



URBANA ONE KEY RESIMENTS

PRODUCT PROPOSITION

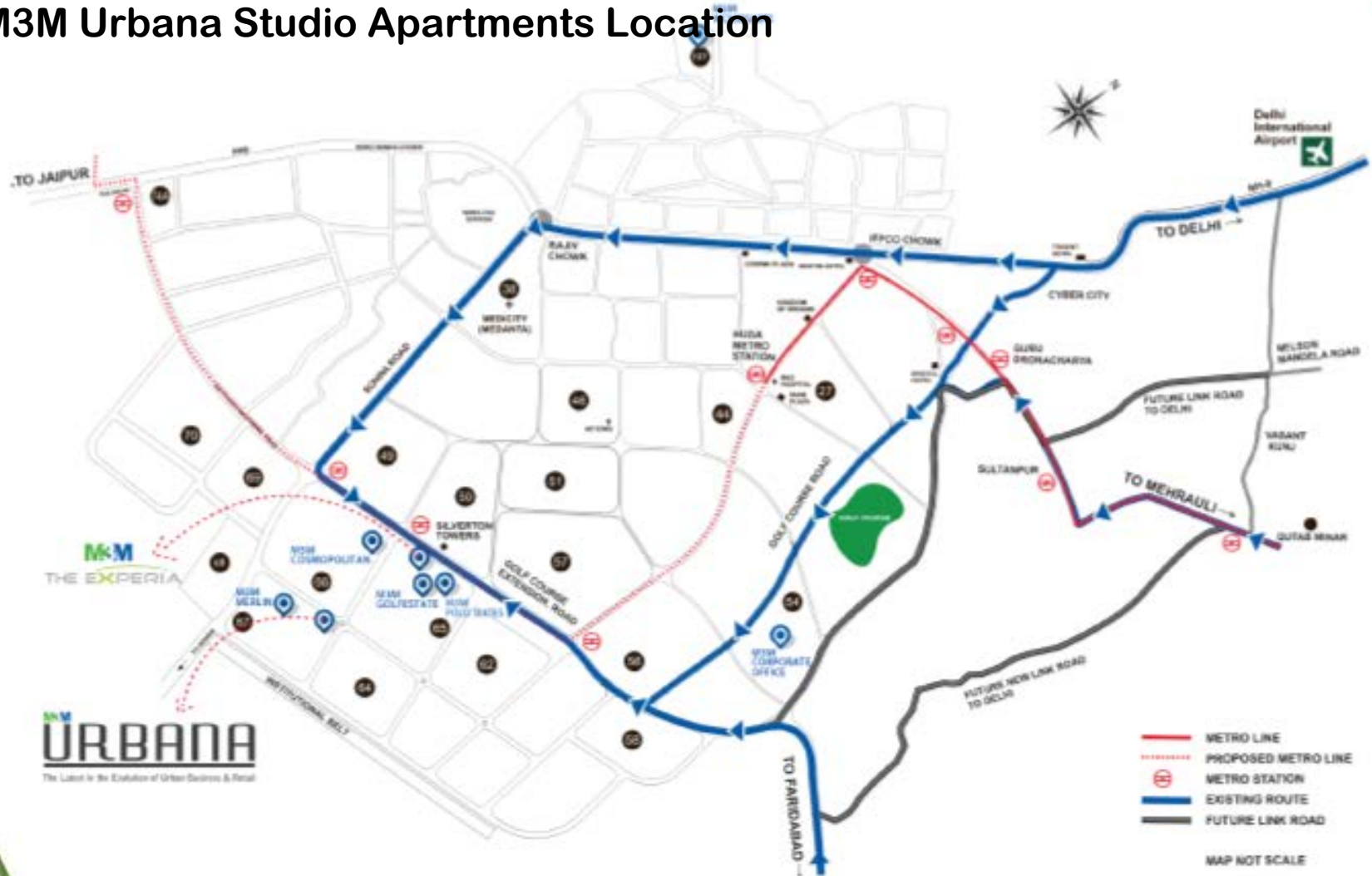


- Compact, Trendy and Smart Studio Units.
- Premium Location- Located in Sector 67 surrounded by premium residential development, Walkable distance from the premium Golf Course Road Extension
- Exclusive complex with 150 keys approx.
- Design by renowned Architects RSA+R204 design, RSP Singapore.
- Part of the 14 Acres High Street Retail Cum Office Development with California-like architecture style.
- Aesthetically finished, Air-conditioned Studio Units.
- Ideal for Investors and End Users.
- Value Proposition for Investors:
 - Capital Appreciation
 - Opportunity to earn Annuity Rental Income in the range of ~10%
- Best Suited for
 - Traveling Entrepreneurs
 - Students
 - NRIs
 - Working Bachelors
 - Corporates
- Advantage of Dual Usage option (Commercial & Residential).

