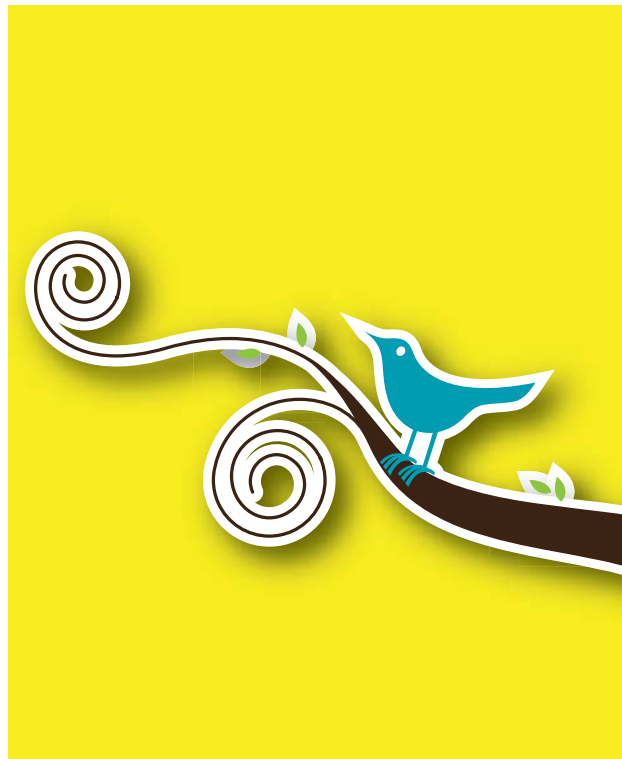
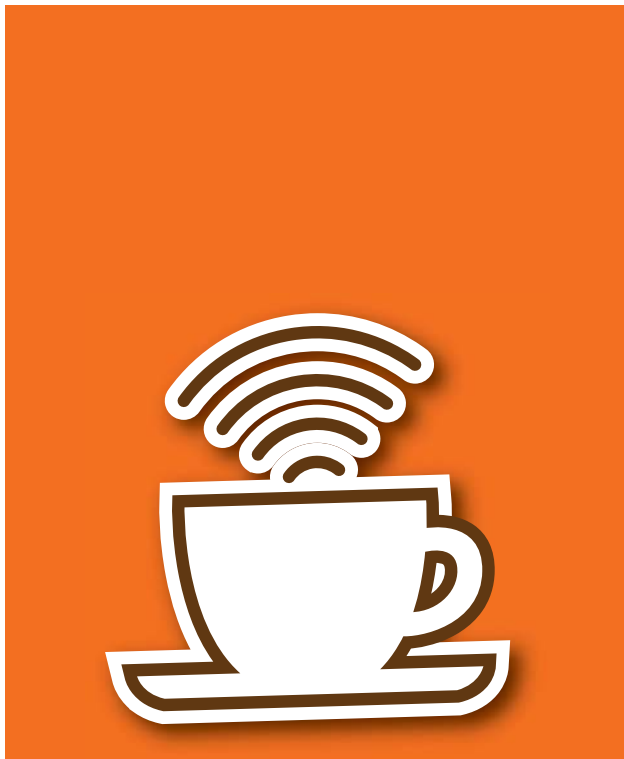


