



***DISCOVER
YOUR DREAM
HOME***

HRERA-22-OF-2024 Dated 11.03.2024



DWARKA EXPRESSWAY

Gateway to Convenience:
Next to Dwarka Expressway



Sector 99 A, Gurugram

ABOUT SPITI GROUP

Welcome to SPITI GROUP, where we are committed to reshaping real estate through innovation, integrity, and unwavering dedication to our clients. As a leading company, we offer a comprehensive suite of services tailored to meet the unique needs of individuals, investors, and property owners. Our mission is clear to exceed expectations, foster economic prosperity, and promote sustainable development in every project we undertake. Upholding the highest standards of ethics and professionalism, we prioritize client satisfaction and community engagement, ensuring that every interaction contributes to building lasting relationships and thriving communities. Join us as we redefine the future of real estate together.

At SPITI GROUP, we are more than just a real estate company. We are partners in your journey towards achieving your property goals and creating a brighter future for communities. With our commitment to innovation, integrity, and client-centric approach, we aim to set new standards in the industry while making a positive impact in the communities we serve. Whether you are buying, selling, investing, or simply exploring opportunities, we invite you to join us on this transformative journey. Welcome to the forefront of real estate excellence.

PRESENTING

INDEPENDENT
PLOTS

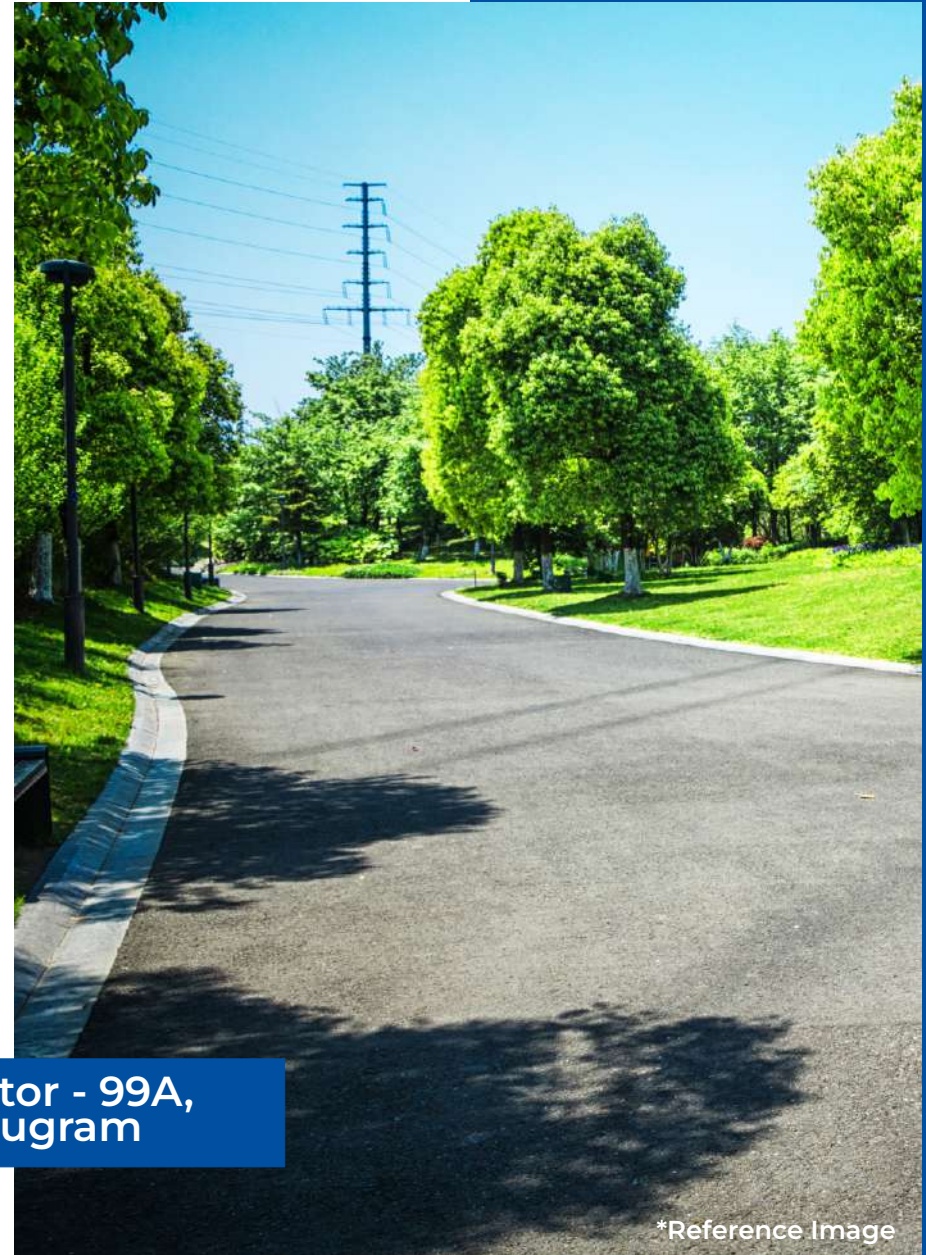


SPITI HOMES

Sector 99A, Gurugram

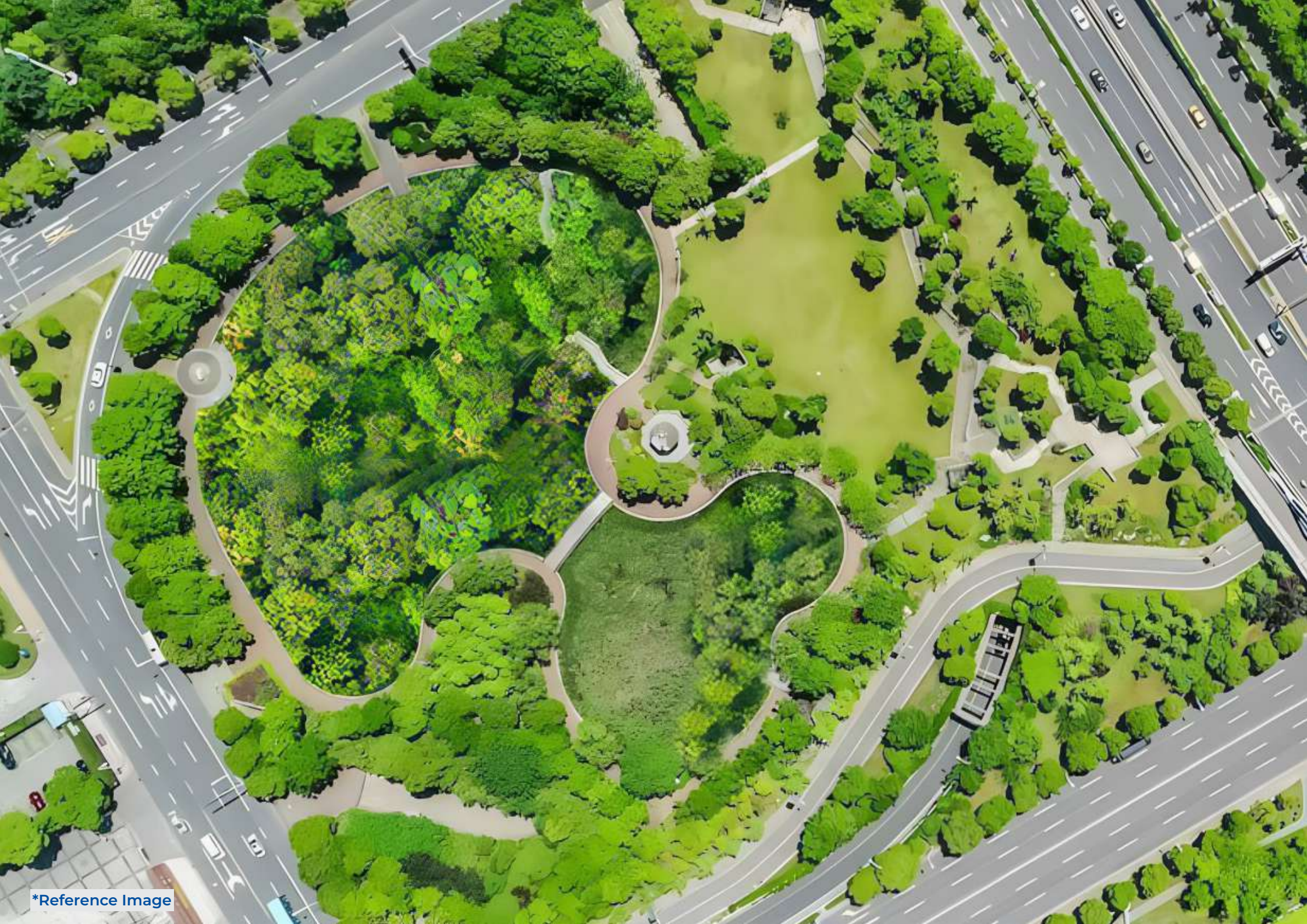
ABOUT SPITI HOMES

Introducing Spiti Homes, a meticulously planned plotted development nestled in Sector 99A, Gurugram, Haryana 122001. Spanning over approximately 12.15 acres, this project offers a unique opportunity for those seeking