



# 5.3 ACRES OF COMMERCIAL DEVELOPEMENT



# ACTUAL SITE PHOTOGRAPH



# 83 AVENUE

## MAIN TRADE AREA



- Located on Vatika Main corridor road 400 meter from NH8 and Dwarka expressway, one of the busiest route in NCR
- More than 5,00,000 + people currently living in the main trade area with annual growth of 4-5 % projected over the next decade on the back of a growing job market
- Main trade area including Manesar, Dwarka express way, NH-48, DLF Garden city and main residential sectors on both side of national highway together accounts for 20000+ completed residential units with and additional 30000+ units under construction
- Major residential developments have come up through up through prominent developers such as Emaar, Vatika, DLF, Godrej, Bestech, Tata, Raheja & Orris
- Major ongoing traffic on NH-48 (Approx. 2,00,000 + vehicles per day)

# RESIDENTIAL PROJECTS WITHIN A 10 MIN DRIVING RADIUS

Sector	Name of the Project	Number of Units
82	Mapsko Casa Bella	956
82	Vatika Signature Villas	163
82	Mapsko Royale Villa	486
82	Vatika the Seven Lamps	606
82	Vatika Premium Floors	650
82	Vatika Primrose Floor	900
82	Vatika Emilia Floors	1530
82	Vatika Iris Floors	300
82	Vatika India Next	1200
82	Vatika Signature Two	163
82	Universal Aura	569
82	Vatika Urban Homes	224
83	Vatika India Next Plots	1200
83	Vatika Lifestyle Homes	703
83	Vatika City Homes	600
83	Vipul Lavanya	572
83	Mapsko Paradise	352
83	Signature Global Sinera	824
83	Vatika Boulevard Residences and Heights	110
83	SAS Arcadia	280
78	Umang Monsoon Breeze	716
78	Raheja Revanta Royalty	871
77	Emaar Palm Heights	279
77	Umang Winter Hills	360

Sector	Name of the Project	Number of Units
77	Emaar Palm Premier	483
80	Godrej Frontier	483
85	Orris Aster Court	528
85	Orris Carnation Residency	672
85	SSThe Leaf	13 Towers; 544 Units
86	DLF New Town Heights 2	1198
86	Ansal Heights 86	11 Towers; 670 Units
86	Microtek Greenburg	12 Towers; 718 Units
86	DLF Skycourt	10 Towers; 684 Units
86	Pyramid Urban Homes 2	10 Towers; 863 Units
86	Adel Cosmocourt	7 Towers; 375 Units
88	Vatika One Express City	8 Towers; 600 Units
88	Vatika The Seven Seasons	Low Rise
88	Assotech Breeze	9 Towers; 492 Units
89	Wood View Residences	Low Rise; 4th Floor; 900 Units
89	Tulip Ace	266
89	3C Greenpolis	2317
89	Tulip Petals	336
89	NBCC Heights	450
89	Lotus Green Floors	Low Rise; 3rd Floor
89	Orris Kohana Floors	1 Tower
89	Ferrous Heights	1536
90	DLF New Town Heights 1	1536
90	Shree Vardhman Flora	8 towers; 575 units



# RESIDENTIAL PROJECTS WITHIN A 10 MIN DRIVING RADIUS

Sector	Name of the Project	Number of Units
90	DLF Regal Gardens	8 Towers; 524 Units
90	DLF Luxury Homes	475
90	DLF Regal Towers	746
90	SSGroup Premium Luxury Floors	100 Towers; 4th Floor
91	DLF New Town Height 3	622
91	DLF Gardencity	1263
91	The Fernhill	14 Towers; 756 Units
91	Anant Raj Macco	18 Towers; 720 Units
91	Mahendra Shantima	7 Towes; 550 Units
91	JMD Samanvay	14 Acre
92	Sare Petioles	6 Towers; 342 Units
92	Ansal Heights	6 Towers; 540 Units
92	Parkwood Western	6 Towers; 300 Units
92	Raheja Navodya	350
92	Sare Crescent Parc Royal Greens	825
92	Bestech Park View Sanskruti	8 Towers; 608 Units
92	Sare Green Parc 2	256
92	Sarc Th Grand	3 Towers; 276 Units
92	Raheja Sampada	384
92	Ramprastha City	Township in 450 Acre
93	Spaze Privvy: The Address	10 Towers; 562 Units
93	Signature Global Orchard Avenue	7 Towers; 750 Units
93	Astra Sanskriti Floors and Villas	
93	SKM Flats	

