



The Palm Drive

Factsheet

Palm Drive is a 37.8 acre residential development located in Gurgaon, NCR. The project consists of apartments, villas and independent villa floors. The details of these developments are provided below.

Palm Drive Apartments. Palm Drive Apartments has a proposed Saleable Area of approximately 2.2 million square feet (which represents our 87.5% share of the project) and is expected to consist of 780 apartments (which represent our approximately 87.5% share of the total units in the project) ranging from 1,900 square feet to 4,000 square feet in size. The development is expected to be completed in 2011-12.

Palm Drive Villas. Palm Drive Villas has a proposed Saleable Area of approximately 0.1 million square feet (which represents our 87.5% share of the project) and is expected to consist of 23 villas (which represent our approximately 87.5% share of the total units in the project) ranging from 4,100 square feet to 5,250 square feet in size. The development is expected to be completed in 2011-12.

Palm Drive - Terrace Garden. Palm Drive Terrace Garden has a proposed Saleable Area of approximately 0.2 million square feet (which represents our 87.5% share of the project) and is expected to consist of 61 independent villa floors (which represent our approximately 87.5% share of the total units in the project) ranging from 2,920 square feet to 3,300 square feet in size. The Company is presently planning to redesign this project and make the other units in this project available for sale only once the project has been redesigned. The development is expected to be completed in 2011-12.

Palm Studios. Palm Studios is a part of the Palm Drive residential development. Palm Studios has a proposed Saleable Area of approximately 0.1 million square feet (which represents our 90% share of the project) and is expected to consist of 94 apartments (which represent our approximately 90% share of the total units in the project) ranging from 1,125 square feet to 1,200 square feet in size. The development is expected to be completed in 2012-13.

The Enclave. The Enclave has a proposed Saleable Area of approximately 0.3 million square feet and is expected to consist of 128 apartments ranging from 1,895 square feet to 2,415 square feet in size. The development is expected to be completed in 2012-13.

Project Highlights:

- Situated 15 km from the Indira Gandhi International Airport and in the vicinity of the proposed metro station.
- Away from the industrial areas in a serene sanctuary setting and surrounded on all sides by upcoming residential neighbourhoods, The Palm Drive also enjoys wide open spaces and a fresh green and natural environment.
- Area specifications of Premier Terraces apartments: 1900 sqft to 2625 sqft (three and four bedroom).
- The Sky Terraces: 3150 sqft to 3625 sqft (three and four bedrooms). These apartments will have exclusive private elevators for each floor opening into a balcony view.
- The Villas come in two sizes: Luxury Villas (5 bedrooms spread over 5250 sqft with a plot area of 320 sq yards) and Premium Villas (4 bedrooms spread over 4100 sqft with a plot area of 250 sq yards)
- Garden Terraces: Low rise garden facing luxury residences (4 bedroom apartments range from 2920 sqft to 3300 sqft).
- The apartments/villas will be air conditioned (split units) with 100% power back up. The world-class specifications include imported marble flooring in living/dining area. Wooden laminated flooring in bedrooms.

Amenities:

- A 32,000 sq ft Club House
- Fully equipped gym
- Swimming pool and a splash pool
- Health club
- Restaurant
- a mini Cineplex
- CCTV and a multi purpose hall intercom
- Smart card access

