



Gurgaon

Upcoming Projects 2007

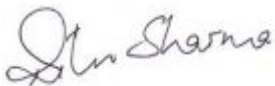
Comprehensive Research Report on Gurgaon Real Estate



Introduction

This is a supplementary report in continuation with the summary report on Delhi NCR Residential and Commercial Upcoming Projects. Gurgaon real estate witnessing enormous development and the numerous upcoming projects swarming in and around the region has led it to be one of the favorite destinations. National and international real estate developers have forayed into Gurgaon and many are still in the pipeline waiting to tap the immense potential.

Propertyvertical.com has come up with a comprehensive research report on Gurgaon real estate capturing the current market scenario as well as anticipating the future trends.



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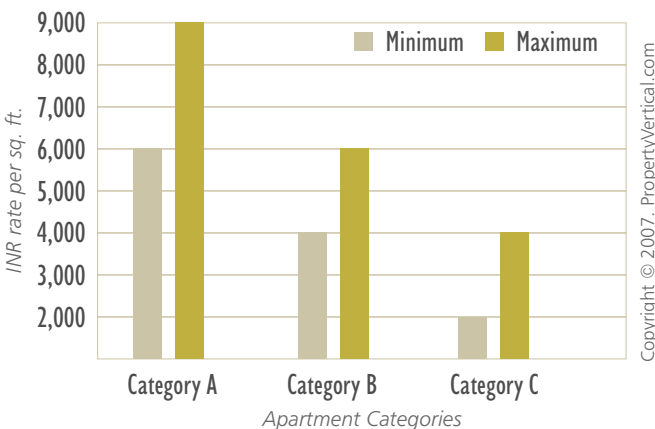
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Market Scenario

At present the real estate market in Gurgaon is for the actual end users and not for the investors as the prices are already touching peak high. It is always difficult to sell a property bought at a higher rate with considerable profit margins. The residential real estate scenario is overall slow and almost stagnant due to sky rocketed prices. Not many new residential projects are being launched in Gurgaon but the commercial real estate is definitely experiencing a boom. Commercial/retail projects are coming up on most of the 100 feet wide roads around residential areas. For instance Sushant Plaza in Sushant Lok, Bestech Central Square and Omaxe Plaza on the Sohna Road are some of the upcoming commercial projects.

In the last six months there has not been much appreciation in the residential real estate. It has been stagnant. Whereas the commercial real estate witnessed around 10% appreciation in the rates with a premium of around Rs. 3,000 added in the last six months. In the normal to middle residential segment (Category C Projects like JMD Group, Bestech Group, etc.) the rates range between Rs 2,000 to Rs 4,000/ sq ft. whereas in the upper segment (Category B Projects like BPTP, Unitech, etc.) the rates range between Rs 4,000 to Rs 6,000/ sq feet. The luxury segment (Category A Projects like DLF, Emaar-MGF Group, etc.) costs beyond Rs 6,000/ sq ft. The resale value of these flats on an average cost beyond Rs. 4,500/ sq ft. Due to high rates only the end users and not the investors are putting their money in the residential real estate. On the other hand investors/ financiers are going in for commercial real estate in Gurgaon.



Built-up house in Gurgaon may cost somewhere between Rs 1 crore to Rs 7 crore which includes duplex houses with an area ranging between 200 sq yards to 1200 sq yards. Construction in Guragon on a residential land under HUDA norms can be done till three floors i.e. Ground, first and second with an option of basement too. The construction cost on a residential plot cost around Rs 500-700/sq ft.

High prices of apartments/flats, hence, lower demand has caused inventory to rise as new development continues to add new products in the market. But for the lower segment of apartments ranging between Rs 3,000 to Rs 4,000/ sq ft, there is considerable demand and thus good sales. Gurgaon residential segment constitutes around 30-40% of premium end apartments and the rest, i.e. 70-60% of middle and lower end apartments. In the coming year around 5000 to 10,000 flats would be ready to move in Gurgaon alone.

The demand for residential land is on decline due to factors like very limited availability, exorbitant rates, hassle of construction, and obtaining clearance from several

Apartment Category	Percentage share
Premium end Apartments	30-40 %
Middle-lower end Apartments	70-60 %

Table: percentage share of apartment categories
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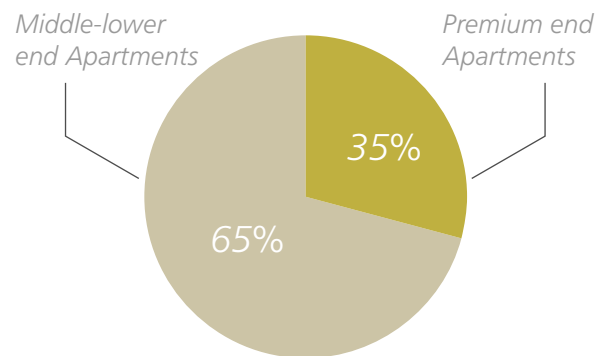


Chart: average percentage share of apartment categories

government departments for construction, etc. Hence the demand for 3 BR and 4 BR flats/apartments is more than the residential plots. In Gurgaon a 2 BR flat would cost minimum Rs. 50-55 lakhs.