to build their dream home in a thriving urban locale. Situated under the Deen Dayal Jan Awas Yojana (DDJAY), Spiti Homes promises a blend of modern living and serene surroundings, catering to the diverse needs of homeowners and investors alike. With its prime location and thoughtful design, Spiti Homes presents an ideal canvas for crafting your ideal living space in the heart of Gurugram.



 **Sector - 99A,
Gurugram**

*Reference Image



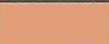

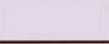


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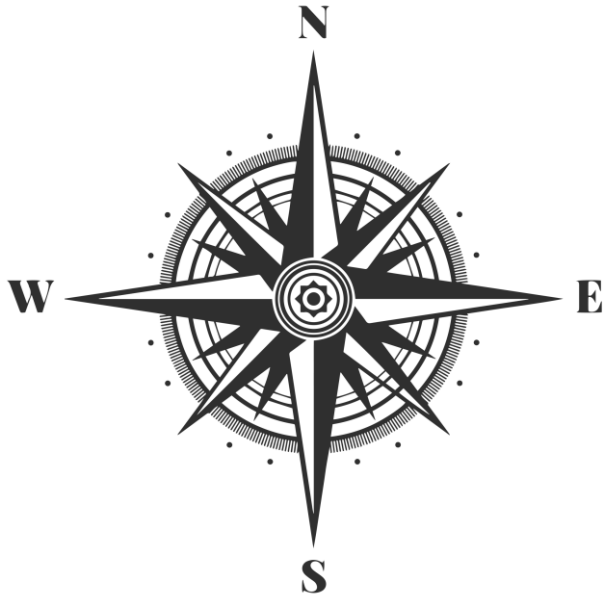


PROJECT HIGHLIGHTS

- ✓ Multiple Parks with professionally Designed Landscaped Greens
- ✓ Well Settled Neighbourhood
- ✓ Convenient Shopping Center to Fulfill Daily Needs
- ✓ Equipped with all Modern Infrastructure
- ✓ Gated Society with 24x7 Multitier Security
- ✓ Ample Green Area for Kids

