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## About Us:

Amour Developers is a real estate commercial construction company of international quality while assuring the highest possible level of satisfaction for our valued customers. Amour Developers is a company whose business philosophy lies in the commitment to creating architectural marvels using state-of-the-art technology and global architectural, construction and business practices.

Some might call Amstate-of-the-art marvels through world class technology and business practices.

We offer a range of construction solutions, In form of world class residential and commercial properties. We want to make dreams come true for our valued customers, because they are our partners in our Vision to make this world better and are the very greatest asset to this organization.

We believe that quality is remembered long after the prices are forgotten.

Since teamwork makes the dream work! ,we have collaborated with a diverse pool of talented professionals, who have deep knowledge and understanding of various arenas of real estate, property management, finance, architecture, construction, IT and other management disciplines.

our Developers a Commercial Construction Real estate company, we believe that we are a team of Dreamers, thinkers and visionaries. We don't just use bricks and beams, we use hopes and dreams!

We keep our valued customers on the highest pedestal, where in we assure them of something than cannot be bought by money; we assure them of quality, satisfaction, integrity and sincerity.

We at Amour believe that Architecture is Visual Art, and buildings speak for themselves, and hence we are committed to being an Artist and creating

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# Why to invest in Commercial Property?

- We have witnessed the price of commercial retails going up 10 times in 12 years. Galleria in DLF phase-4 is one example of such investment.
- This was about positive factor of retail investments. However in adverse situations also we have seen least erosions in retail properties. This is primarily due to their inherent nature of being less in numbers. It is a common perception that for 3000 homes there will be 300 offices and 30 shops or retail stores. Now these figures may be guess estimates only but still these indicate that retails properties will always be very small in numbers in comparison to office or residences.
- The current prevalent rates in so many new commercial retails options in under constructions projects also indicate similar trend. Therefore the investment into retail properties is always considered as better investment option. If it is with assured returns also then it is further good for the investors.



# 81A venue

**Sector-81A, New Gurgaon**

High Street retail | Food Hub | Offices

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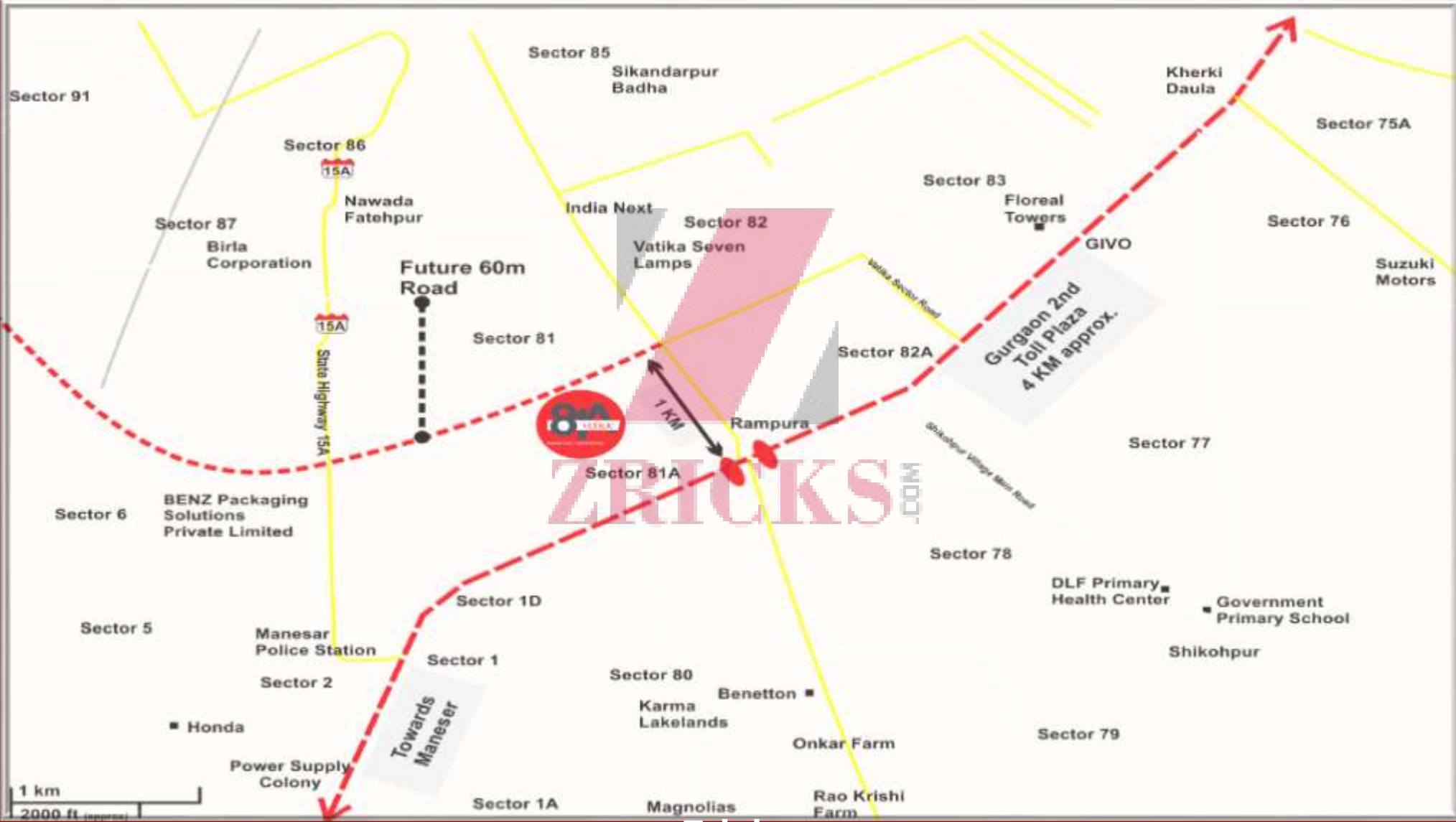
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# Location Map





