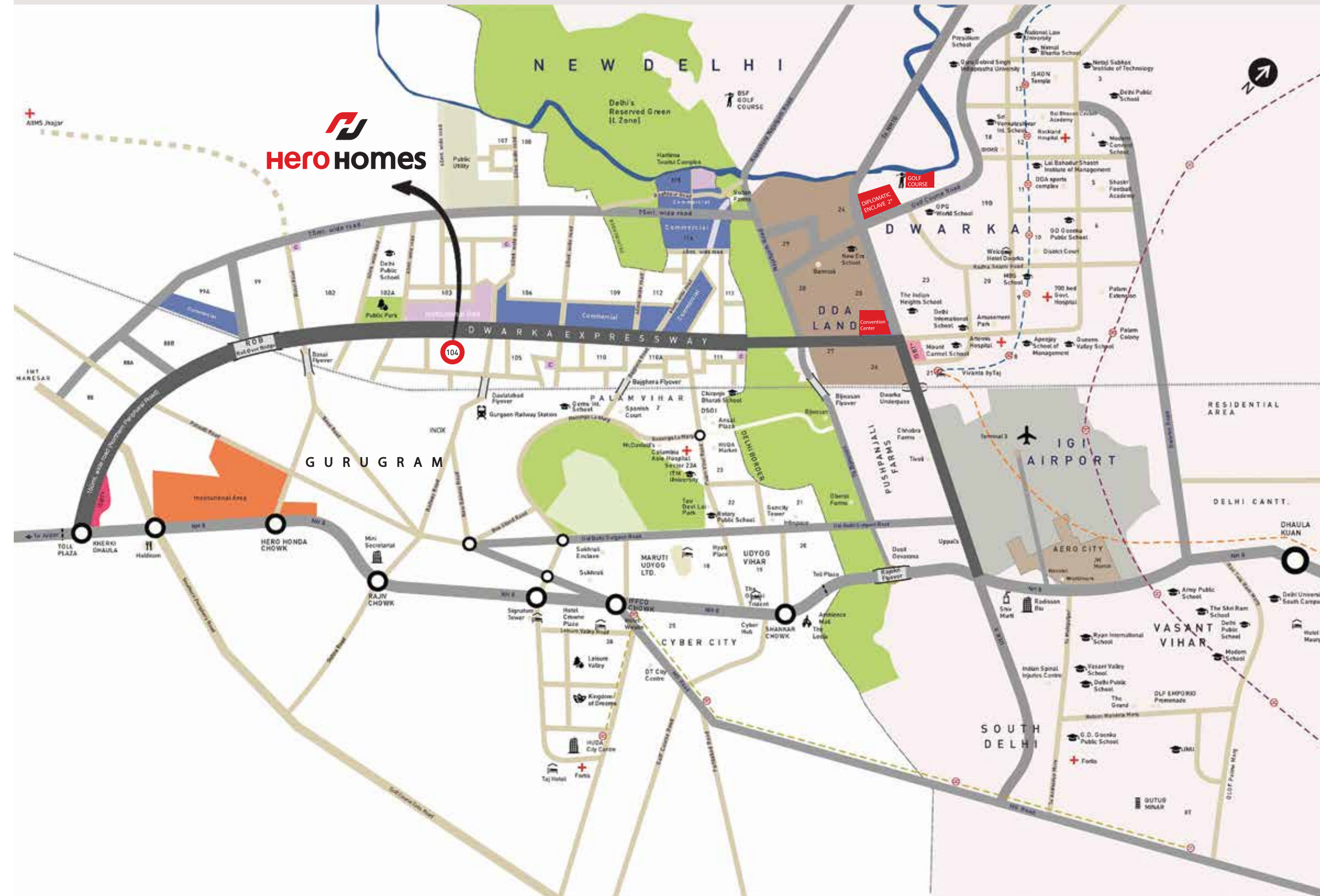




Hero Homes

Sector-104, Gurugram

WORLD OF WELLNESS



Smart Location that keeps you in the city without letting in the chaos

- Dwarka: 10 mins
 - Indira Gandhi International Airport: 20 mins
 - Udyog Vihar: 20 mins
 - Cyber Hub: 25 mins
 - Medanta Hospital: 30 mins
-
- In close vicinity to social and commercial areas, DPS, Columbia Asia Hospital, AIIMS (Jhajjar Road)
 - Seamless connectivity to Delhi through a network of proposed flyovers / tunnels & elevated roads
 - Close proximity to Convention Centre, Diplomatic Enclave & Golf Course

