

CHENNAI'S NEXT BIG LANDMARK

LAUNCHING **PROJECT CODE: SUPERSTAR AS**



RESIDENCES AT SHRIRAM THE GATEWAY



WHAT MAKES **A SUPERSTAR?**

Numero Uno. Rarest of the rare.
Once in a lifetime occurrence.
An exceptional winning combination.

We are proud to unveil Project Code: Superstar as

SHRIRAM PARK 63

TO GRAB YOUR TICKET TO A SUPERSTAR LIFE, TURN THIS PAGE!

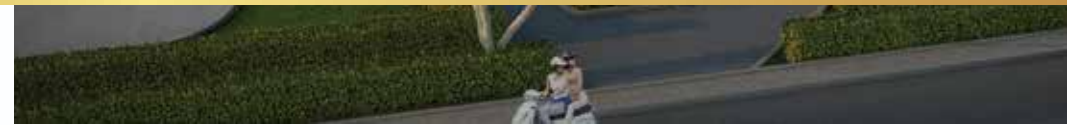
THE FUTURE OF URBAN LIVING IS **INTEGRATED TOWNSHIPS**

With cities across the world becoming densely populated and people living hectic lives, there is a need for well-planned integrated communities that offer residences, workspaces and entertainment avenues within walking distance for a high quality urban living experience.

Shriram Properties brings such a well-planned integrated township with an unmatched lifestyle, for the first time to Chennai, right at the bustling Shriram The Gateway campus.

