





PRESENTS

SERVICED RESIDENCES

As part of Mixed-Use Hospitality, Retail & Office Development
At Sector 82A, Gurgaon

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ABOUT BURMAN GSC



- Burman family is one of India's foremost premier & oldest business families with a lineage of more than 100 years
- Their business interests include Dabur Group , Aviva, Elephant Capital, Restaurants (Fresco, Punjab Grill, Subway etc) etc
- Golden State Capital (GSC) is a premier Real Estate Private Equity firm, based out of California, USA & regional Head Quarters in Singapore
- Golden State Capital focus markets include US, Singapore & India
- Burman GSC is the strategic venture of these two leading enterprises to develop world class products that would redefine Excellence in Real Estate
- This is Burman GSC's flagship development project in India. Burman GSC has already invested in a Joint Venture with Ascendas to develop a 62 acre IT SEZ in Gurgaon
- Burman GSC is looking to develop projects in key geographies like NCR, Bangalore, MMR, Pune, Chennai, Hyderabad & Ahmedabad
- Burman GSC is managed by well recognized names of the Indian Real Estate & a strong professional team and the venture follows highest standards of Integrity & Corporate Governance

BURMAN GSC PRESENTS "SERVICED RESIDENCES"



- A Project being jointly managed by a good Operator & the Hospitality arm of Burman GSC
- Part of 9.5 acres mixed-use development with mix of Serviced Residences, Retail & Grade A Office Space
- A product range of fully furnished high quality Serviced Residences ranging from Studios and 1 BHK



The pictures & layouts are only for the purpose of representation. It would change upon finalization of actual drawings, layouts & specifications.

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NEW GURGAON → BUSINESS DESTINATION FOR MNCs

Located in the most prime location of New Gurgaon region of Sector 82A with high visibility, accessibility & frontage



Gurgaon is India's highest performing market and New Gurgaon is the epicenter of expatriates & blue-chip senior management professionals. These had led to strong business potential of Extended Stay Properties.

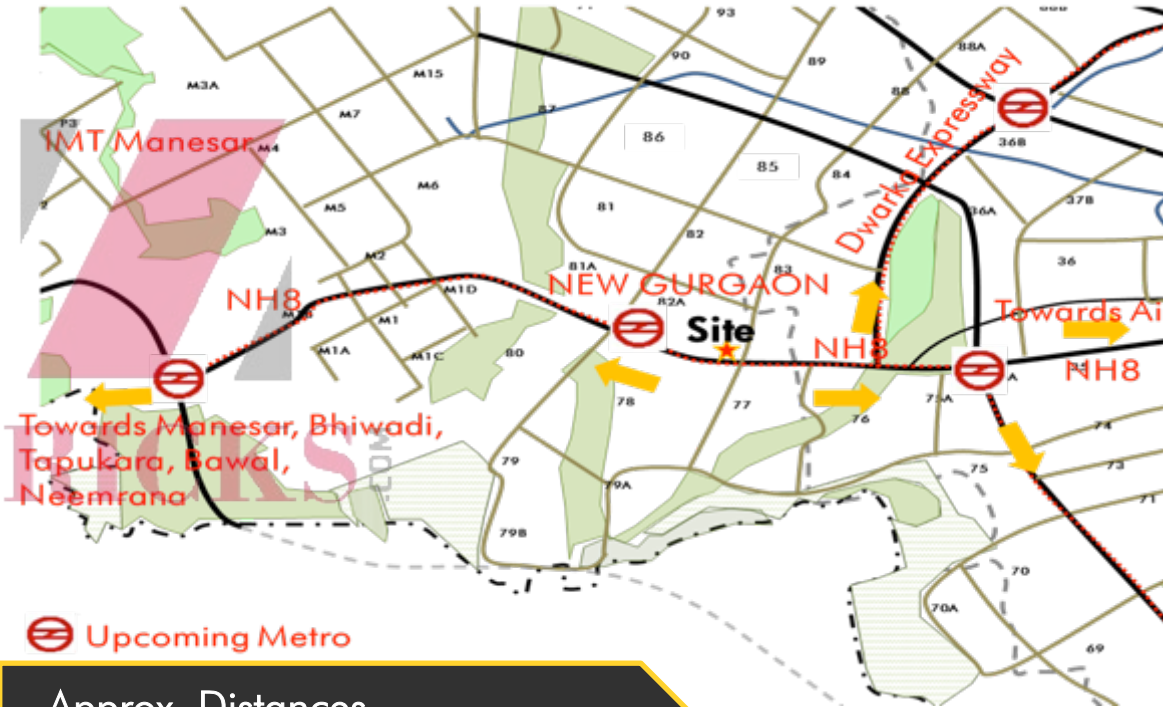
This development is in the heart of New Gurgaon and facing Nh8 with 165 meters frontage and the Sector Road with 93 meters frontage.

