



expect the best



Market City

MEETS YOUR DAILY NEEDS

Sector 89, New Gurgaon

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Artistic Elevation



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Location Map



Map not to scale



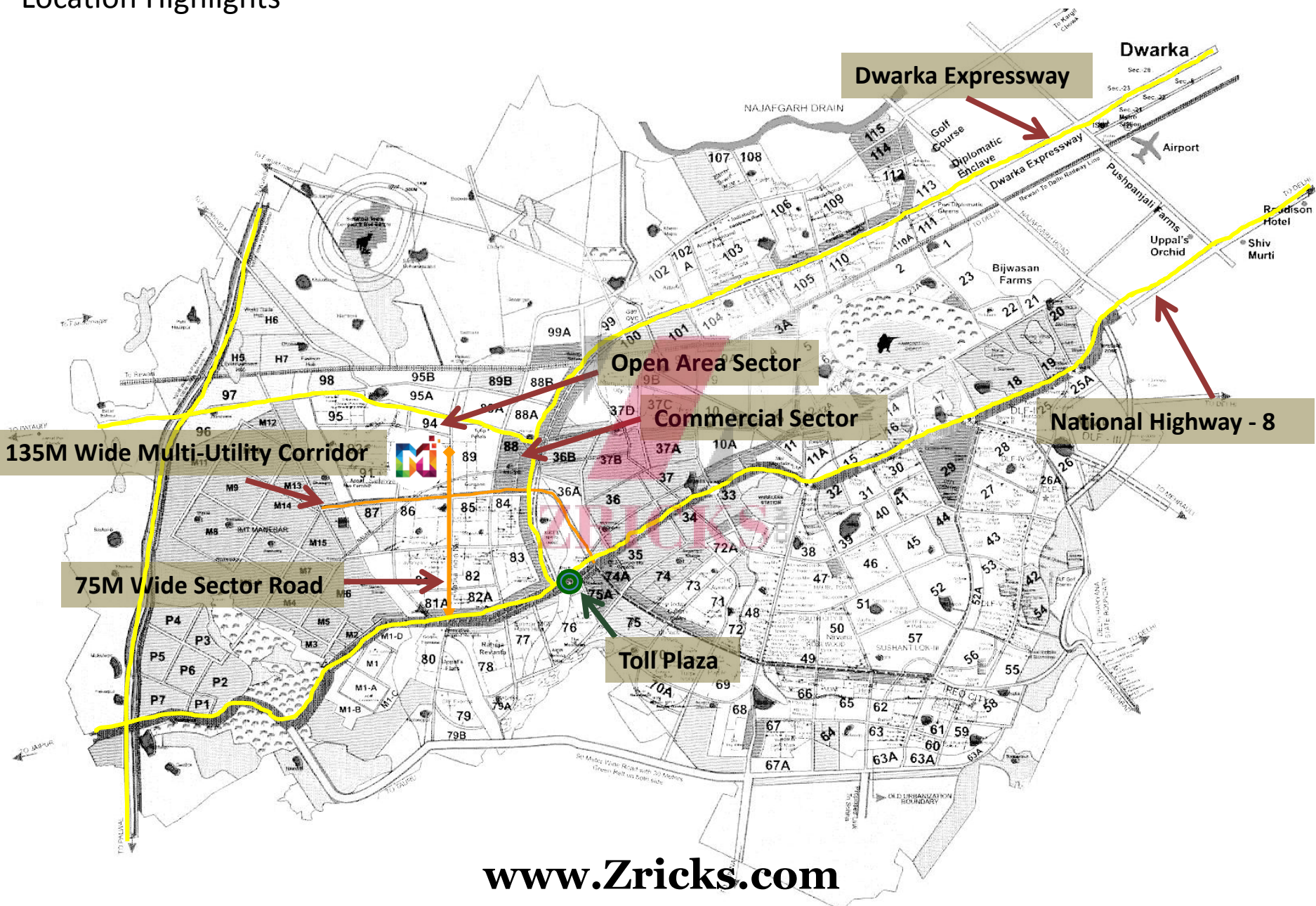
Best of the World

Orris Market City offers you the opportunity to enjoy an international lifestyle at your doorstep. with its modern and trendy European appeal. Market city brings you a world of choice in hospitality, office suites and retail.