Minimum time taken has been mentioned under minimal traffic conditions, April, 2019

MASTER PLAN



- | | | | | |
|---------------------------------|---|----------------------------------|--------------------------------|-----------------------------------|
| 1. ENTRANCE AREA (DROP-OFF) | 11. KIDS' PLAY AREA | 21. HEALING GARDEN/ AYURVEDA HUB | 32. HEALTH CAFE | 43. GREEN ARENA |
| 2. CIRCULAR PLAZA (FORE COURT) | 12. OPEN KIDS' PLAY AREA | 22. REFLEXOLOGY GARDEN | 33. JUICE BAR | 44. OXYGEN POINT |
| 3. TOWER ENTRANCE PLAZA | 13. OUTDOOR GYM | 23. GRAFFITI WALL | 34. HAMMOCK | 45. HANGING GARDENS |
| 4. FITNESS ALCOVE / HEALTH CAFE | 14. YOGA AREA | 24. FEATURE / MURAL WALL | 35. ADVENTURE ISLAND | 46. ORGANIC FARMING |
| 5. AQUATIC ZONE | 15. MOUND WITH AMPHITHEATRE TYPE SEATING | 25. ROCK CLIMBING FOR KIDS | 36. READING CORNER | 47. HERBAL GARDEN |
| 6. COMMUNITY GARDENS | 16. OPEN LAWN FOR INFORMAL GATHERINGS | 26. PUTTING GREEN | 37. COLOUR GARDEN | 48. AROMA GARDEN |
| 7. MEDITATION AREA | 17. SWIMMING POOL WITH CASCADE WATER FEATURE AND DECK | 27. CYCLING & JOGGING TRACK | 38. SEATING | 49. CHESS GARDEN |
| 8. OPEN LAWN WITH WATER BODY | 18. DROP-OFF FOR CLUB | 28. SCULPTURE | 39. TROPICAL COURTYARD | 50. CRICKET PITCH |
| 9. TENNIS COURT | 19. WIFI POD | 29. SKATING RINK | 40. ELDERLY PARK | 51. ENTRANCE FEATURE / PORTAL |
| 10. BADMINTON COURT | 20. BARBEQUE PITS | 30. PET ZONE | 41. WATER SLIDE | 52. ACCENT MOUND |
| | | 31. OPEN DINING | 42. PICNIC / CONGREGATION LAWN | 53. ENTRANCE FEATURE SIGNAGE WALL |
| | | | | 54. PEDESTRIAN PATHWAYS |

Note: Future expansion will be a part of the phase in future.
SCALE - NTS



A home that nurtures wellness

The design of Hero Homes Gurugram is based on the principle of shadow & wind analysis. A unique design tool that helps in understanding the position of the sun at different points of time on a particular area. This concept enables channelizing of maximum quantity of sunlight inside the homes and also across the open area. Every residential unit has been designed to welcome due share of natural light complemented by fresh air so that our promise of wellness inspired homes is fulfilled.

A home packed with a world of amenities that one could wish for.

9 ACRES* OF WELLNESS | 85% OPEN GREEN SPACES

25000 SQ.FT. CLUBHOUSE | SWIMMING POOL | SPORTS ARENA

INDOOR BADMINTON COURT | CRICKET PITCH | SKATING RINK

TENNIS COURT | SQUASH COURT | PUTTING GREENS

KIDS' PLAY AREA | AMPHITHEATRE | ROCK GARDEN

HERBAL GARDEN | REFLOXOLOGY GARDEN

AYURVEDA HUB | OXYGEN POINT | CHESS GARDEN

WIFI ZONE | ZERO VEHICULAR TRAFFIC ON GROUND LEVEL

ELECTRIC CAR CHARGING POINTS AND MANY MORE.