The site is surrounded by premium hotels, 5 golf courses and a preferred destination for Japanese companies. With a development of potential of more than 600,000 sq ft space, it is expected to be the landmark asset of the prime New Gurgaon Region.

UNIQUE LOCATION WITH MAXIMUM VISIBILITY

Frontage on the NH8 ~ 165 meters

Frontage on the Sector Road ~ 93 meters



Approx. Distances

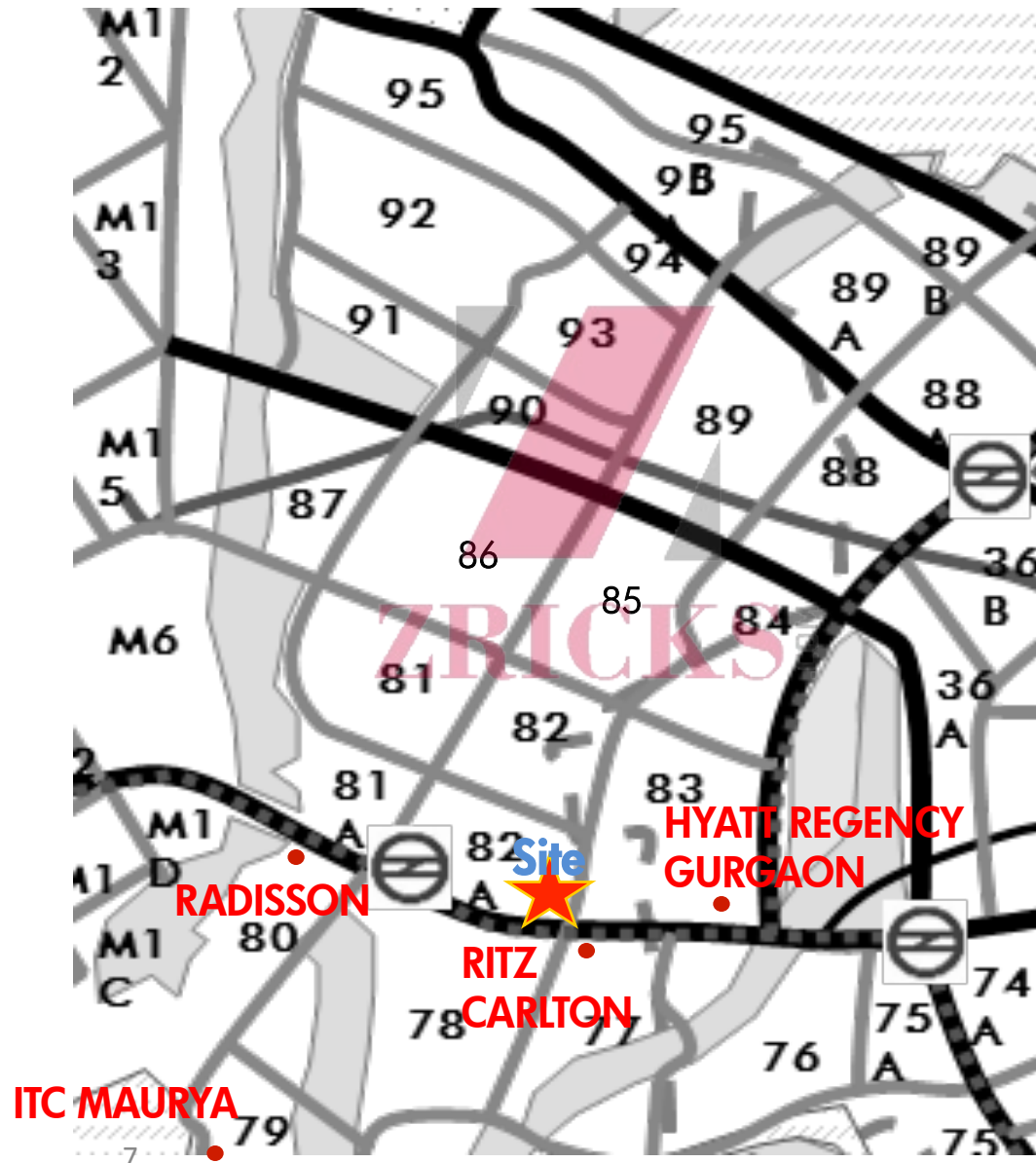
Airport to Gurgaon Border	→ 6 kms
Gurgaon Border to Site	→ 12 kms
Gurgaon Border to GCR Ext.	→ 19 kms
Airport to Connaught Place	→ 21 kms
Airport to India Gate	→ 23 kms

