

Unveiling Limited Edition Signature Homes



With all the perks of a signature lifestyle
And more...

*Presenting Signature Homes at
Sector 104, Gurgaon*



Your dream home awaits!

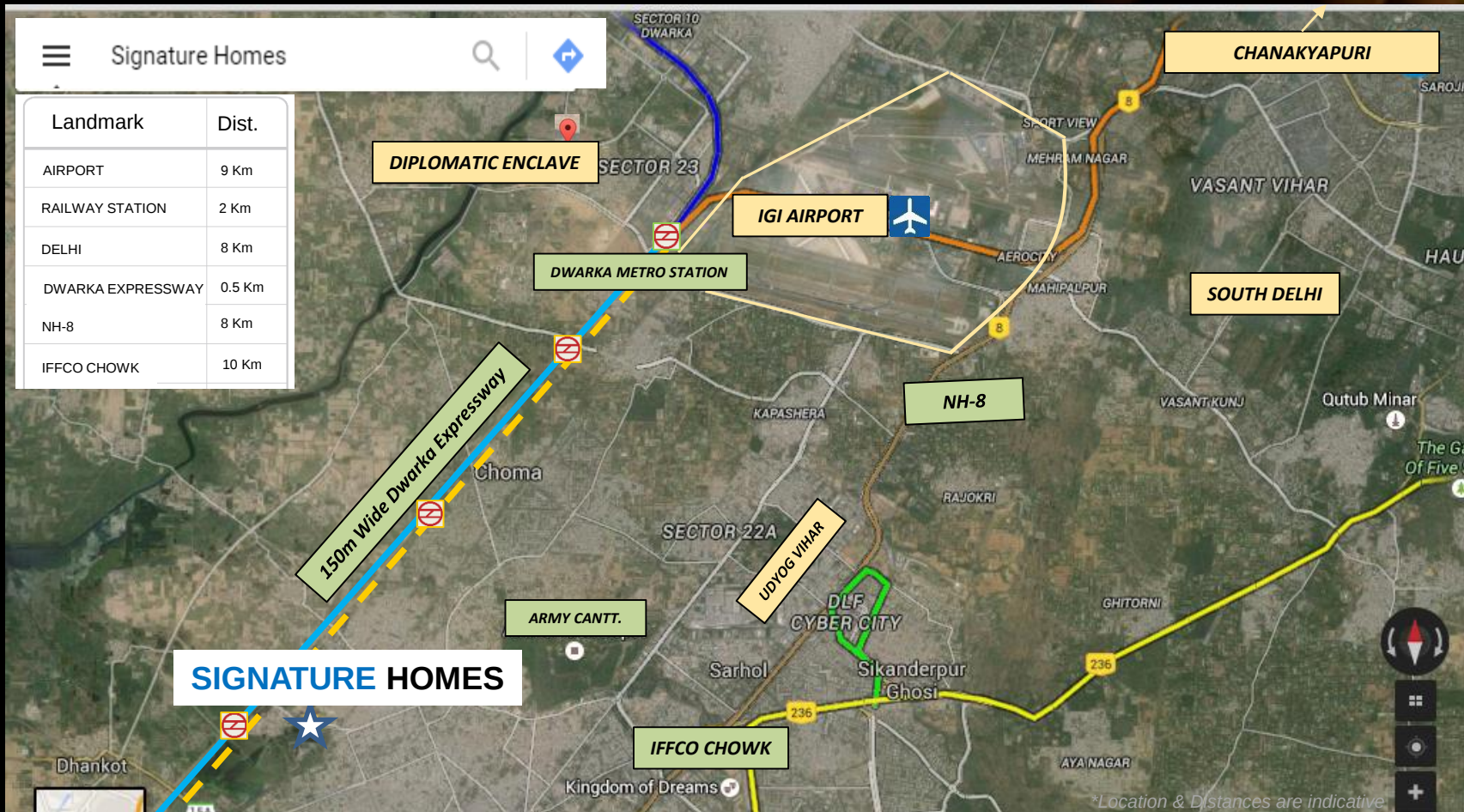
What does Signature Life truly mean?

