

Foot Falls



SCO Plots • **Sec 88B** Bang on Dwarka Expressway (NH 248BB)

Set amidst 184 acres
Vatika India Next 2 township
with close to 5000 homes
nearing delivery

72 Plots
.....
5 Acres

vatika

**BRING YOUR
BUSINESS TO
WHERE YOUR
CUSTOMERS
ARE**



FootFalls is an upcoming commercial complex offering SCO (shop cum offices) plots of various sizes bang on Dwarka Expressway (NH 248BB) in Gurgaon. Its location offers an unparalleled advantage of access and visibility both from Dwarka Expressway on the East and residential sectors from the West side. The plots ranging from 105 sq yds to 160 sq yds are arranged around a well-designed linear arcade.

PROJECT HIGHLIGHTS

- Prime location on Dwarka Expressway (NH 248BB), at Sector 88B, Gurgaon
- Designed in the form of a high street architecture
- The complex also serves as an entryway to the township of Vatika India Next 2 - providing thoroughfare traffic and hence very good catchment and footfalls
- 72 plots on 5 acres
- It is expected to have a good mix of retail merchandise, F&B and recreation
- Landscaped features for a great urban ambience
- Wide plaza like ambience with ample on-street parking
- All services such as power cables etc laid underground up to each plot
- Streets illuminated with solar lamps
- Pre-approved layout design for each SCO for uniform look and feel

DISTANCES*

Delhi/Dwarka	12
IGI Airport (T3)	14
NH 48	8
Proposed Metro Station	0.2
AIIMS	15
Proposed Stadium & HUDA Park	3
Vatika India Next	6
MatriKiran School	10

*Distances in Kilometer



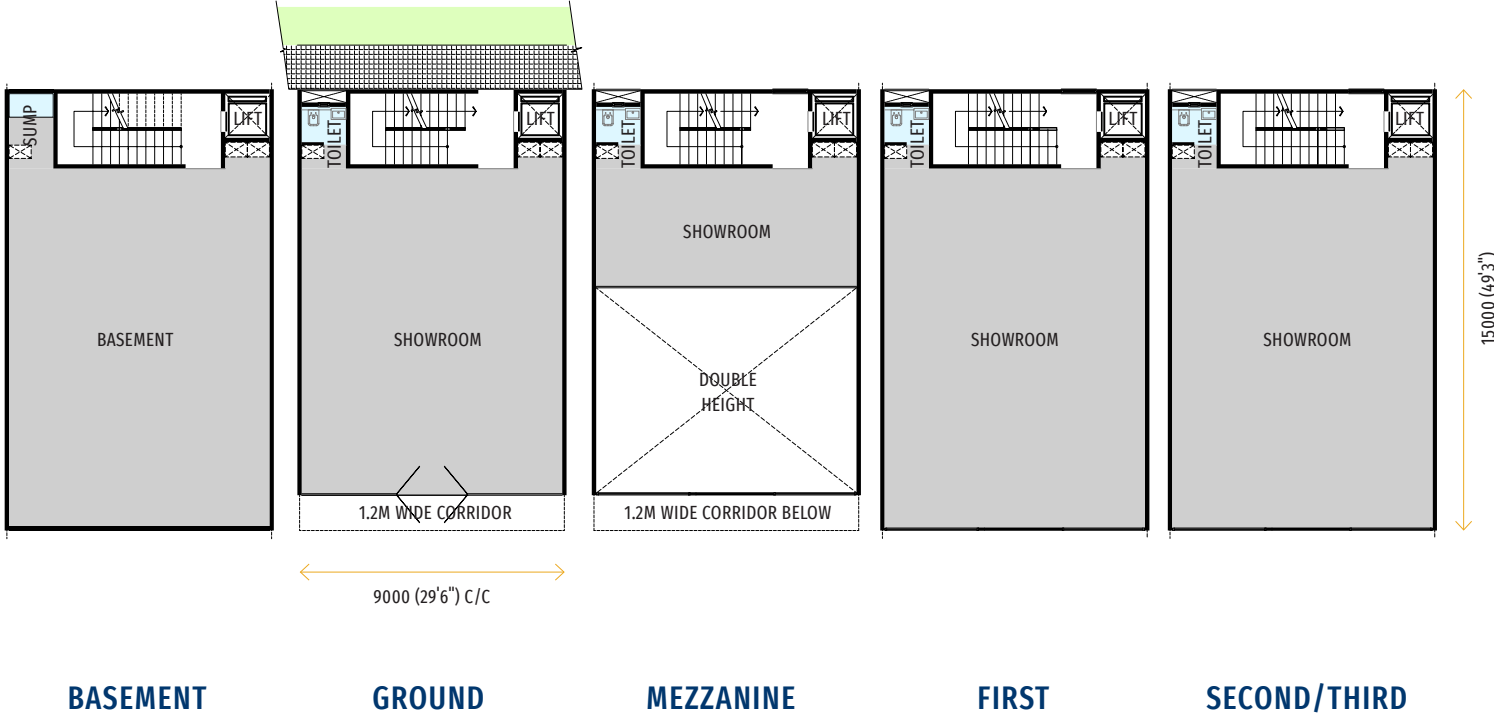
- COMMERCIAL AREA
- METRO
- NOTIFIED REGIONAL RAPID TRANSPORT SYSTEM (RRTS)
- A MATIRIKAN HIGH SCHOOL
- B SITE FOR ISBT & METRO HUB
- C 80 ACRE HUDA PARK
- D PROPOSED STADIUM
- E INSTITUTIONAL SECTOR 89B
- PROPOSED METRO STATION

