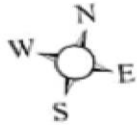


PREMIA TOWERS

SECTOR 104, GURGAON



GURGAON - MANESAR MASTER PLAN - 2031



LEGEND

RESIDENTIAL	Light Brown
COMMERCIAL	Light Blue
INDUSTRIAL	Light Green
PUBLIC UTILITIES	Light Yellow
OPEN SPACES	Light Green
ROADS	Grey
RAILWAYS	Black
WATERBODIES	Blue
LAND USE	Green
ENVIRONMENTAL CONSERVATION	Dark Green

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

Disclaimer
This is a general representation of the actual site and we cannot guarantee the validity of the information provided.

The information on this map is for informational purposes only. Please refer to actual site for accurate details and confirmation before.

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

ON 50 UNITS ONLY

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 st Jan'15	10	1500000	245160
2	1 st June'15	12.5	1875000	354120
3	1 st Jan'16	12.5	1875000	136200
4	1 st Apr'16	12.5	1875000	245160
5	1 st Sept'16	12.5	1875000	245160
6	1 st Feb'17	12.5	1875000	245160
7	1 st July'17	12.5	1875000	245160
8	1 st Dec'17/On Offer of Possession	10	1500000	245160
		100	1,50,00,000	19,61,280

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 th floor slab, whichever is later	12.5	1875000	102150
6	BANK	Feb'17 or completion of 12 th 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
			100	1,50,00,000	8,17,200

