

It's time to  
make a  
smart investment

at Global Investment Zone  
on  
N.H.-8 Expresway  
towards  
South of New Delhi (NCR)

  
**JACARANDA  
HEIGHTS**  
eco-friendly sustainable homes  
Mega Rental Housing

  
**GLOBAL  
ECO CITY**  
India's First Urban  
Eco Planned City



**FALCON**  
BUILDING GREEN INDIA

Falcon Realty Services Private Limited

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\* Terms & conditions apply

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PRESENTING



**JACARANDA  
HEIGHTS**  
eco-friendly sustainable homes

Mega Rental Housing




**JACARANDA  
HEIGHTS**  
eco-friendly sustainable homes

**Mega Rental Housing**

Welcome to the hub of exciting development.

Global Eco City is strategically located on NH 8, in the Delhi-Mumbai Industrial Corridor. A mere 45 minutes drive from IGI Airport and 30 minutes from Rajiv Chowk in Gurgaon.

The drive to Global Eco City is totally signal and jam free – so common in Delhi and Gurgaon. In fact, during rush hour it takes less time to reach Global Eco City than it does to reach Connaught Place from Maharani Bagh or Gurgaon from Safdarjung or Noida to Chanakyaपुर!



The Corridor is attracting huge investments from Japanese and European companies. Honda, Asahi, Saint Gobain has already set up the world's largest car and glass plant in the Corridor.

The Government of India is committed to providing the Corridor with upgraded infrastructure to aid fast movement of goods and people across the corridor. 8 laning of NH 8 has already begun and there are plans to run 'Bullet Trains' in the Corridor.

So join the thousands of families who have chosen a new way of life – one that is in harmony with Nature, close to all amenities, yet far from the madding crowds. Join us at Global Eco City – a self sustained, eco friendly township strategically located in the most exciting development zone of the NCR.

- Strategic Location - in Global Eco City
- Located in the heart of Japanese Investment Zone
- 45 mins. signal free drive from IGI Airport  
30 mins drive from IFFCO Chowk, Gurgaon
- Signal free drive on NH 8 Expressway
- Area attracting heavy Japanese & European investments
- Honda has already set up the world's largest car plant in the area
- Economic activity is driving demand for homes and offices in the zone.



## Mega Rental Housing

Welcome to a different town planning philosophy.

Jacaranda Heights is part of Global Eco City – a World City that is thoughtfully designed to offer you a wholesome life that is in total harmony with nature.

At Global Eco City, 3 million trees and plants of various types will rejuvenate you with pure and fresh air.

Dedicated farmland will provide you and your family with organically grown fresh food and vegetables, everyday.

Solar energy will be harnessed to meet 30% of the city's electricity needs.

Electric golf carts will transport you from one part of the city to another without polluting the air we breathe.

Every drop of water will be recycled be it rain water or grey water.

Comfortable, eco-friendly, AC buses will transport you everyday to your destination, thus, reducing your carbon footprint.

Each home is designed to be energy efficient. Large windows to fill each home with adequate natural light and positive energy. Cavity walls ensure homes remain cool in summer and warm in winter.

