




VIGNESHWARA

Sound Reason. Sound Investment.





VIGNESHWARA GROUP OF COMPANIES

- 
- ✓ One of the largest professionally managed realty groups of India
 - ✓ A group with PAN India Projects
 - ✓ Member of NAREDCO
 - ✓ Founder Member of REDCO Haryana
 - ✓ Pioneers of the 12% assured return concept
 - ✓ Experience in offloading 17,424,000 sq. ft. of integrated township and 300,000 sq. ft. of prime space in the National Capital Region of Delhi
 - ✓ 1,800,000 sq. ft. of IT Space in IMT Manesar & 1,600,000 sq. ft. of IT Space in Gurgaon under construction



ACCOMPLISHED PROJECTS BY VIGNESHWARA



Rosewood Apartments, Mayur Vihar Phase - I, Delhi

A 1.5 acre Integrated Township



Captain Farms, Naharpar, Faridabad

A 400 acre project with 300 farms
cut strategically in the developing area of Faridabad
across the prestigious TAJ EXPRESSWAY

ONGOING PROJECTS BY VIGNESHWARA

*i*Valley, IMT Manesar

A project spread across 10 acres & a part of ambitious 150 acres IT Corridor sanctioned by HSIIDC, situated strategically at prime location in IMT Manesar, Haryana

1.8 million sq. ft. of IT Space

21 acres of multilevel parking

Helipad . a unique approach to future

Proximity to NH-8 & KMP Expressway

Proposed Metro

Unique Idea of WORK || LIVE || SHOP || PLAY

Aquarius Cyber Park, Gurgaon

A project spread across 10.75 acres in a strategic location of CENTRAL BUSINESS DISTRICT of Gurgaon

1.6 million sq. ft. of IT Space

21 acres of multilevel parking

Proposed Helipad

Close Proximity to NH-8

Proposed Metro

Unique Idea of WORK || LIVE || SHOP || PLAY





UPCOMING PROJECTS BY VIGNESHWARA



- ✓ Vesta Business Park, Sector 70, Gurgaon
A 10 acre ULTRA MODERN IT PARK
- ✓ Technology City Sohna Alwar Road
A 400 acre INTEGRATED IT TOWNSHIP
- ✓ Cyber Park & IT City, Arunachal Pradesh
A 200 acre futuristic IT PARK
- ✓ Commercial and Residential project, Goa
A 175 acre Project
- ✓ Integral Commercial Project, Goa
A 25 acre Project
- ✓ Farm Oasis, Tijara, Rajasthan

ACHIEVEMENTS & ACCOLADES



- ✓ **“INDIRA GANDHI PRIYADARSHINI AWARD” for Outstanding Services, Achievements & Contribution in the Industry**



- ✓ **2nd Consecutive Award for “MOST TRUSTED BUILDER” – Year 2008 & Year 2009 by Builder Information Bureau**



- ✓ **First Project to achieve “GOLD CERTIFICATE” for Environment Friendly Infrastructure Development from Ministry of Environment**