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”**





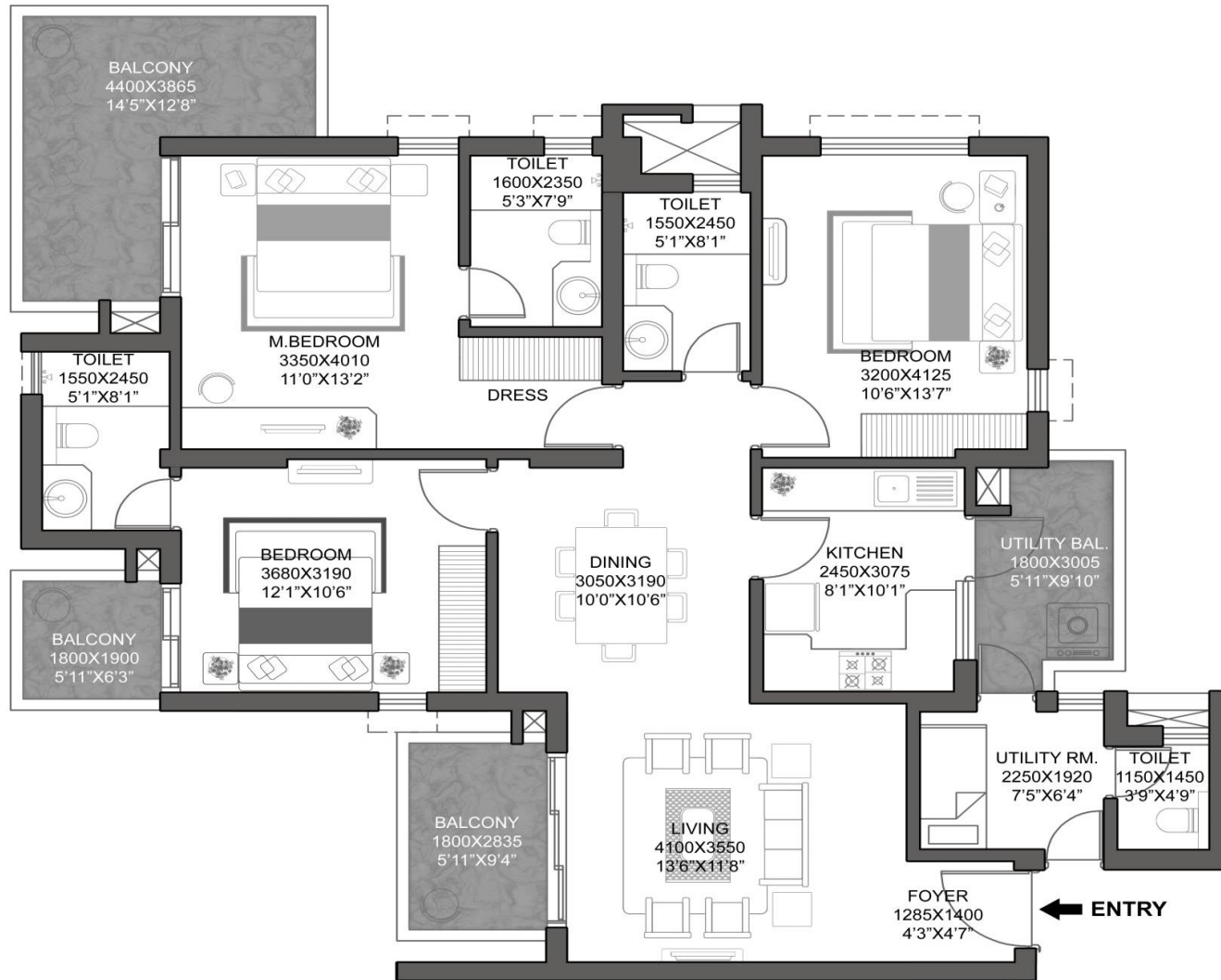


PREMIA TOWERS

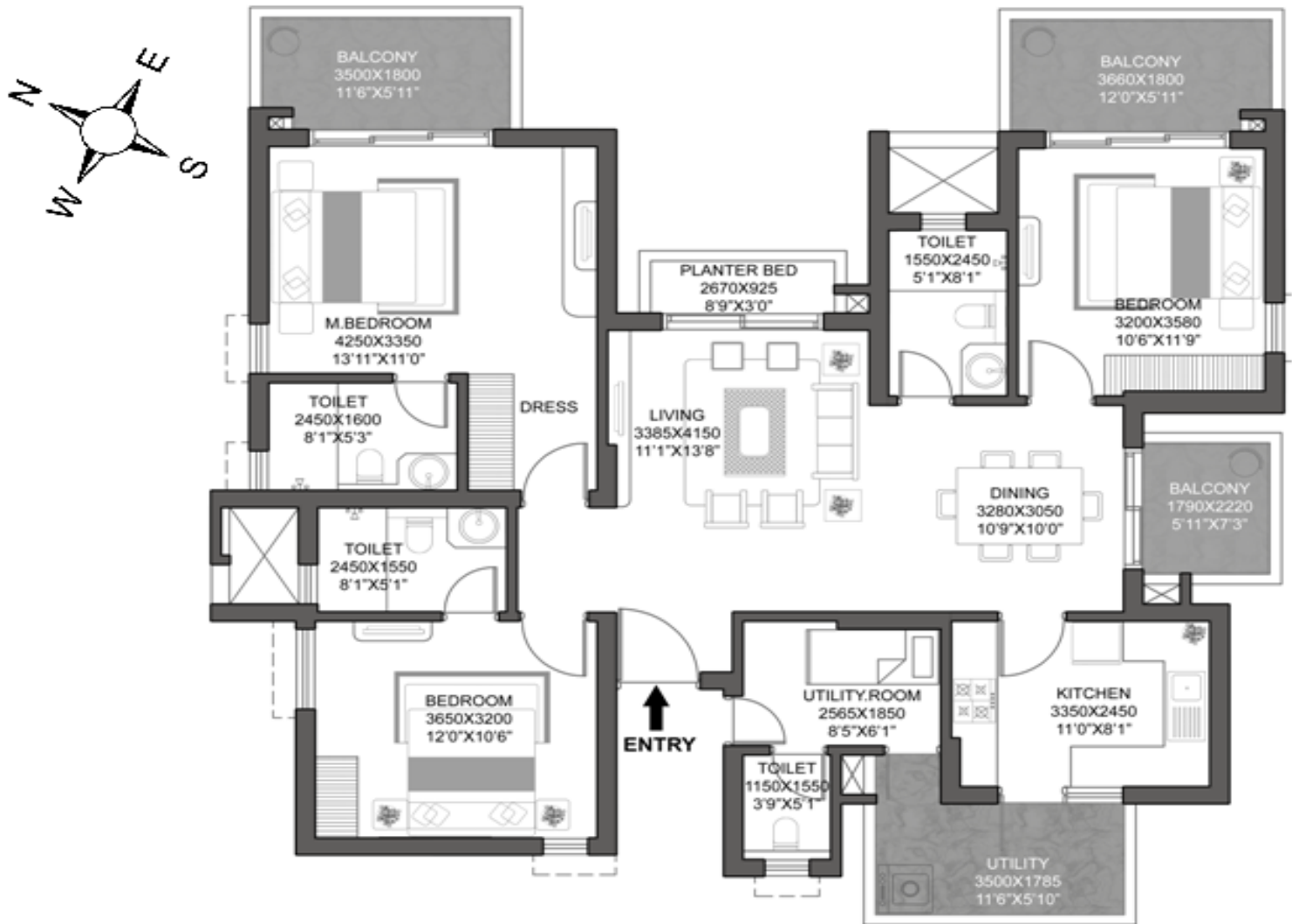