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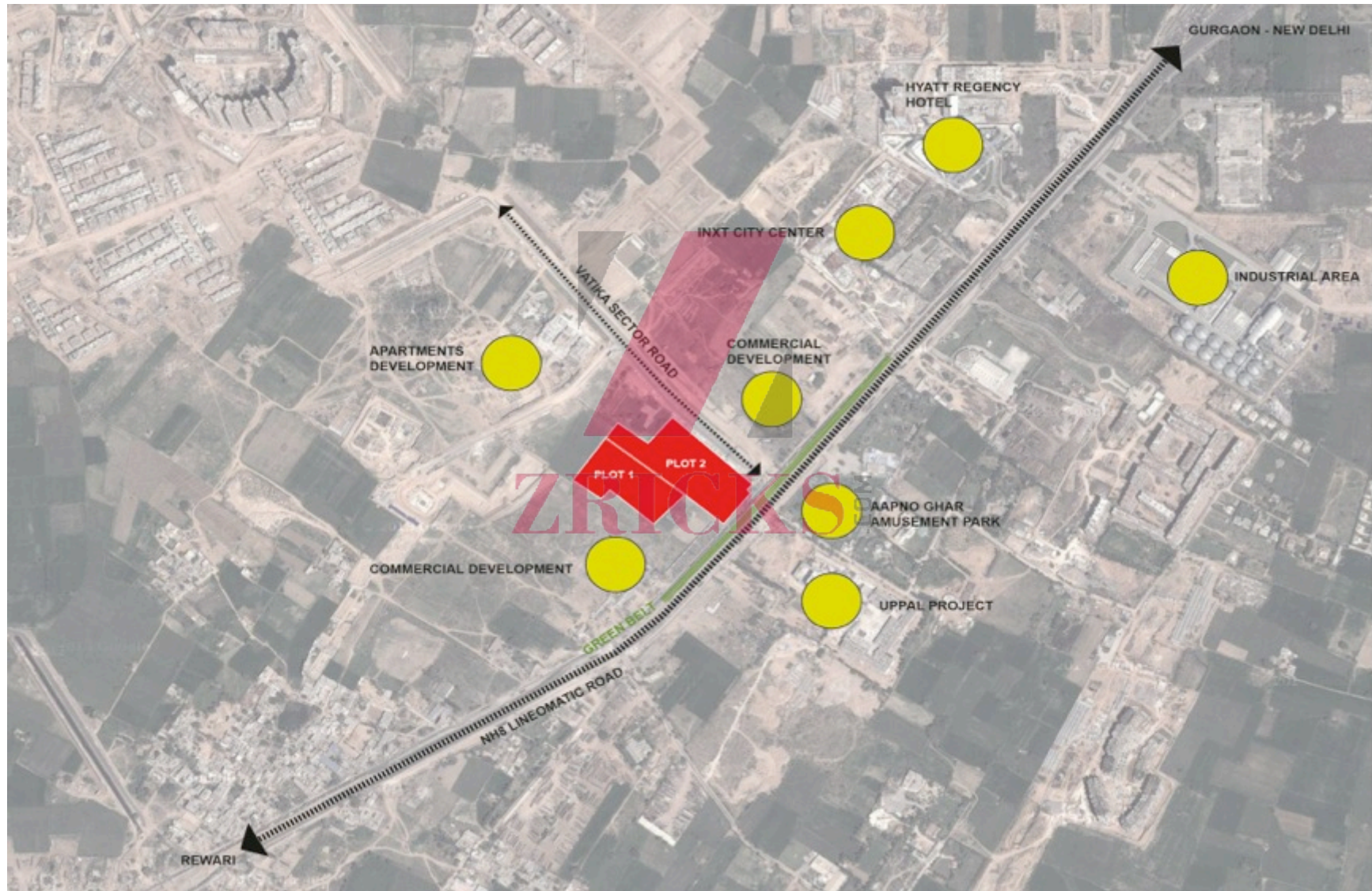
STRATEGIC LOCATION



