

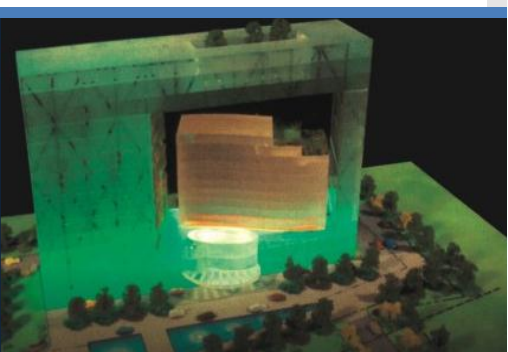
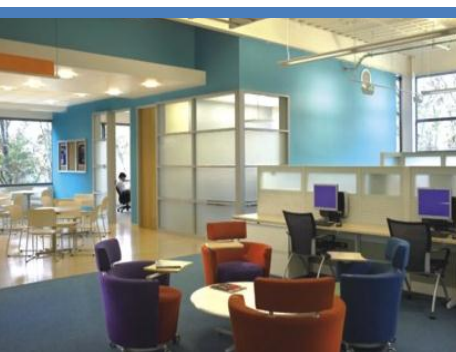
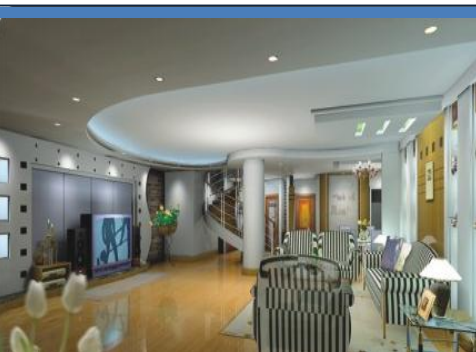
Investment Grade Real Estate