Sector	Name of the Project	Number of Units
93	JMS Independent Floors	Low Rise; 3rd Floor
93	Spaze Vista	40
93	Ramprastha City	Township in 450 Acre
94	Antriksh Krishna Apartments	3 Acre
95	ROF Ananda	6 Towers; 728 Units
95	Ramsons Kshitij	7 Towers; 784 Units
95	Sidhartha NCR Greens	293
95	Sidhartha NCR One Phase 1	163
95	Ramada Ananda	5 Acre
95	Ramprastha City AWHO(Township in 450 Acre	1221
88A	Godrej Icon	5 Towers; 328 Units
88A	Adani Aangan	7 Towers; 886 Units
88A	Godrej Oasis Behind Amira Rice Mill	5 Towers; 370 Units
88A	The Centre Court	8 Towers; 448 Units
88A	Ansal Amantre Behind Amira Rice Mill	8 Towers; 177 Units
88A	Vatika Express City Township in 300 Acre	300 Units
88A	Aashiana the Centre Court	753
88B	Vatika Turning Point	2 Towers; 458 Units
88B	Vatika Expressions	Low Rise; 850 Units
88B	Vatika Express City	Township in 300 Acre
89A	ALS Marigold	6 Towers; 428 Units
89A	Vatika Seven Elements	14 Acre
89A	Vatika Express City	Township in 300 Acre
95A	Signature Global the Rosia	1101



## CONSUMER DYNAMICS



Population of 8,50,000+ people comprising of 2,30,000+ households



Target mall customer : 55% of the customer is in the age group of 15-45 years



30% of the retail expenditure is towards the fashion segment



Per capita retail expenditure @ INR 69,467 projected to be INR 85,000 by 2022

## REAL ESTATE DYNAMICS

Catchment is for future residential and commercial growth in Gurgaon

16.71 mnsft under delivery which will add 2,00,000 people working in the catchment

More than 80+ operational residential projects 31000+ dwelling units

55 projects under delivery which will add 40,000 dwelling units

# PROJECT HIGHLIGHTS

- Prime Retail and Commercial Development
  - 5.3 acres of licensed Land Bank on Sector 83 Road
  - 2.5 lac sq. ft of area
  - Situated on the Intersection of 80 meters and 24 meters wide roads
  - Corner Plot with 150 meters frontage on both sides.
  - Located in Sector – 83 Gurugram.
  - Well wide Connected to Dwarka Expressway, NH-8 and Southern Periphery Road.
  - Wild Courtyards and Walking Spaces.
- Hypermarket
  - Fine Dine
  - Luxury Apparels
  - High Street
  - Restaurants
  - Entertainment Zone
  - Cinema
  - Anchor store
  - Office Space