STRATEGIC LOCATION → CHOICE OF LUXURY HOTEL CHAINS



SITE LOCATION



STRATEGIC LOCATION → COMMERCIAL HUB



- The site is the CBD of New Gurgaon and already has got the entire office space pre-committed to a top IT MNC
- Over 29 Offices & IT Parks in the vicinity (in 6 kms radius)
- Over 14 mn sq feet of Quality Office/IT Space (in 6 kms radius)
- Over 5 mn sq feet of upcoming Quality Office/IT Space (in 6 kms radius)
- Expected Malls/Retail in the vicinity to be over 10 numbers

HONDA & SUZUKI PLANTS IN VICINITY



- SUZUKI → 1 Million Car Production Facility
- HERO HONDA → 2 Plants for motorcycles
- HONDA → 1 Plant in the vicinity
- Multiple Japanese Ancillary Firms

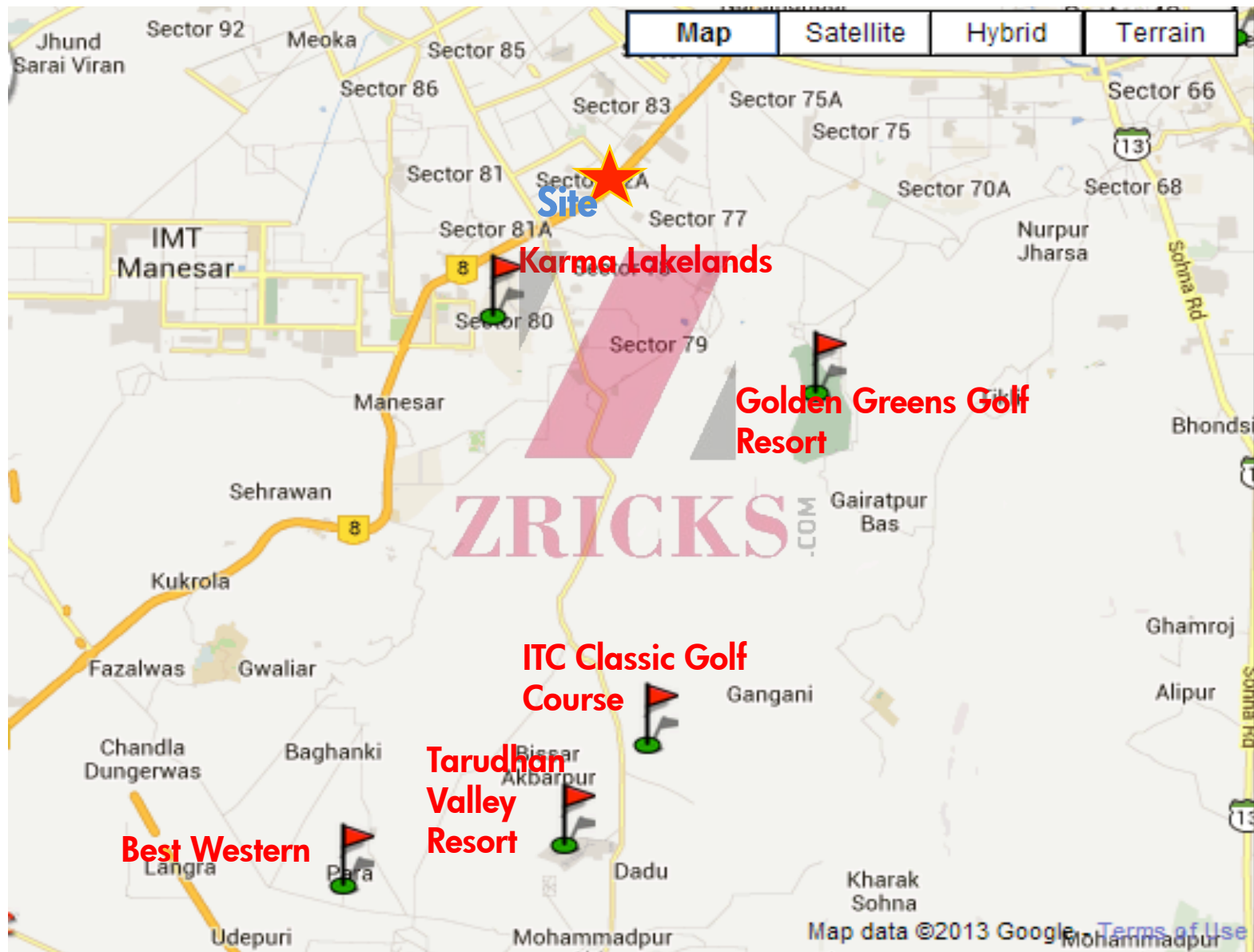


5 PREMIUM GOLF COURSES IN VICINITY THAT DEFINE PREMIUM LIFESTYLE



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5 PREMIUM GOLF COURSES IN THE VICINITY



INDUSTRIAL CLUSTERS IN HARYANA → BUSINESS CATCHMENT



Estate/Location	Brief Description	Impact on Subject Side
IMT Manesar (Phase-1 is developed, Phases II, III and IV are under development)	<ul style="list-style-type: none"> Located next to New Gurgaon and the hotbed of Japanese Industries & a number of IT Parks Focuses on hi-tech and hi-precision non-polluting units such as automotive, readymade garments, ITeS and packaging. 	Big Impetus and flow of Blue-chip companies (especially Japanese)
