

For Booking - 86044-06044
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**INDEPENDENT COMMERCIAL
BUILDING**

SEC 114, GURUGRAM

SEC 114





Strategically Located at the Junction
of Delhi & Gurugram



Emerging as one of the prominent destinations for IT/ ITES companies



Stretching along 18 KM long 8-lane
and 150-meter-wide expressway to
provide seamless connectivity



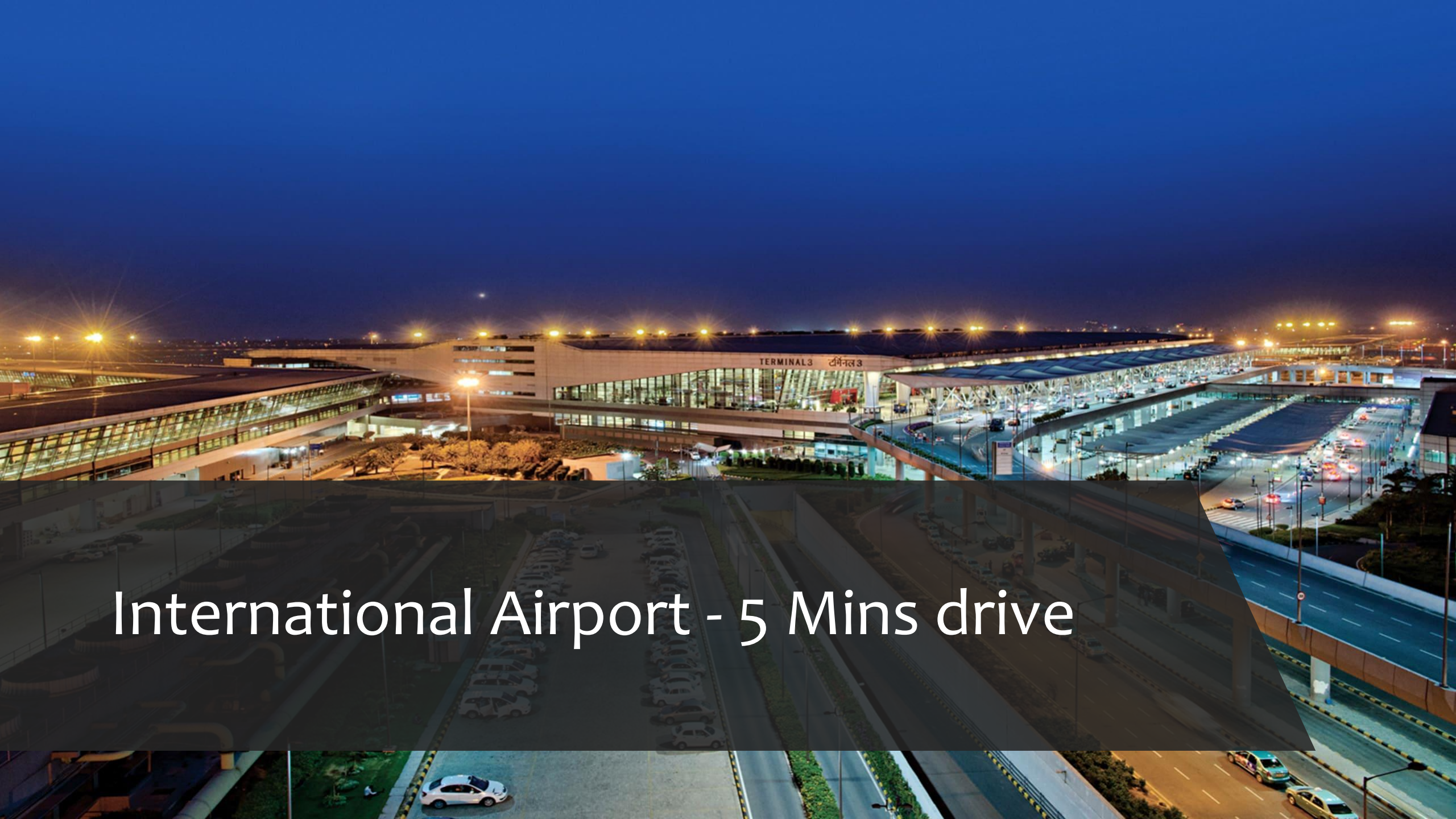
Close proximity to Sobha International City, Puri , Chintels, ATS, Godrej, Experion, Raheja, BPTP and Dwarka etc.