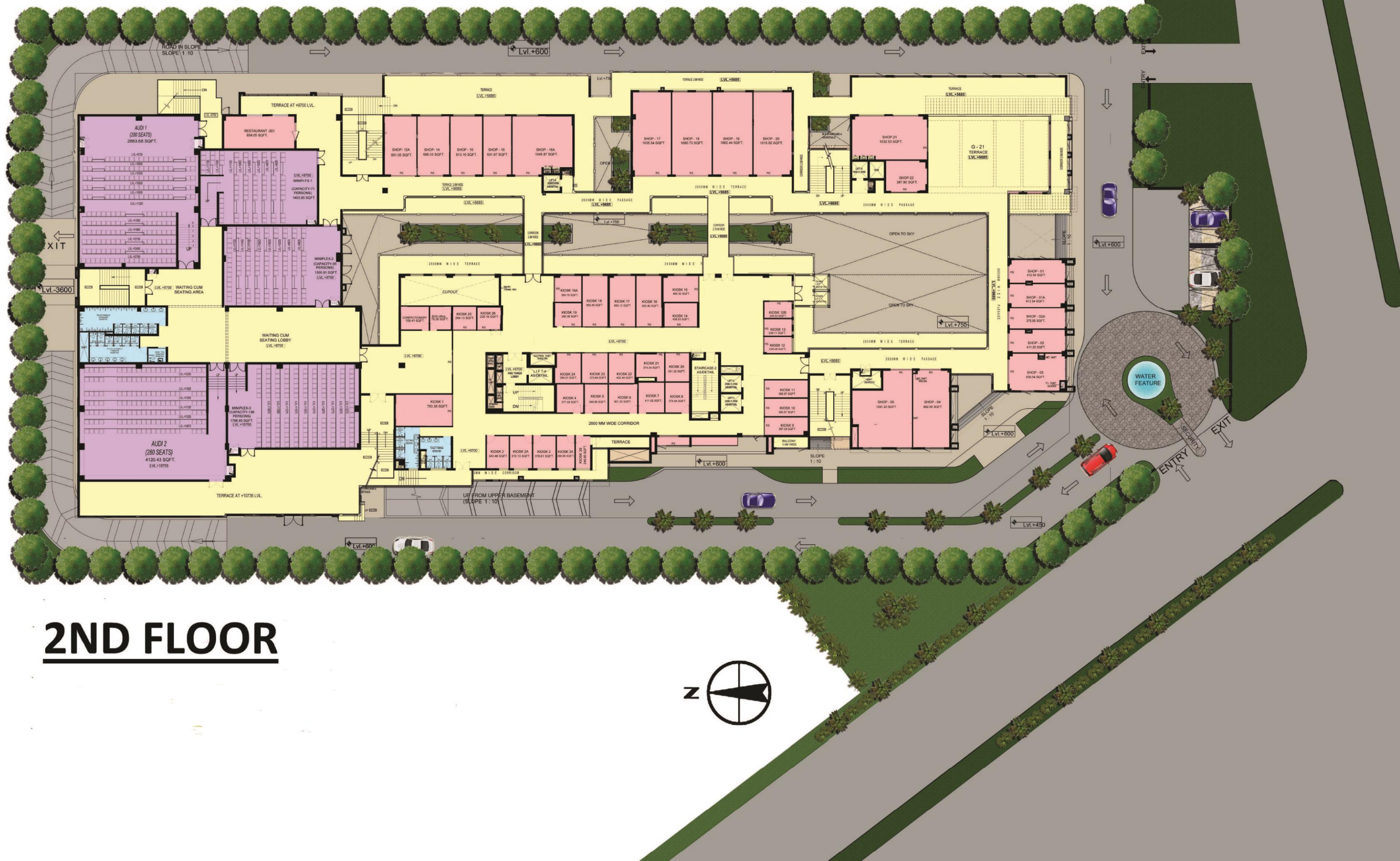
GROUND FLOOR



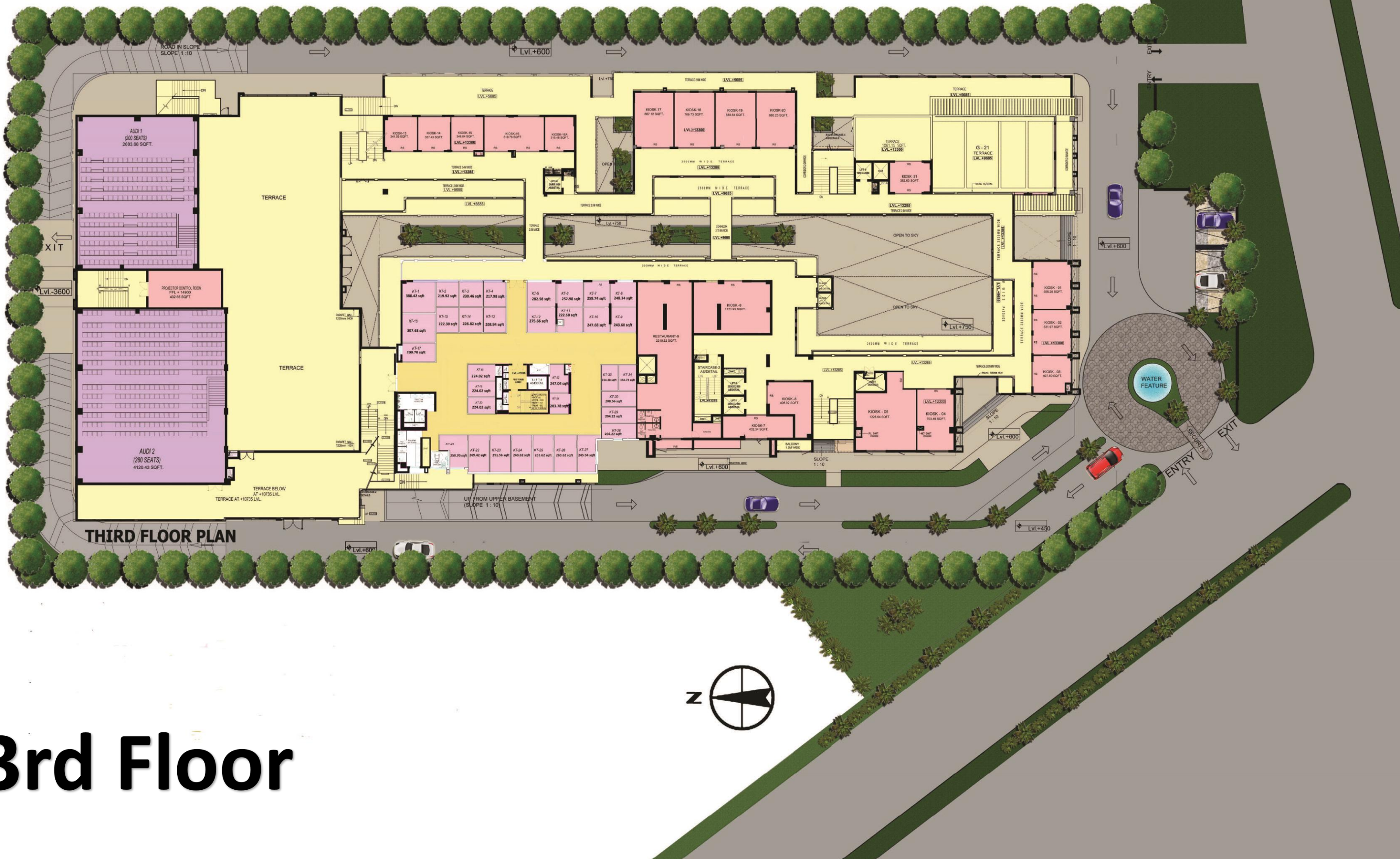


