

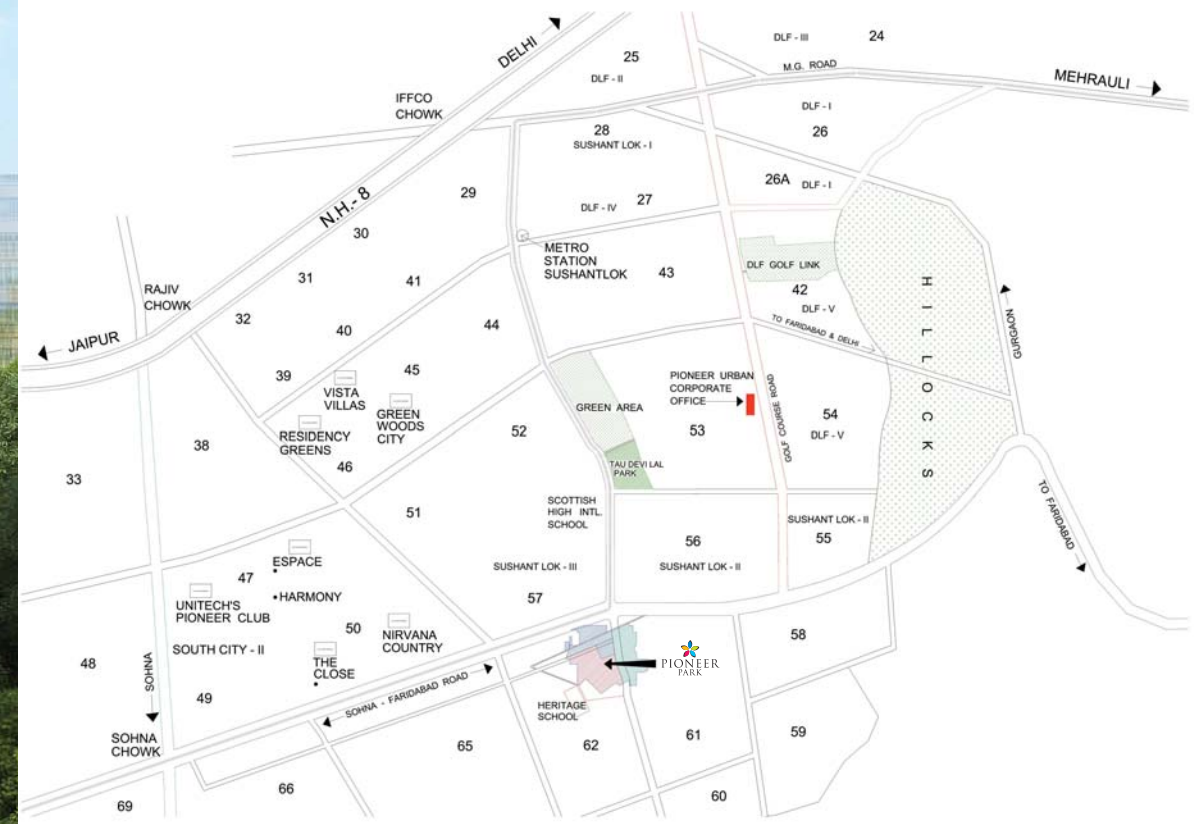
URBAN
SQUARE
AT PIONEER PARK

ZRICKS

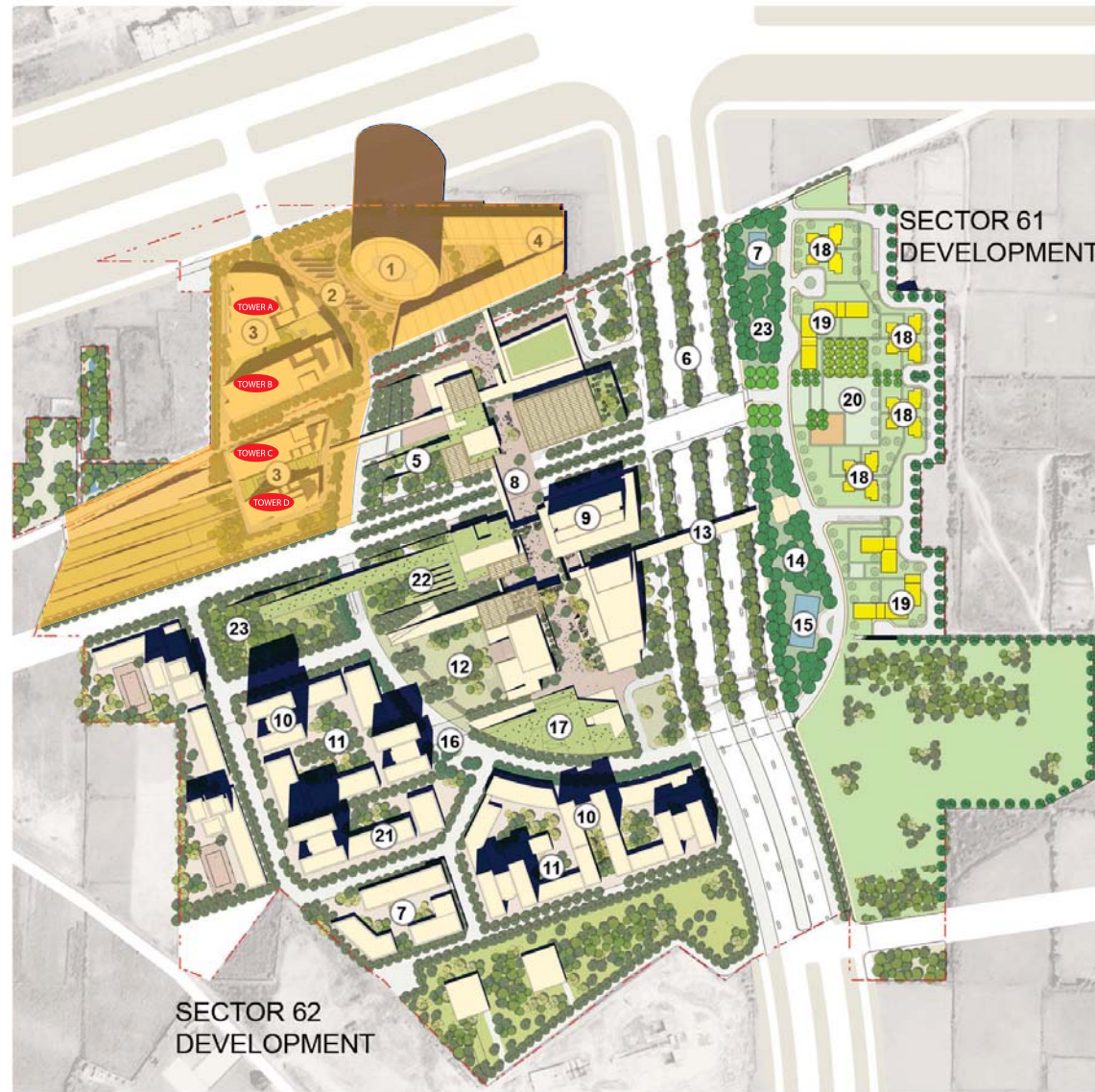
TOWER A



We believe that optimum usage of space is more important than space itself. Urban Square has been created to maximize the usage of space and energy through its innovative architectural design and sustainability options. It is a supremely efficient, ultra modern environment where attention to these small details ensures that infra-structural overheads don't hamper your big dreams, at the same time takes your business to the next level with our superb services.