UNMATCHED LOCATION

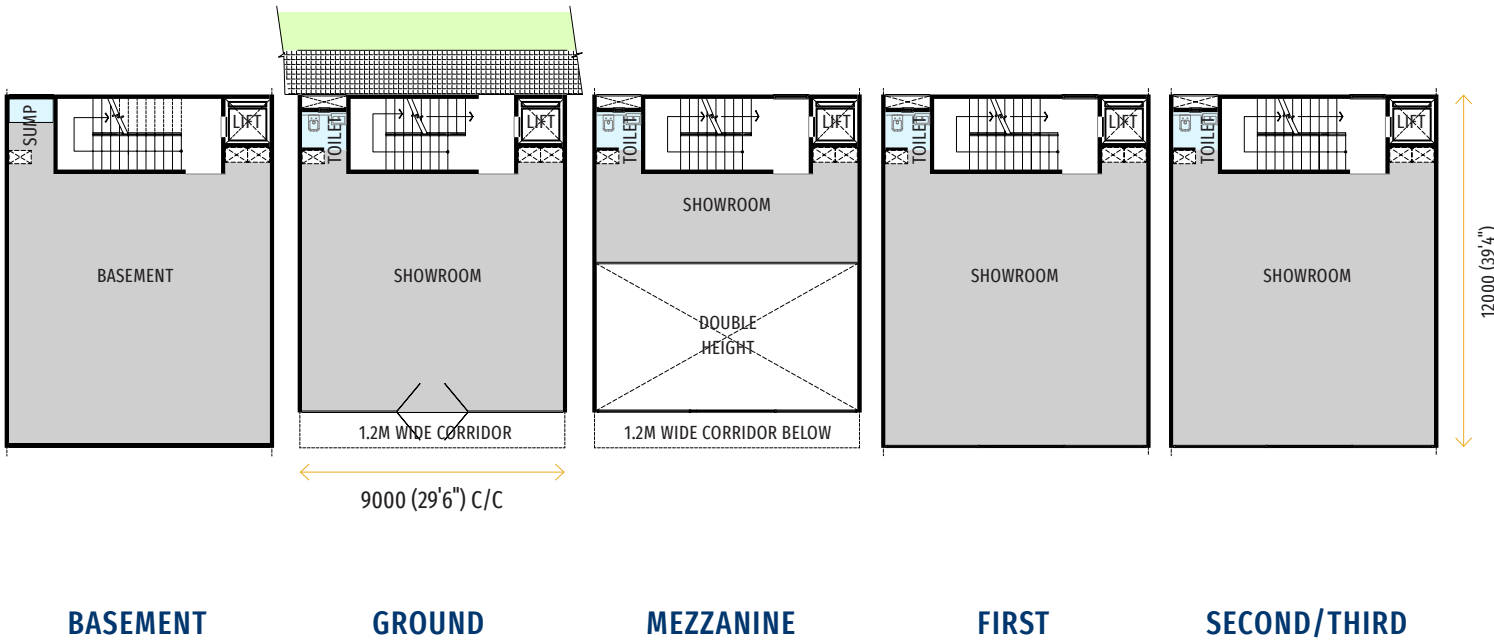
- Located bang on Dwarka Expressway (NH 248BB), the project is easily accessible from Delhi and Gurgaon
- Well-connected to three National Highways – Dwarka Expressway (NH 248BB), Delhi – Jaipur Expressway (NH 48) and Pataudi Road (NH 352W)
- A part of the largest commercial belt in the region – the 200 m wide belt delineated in the Gurgaon Manesar Master Plan 2031
- 20 minutes signal-free drive to IGI Airport
- Metro connectivity shall be excellent too, the proposed metro route will pass right in front of the project
- Catchment population of approx 2,00,000 residents in the vicinity
- Part of 184 acres self-contained township, Vatika India Next 2 – complete with infrastructure, amenities and beautiful landscaping
- 1000 acres Global City project – the most ambitious Commercial Development under the aegis of the Govt of Haryana, is located just opposite Foot Falls