Legend *h*eights

Gurgaon **Sec 80, NH 8**

GRADE A OFFICE | HOTEL | RETAIL



Investment Grade Real Estate



INNOVATIVE
SHAPING A NEW INDIA

Legend *h*eights Gurgaon

GRADE A OFFICE | HOTEL | RETAIL

Investment Grade Real Estate



INNOVATIVE
SHAPING A NEW INDIA

Legend *h* heights Gurgaon

GRADE A OFFICE | HOTEL | RETAIL

Investment Grade Real Estate



INNOVATIVE
SHAPING A NEW INDIA

Legend *h* heights Gurgaon

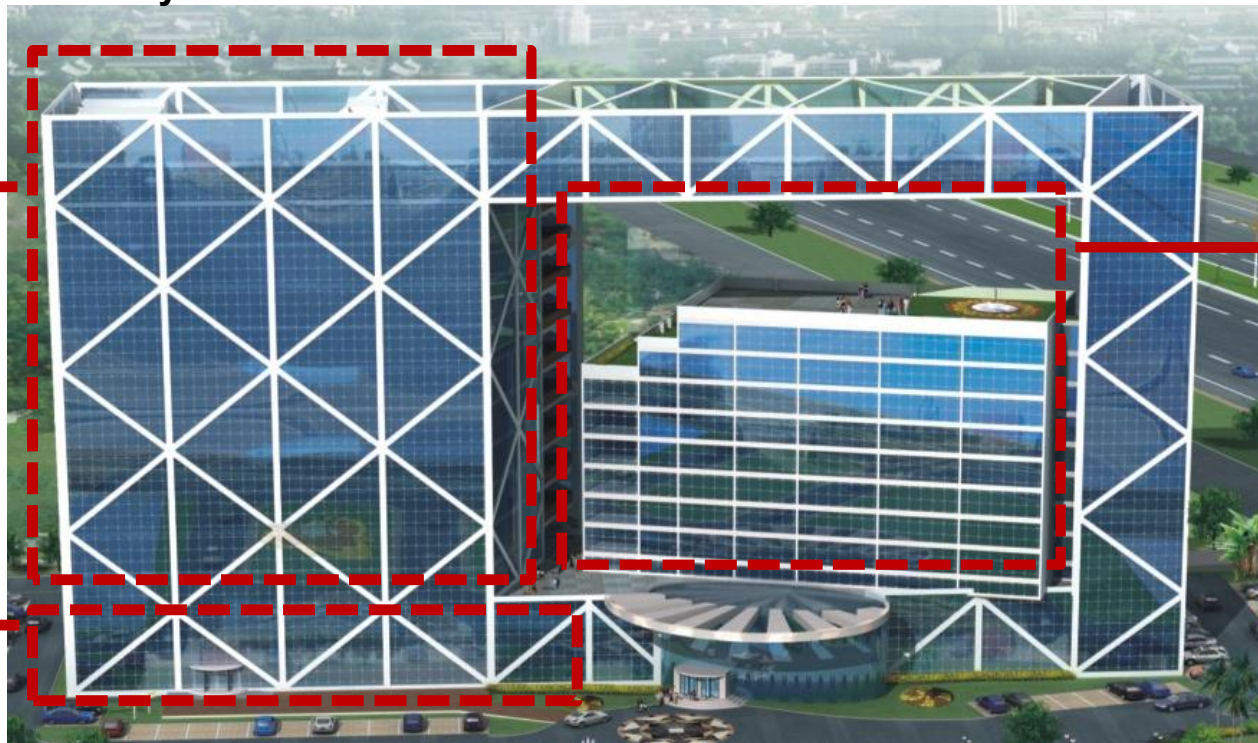
GRADE A OFFICE | HOTEL | RETAIL

World Class Mixed Use Development

- “ **LEEDS Gold rated**
- “ **Upscale Hyatt hotel at podium level**
- “ **3 tier basement parking, G + 11 building structure**
- “ **Designed as per seismic 5 specifications**
- “ **High speed elevator**
- “ **100% power back up**
- “ **Centrally air conditioned**

Office x
120,000 sq ft

Retail x
64,000 sq ft



Hotel x
140 rooms

Architect of Records
SWBI Architects Pvt. Ltd.

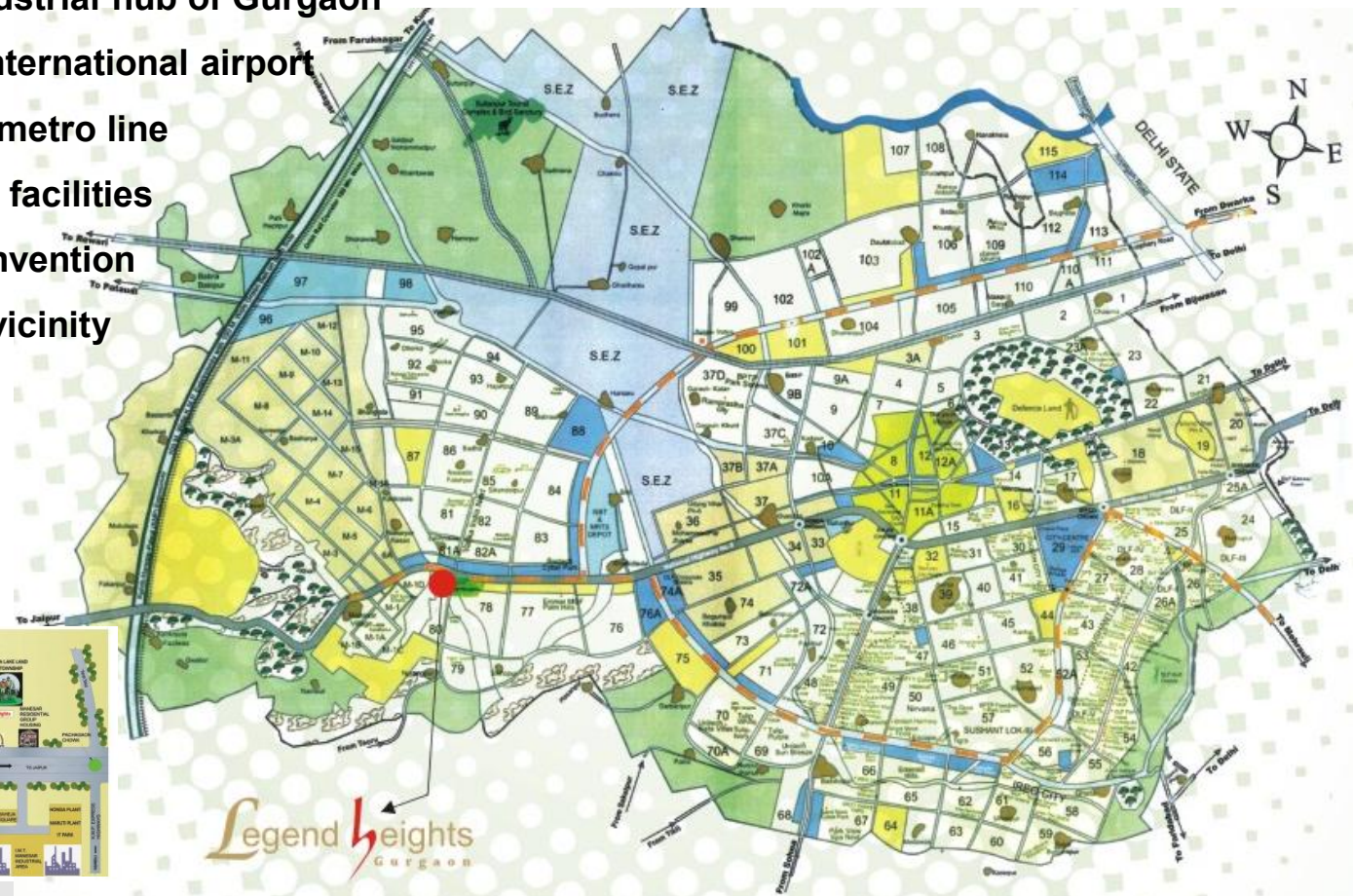
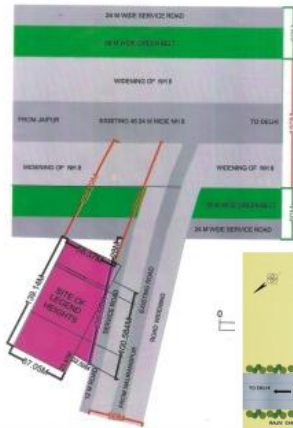
SWBI
ARCHITECTS

