

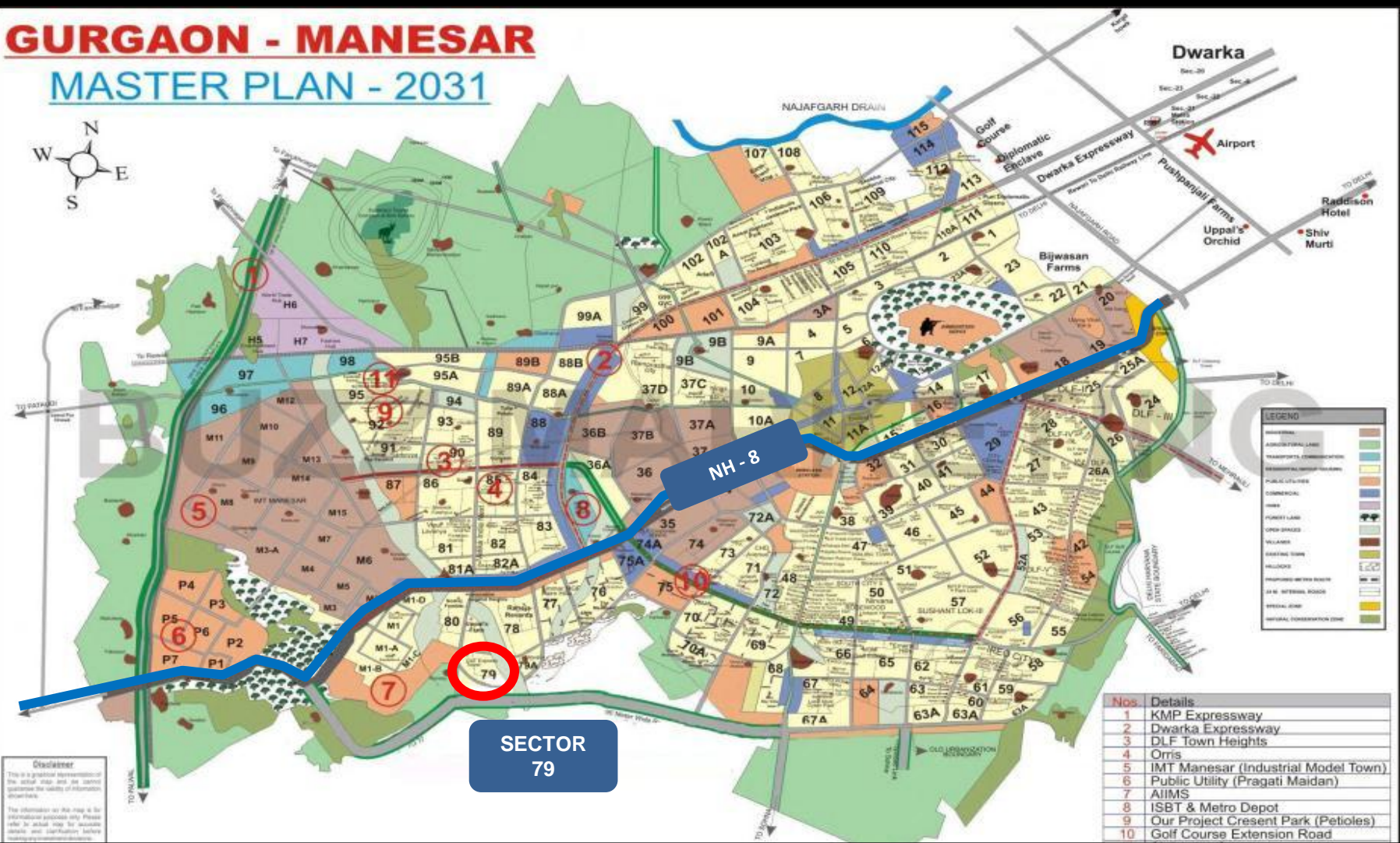
GODREJ ARIA

SECTOR 79, GURGAON



SECTOR 79 - OVERVIEW

GURGAON - MANESAR MASTER PLAN - 2031



SECTOR 79 - OVERVIEW

