

# SKYGATE

SEC 88 GURGAON  
(INFOPACK)

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**PROJECT FACT SHEET OF SKYGATE**

<b>Location</b>	<b>Sec 88, Gurgaon near Dwarka Xpressway</b>
<b>Project Type</b>	<b>Commercial</b>
<b>Plot Area</b>	<b>13 Acres (approx.)</b>
<b>Current Status</b>	<b>Soft launch</b>
<b>Construction status</b>	<b>Site office development</b>
<b>Developer</b>	<b>Earth Infrastructure Ltd.</b>
<b>Contractor</b>	<b>Shapoor ji Pallon Ji</b>
<b>Architect</b>	<b>Sikka Associates</b>
<b>Theme Consultant</b>	<b>Sanderson Group International</b>
<b>Loan Facility</b>	<b>India Bulls, Corporation Bank, Canara Bank</b>

## OVERVIEW

The project site is located in a suburb of Gurgaon now referred as New Gurgaon, is fast emerging as a vibrant residential and business hub. The site is in close proximity to Industrial Model Township Manesar and is expected that roughly 1.5 million people shall reside in Sectors 85-95 by 2021. With a dozen of residential projects already under construction and many proposed in various categories.

- A mixed land use project with a Boutique Hotel (a hotel which has typically between 10 and 100 rooms. Contains luxury facilities like telephone, Wi-Fi, air-conditioning, bars, cable with full service accommodations).
- Open Piazzas (an open space used as performance area like fashion shows, events, etc.)
- Retail shops (western-style open-air shopping center with a 'live-work-play' destination) Anchor store (larger stores with shopping mall, usually a departmental store or a major retail chain)
- Entertainment Zones (with Twentieth Century Fox Studio)
- 5 screens multiplex - First Lease Guarantee with INOX (entertainment group)
- ATM's, Bank Space, Restaurants, Food Court.....What more could you ask for?

## FEATURES

### OPEN PIAZZA

- Outdoor Performance Areas.
- Huge Product Launching Area.
- Perfect destination for Fashion Shows and Events.
- Perfect backdrop for events with Fountains and Lazy River complemented with Bars and Café.

### RETAIL

- Variety in retail, with Large and Small retail vendors.
- Gourmet Super Market, Brewery with Roof Top Bar.
- 40,000 sq ft of Hyper Market.
- Multiple Themed Restaurants with different cuisine for Insatiable appetites and loose purse strings.
- Western-Style Open-Air Shopping Center with a "live/work/play" Destination.

### ENTERTAINMENT

- Dedicated Entertainment zones from world renowned Marvel / Twentieth Century Fox Studio.
- Themed gathering space, especially for events like birthday parties with kids play area and activities.
- 5 screens multiplex with food court.

### APARTMENT

- Different segments of Apartment sizes to suit different users with private green spaces.
- Luxurious club with spa, gym, café, lounge and bar.
- Separate traffic movement for apartment users, creating complete privacy from retail zone.

### BOUTIQUE HOTEL

- Top floor as Boutique hotel with panoramic view of surrounding.
- Luxurious rooms and Private infinity pools for unmatched luxury.
- Landscaped Terraces and Theme Party area.