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Location Highlights



Dwarka Expressway

Dwarka

Open Area Sector

Commercial Sector

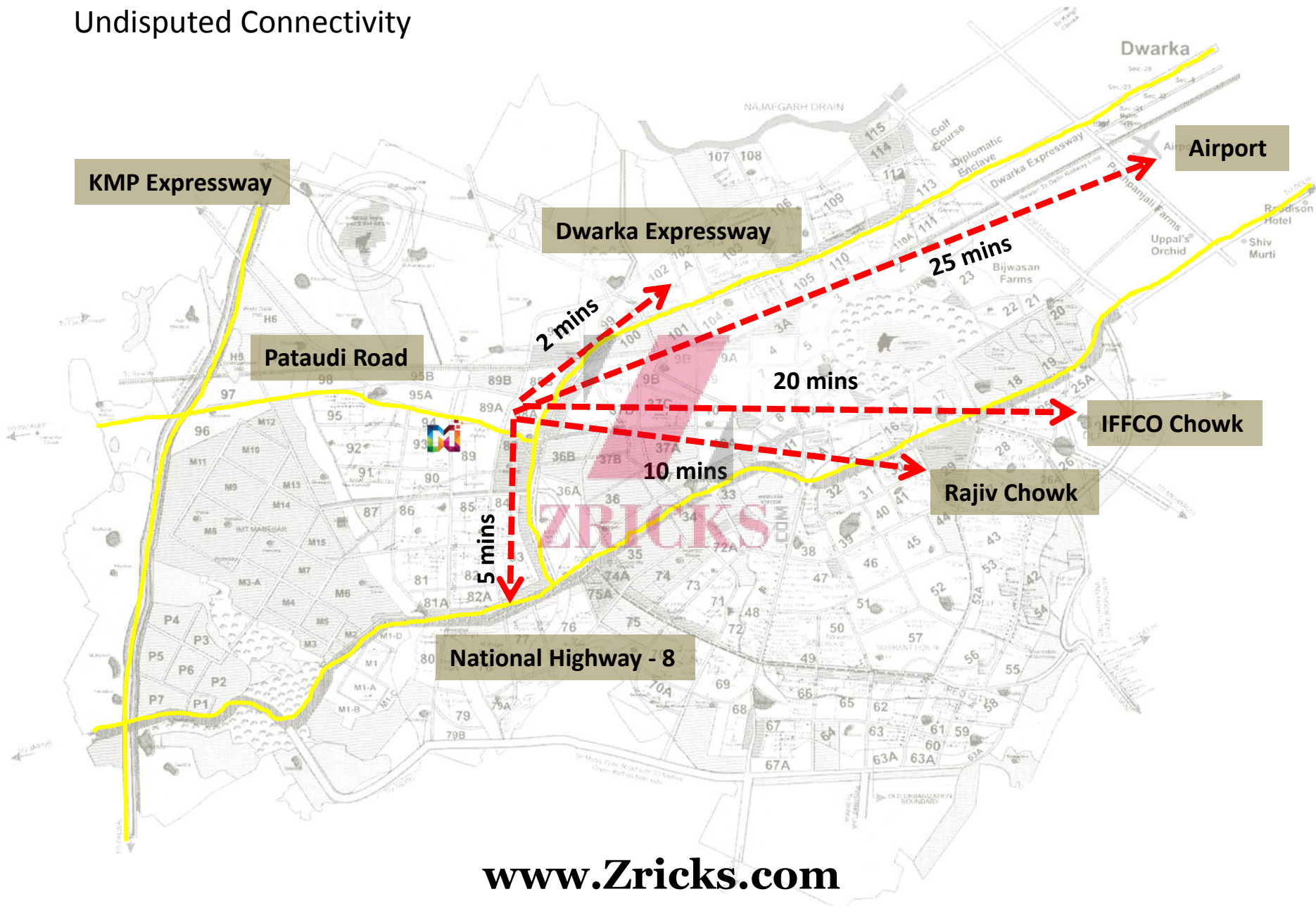
National Highway - 8