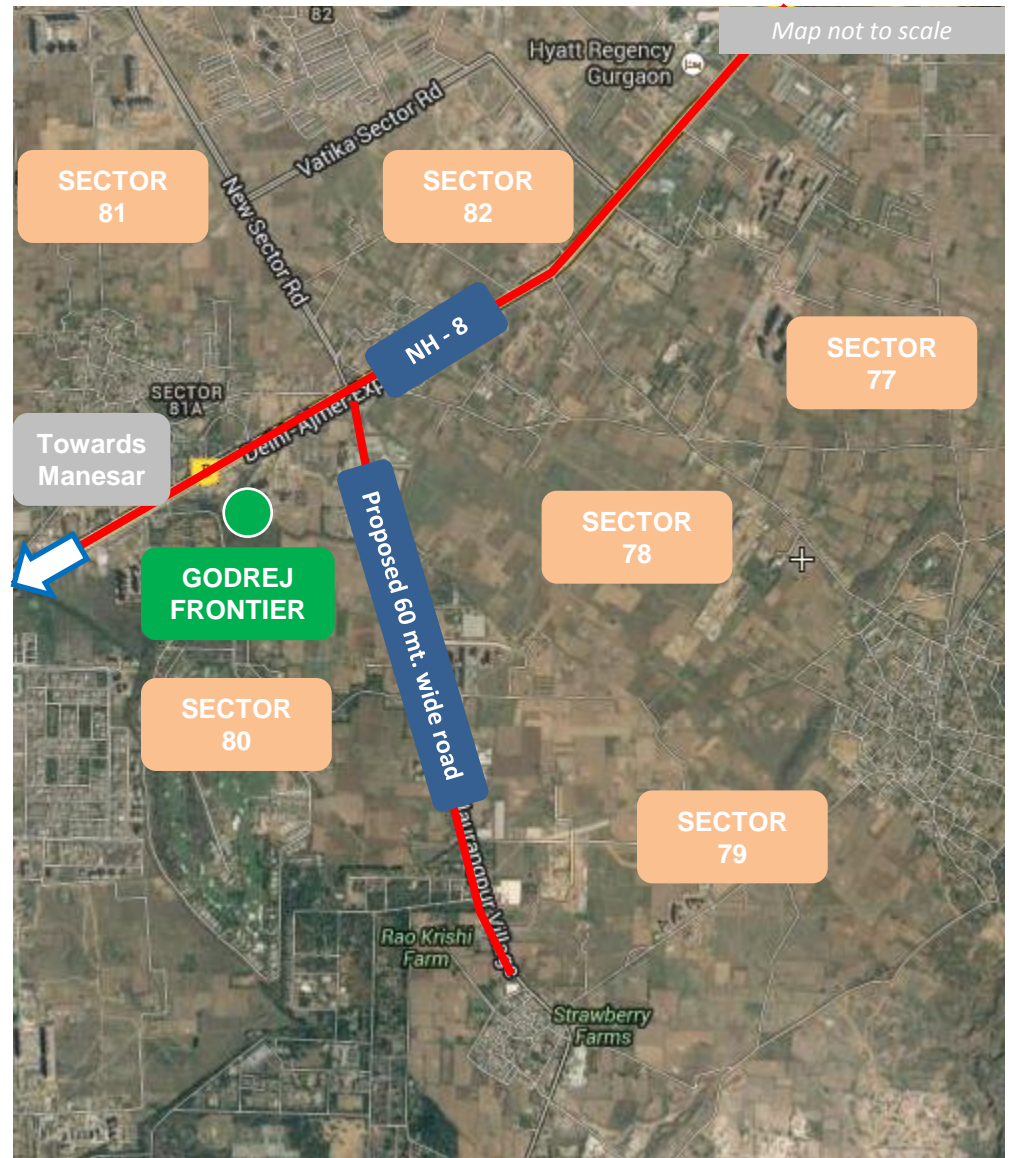
Sector 79 falls within the peripheral micro – markets of NH – 8 and can be accessed via the same. Further access to this sector is via 60 mt. wide road.