PROJECT THEME – AQUARIUS CYBER PARK

Live
Live
LIVE



Shop
Shop
SHOP



Work
Work
WORK



Play
Play
PLAY





PROJECT THEME – AQUARIUS CYBER PARK

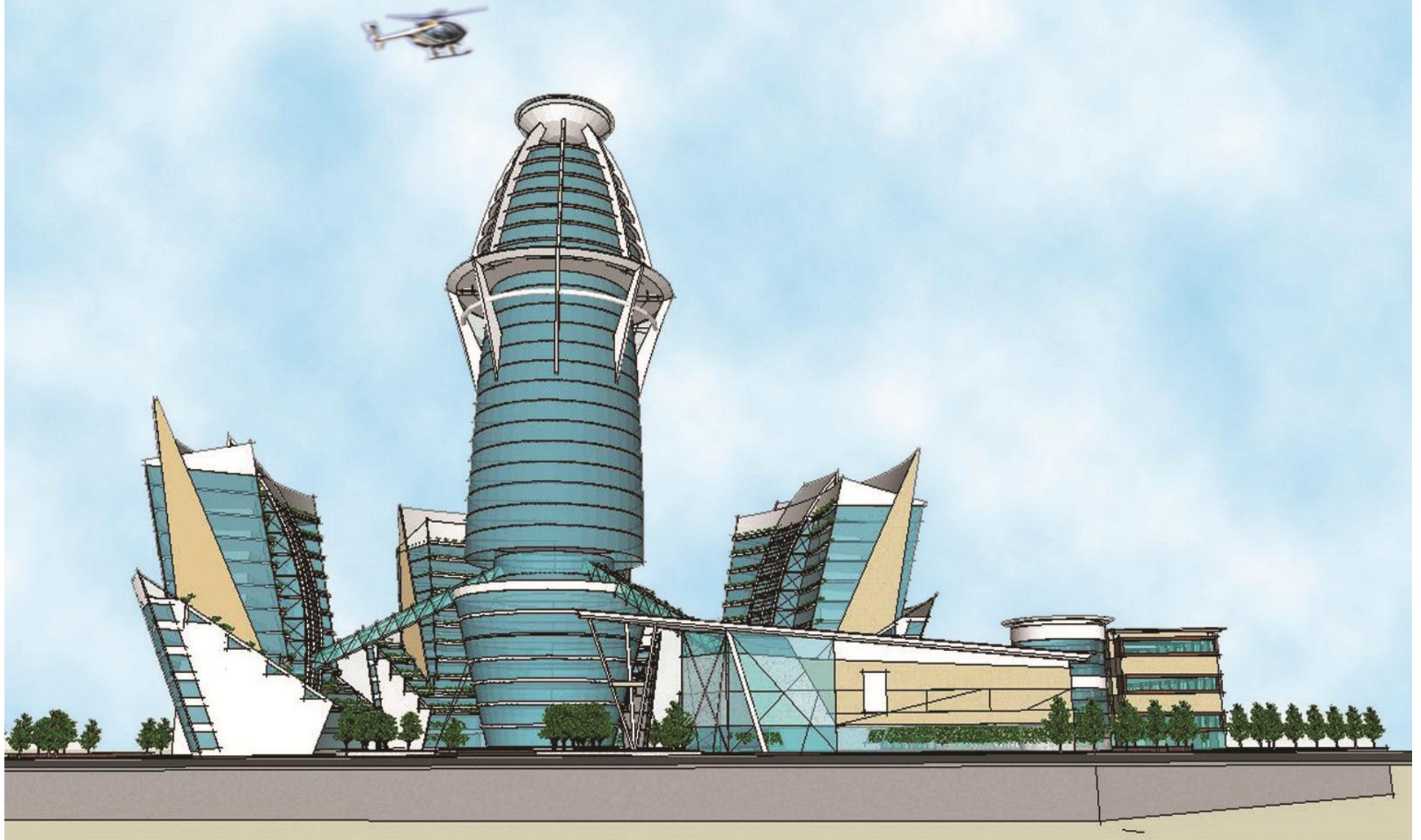