135M Wide Multi-Utility Corridor

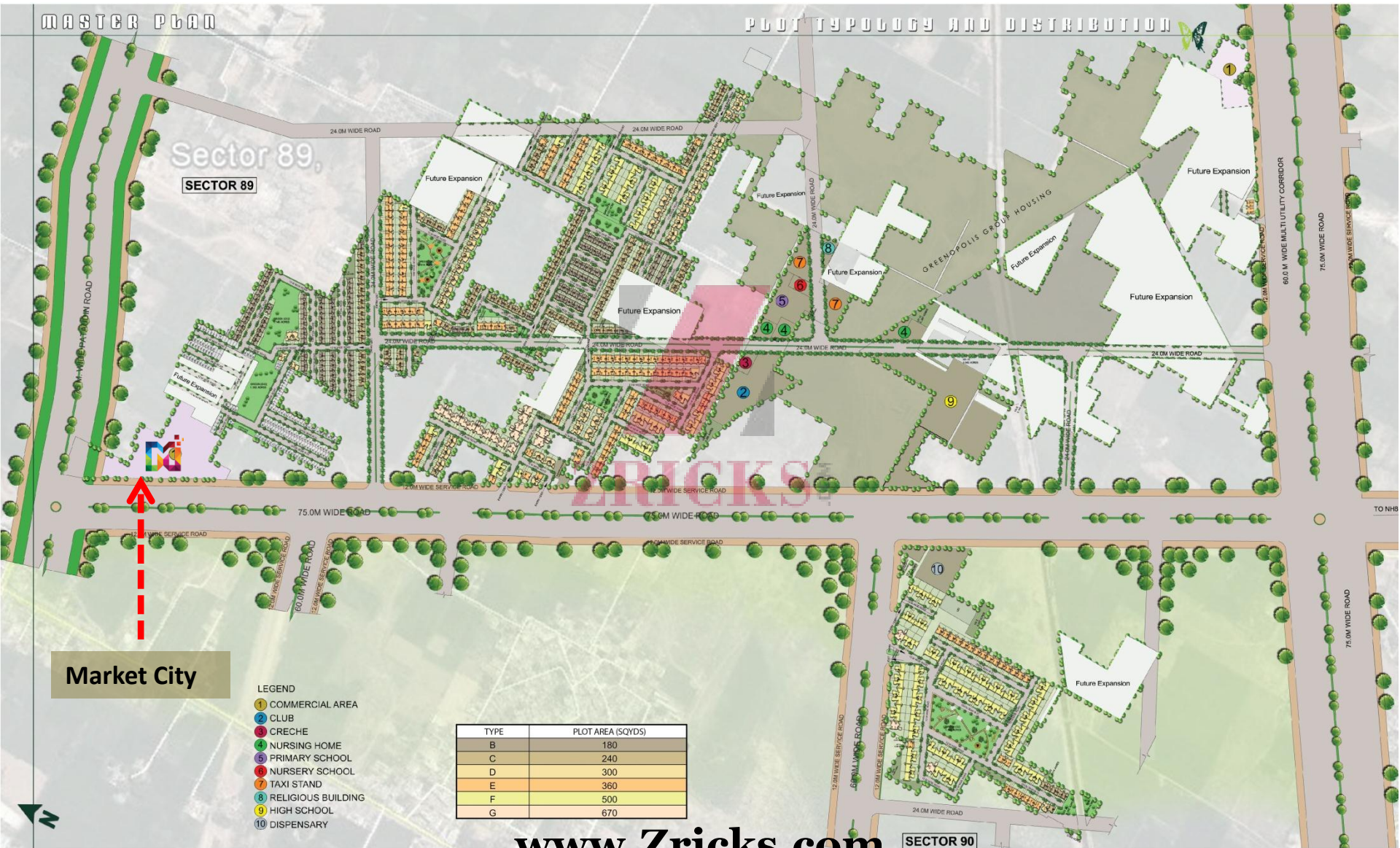
75M Wide Sector Road

Toll Plaza

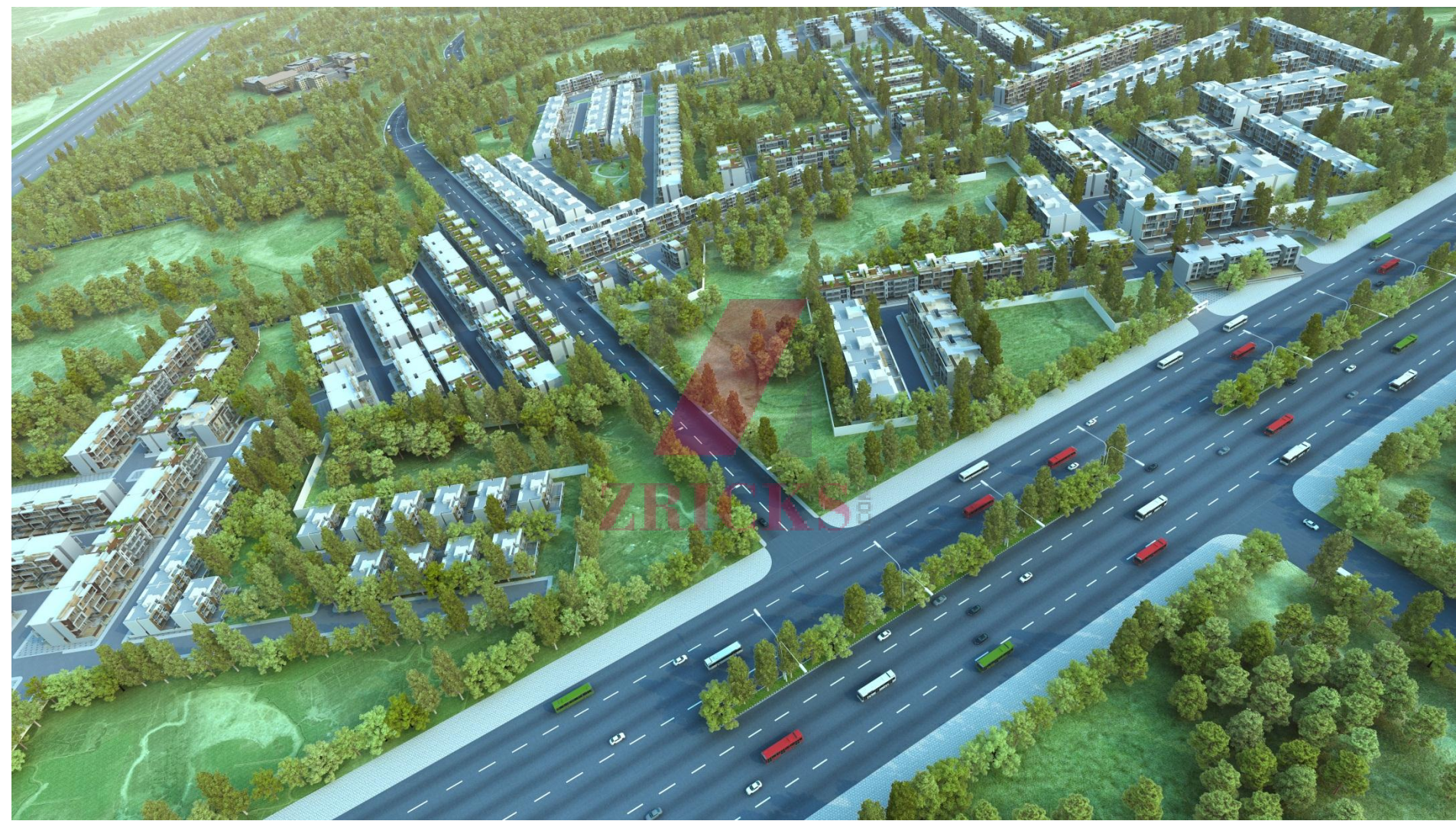
Undisputed Connectivity



Residential Catchment



Part of 100 Acres Township



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Renowned Establishments



Lotus Valley
INTERNATIONAL SCHOOL
GURGAON



MatriKiran



ROCKLAND
HOSPITAL



AIIMS
(All India Institute of
Medical Sciences)