Nearby sectors to this sector are Sector 80 and Sector 78.

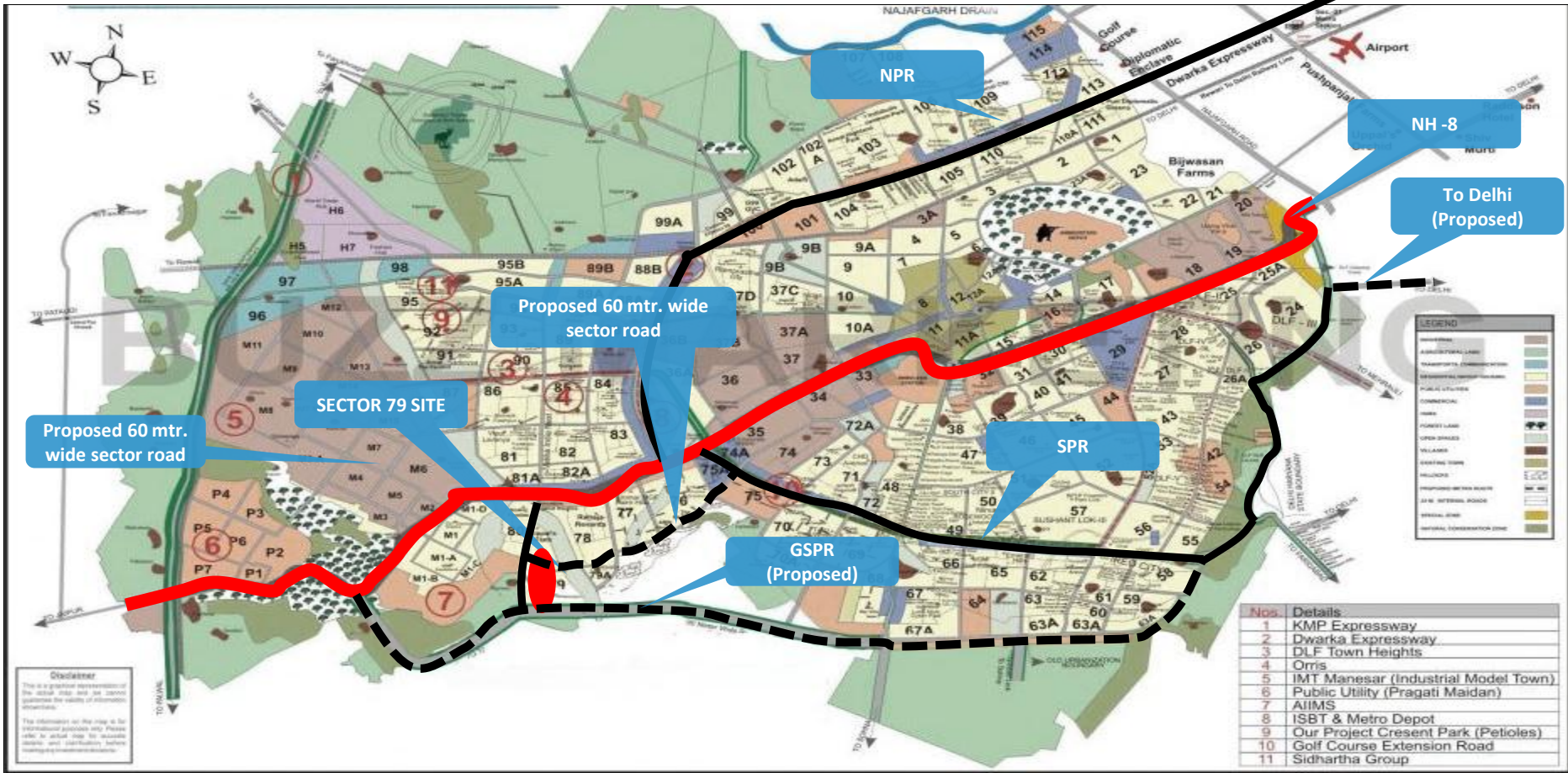
This sector is now witnessing real estate activity in the form of residential development within group housing format.