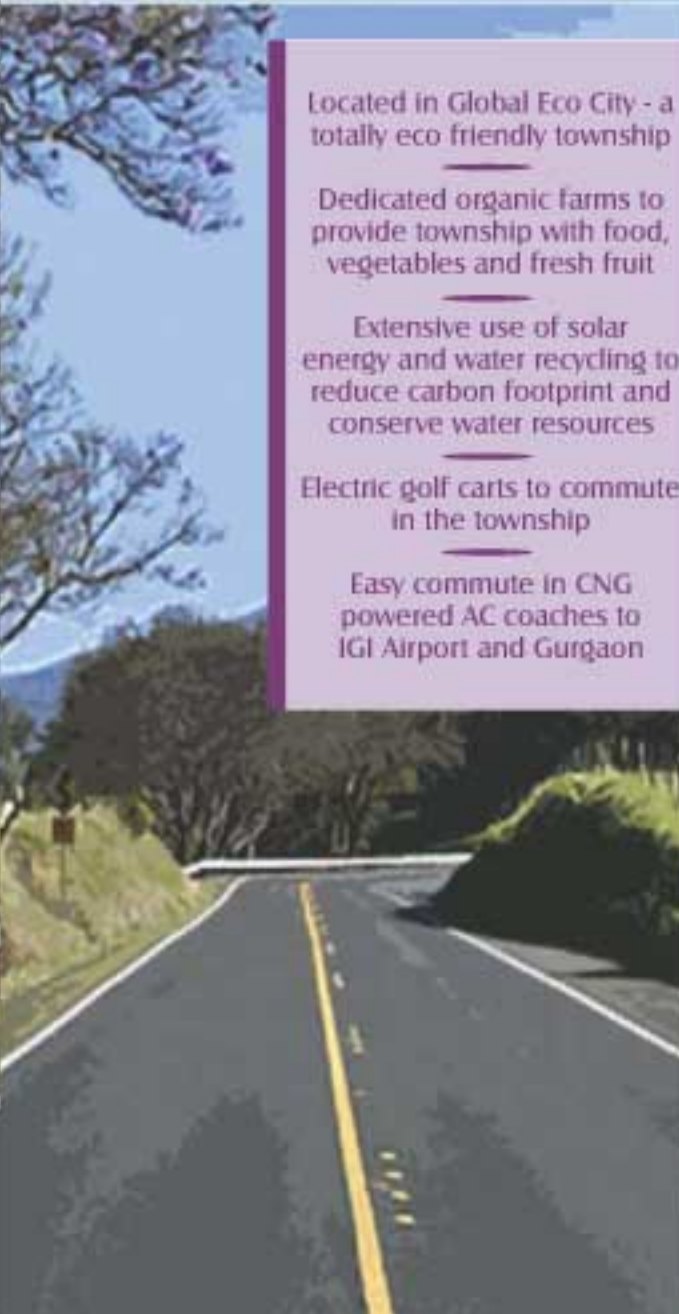
Located in Global Eco City - a totally eco friendly township

Dedicated organic farms to provide township with food, vegetables and fresh fruit

Extensive use of solar energy and water recycling to reduce carbon footprint and conserve water resources

