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HIGH STREET MARKET/ BUSINESS DISTRICT



TOWN SQUARE

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LOCATION PLAN

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TOWN SQUARE



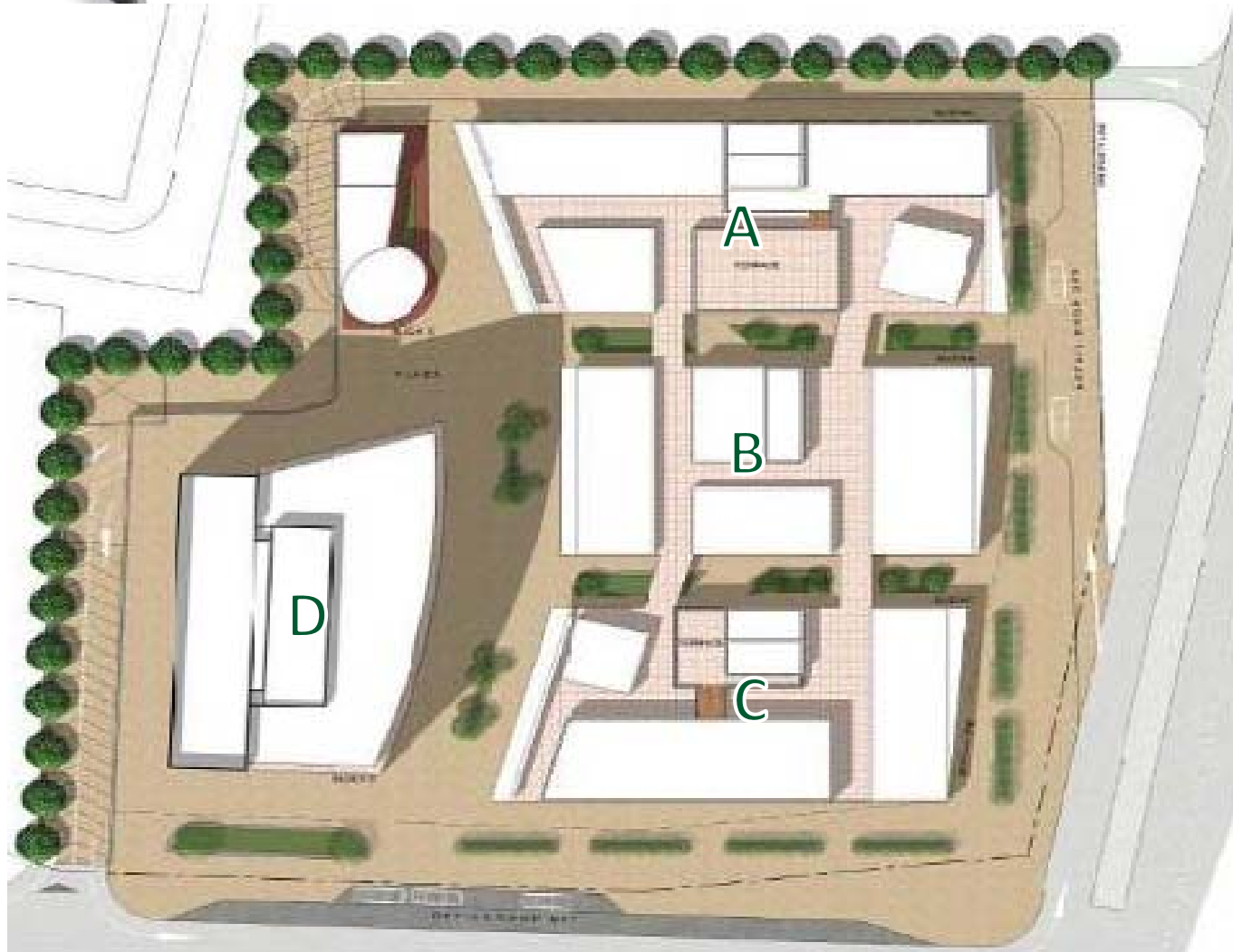
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INDIA NEXT

Other Developers		Retail & Commercial	Residential	Residential
1 Alpha G Corp	Gurgaon 4	A Urban Centre	Villas E Signature Villas	Plots I
2 Bestech	Ananda	B Town Square	F Signature Two	High-Rise & Condos K Sovereign Next
3 DUF	Primus	C INXT City Centre	G Sovereign Residences	L Tranquil Heights
4 Dworkadheesh	Antarikh	D INXT Market Place	H INXT Floors	M The Seven Lamps
5 Enase MDJ	Palm Gardens	MatriKiran School	I Premium Floors	N City Homes
6 Mapiko	Castello	Club One		O Lifestyle Homes
7 Mapiko	Paradise			
8 Oria Group	Carrieton			
9 Spire Group	Privy AT4			
10 SS Group	The Coralwood			



