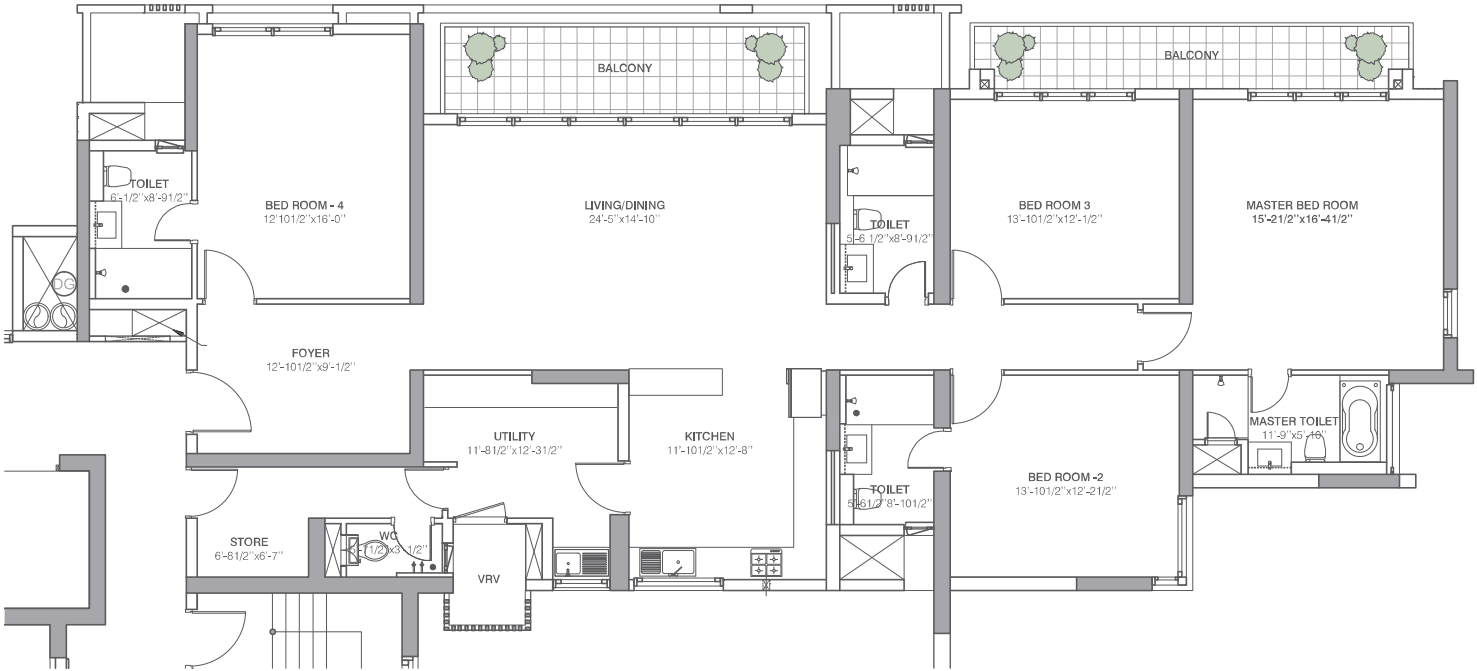
	Sq.m.	Sq.ft.
Carpet Area	192.404	2071.037
Balconies	22.307	240.113



Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

4 BHK-UNIT PLAN (ODD FLOOR)
TOWER-T7

	Sq.m.	Sq.ft.
Carpet Area	192.404	2071.037
Balconies	24.143	259.875

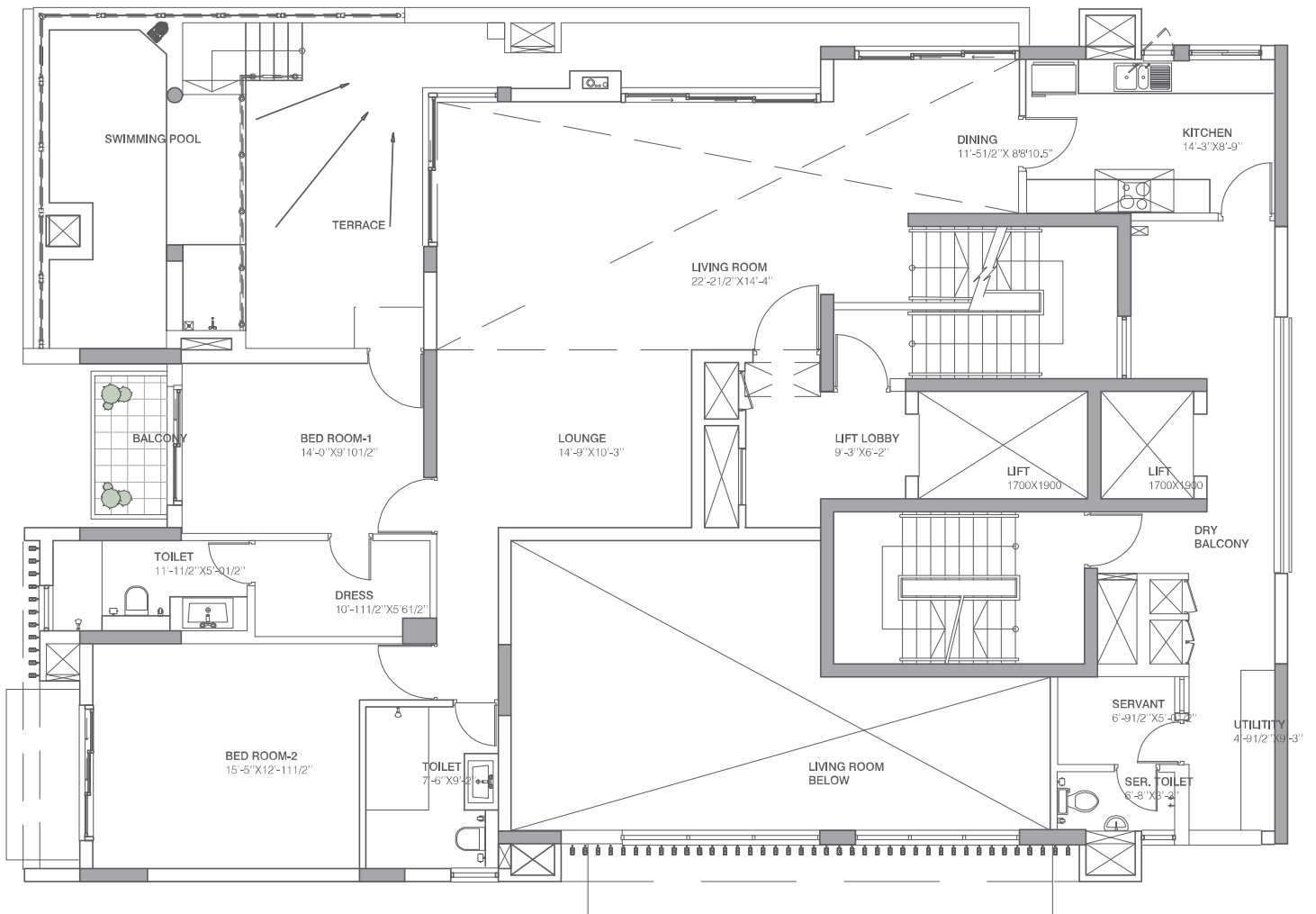


Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

DUPLEX UNIT

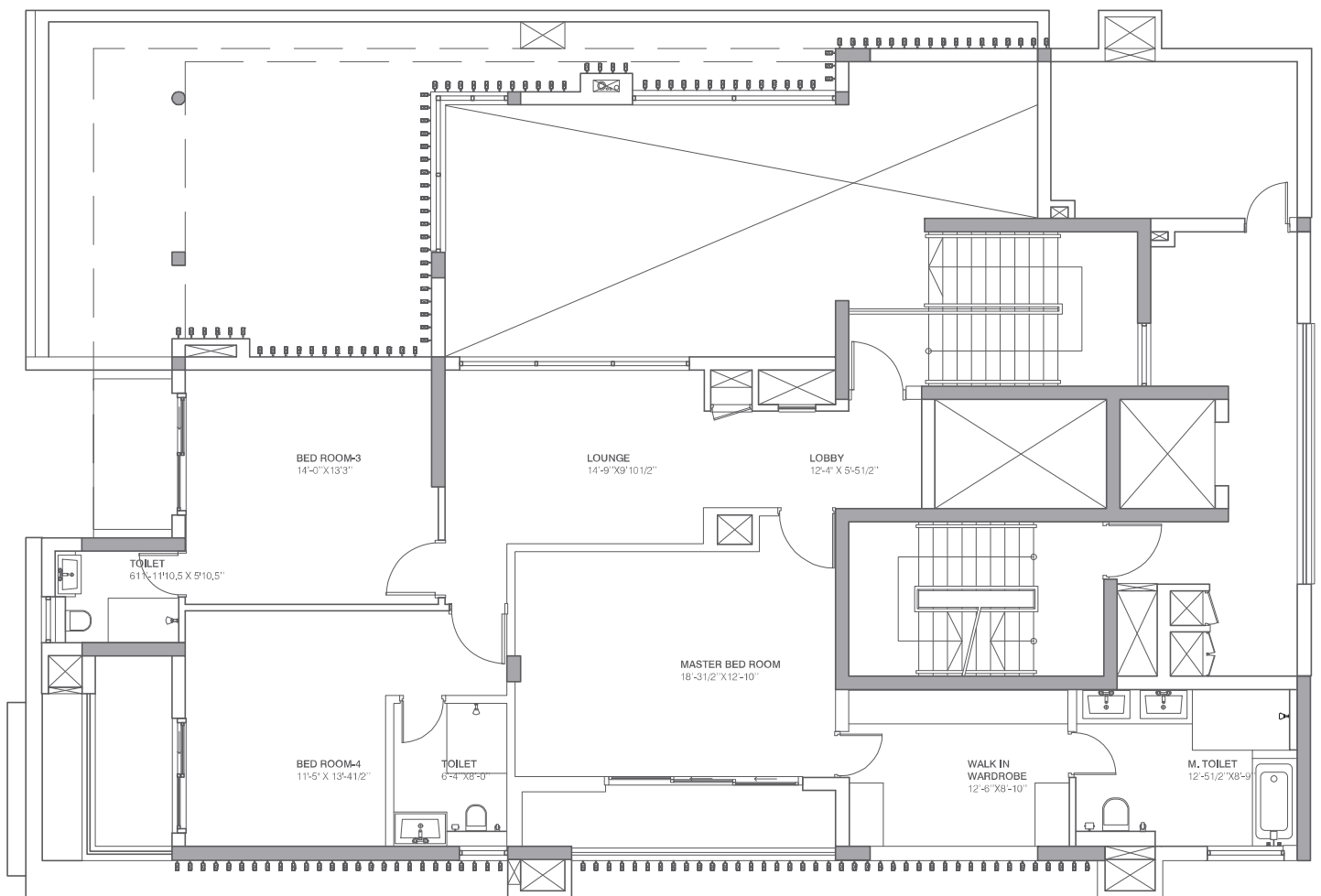
TYPICAL UNIT - EVEN / ODD

	Sq.m.	Sq.ft.
Carpet Area	298.854	3216.864
Balconies	22.088	237.755



DUPLEX LOWER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.



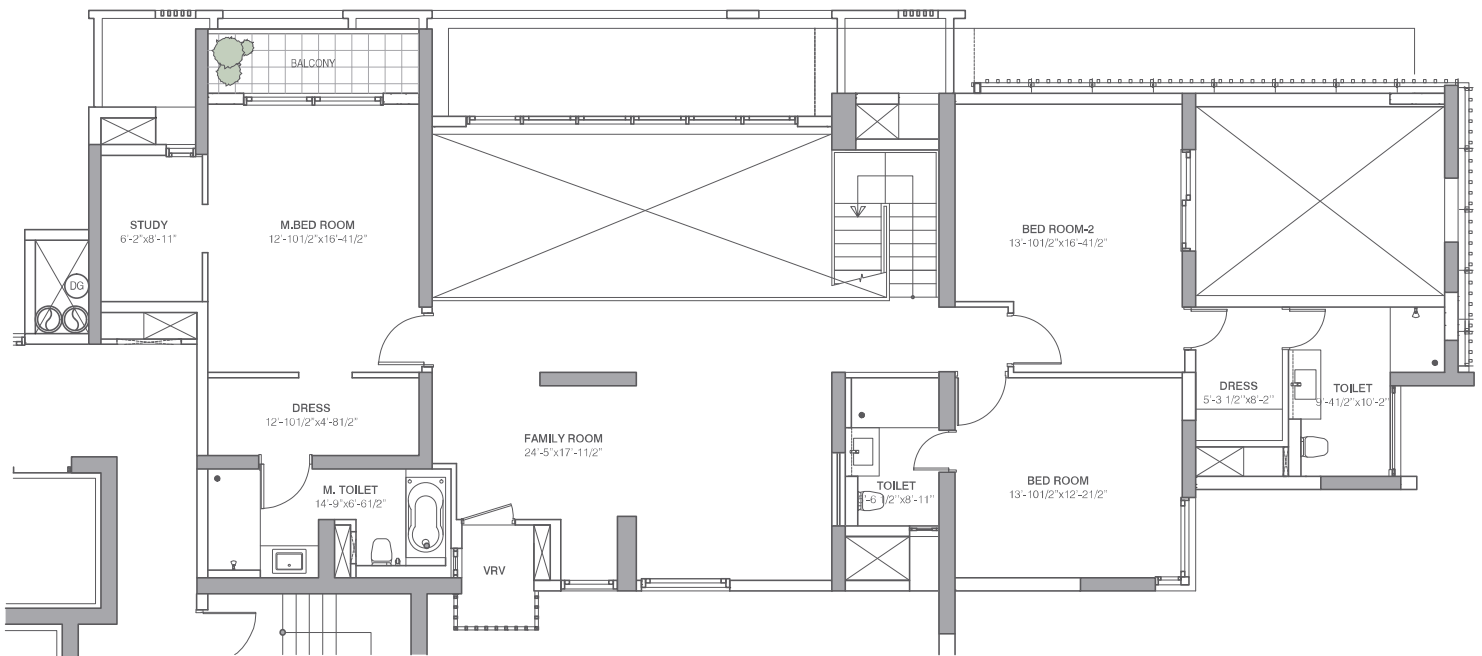
DUPLEX UPPER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10,76 Sq. Feet. 1 Meter = 3,28 Foot.
 All dimensions are in feet,

DUPLEX TYPE-1 UNIT

TOWER-T7

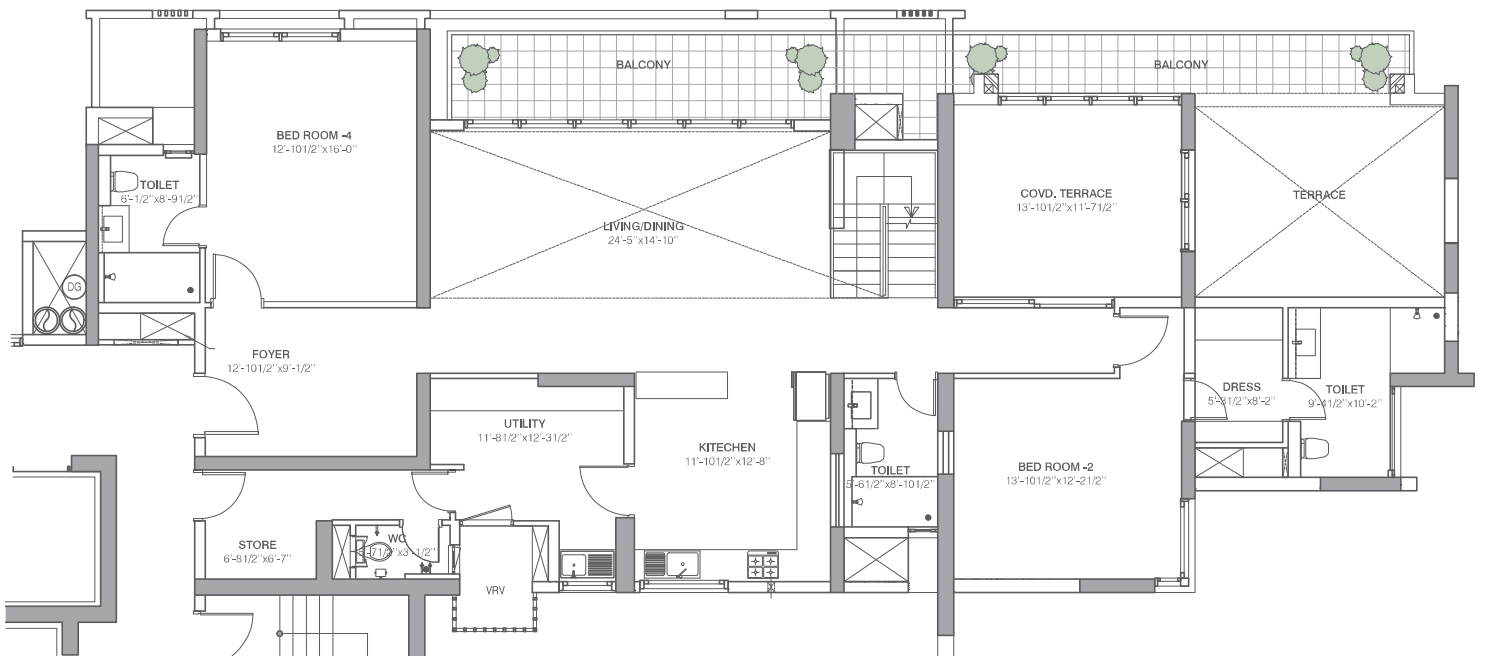
	Sq.m.	Sq.ft.
Carpet Area	295.758	3183.539
Balconies	68.425	736.527