APPENDIX



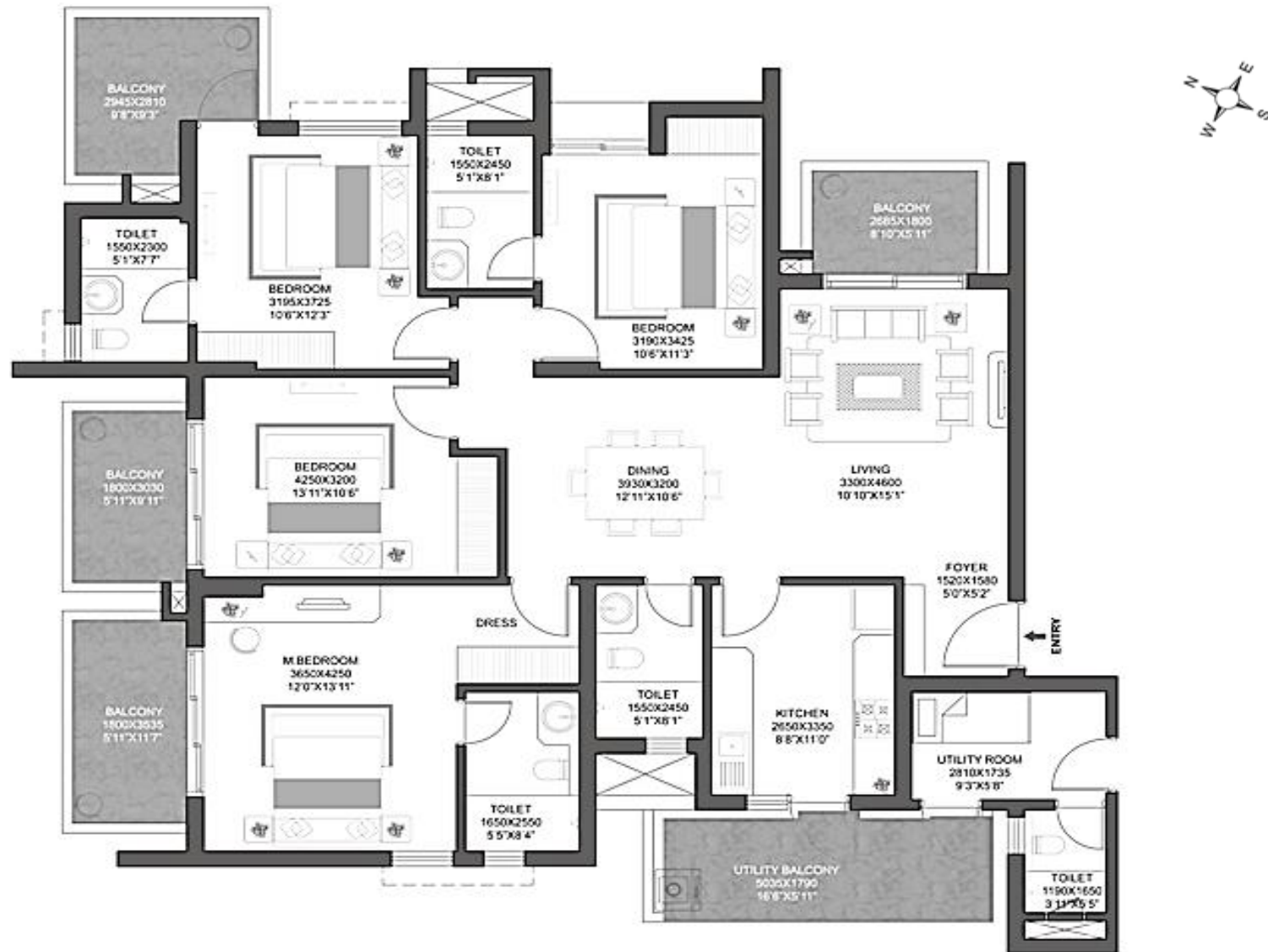
3 BHK- 1712 sq.ft



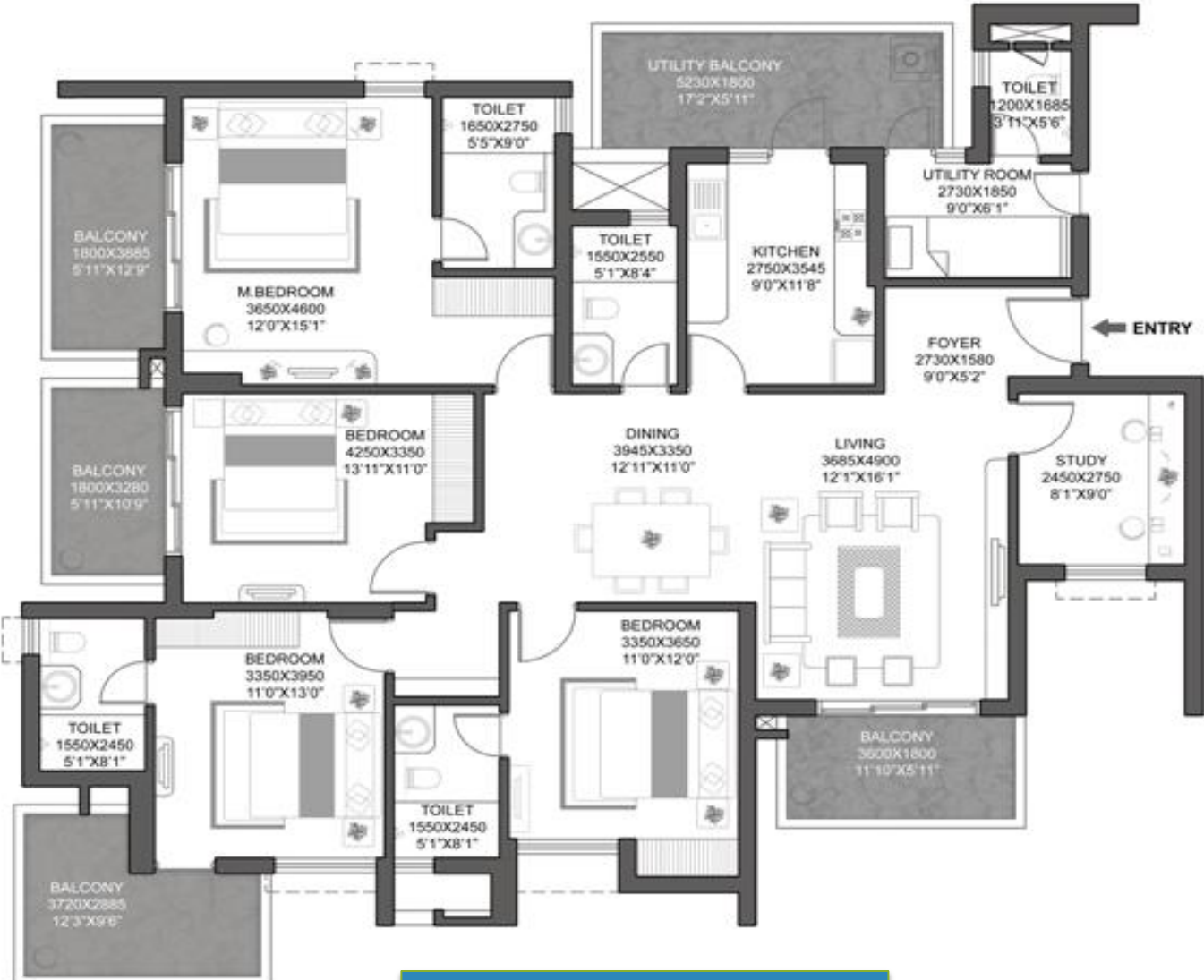
3 BHK+Utility-1816 sq.ft



3 BHK+Utility-1844 sq.ft



4 BHK+ Utility- 2324 sq.ft



4 BHK+ Utility + Study-
2692 sq.ft

Thank you for your time and consideration