PLOT AREA 135 SQ. MT.

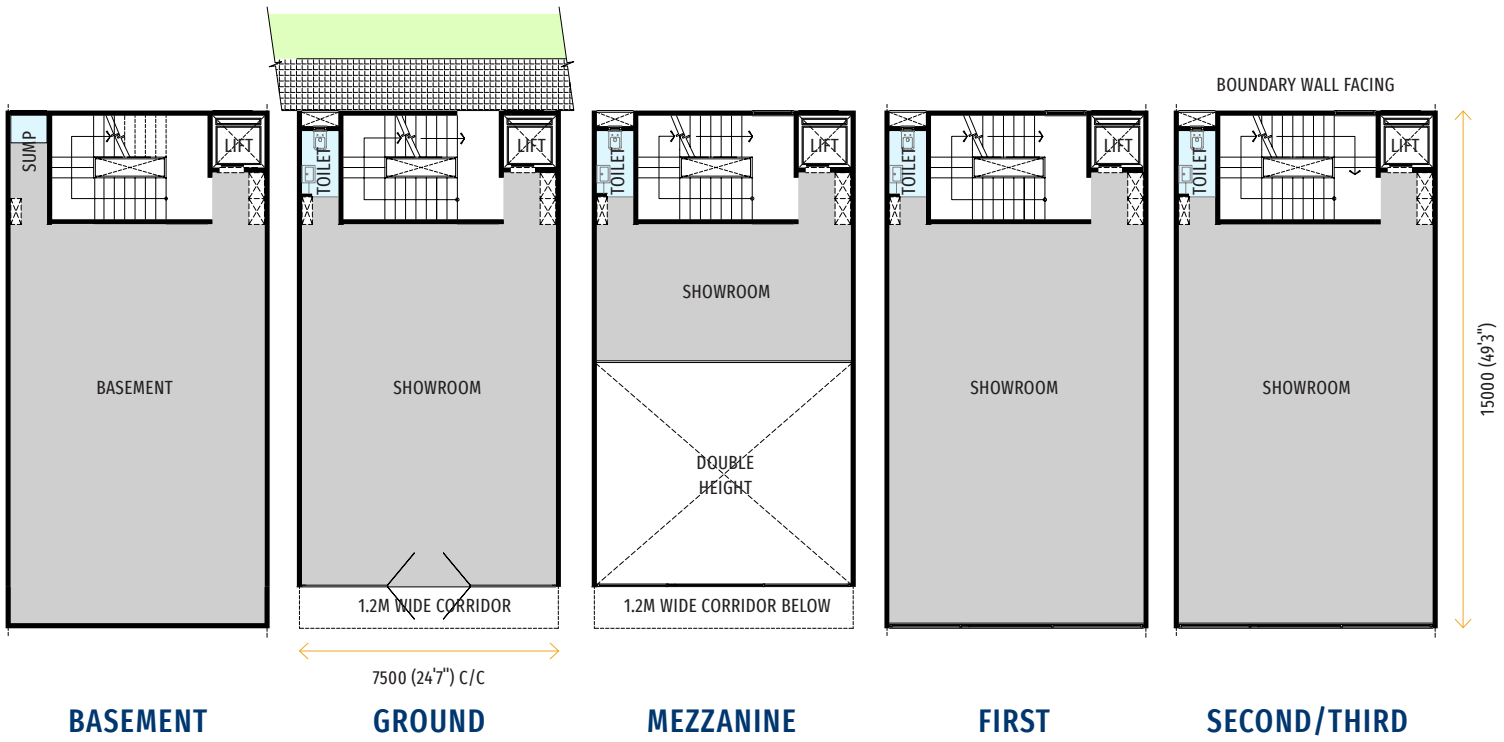


PLOT AREA 108 SQ. MT.