In DLF a villa would cost somewhere around Rs 2 to 5 crore and a 3 BR flat would cost around Rs 1.5 to 2 crore. DLF plots range between Rs. 35,000 - 80,000 /sq yard.

The real estate in Gurgaon has shifted towards commercial segment due to high pricing structure, high inventory and less demand for residential real estate. Office/commercial space is booked overnight in Gurgaon which reflects the huge demand for commercial real estate. Generally the developers/builders acquire 1 acre land on which they develop commercial/retail building ready for sale/lease/rent. The present commercial retail rates in Gurgaon range from somewhere between Rs 5,000/sq ft to Rs 30,000/sq ft.

The residential land is comparatively expensive than flats/apartments. The contributory factor is the options available to the property holder of constructing up to three independent floors on that land with the basement. Property rates in New Gurgaon which includes sectors 27-34, 40-45 and till 57, DLF Ph I-V, Ansals Sushant Lok Ph I-III and the development on the Sohna Road like Mayfield Gardens, Nirvana Country, etc are somewhere between

Rs 25,000 - 1 lakh per square yard.

Whereas property rates in sectors 2-5, 14-17 which comes under Old Gurgaon are on an average 25,000 per square yard. The apartment rates vary between Rs 3,000 - Rs 9,000 per square feet including projects by national developers like DLF and Ansals.

In Sector 18 and 19 are industrial sectors of Gurgaon that includes Udyog Vihar Ph I-V, Electronic City and industries like Maruti Udyog. Old Gurgaon, industrial sector 18, sector 52 and 56 and areas like DLF and Sushant Lok are completely developed. Whereas development in sectors 42 and 43 and South City is on full swing.

The Haryana government has banned the pre-launch of the projects, a decision taken in investors' favour. As earlier the builders would pre launch a project without completing the legal formalities like obtaining the license etc. In case the

Concept of Pre launch, launch and Resale

- Pre launch is less than launch and resale; is the lowest price e.g. Rs 1000/sq ft.
- Launch/ original booking is the highest price e.g. Rs 1400-1500/sq ft.
- Resale is less than the launch but more than pre launch Rs. 1300-1350/sq ft. because if the resale is more than the original booking then the buyer can directly buy from the company rather than buying from the open market.

Resale is always cheaper than the direct booking for instance in DLF the booking rates are appx Rs 7200/ sq ft. whereas the resale is between Rs 6200-6300 /sq ft.

Property	Rate Range
Commercial	Rs. 5,000-30,000/ sq ft
Residential Flats	
New Gurgaon	Rs 2,500-9,000/ sq ft
Old Gurgaon	Rs 2,000-4,500/ sq ft
Residential Land	
New Gurgaon	Rs 25,000-1,00,000/ sq yard
Old Gurgaon	Rs 20,000-40,000/ sq yard

Table: INR rates of commercial and residential real estate.

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Rentals

The residential rentals in Gurgaon have appreciated by around 10-15%. Rental rates ranging between appx. Rs. 40,000 to 45,000/ month for a 3 BR and Rs. 45,000 to Rs. 50,000/ month for a 4 BR apartment. Whereas the lower category apartments are available for Rs 10,000 to 15,000/ month. The commercial rentals have also appreciated by at least 20% in the last six months.

Residential Rentals	Rental Range
Middle-Higher Category	
3 BR	Rs 40,000-45,000/ month
4 BR	Rs 45,000-50,000/ month
Lower category	Rs 10,000-15,000/ month

Table: rental of residential real estate.
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New Expansions

Sohna road and Manesar are experiencing massive development both in terms of residential and commercial real estate. Manesar considered as a commercial and industrial hub with HSIDC's Industrial Model Township, IMT on 1736 acre land. Owing to the commercial development there is demand for residential properties too. At present plot rate in Manesar is around Rs 18,000/sq yard which is surely expected to rise in the future. Sohna Road is around 10-15 mints drive from Manesar. Thus commercial development in Manesar is one of the influencing reasons for residential demand in this area. It is moving in parallels with Manesar's commercial development and emerging as a new residential destination. As many as 10,000 apartments are coming up on Gurgaon-Sohna road and nearly all the leading developers like Omaxe, Unitech, JMD, Vatika Group, Jaipuria, BPTP and Bestech Group are launching residential and commercial projects in the area.

Jaipur is a long term but certainly a promising investment option. It will take at least 4-5 years to reach considerable development.

Future Expansions

Ansals is soon going to announce Phase IV in Sushant Lok which already has three phases.

DLF will soon launch Phase VI alongside Faridabad Road which will be an addition in the kitty of already existing five phases.

With major infrastructure developments in and around the city, not only Gurgaon but also the suburbs like Manesar, Kundli, Bhiwadi, and Sohna Road are proving to be yielding investment opportunities.