Bharat Ram
Global School



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Location Advantages

- ❖ **Strategically connected to NH-8 both before and after the toll**
- ❖ **Located in close proximity to 150M Wide Dwarka Expressway**
- ❖ **Complete Infrastructure and Roads in place**
- ❖ **Strategically located between Sector 88 (Commercial) & Sector 94 (Open Spaces) – one of the low density sectors of Gurgaon**
- ❖ **Ensconced between 135M Multiutility corridor on one side and 75M Wide Pataudi road on the other**

Well-maintained Vicinity



DWARKA EXPRESSWAY



PATAUDI ROAD



SPR ROAD



NH-8, GURGAON

- A - ENTRY TO OFFICE TOWER
- B - ENTRY TO RETAIL SHOPS
- C - OFFICE SUITES
- D - RETAIL BLOCKS
- E - TERRACE POOL & DECK
- F - FOOD COURT
- G - TERRACE GARDENS
- H - LANDSCAPE COURT YARDS
- I - PARKING AREA

Master Plan





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SALEABLE AREAS FOR SHOPS

- 200 - 250 sq.ft.
- 251 - 300 sq.ft.
- 301 - 350 sq.ft.
- 351 - 400 sq.ft.
- 401 - 450 sq.ft.
- 451 - 500 sq.ft.
- 501 - 550 sq.ft.
- 551 & above sq.ft.

- LEGEND**
- Green Area
 - Toilets
 - Uplift
 - Corridor
 - Landscape Paving
 - Road/Ramp

Floor Plan



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ORRIS MARKET CITY - SECTOR 89, GURGAON