Growth Centre, Bawal (Phase-1 is complete, Phase-II is being developed)	<ul style="list-style-type: none"> Located on NH-8, the same road that faces the site Key companies in the centre include Yoshida Kogyo Kabushibibaisha (YKK), Alchemist Metals Limited (Formerly known as TDT Copper), Exide, Becton Dickinson, Kansai Nerolac Paints Ltd, Svedala and Asahi India Glass. 	Our site is the CBD of New Gurgaon, which is the most preferred option for the high incoming earning professionals, given the excellent infrastructure of NH-8 and their preference to stay and enjoy the lifestyle in a metro like Gurgaon.

THE PRODUCT MIX & CONCEPT



- Premium Serviced Residences in the heart of New Gurgaon:

TYPE	TENTATIVE SIZE SBA (Approx.)
1 Room Studio	600 sq ft
1 BHK	800 sq ft



- Fully loaded with Air-conditioners, LCD, Kitchenette, Bathroom and furnishings
- Luxury Amenities like Swimming Pool, Club, 24X7 Power back-up & CCTV
- Ideal product for investors looking for capital price appreciation and rental income

Pls note: The above areas are only approximate and there could be changes in final areas as per actual architectural drawings.

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SERVICED RESIDENCES ~ UNMATCHED POTENTIAL



- Ideally suited for Apartment Owners/Investors looking for Premium Product with the best of both worlds → Premium services & facilities with extra spaciousness and personalized feeling of being in your own home.
- Typical Premium Serviced Residence unit is much larger than regular five star hotel room and nearly twice the size of standard rooms in branded budget hotels in Gurgaon.
- Excellent Long Term Income Option + Capital Price Appreciation
- Value for Money for Frequent Travelers to NCR.