GRANDEUR
CONVINIENCE
COMFORT
TRANQUILITY
BLISS
EXCLUSIVITY
ELEGANCE
ENJOYMENT
PEACEFULNESS
LAVISH
LUXURY
EXTRAVAGANCE
RELAXATION
SATISFACTION
PREMIUM
HIGH-LIVING
FITNESS
WELL BEING
PLUSH
ENJOYMENT
GRAND

Signature Homes – A class in itself!



Location – Its your city, own it!



Master Layout



Club and Pool Area



Night Aerial View



Offer Details

BOOK IN THE LIMITED EDITION LUXURY RESIDENCES &

“WE BEAR THE RENTAL & INTEREST FROM HERE ON”

BOOK UNDER A 15:85 POSSESSION LINKED PLAN(PLP) OR 15% BANK SUBVENTION(BS)

& GET BOUQUET OF BENEFITS(BOB) OF

**UPTO ~62,000 RS/MONTH FOR 60 MONTHS &
FREE MAINTAINENCE FOR 3 YEARS POST POSSESSION**

LIMITED PERIOD INAUGURAL BSP

RS. 7199/SFT (TOWERS B,J,K,C) & RS. 7499/SFT (TOWERS A &L)

LAUNCH BSP – RS. 7,750 PER SFT

Unit Configurations

Configuration	Size (sqft.)	Starting Ticket Size*	Benefits –PLP (Rs/month) – 5 years	Benefits –BS (Rs/month) – 5 years
3 BHK	1712	Rs. 1.23 Cr.	39,376	27,392
3 BHK + Utility	1816	Rs. 1.30 Cr.	41,768	29,056
4 BHK + Utility	2324	Rs. 1.67 Cr.	53,452	37,184
4 BHK + Utility + Study	2692	Rs. 1.93 Cr.	61,916	43,072

**Includes Basic Price only*

Payment Plan – 15:85 PLP

Sno.	Payment Due On	Value(%age of COP)	Bouquet of Benefits (Rs/sft)	Bouquet of Benefits* (Rs Lakh)
1	On Booking	5 Lakhs	-	-
1.1	Within 30 Days	10% - Booking amount	-	-
1.2	Within 60 Days	5%	207	5.6
2.1	Completion of Finishing**	35%	483	13.0
2.2	Application of OC/ Oct'17 whichever is later	30%	414	11.1
2.3	Offer of Possession/ Mar'18 whichever is later	20%	276	7.4
		Total	1380	37.1

*BOB Calculated for 2692 sft

**Completion of Internal, External Plaster, Flooring(Except wooden flooring)

Payment Plan – Bank Subvention

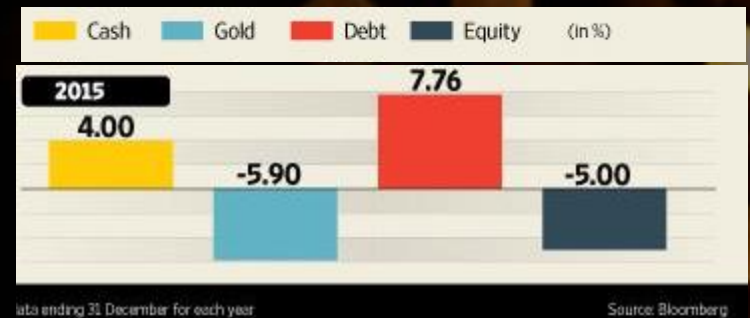
Sno.	Payment Due On	Value(%age of COP)	Bouquet of Benefits (Rs/sft)	Bouquet of Benefits* (Rs Lakh)
1	On Booking	5 Lakhs	-	-
1.1	Within 30 Days	10% - Booking amount	-	-
1.2	Within 60 Days	5%	144	3.9
2.1	Completion of Finishing**	50%	480	12.9
2.2	Application of OC/ Oct'17 whichever is later	15%	144	3.9
2.3	Offer of Possession/ Mar'18 whichever is later	20%	192	5.2
		Total	960	25.8

*BOB Calculated for 2692 sft

**Completion of Internal, External Plaster, Flooring(Except wooden flooring)

EXPECTED RETURNS

CAGR – Price Appreciation	IRR(2yr)	IRR(3yr)*	IRR(4yr)*
8%	29%	16%	15%
10%	36%	20%	18%
12%	43%	24%	21%