Property	Plot Rate (Rs/ sq yard)	Flat Rate (Rs/ sq ft)
Sector 3	20,000-25,000	2,000-3,500
Sector 4	22,000-25,000	2,000-3,500
Sector 9	21,900-23,000	2,000-3,500
Sector 10	20,000-30,000	2,000-3,500
Sector 15	35,000-40,000	2,000-3,500
Sector 17	20,000-35,000	3,100-3,700
Sector 21	25,000-35,000	3,200-3,700
Sector 23	25,000-31,000	3,200-3,700
Sector 28	35,000-50,000	3,400-4,000
Sector 46	25,000-40,000	2,500-3000
Sector 47	35,000-42,000	3,067-3,200
Sector 51	13,000-30,000	3,200-3,500
Sector 52	30,000-35,000	2,900-3,450
Sector 56	25,000-35,000	2,990-3,200
Ardee City	65,000-75,000	2,400-3,365
Dharuhera	5,000-6,500	1,500-1,650
DLF City Ph-I	60,000-75,000	6,500-6,900
DLF City Ph-II	55,000-60,000	6,200-6,500
DLF City Ph-III	35,000-45,000	6,200-6,500
DLF City Ph-IV	60,000-80,000	4,200-6,300
DLF City Ph-V	45,000-60,000	4,200-6,300
Palam Vihar	29,000-32,000	2,800-3,300
Sohna Road	-	3,200-7,500
South City I	19,445-75,000	6,500-6,800
South City II	22,000-38,000	5,000-5,500
Sun City	-	4,865-6,000
Subhash Nagar	16,000-20,000	3,111/sq ft / floor
Sushant Lok-I	85,000-90,000	5,000-5,500
Sushant Lok-II	50,000-55,000	2,800-3000

Table: INR rates of residential real estate throughout Gurgaon.
Construction cost on a residential plot is Rs. 500-700 per sq. feet

Major Infrastructural Developments

NH8 Expressway

The upcoming eight lane toll expressway between Gurgaon and New Delhi, scheduled to become operational in April 2007 which will provide non-stop connectivity to the International Airport and Dhaulakuan in Delhi over a distance of 28 kilometers and includes 7 flyovers and 5 underpasses along the stretch. Property prices around it have shot up to Rs 5,000-6,000 per sq ft.

Kundli-Manesar-Palwal Expressway

Kundli-Manesar-Palwal expressway being developed as a global corridor offers major investment opportunities.

Metro

The Metro Rail projects at present cover over 100 km and will provide connectivity to areas like Jahangirpuri, Anand Vihar, Mundka, Gurgaon and Dilshad Garden expected to be completed by July 2010.

The Haryana government has proposed to levy a tax on property developers to raise the Rs 680 crore required for Gurgaon's Metro rail. It will be part of the external development charges to be announced in January, and will apply to builders of all kinds of properties. This will inflate the cost of properties in Gurgaon as the consumer will have to bear some of the cost.

Recent announcement by Haryana state government to extend metro services to Kundli will certainly make the area

one of the most sought-after destinations for real estate developers and investors.

Rajiv Gandhi Education City

With the proposed Rajiv Gandhi Education city, in Kundli on the Delhi-Haryana border, this area has the potential of becoming an education hub.

Specialised Malls

Gurgaon will soon have an Auto Mall and a Wedding Mall being developed by Omaxe. Gurgaon is also set to get the biggest mall of the world with an average size of 2.5 lakh sq ft. It is being developed by DLF Universal and to be known as the Mall of India. Many more such large format malls are coming up, which offer over 1 lakh sq ft of space.

Special Economic Zone

The Haryana government is establishing a special economic zone at Garhi Harsaru in New Gurgaon, about 25 km from the international airport in Delhi, adjoining NH-8 and the state highway between Gurgaon and Pataudi. The SEZ would be spread across 3,000 acres and about 2,400 units are slated to come up in this zone.

Gems & Jewellery Park Complex at Udyog Vihar is in the Government's list of initiatives for promoting this sector and is also contemplating seeking SEZ status for this park. Along with that, an Apparel Park is also proposed to be developed in Gurgaon SEZ under the "Apparel Parks for Exports" scheme of the Government of India.

- NH8 Expressway
- Kundli-Manesar-Palwal Expressway
- Metro
- Rajiv Gandhi Education City
- Specialised Malls
- Special Economic Zone