Clubhouse*



Chess Garden*



Sports Arena*



Higher Efficiency*



Kids Play Area*



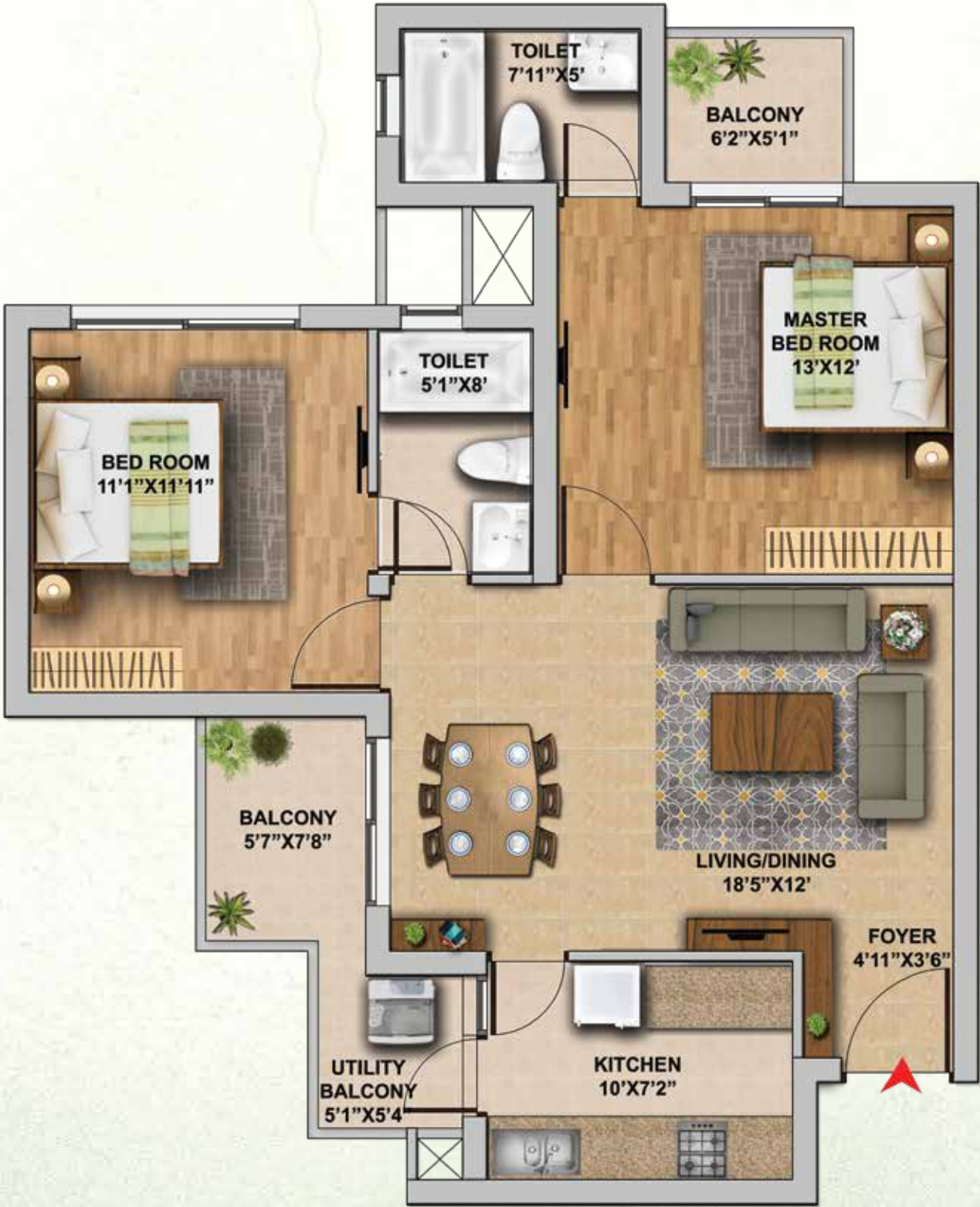
Open Green Space*



Oxygen Point*

APARTMENT LAYOUT

2 BHK + 2T (1099 Sq. Ft.)



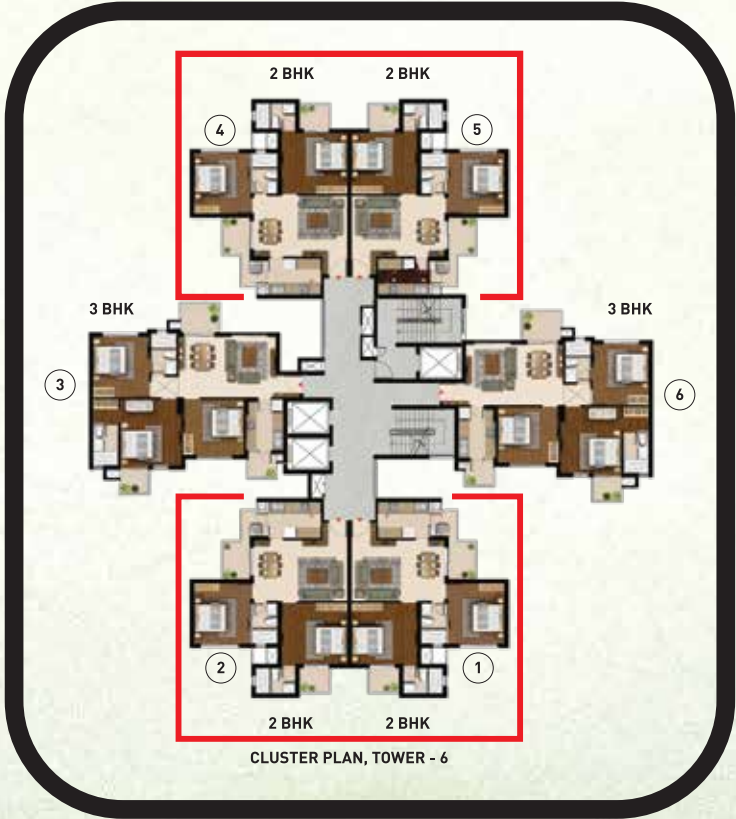