GROUND FLOOR PLAN



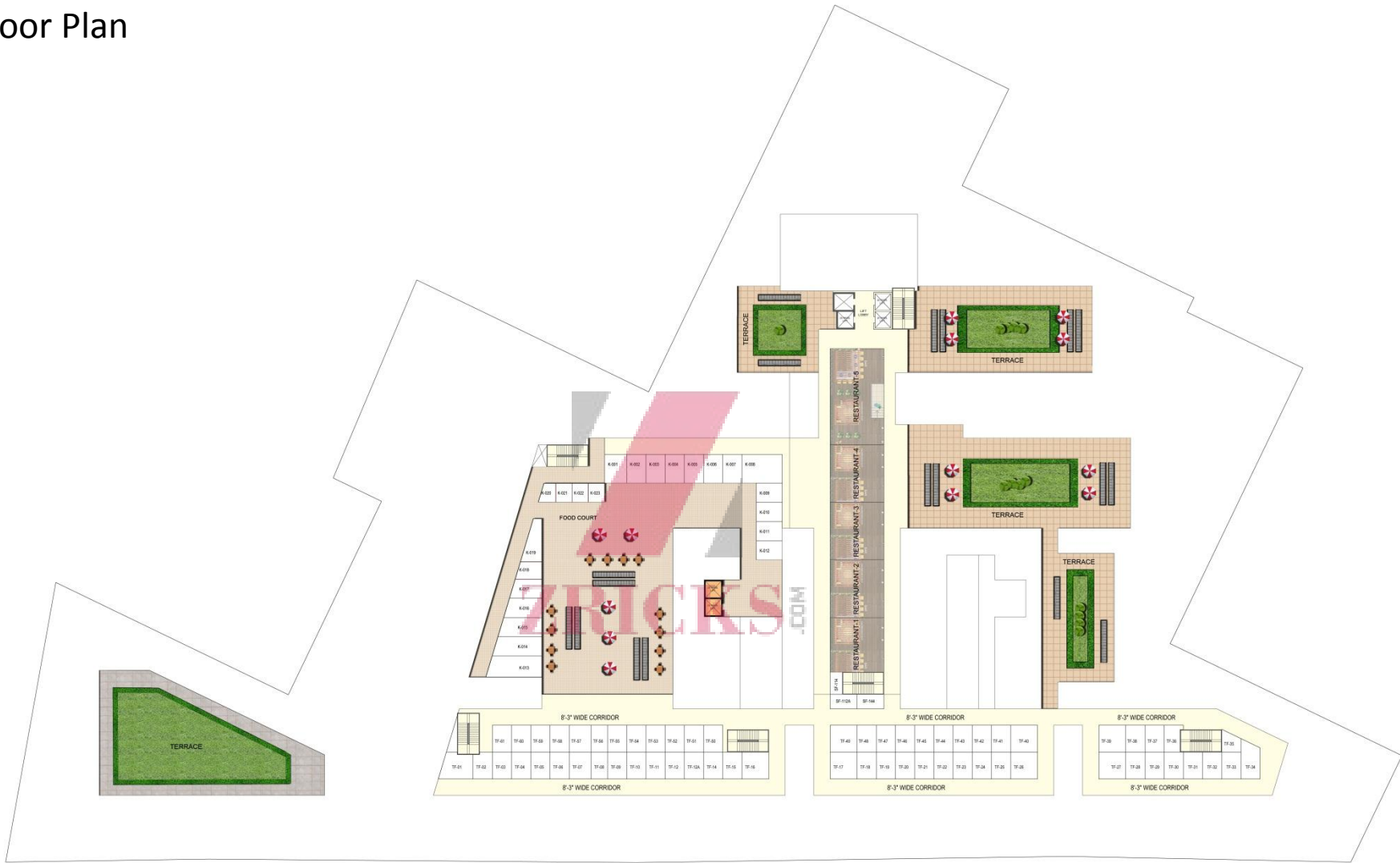
Floor Plan



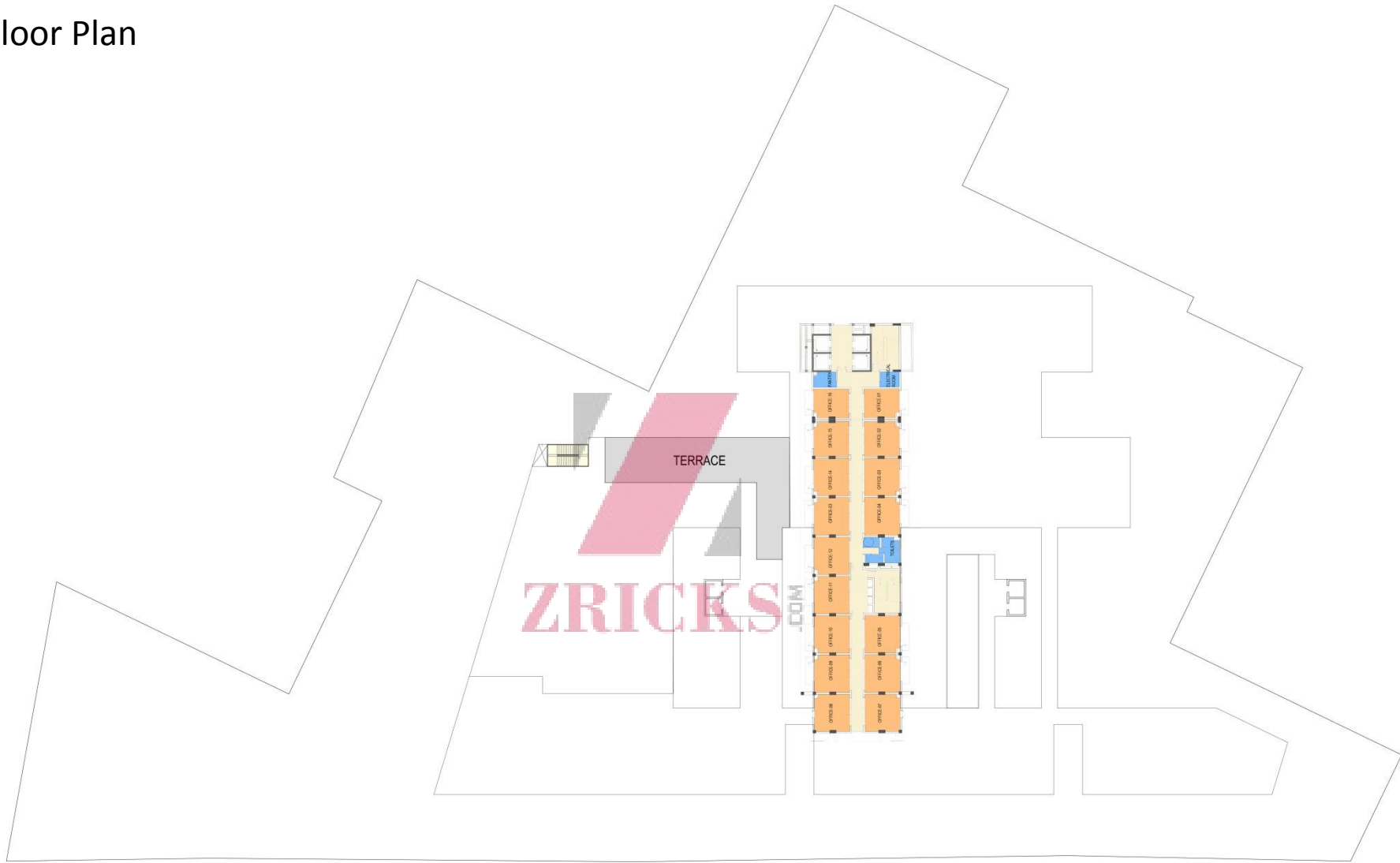
Floor Plan



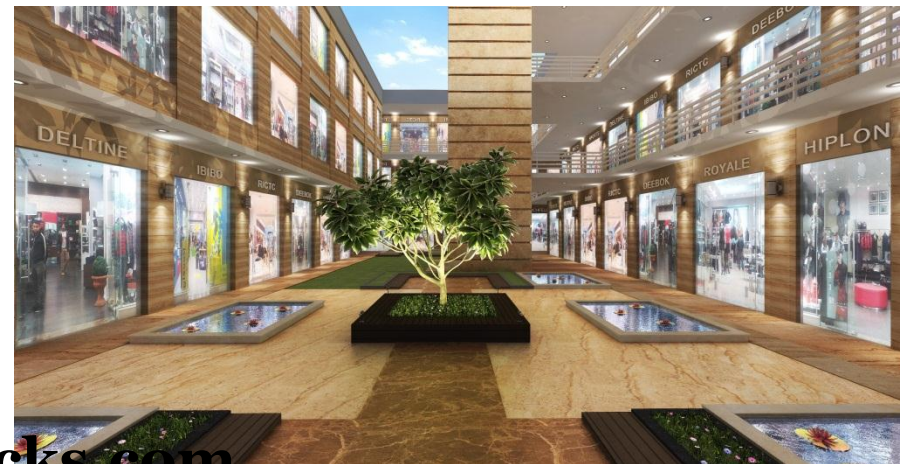
Floor Plan



Floor Plan



Artistic Elevations



Actual Site Images



Price List

Floor	Price in sq.ft.
Ground Floor	As Applicable
First Floor	As Applicable
Second floor	As Applicable
Third Floor	As Applicable

	Ground Floor	First Floor	Second Floor	Third Floor
Main Sector Road	15%	7.5%	7.5%	No PLC
Atrium	10%	5%	5%	No PLC
Internal Road	5%	0%	0%	No PLC
Corner	5%	2.5%	2.5%	No PLC