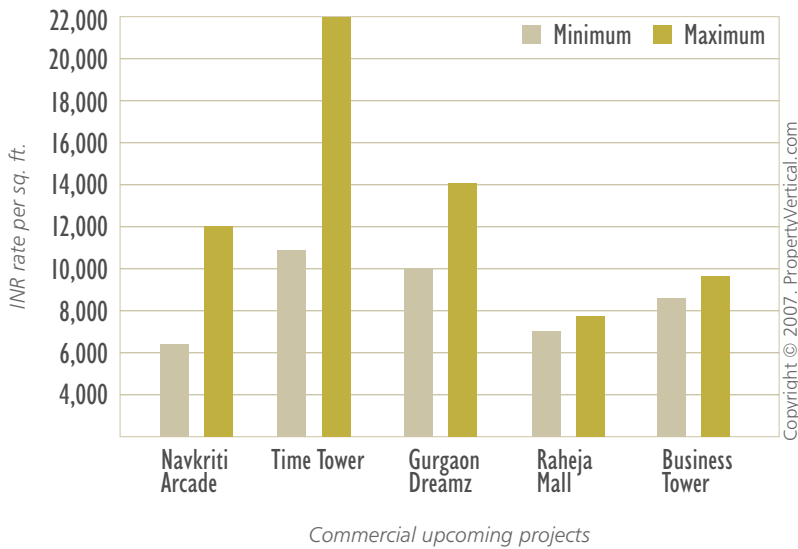
Commercial Upcoming Projects

Project	Location	Type	Rate (Rs/ sq ft.)	Rent (Rs/ sq ft)
Navkriti Arcade	Sec 55	Retail and Office	6,200-12,000	
Time Tower	MG Road	Retail and Office	11,000-22,000	
Bestech Central Square	Sec 57, Sohna Road	Retail	9,000-12,000	
Gurgaon Dreamz	Sec 4 and 7 chowk	Retail	10,000-14,000	
Raheja Mall	Sohna Road	Retail	6,700-7,900	
Ambi Mall	Near Radisson Hotel	Retail		170
Omaxe Plaza	Sohna Road	Retail		110
Omaxe House 2 Home Mall	Sohna Road	Retail		110
Omaxe Wedding Mall	Sohna Road	Retail		110
Ambi Corporate Tower	Near Radisson Hotel	Office		100
Business Tower	Sec 54, Sun City, Golf Course Road	Office	8,500-9,500	

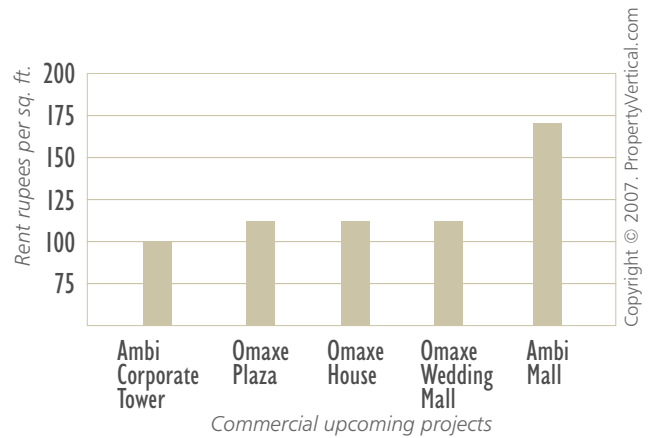
“ The real estate in Gurgaon has shifted towards commercial segment due to high pricing structure, high inventory and less demand for residential real estate.”

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Table: commercial upcoming projects in Gurgaon



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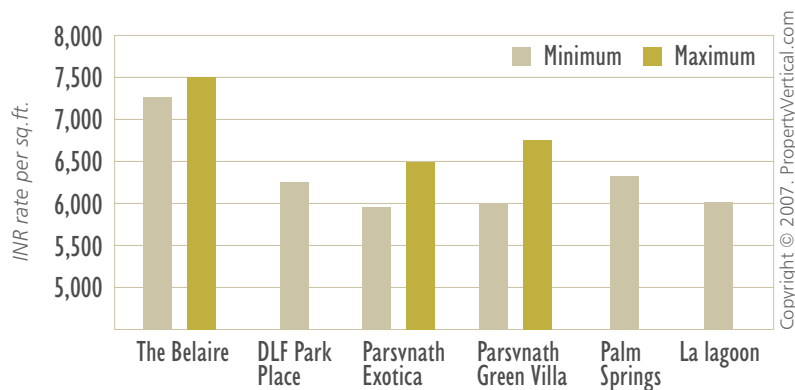
RESIDENTIAL UPCOMING PROJECTS Categorised into A, B and C

Project	Location	Type	Rate (Rs/ sq ft.)
DLF The Belaire	Near Golf Course	3 and 4 BR Apartments	7,250-7,500
DLF Park Place	Ph-V DLF City		6,250
Parsvnath Exotica	Sec 53	3 and 4 BR Apartments	5,980-6,500
Parsvnath Green Ville	Sohna Road		6,000-6,750
Emaar-MGF The Palm Springs	Golf Course	Apartments	6,315
La Lagoon	Golf Course Road	4 and 5 BR Apartments	6,000

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“ The demand for residential land is on decline due to factors like very limited availability, exorbitant rates, hassle of construction, and obtaining clearance from several government departments for construction, etc. The demand for 3 BR and 4 BR flats/apartments is more than the residential plots.”