Diplomatic Enclave in the vicinity



Dwarka Expressway – 1 Min Drive



International Airport - 5 Mins drive

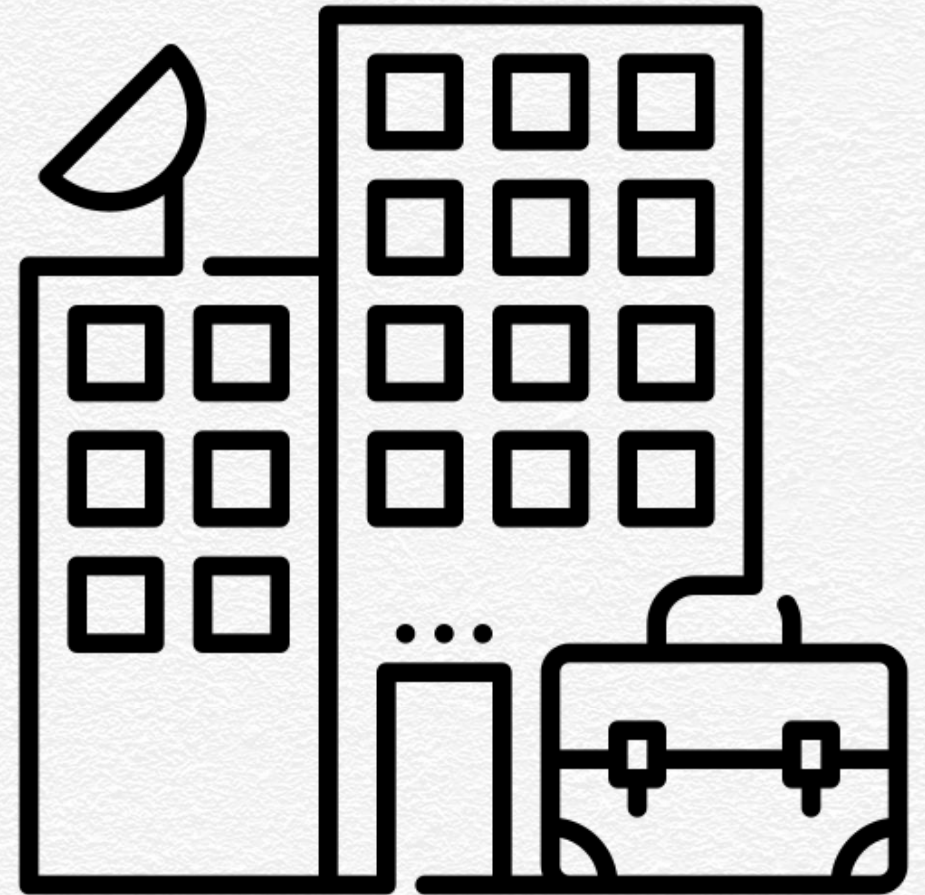


Delhi Border – Less than 1 KM



NH 8 – 10 Mins drive

WHY ICB?



A 3D illustration featuring a house, a bar chart, a calculator, and banknotes on a grid background. The house is on the left, the bar chart is in the center, the calculator is at the bottom, and banknotes are on the right. The background is a grid with axes and numbers.