DUPLEX UPPER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations,
 1 Sq. Meter = 10.76 Sq. Feet, 1 Meter = 3.28 Foot,
 All dimensions are in feet,

TOWER-T7



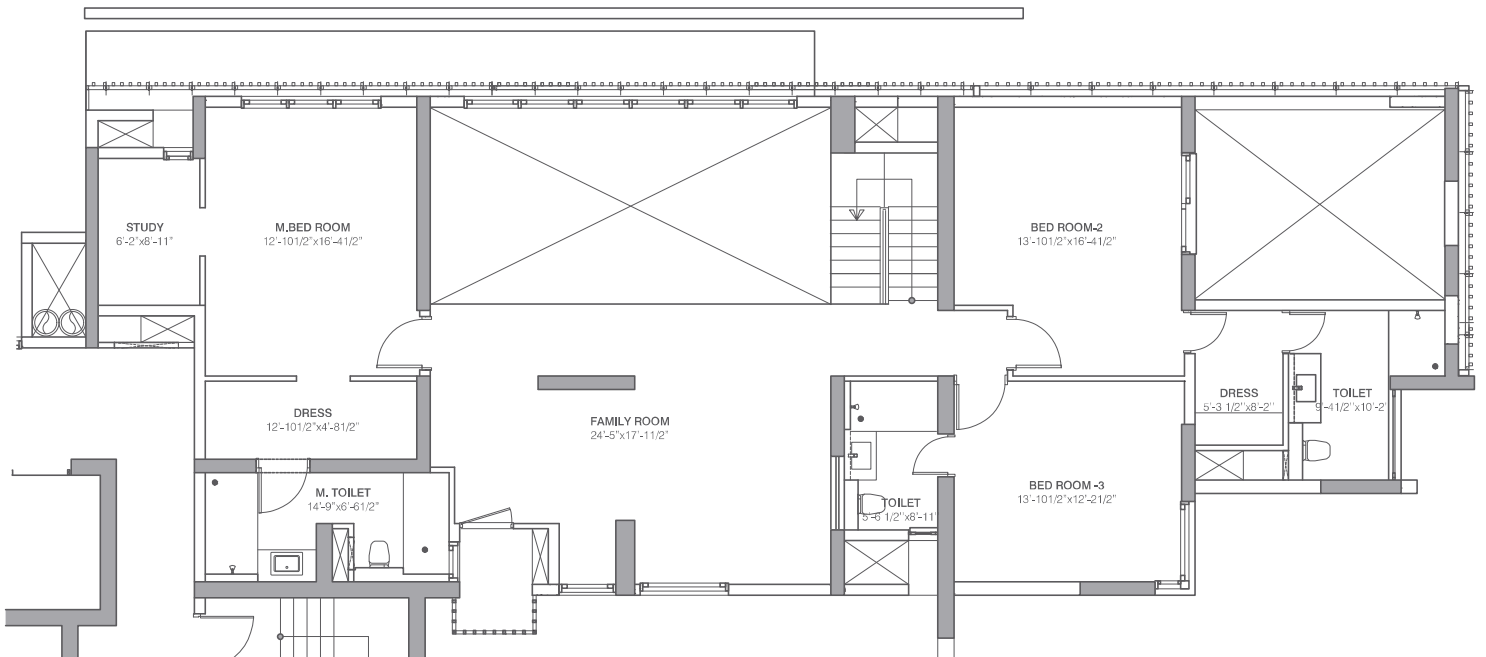
DUPLEX LOWER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

DUPLEX TYPE-2 UNIT

TOWER-T7

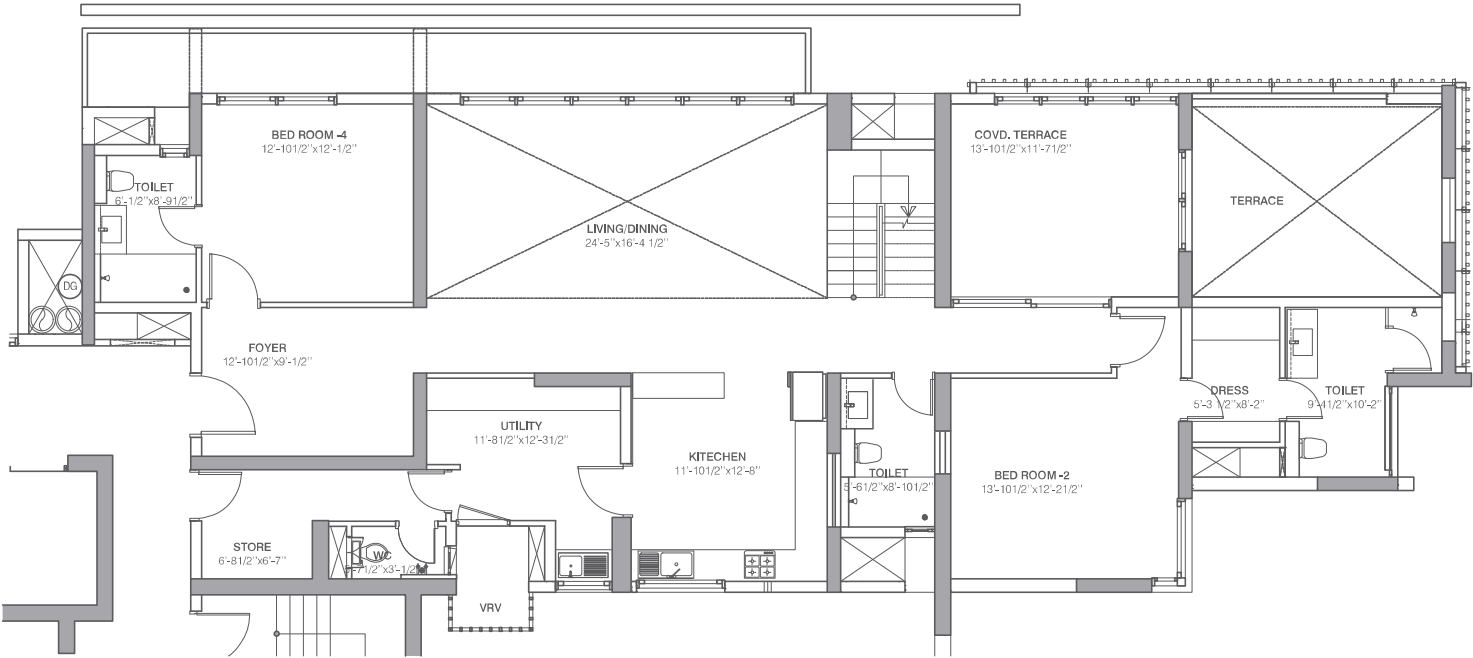
	Sq.m.	Sq.ft.
Carpet Area	294.704	3172.194
Balconies	55.590	598.371