APARTMENT - 1, 2, 4 & 5 | TOWER - 6

Typology	Saleable Area (Sq. Ft.)	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)
2 BHK	1099	683.83	99.03

1' = 300mm | 1'' = 25mm

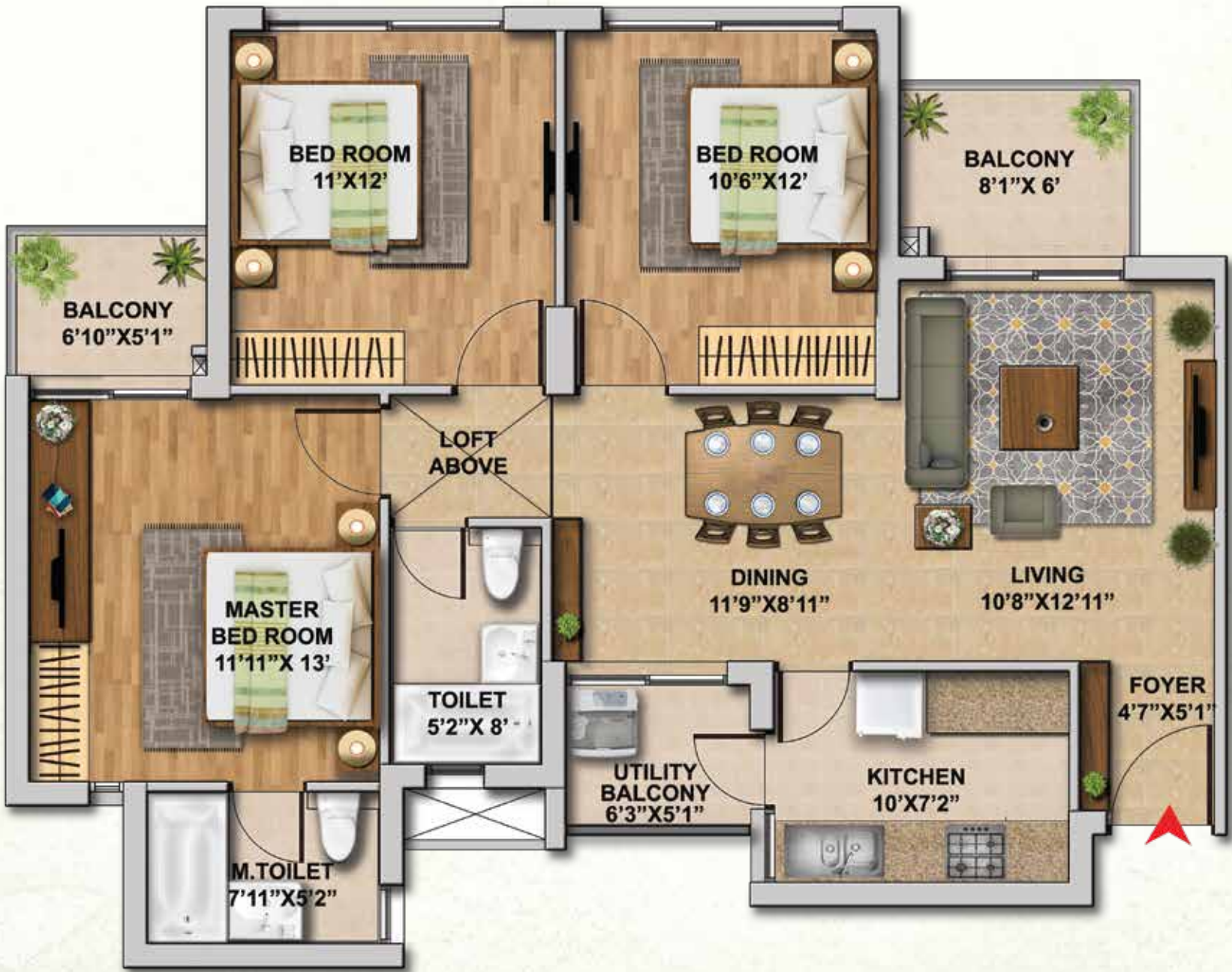
1 sq. mtr. = 10.764 sq. ft.