Land Ownership with Terrace Rights



Maintenance
Charges

Low and technically zero
Maintenance



Medium risk and high return with
Best ROI



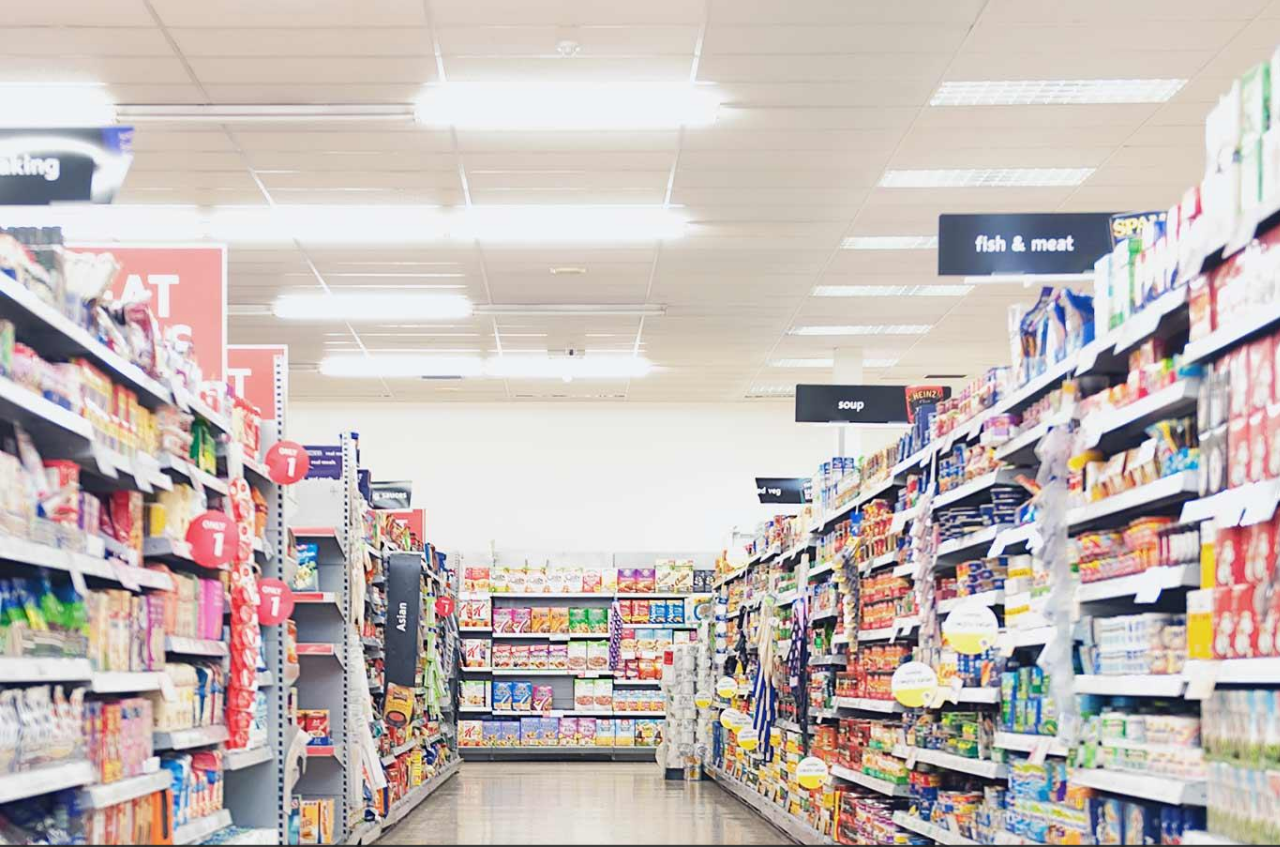
Efficient Pedestrian Path



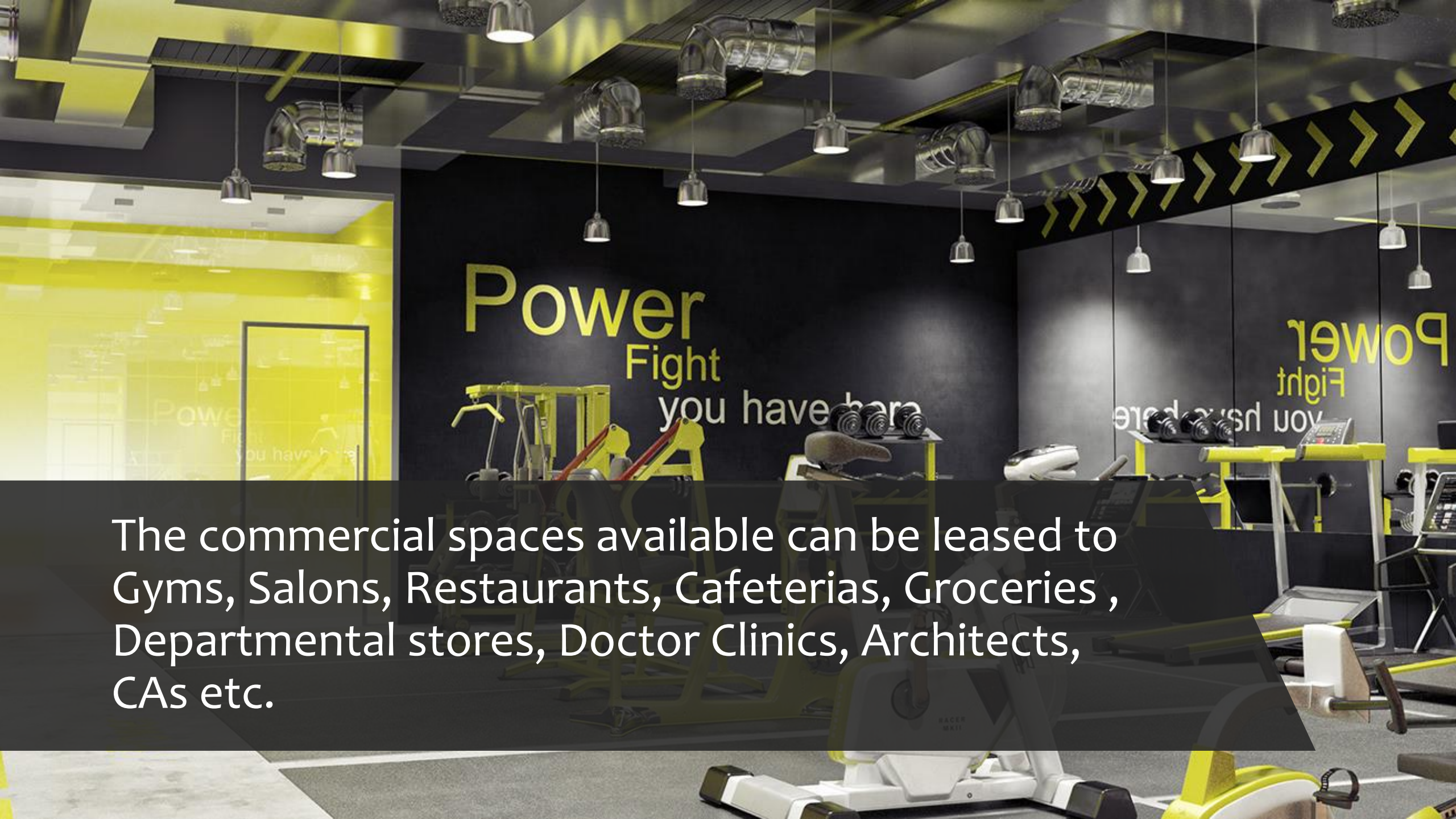
Ample Car parking space on the surface



Promising development in the neighboring area



Flexible plot module for Retail & office spaces



The commercial spaces available can be leased to Gyms, Salons, Restaurants, Cafeterias, Groceries, Departmental stores, Doctor Clinics, Architects, CAs etc.



Entire SCOs / ICBs can be leased out to brands like D'Mart, Brand Factory, Big Bazaar, Shoppers Stop, MNCs etc.

PROJECT



PROJECT DETAILS



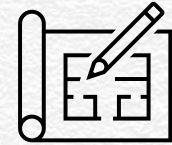
Total Plot Area – **12.5**
Acres approx.



Location – **Sec**
114, Gurugram



No. of plots –
200



FAR for individual
plot – **4.285**

PLOT SIZES

60 sqyd – 3000 sq.ft.

80 sqyd – 4000 sq.ft.

100 sqyd – 5000 sq.ft.

120 sqyd – 6000 sq.ft.

140 sqyd – 7000 sq.ft.

160 sqyd – 8000 sq.ft.