This sector is expected to grow in the next 3 – 5 yrs time frame on account of connectivity via NH – 8 and near saturation of present residential clusters .

This sector is a 2 minute drive from Dwarka Expressway and benefits from proximity to IMT Manesar.



LOCATIONAL ADVANTAGE – SECTOR 79



INFRASTRUCTURE

Greater SPR & Proposed Sector Road

REMARKS

- Greater SPR and 60 mtr proposed sector road will improve connectivity manifold from Delhi.

SECTOR 79 - ADVANTAGES

5 STARS HOTELS

Sector 79 has some of the most prominent 5 star hotels in the vicinity including Hyatt Regency & Radisson

GOLF COURSES

It is surrounded by Golf Courses like Karma Lakeland, ITC Golf Resort

EDUCATIONAL INSTITUTES

Reputed educational institutes such as DPS in Sec 81, Matrikiran – Sector 82 and Modern School – Sector 91 are proposed to come up within the neighborhood.

PROMISING LOCATION

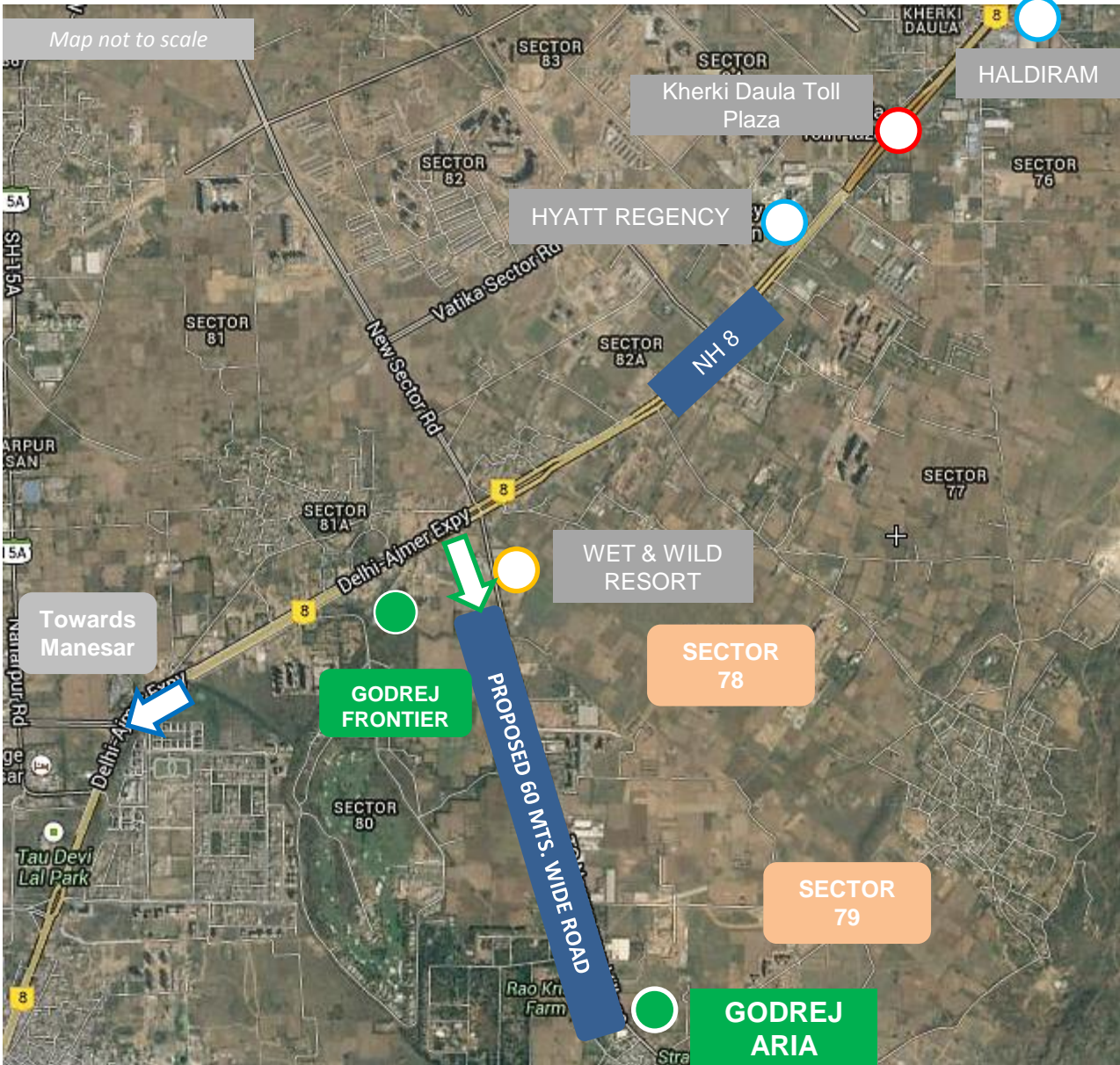
Plenty of development has been witnessed along NH8, multiple properties are nearing possession and a large chunk of end users are expected to move in shortly.