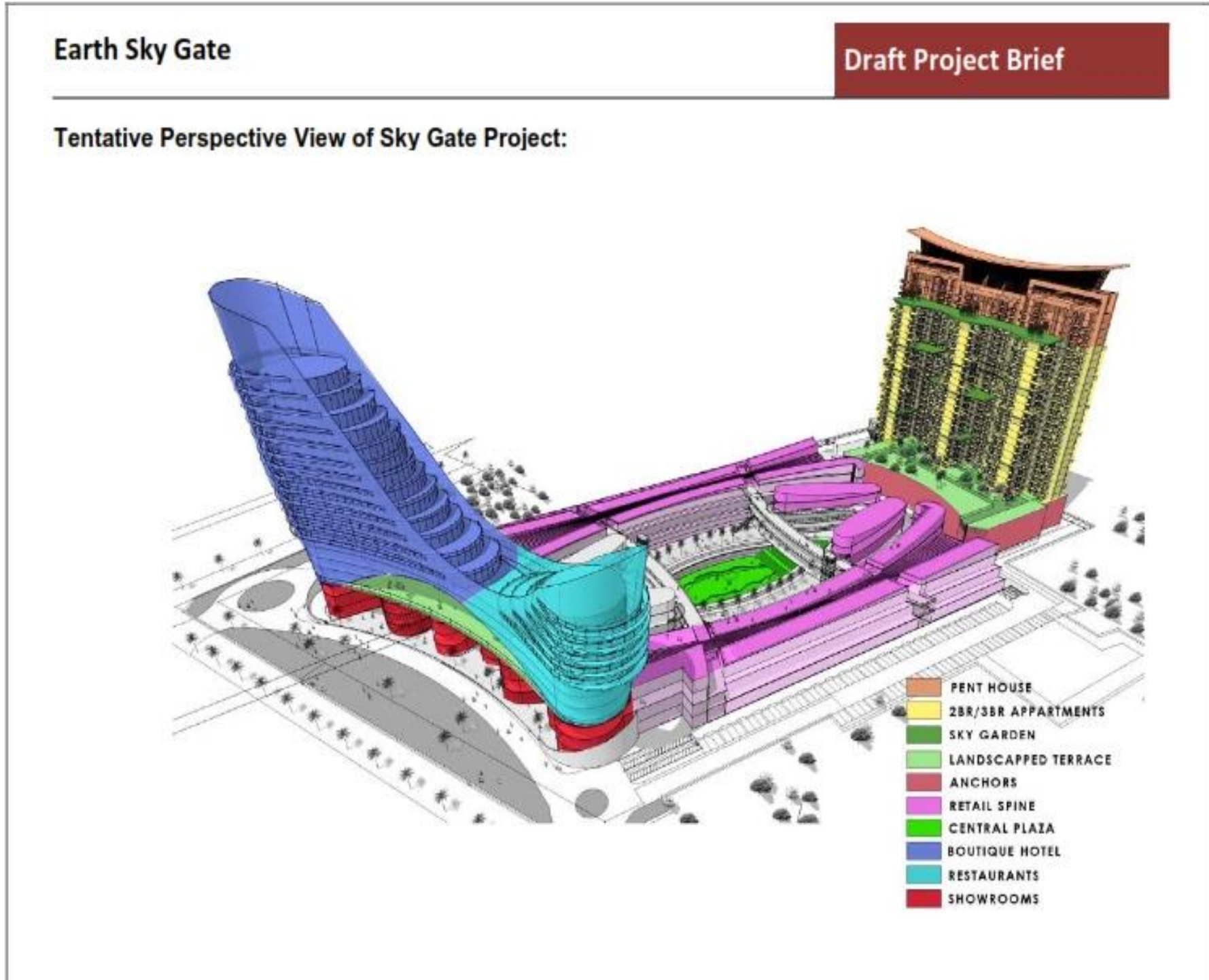
### USP of the Project

#### "U S E R" (UNIQUE SHOPPING ENTERTAINMENT & RESIDENCES)

- 1) Variety in shopping experience with different levels fusing a unique approach to Shopping, Entertainment and Residences in an Extraordinary Architectural shell.
- 2) To create a sense of 'PLACE' rather than just a 'Built Environment' with piazzas and eventful spaces for variety of events, divided in 4 levels. A mix of open air environment and retail experience. Sky Gate sets the stage for totally distinct streets, each with its own Energy and vibe.
- 3) Gurgaon's Only Western-Style Open-Air Shopping Center with a "live/work/play" Destination.
- 4) Entire floor allocated for entertainment, complete with gourmet supermarket, street, bazaar, cinemas, restaurants, health club, and outdoor performance area.
- 5) Multiple theme Restaurants with different cuisine for Insatiable appetites and loose purse strings.
- 6) Dedicated Entertainment zones from world renowned Marvel / Twentieth Century Fox Studio.
- 7) Different segments of sizes to suit different Apartment/Business Suites with private green spaces and Business Club.

### TENTATIVE OUTLOOK OF THE PROJECT

Sky Gate project is a mixed land use project, which consists of Retail spaces, Entertainment spaces, Apartment & Boutique Hotel along with Piazzas for a whole new experience for the visitors.



(Please refer color codes to understand the components of the project)

LOCATION MAP



LOCATION ADVANTAGES

- Two side open project. 60 m wide road on the front & 150 m road corridor towards north west side
- Site will be well connected with Dwarka Xpressway (Dwarka Expressway Project is a 18km long 150mtr wide road joining Dwarka with NH-8 near Haldiram's)
- Planned metro line along the Dwarka Expressway will be at walking distance
- Walking distance from planned ISBT
- 15 mins drive from IGI Airport
- 15 mins drive from IFFCO chowk
- World class hospitals, modern schools and hotels in close vicinity
- The entire sector is going to develop as a world class commercial hub
- Several prominent developments in surroundings by renowned developers like DLF Ramaprashta, Vatika, Bestech, 3C etc.
- As surrounded by various residential projects this sector will cater to the communities residing at adjoining sectors for their commercial / office / entertainment requirements
- Close proximity to IMT Manesar and KMP expressway

#### INVESTMENT OPTIONS

- Retail Shops
- Food Courts & Restaurants
- ATMs
- Bank Spaces
- Penthouses (will be opening soon, area would be around 8000 sq.ft. and cost would be around 16 CR)
- Office Spaces
- Multiplex (Leased to INOX)
- Anchor Store – Hyper Market ( Leased to ZARA)

#### INVESTMENT OPPORTUNITY

- 12% assured return per annum till possession on all commercial products with first lease guarantee.