*Built-up area (approx.)

AMENITIES



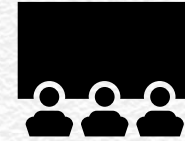
Retail Shop



Food Court



Office



Multiplex



Gym



Automobile
Showroom



Clinical Lab



Swimming Pool



Yoga Meditation
Centre



Lodging
Boarding House

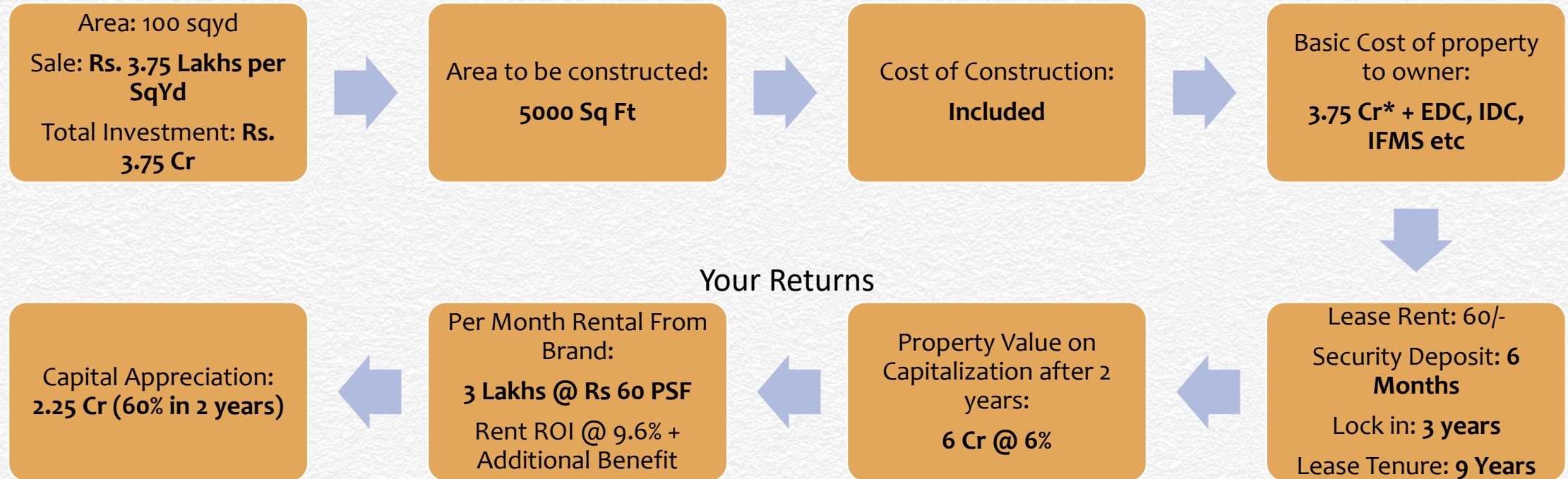
RATES

PARTICULAR	AMOUNT (RS. PER SQ.YD.)
Basic Sales Price	3,75,000/-
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PLC	As Applicable
-----	-----
EDC /IDC + ECC + IFMS	36,000/-

PAYMENT PLAN

PARTICULAR	AMOUNT (RS.)
Booking Amount	20 Lacs
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Within 30 days	Balance of 50%
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On Application of OC	25%
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On Receipt of OC	25% + Other Charges