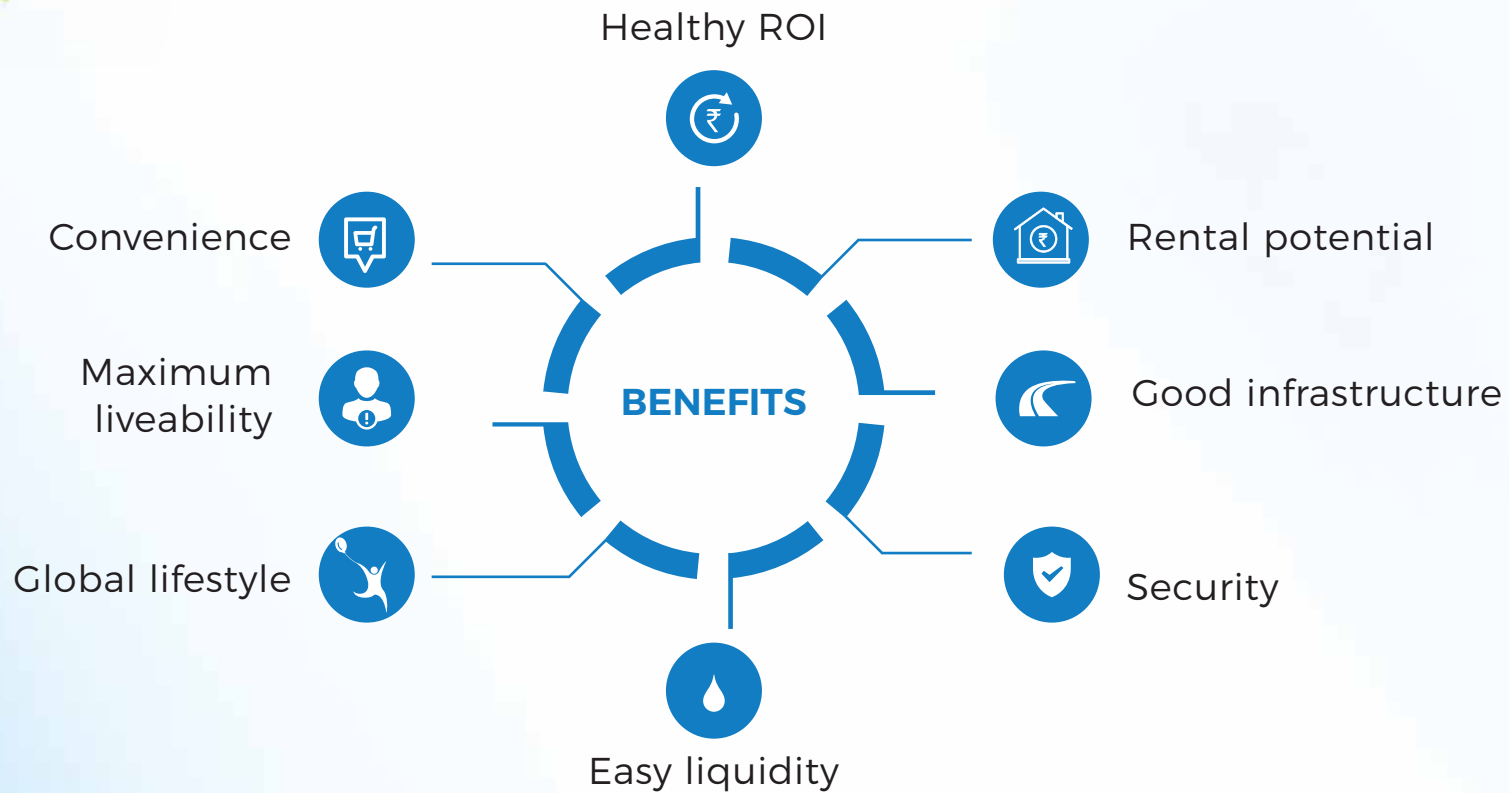


WELCOME TO A SUPERLATIVE LIFE THAT MATCHES YOUR SUPERIOR ASPIRATIONS!



UNMATCHED WORLD OF **INTEGRATED LIVING**

An International lifestyle with huge financial benefits!



THE FINE ARITHMATICS OF AN INCOMPARABLE INVESTMENT



Investing in an integrated township has much higher financial advantages compared to investing in smaller projects.



100%# ROI within **4 years**, compared to 27% - 40%# appreciation in standalone projects



5% - 6%# rental yield compared to 2% - 3%# market average



14% - 15%# year on year appreciation, comparable to high performing investments



Low cost entry, especially if bought at a price similar to standalone projects

There are very few integrated township developments in India, and they are huge success stories that have redefined the neighbourhood.

Brigade Gateway, Bangalore - Appreciated 100%* in first 3 yrs

Hiranandani Powai, Mumbai - Appreciated 59%* in first 3 yrs

Jaypee Greens, Greater Noida - Appreciated 110%* in first 3 yrs

*Appreciation in 3 yrs from time of launch, based on publicly available data

#From secondary data

WELCOME TO

PROJECT CODE

SUPERSTAR

**CHENNAI'S FIRST TRULY
INTEGRATED TOWNSHIP**

A winning combination that ticks all the boxes.



Super Location



Integrated township
with commercial spaces, residences and mall



Vast green cover



Huge financial gains

SUPERSTAR LOCATION

Can you find a better investment in Chennai that comes with strategic road, rail and air connectivity?



On **GST Road**,
just off **Tambaram**



Right opposite to
Perungalathur
railway station



20 mins drive
to the **airport**



10 mins from
Kilambakkam
Bus terminus



Just 1Km from
Chennai Bypass and
Outer Ring Road



Zip to OMR by
Vandalur-Kilambakkam or
Tambaram – Sholinganallur Rd



Close proximity
to **MEPZ, Mahindra World City,**
Maraimalai Nagar and **Oragadam**

INVEST IN CHENNAI'S MOST STRATEGIC LOCATION!



SUPERSTAR CONVENIENCE

Ever imagined finding all you need, right next door?



Shriram The Gateway,
a business hub which currently
employs **~25000**
employees across

Accenture
CSS
Sutherland
Navitas LLP and more



Hospitals

Apollo Hospital
Hindu Mission Hospital
SRM Hospital



Proposed **retail mall**
within Shriram The Gateway,
over **0.5 million sq.ft.** ;
100+ retail outlets;
6 screen multiplex



Renowned schools

Vidya Mandir
SRM Public School
Velammal School



Commercial hubs
employing over **1 lakh people**

MEPZ
Mahindra World City
Oragadam
Maraimalai Nagar



Reputed colleges

B S Abdur Rahman
University
Madras Christian College
SRM University

SPEND LESS TIME TRAVELLING. MORE, LIVING!



SUPERSTAR MOTHER NATURE

Ready to have a slice of scenery for breakfast everyday?

With the 1500 acre Vandalur National Park next door, you can wake up to fresh air and scenic views everyday.



**Breathe fresh,
clean air**



**Enjoy green
scenery all
year round**



**Be calm,
with less
noise pollution**



A LIFE WITH NATURE IN THE BACKYARD AND CITYSCAPE IN THE FRONT YARD!





SUPERSTAR LIVING EXPERIENCE

Ever lived a lifestyle envied by all,
experienced by few?