Location Map



- ① LANDMARK TOWER
- ② LANDMARK TOWER PLAZA
- ③ GATEWAY OFFICE
- ④ LUXURY RETAIL
- ⑤ RETAIL PLAZA & GARDENS
- ⑥ SECTOR ROAD STREETSCAPE
- ⑦ PRIMARY SCHOOL
- ⑧ HIGH STREET
- ⑨ OFFICE TOWER
- ⑩ RESIDENTIAL TOWERS
- ⑪ RESIDENTIAL COURTYARDS
- ⑫ AMPHI THEATRE
- ⑬ PEDESTRIAN BRIDGE
- ⑭ PUTTING GREENS
- ⑮ CLUB HOUSE
- ⑯ PARK DRIVE
- ⑰ CLUB HOUSE
- ⑱ RESIDENTIAL TOWERS
- ⑲ MID RISE TOWERS
- ⑳ GREENS
- ㉑ TOWN HOUSES
- ㉒ CRICKET ACADEMY
- ㉓ WOODLANDS

ERICKS .COM

Site Plan



Masterplan



PROJECT FEATURES:

Located on the 90 meter wide Golf Course Extension road. 25 minute drive from the IGI airport. On Proposed Metro Corridor. Exclusive commercial towers, part of 75 Acre. Mixed Use Development also encompassing a hotel, high street retail and an exclusive residential address.

Urban Square consists of four towers surrounded by artfully landscaped greenery.

AMENITIES:

- Perimeter Security and E-surveillance system
- International Standard Landscaping
- 100 % Power Backup
- Treated Water System
- Seismic Zone 5 Compliant

Hi Speed Elevators

SALIENT FEATURES:

- Optimum space utilization
- Mid Rise commercial and Retail space
- World-class architectural features and facilities
- Centrally Air Conditioned Towers and Facility
- Independent Entry for Each Tower
- Grand Front Entrance for the towers
- 4 High speed lifts and 1 service lift- in each tower
- Ample Multi Level Car parking space
- World Class Fitness center
- Centralized Communication System
- Efficient Building management systems
- Generous Natural lighting
- Energy Conservation and Healthy atmosphere
- Water Fountains in the courtyards



Less stress
More recreation

People Services

An on-site receptionist to answer your calls and greet your clients. Concierge service.