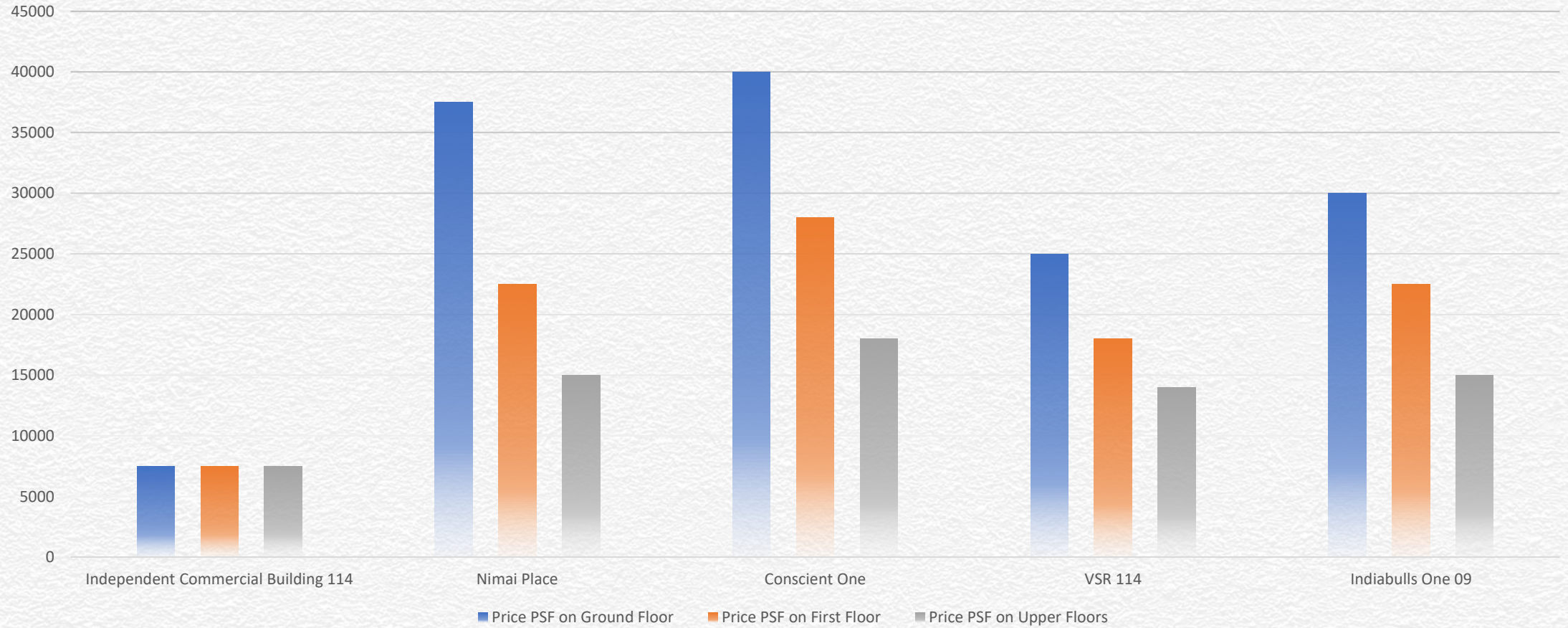
RETURN CALCULATOR



Additional Benefits:

1. Pre-possession benefit @ 14% i.e. Rs. 4,37,500 p.m. (Rs. 52,50,000 p.a.)
2. Post-possession benefit for 1 year @ Rs. 60 i.e. Rs. 3,00,000 p.m. (Rs. 36,00,000 p.a.)
3. Values taken for representation purposes only

COMPARITIVE ANALYSIS



COMPARITIVE ANALYSIS

Project Name	ICB 114	Nimai Place	Conscient One	VSR 114	Indiabulls One 09
Property Type	Independent commercial building within commercial township	Retail, Offices, Fine Dining, Night Club, Studio Appt.	Retail, Offices & Serviced Suites	Mixed-use commercial development	Office spaces and retail outlets
Location	Sec 114 Gurugram	Sec 114 Gurugram	Sec 109,Gurugram	Sec 114 Gurugram	Sec 109,Gurugram
Price PSF on Ground Floor	7500	37500	40000	25000	30000
Price PSF on First Floor	7500	22500	28000	18000	22500
Price PSF on Upper Floors	7500	15000	18000	14000	15000
Land Parcel	12.5 Acres	3 Acres	3 Acres	3 Acres	5.95 Acres
Terrace Rights	Yes	No	No	No	No

SCHEME

Pre-handover Benefits – 14% pa till plot possession

First lease – Rs 60 psqft

Card Swipe Benefit- Booking Amount Rs 20.00 Lacs to be considered
as Rs 25.00 Lacs (Subject to onspot payment)



LET'S GROW TOGETHER!