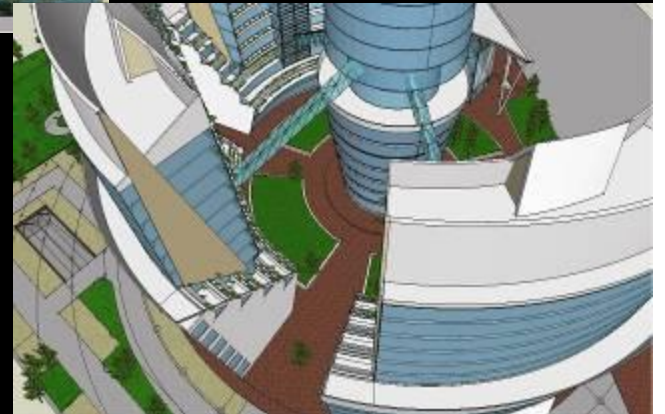
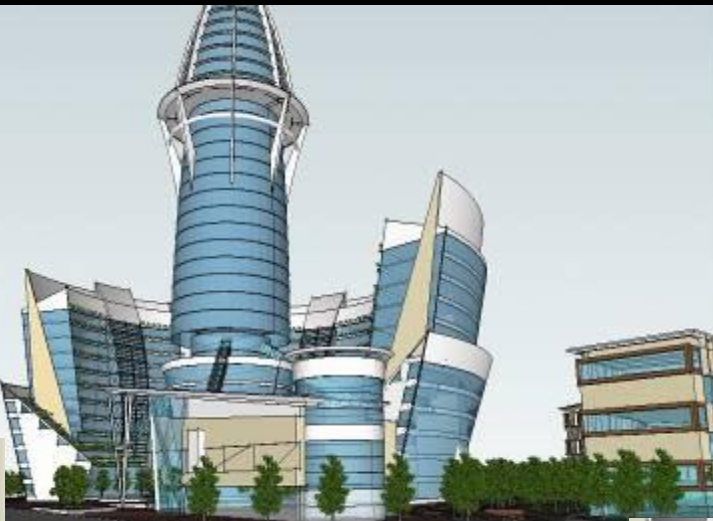
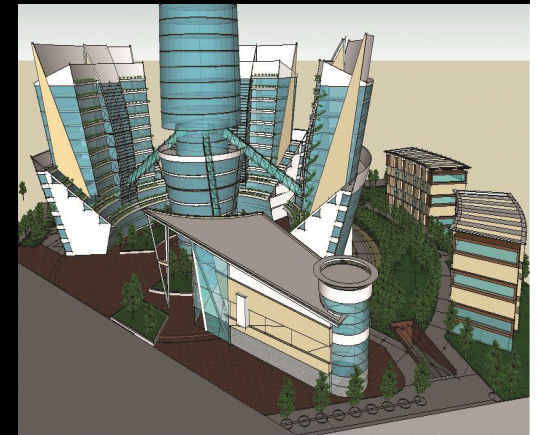
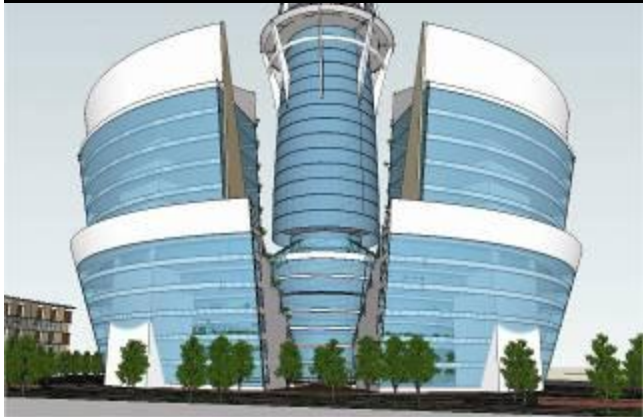
VIGNESHWARA