A large commercial hub,
Shriram The Gateway, currently
employing ~**25,000** people,
is set to expand to ~**50,000** soon



Walk to work,
spend more time
with your family



Benefit from high returns
and rental demand



A **0.5 million sq. ft.** mall,
right next door



Catch dinner
at your **favourite**
restaurant next door



Watch latest movies
at the multiplex just **5 mins**
walk away



Wake up to breath-taking
views of a green expanse



Enjoy multiple
lifestyle amenities



Gift your family
a beautiful
and secure lifestyle

IT'S TIME TO LIVE LIKE A SUPERSTAR!





SUPERSTAR AMENITIES

Ever imagined having amenities designed
for everyone in your families?



Community hall



Children's play area



Co-working space /
Business centre



Multipurpose court /
Yoga platform



Cycling track



Senior citizen
seating areas



Library /
Magazine lounge



Skating and
activity area



ATM provision



Learning garden



Gazebos

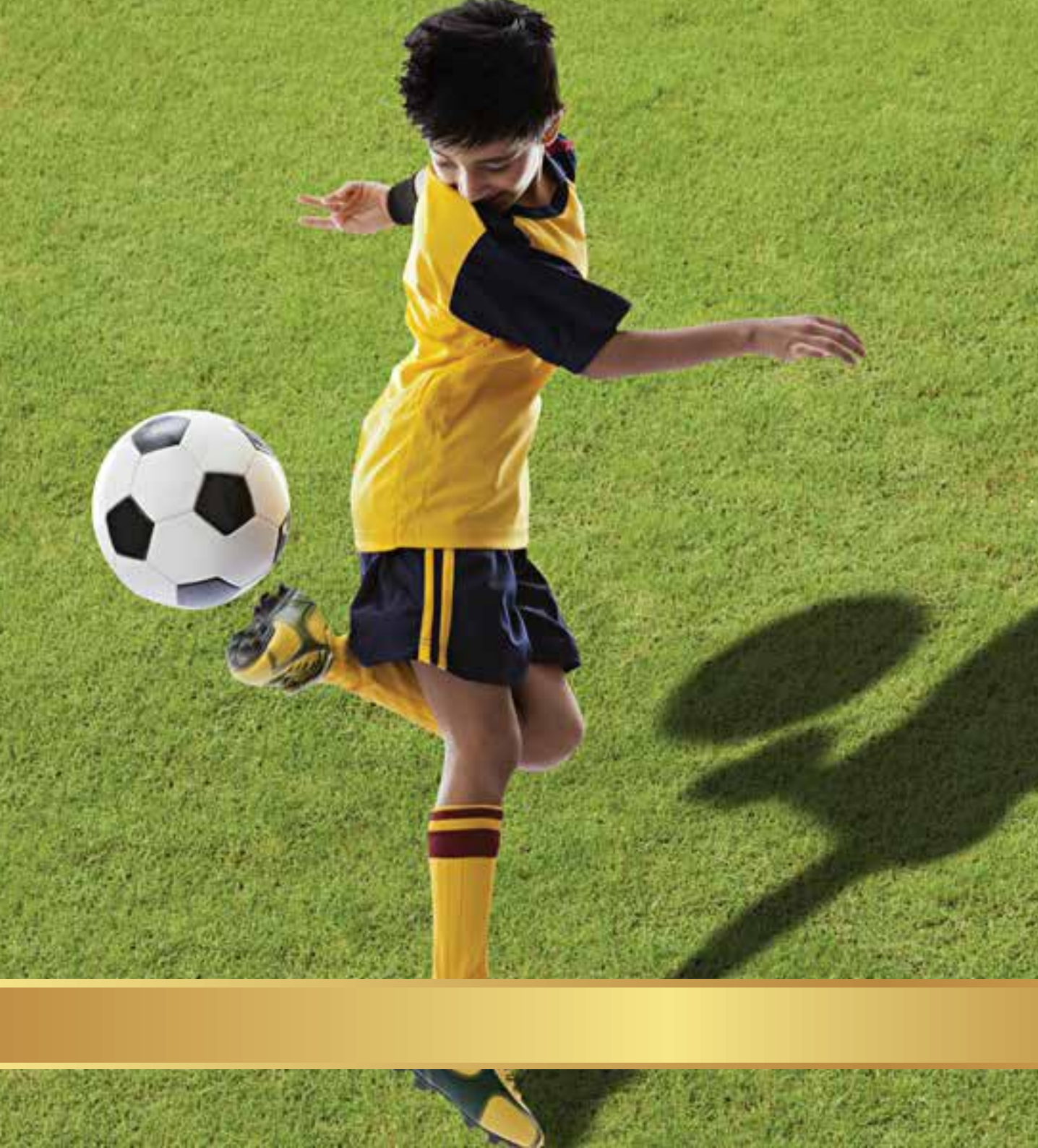


Maze garden



Reflexology park

GIVE YOUR FAMILY THE LIFE THEY ALWAYS DESERVED!