Electric golf carts to commute in the township

Easy commute in CNG powered AC coaches to IGI Airport and Gurgaon





**JACARANDA HEIGHTS**  
eco-friendly sustainable homes  
Mega Rental Housing

ACTUAL PICTURES OF SAMPLE HOMES



LUXURY OF SPACE



LUXURY OF OPENNESS



LUXURY OF NATURAL LIGHTS AND QUALITY AIR

PROPOSED SPECIFICATIONS FOR LUXURY COLLECTION OF APARTMENTS

AREA	WALLS	FLOOR	CERILING	DOORS	WINDOWS/GLAZING	OTHER ACCESSORIES	SWITCHES
Living Room/Dining Room	Pop Painting with Acrylic Emulsion Colours Laminated Panel	Wooded tile of Choice Bamboo/Composite Laminated Tiles	Pop Painting with Acrylic Emulsion Paint	Wooded/Handmade/Engineered/Flush Door Slab Door Slab with Glass Slab	LPMC/Power Guarded Multi-layer Window Frames and Shutters	Chandelier, Wall Light, LED Strip Light, LED TV, AC, Wash Basin, Toilet, Bidet, Bath, Dining Table, Designer Chandelier, Designer Glass, Contemporary Lights, Designer style Lights	Modular Switches
Master Bedroom	Pop Painting with Acrylic Emulsion Colours Laminated Panel	Laminated Tiles Wooden Flooring	Pop Painting with Acrylic Emulsion Paint	Wooded/Handmade/Engineered/Flush Door Slab Door Slab	LPMC/Power Guarded Multi-layer Window Frames and Shutters	Chandelier, Wall Light, LED Strip Light, LED TV, AC, Wash Basin, Toilet, Bidet, Bath, Dining Table, Designer Chandelier, Designer Glass, Contemporary Lights, Designer style Lights	Modular Switches
Kitchen	2" Thick POP backing with Acrylic Emulsion Colours Laminated Panel	Anti-Slip Tiles Marble Tiles	Pop Painting with Acrylic Emulsion Paint	Flush Door Slab with Glass Slab Aluminum Slab Aluminum Slab	LPMC/Power Guarded Multi-layer Window Frames and Shutters	Chandelier, Wall Light, LED Strip Light, LED TV, AC, Wash Basin, Toilet, Bidet, Bath, Dining Table, Designer Chandelier, Designer Glass, Contemporary Lights, Designer style Lights	Modular Switches
Bathroom	Wooded/Flush Door Slab	Anti-Slip Tiles Wooden Flooring	---	---	LPMC/Power Guarded Multi-layer Window Frames and Shutters	Chandelier, Wall Light, LED Strip Light, LED TV, AC, Wash Basin, Toilet, Bidet, Bath, Dining Table, Designer Chandelier, Designer Glass, Contemporary Lights, Designer style Lights	Modular Switches
Master Bedroom	Pop Painting with Acrylic Emulsion Colours Laminated Panel	Wooded tile of Choice Bamboo/Composite Laminated Tiles	Pop Painting with Acrylic Emulsion Paint	Wooded/Handmade/Engineered/Flush Door Slab Door Slab with Glass Slab	LPMC/Power Guarded Multi-layer Window Frames and Shutters	Chandelier, Wall Light, LED Strip Light, LED TV, AC, Wash Basin, Toilet, Bidet, Bath, Dining Table, Designer Chandelier, Designer Glass, Contemporary Lights, Designer style Lights	Modular Switches

Premium condominium with 1BHK, 3BHK, 4BHK, apartments  
In the heart of eco-friendly development  
Self-sustained township with all amenities

Welcome to Jacaranda Heights. Finally you have got an option to invest in one of the most paying properties.  
Now you can have premium apartments.  
You will get eco-friendly sustainable homes as well as assured rental from day 1.  
You can expect more from nature.  
Where, the morning alarm is not the sound of the clock but the twittering of birds.  
Where, schools, hospitals, shopping malls, multiplex, gyms, sports stadium will all be a short walk from your home.



### FULLY FINISHED, FURNISHED & AIR CONDITIONED LUXURY APARTMENT

#### (A) DOWN PAYMENT PLAN

At the time of booking	As Applicable	
Within 30 days of booking	25%	of Basic Sale Price
Within 45 days of booking	70%	of BSP+100% (PLC+EDC+IDC+CMR+Parking+GEC TF)
On Offer of Possession	5%	of BSP+100% IFMS+Electric Connection+Power Backup+Stamp Duty+Registration Charges etc.

#### (B) Time & Construction/Development Plan

At the Time of Booking	As Applicable	
Within 30 Days of Booking	25%	of Basic Sale Price
On Start of Excavation	10%	of BSP+100% of CMRC
On Casting of Foundation of Building	7.5%	of BSP+20% of PLC+50% of Car Parking
On Casting of Plinth Beam of Building	7.5%	of BSP+20% of PLC+50% of EDC+100% of GEC TF
On Casting of Ground Floor of Building	7.5%	of BSP+20% of PLC+50% of Car Parking
On Casting of 2nd Floor of the Building	7.5%	of BSP+20% of PLC+50% of IDC+50% of EDC
On Casting of 4th Floor of the Building	7.5%	of BSP+20% of PLC+50% IDC
On Casting of 6th Floor of the Building	5%	of BSP
On Casting of Top Floor of the Building	5%	of BSP
On Brick Work of Unit	5%	of BSP
On Flooring of Unit	5%	of BSP
On External Plaster of Building	5%	of BSP
On Offer of Possession	2.5%	of BSP+100% IFMS+Electric Connection+Power Backup+Stamp Duty+Registration Charges etc.

