

LAND MARK RETAIL DESTINATION

SCO PLOTS BANG ON NH8



VATIKA
CROSSOVER

VATIKA INDIA NEXT, SEC-82A, GURGAON

COMING SOON

INTRODUCTION

VATIKA CROSSOVER is an upcoming commercial complex offering SCO (Shop cum Offices) plots of various sizes bang on NH 48 in Gurgaon. The SCO Park features a 2 side open plots. Its location offers an unparalleled advantage of access and visibility both from NH 48 (Delhi-Jaipur highway) on the front and residential sectors from its rear side. The plots ranging from 95 sq yds to 215 sq yds are arranged around a well-designed landscaped central Plaza

PROJECT HIGHLIGHTS

- Vatika Crossover offers commercial plots within 550 acres self-contained township, Vatika India Next - complete with infrastructure, amenities and beautiful landscaping
- 2 side open plots with high visibility and 500ft frontage landscaped central plaza on NH 48
- Located on Regional Rapid Transit System (RRTS) Metro Corridor
- The project is easily accessible from the traffic flowing towards Delhi and the Vatika INXT township road gives access to 2 lakh inhabitants in vicinity
- Only 108 plots on 10 acres
- Low maintenance
- The plotted development shall allow young organisations to set up their workplace with creativity and their own corporate identities while being part of a world-class campus style development.
- The master plan shall align to the larger goal of the government, for supporting the momentum for an entrepreneurial culture and creating a complete ecosystem
- In the vicinity of several business hotels like Hyatt Regency, Lemon Tree etc.
- Signal free access to the IGI airport.



- Vatika Residential Projects
- Vatika Commercial & Retail
- Residential Projects by other Developers
- ▲ Schools
- + Independent Floors/Villas
- ⋯ Proposed Metro
- Sanctioned Regional Rapid Transit System (RTS)



SCHOOL

MatriKiran School - 6 Mins

OFFICE SPACES

INXT City Centre - 3 mins
IMT Manesar - 14 Mins

CONNECTIVITY

Proposed ISBT & Metro Hub - 7 mins
Dwarka Expressway - 7 mins
Proposed RTS MC - in front
IGI Airport - 42 mins

MULTIPLEX

INOX - 3 mins

HOTELS

Hyatt Regency - 4 mins
Karma Lakelands - 9 mins
Heritage Village - 9 mins
Grand Bharat - 2 mins