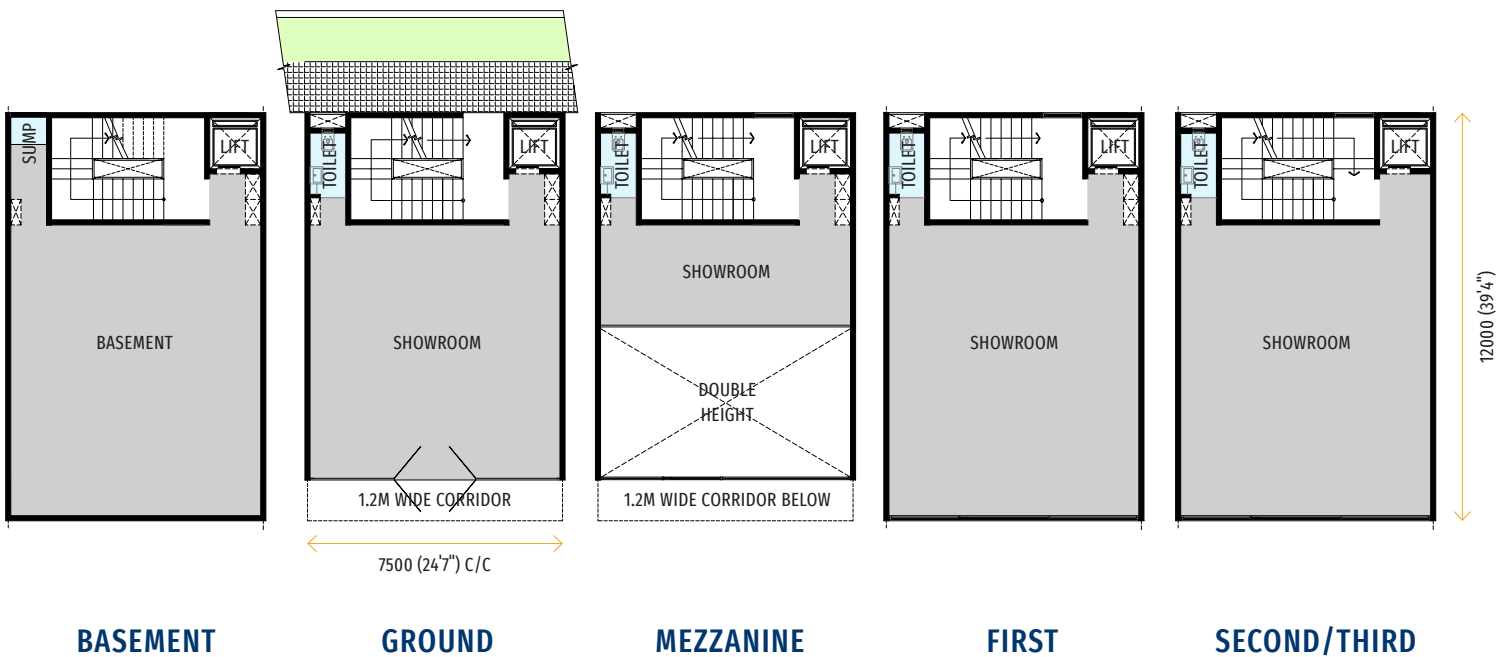


All floor plans, specifications, dimensions, amenities etc. of the plot/project are tentative