PROXIMITY TO COMMERCIAL & INDUSTRIAL AREA

This neighborhood is in proximity to IMT Manesar which is the new hub of industrial, commercial & institutional area development in Gurgaon and already houses some of the most leading global brands like Toyota, Mitsubishi, Honda, Suzuki and Maruti. The KMP Expressway, RIL SEZ and Sector 88 (Commercial Sector)

GODREJ ARIA

GODREJ ARIA – LOCATION



PROJECT LAYOUT – GODREJ ARIA

LEGENDS

- CLUB
- A TOWER-A
- B TOWER-B
- C TOWER-C
- D TOWER-D
- E TOWER-E
- F TOWER-F
- 1 Entrance Plaza
- 2 Drop-Off Points
- 3 Cricket Pitch
- 4 Yoga Court
- 5 Tennis Court
- 6 Elder's Seating Area
- 7 Landscaped Courtyard
- 8 Swimming Pool
- 9 Multi-Purpose Court
- 10 Jogging Path / Cycle Track
- 11 Amphitheatre
- 12 Landscaped Terrace
- 13 Children's Play Area
- 14 Dog's Corner
- 15 School



F:\Godrej Aria\Master layout_Aria.jpg



GODREJ ARIA - CLUB & POOL AREA



CLUB POOL

GODREJ ARIA - TENNIS COURT AREA



TENNIS COURT

GODREJ ARIA - CLUB HOUSE VIEW



BALCONY TO CLUB HOUSE

GODREJ ARIA – UNIT CONFIGURATION

TOWERS	TYPE	UNIT SALEABLE AREA (SFT)	BOOKING AMOUNT Excluding Service Tax	TICKET SIZE
D, E, F	2BHK & 2.5 BHK	2BHK: 1351 sft 2.5BHK: 1494 sft/ 1503 sft	4 lacs for 2/2.5BHK	~84 lacs onwards
A, B, C	3 BHK & 3.5 BHK	3BHK: 1983 sft 3.5BHK: 2289 sft	5 lacs for 3BHK 6 lacs for 3.5BHK	~1.2 Cr. onwards

- Lock In – 30% BSP / 10 months (from issuance of allotment letter), whichever is later
- Transfer Fee – First Transfer free.
- CLP Plan

Cheque to be drawn in favor of “Godrej Aria Escrow A/C”

GODREJ ARIA - LAUNCH PRICE

LAUNCH PRICE - Rs 7000/sft

EXTEMELY LUCRATIVE INAUGURAL DISCOUNT

“ONLY FOR LIMITED UNITS”

Price after inaugural discount:

- 2BHK/2.5BHK/3BHK: Rs. 6249 Psft

- 3.5BHK: Rs. 5999 Psft

GODREJ ARIA – THE MOST LOGICAL INVESTMENT!