Table: residential upcoming projects in Gurgaon - Category A



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Category A residential upcoming projects

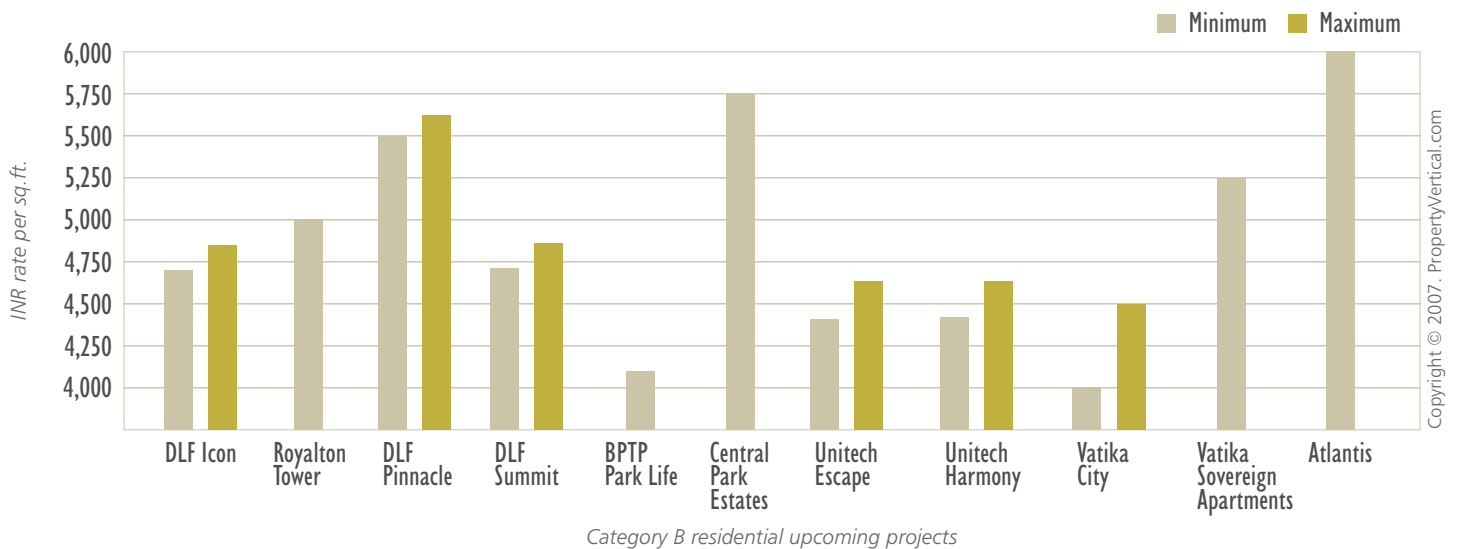
Category B Projects

Project	Location	Type	Rate (Rs/ sq ft.)
DLF The Icon	Ph-V, DLF City	3 and 4 BR Apartments	4,700-4,800
DLF The Royalton Tower	Sector Road Ph-V		5,000
DLF The Pinnacle	Near DLF Golf and Country Club		5,500-5,600
DLF The Summit	Ph-V DLF city		4,700-4,800
BPTP Park Life	Sec 57, Sohna Road	2 and 3 BR Apartments	4,100
Central Park Estates	Sohna Road	3 and 4 BR Apartments	5,750
Unitech Escape	Sec 56, Nirvana Country	Apartments	4,400-4,600
Unitech Harmony	Sec 56, Nirvana Country		4,400-4,600
Vatika City	Sector Road	2 BR	4,000-4,500
Vatika Sovereign Apartments			5,250
Atlantis	On NH-8 Sec 31 and 32	Apartments	6,000

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“ The residential rentals in Gurgaon have appreciated by around 10-15%. and the commercial rentals have also appreciated by at least 20% in the last six months.”

Table: residential upcoming projects in Gurgaon - Category B



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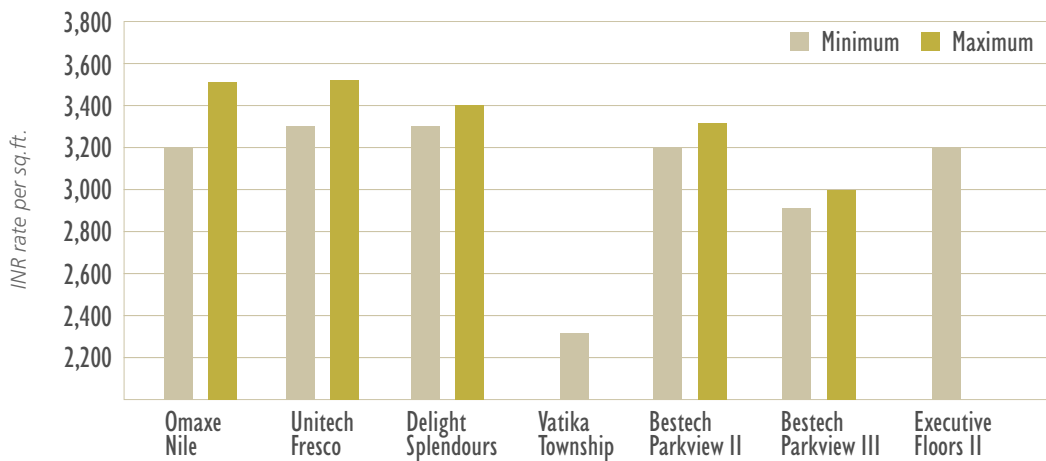
Category C Projects