Ground Floor



Second Floor



Fourth Floor



First Floor



Third Floor

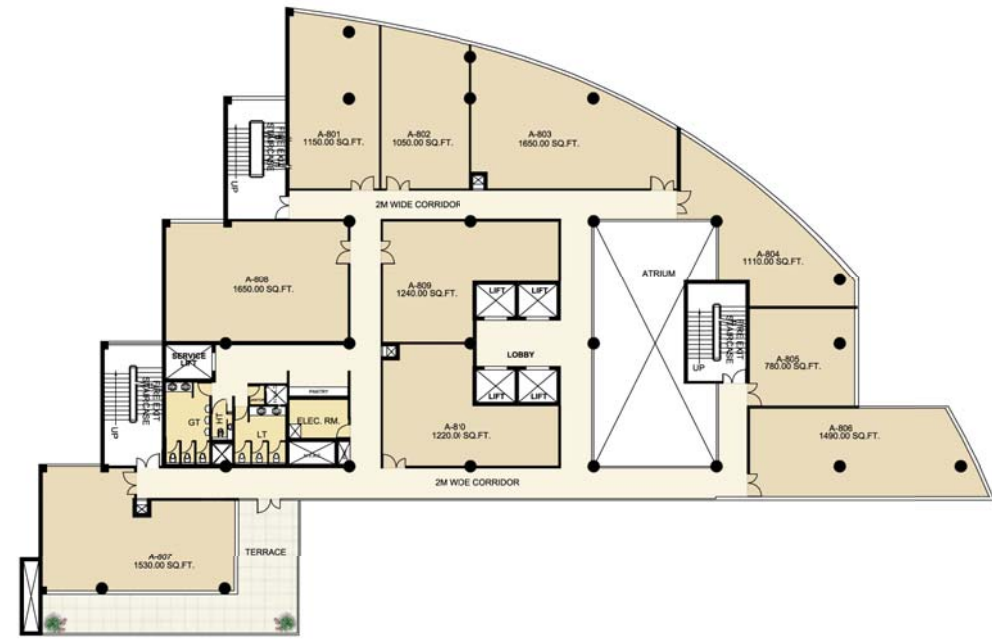


Fifth Floor

Sixth Floor



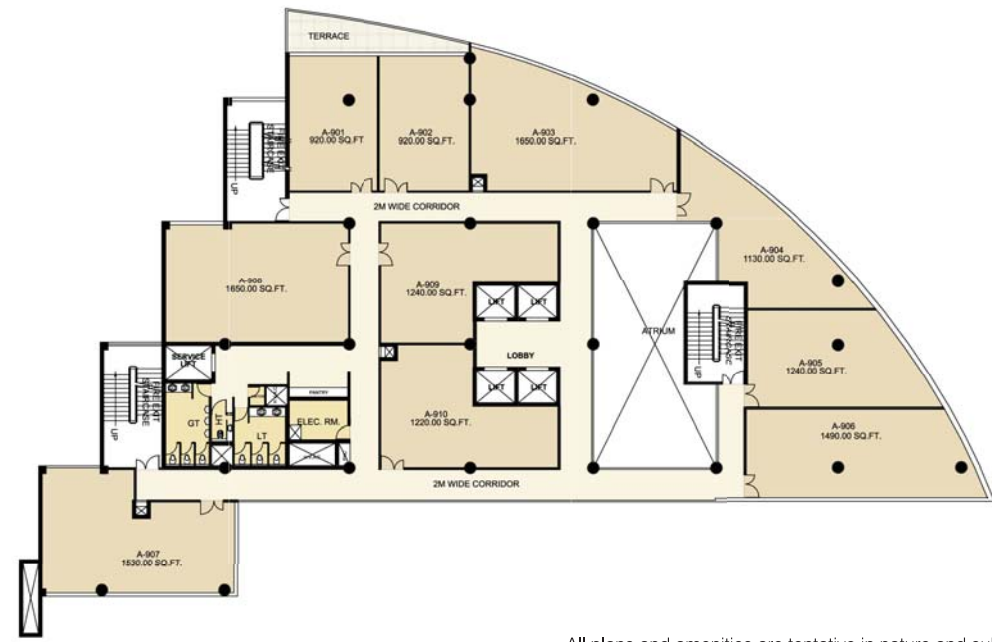
Eighth Floor



Seventh Floor



Ninth Floor



All plans and amenities are tentative in nature and subject to change without prior notice.

PAYMENT PLAN

PRICES

Sale Price including EDC & IDC	As Applicable
Preferential Location Charges (PLC)	As Applicable
Parking Charges	As Applicable

INSTALLMENT- PAYMENT PLAN

S. No	Linked Stages	Payment
1.	On Booking	10 % of Sale Price
2.	Within 60 days of Allotment	10 % of Sale Price
3.	On start of Excavation	7.5 % of Sale Price
4.	On Completion of 2nd basement roof slab	7.5 % of Sale Price
5.	On Completion of Ground floor roof slab	7.5 % of Sale Price + 50% of Car Parking
6.	On Completion of 2nd floor roof slab	7.5 % of Sale Price + 50% of Car Parking
7.	On Completion of 4th floor roof slab	7.5 % of Sale Price + 50% of PLC if applicable
8.	On Completion of 6th floor roof slab	7.5 % of Sale Price + 50% of PLC if applicable
9.	On Completion of final floor roof slab	7.5 % of Sale Price
10.	On Completion of Brick work	7.5 % of Sale Price
11.	On Installation of Services	5 % of Sale Price
12.	On Completion of Interiors	5 % of Sale Price
13.	On Completion of Exterior Finishing	5 % of Sale Price
14.	On intimation for possession	5 % of Sale Price + IFMS(See note 1) + Stamp Duty & Registration Charges (See note 2)

Note:

- Interest Free Maintenance Security (IFMS) Rs.100/- per sq. ft.
- Stamp Duty / Registration Charges shall be payable along with the last installment based on prevailing rates.
- PLC as applicable
- Price subject to revision at the sole discretion of the company.
- Cheque should be made in favour of "Pioneer Urban-Urban Square Sales Account"