# LOCATION ADVANTAGES & Connectivity



- ❖ Strategically Located near NH-8
- ❖ Surrounded by High-End residential hub to cater to 1 Lakh families
- ❖ Within 2 Kms from proposed ISBT, Metro Station & Dwarka Expressway
- ❖ 25 minutes drive from International Airport
- ❖ Surrounded by 5 star hotels (Hyatt is already functional)
- ❖ 4000 families started living in the vicinity.
- ❖ Organized infrastructure with much wider sector roads, designated commercial belts, better planned drainage system etc.

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# ABOUT THE PROJECT



- ❖ Landscaped Surroundings, Innovative Design, Stylish Façade & World Class Amenities .
- ❖ Spread across 2 acres of prime location with a salable area of 3,10,000 sq. ft. (Approx).
- ❖ High Street Retail Like Galleria and Good Earth city center
- ❖ Surrounded By Renowned projects like DLF Ultima, Primus, Bestech Ananda, Vatika INXT, Microtek Greenburg
- ❖ Main Entrance From 60 Meter wide Road

# Ready Projects in Vicinity- Parkview Ananda & Mapsko Casa Bella



# Ready Projects in Vicinity- VIN Floors & Seven Lamp



# Projects in Vicinity DLF Primus & Ultima





# HIGH-STREET RETAIL



81 Avenue presents unique world-class retail spaces, IT'S A PLACE THAT'S BRIMMING with the best of opportunities. An enviable blend of sheer luxury and suburban lifestyle. We offer wide open passages and good visibility to all retail spaces.



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# HIGH-STREET RETAIL



- ❖ Spread across lower ground, ground and first floor
- ❖ Lower ground and Ground floor shops will be leased out by us to maintain the brand profile on lower floors
- ❖ First floor shops are available for sale
- ❖ Minimum available Size is 400 sqft
- ❖ Low maintenance shops
- ❖ Priced at 10,750/- per sqft





# Food square



No shopping experience is completed without an excellent food court. 81 Avenue caters to the culinary tastes varied palates as the ambience make you feel rested and cheerful.

Soothing Lobby Music. Fun Dining experience with friends and families. Strategic lighting to ensure a warm ambience. Multi cuisine restaurants and coffee shops.





# Food square



- ❖ Spread across Second and Third floor
- ❖ Virtual and Lockable options available
- ❖ Lockable option available on 2<sup>nd</sup> floor : Size starting from 400 sqft onwards
- ❖ Virtual Option Available on 3<sup>rd</sup> floor : Size starting from 100 sqft onwards
- ❖ Large covered common sitting area







# Modern Office Spaces



TODAY'S GLOBAL PROFESSIONALS EXPECT MUCH MORE THAN JUST FOUR WALLS, A DESK & A chair. 81 Avenue, with its sprawling 2 acres in a premium location and unique design, caters to the demands of any modern professional or corporate. The office space with its state of the art, world class amenities, breakthrough design that incorporates aesthetically landscaped gardens and perfectly balance with the desired retail mix, provides for a be fitting place where business blooms in to success.