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Aquarius Cyber Park



Aquarius Cyber Park





PROJECT USP

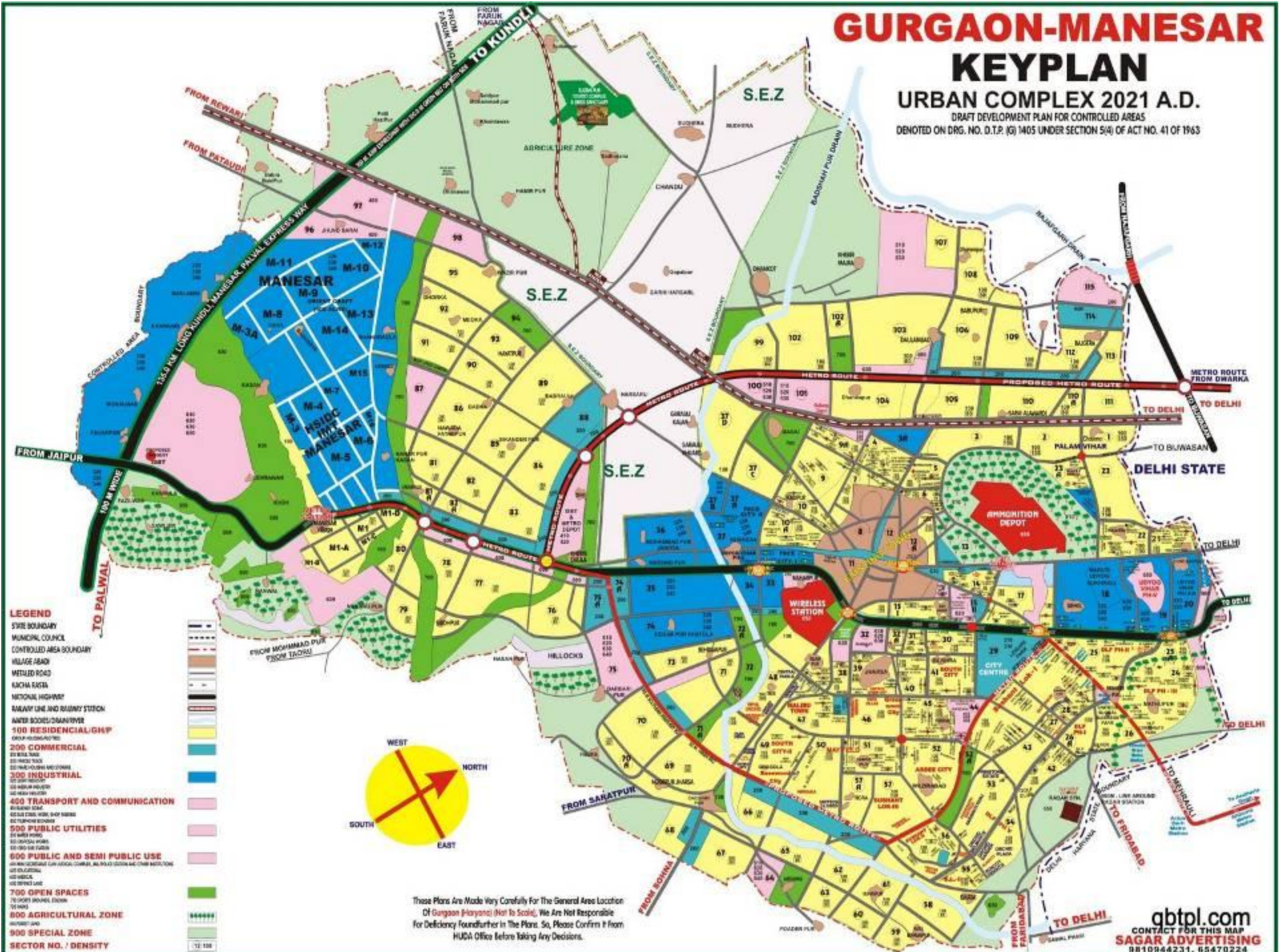


- ✓ Based on unique concept of **Work || Live || Shop || Play**
- ✓ Located in the CBD of Gurgaon
- ✓ Close proximity to NH-8 (750mts)
- ✓ Close Proximity to Proposed Metro (200mts)
- ✓ Situated on the Cross Road of 60mts & 72mts Sector Roads
- ✓ Proposed Helipad
- ✓ 21 Acres Parking space
- ✓ Environment Friendly

GURGAON-MANESAR KEYPLAN

URBAN COMPLEX 2021 A.D.