SUPERSTAR COMMUNITY SPACES

Ever imagined spending your evenings
in beautiful community parks?

Shriram Gateway not only offers a great lifestyle to its residents, but is also uplifting the quality of life in the neighbourhood. There are two public parks spread over **5.16 acres** with recreation areas, sports zones, performance spaces amidst lush green lawns.



Large Amphitheatre



Huge multipurpose Lawn



Badminton



Tennis



Cricket nets



Kids play area



Volleyball



Basketball



Skating rink

ENJOY EVENINGS THAT INSPIRE YOU EVERYDAY!

FLAUNT YOUR **SUPERSTAR LIFE.** YOU HAVE ARRIVED!

**Thoughtfully designed homes, to give you the style
and the space you need!**

Super smart homes that have been thoughtfully designed in distinct sizes
to suit needs of all families.



**1 BHK SMART
HOMES**
595 - 695 sq.ft.



**3 BHK OPTIMA
HOMES**
1375 - 1455 sq.ft.



**3 BHK ULTIMA
HOMES**
1770 - 1890 sq.ft.

Thoughtfully created living spaces:



**SPACIOUS
UNITS**

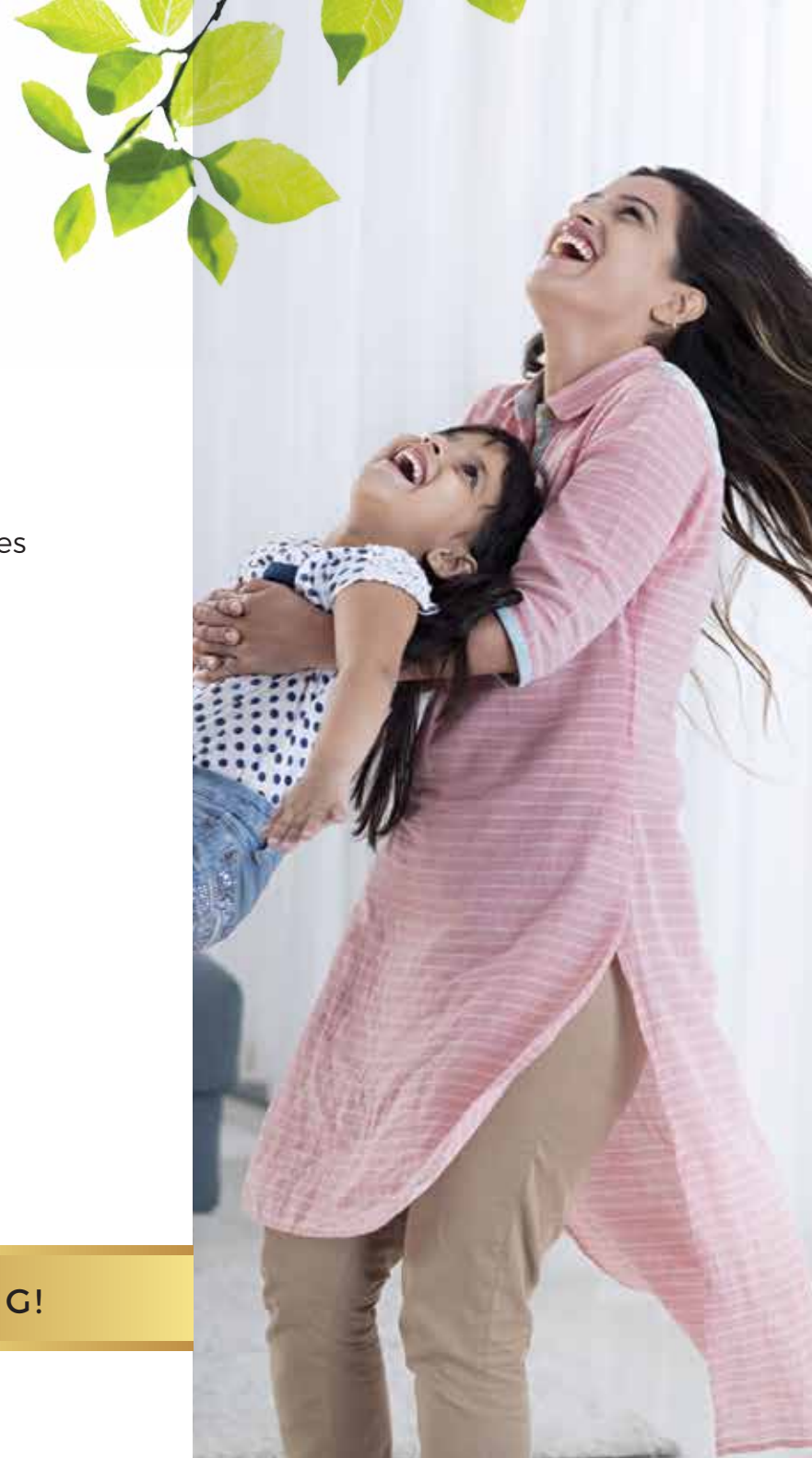


**EXCELLENT LIGHTING
& VENTILATION**



**VASTU
COMPLIANT**

EXPERIENCE A NEW DIMENSION OF QUALITY LIVING!