**PRODUCTS & ROI DETAILS**

PRODUCTS	MINIMUM AREA (SQ.FT.)	PRICE PER SQ.FT.	Investment Value	ROI per month	ROI per annum	ROI till possession
Retail – Ground Floor	400	12,750	51 Lakhs	51,000/-	6.12 Lakhs	24.48 Lakhs
Retail – First Floor	300	9,250	27.75 lakhs	27,750/-	3.33 Lakhs	13.20 Lakhs
Anchor Store – Ground Floor pre-leased to ZARA @95/- psf Total Area = 40,000 sq.ft.	10000	12,750	12.75 Cr	12,75,000/-	1.53 CR	6.12 CR
ATM – Ground Floor	180	45 lacs	45 lakhs	45,000/-	5.40 lakhs	21.60 Lakhs
ATM – Upper Ground Floor	180	40 lacs	40 lakhs	40,000/-	4.80 lakhs	19.20 Lakhs
Bank Space – Ground Floor	2000/2500/3000	12,750	2.55 Cr onwards	2,55,000/-	30.60 Lakhs	1.22 CR
Bank Space – 1st Floor	1500/2000/2500/3000	9,250	1,38,75,000/-	1,38,750/-	16.65 Lakhs	66.60 Lakhs
Food Court – 2nd Floor	500/1000/1500/2000	9,500	47.50 lakhs onwards	47,500/- onwards	5.70 lakhs	22.80 Lakhs
Restaurants – 2nd Floor	1500/2500/3000	9,500	1,42,50,000/- onwards	1,42,500/- onwards	17.10 Lakhs	68.40 Lakhs
Multiplex – 3rd Floor (5 Screen) First Lease Guarantee with INOX @ Rs 61/- per sq.ft	Min buying area 4000	8,000	3.20 Cr onwards	3,20,000/- onwards	38.40 Lakhs	1.54Cr



## PAYMENT PLAN

### 1. Down Payment Plan:

- At the time of booking – 10% of BSP
- Within 60 days of booking – 85% of BSP.....(*assured return will start*)
- On offer of possession – 5% of BSP + Registry charges + Other remaining charges

### 2. Flexi Payment Plan

- At the time of booking – 10% of BSP
- Within 60 days of booking – 50% of BSP (after this assured return will start @12% p.a. on the 60% amount paid)
- Within 6 months of booking – 15% of BSP (assured return on 75% amount)
- Within 1 year of booking – 15 % of BSP (assured return on 90% amount)
- On offer of possession – 10% +other charges + stamp duty charges

### 3. Super Flexi Payment Plan

- At the time of booking – 10% + PDC of next 20% payment (compulsory)
- Within 60 days of booking -20%
- Within 6 months of booking -30% (after this, assured return will be started@12% p.a. and to be calculated on Pro-rata basis on each installment)
- Within 12 months of booking – 15%
- Within 18 months of booking – 15%
- On offer of possession – 10% + other charges + Stamp duty charges