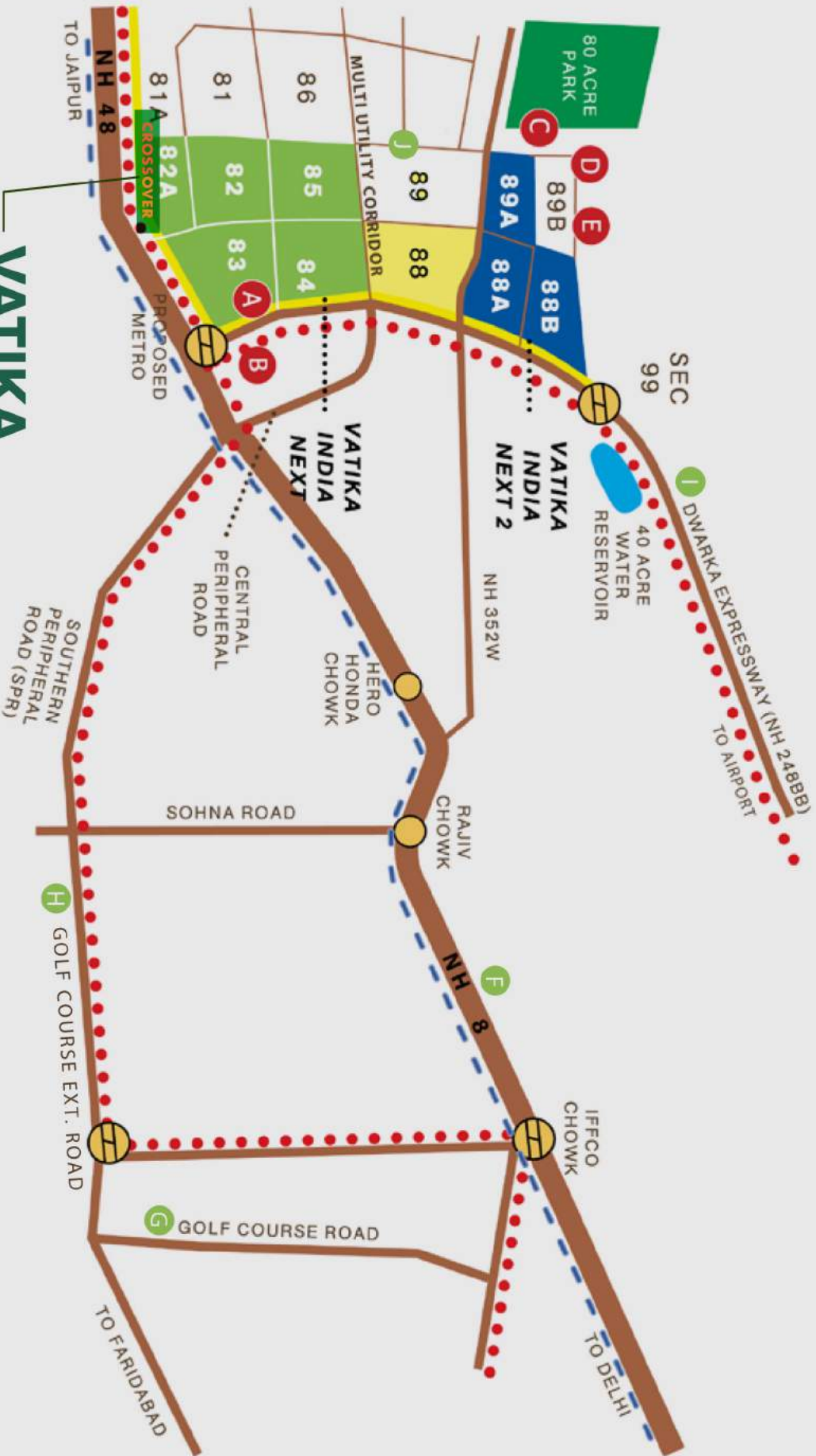
RETAIL SHOPS

Town Square - 2 mins
Town Square 2 - 7 mins

HOSPITALS

Apollo Cradle - 8 Mins
Medeor - 10 mins
Medanta - 25 mins
Signature Hospital - 26 Mins
AIIMS, Gurgaon - 38 mins

VATIKA CROSSOVER



- A** MatriKiran High School
- B** Site for ISBT & Metro Hub
- C** 80 acre HUDDA Park
- D** Proposed Stadium
- E** Institutional Sec 89B

- Commercial Area
- Metro
- Proposed Regional Rapid Transit System (RRTS)

- F** NH 8
- G** GOLF COURSE ROAD
- H** GOLF COURSE EXT. ROAD
- I** DWARKA EXPRESSWAY
- J** NEW GURGAON

SITING MAP

- LEGEND:**
- 1. ENTRANCE 1
 - 2. ENTRANCE 2
 - 3. ENTRANCE 3
 - 4. ENTRANCE 4
 - 5. LANDSCAPE PLAZA
 - 6. INTERNAL ROAD
 - 7. SHOP FRONT PARKING
 - 8. PARKING LOT
 - 9. PUBLIC FACILITY BLOCK



vatika
creating lasting value



PRICE LIST

| CATEGORY | Rate (Per Sq Yd) | EDC/IDC (Per Sq Yd) | IFMS(Per Sq Yd) | Posseesion(Per SqYd) | TOTAL RATE (PER SqYds) |
|----------|------------------|---------------------|-----------------|----------------------|------------------------|
| A | 300000/- | 32000/- | 150/- | 4950/- | 3,37,100/- |
| B | 287500/- | 32000/- | 150/- | 4950/- | 3,24,600/- |
| C | 280000/- | 32000/- | 150/- | 4950/- | 3,17,100/- |
| D | 270000/- | 32000/- | 150/- | 4950/- | 3,07,100/- |

PAYMENT PLAN

| | |
|--|---|
| Booking | 10 % BSP + 10 % OF EDC/IDC |
| With 45 Days of Booking | 10 % BSP + 10 % OF EDC/IDC |
| With 90 Days of Booking | 10 % BSP + 10 % OF EDC/IDC |
| On Demarcation of Plots | 10 % BSP + 10 % OF EDC/IDC |
| On Commencement of external Works | 10 % BSP + 10 % OF EDC/IDC |
| On Offer Of Possession | 50 % BSP + 50 % OF EDC/IDC + POSSESSION CHARGES + IFMS |