LOCATION MAP



M3M Urbana Studio Apartments Location



Most Premium Location among a bustling premium residential development.

Location Advantage

- **Located in Sector 67, off the 90 m Golf Course Extension Road (SPR).** The SPR has been declared a National Highway as per the NHAI and will be re-christened as NH236.

- **Located in close proximity to 90 Meter Golf Course Extension Road with a 30 Meter Green belt,** offering access to NH8 on one side and South Delhi on the other side via the Gurgaon Faridabad Road;

- **Access to South Delhi via the following link roads:**
 - Existing link via the MG Road connecting South Delhi and Gurgaon;
 - Future link through the 90 metres wide road link connecting Nelson Mandela Road in Vasant Kunj in Delhi to Mehrauli Road in Gurgaon through the Biodiversity Park;
 - 90 metres wide road link from Andheria Mor in Delhi to Gurgaon-Faridabad Road in Gurgaon through Mandi and Gwal Pahari.

- **Walking Distance from the Proposed Metro Corridor offering fast and easy connectivity to Delhi.**

SITE

- Part of the 14 acre large Retail cum Office complex in Gurgaon.
- Access to the Site from 60 meter wide sector road between sector 64 & 67 providing easy access to the Patrons
- Ample choices for fine dining restaurant, food court & retail space within the complex.