FIRST FLOOR





# 2ND FLOOR



# 3rd Floor

# 4th Floor

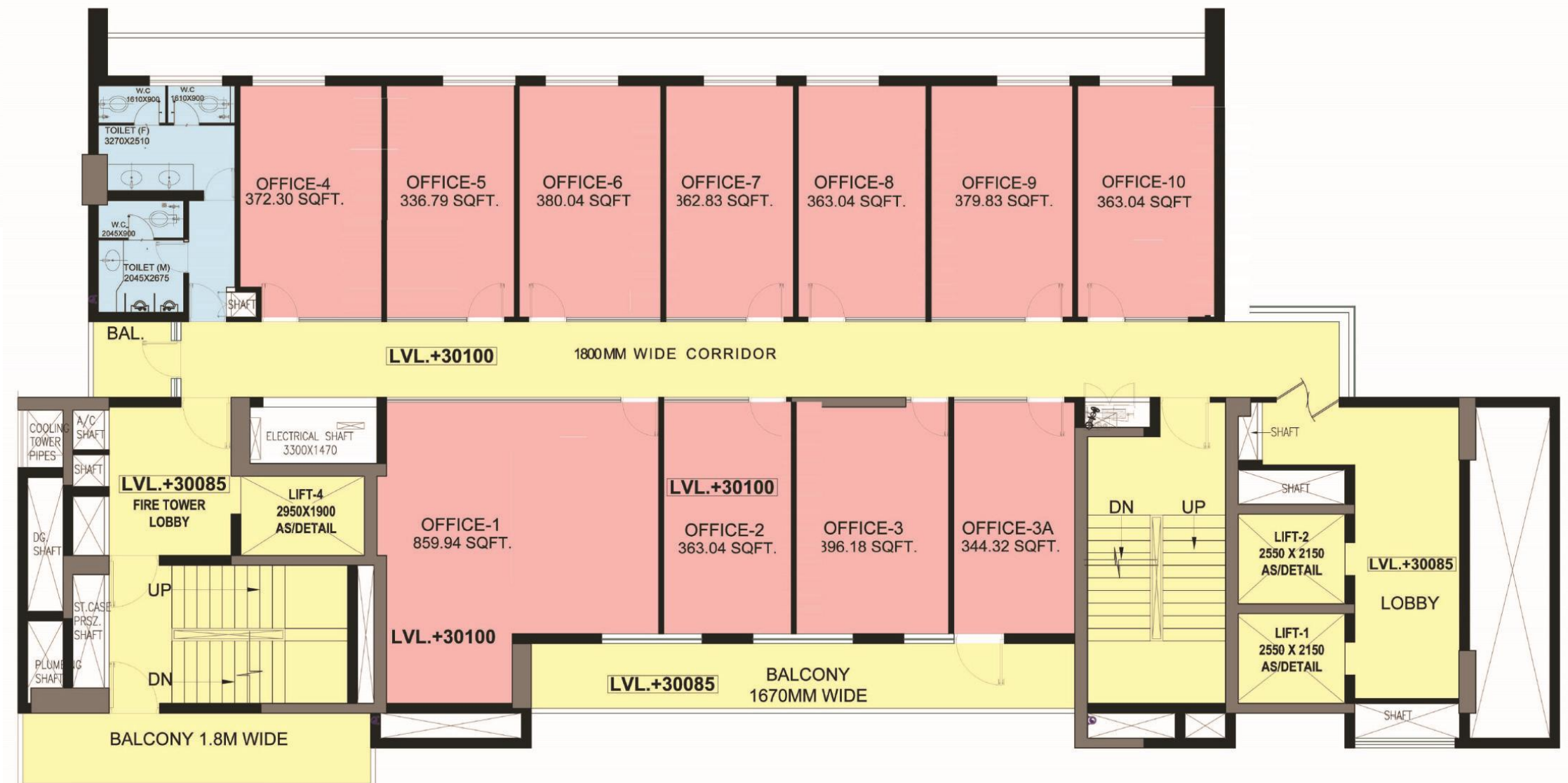


# 5th Floor

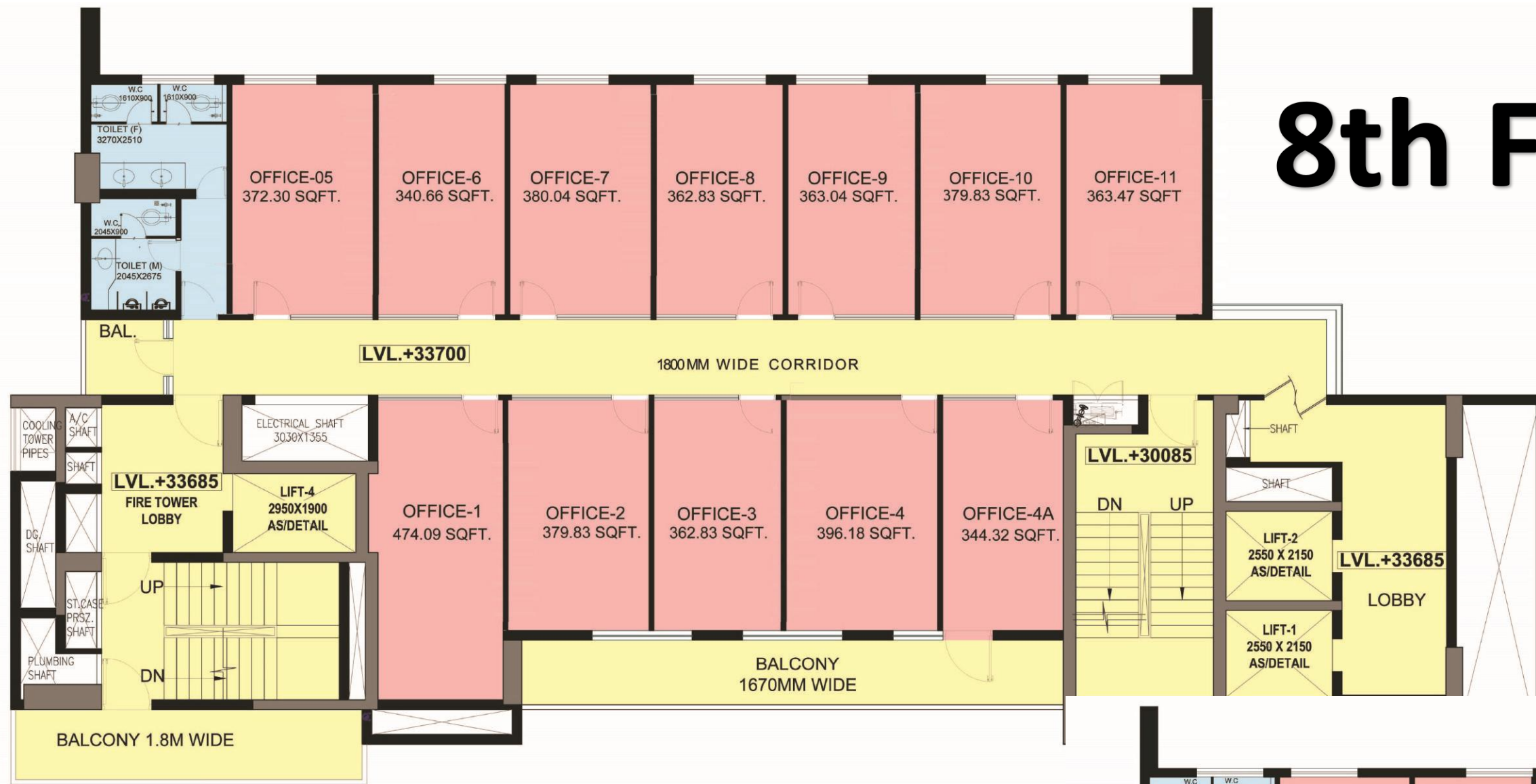