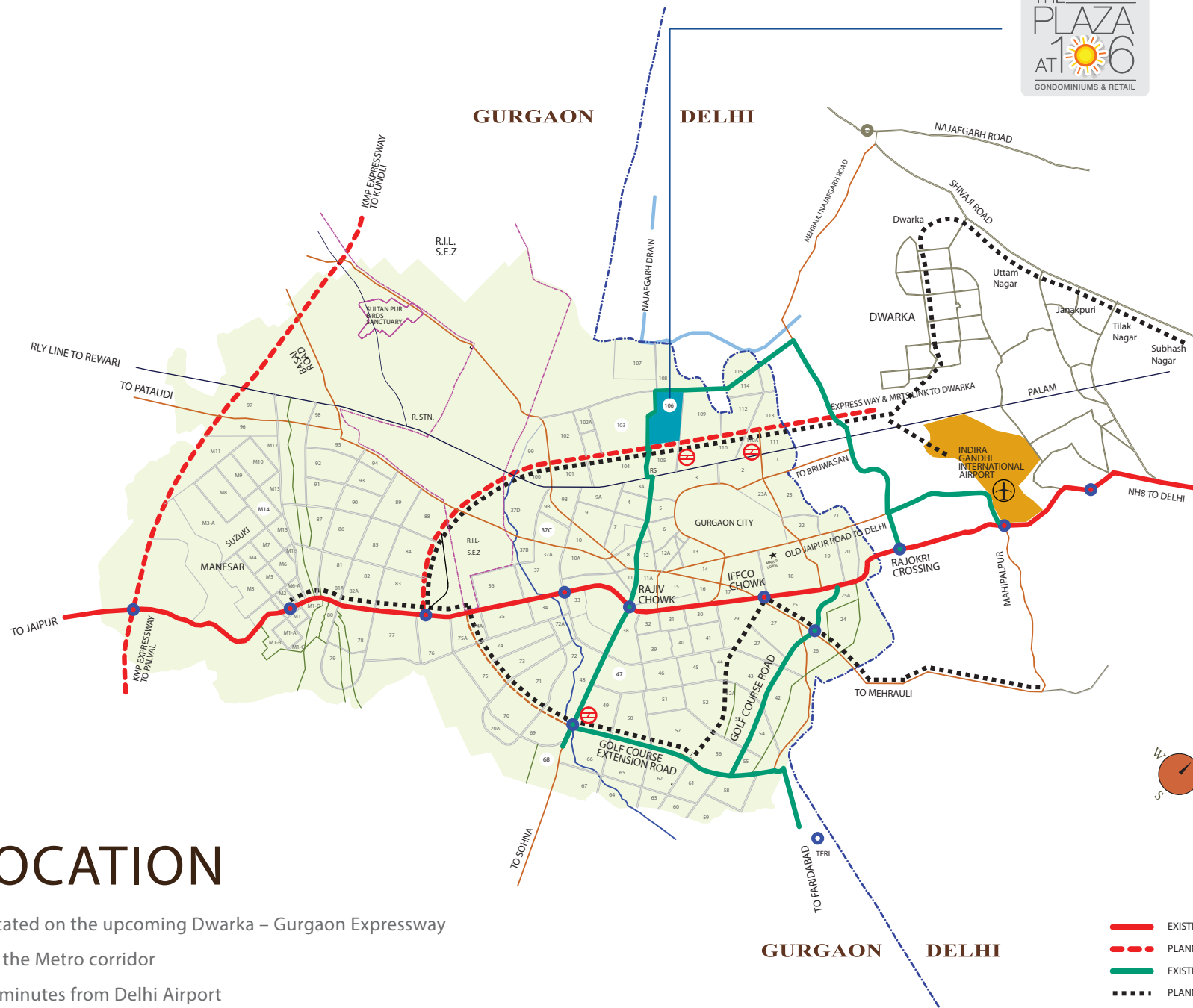
INVEST IN A
SECURE
FUTURE



Presenting an ultramodern retail/commercial complex



Catering to catchment of over 5000+ households
in the vicinity, the retail/commercial complex has direct access
and maximum visibility
from the 60 meter wide road. Strategically located amongst
the host of upcoming residential complexes
on the Dwarka-Gurgaon Expressway, The Plaza at 106 is one of
the most sought after retail locations in the region.



LOCATION

- Located on the upcoming Dwarka – Gurgaon Expressway
- On the Metro corridor
- 15 minutes from Delhi Airport
- A short drive from MG Road, the high-street of Gurgaon
- Adjacent to world class offices ,schools, universities & hospitals



CONVENIENCE OF ACCESSIBILITY & SECURITY

KEY FEATURES:

- Nearly 70,000 sq. ft. of retail space
- Spread across ground & first floor ease of access
- 250-1500 sq. ft. units
- Demarcated Visitor's Parking
- Direct access to Pedestrian Plaza
- Visible from prime vehicular roads
- Loading dock with service access
- State of the art fire fighting with fire alarm system
- Security designed with CCTV monitoring and PA system

COMMERCIAL MIX

that caters to all needs:

- Convenience Store
- 24x7 Café and Food Court
- Fine Dining Restaurant
- ATMs
- Gym and Healthcare
- Travel Desk
- Medical Services and Pharmacy
- Communication and Business Services



Travel Desk



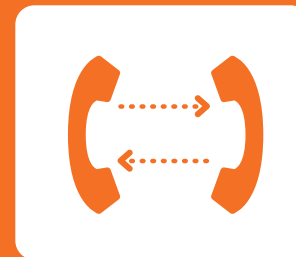
Wi-fi &
Satellite Television
connectivity



Multiple tier security
at entrances of the complex,
the lobby & at your doorstep



Gym & Healthcare



Intercom facility
within the complex



Fine Dining Restaurant

SITE PLAN



1. ENTRY
2. EXIT RAMP
3. SIT-OUT AREA
4. SKY LIGHT
5. PARKING
6. ESCALATOR PODIUM
7. SERVICE ROAD
8. AMPHITHEATRE
9. LANDSCAPE
10. LIFT CAPSULE
11. REFLECTIVE POOL
12. PICK-UP
13. GROVE
14. FEATURE LIGHT
15. KIOSK
16. FEATURE WALL
17. KID'S ZONE
18. ENTRY TO BASEMENT
19. EXIT
20. DROP-OFF