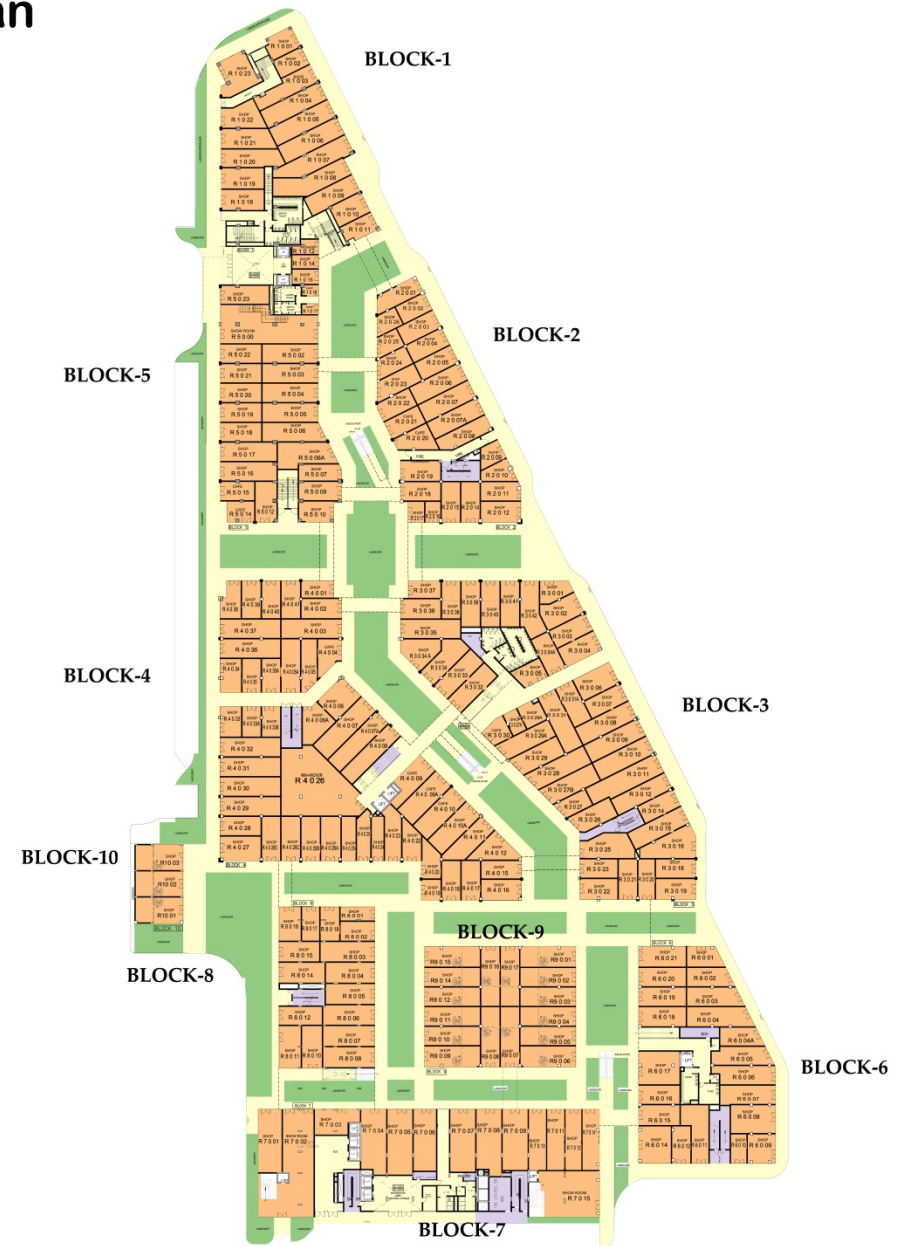


M3M Urbana Studio Apartments Site Plan

Site Plan

BLOCK	CONFIGURATION	# of Floors
2	Retail	G + 1
1 & 5	Retail & Office Space	G + 6
3, 4 & 6	Retail & Restaurant Space	G + 2
9 & 10	Double Height Retail	G + 1
7	Retail & One Key ResiMents	G + 15
8	Retail & Managed Serviced Apartments	G + 15

- Located on Block 7
- One half overlooking the Bustling Retail and Sector Road
- Other Have overlooking the large greens for those inclined towards the nature.



Planning & Design Elements

- Ample choices for fine dining restaurant, food court & retail space within the large commercial Complex **“The Urbana”**
- Dedicated Independent Drop off Area for One Key ResiMents.
- Dedicated, Spacious Double height entrance lobby of 1400 Sq.ft. area approx.
- Reception lobby with high end finishes and Reception Desk & Seating Area for Visitors.
- High speed elevators with 3 Guest and 1 Service Elevator.
- Laundromats Facility.
- Ample Car Parking Spaces with 3 Level Basement.
- Low Maintenance Cost.
- Round the clock ample water supply, 100% power back-up
- Fire safety system, CCTV surveillance & Perimeter Security System

Planning & Design Elements

- **Access to One Key ResiMents Club with following amenities:**
 - Lounge.
 - Kitchen - For Serving in the Club Dining Hall.
 - In Room Service.
 - Health Club Facilities.
 - Recreational Facilities
 - Dining Hall
 - Business Centre with Internet enabled Workstations and other facilities such as fax, Photocopy machine etc.
 - Concierge Services.

Specifications

- 
- Fully Finished Units
 - Clear Floor to Floor Ceiling Height of 3.6 Meters

Specifications



- Fully Fitted Modular Kitchen
- Vitrified Tiles/Laminated Wooden Flooring
- Low Cost Central Air Conditioning With Independent Metering (Pay as per Use)

Specifications



- **3 Fixture Bathrooms with High Quality Finishes**

Specifications

→ Bedrooms –

- Wall Finishes: Plastic Emulsion with Roller Finish.
- Floors: Imported Laminated wooden flooring.
- Doors: Hardwood door frame with Skin door shutter/ Flush Shutter.
- Windows : Powder coated or Anodized aluminium glazing.
- Ceilings: Plastic Emulsion.

→ Living/ Dining –

- Walls: Plastic Emulsion with Roller Finish.
- Floors: Vitrified Tiles.
- Doors: Hardwood door frame with Skin door shutter/ Flush Shutter.
- Windows: Powder coated/Anodized aluminium glazing.
- Ceilings: Plastic Emulsion.

→ Kitchen –

- Others: Polished Granite counter with SS sink and sink mixer.
- Walls: 2' high ceramic tiles above counter.
- Floors: Anti skid Ceramic tiles.
- Ceilings: Plastic Emulsion.
- Modular Kitchen with chimney hood.

Other Specifications

→ Toilet

- Walls: Combination of Tile dado, mirror & paint;
- Floors: Anti skid Ceramic tiles;
- Doors: Hardwood door frame with Skin door shutter/ Flush Shutter;
- Ceilings: False Ceiling;
- Others: Granite/marble counter with sanitary fixtures and CP fittings.

→ Balcony

- Floors: Anti-skid/Non-slippery ceramic/vitrified tiles.

→ Lift Lobbies

- Walls: Selected stone cladding and Oil bound Distemper;
- Floors: Combination of Natural Stone & tiles;
- Doors: Stainless Steel finished lift doors;
- Ceilings: False Ceiling;
- Air-conditioned Ground Floor Lobby.

→ Electrical Equipments

- Ceiling fans & Light fittings;
- Airconditioned Service Apartments;
- Hot water supply in Toilet/ Geyser; Telephone,
- TV & Power Outlets.