Town Square – Site Plan

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KEY HIGHLIGHTS



- **Located at the entrance of 700 Acres of Integrated Township Vatika India Next.**
- Excellent frontage and visibility with 84 M Wide Central Corridor on one side & 24 M on the other. The complex is less than 500 M from NH-8.
- Well connected to South Delhi, and all area's of Gurgaon & International Airport through NH-8, Dwarka Expressway and Southern periphery road, with Proposed Metro & Upcoming ISBT HUB being in near vicinity.
- It will serve as a buzzing commercial centre for close to **15 lakh** residents staying in near vicinity.
- The project includes 10,000 Sq.m of retail space, spread across various low rise blocks. These blocks are interconnected through **26 feet wide corridors** and are arranged around sheltered arcades. These are designed to enhance the 'street-related character of the shops.
- Within the project is included a high-rise block, comprising of 16,500 sq.m of mixed use space. This distinctively designed tower will be visible from afar and will be the "landmark" identity of Town Square. These specialised spaces will cater to small users and local businesses, reinforcing its essentially township-focused character.



COMPLEX USP'S

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- Wet Points in every module.
- Independent VRV/ Split Units in each speciality retail unit . **This helps in reducing the maintenance and running charges by upto 50% as compared to comparable A grade developments.**
- Exclusive reception area on the Ground Floor
- Sufficient Escalators, lifts and stairs at all strategic locations to facilitate foot fall on all floors.
- Retail Shops, Commercial Retail, Warm Shell Offices, Back- office operations, ATM's, Financial Retail, Food Courts & Multi-cuisine restaurants.
- Covered car parking spread over 3 levels of basements
- **Poised to be the new Business Destination of Gurgaon by 2014 -2015**
- Integrated retail & recreation areas insuring Footfalls & Host of Business Opportunities
- Professional Facilities Management Round O Clock Security & Power Backup arrangements
- Wi-Fi enabled building





ARIAL VIEW

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AREA DETAILS



Area Details

Block A,B &C	: G +2
Total Saleable	: 122,000 Sq.ft
Saleable Unit Sizes for Office Spaces	: 550 to 1700 Sq. Ft.
No. of Floors in Specialty retail Block (Block D)	: G + 14
Total Salable Area	: 175,000 Sq. ft.
Saleable Floor Plate Area	: 9800 Sq. ft. to 13,250 Sq. ft.
Saleable Unit Sizes for Office Spaces	: 445 to 1560 Sq. Ft.

Note:

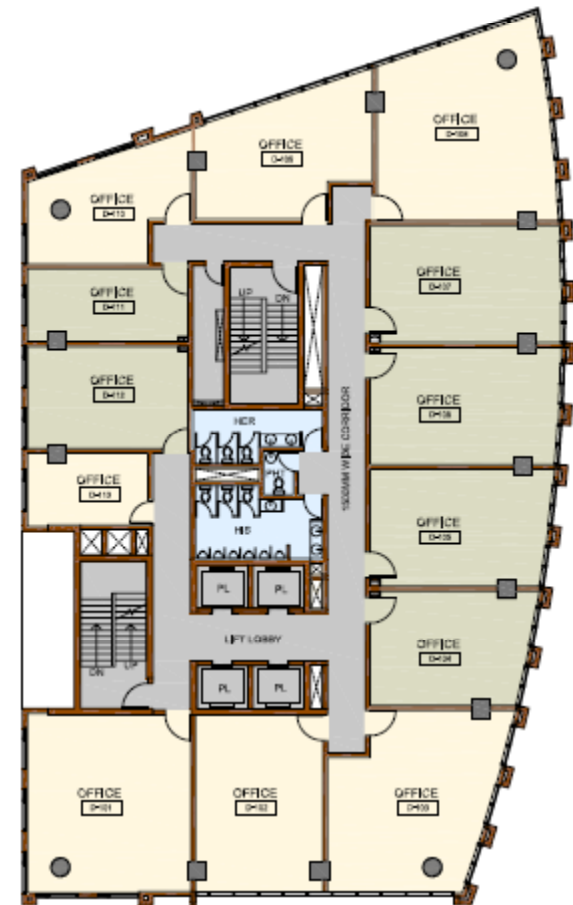
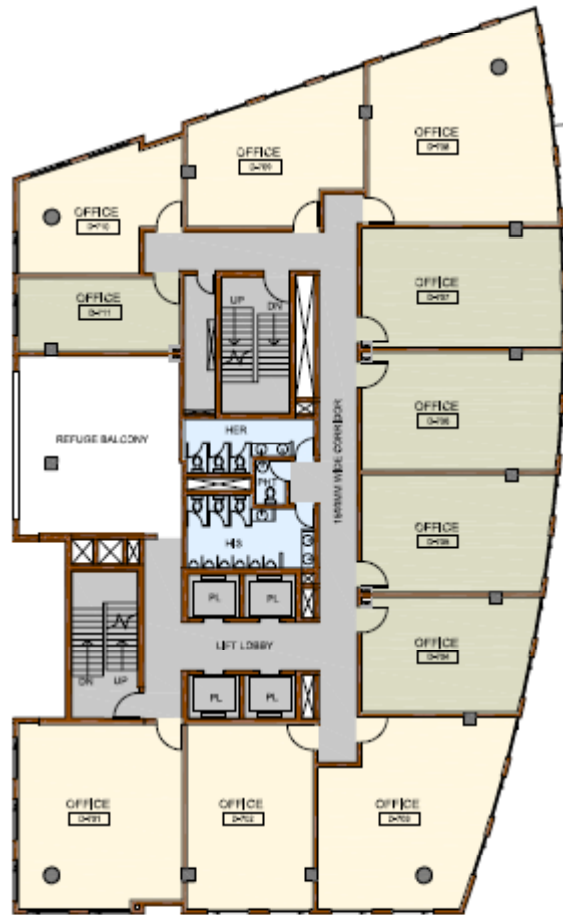
** 1) The larger areas can be customized / combined as per the requirements*