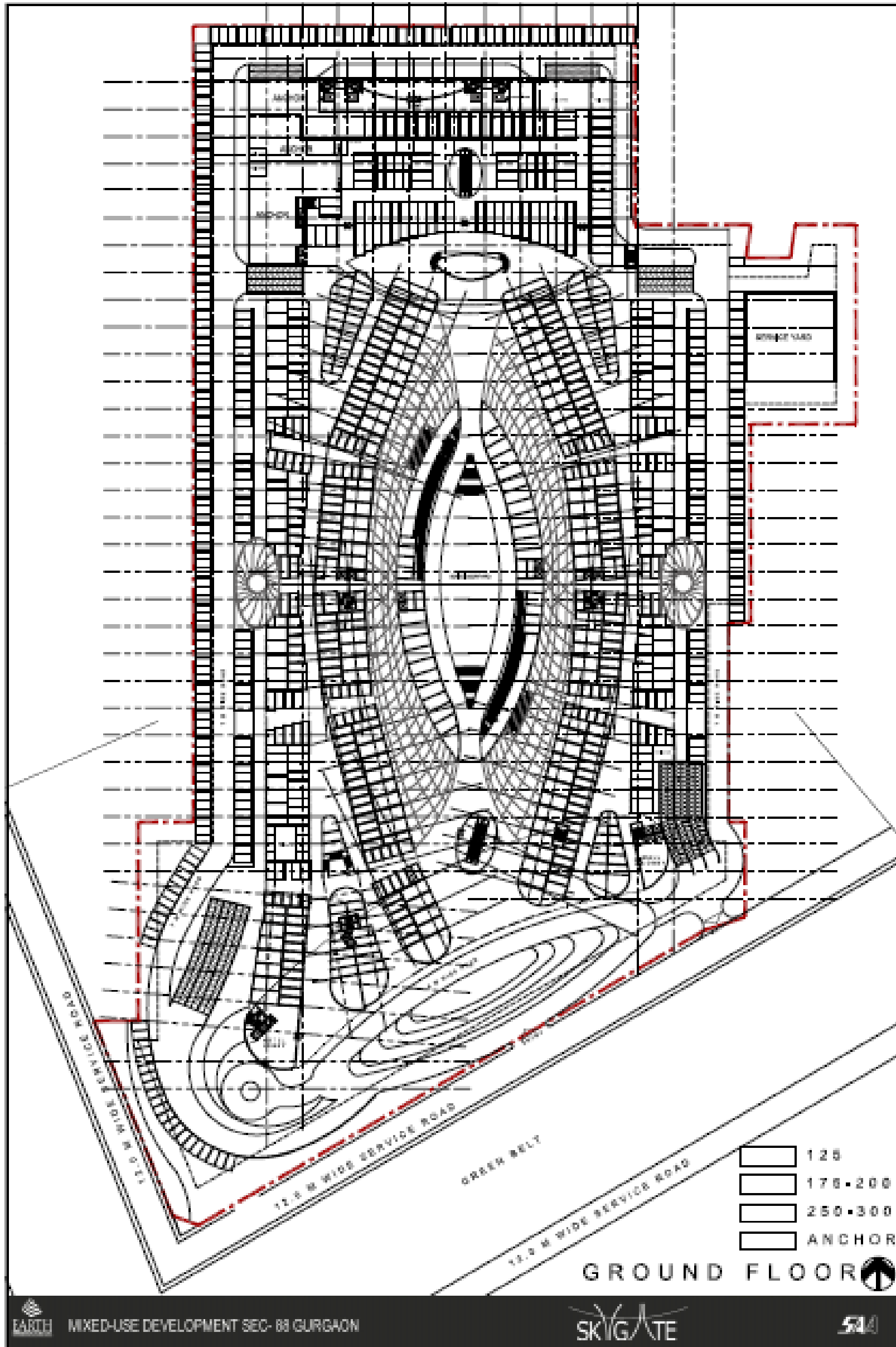
## NOTEWORTHY

- Other charges are 949/- per sq. ft. Inclusive of
  - DEVELOPMENT CHARGES ,
  - IFMS,
  - EEC/FFC,
  - ELECTRIC SUB STATION CHARGES etc.) payable at the time of possession.
- Car parking is optional.
- Club membership is compulsory worth Rs. 1,50,000/-
- Power back up charges are 30,000/- per KVA
- Service tax and stamp duty charges would be extra and to be borne by the applicant.