#### Preferential Location Charges (PLC) / Other Charges

PLC for corner / 1st, 2nd & 3rd Floor	Rs. 50/- per sq.ft.
PLC for Park / Pool Facing / Wider Road / Ground	Rs. 75/- per sq.ft.
External Development Charges (EDC)	Rs. 105/- per sq.ft.
Internal Development Charges (IDC)	Rs. 35/- per sq.ft.
Infrastructure Fund & Maintenance Security (IFMS)	Rs. 75/- per sq.ft.
Club Membership Registration Charges (CMRC)	Rs. 25,000/-
Reservation for Car Parking Space (Covered)	Rs. 3,00,000/-
Reservation for Car Parking Space (Open)	Rs. 1,00,000/-
Global Eco City Transport Fund (GEC TF)	Rs. 25/- per sq.ft.

The Board of Directors of Falcon Realty Services Private Limited is supported by a dedicated team of professionals, associates and employees.

Teelock Associates Limited- Mauritius



Is a renowned architecture service provider company having presence in at number of places in the world and is recognized widely for Town Planning and awarded several times for excellent architecture of landmark buildings globally. They have a distinction of conceptualizing project in perfect harmony with Nature and with least disturbance to ecology and environment. Mr. A Teelock, Managing Director of the company takes personal interest and puts best efforts in various projects of Falcon Realty Services Private Limited and its Group Companies.

Teelock Associates India Private Limited



A project quality management company supported by a team of Architects and Engineers to monitor the quality of constructions, specification and design, the panel is headed by strong professionals with experience of Real Estate Developments in India and Abroad.

Global Land base Private Limited



A Construction company and retail development known for its professionalism, commitment and quality Services. This Company has a professional team of 20 Architects, Civil Engineers, Structural Engineers, Interior Designers and headed by Mr. David Rennin Duggan. The strong team of professionals has delivered tremendous projects and converted the lands into Landmarks.

FRS Medicare Private Limited



A Medicare service provider with a team of renowned and experienced doctors worldwide. The team is responsible to support any development by the company in the field of Medicare and Medico Tourism.



### Organic Food

Health studies say that by eating HEALTHY ORGANIC FOOD YOU REDUCE THE DEATH RISK of Diseases by 60%. You will get fresh organic fruits and vegetables coming directly from our organic farms.

### Green Environment

- Planting 30 lakhs trees and plants within the campus to fight against global warming
- To provide Serene, Green, Clean, Heavenly, Pollution free and Garbage free zone for human habitation
- To provide fresh oxygen
- Reduce the harmful effect of carbon dioxide and other gases by recycling the waste like fallen leaves and garden waste to prepare organic manure
- Organic Manure produced here would be used in producing Organic farm fresh fruits and Vegetables for empowering rural economy of India.

### Project Objective

The objective is to develop this area into a serene green vicinity to offer a better lifestyle to the Indian and Foreign Nationals (NRI's, PIO's and HNI's) those who will be working in and around the area of Eco-friendly Industrial satellite townships and in Delhi NCR. Also to stand as an example of a modern living. Thus develop housing infrastructure for better community living for the people of high potential on Delhi-Mumbai Industrial Corridor at competitive and affordable prices.

To set up a trend of building modern village that meets luxurious and convenient living. To develop a serene green environment more open space & a model of self sufficient locality to have all natural resources of energies like wind energy, solar energy and Bio Energy.

Our main aim is to provide quality housing, retail and smart work space on affordable price. We believe in making Eco-friendly Real Estate Development with natural resources like Green Building, Solar Energy, Wind Energy, Organic farming, Water Harvesting and recycling, Plantation of Trees to meet the premium requirement of our esteemed clients, investors and farmers which make India a self reliant cluster.

# RAPID CONNECT TO CAPITAL



## Location Map