Design Architect
Development Design Group, Inc.

DEVELOPMENT
DESIGN
GROUP
INCORPORATED
U S A

Location and Accessibility

- “30 kms from central Delhi
- “Located at sector 80 on the intersection of 270 m NH 8 and 84 m wide sector road
- “Close to IMT Manesar, industrial hub of Gurgaon
- “Close proximity to Delhi International airport
- “Walking distance of Delhi metro line
- “Proposed ISBT and public facilities including Asia’s largest convention centre being developed in vicinity



Grade A Office Space- Payment Plan

1. Construction Linked Installment Payment Plan:-

a)	At the time of Booking	15%
b)	Within 60 days of Booking	10%
c)	On casting of basement III roof slab	10%
d)	On casting of Ground Floor slab	10% + 50% of EDC/IDC
e)	On casting of Third Floor slab	10%
f)	On casting of Sixth Floor slab	10% + 25% of EDC/IDC
g)	On casting of Ninth Floor slab	7.5%
h)	On casting of Twelfth Floor slab	7.5%
i)	Commencement of Façade Work	7.5%
j)	On completion of Internal Plaster of the unit	7.5%
k)	At the time of offer of possession	5% + IFMSD + Car Parking + 25% of EDC/IDC

2. Down Payment: - BASIC SALES PRICE (B.S.P) Rs. 6900/- Sq.ft. * Down payment discount of (12%)

a)	On Application for Booking	15%
b)	Within 45 days from the date of	80% + 50% of EDC/IDC

Offer of Possession: 5% + Car Parking + 50% EDC/IDC + IFMSD

3. Combo Plan (D.P + C.L.P): Basic Sales Price Rs.6900per sq.ft. * Down payment discount of (12%)

Part A: Down payment:

a)	On application of Booking	15%
b)	With in 45 days of booking	35% + 50% of EDC/IDC

Part B: Payment Plan Construction linked:

c)	On casting of basement III roof slab	10%
d)	On casting of Ground Floor slab	10%
e)	On casting of Third Floor slab	5%
f)	On casting of Sixth Floor slab	5%
g)	On casting of Ninth Floor slab	5%
h)	On casting of Twelfth Floor slab	5%
l)	Commencement of Facade Work	5%
j)	On completion of Internal Plaster of the unit	5%
k)	At the time of offer of possession	IFMSD + Car Parking + 50% of EDC/IDC

Note:* Prices mentioned above are subject to change / revision at any point of time at the sole discretion of company.

RATES PER SQUARE FEET

PAYMENT PLANS	OFFICE	RETAIL(Ground Floor)	RETAIL(First Floor)
Construction linked Plan	Rs. 6700	Rs. 10000	Rs. 8500
Assured Return Plan(12%)	Rs. 6900	Rs. 10500	Rs. 8900
Down Payment	Rs. 6700 (12% discount)	Rs. 10000 (12% discount)	Rs. 8500 (12% discount)
Flexi Plan	Rs. 6900	Ra. 10500	Rs. 8900

Site Photographs(till 25th nov.)