# 6th Floor



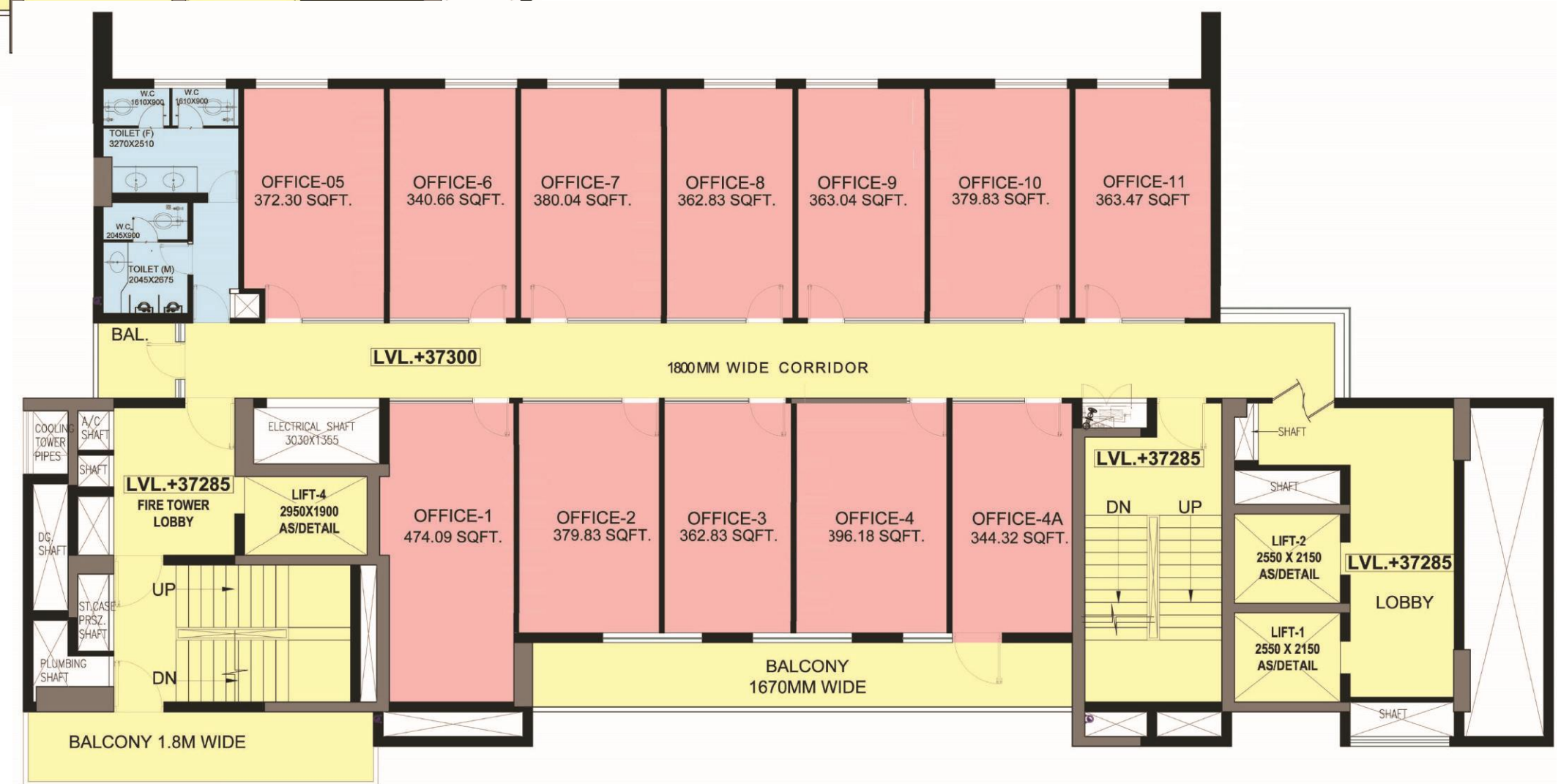
# 7th Floor