DUPLEX UPPER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

TOWER-T7



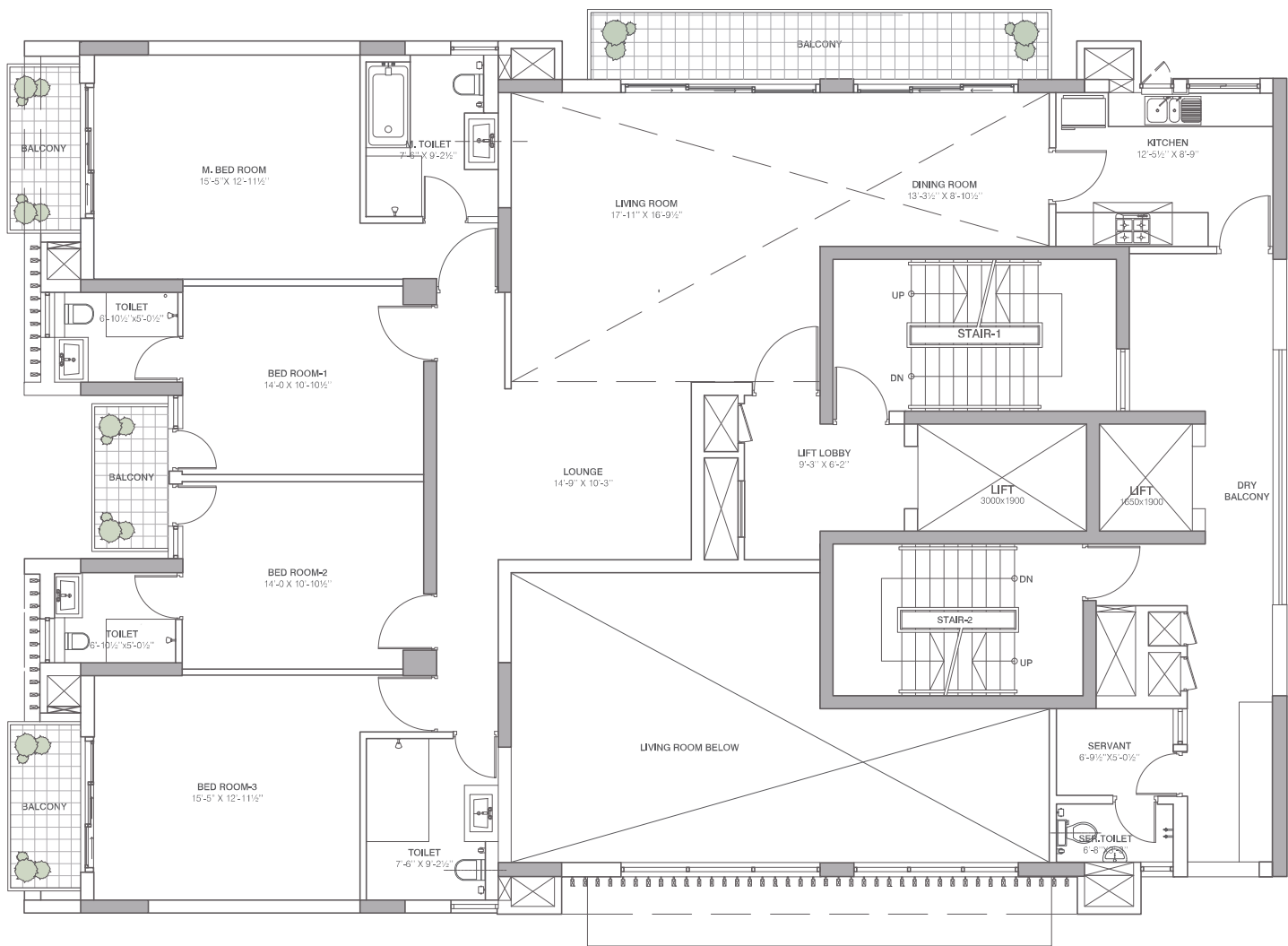
DUPLEX LOWER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations,
1 Sq. Meter = 10,76 Sq. Feet. 1 Meter = 3,28 Foot.
All dimensions are in feet,

TYPICAL EVEN FLOOR PLAN

EX. APARTMENTS-PH-2

	Sq.m.	Sq.ft.
Carpet Area	194.803	2096.859
Balconies	20.388	219.456

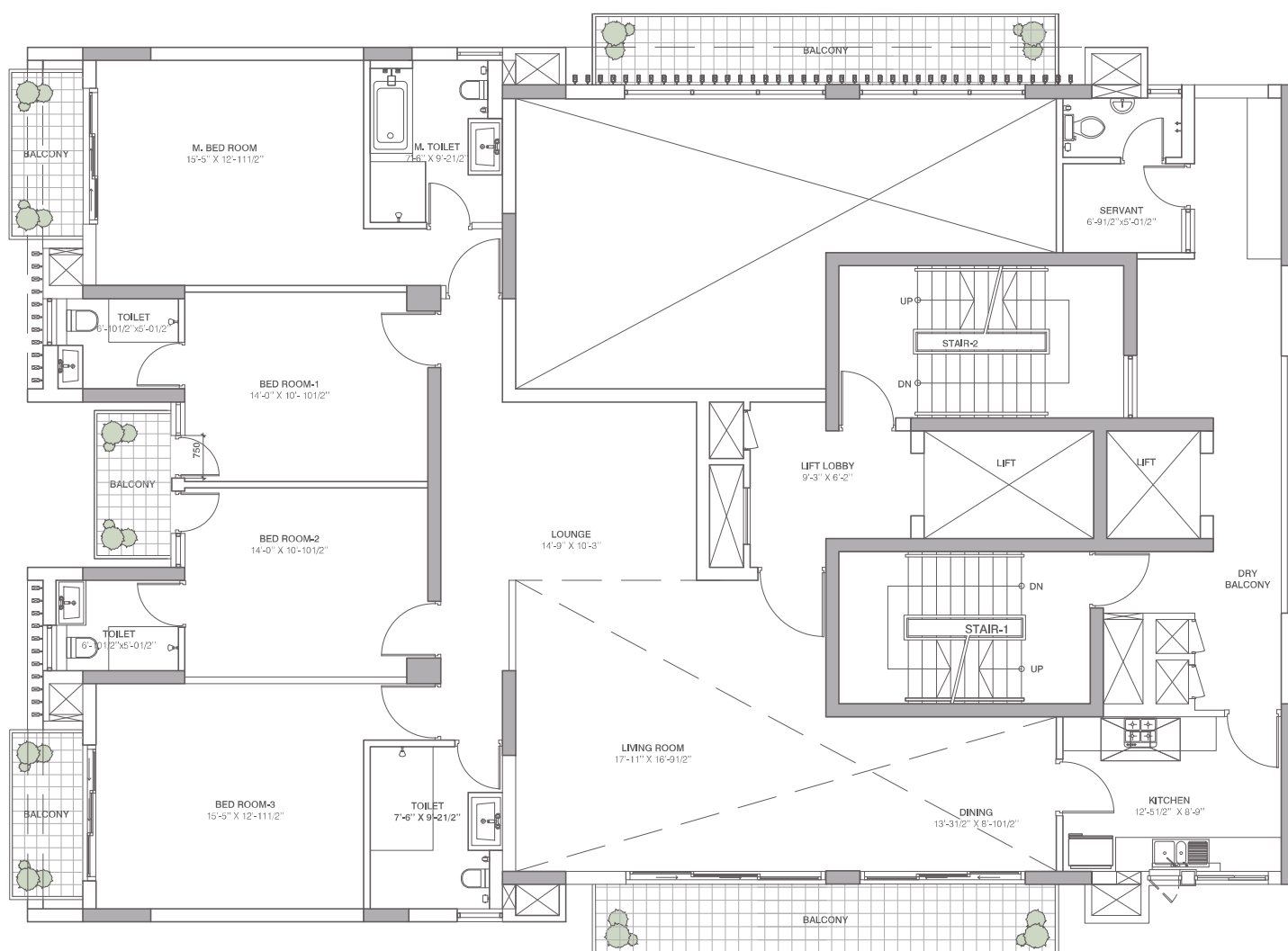


Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

TYPICAL ODD FLOOR PLAN

EX. APARTMENTS-PH-2

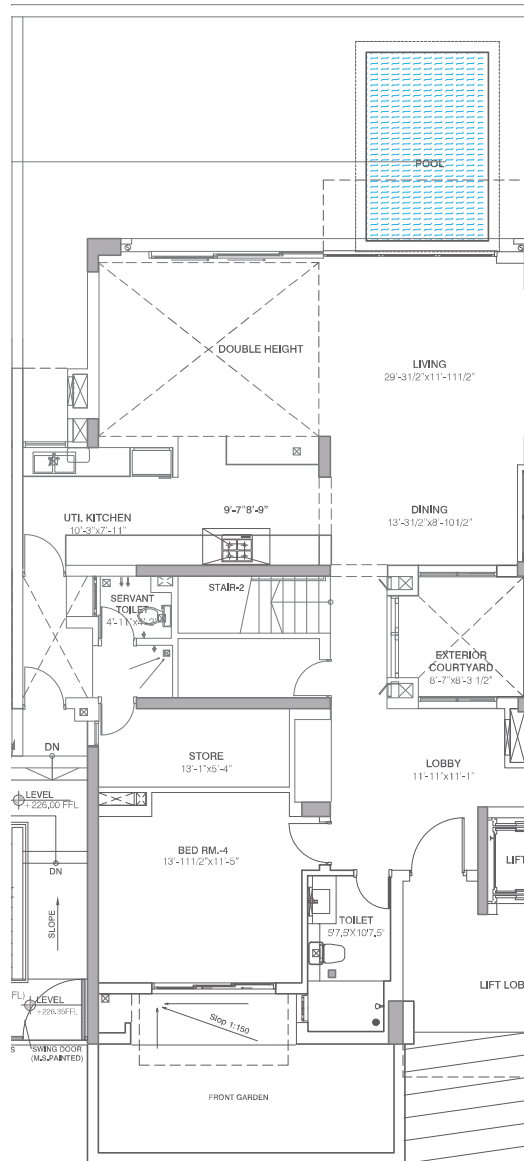
	Sq.m.	Sq.ft.
Carpet Area	194.803	2096.859
Balconies	20.388	219.456



Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

LOWER UNIT PLAN

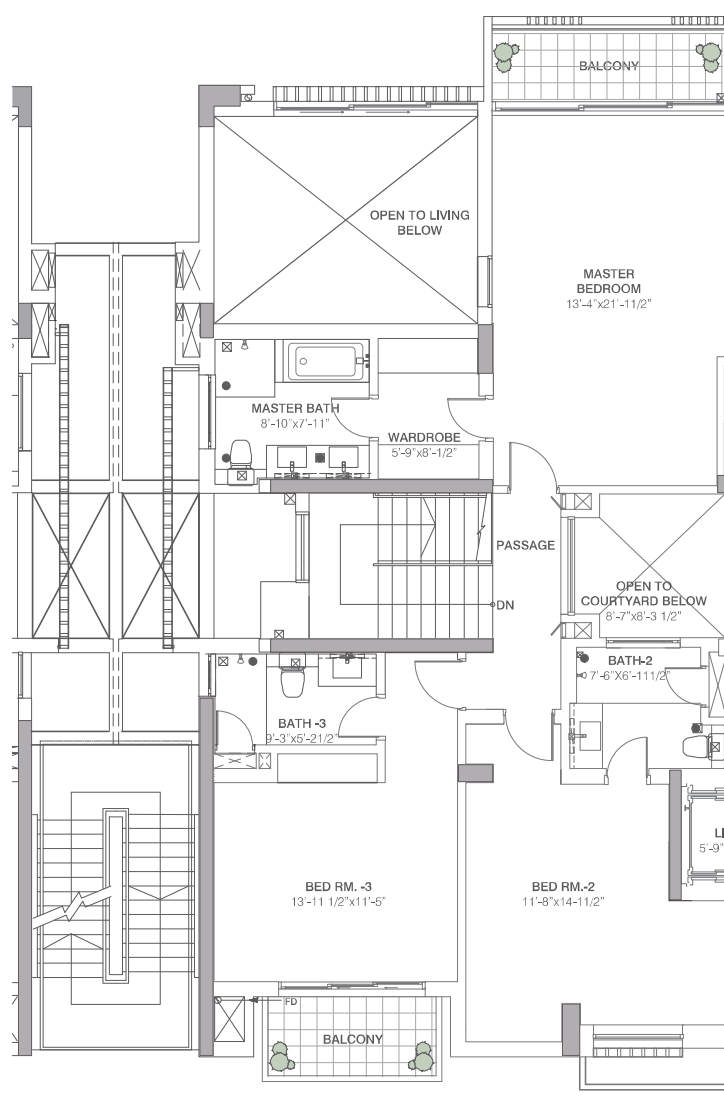
EX-FLOOR-PH-2



GROUND FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

	Sq.m.	Sq.ft.
Carpet Area	222.750	2397.681
Balconies	10.223	110.040
Verandah	5.092	54.810
GA/Terrace/Courtyard	64.662	696.022



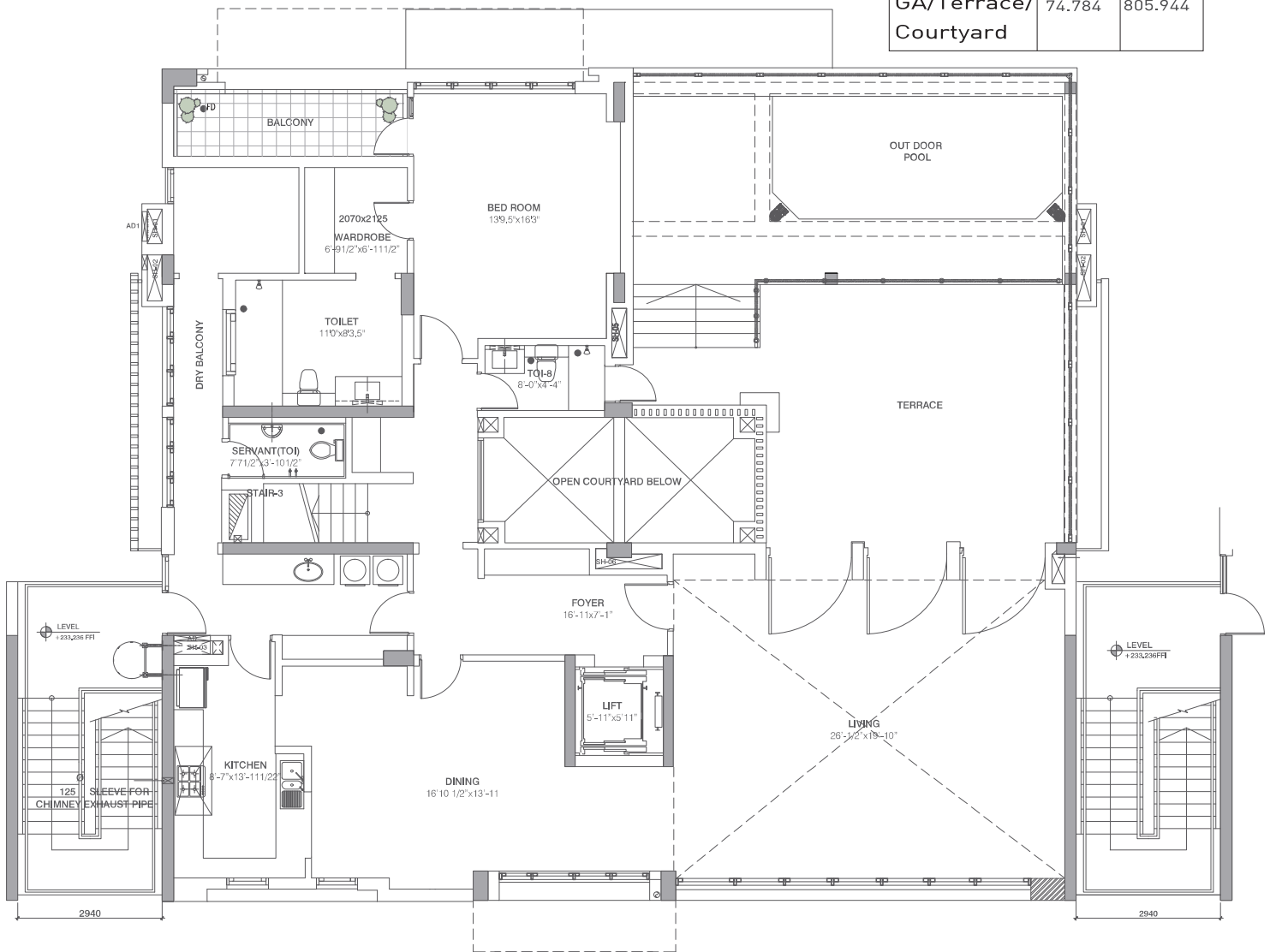
FIRST FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