DRAFT DEVELOPMENT PLAN FOR CONTROLLED AREAS
DENOTED ON DRG. NO. D.T.P. (3) 1405 UNDER SECTION 5(4) OF ACT NO. 41 OF 1963



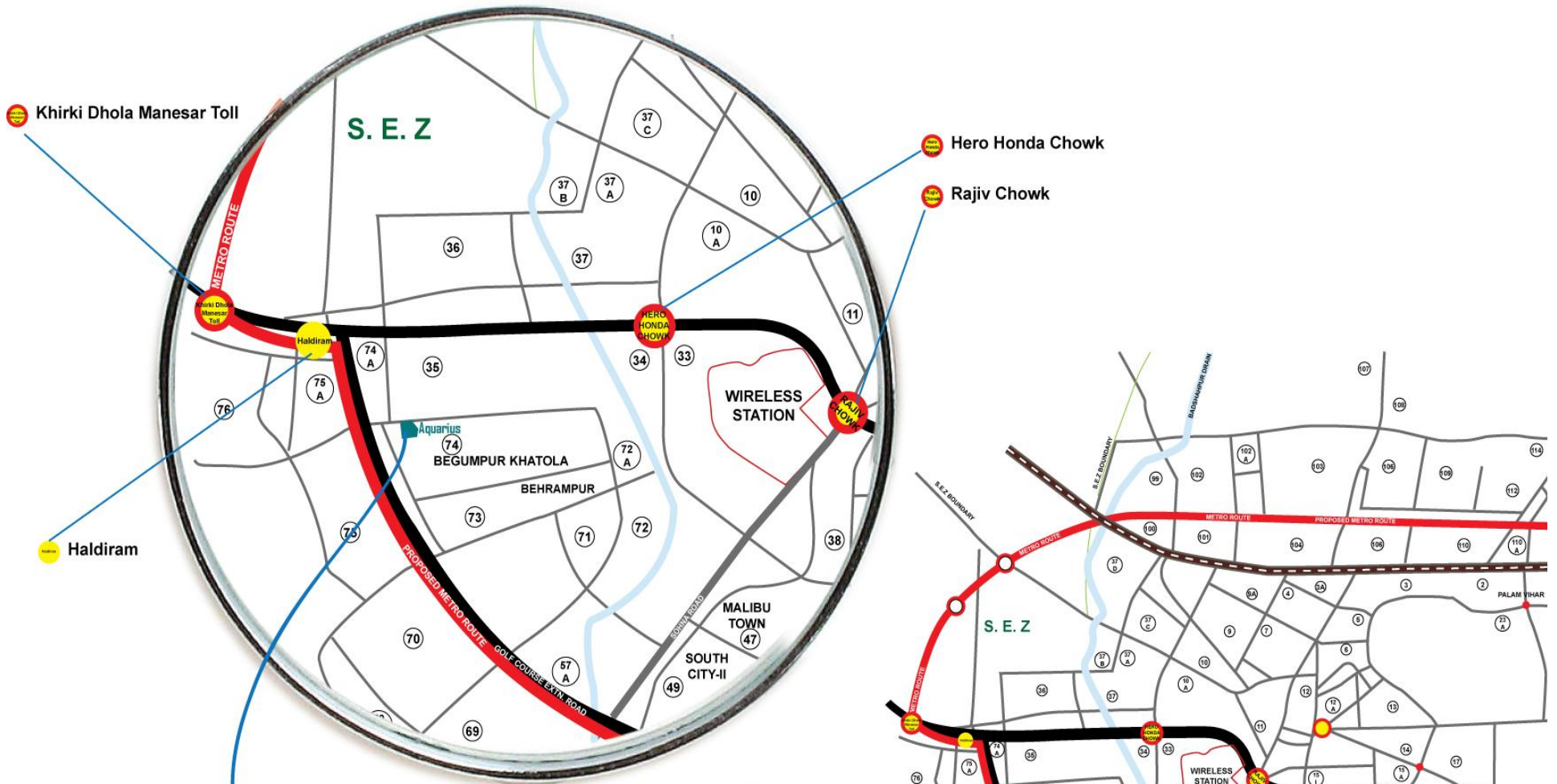
- LEGEND**
- STATE BOUNDARY
 - MUNICIPAL COUNCIL BOUNDARY
 - CONTROLLED AREA BOUNDARY
 - VILLAGE HEAD
 - WETTED ROAD
 - KACHA ROAD
 - NATIONAL HIGHWAY
 - MILITARY LINE AND RAILWAY STATION
 - WATER BODIES/DAM/RIVER
 - 100 RESIDENTIAL/GMP
 - 200 COMMERCIAL
 - 300 INDUSTRIAL
 - 400 TRANSPORT AND COMMUNICATION
 - 500 PUBLIC UTILITIES
 - 600 PUBLIC AND SEMI PUBLIC USE
 - 700 OPEN SPACES
 - 800 AGRICULTURAL ZONE
 - 900 SPECIAL ZONE
 - SECTOR NO. / DENSITY