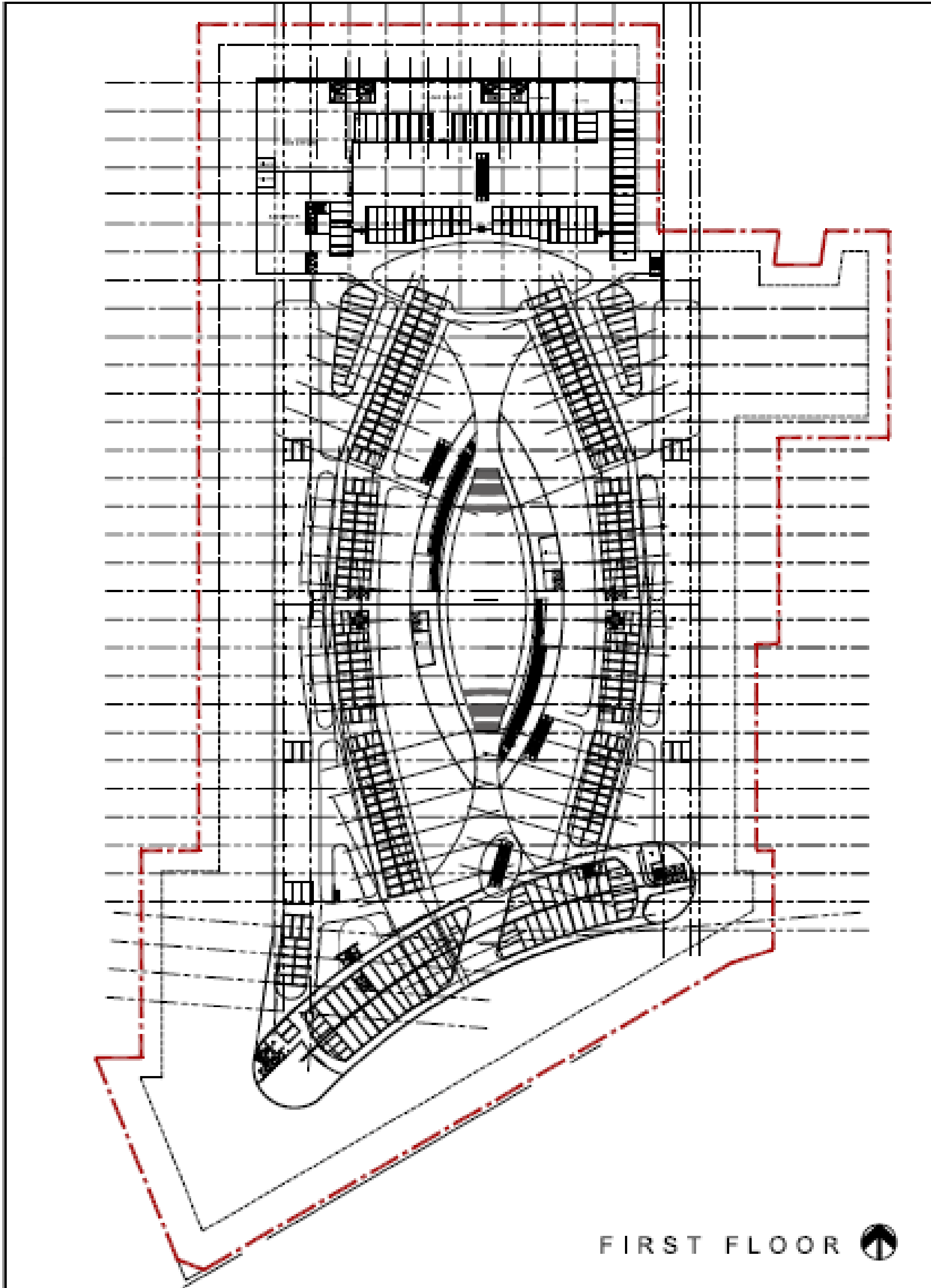
ALL CHEQUES TO BE MADE IN FAVOR OF,  
“EARTH GALLERIA PVT. LTD.”