UPPER UNIT PLAN

EX-FLOOR-PH-2

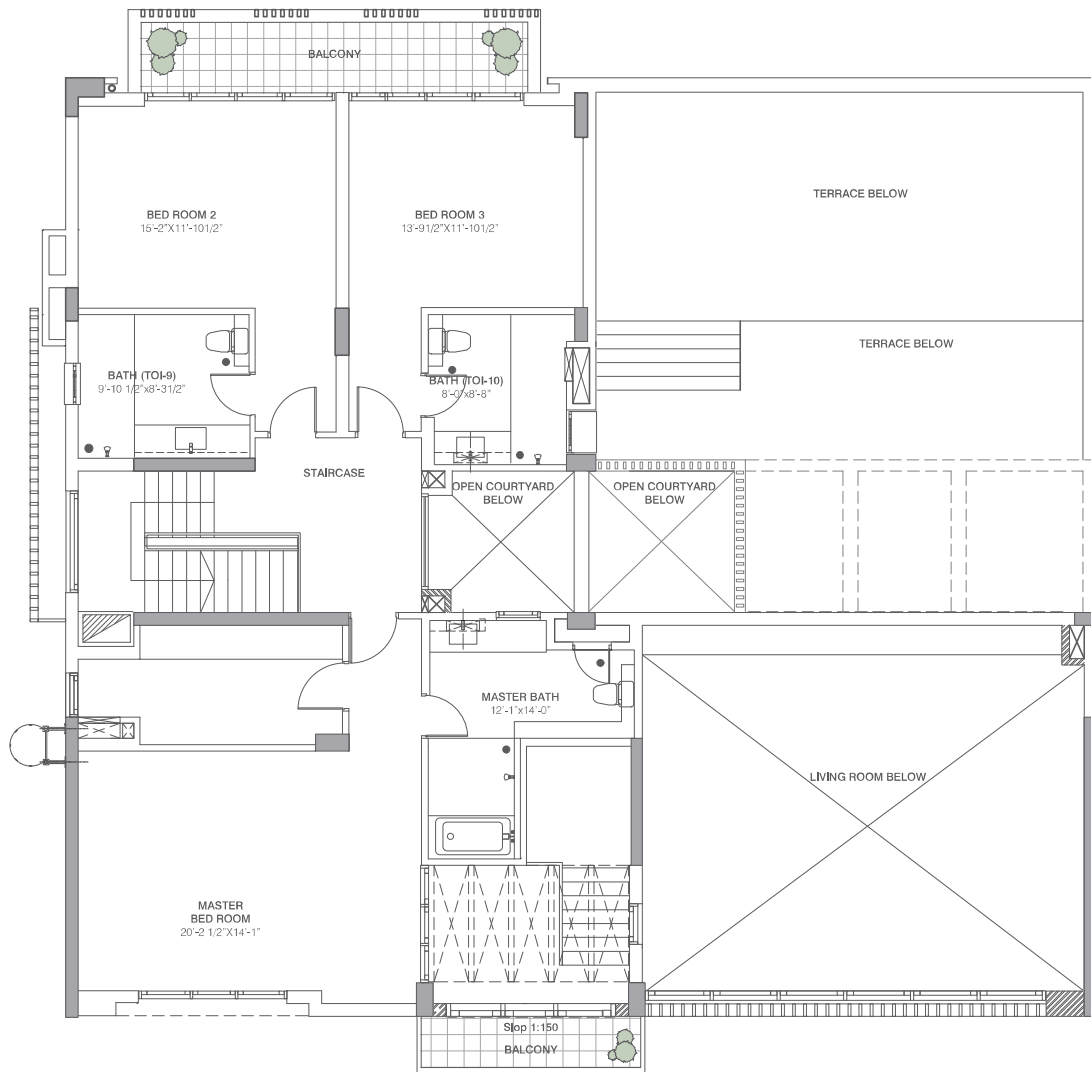
	Sq.m.	Sq.ft.
Carpet Area	303.329	3265.033
Balconies	32.784	352.887
GA/Terrace/Courtyard	74.784	805.944



SECOND FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

EX-FLOOR-PH-2



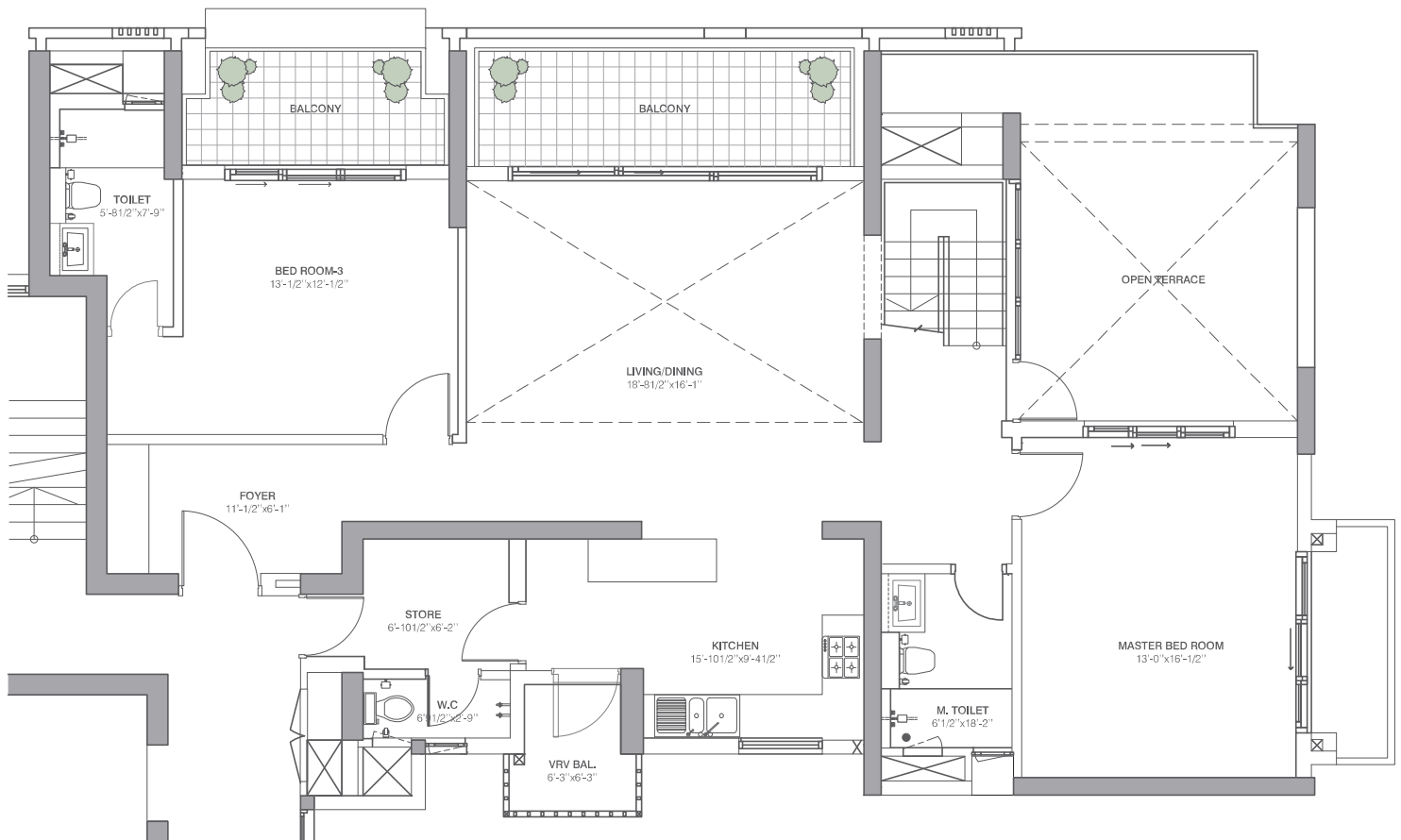
THIRD FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