These Plans Are Made Very Carefully For The General Area Location Of Gurgaon (Haryana) (Not To Scale). We Are Not Responsible For Deficiency Found Further In The Plans. So, Please Confirm It From HUDA Office Before Taking Any Decisions.

qbtpl.com
CONTACT FOR THIS MAP
SAGAR ADVERTISING
9810944231, 65470224

MANENGO PLAN

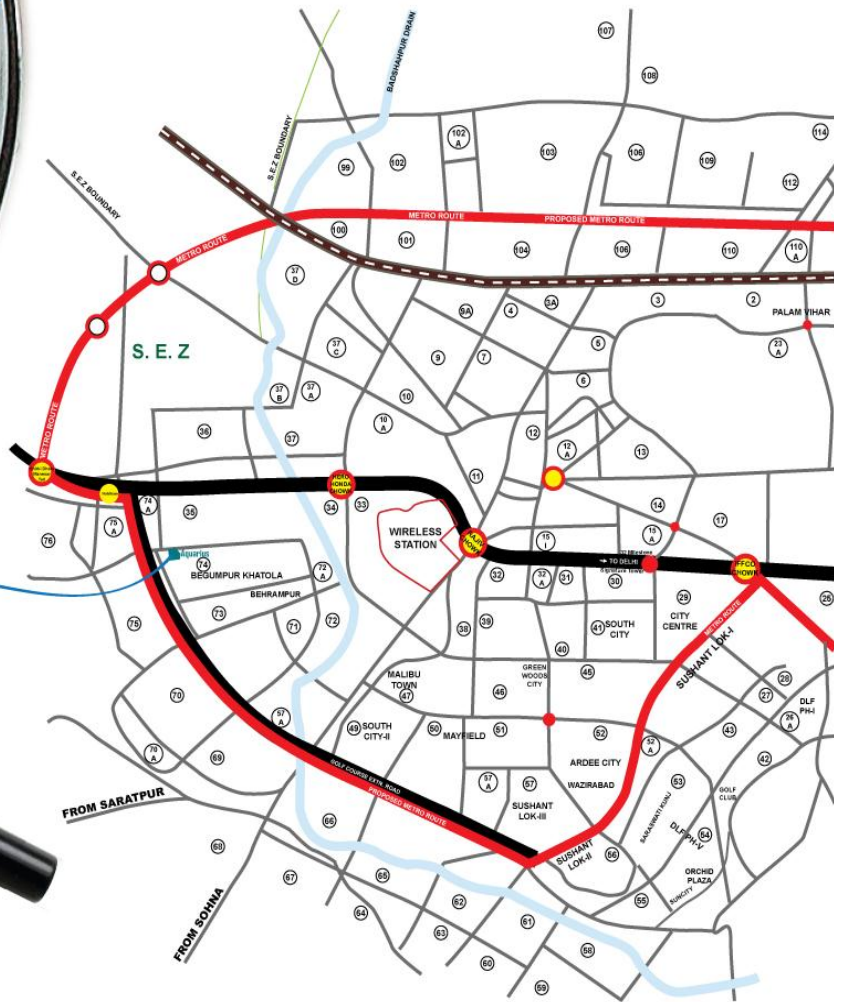




Zoomed View of Sector 74



**Aquarius Cyber Park
Sector 74**



LEGEND

- National Highway 
- Metro Route 
- Water Bodies/Drain/River 

GURGAON - MANESAR URBAN COMPLEX-2021 AD

REVISED
TENTATIVE SECTORAL PLAN
SECTOR 71, 72, 72A, 73 & 74

DETAIL OF AREA :-

Sl. No.	Area (Hectares)	Area (Acres)	Area (Square Meters)	Area (Square Feet)	Area (Square Yards)
1	14.29	35.00	32140000	350000000	39062500
2	7.14	17.50	16070000	175000000	19531250
3	14.29	35.00	32140000	350000000	39062500
4	14.29	35.00	32140000	350000000	39062500
5	14.29	35.00	32140000	350000000	39062500
6	14.29	35.00	32140000	350000000	39062500
7	14.29	35.00	32140000	350000000	39062500
8	14.29	35.00	32140000	350000000	39062500
9	14.29	35.00	32140000	350000000	39062500
10	14.29	35.00	32140000	350000000	39062500