FLOOR PLANS

GROUND FLOOR - ANCHOR STORE



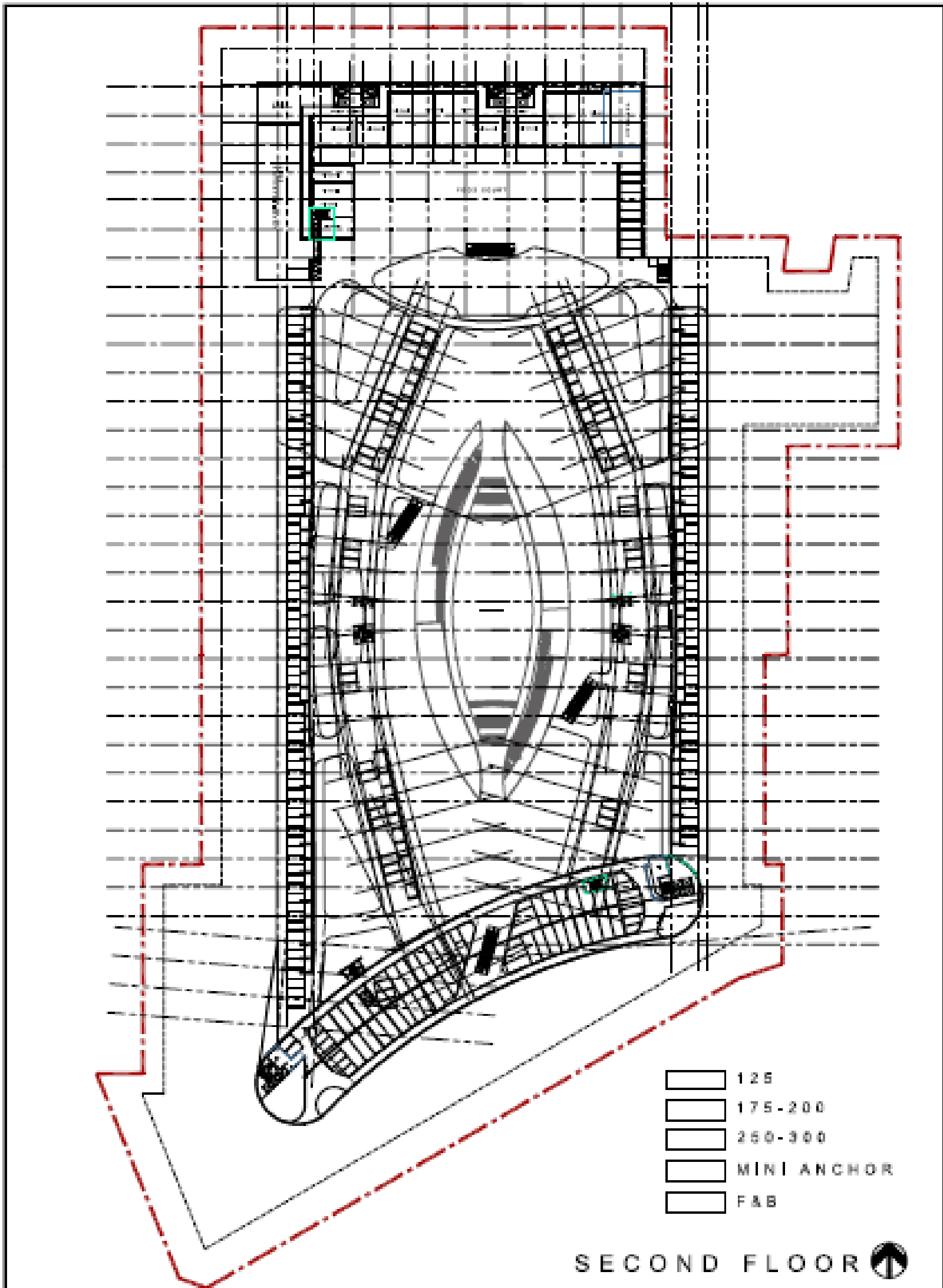
FIRST FLOOR (ANCHOR STORE, SHOPS, BANK SPACES)