MASTER PLAN

SHRIRAM THE GATEWAY

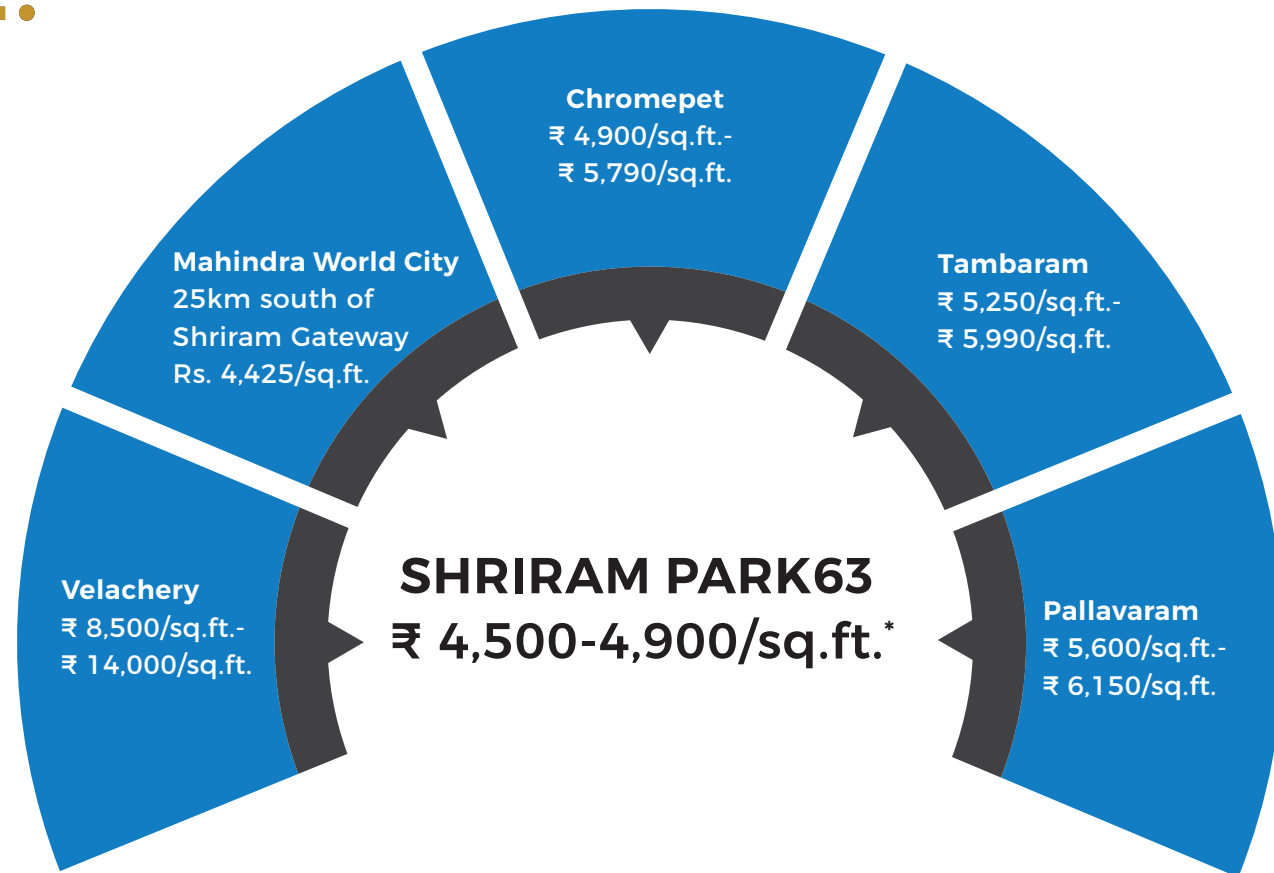
57 ACRES



PROPOSED MALL



GRAB THE MOST STRATEGIC INVESTMENT OPPORTUNITY **CHENNAI WILL EVER SEE!**

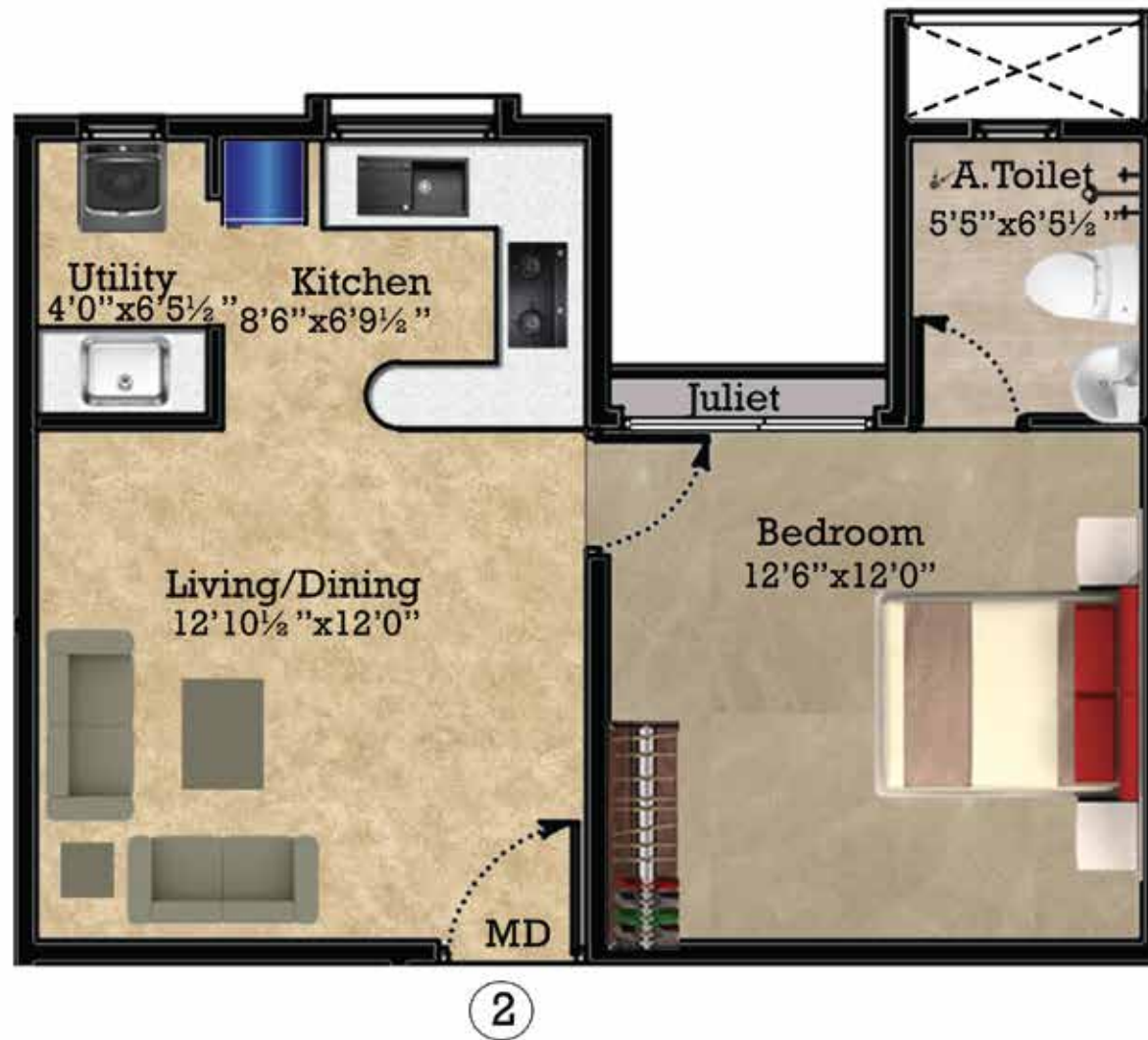


**Data is based on secondary
research from Propequity

*Base rate includes Car park, GST & Subvention offer

TYPICAL 1 BHK SMART HOMES

SBA: 625 sq.ft. at 35 L+**



★ ★
LAUNCH OFFER

★ **PAY JUST**
₹2.5 LAKH*
A YEAR & NOTHING TILL
POSSESSION.

** Apartment value on ground floor including car park, GST & Subvention offer

*Zero preEMI offer available only with home loan tie-up from select banks.
Customer pays own contribution of 2.5L a year till possession.

TYPICAL 3 BHK OPTIMA HOMES

SBA: 1375 sq.ft. at 74 L+**



★ ★
LAUNCH OFFER

★ **PAY JUST**
₹5 LAKH*
A YEAR & NOTHING TILL
POSSESSION.

** Apartment value on ground floor including car park, GST & Subvention offer

*Zero preEMI offer available only with home loan tie-up from select banks.
Customer pays own contribution of 5L a year till possession.

TYPICAL 3 BHK ULTIMA HOMES

SBA: 1770 sq.ft. at 1 Cr+ **



★ ★
LAUNCH OFFER

★ **PAY JUST**
₹6.5 LAKH*
A YEAR & NOTHING TILL
POSSESSION.