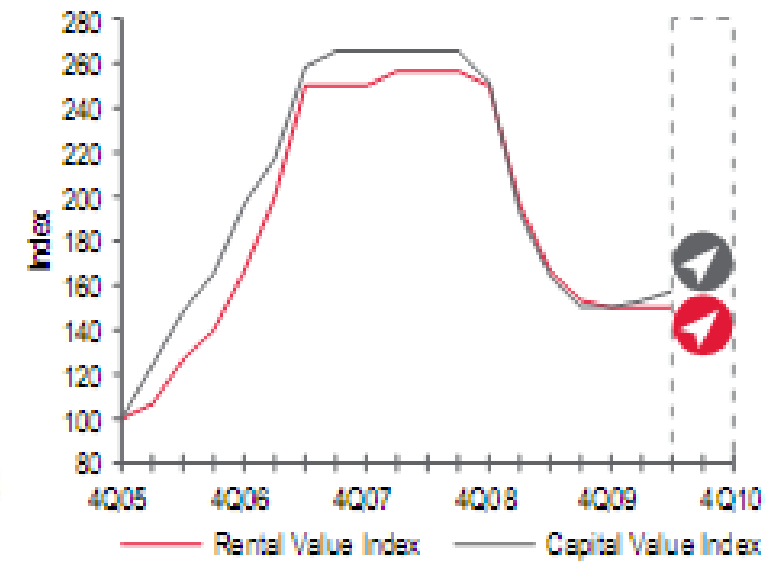
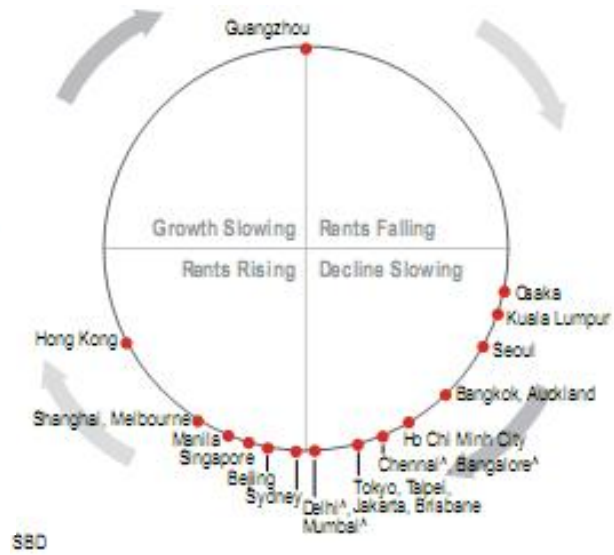
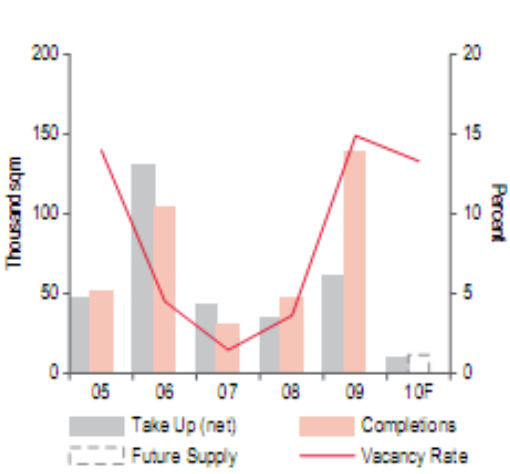
Investment Outlook (1)

- Robust outlook for commercial real estate in NCR
- Estimated 20% per annum capital appreciation over medium term
- Capital values for completed projects between INR 12,000 per sq ft to INR 22,000 per sq ft
- Improved occupancy rates benefiting projects on highway
- Estimated 13% rental yield on investment, Per sq ft rental between INR 80/sq ft to INR 225/sq ft for CBD and SBD