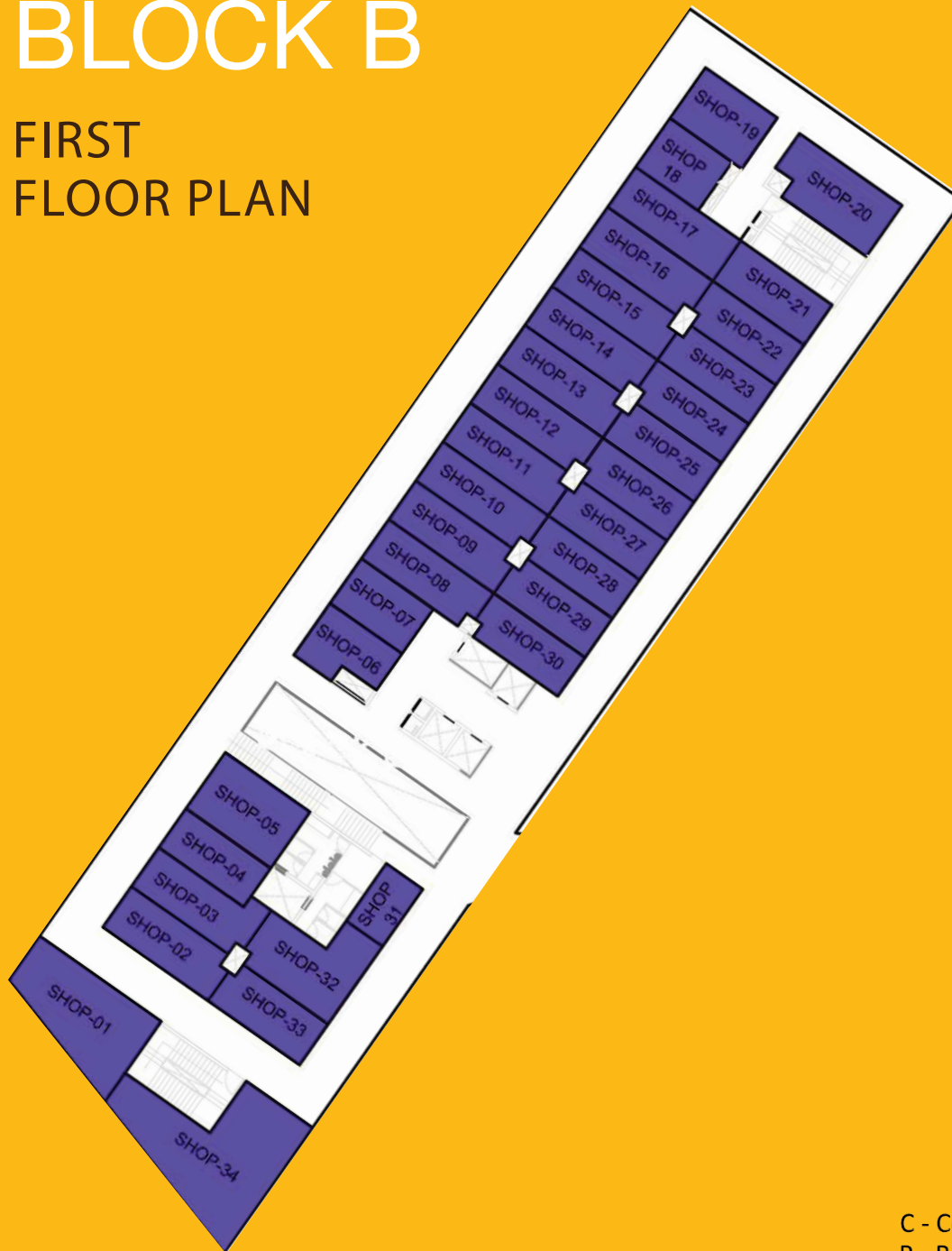
CONDOMINIUM UNITS

RETAIL STREET

BLOCK B

BLOCK B

FIRST FLOOR PLAN



Unit Area
[sqft] Applicable
PLC

SHOP NO 4	435		R
SHOP NO 8	525		R
SHOP NO 9	527		R
SHOP NO 10	527		R
SHOP NO 11	527		R
SHOP NO 12	527		R
SHOP NO 13	527		
SHOP NO 14	527		
SHOP NO 17	558		
SHOP NO 20	651		
SHOP NO 22	474		
SHOP NO 23	459		
SHOP NO 24	459		
SHOP NO 31	276		P
SHOP NO 32	724		P