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# Modern Office Spaces



- ❖ Spread across 4<sup>th</sup> floor onwards till 11<sup>th</sup> floor
- ❖ Virtual and Lockable options available
- ❖ Lockable option : Size starting from 400 sqft onwards
- ❖ Virtual Option : Size starting from 200 sqft onwards



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# Amenities



- ❖ 100% power back-up.
- ❖ Dedicated elevators for commuters and services.
- ❖ Dual combination of escalators.
- ❖ Beautiful surroundings with landscaped greenery.
- ❖ Adequate sit out spaces with fountains and gardens.
- ❖ World-class facility management.





# Parking and Traffic Movement



## Parking

- ❖ Two-level basement parking with surface parking.
- ❖ Safety and Security
- ❖ 24 hrs CCTV surveillance.
- ❖ Fully equipped with modern fire detecting, fire fighting and fire security systems.
- ❖ Meets seismic compliance norms and structure standards laid by the National Building Code.

## Traffic Movement

- ❖ One way traffic movement at the entry and exit to avoid traffic congestion.



# Return on Investment Assured Return



We have a combination of Lockable and virtual units with 12% ASSURED RETURN with BANK GUARANTEE from HDFC and Axis Bank and Lease Guarantee. This is a risk free investment opportunity. Developer is giving bank guaranteed assured return till OFFER OF possession.





# Return on Investment Lease Guarantee



Once the property is ready, developer will take responsibility to find a tenant for 9 years. Developer will start paying the rental even if the property is not leased out.

## Minimum Lease guarantee

- ❖ 80 Rs. per sq. ft on food court (11% rental yield)
- ❖ 55 rs. Per sq. ft on office spaces (9% rental yield)
- ❖ Lease guarantee available only on virtual units



# WHY INVEST IN 81 AVENUE?



- ❖ Only project offering assured return with bank guarantee, making it a risk free investment.
- ❖ Offering first lease guarantee for 9 years (3+3+3) with min. guarantee.
- ❖ Surrounded By Renowned projects like DLF Ultima, Primus, Bestech Ananda, Vatika INXT, Microtek Greenburg.
- ❖ FIRST COMMERCIAL PROJECT IN GURGAON WITH PREFAB CONSTRUCTION TO ENSURE QUALITY AND TIMELY DELIVERY



# Price List



FLOOR	BSP
1 <sup>ST</sup> FLOOR (RETAIL)	Rs.10750/-PSF
2 <sup>ND</sup> FLOOR (FOOD COURT)	Rs.9750/-PSF
3 <sup>RD</sup> FLOOR (FOOD COURT)	Rs.9750/-PSF
4 <sup>TH</sup> AND ABOVE (OFFICE SPACE)	Rs.7495/-PSF





# Down Payment Plan



At the time of Booking	10% of BSP
Within 45 Days of Booking	85% of BSP + 100 % of EDC/IDC
At the time of offer of possession	5% of BSP + Registration charges + *Other charges as applicable.



# Payment Plan



## Flexi payment Plan

CONSTRUCTION SCHEDULE	PAYMENT
At the time of booking	10% of BSP
Within 45 days from booking	50% of BSP
Within 6 months from booking	20% of BSP
Within 1 year from booking	20% of BSP+100% edc/idc
On offer of possession	Other charges* + registration

\* Other charges as applicable.



# Payment Plan



## Down payment Plan with assured Return

CONSRUCTION SCHEDULE	PAYMENT
At the time of booking	10% of BSP
Within 45 days from booking	85% of BSP
Within 1 year from booking	100% of edc/idc
On offer of possession	5% of bsp + other charges*+ registration

\* Other charges as applicable .

1 sq mtr = 10.764 sq. ft. / \*\* taxes extra as applicable

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# Construction Linked Plan



Construction Schedule	% Payments & other charges
At the time of Booking	20% of BSP
Within 45 days from the date of Booking	10% of BSP
On start of excavation	10% of BSP
On casting of first basement floor slab	7.5% of BSP+25% of EDC & IDC
On casting of Ground floor slab	7.5% of BSP+25% of EDC & IDC
On casting of 2nd floor slab	7.5% of BSP+25% of EDC & IDC
On casting of 4th floor slab	7.5% of BSP+25% of EDC & IDC
On casting of 6th floor slab	5% of BSP
On casting of 8th floor slab	5% of BSP + 25% of PLC
On Completion of the Superstructure	5% of BSP + 25% of PLC
On installation of Electrical/Plumbing	5% of BSP + 25% of PLC
On completion of Internal Plaster work	5% of BSP + 25% of PLC
At the time of offer of Possession	5% of BSP + IFMS+PBIC+Registration + other charges*



Thank  
You

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