Aquarius Cyber Park
Sector 74

NOTES:-
1. THE ACCURACY OF THE SCALE AND DIMENSIONS ARE SUBJECT TO THE ACTUAL DIMENSIONS ON THE GROUND.
2. THE SHADING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT ANYTHING.
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AREA DATA OF SECTOR ROAD :-

SECTOR 71	SECTOR 72	SECTOR 72A	SECTOR 73	SECTOR 74
150M x 30M	150M x 30M	150M x 30M	150M x 30M	150M x 30M
4500 x 900	4500 x 900	4500 x 900	4500 x 900	4500 x 900
4050 x 810	4050 x 810	4050 x 810	4050 x 810	4050 x 810
1350 x 270	1350 x 270	1350 x 270	1350 x 270	1350 x 270
1350 x 270	1350 x 270	1350 x 270	1350 x 270	1350 x 270
1350 x 270	1350 x 270	1350 x 270	1350 x 270	1350 x 270
1350 x 270	1350 x 270	1350 x 270	1350 x 270	1350 x 270
1350 x 270	1350 x 270	1350 x 270	1350 x 270	1350 x 270
1350 x 270	1350 x 270	1350 x 270	1350 x 270	1350 x 270

DRAWING NO. DTP (G) 113 /2008 DATED 06.02.2008

DEPT. OF TOWN AND COUNTRY PLANNING BARYANA

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

ILLUSTRATED BY: [Signature]

APPROVED BY: [Signature]





Block A
G+9
Ht. = 40.61 mtr.
Total Floor Area 31340.48 sq. mtr.

Block B
G+9
Ht. = 40.61 mtr.
Total Floor Area 31340.48 sq. mtr.

Block C
G+9
Ht. = 40.61 mtr.
Total Floor Area 31340.48 sq. mtr.

Retail Mall (Block-S)
G+2
Ht. = 14.60 mtr.
Total Floor Area 3544 sq. mtr.

Service Apartments (Block-R)
G+7
Ht. = 30.60 mtr.
Total Floor Area 8500 sq. mtr.

Signature Tower
G+17
Ht. = 76.71 mtr.
Total Floor Area 34000 sq. mtr.

Typical Floor Plans

Disclaimer: All building plans, specifications, general notes, documents, etc., are tentative and subject to approvals, variations and modifications by the company or its project architect prior to construction. The circumstances, conditions and quantities of the contract documents, Statutory or Regulatory.



INVESTMENT OPTIONS



- ✓ 12% Assured Return Plan
- ✓ 61.5% || 2.5yrs. || Buyback



TYPICAL CALCULATION



Assured Return Plan

"	Unit Size :	1000 Sq Ft
"	Rate per Sq Ft :	Rs.5500
"	Total Investment :	Unit Size X Rate per Sq Ft = 1000 X Rs5500 = Rs55,00,000
"	Assured Rate of Interest per annum:	12%
"	ROI per annum :	12% = Rs.6,60,000
"	ROI per month:	1% = Rs.55,000
"	ROI for 5 years:	Rs.33,00,000
"	Industry's conservative Growth Rate :	30% per annum
"	Total Value in 5 years :	Rs.1,37,50,000
"	Net Profit :	Rs.1,15,50,000