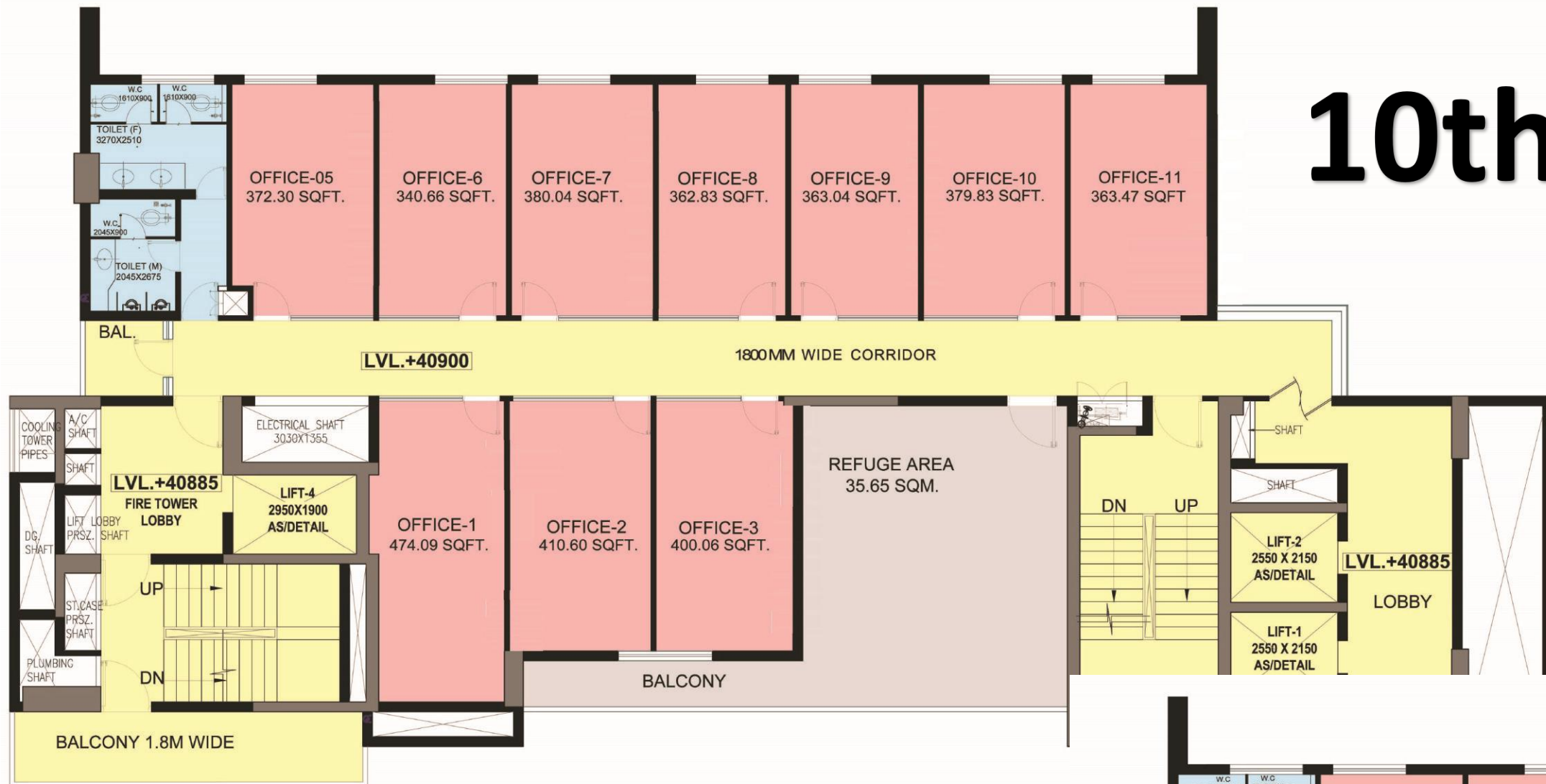
# 8th Floor



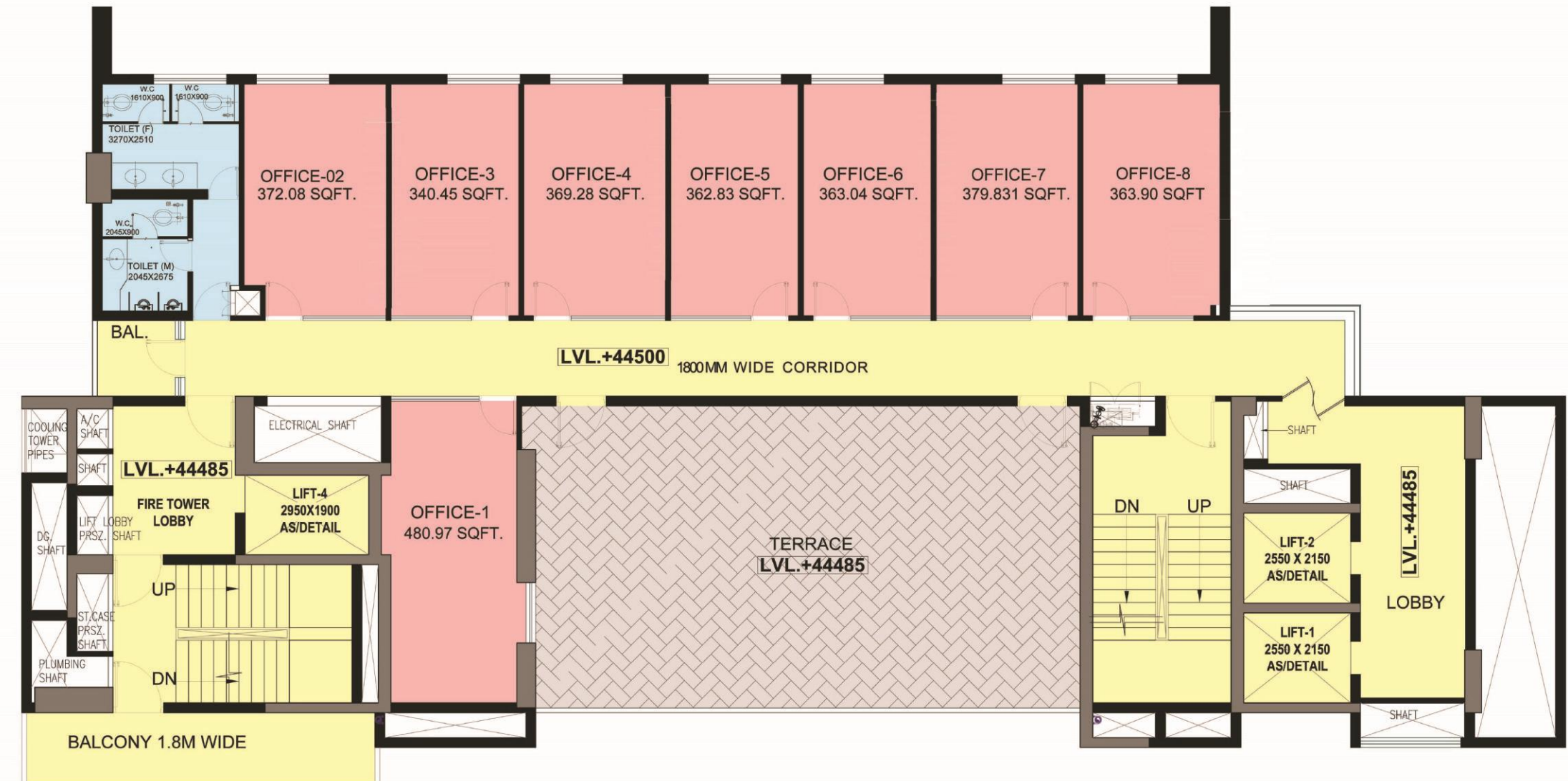
# 9th Floor



# 10th Floor



# 11th Floor







# 12th Floor



**THANK YOU**