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After Grand Success of

SOLERA

at sector 107, Dwarka Expressway

We now present you our next value based housing project in the most prominent & best connected sector of Gurgaon, SECTOR – 81.

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SYNERA

S E C T O R 8 1

NH - 8 , G U R G A O N

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Project Brief

- Project Area – 5 acres
- Total Apartments – 824
- Rates on carpet area basis
- Allotment through Draw
- No maintenance charges for 5 years after possession
- No hidden charges
- Direct entry from 60 meter wide sector road
- Bank loan available
- Community Hall & Crèche in the society



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Location Advantage

- **“SYNERA”** has a direct entry on 60 meter wide sector road
- Sector 81, due to the presence of ultra luxurious projects from brands like DLF, Bestech, Vipul, etc, is a gem location of Gurgaon
- Less than 1 Km from National Highway (NH-8)
- 5 minutes drive from proposed metro line & Dwarka Expressway
- 20 minutes from IGI Airport
- Existing /Upcoming adjoining projects (Ambience mall, DLF Ultima, Bestech Grand Spa)



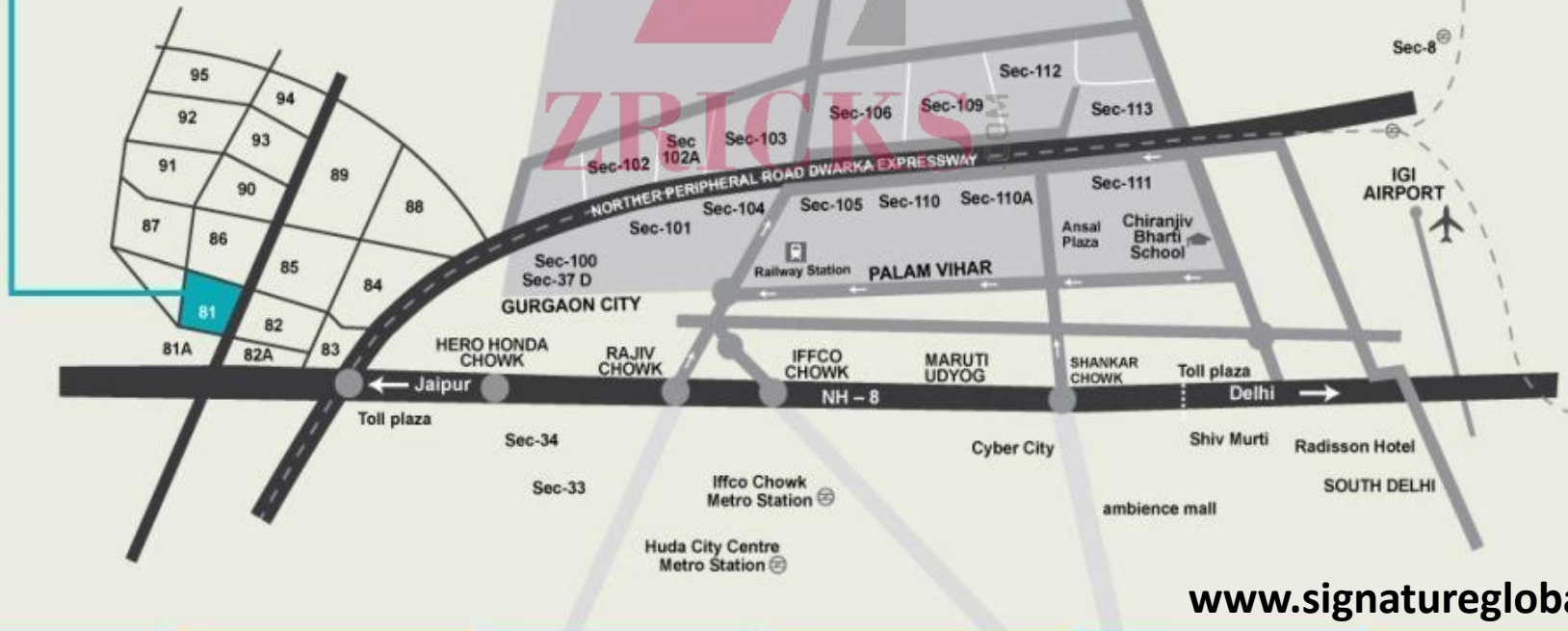
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Location Map