DUPLEX TYPE-1 UNIT

TOWER-T5 & T6

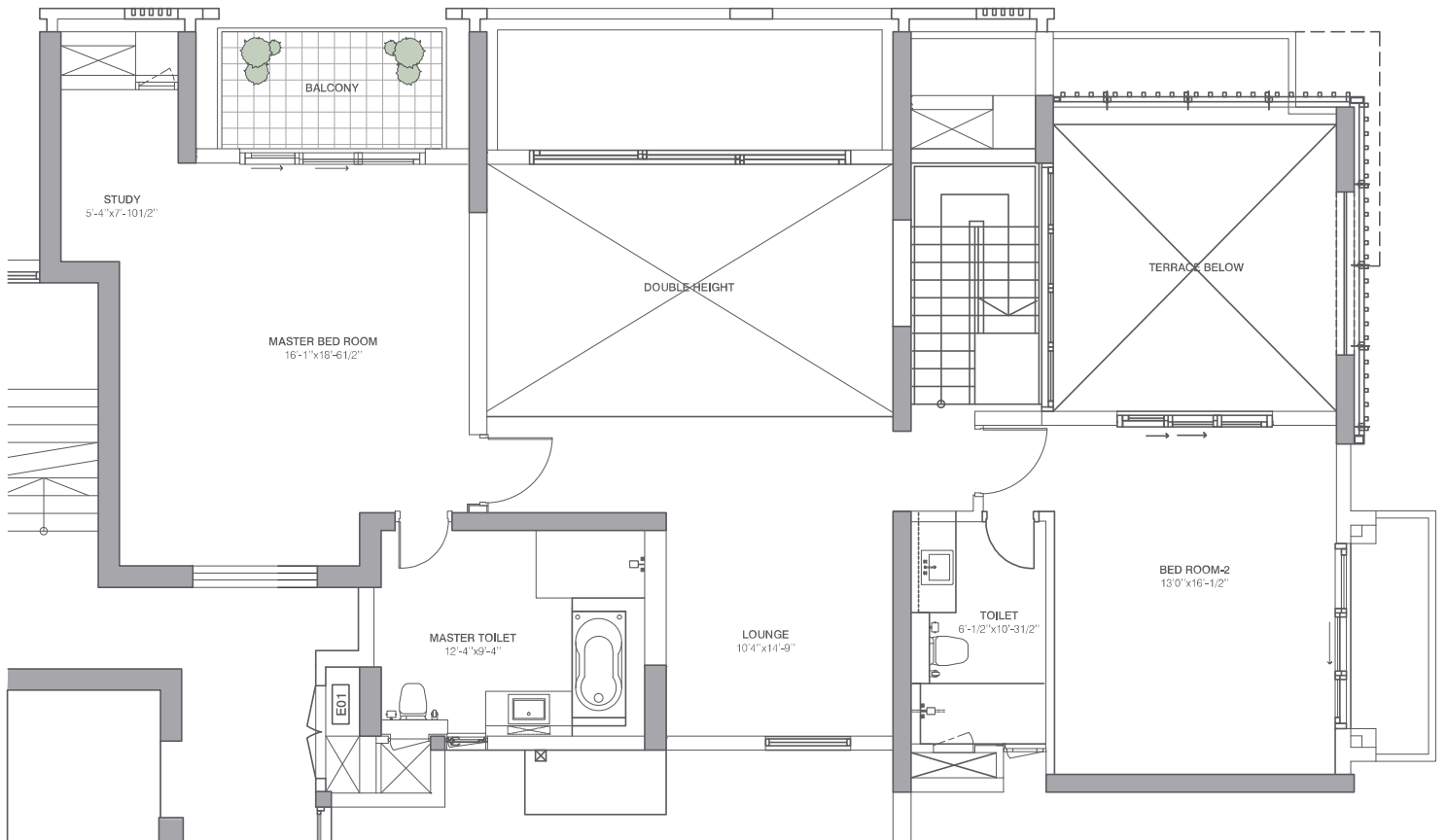
	Sq.m.	Sq.ft.
Carpet Area	210.995	2271.150
Balconies	46.205	497.351



DUPLEX LOWER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

TOWER-T5 & T6



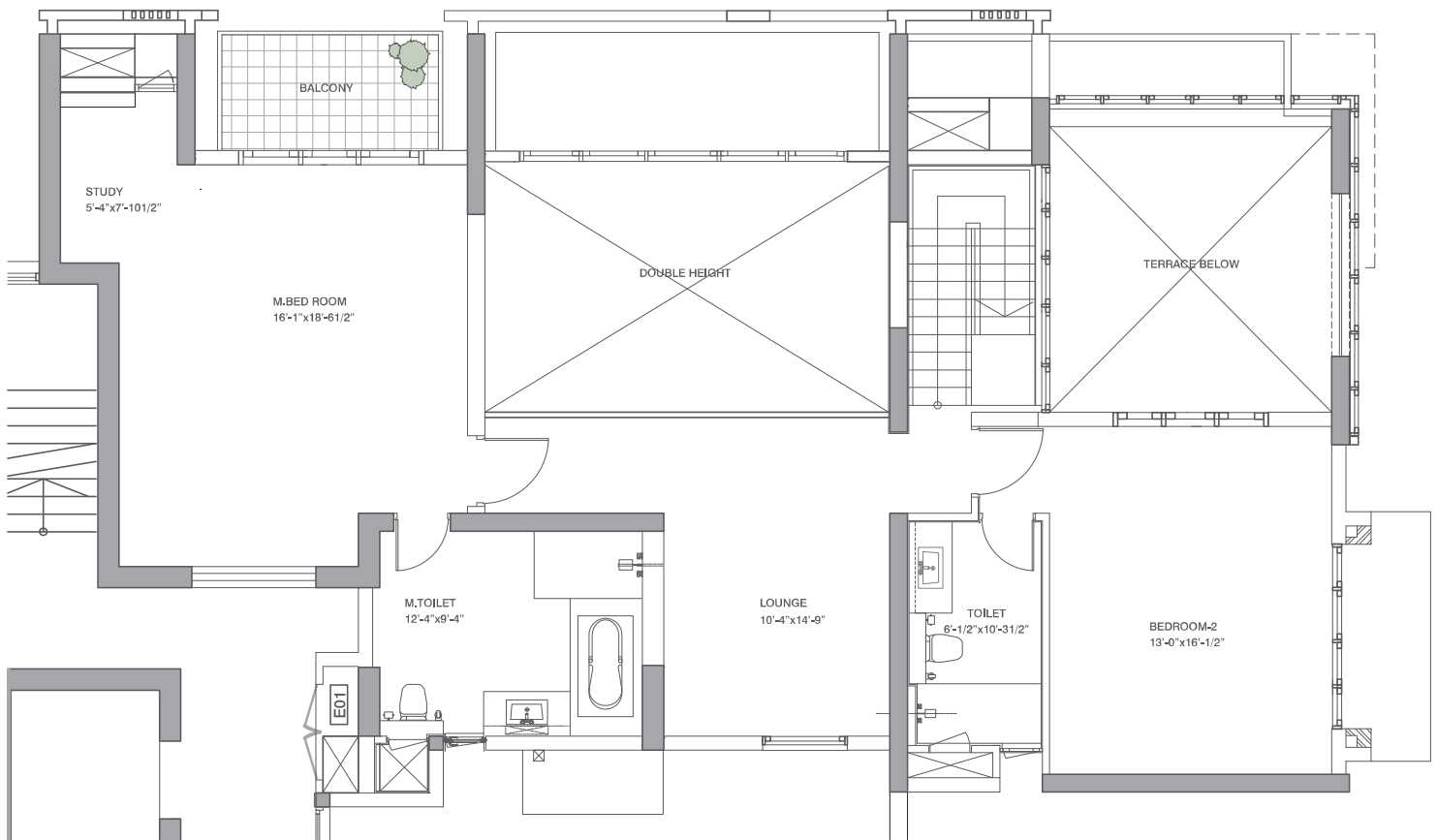
DUPLEX UPPER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

