



THE PALM SPRINGS

Factsheet

The Palm Springs is a 15.5 acre luxury residential development adjacent to a golf course in Gurgaon, NCR and will include luxury villas and apartments. The development is expected to include amenities such as a clubhouse, spa, health club, a small cinema and advanced security technology, including intercom facility, CCTV, smart card access and perimeter security. The development is within 20 kilometers of Delhi's international airport. The details of the developments are provided below.

The Palm Springs Villa. The Palm Springs Villa has a proposed Saleable Area of approximately 0.2 million square feet (which represents our 50% share of the project) and is expected to consist of 37 units (which represent our approximately 50% share of the total units in the project) ranging from 5,875 square feet to 7,050 square feet in size. The development is expected to be completed in 2010-11.

The Palm Springs Apartments. The Palm Springs Apartments has a proposed Saleable Area of approximately 0.5 million square feet (which represents our 50% share of the project) and is expected to consist of 117 apartments and penthouses (which represent our approximately 50% share of the total units in the project) ranging from 2,650 square feet to 6,150 square feet in size. The development is expected to be completed in 2010-11.

Project Highlights:

- Ideally located on the sector road close to the Golf course, Gurgaon.
- The project will comprise about 230 exclusive apartments and 79 luxury independent villas.
- Sizes of the apartments for three bedrooms will be 2850 sqft, four bedrooms at 3625 sqft and the five bedrooms will be spread over 4350 sqft.
- Super built-up area of Villas: 6375 sqft. This will also cover a plot area of 360 square yards each with a private terrace garden.
- Palm Springs also has a Club House that is spread over 20,000 square foot. The facilities here include: a cigar lounge, Spa facility with a lounge, steam and sauna, health club facility with fully equipped gymnasium, small splash pool for children, multi purpose hall and Multi purpose cuisine restaurant.

Amenities

- Tennis Courts
- Swimming pool with small splash pool for children,
- Mini Club Cineplex and Kids crèche.
- 100% Power back up
- Smart Cards for access for residents
- Treated water supply system
- Burglar Alarm system
- CCTV in the basement and main entrance lobby
- Optical fiber network and Intercom facility.



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