SITE PLAN

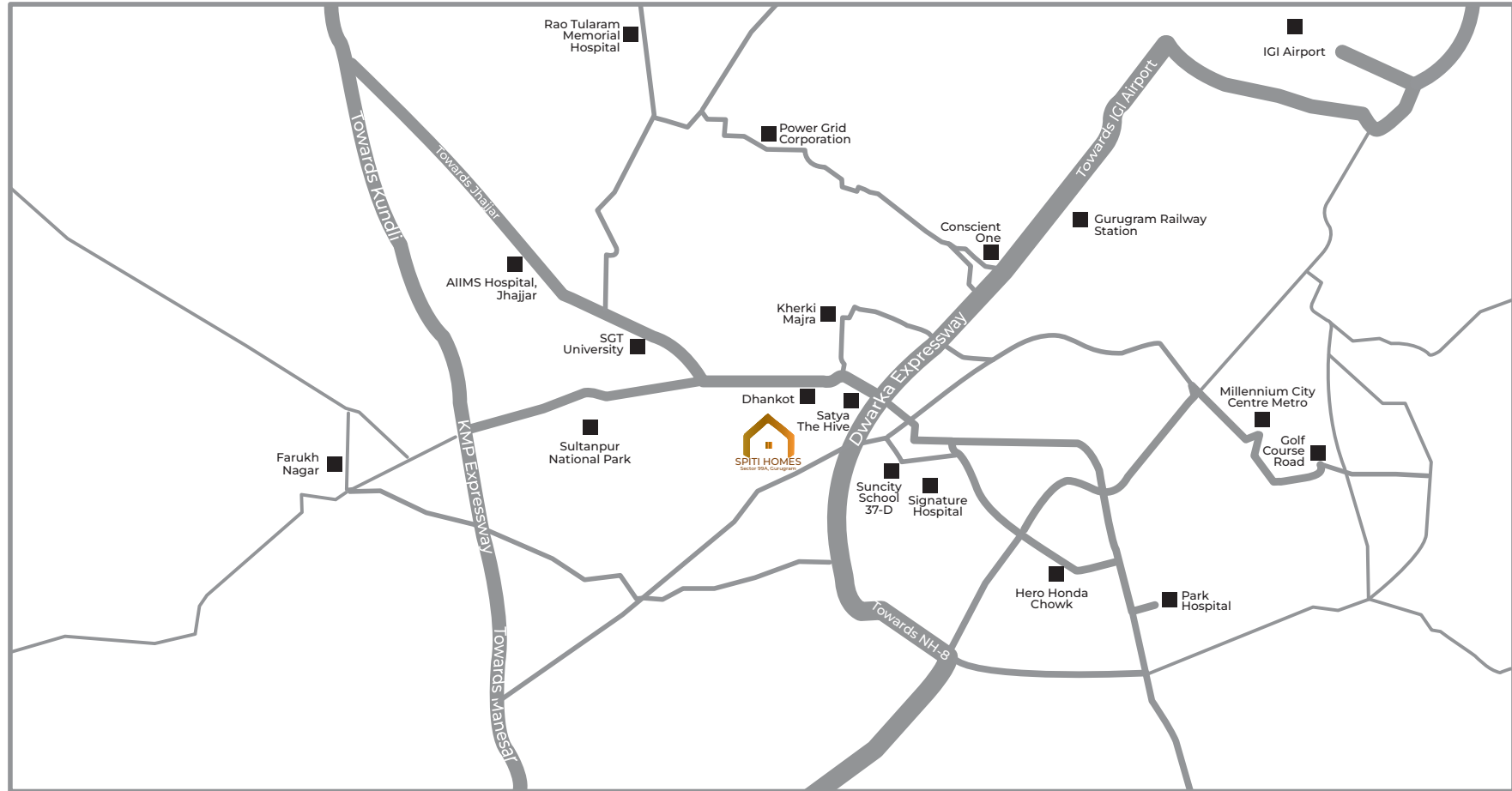
S.NO	PLOT COLOR	AREA IN SQM	AREA IN SQYDS	TOTAL
1.		112.3 - 119	134.31 - 142.32	32
2.		121.28 - 131.25	145.05 - 156.97	57
3.		119 - 150	142.3 - 179.4	114
4.		107.27 - 109.8	128.3 - 131.3	03
5.		140.6	168.15	11
TOTAL PLOTS				217