12-Month Outlook

Rental Value	Capital Value
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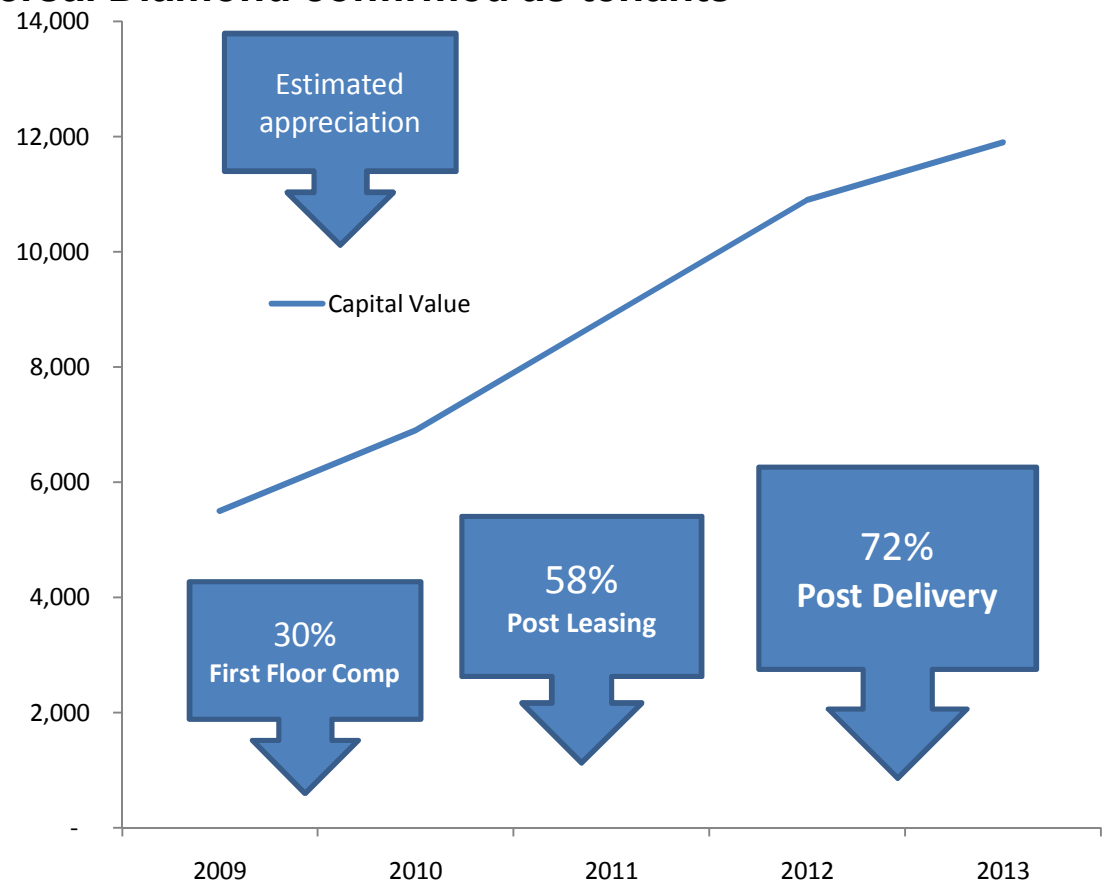
Financial Indices



Arrows indicate 12-month outlook
 index base: 4Q05 = 100
 Source: Jones Lang LaSalle

Investment Outlook (2)

- “ Estimated 72% capital value appreciation over 3 years
- “ Anticipated Rental Value at INR 90 / sq ft.
- “ Corporates such as LG, Plasto, Universal Diamond confirmed as tenants



Floor Plans (Ground Floor); Retail, Hotel



DWG. NO.:	REV. NO.:	PROJECT:
DWG. TITLE:		INNOVATIVE LEGEND HEIGHTS
Ground Floor Plan		SECTOR 80, GURGAON
Scale:	SWBI ARCHITECTS PVT. LTD.	
Checked By: AM	A-80, Sushant Lok, Ph-I, Gurgaon - 122001.	
Drawn By: AB	Ph: 0124 - 4699999 Fax: 0124 - 4699960	
Date: 15-12-2010	STAGE:	Email: mail@swbiarchitects.com

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Floor Plans (First Floor); Retail



Grade A Office -Floor Plans (Second Floor)



SECOND FLOOR PLAN



Grade A Office -Floor Plans (Third Floor)



Grade A office- Floor Plans (Fourth Floor)



Grade A office- Floor Plans (Fifth Floor)



5th FLOOR PLAN

TERRACE ON SECOND FLOOR

Grade A office- Floor Plans (Sixth to Eleventh Floor)



6th FLOOR PLAN

TERRACE ON SECOND FLOOR

For Booking Contact



09312502224



THANX