- Assuming a base case of 10% CAGR (against 17% CAGR for GPL Projects in NCR), and an exit after 3 years, one can expect a healthy IRR of 20%. No other asset class has given a return of >8% in 2015
- This scenario is most realistic as the project will be ready for possession by this time and Dwarka Expressway, which is already more than 80% complete, is also expected to be fully operational(refer subsequent slides for expressway progress)

**Rentals assumed post possession*

Dwarka Expressway Overview



- Dwarka Expressway also known as Northern Peripheral Road is an 18 km long and 150 mts wide road, and runs in a smooth parabola from near Kherki Daula on NH8 to Dwarka
- Like any model city, has multiple luxurious residences alongside some of the top names in education, healthcare and hospitality
- NCR's second diplomatic enclave (Chanakyapuri is the first) is coming up next to Sector 113 on Dwarka Expressway
- As a part of its developmental plans for Gurgaon-Manesar Urban Complex, the Haryana Government has envisaged a Mass Rapid Transit System Corridor (or metro rail) along Dwarka Expressway
- This will start at Dwarka and go on towards Manesar and Neemrana via a metro hub that is coming up in a 162-acre plot at Kherki Daula where the new Inter State Bus Terminal is also being built



View of Sector 111 and 113

Dwarka Expressway Updates

Of it's 18 km length, ~15 km has already been completed

Recently, one of the major hurdles got cleared(refer article below) which has paved way for an early delivery of the expressway

Dwarka e-way oustees to get plots in Sector 110A

-Times of India City, 24th Dec'15

GURGAON: The Dwarka expressway project crossed a major hurdle on Wednesday after the Punjab and Haryana high court resolved the dispute over allotment of plots to New Palam Vihar families by directing Huda to allot plots in Sector 110A instead of Sector 37C.

More than 380 families had approached the high court as they were against the development authority's decision to give alternative plots in Sector 37C in the absence of adequate number of available plots in Sector 110A.

The high court, however, has directed Huda to allot the plots to displaced families in Sector 110A through land pooling scheme.

Sources said the government has decided to relax the norms related to land pooling to accommodate all the families.

The resolution clears one of the biggest obstacles in the way of the expressway project and is likely to expedite construction work. A 1.3-km stretch of the road could not be undertaken for construction owing to the land dispute.

Signature Specifications

- Imported marble in living and dining

- Air conditioned Apartments

- Modular kitchen



Artist Impression of the Bedroom

- Premium Air conditioned Tower Entrance Lobbies

- High End Home Security - CCTV Camera on All Floors

- CCTV cameras in living areas with live feed on the mobile phone, video door phone, card access in the tower lobby and basement lobby

Signature Amenities

RELAX

- Host a party at the multi-purpose hall
- Entertain yourself at the amphitheater & Mini Theatre
- Let your children enjoy in the kids' play area
- Let your parents relax in the senior citizen arena
- Shop at your convenience at the shopping arena
- Enroll your children in the nursery and primary schools within the premises

ENERGIZE

- Get in shape at the fitness centre
- Unwind at the meditation / yoga arena
- Glide on the skating rink
- Spend time in the billiards / snooker room
- Enjoy indoor games any time of the year
- Try your hand at squash, tennis or badminton
- Refresh yourself in the sparkling swimming pool

Signature Design

Thoughtful planning: The arrangement of the towers is such that it helps harness the refreshing monsoon breeze and keeps out the hot summer winds

Private spaces: The layout ensures that you can relax and enjoy absolute privacy in your home

Smart design: Intelligent design ensures optimum utilization of space. The amenities are planned at strategic, easily walkable locations

Unhindered views: All the towers are high rises and well laid out so you can spend hours in the lavish balcony gazing at the beautiful landscape

Refreshing surroundings: The beautiful gardens lend Signature Homes a picturesque landscape. Not only is this a great place for your kids to run around and have fun, but it also helps regulate the temperature and humidity

Location: Sector 104 – Its Advantages

Strategic Location

- *Only 15 minutes drive from IGI Airport*
- *Close vicinity to Central Business District(CBD) - less than 15 minutes 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*

Compelling reasons to buy

Returns:

- Maximize the returns on your investment with Expected IRR of 20-25%

Bouquet of Benefits:

- Enjoy bouquet of benefits of up to ~Rs 62,000/month for a duration of 5 years
- Free Maintenance for 3 years post possession

Payment Plan:

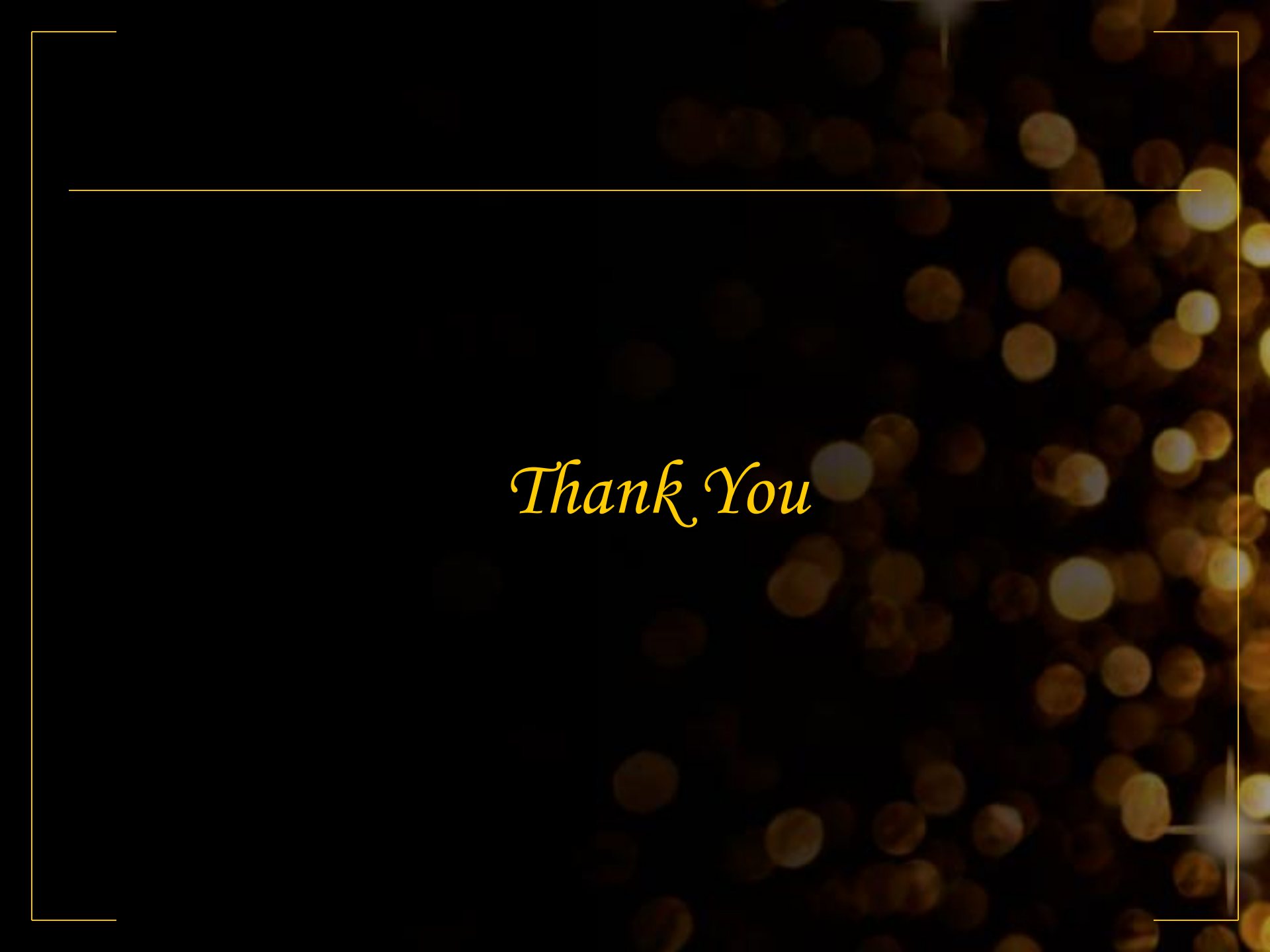
- Book with a lucrative 15:85 Possession Linked Payment plan OR
- Choose Bank Subvention with only 15% upfront and no pre-EMI till Mar'18

Location:

- Only 15 minutes drive from IGI Airport with Close vicinity to Central Business District(CBD) & Proposed Metro Station at walking distance

Signature Specifications:

- Imported marble, Air conditioning, Modular kitchen, Premium Air conditioned Tower Entrance Lobbies, High End Home Security Solutions(Towers A & L)



Thank You