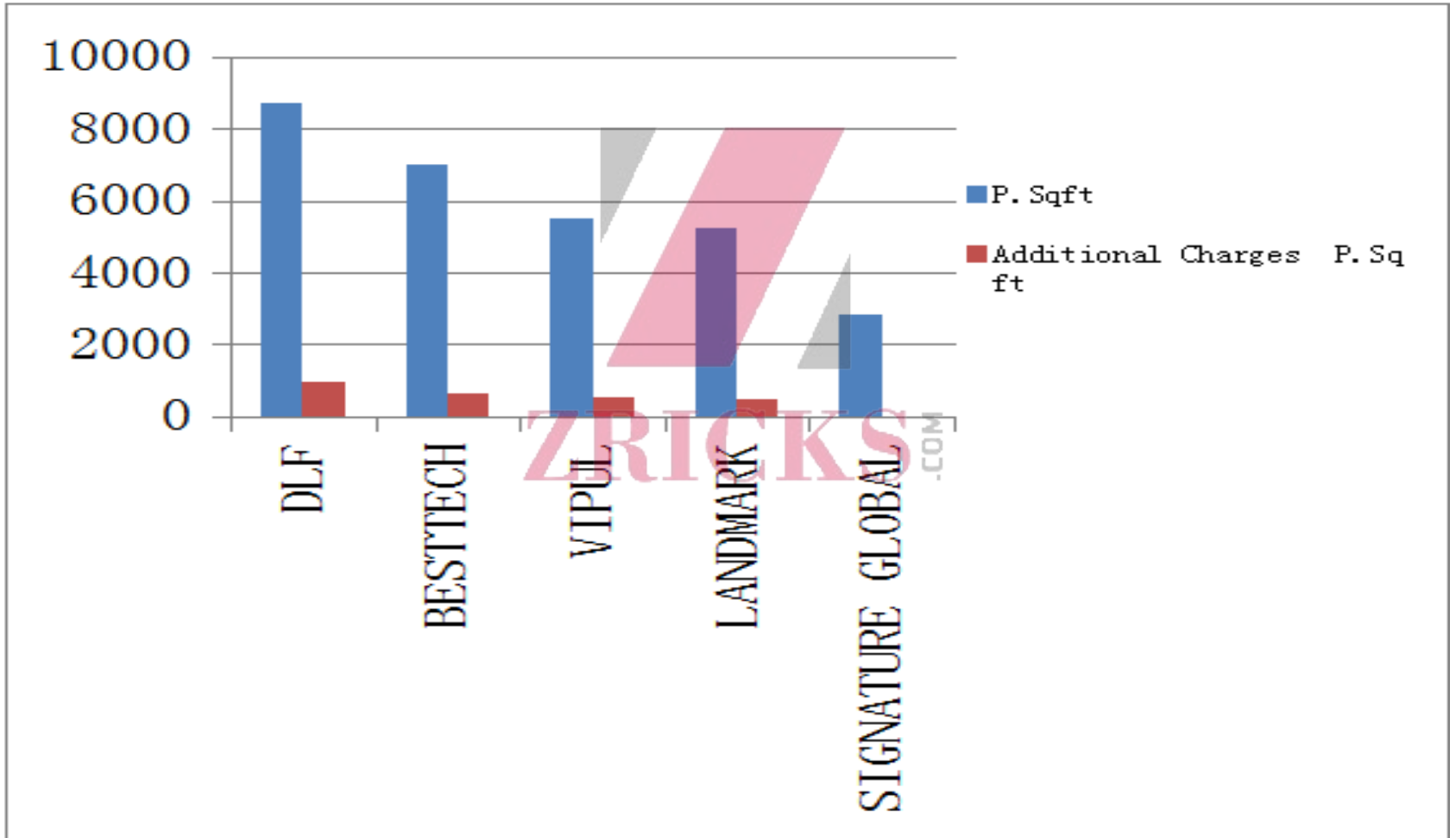


SYNERA
SECTOR 81
NH-8, GURGAON



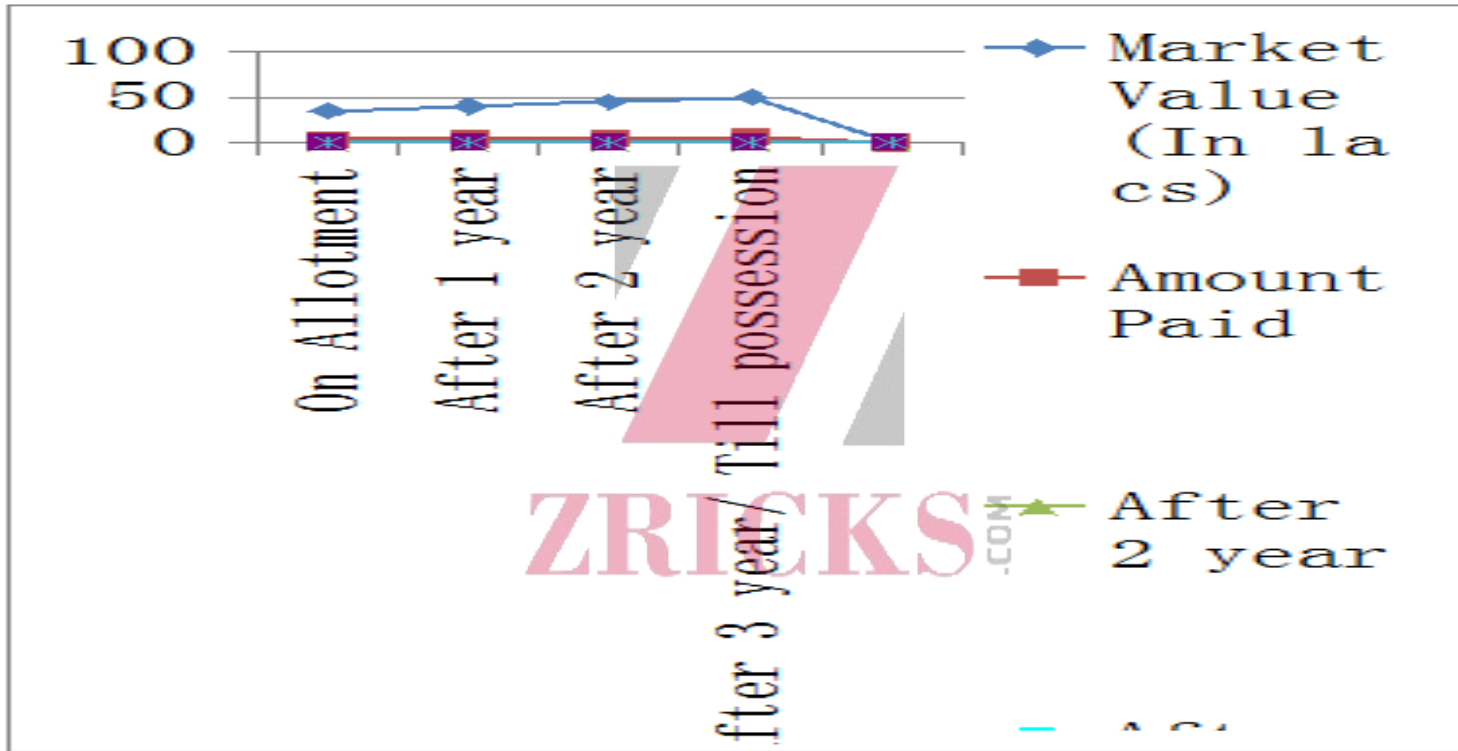


Present surrounding projects scenario at sector 81 Gurgaon





Expected ROI - On Possession



| | |
|-----------------------------------|-----------------|
| Total Amount Paid till possession | - Rs. 6.79 lacs |
| Market Value on possession | -Rs. 50.00 lacs |
| Appreciation/ ROI on investment | - 636 % |



Payment Schedule

5% as booking cost with application form

20% on confirmed allotment

12.5% in every 6 month after allotment

| S. No. | Flat Type | Flat Size (approx. in sq. ft.) | Balcony Size | Booking Amount | Total Cost |
|--------|-----------|--------------------------------|--------------|----------------|---------------|
| 1 | 1 BHK a | 301 | 65 sq. ft. | Rs. 61,825 | Rs. 12,36,500 |
| 2 | 1 BHK b | 320 | 97 sq. ft. | Rs. 66,425 | Rs. 13,28,500 |
| 3 | 1 BHK c | 336 | 96 sq. ft. | Rs. 69,600 | Rs. 13,92,000 |
| 4 | 2 BHK a | 498 | 100 sq. ft. | Rs. 1,02,100 | Rs. 20,42,000 |
| 5 | 2 BHK b | 523 | 94 sq. ft. | Rs. 1,06,950 | Rs. 21,39,000 |
| 6 | 2 BHK c | 539 | 94 sq. ft. | Rs. 1,10,150 | Rs. 22,03,000 |
| 7 | 2 BHK d | 568 | 89 sq. ft. | Rs. 1,15,825 | Rs. 23,16,500 |



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Thank You

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