C - Corner PLC
R - Road facing PLC
P - Plaza facing PLC



TOWER C

LANDSCAPED GREENS

BLOCK C

GROUND FLOOR PLAN



Unit	Area [sqft]	Applicable PLC	
SHOP NO 1	805	C	R
SHOP NO 2	762		R
SHOP NO 3	762		R
SHOP NO 4	762		R
SHOP NO 5	762		R
SHOP NO 6	762		R
SHOP NO 7	1,069		R
SHOP NO 8	298		R
SHOP NO 9	342		R
SHOP NO 10	701		R
SHOP NO 11	781		R
SHOP NO 12	807	C	R
SHOP NO 12A	859	C	R
SHOP NO 14	843		
SHOP NO 15	773		
SHOP NO 16	393		
SHOP NO 17	393		
SHOP NO 18	271		
SHOP NO 19	279		
SHOP NO 20	285		
SHOP NO 21	836		R
SHOP NO 22	813		R
SHOP NO 23	822		R
SHOP NO 24	822		R
SHOP NO 25	822		R
SHOP NO 26	822		R
SHOP NO 27	822		R
SHOP NO 28	857	C	R
ATM 1	257		R
ATM 2	240		R

C - Corner PLC
R - Road facing PLC
P - Plaza facing PLC

BLOCK C

FIRST FLOOR PLAN



Unit	Area [sqft]	Applicable PLC	
SHOP NO 1	899	C	R
SHOP NO 2	543		R
SHOP NO 3	543		R
SHOP NO 4	543		R
SHOP NO 5	551		R
SHOP NO 6	302		R
SHOP NO 7	382		R
SHOP NO 8	572	C	R
SHOP NO 9	622	C	R
SHOP NO 10	444		R
SHOP NO 11	538		R
SHOP NO 12	395		
SHOP NO 12A	271		
SHOP NO 14	279		
SHOP NO 15	418		R
SHOP NO 16	600		R
SHOP NO 17	581		R
SHOP NO 18	590		R
SHOP NO 19	590		R
SHOP NO 20	977	C	R

C - Corner PLC
 R - Road facing PLC
 P - Plaza facing PLC

Actual Construction Images



Block A



Block B



Block C

POST POSSESSION SECURITY (Applicable only on units leased-back to the developer)

6 YEARS OF HASSLE-FREE RENTALS POST POSSESSION*

@ Rs. 70/ sqft per month for Ground Floor Units

@ Rs. 63/ sqft per month for First Floor Units

PAYMENT PLAN (Please confirm the payment plan you have opted for by signing at the end of relevant plan.)

A) DOWN PAYMENT PLAN WITH 15% DISCOUNT ON BSP

1	Booking Amount	Rs. 2,00,000/-
2	Within 45 days from the date of application	95% of applicable BSP less booking amount
3	On Completion of Internal Plaster	50% of EDC and IDC charges
4	On Completion of Internal Flooring	50% of EDC and IDC charges
5	On Completion of External Plaster	50% of PLC
6	On Offer of Possession	5% of applicable BSP less booking amount + IFMS + Parking + Remaining PLC + Stamp Duty & Other Charges (if any)

B) CAP. APP. SECURE PLAN WITH 11% P.A. ASSURED RETURN

1	Booking Amount	Rs. 2,00,000/-
2	Within 45 days from the date of application	70% BSP less booking amount

Balance BSP shall be payable in following construction linked installments#

CONSTRUCTION STAGE	BSP PAYABLE	OTHER CHARGES PAYABLE
3 On Completion of Internal Plaster	7.5%	50% of EDC and IDC charges
4 On Completion of Internal Flooring	7.5%	50% of EDC and IDC charges
5 On Completion of External Plaster	7.5%	50% of PLC
6 On Offer of Possession	7.5%	5% of applicable BSP less booking amount + IFMS + Parking + Remaining PLC + Stamp Duty & Other Charges (if any)

* Applicable on units which leased-back to the developer

These installments shall become payable on demand irrespective of the serial order in which they are listed.

Other/Allied Charges payable by allottee are as under:

External Development Charges (EDC)	Rs. 426/- per sq. ft.
Infrastructure Development Charges (IDC)	Rs. 40/- per sq. ft.
Interest Free Maintenance Security	Rs. 200/- per sq. ft.
Preferential Location Charges (PLC) #	
Road Facing	Rs. 400/- per sq. ft.
Plaza Facing	Rs. 300/- per sq. ft.
Corner	Rs. 200/- per sq. ft.

#If a unit has multiple PLCs applicable then the total PLC will be equal to the summation of all applicable PLCs

Note:

Service Tax as applicable shall be payable extra in accordance with law. The installment shall be deemed to be duly paid only if the aforesaid percentage of basic price along with applicable service tax is received by the Developer on or before the due date of payment.





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