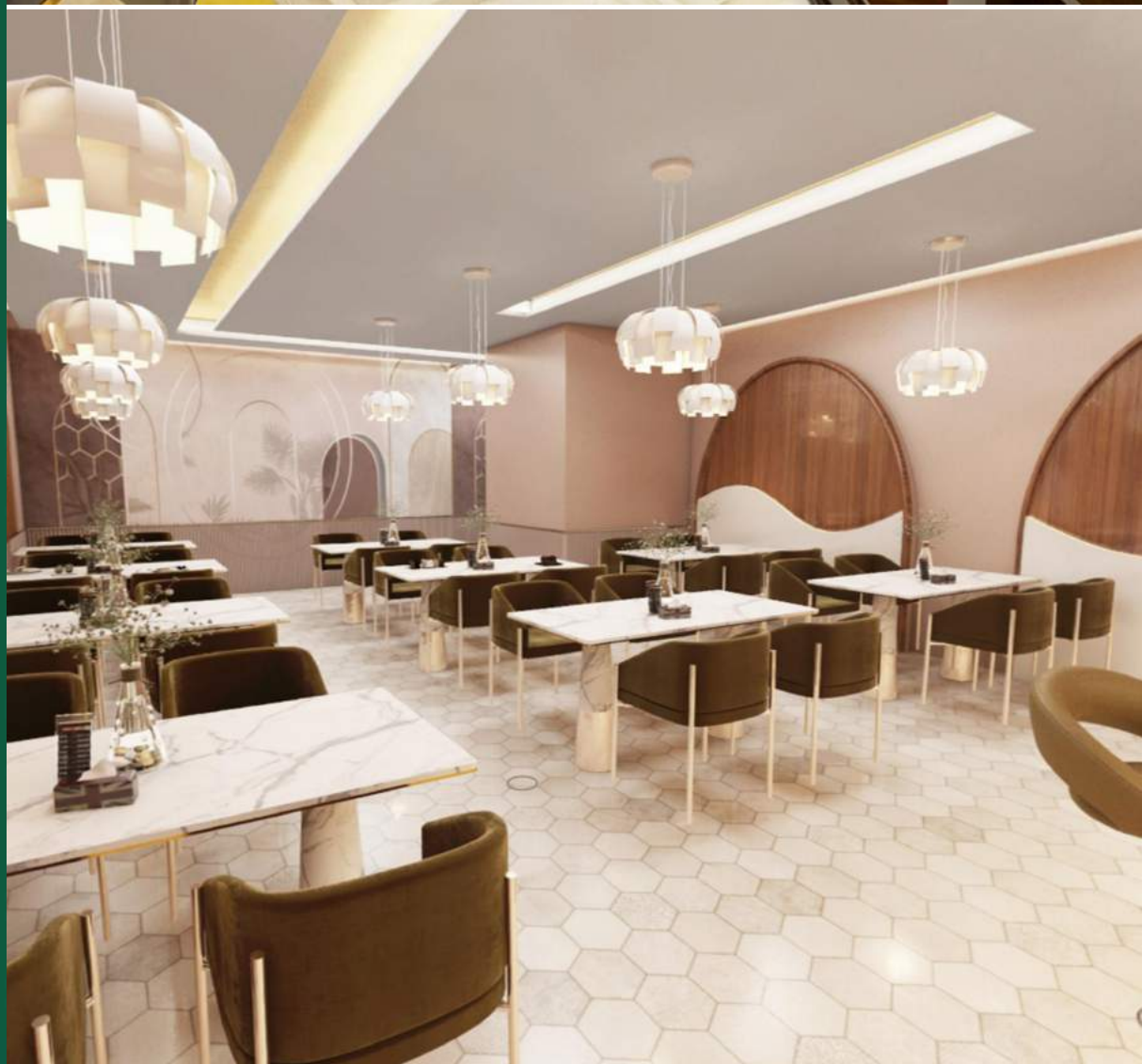
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VATIKA
CROSSOVER

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