SPITI HOMES Sector - 99A, Gurugram

*Map Not to Scale
*Data Accuracy Not Warranted

LOCATION MAP



01 min

Dwarka Expressway



04 min

Suncity School Sec - 37



05 min

Signature Hospital



05 min

NH-8



08 min

Gurugram Railway Station



12 min

SGT University



14 min

AIMS Hospital, Jhajjar



20 min

IGI Airport



20 min

KMP Expressway



31 min

Park Hospital



35 min

Millennium City Centre Metro



38 min

Golf Course Road



39 min

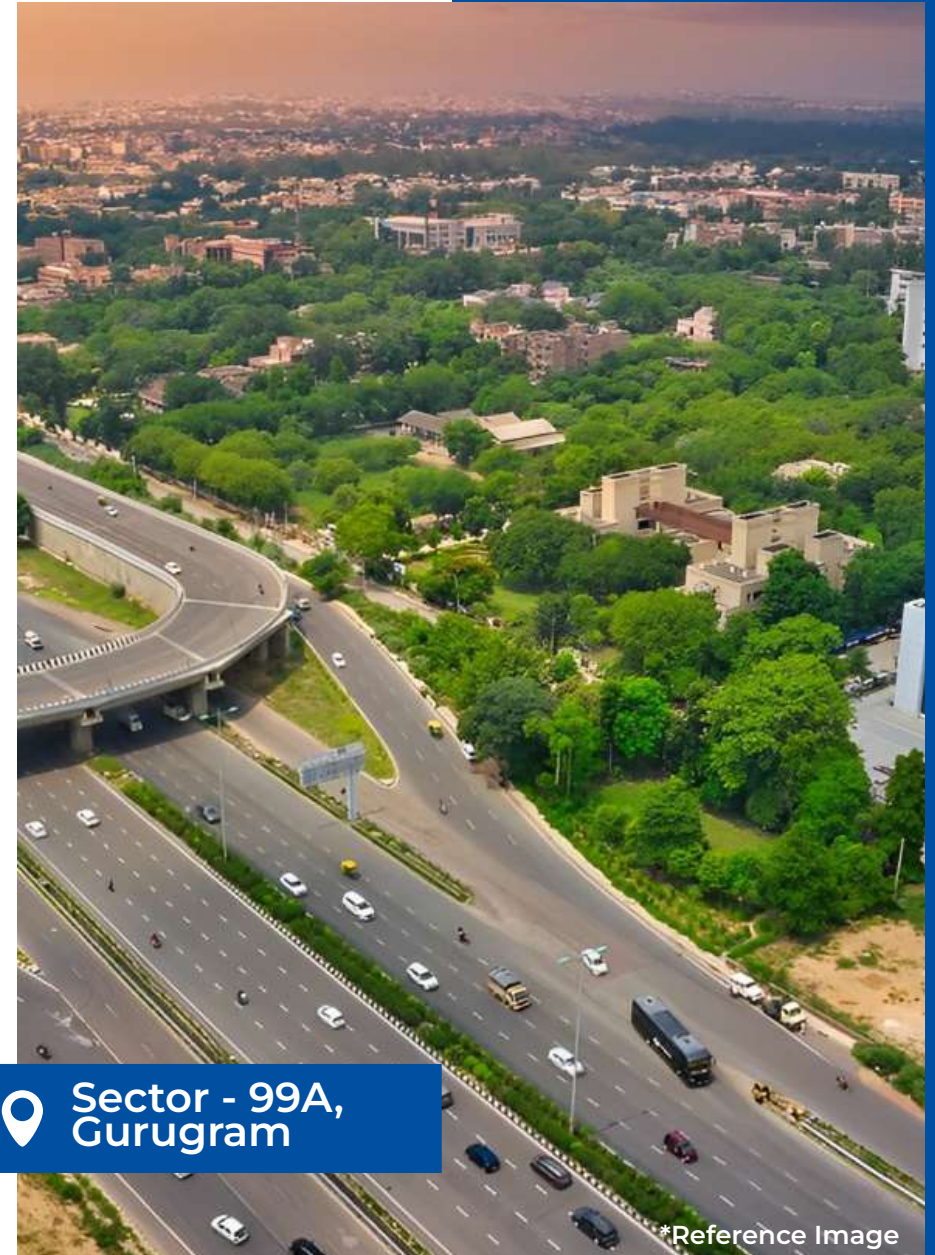
Rao Tularam Memorial Hospital



*Reference Images

LOCATION ADVANTAGES

- **Connectivity:** Sector 99A providing smooth connectivity to key areas of gurugram as well as other parts of delhi ncr. it is located near the Dwarka Expressway providing smooth connectivity to indira gandhi international airport, and other parts of gurgaon.
- **Proximity to Industrial Hubs:** Sector 99A is strategically located close to the industries and corporate hubs. this proximity is advantageous for professionals working in these hubs as it reduces commute time and enhances work-life balance.
- **Social Infrastructure:** The vicinity of sector 99A is equipped with essential social infrastructure such as schools like Suncity School, hospitals like Columbia Asia, shopping complexes, and recreational facilities. this ensures that residents have access to all necessary amenities within close proximity.
- **Green Spaces and Open Areas:** The area boasts ample green spaces and open areas, providing a serene and peaceful environment amidst the hustle and bustle of city life providing a balanced lifestyle.
- **Future Growth Potential:** With ongoing and proposed infrastructure projects in the vicinity, sector 99A holds immense potential for future growth and development.
- **Security and Safety:** The locality is often well-planned and maintained, with gated communities and security measures in place, ensuring the safety and security of residents and businesses.



📍 Sector - 99A,
Gurugram

*Reference Image



FOLLOW US ON:



📍 Site Address: Spiti Homes, Sector 99A, Gurugram, Haryana-122001

☎ 9015 250 250

📍 Corporate Office : Plot No. 96, 4th Floor, Sector 44, Gurugram, Haryana-122003



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