** Apartment value on ground floor including car park, GST & Subvention offer

*Zero preEMI offer available only with home loan tie-up from select banks.
Customer pays own contribution of 6.5L a year till possession.

SUPER INVESTMENT. SUPERLATIVE RETURNS.

Ever imagined being part of a such a rare opportunity?



Integrated townships have seen an ROI of **100%** within **4 yrs**, compared to **27% - 40%** appreciation in standalone projects



The location, right on **GST road**, is one of the fastest developing parts of Chennai - set for wave of appreciation



The rare advantage of being in the center of everything, yet located right next to the **1500 acre Vandalur National Park**



Great investment opportunity. with high rental yield from day one, and high resale demand



In the last 10 years, **Home loan interest rates** have been at an all time low (Financial Express, May 2017)

CHOOSE A GOLDEN INVESTMENT THAT WILL RISE ALONG WITH YOU!



THE SHRIRAM LEGACY

A household name with an unmatched heritage.



Brand trusted for over
40 years



Part of the
Shriram Group



18,000+
happy families
in 20 years



Presence across
5 cities



PE investment

by Tata Capital, TPG Walton Street,
Starwood Capital and
Mistubhi Corporation



Delivered
12.9 million sq. ft.
with over **60 million** sq. ft.
under development

AN ASSURANCE FOR A SUPERSTAR LIFE!

MAKE THE SMARTEST INVESTMENT IN TOWN.



Be part of Chennai's finest integrated township



Invest in Chennai's most strategic location, on GST Rd.



1500 acre permanent green backyard



Thoughtfully designed homes to suit your lifestyle & needs.



Great rental yield & high appreciation potential.



From 2017 - 18's most awarded developer.

PRE-BOOK ONLINE IN 3 EASY STEPS!



Fill in your KYC details.



Choose your inventory type.



Make payment through payment gateway.



PRE-BOOK WITH JUST ₹90,000*, NON REFUNDABLE AMOUNT OF ₹10,000 & GET A CASHBACK OF ₹90,000.

PRE-BOOK ONLINE & GET PRIORITY ACCESS TO THE BEST INVENTORY



www.park63.in

Site address: Shriram The Gateway

No. 16, Grand Southern Trunk Road, Chennai, Tamil Nadu 600063

Office address: Shriram Properties Private Limited

Lakshmi Neela Rite Choice Chamber, 1st floor, #9 Bazullah Road, T Nagar, Chennai, Tamil Nadu 600017

RERA registration number : TN/01/Building/0072/2018

*Terms and conditions apply. The information here shall not be deemed to constitute any advertisement, invitation, offer or sale of real estate. It is purely an exercise in measuring customer sentiment for testing a product & price concept.