-Earn ~25% Return on Investment

Expected exit price (Rs/sft)	1-year hold	2-year hold	3-year hold	Hold till possession
7000	60%	17%	8%	5%
7500	100%	27%	13%	8%
8500	181%	47%	23%	14%
9500	262%	65%	31%	19%

***Assuming a BSP of Rs. 6249/sft with Self Funding. IRR's will further increase in case funding is done via bank loan**

GODREJ ARIA – COMPELLING REASONS TO BUY!!

ATTRACTIVE PRICE

- *Attractive inaugural discount of **Rs. 751-1001/sft***

LOCATION BENEFITS

- *Most promising upcoming location with strategic connectivity to **NH8, SPR, Greater SPR** along with presence of serene hill views, green fields and golf courses in site surroundings*

INVESTMENT DESTINATION

- *Easy Lock In period
First Transfer Free
Chance to make **>25% ROI***

BRAND ADVANTAGE

- *Most **trustworthy and reliable brand name** in real estate, quality product offering with thoughtfully designed spaces .
Timely delivery of projects and commitment to customers*

LIFESTYLE AMENITIES

- ***Carefully planned amenities** to suit families and all age groups, emphasis on open spaces, greenery, landscaping and interactive spaces.*

ADVANTAGE GODREJ PROPERTIES

ADVANTAGE GODREJ PROPERTIES

WE DELIVER HIGH QUALITY PROJECTS ON TIME THROUGH STRONG EXECUTION CAPABILITIES

TIMELY DELIVERY

- Launch task force to expedite project launches
- Use of new technologies to crash project timelines
- Use of critical chain project management (CCPM) methodology to manage projects

QUALITY & SAFETY

- Employing highest quality standards for project execution, materials and services
- Safety audits are conducted at all our project sites to ensure contractors adhere to our strict safety standards



PROFESSIONAL MANAGEMENT

- Experienced leadership team
- Highly qualified cross functional teams
- Strong independent board committed to best practices of corporate governance

BEST IN CLASS ASSOCIATES

- Design and construction outsourced to world class partners
- Skidmore, Owings & Merrill (SOM), Pelli Clarke Pelli, Larsen & Toubro are some of our partners

ADVANTAGE GODREJ PROPERTIES

STRONG RETURN TO INVESTORS

GODREJ BAYVIEW
MUMBAI



Launch year : 1997	Rs. 8,000
Current year : 2013	Rs. 67,000
C.A.G.R.	14%
Returns	8.5 X in 16 years

GODREJ GLENELG
MUMBAI



Launch year : 2003	Rs. 12,600
Current year : 2013	Rs. 63,000
C.A.G.R.	17%
Returns	5 X in 10 years

PLANET GODREJ
MUMBAI



Launch year : 2004	Rs. 3,250
Current year : 2013	Rs. 45,000
C.A.G.R.	34%
Returns	14 X in 9 years

GODREJ WOODSMAN ESTATE
BENGALURU



Launch year : 2005	Rs. 1,800
Current year : 2013	Rs. 5,700
C.A.G.R.	15%
Returns	3.2 X in 8 years



GODREJ SUMMIT
SECTOR 104, GURGAON



Launch Date: Sept 2012	Rs. 5550/sft
June 2014:	Rs. 7900/sft
CAGR	21%
Returns	2x in 3.5 years



GODREJ FRONTIER
GURGAON



Launch Date: Oct 2010	Rs. 3500/sft
June 2014	Rs. 6500/sft
CAGR	18%
Returns	2x in 4 years



THANK YOU FOR YOUR TIME AND CONSIDERATION