Disclaimer: Actual size and specifications may vary. Furniture and fixtures are not part of the standard product offering. Please contact the company for available sizes & specifications. Company reserves the right to change the same without prior notice. *Areas have been rounded off



APARTMENT LAYOUT

3 BHK + 2T (1359 Sq. Ft.)



APARTMENT- 3 & 4 | TOWER- 5 & 7

Typology	Saleable Area (Sq. Ft.)	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)
3 BHK	1359	861.97	110.11

1' = 300mm | 1'' = 25mm

1 sq. mtr. = 10.764 sq. ft.

Disclaimer: Actual size and specifications may vary. Furniture and fixtures are not part of the standard product offering. Please contact the company for available sizes & specifications. Company reserves the right to change the same without prior notice.
*Areas have been rounded off



APARTMENT LAYOUT

3 BHK + 3T (1689 Sq. Ft.)



APARTMENT- 1 & 2 | TOWER- 5 & 7

Typology	Saleable Area (Sq. Ft.)	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)
3 BHK	1689	1082.2	155.65

1' = 300mm | 1'' = 25mm

1 sq. mtr. = 10.764 sq. ft.

Disclaimer: Actual size and specifications may vary. Furniture and fixtures are not part of the standard product offering. Please contact the company for available sizes & specifications. Company reserves the right to change the same without prior notice.
*Areas have been rounded off



HERO HOMES, GURUGRAM - SPECIFICATION CHART							Others
S.NO	AREAS	Flooring	Walls	Ceiling	Doors	Windows	
1	Living Room	Vitrified Tiles (600 mm x 1200 mm)	Acrylic Emulsion Paint over Gypsum Plaster	OBD	8 Ft. Door, both side Veneer with polish	UPVC windows with toughened glass And provision of net shutters* (2.5 track)	
2	Master Bedroom	Laminated Wooden Flooring	Acrylic Emulsion Paint over Gypsum Plaster	OBD	Seasoned hardwood frame, Flush Door with laminates on both sides	UPVC windows with toughened glass And provision of net shutters* (2.5 track)	
3	Other Bedrooms	Laminated Wooden Flooring	Acrylic Emulsion Paint over Gypsum Plaster	OBD	Seasoned hardwood frame, Flush Door with laminates on both sides	UPVC windows with toughened glass And provision of net shutters* (2.5 track)	
4	Kitchen	Anti-skid Ceramic Tiles (300 mm x 300 mm)	Acrylic Emulsion Paint over Gypsum Plaster, Cermic Tiles 2 ft. above Kitchen counter	OBD	Seasoned hardwood frame, Flush Door with laminates on both sides	UPVC DW with toughened glass	Granite Counter With Single Bowl/ Single Drain Board
5	Master Toilet	Anti-skid Ceramic Tiles (300 mm x 300 mm)	Ceramic Tiles in Dado up to False Ceiling height	False Ceiling	Seasoned hardwood frame, Flush Door with laminates on outer side, inside enamel paint	Powder coated Aluminium/ UPVC Windows/ Ventilators	Granite Stone Counter as per Design
6	Other Toilets	Anti-skid Ceramic Tiles (300 mm x 300 mm)	Ceramic Tiles in Dado up to False Ceiling height	False Ceiling	Seasoned hardwood frame, Flush Door with laminates on outer side, inside enamel paint	Powder coated Aluminium/ UPVC Windows/ Ventilators	Granite Stone Counter as per Design
7	Servant Room	Ceramic Tiles (300 mm x 300 mm)	OBD	OBD	Seasoned hardwood frame, Flush Door with laminates on outer side, inside enamel paint Seasoned hardwood hrame, Flush Door with laminate on outer side, inside enamel paint	Powder coated Aluminium/ UPVC Windows/ Ventilators	NA
8	Servant Room Toilet	Anti-skid Ceramic Tiles (300 mm x 300 mm)	Ceramic Tiles in Dado up to 1200 mm height			Powder coated Aluminium/ UPVC Windows/ Ventilators	NA
9	Balconies	Anti-skid Ceramic Tiles (300 mm x 300 mm)	External textured paint finish	OBD	NA	NA	Stainless Steel (SS) Railing with Toughened Glass & Masonry Works as per Design. Utility Balcony-Block Masonry with SS Railing as per Design
10	Electricals	ISI Marked PVC conduit and copper wire with modular switch and sockets as per specifications					
11	Air Conditioning	Split ACs in Living Room and all Bedrooms					
12	CP Fittings & Chinaware	High quality CP fittings & chinaware of renowned brands like Kohler, Roca or equivalent as per approved design					
13	Common Areas	1. Double height ground floor entrance lobby with marble/ granite flooring. 2. Three lifts including a service lift of Schindler/ KONE/ Thyessen Krupp/ OTIS or equivalent. 3. 5-Tier Security in the Township - Secured boundary wall, CCTV at boundary & Ground Floor Entrance lobby, Boom barrier, manned security at Main Gate & Tower Entrance lobby, Intercom facility. 4. Video Door phone in all units [*net shutters not provided]					
14	Modular Kitchen	Modular kitchen with hob and chimney					