TYPICAL CALCULATION



Buy Back Plan

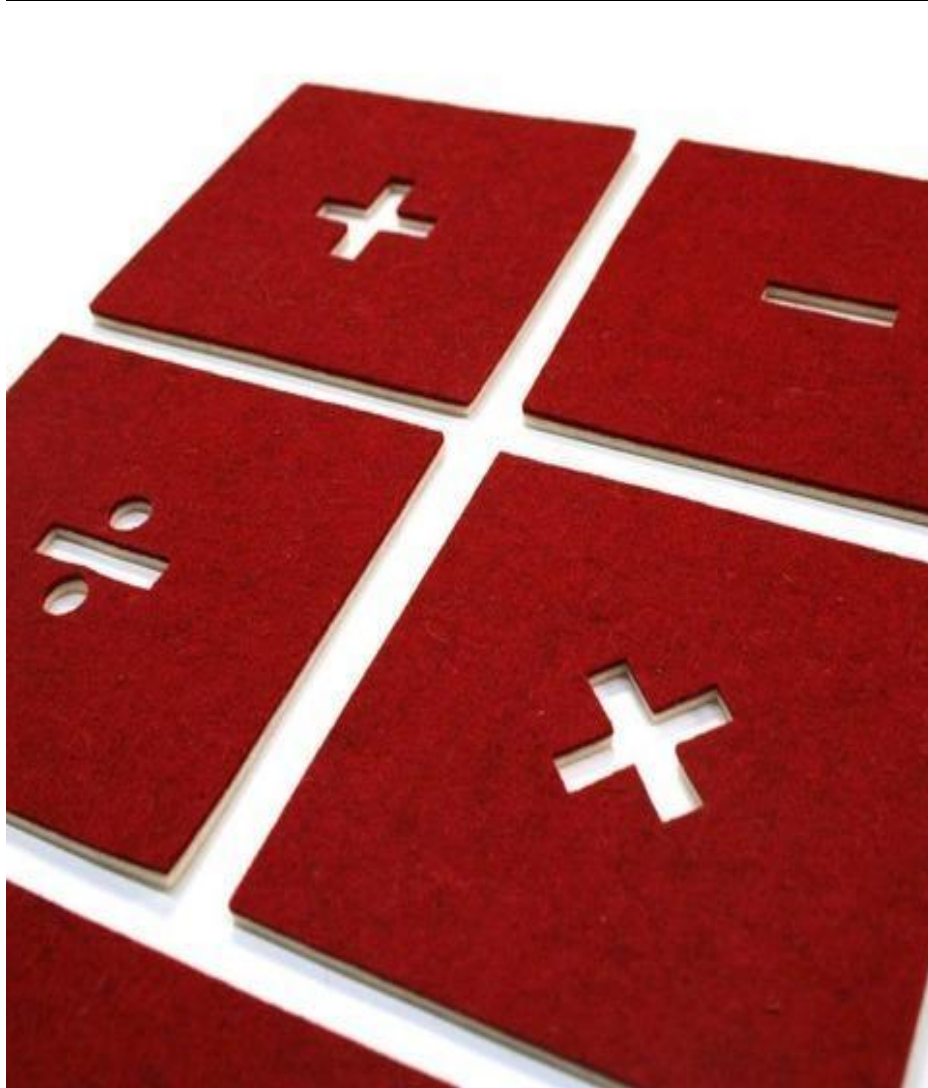
Unit Size :	2000 Sq Ft
Rate per Sq Ft :	Rs.5500
Total Investment :	Unit Size X Rate per Sq Ft = 2000 X Rs5500 = Rs1,10,00,000
Buy Back after 2.5 years @ :	61.5%
Total Value in 2.5 years :	Rs.1,77,65,000
Net Profit :	Rs.67,65,000



Note: Min. Sq. Ft. Area for Buy Back Plan is 2000 Sq. Ft.



RATE LIST



FLOOR		RATE
5 th	-	Rs.5500/sq.ft.
4 th & 3 rd	-	Rs.5750/sq.ft.
1 st & 2 nd	-	Rs.6000/sq.ft.
UGF	-	Rs.7500/sq.ft.
6 th	-	Rs.6500/sq.ft.

Note: Possession able Unit min. 1000sq.ft. on 6th Floor

EARLY MOVERS



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✓ *NDTV 24 x 7*

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Thank You!