Project	Location	Type	Rate (Rs/ sq ft.)
Omaxe Nile	Sector 49, Sohna Road	3 and 4 BR Apartments	3,200-3,500
Unitech Fresco	Sec 56, Nirvana country	Apartments	3,300-3,500
Delight Splendours	Sec 57	3 BR Apartments	3,300-3,400
Vatika Township	On NH-8, 15 kms from Pajiv Chowk	Row Housing Project, Apartments	2,300
Bestech Parkview II	Sohna Road	Apartments	3,200-3,300
Bestech Parkview III	Palam Vihar	Apartments	2,900-3,000
Executive Floors II	Palam Vihar	Apartments	3,200

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“ High prices of apartments/flats, hence, lower demand has caused inventory to rise as new development continues to add new products in the market. But for the lower segment of apartments ranging between Rs 3,000 to Rs 4,000/ sq ft, there is considerable demand and thus good sales.”

Table: residential upcoming projects in Gurgaon - Category C



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Category C residential upcoming projects

Residential Upcoming Projects- Summarised

Project	Location	Type	Rate (Rs/ sq ft.)
Omaxe Nile	Sector 49, Sohna Road	3 and 4 BR Apartments	3,200-3,500
DLF		3 and 4 BR Apartments	
i) The Icon	Ph-V, DLF City		4,700-4,800
ii) The Royalton Tower	Sector Road Ph-V		5,000
iii) The Pinnacle	Near DLF Golf and Country Club		5,500-5,600
iv) The Summit	Ph-V DLF city		4,700-4,800
v) The Belaire	Near Golf Course		7,250-7,500
vi) Park Place	Ph-V DLF City		6,250
Parsvnath		3 and 4 BR Apartments	
i) Exotica	Sec 53		5,980-6,500
ii) Green Ville	Sohna Road		6,000-6,750
BPTP Park Life	Sec 57, Sohna Road	2 and 3 BR Apartments	4,100
Central Park Estates	Sohna Road	3 and 4 BR Apartments	5,750
Unitech		Apartments	
i) Escape	Sec 56, Nirvana Country		4,400-4,600
ii) Harmony	Sec 56, Nirvana Country		4,400-4,600
iii) Fresco	Sec 56, Nirvana country		3,300-3,500
Delight Splendours	Sec 57	3 BR Apartments	3,300-3,400
Unitech		Apartments	
i) Vatika Township	On NH-8, 15 kms from Pajiv Chowk	Row Housing Project	2,300
		Plots	18,000-20,000*
ii) Vatika City	Sector Road	2 BR	4,000-4,500
iii) Sovereign Apartments			5,250
Bestech Group		Apartments	
i) Parkview I	Sohna Road		3,600-3,700
ii) Parkview II	Sohna Road		3,200-3,300
iii) Parkview III	Palam Vihar		2,900-3,000
Executive Floors II	Palam Vihar	Apartments	3,200
M2K Aura	Sec 47, Mayfield Gardens	G + 2 Independent Floors	First Floor 52.80** Second Floor 54.45**
Atlantis	On NH-8 Sec 31 and 32	Apartments	6,000
The Palladians	Mayfields Gardens, Sec 47 and 50	G + 2 Independent Floors	First Floor 51** Second floor 52**

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Project	Location	Type	Rate (Rs/ sq ft.)
Golden villas Orchid Square	Sushant Lok I	Duplex Villas 300 sq y 500 sq y 1000 sq y 1300 sq y	38** 46.15** 72** 1.25***
Caitriona Seven Star	On Nh-8	Condominiums	10,000-11,000
Emaar-MGF The Palm Springs	Golf Course	Apartments Villas	6,315 2-5***

*INR/ sq yard
**INR in lakhs
*** INR in Crores

“ In the coming year around 5000 to 10,000 flats would be ready to move in Gurgaon alone.”

New Developments

As the real estate prices shooting through the roof in Delhi and places like Gurgaon and Noida, the focus is now shifting towards distant and suburbs of NCR. Cities like Manesar, Bhiwadi, Dhaurhera, Rudrapur and Neemrana are hot destinations for industrial as well as real estate developers and have witnessed enormous development through both public and private participation.