DUPLEX TYPE-2 UNIT

TOWER-T5 & T6

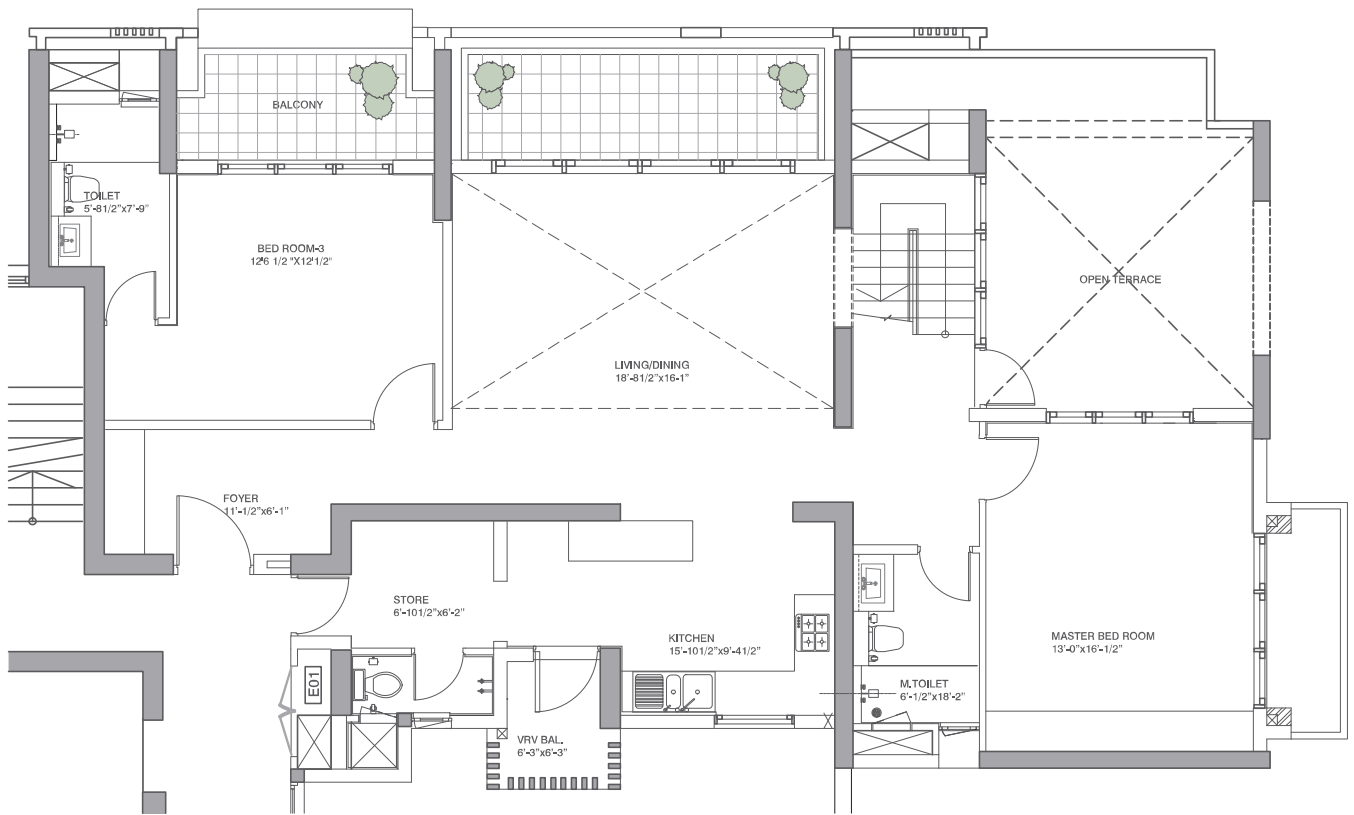
	Sq.m.	Sq.ft.
Carpet Area	209.293	2252.830
Balconies	41.634	448.148



DUPLEX UPPER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

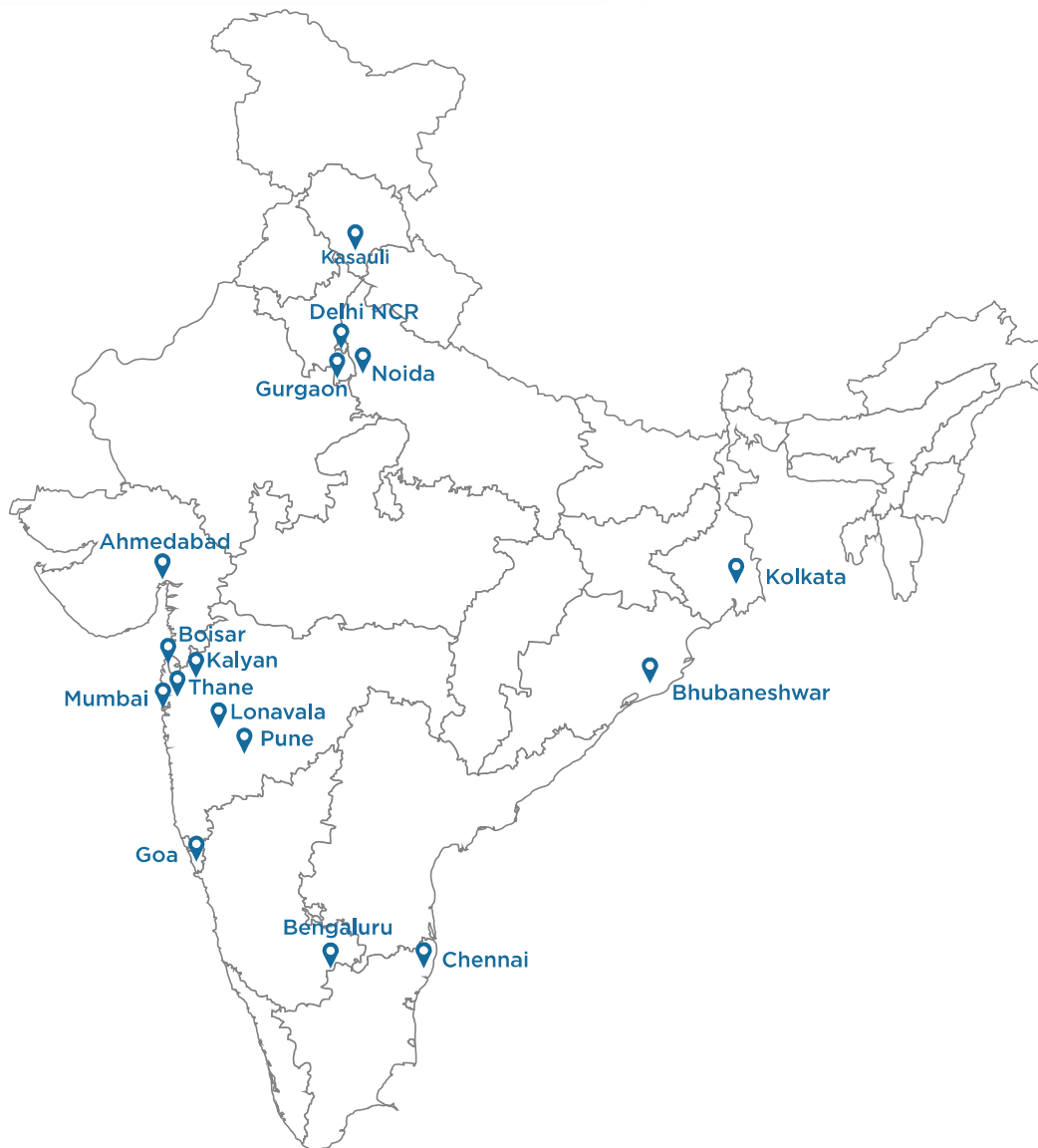
TOWER-T5 & T6



DUPLEX LOWER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
 1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
 All dimensions are in feet.

OUR PRESENCE



Over 12,000 satisfied customers

5000 units delivered and over 5000
possessions planned in coming 2 years

Over 6.50 million sq.mt underconstruction



11 Cities



36 Projects

₹20 Lac* to ₹15Crore*

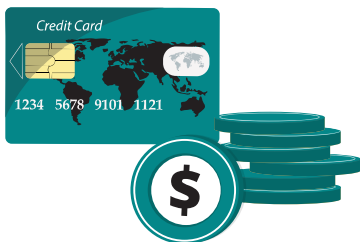
TATA HOUSING ADVANTAGE



High Quality of
Construction



Location
Advantage



Transparency in
Transaction and Costs



Superior Quality
Material



Committed
THDC Team



Unique
Project Structure

PRIMANTI

VILLAS AND RESIDENCES

Visit us : tatahousing.in/primanti | Site Office: Southern Peripheral Road, Sector 72, Gurugram-122 101

Disclaimer: * Some of the pictures/ images/ renderings / maps are artist's conception.* Others are actual images. This is not an offer or an invitation for offer. The HARERA registration No. 98 of 2017 dated 28/08/2017 valid till 30/06/2020 available on www.harera.in, OC for Phase I, II & III (Part) w.r.t. Towers 1 to 7 and Villas, Executive apartments, Executive floors & Shops received on 24/06/2016 and 09/03/2018. Development by Tata Housing Development Co., Ltd., under License no. 155 of 2008 (valid upto 13 August, 2018) and 200 of 2008 (valid upto 7 December, 2018) both in favour of Tata Housing Development Co., Ltd., for land measuring about 36.25 acres in the revenue estate of Village Fazilpur Jharsa, Tehsil and District Gurgaon, DTCP vide Sanction No. / Memo No. ZP-540/AD(RA)/ 2014/ 16568 dated 28 July, 2014 for Residential Group Housing Colony having 1,255 units with nursery and primary school, EWS & 1 community building. Furnitures, fixtures and specifications as provided in the sample flat are not part of the offered apartment for sale. The distance and time required to reach destination mentioned in maps are tentative. The same may vary depending on infrastructure, traffic and weather conditions. *For further information, please contact Primanti Garden Estate, Southern Peripheral Road, Sector 72, Gurugram visit www.tatahousing.in/primanti © Tata is a registered trademark of Tata Sons Ltd.