FLOOR PLAN – OFFICE SPACE



Unit Number	Super Area (In Sq.ft)
Genral Floor Areas	
UNIT 1	1410.00
UNIT 2	1110.00
UNIT 3	1430.00
UNIT 4	910.00
UNIT 5	1020.00
UNIT 6	1080.00
UNIT 7	1100.00
UNIT 8	1555.00
UNIT 9	1020.00
UNIT 10	820.00
UNIT 11	570.00
UNIT 12	785.00
UNIT 13	445.00
	13255.00





PROPOSED SERVICES ON SPECIALTY RETAIL LEVEL



- Medical , Travel Advisory , Telecommunication Services
- Support Centers, Lawyers Offices, Small Specialty Clinics
- IT hardware & related services & Legal Services
- Cyber kiosk, video conferencing
- Accounting Services / Banking Services
- Design & Architectural services.
- Back-office operations/Call Centre
- Architectural & Engineering
- Human Resource, Insurance Services





Vatika India Next (INXT)- A Small Brief

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INXT is a 700 acre city that will provide harmonious and fulfilled Lifestyle to its residents. INXT is a complete city- with residential and commercial projects, marketplaces, educational institutes, medical institutes, clubs, entertainment facilities and lots of open spaces to spread your wings in.





Vatika India Next (INXT)- Product Mix



The city is spread over the prime sectors 82, 82A, 83, 84 and 85 on NH8 in Gurgaon. The area is undergoing considerable infrastructural development and INXT is strategically located at the intersection of NH8 and the upcoming 150mtrs wide Dwarka Expressway.

The township shall provide a world class living to its residents with:-

- 3000 independent plots,
- 4100 independent floors,
- 3 dedicated pockets of Luxury Villas
- 6 High Rises and Condos
- 2- 'A' Grade Office Complexes
- Dedicated neighborhood retails
- 5 Star Hotels and Service Apartments
- Shopping Malls
- Amenities like Clubs, health Centers, Nursing Homes, Senior and high Schools, Taxi stands, Day Care centers and Religious Buildings



Vatika India Next (INXT)- Key USP's

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- Gated community
- Well Planned Infrastructure
- 24*7 Power and water back up
- 3-tier security system
- Presence of Hospitality and Big 5 Star Facilities at Walking Distance
- Commercial office spaces & Malls housing several top line brands are all proposed within the township
- Just opposite to Upcoming 200 bedded **Super Specialty Medical & Research Centre** - well equipped with the best of medical equipments & healthcare services and will provide complete healthcare solutions Town Centre and Hi-Street Retail





PAYMENT PLAN- VATIKA TOWN SQUARE



Possession linked Payment plan-1	
On booking	2.5 Lacs
Within 45 days from the date of booking	40% of Basic Sales price less Booking Amount
On offer of Possession	60% of Basic Sales price + other charges

Possession Linked Payment plan-2	
On booking	10% of Basic Sales Price
On offer of Possession	90% of Basic Sales price + other charges

CONSTRUCTION LINKED PAYMENT PLAN	
On booking	2.5 Lacs
Within 30 days from the date of booking	10% of Basic Sales price Less booking amount
Within 90 days from the date of booking	10 % of Basic Sales price
Within 120 days from the date of booking/commencement of construction (whichever is Later)	10 % of Basic Sales price
On Casting of Ground floor slab / 10 Months whichever is later	5% of Basic Sales price
On Casting of 2nd floor slab / 13 Months whichever is later	5% of Basic Sales price
On Casting of 4th floor slab/ 16 Months whichever is later	5% of Basic Sales price
On Casting of 7th floor slab/ 19 Months whichever is later	5% of Basic Sales price
On Casting of 10th floor slab/ 22 Months whichever is later	5% of Basic Sales price
On Casting of top floor slab/ 25 Months whichever is later	5% of Basic Sales price
On Completion of Exterior Facade	15% of Basic Sales price
Installation of services	10% of Basic Sales price
On offer of Possession	15% of Basic Sales price + other charges



Thank You!