and shall be as per the final buyers agreement between the parties

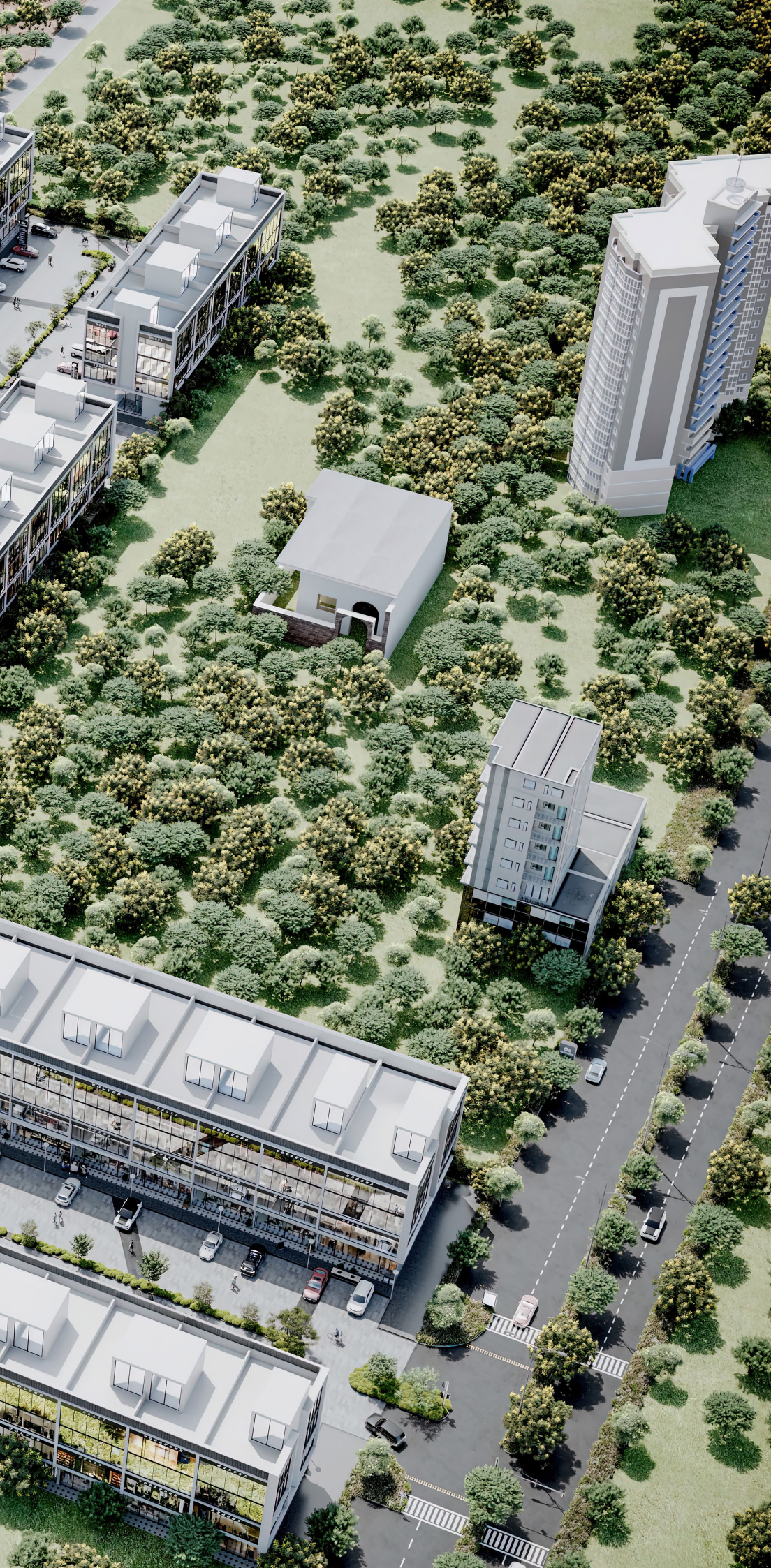
PLOT AREA 112.5 SQ. MT.