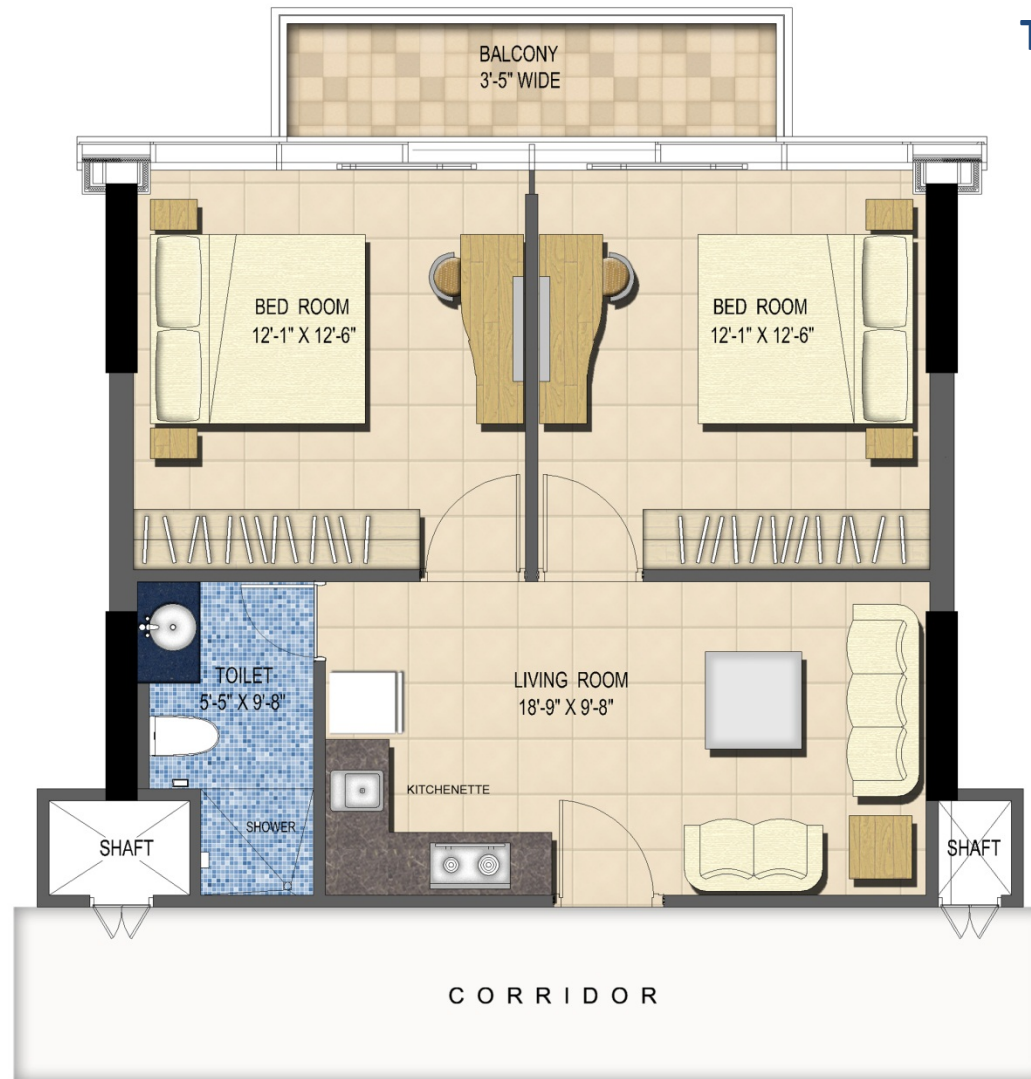
Tentative Area
550 Sq.ft



Tentative Area
800 Sq.ft



Tentative Area
1050 Sq.ft



Price List & Payment Plan

<u>Price List</u>	
BSP (Per Sq.ft)	Rs. 9,750
Inaugural Rebate (Per Sq.ft)	Rs. 500
PLC (per Sq.ft)	Retail/ Sector Road Facing : Rs 400/sq.ft Horizon Facing : Rs 200/sq.ft
Club Charges* (Per Sq.ft)	Rs. 150
Car Parking Cahrges per Bay	Rs. 5,00,000
IFMS (Per Sq.ft)	Rs. 150
External Development Charges (per sq.ft)	Rs. 421
Internal Development Charges (per sq.ft)	Rs. 53
<u>Payment Plan</u>	
On booking	Rs. 5,00,000
Within 45 days	10% of (BSP + PLC) less the booking amount
Within 3 months or basement roof slab (<i>whichever is later</i>)	10% of (BSP + PLC)
Within 6 months	5% of (BSP + PLC)
Within 9 months	10% of (BSP + PLC)
Within 12 months or completion of structure, (<i>whichever is later</i>)	10% of (BSP + PLC) + 50% of Parking
Within 15 months or completion of masonry work, (<i>whichever is later</i>)	10% of (BSP + PLC)
On application For Grant of Occupation Certificate	15% of (BSP + PLC)
On offer of Possession	30% of (BSP + PLC) + 50% of Parking+ DC Charges + IFMS + Stamp duty & Registration charges.