A home that helps you make lots of friends

Hero Homes Gurugram has designed a perfect way for you to bond with neighbours while indulging in fitness activities at the state-of-the-art clubhouse.

Gym | Swimming Pool | Kids Pool with Water Slide
Billiards | Table Tennis | Board Games
Indoor Badminton Court | Squash Court | Tennis Court
Multipurpose Café and Bar | Open Dining
Fine Dining Restaurant | Health Café | Terrace Sit Outs

Artistic Impression

THE WORLD OF HERO REALTY



OUR ACHIEVEMENTS



AWARDS
Our prized possession awaits you



ACCOLADES
IGBC Gold Certified Projects to enable sustainable environment for all.



HARIDWAR GREENS - BEST TOWNSHIP PROJECT OF THE YEAR
Under 200 acres at NDTV Property Awards 2017



HERO HOMES, LUDHIANA 'BEST ECO-FRIENDLY PROJECT 2019' AWARD.
Dainik Bhaskar Award 2019



HERO HOMES GURUGRAM - BEST RESIDENTIAL PROJECT OF THE YEAR
At the Prestigious EPC World Awards 2019



Sector-104, Gurugram

Registered and Corporate Office :

264, Okhla Industrial Estate, Phase - 3, New Delhi - 110020

"[Group housing is being developed by Vikas Parks Pvt. Ltd. ("Developer") on 9.053 acres of land ("Project Land") in collaboration with Juventus Estate Limited, Mariana Infrastructure Limited and Mabon Properties Limited (Licensees). Project is registered with HARERA under registration no. RC/REP/HARERA/GGM/2018/24 dated 13.11.18. Tower T-08 shall be developed on the Project Land after approval from the concerned authorities, as separate phase. Project is part of zoning passed on 34.022 acres of land with licence nos. 37/2012, 44/2014, 66/2012, 43/2014, 67/2012, 246/2007 and 56/2011. Building Plan of the project has been passed by TCP, Haryana vide Memo No.ZP-968/AD(RA)/2018/21871 dated 24.7.18. Developer's Registered Address: 264, Okhla Industrial Estate, Phase-3, New Delhi-110020. Images, specification, features, figures, services, facilities, infrastructure, areas, design and contents set out herein are only indicative and not a legal offering. All images are artistic conceptualization for illustration purpose only and do not purport to exactly replicate the product(s). Kindly contact the Developer for offers available at the time of sale. Club house is not a part of common area and shall be owned and operated by the developer on commercial basis. For unit conversion, 1 acre = 4047 sq.m and 1sq.m = 10.764 sq.ft.]"