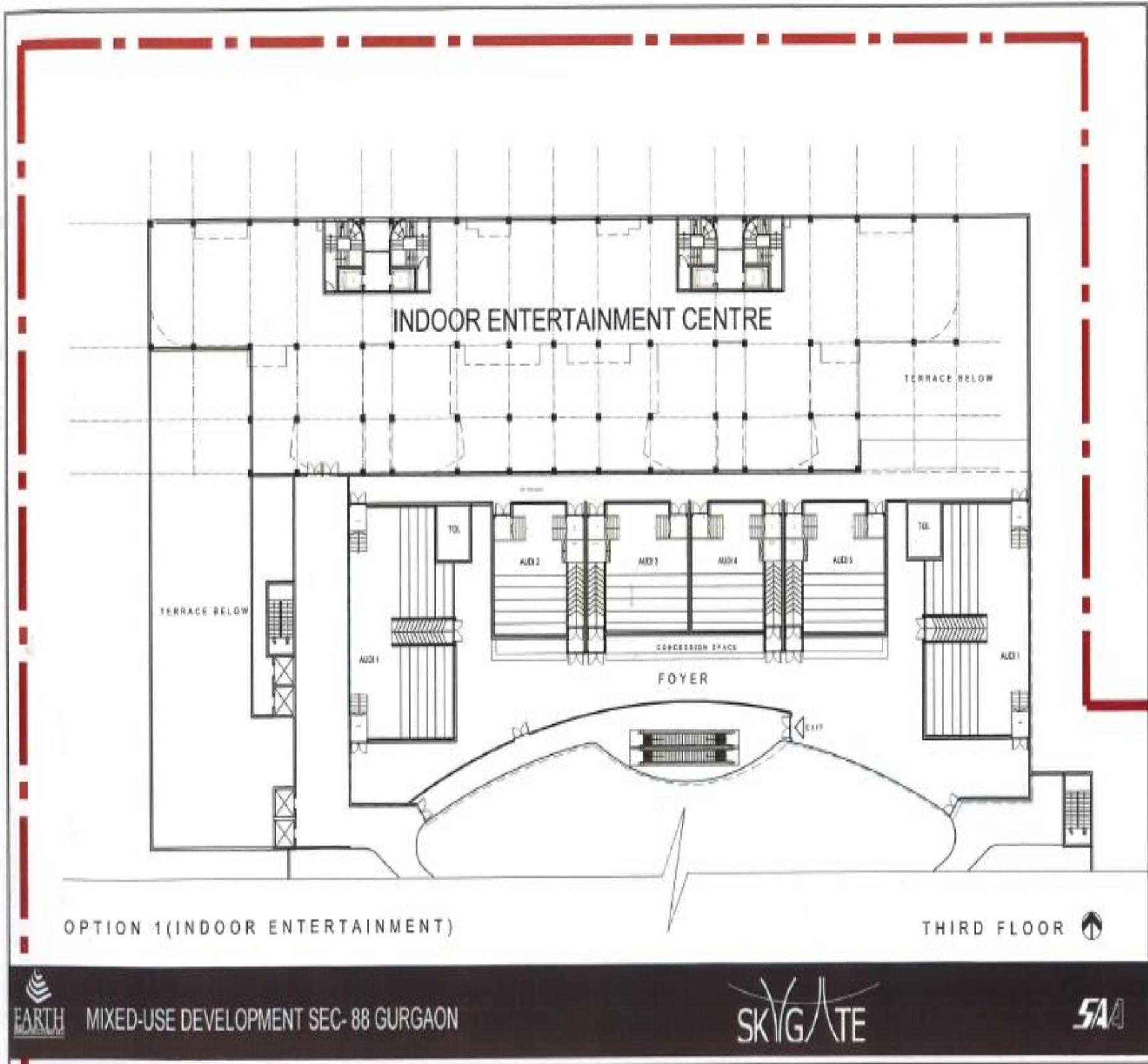
FIRST FLOOR 

SECOND FLOOR

(ANCHOR STORES, FOOD KIOSKS & RESTAURANTS, RETAIL SHOPS)