PLOT AREA 90 SQ. MT.







- Set amidst 184 acres Vatika India Next 2 township with close to 5000 homes nearing delivery
- Close proximity to Dwarka and IGI Airport
- 72 plots on 5 acres
- Plots ranging from 105 to 160 Sq Yds
- Designed in form of a broad landscaped avenue flanked by low-rise retail on both sides
- Open plaza dotted with pockets of greenery, spill out seating and high street character will create a lively environment
- Ample surface parking in front of each plot





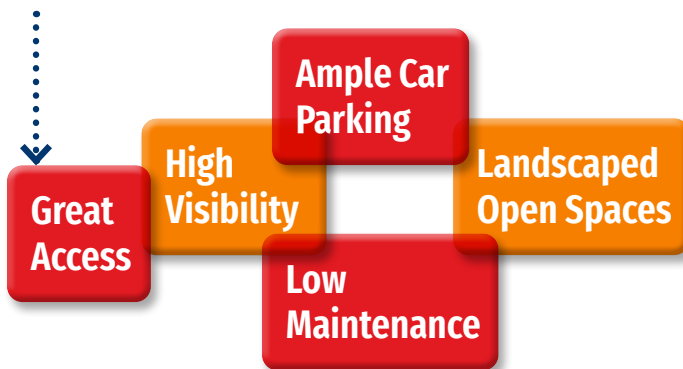
SITE PLAN

- TYPE A - 7.5 M X 12.0 M
- TYPE A1 - 9.0 M X 12.0 M
- TYPE B - 7.5 M X 15.0 M
- TYPE B1 - 9.0 M X 15.0 M

- 1 WEST GATE
- 2 EAST GATE
- 3 EMERGENCY EXIT
- 4 LANDSCAPE PLAZA
- 5 INTERNAL ROAD
- 6 SHOP FRONT PARKING
- 7 PARKING LOT
- 8 2-WHEELERS PARKING
- 9 UTILITY BLOCKS

THE FINEST SHOPPING HUB

The complex will evolve into the finest shopping hub. With excellent catchment and connectivity from major arteries, it will attract premium brands and tenants.



PAYMENT PLAN

Booking	10% BSP + 10% of EDC/IDC
Within 45 Days of Booking	10% BSP + 10% of EDC/IDC
Within 90 Days of Booking	10% BSP + 10% of EDC/IDC
On Demarcation of Plots	10% BSP + 10% of EDC/IDC
On Commencement of External Works	10% BSP + 10% of EDC/IDC
On Offer of Possession	50% BSP + 50% of EDC/IDC + Possession Charges + IFMS

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