Bhiwadi

The next happening place in terms of real estate and an upcoming industrial town after Gurgaon, Bhiwadi, is situated in Rajasthan. It is approximate 30 kms from Gurgaon and 5 kms off NH-8. Owing to its strategic location, Bhiwadi is attracting a large number of industrialists not only from Delhi but also from other parts of India. Some of the major industries are Gillette, Kajaria, Bosch & Lomb, Tata BlueScope Steel Limited and Hero Honda. Parsvnath is planning to open a 14 hotels chain across India including Bhiwadi. It is surrounded by a number of towns like Chaupanki, Kushkhera, Dharuhera, Bawal and Manesar. Bhiwadi forms a part of the Regional Plan 2001 for NCR and has acquired the status of a Priority Town/Regional Centre of NCR. Also seeing the huge industrial influx in Bhiwadi, the government has developed the basic infrastructure to sustain the housing needs of the people.

Rudrapur

With the arrival of business giants like Tata, Bajaj, Honda, escorts, Nestle, Britannia, Dabur, Parle, Voltas, Jindals, HCL Kores, Mahindra and Mahindra in Rudrapur, the city is set for huge development. The government's decision to declare Rudrapur as a tax-free zone for the next ten years only reinforces the fact that there is immense potential in this city.

“ With major infrastructure developments in and around the city, not only Gurgaon but also the suburbs like Manesar, Kundli, Bhiwadi, and Sohna Road are proving to be yielding investment opportunities.”

Bhiwadi

Project	Type	Area	Rate (BSP in INR)
Camellia Gardens Estate M Tech Developers Pvt. Ltd.	VILLAS		
	3 BR	2000 sq.ft.	Rs 55 lakhs
	4 BR	3500 sq. ft.	Rs 85 lakhs
	5 BR	5000 sq.ft.	Rs 1.25 crores
M Tech Heights M Tech Developers Pvt. Ltd.	Apartments		
	2 BR	1200 sq. ft.	Rs 1575/sq. ft.
	3 BR	1500 sq. ft.	
	4 BR	1900 sq. ft.	
M Tech Camellia Garden I M Tech Developers Pvt. Ltd.	Apartments		
	2 BR	1200 sq.ft.	Rs 1695/sq.ft.
	3 BR	1500 sq. ft.	
	4 BR	1900 sq.ft.	
M Tech Camellia Garden II M Tech Developers Pvt. Ltd.	Plots	160, 200, 300, 500 sq yds	Rs 4750/sq.yds.
Dreamland Promoters and Consultants Pvt. Ltd.	Apartments		
	2 BR	1200 sq.ft.	Rs 1410/sq.ft.
	3 BR	1600 sq. ft.	
Hill View Garden Trehan Home Developers	Apartments		
	2 BR	1100 sq.ft.	Rs 1450/sq.ft.
	3 BR	1350 sq. ft.	

Table: residential upcoming projects in Bhiwadi

Rudrapur

Project	Type	Area	Rate (BSP in INR)
SagaRise Samag Construction Ltd.	Villas		
		1150 sq ft.	Rs 25 lakhs
		1600 sq ft.	Rs 37 lakhs
		2200 sq ft.	Rs 52 lakhs
	Plots	250 sq yards	Rs 5500/ sq yds
		350 sq yards	
Garden City Dynamic Infrastructure Pvt. Ltd.	Apartments		
	2 BR	1100 sq ft	Rs. 1550/ sq ft
	3 BR	1200 sq ft	
	4 BR	1500 sq ft	
	Plots	200 sq yds	Rs.6000/ sq yds

Table: residential upcoming projects in Rudrapur

Neemrana

Project	Type	Area	Rate (BSP in INR)
Camellia Valley M Tech Developers Pvt. Ltd.	Villas		
	3 BR	1800 sq.ft.	Rs.1250/sq.ft.
		2500 sq.ft.	Rs.1250/sq.ft.
	Plots	160, 200, 300, 500 sq. yds.	Rs. 3500/sq.yds.
Pal Infrastructure Ltd.	Plots	160, 200, 300, 500 sq. yds.	Rs. 3750/sq.yds.

Table: residential upcoming projects in Neemrana

Manesar

With skyrocketing real estate prices and most of the land in Gurgaon and Noida being taken up already, developers are now looking for new options in Manesar both for residential and commercial projects. Manesar is 50 kms away from Delhi on the Jaipur Highway, land prices have increased by 100% over the last one year and definite appreciation is expected in the future too.

HSIDC has acquired 1736 acres land at Manesar to set up the Industrial Model Township, IMT. Over 250 acres of land is reserved for Industrial housing for those who will set up industrial units at IMT. Industrial giants like Maruti, Hero Honda, Escorts, Denso, Norcool, Mitsubishi, Videocon, Motoraola, Johnson Matthey, Sony, etc are operational here.

SEZ is going to come up near NH-8 in Gurgaon which would extend to proposed Kundli-Manesar-Palwal expressway set up by Reliance Industries Ltd in a 25,000 acre area. A nine-hole golf course with a club house and a helipad will be located near it to facilitate quick transfer of top company executives. The other unique aspect of Manesar is the simultaneous development of residential complexes for both executive and non-executive staff.

This has clearly outlined Manesar's potential as an upcoming hub of commercial and IT & ITeS activities. Most of commercial activity is currently concentrated within the suburban locations of Gurgaon.