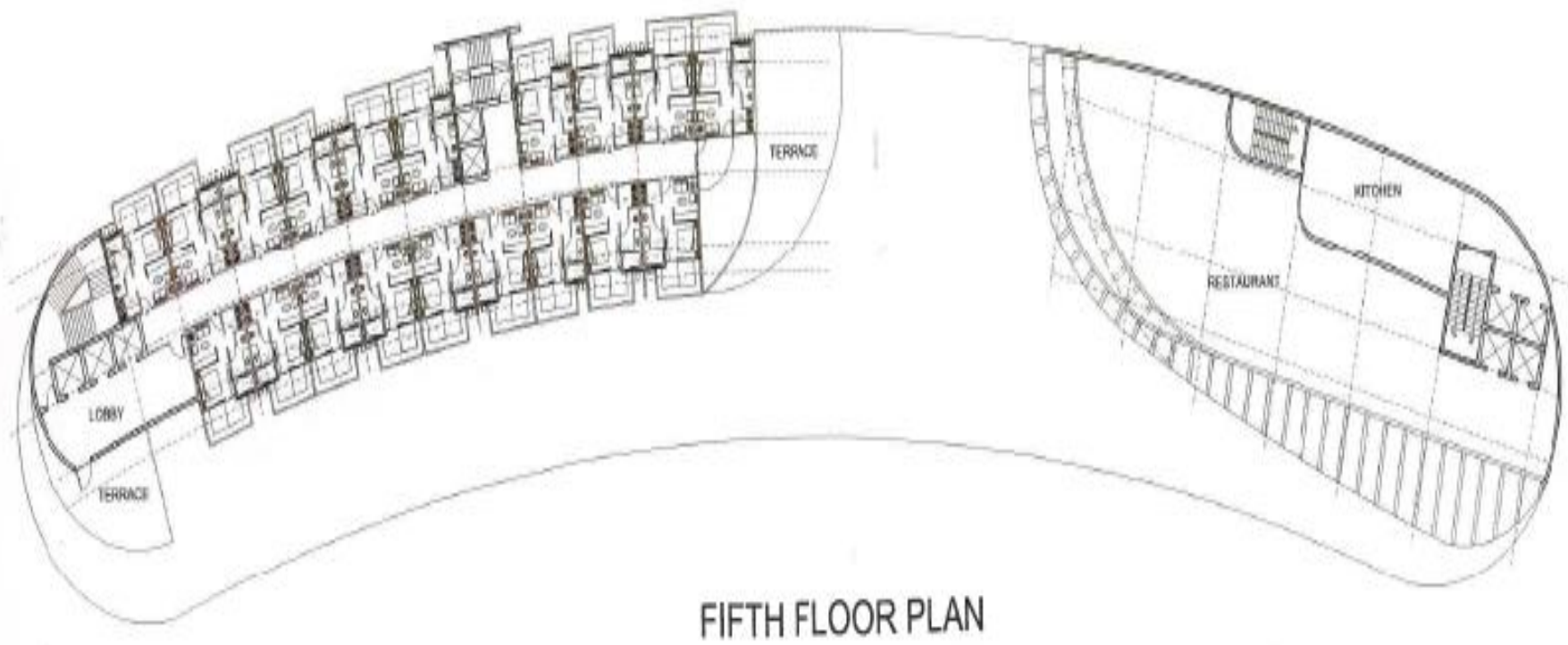
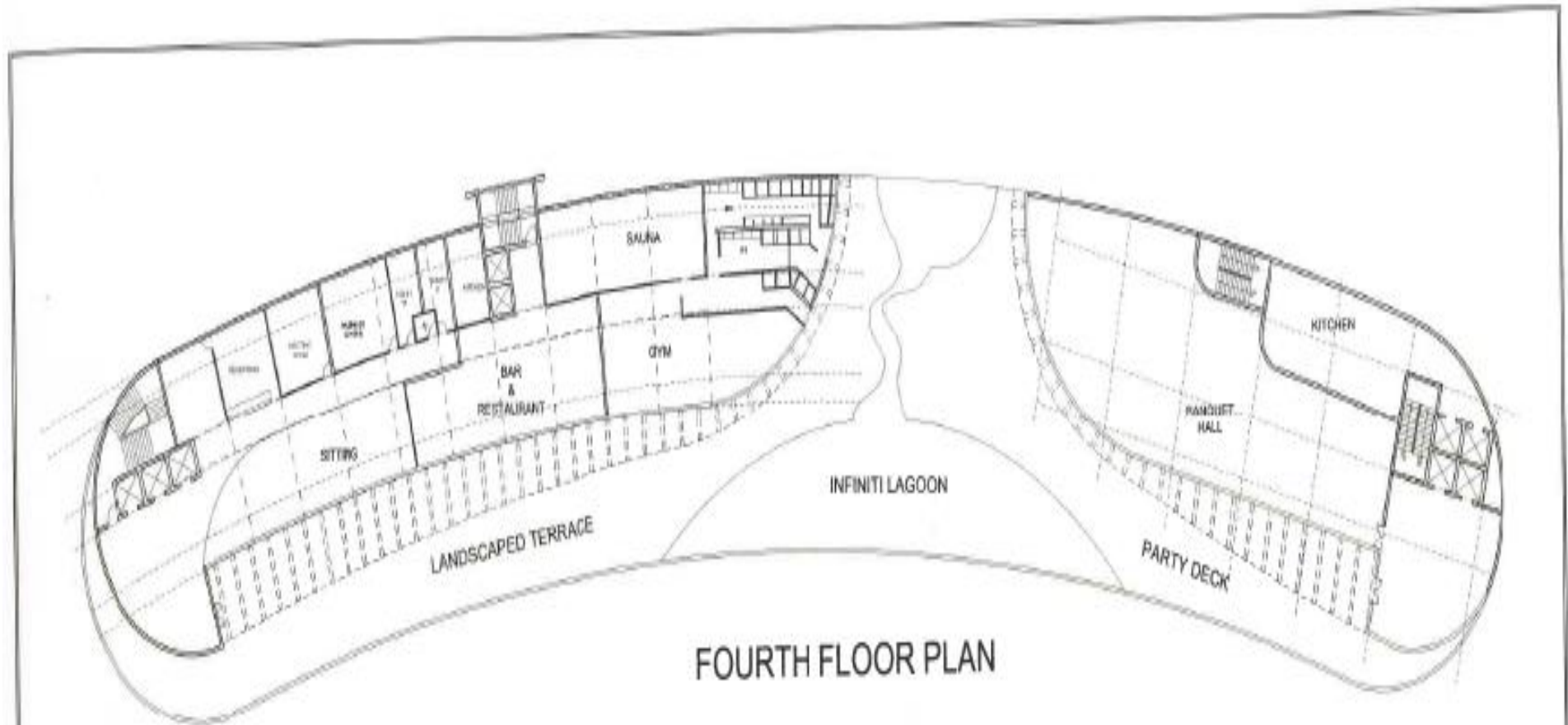


**THIRD FLOOR**  
**MULTIPLEX (5 SCREENS)**



FOURTH & FIFTH FLOOR

(ROOF TOP BAR, LANDSCAPED AREA, RESTAURANT AND FEW RESIDENTIAL UNITS ON FIFTH FLOOR)



MIXED-USE DEVELOPMENT SEC- 88 GURGAON



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FOR ANY FURTHER DETAILS OR QUERIES,

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*THANK YOU*

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