Retail Floors

Payment Plan – Assured Return

<u>Payment Plan Assured Return – Market City</u>	
<u>Installment</u>	<u>Amount</u>
At the Time of Booking	5 Lacs
Within 30 days of Booking	98% of BSP + 100% of PLC + 100% of EDC/IDC + Utility Charges - Booking amount
On offer of Possession	2% of BSP + IFMS + Stamp Duty + Registration +Other Charges

<u>Payment Plan Flexi Assured Return – Market City</u>	
(*In flexi Assured payment, 12% PA assured return will be paid on 60% of BSP and PLC)	
<u>Installment</u>	<u>Amount</u>
At the Time of Booking	5 Lacs
Within 30 days of Booking	60% of BSP + 60% of PLC + 60% of EDC/IDC - Booking amount
On Casting of 1st Floor Roof Slab	10% of BSP + 20% of PLC+20% of EDC/IDC
On Casting of 5th Floor Roof Slab	10% of BSP + 20% of PLC + 20% of EDC/IDC
On Completion of Super Structure	10% of BSP + Utility Charges
On Completion of Services	5% of BSP
On offer of Possession	5% of BSP + IFMS + Stamp Duty + Registration +Other Charges

Retail Floors

Payment Plan – Possession Link Plan (35:35:30)

Booking	Rs. 5/ Lacs
30 Days from Booking	10% of TSV (BSP + PLC + EDC/IDC + Parking) Minus Rs. 5 Lacs
60 Days from Booking	10% of TSV (BSP + PLC + EDC/IDC + Parking)
90 Days from Booking	15% of TSV (BSP + PLC + EDC/IDC + Parking)
Completion of Super Structure	35% of TSV (BSP + PLC + EDC/IDC + Parking)
Offer of Possession	30% of TSV (BSP + PLC + EDC/IDC + Parking)

Note: Service Tax/Registration Charges/Monthly Maintenance, Stamp duty or any other charges/ taxes will be charge extra as applicable

Office Tower

Payment Plan - Assured Return

<u>Payment Plan Assured Return – Market City (Office Block)</u>	
<u>Installment</u>	<u>Amount</u>
At the Time of Booking	4 Lacs
Within 30 days of Booking	98% of BSP - Booking amount
On offer of Possession	2% of BSP + 100% of EDC/IDC + Utility Charges + IFMS + Stamp Duty + Registration +Other Charges

<u>Payment Plan Flexi Assured Return – Market City (Office Block)</u>	
<u>Installment</u>	<u>Amount</u>
At the Time of Booking	4 Lacs
Within 30 days of Booking	60% of BSP - Booking amount
On Casting of 1st Floor Roof Slab	10% of BSP
On Casting of 5th Floor Roof Slab	10% of BSP
On Completion of Super Structure	10% of BSP
On Completion of Services	5% of BSP
On offer of Possession	5% of BSP + 100% of EDC/IDC + Utility Charges + IFMS + Stamp Duty + Registration +Other Charges

Office Tower

Possession Linked Payment Plan (30:70)

Installment	Amount
Booking	Rs. 4/ Lacs
30 Days from Booking	20% of TSV (BSP + EDC/IDC + Parking) Minus Rs. 5 Lacs
120 Days from Booking	10% of TSV (BSP + EDC/IDC + Parking)
Offer of Possession	70% of TSV (BSP + EDC/IDC + Parking)

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PROMOTERS


Note: Service Tax/Registration Charges/Monthly Maintenance, Stamp duty or any other charges/ taxes will be charge extra as applicable

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Fruitful Returns

- ❖ **Excellent Location**
- ❖ **Part of 1000 Acres Integrated Township**
- ❖ **Low Maintenance Investment**
- ❖ **Easy Accessibility from NH8, Dwarka Expressway & Pataudi Road**
- ❖ **Surrounded by 50,000 High End Residential Apartments**
- ❖ **High Return on Investment**
- ❖ **Competitive Pricing**
- ❖ **Wide Frontage of 700 Feet**

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Reach us at -



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ORRIS INFRASTRUCTURE PVT. LTD.

REAL ESTATE | ENERGY | HOSPITALITY | GOLF | EDUCATION

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