Dharuhera

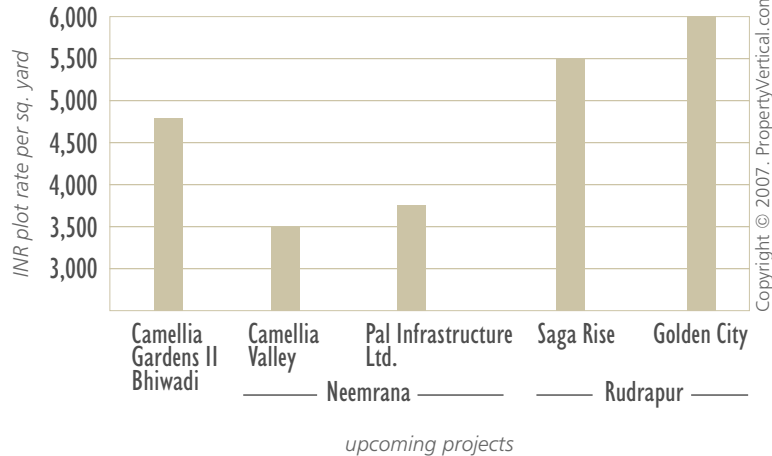
Location	Project	Residential Space	Rate (BSP in INR)
Dharuhera	M Tech Developers Pvt. Ltd.	1200 sq ft 1500 sq ft	Rs 1550/ sq ft. Rs 1500/ sq ft.

Table: residential upcoming projects
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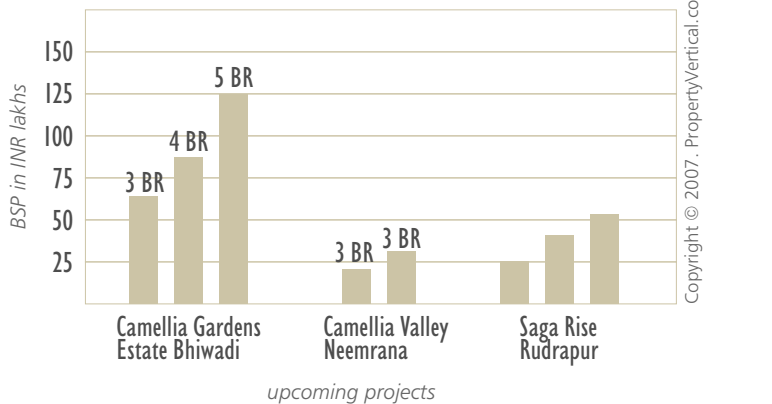
Location	Project	Commercial Space	Rate (BSP in INR)
Manesar	EROS Corporate Park EROS Group	G.F. 1st F. 2nd F. 3rd 7th F.	Rs 17500/ sq ft. Rs 11000/ sq ft. Rs 8500/ sq ft. Rs 7500/ sq ft.

Table: commercial upcoming projects
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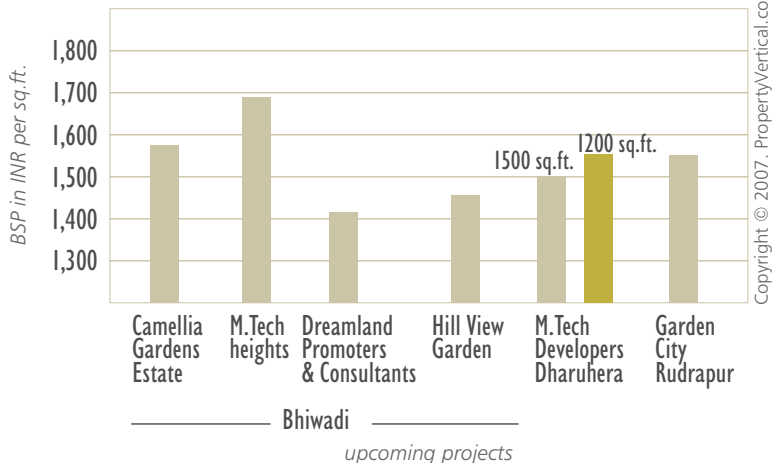
Plots



Villas



Apartments



Source of Information

- Builders/Developers in Gurgaon
- Property Dealers in Gurgaon
- www.propertyvertical.com

About PropertyVertical.com

PropertyVertical.com is a move towards synchronization of comprehensive range of real estate services covering sale, purchase, rent, lease to advisory services and transaction management of residential, commercial, land, hotels, etc. in any part of India. With an extensive database, latest updated information, authentic and reliable research analysis, 24X7 customer support, maximum number of genuine interested buyers as well as the NRI clients, has certainly increased our credibility in the real estate market.

Our presence in US, Delhi and Chandigarh helps us to cater to a wide range of customers both national and international. For the ease of our clients, the technical support team continuously updates and enhances the website. Assistance from trained, skilled and dedicated team working around the clock provides sale/purchase/investing solutions to the clients. Also the presence of dedicated research team and advisory council offers an in depth information and advisory services.

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Gurgaon Map