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FEATURES & AMENITIES THAT REDIFINE LIFESTYLE



- Reception Lobby Concierge, 24 Hour Front Desk, Visitors' Lounge, Entrance Lobby
- Multi Cuisine Restaurants Project to have Japanese, Mediterranean, Italian, Indian and South East Asian Thematic Restaurants. The residents would have access to the Shopping, F & B, Entertainment options & retail complex of the development.
- Swimming Pool With a separate Kids Pool, Showers, Change Rooms and Relaxation seating.
- Fitness Centre A Gym equipped with high quality equipment.
- Laundry Services Professional Washing, Dry Cleaning and Ironing Services for Residents within project development.
- Convenience Store For Catering to daily needs of residents
- House-keeping & Building Maintenance Services
- Building Services Air-Conditioning, 24 Hr Hot & Cold Water Supply, 100% Power Back-up, Security\ Access Control Systems.
Units to have furnishings, kitchenette, flooring, equipped bathroom.
- Communications Land-line through Central PBX, Internet & Wi Fi connections, Satellite Television.
- Parking Provision for each unit.
- Rooms Fully furnished with AC, Kitchenette, Mini- bar/Refrigerator, LCD etc

SPECIAL INAGURAL OFFER



- This is from India's most premier & respected business families in collaboration with world's largest operator of Serviced Residences
- This is in the heart of New Gurgaon, with great access roads, robust infrastructure and surrounding developments of premium quality
- Very limited inventory being released, close to costs
- Get a great price for a limited period
- Unlike most pre-launch schemes, here there is no risk of title papers (owners have complete ownership) along-with commercial license obtained and fees paid
- Project is good to go; currently finalizing of architects, contractors etc.
- Expected construction commencement → 3 months from formal launch

PAYMENT PLAN



S. No.	Parameters	Details
1	On Booking	3 Lacs
2	Within 30 days of the booking	Completion of 10% of BSP (Minus Booking Amount)
3	Within 180 days of booking or launch (Whichever is later)	10% of BSP
4	On Start of excavation	10% of BSP
5	On Commencement of 1st Basement Roof Slab	7.5% of BSP
6	On Commencement of 3rd Floor Roof Slab	7.5% of BSP + 25% of EDC & IDC
7	On Commencement of 6th Floor Roof Slab	7.5% of BSP + 25% of EDC & IDC
8	On Commencement of 9th Floor Roof Slab	7.5% of BSP + 25% of EDC & IDC
9	On Commencement of 11th Floor Roof Slab	7.5% of BSP + 25% of EDC & IDC
10	On Commencement of Top Floor Roof Slab	7.5% of BSP + 50% (Car Park)
11	On Commencement of Plaster	7.5% of BSP + 50% (Car Park)
12	On Commencement of Flooring	7.5% of BSP
13	On Commencement of Final Finishing	5% of BSP
14	On Offer of Possession	5% of BSP + IFMD + SD + RC

SPECIAL OFFER



TYPE	SIZE (SBA sq. ft.) (approx.)	INAUGURAL TICKET BSP (approx Rs)
1 Room Studio	600	Rs 52.5 Lakhs (Rs 9,750 – Rs 1,000 psf inaugural discount)
1 BHK	800	Rs 70 Lakhs (Rs 9,750 – Rs 1,000 psf inaugural discount)

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The above is only BSP and exclusive of EDC, IDC, Parking charges etc. As a special offer, PLCs are waived off for the first few units.

Lock-in period of 6 months from the formal launch date.

These are approximate unit areas. The final numbers would be arrived once the architectural drawings are frozen. The ticket price could accordingly vary and the buyers of the units will have to pay the difference (in case of size difference). However, the price per sq ft of the SBA would remain the same.

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THANKS

DISCLAIMER

THE DOCUMENT IS ONLY FOR THE PURPOSE OF EXPLAINING THE POTENTIAL OF THE OPPORTUNITY.
THE FINAL PLANS, DRAWING ETC COULD ALTER SIGNIFICANTLY AND IS THE SOLE DISCRETION OF THE DEVELOPER.
THE OFFER DOESN'T COME WITH ANY ASSURED/GUARANTEED RETURN.
THE ACTUAL DEVELOPMENT COULD DIFFER FROM THE PICTURES ILLUSTRATED.

ANNEXURE - SERVICED APARTMENTS IN NCR



- The Leela Kempenski Residences, NH-8 Gurgaon → Rs 4,62,000 per month for a minimum 15 days of stay
- Svelte Hotel & Personal Suites, South Delhi → Rs 2,95,000 per month
- Clarion Collection's Serviced Apartments → Rs 3,50,000 per month for a minimum 3 months stay
- Fraiser Suites, Mayur Vihar → Rs 2,00,000 to 5,00,000 per month

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Source: <http://www.cntraveller.in/content/delhi's-top-three-serviced-apartments>