



A UNIQUE APPROACH

FALCON REALTY SERVICES PVT LTD

Be part of the creation of the most exciting Urban Eco planned developments in the NCR area.

Part of the amazing story that is the Delhi Mumbai Industrial Corridor

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World Class Multinational Companies Investing in the Zone:

How the surrounding area is a mega investment zone with a rapidly expanding industry and infrastructure.

Sustainable architecture, World class ecologically sustainable human architecture:

All the facilities that will be provided to make it truly unique proposition, and the ethos the whole development follows.

Property details and how your investment will grow

The amazing value for money proposition we can provide for your property, and how the value of the property will increase over the next year.

Making it easy for you to buy, and associated with major lenders.

The construction linked payment plan and the major lenders that we are linked through who will lend you the money for the purchase.



Executive Housing



Private and confidential

Advantages of the Manesar-Bawal (MBIR) and Khuskhera-Bhiwadi Neemrana Investment Regions (KBNIR):

The location of the development is right in the middle of two huge development zones Manesar-Bawal Investment Region (MBIR) and Khuskhera-Bhiwadi Neemarana Investment Region (KBNIR) which fall under the Delhi Mumbai Industrial Corridor (DMIC).

Khuskhera-Bhiwadi Neemrana Investment Region (KBNIR) the total area 40,000 sq acres is an integral part of Rajasthan, minimum target population here is 1.5 million in the year. (see link: www.dhv.com)

With in 2km is Manesar-Bawal Investment Region (MBIR) (www.haryanainvest.org). The approx. area is 70,000 square acres. The targeted population of this area is expected to be 3.2 million

It is next to Bhiwadi-Tapukra-Khuskhera (BTK) Urban complex, with the nearest metro stations being BTK and MBIR.



Global Eco City is close to Gurgaon and Delhi, and follows the growth corridor that is the DMIC facilitated by the NH-8 and Rapid Metro



World Class Multinational Companies Investing in the zone, creates immense opportunity
 Making it the best place in the world to for your investment grow!



Expansion of the NH-8 to a 8 lane highway proximity of this to the development site is with in 5km. from the development area, this is main expressway connect- ing Delhi and Mumbai.

Development of a rapid metro line direct to Indira Gandhi International (IGI) airport which passes through the BTK station only app. 3mins away.

Integrated Multimodal Logistics Hub (IMLH) is an international rail freight terminal linking Mumbai to Delhi. This will introduce and increased work force to the area, and as such will create demand for housing in the area. The IMLH terminal will be 3km from the construction site, in the district of Rewari.

Located 2km from the site Manesar-Bawal Investment Region (MBIR). The approx. area is 70,000 square acres. The targeted population of this area is expected to be 3.2 million mixed both National and International people, due to the FDI in the ar- ea with the following companies already constructing or completed construction of industrial buildings:

- Japan: Honda Car, Honda Motor Cycle & Scooter, Asahi Glass, Musashi, Daikin, YKK, Nissin, Toyoda Gosei, Unicharm, Musashi, Minda Furukawa, Keihin Corporation, India Japan Lighting, Sankei, Gikan, De Diamond, Kansai Nerolac Paints, Ahresty, Energetic Lighting .
- Korea: Mobis, Pasco, LS Cable,
- France: Saint Gobain, Lafarz.
- German: Gutermann Ag, Caparo, Metso, & HNG Glass.
- America: Becton Dickinson (BD), Hollister.
- Indian: Container Corporation of India, Shee . Cement, Acme, Atlas Tube, Rei Agro, Niit, University, Gomber, Raffle University etc.

World class ecologically sustainable human architecture

Swimming Pool · Badminton Court · Tennis Court · Gymnasium
Business Centre · Banking Facilities · Convenience Store
Hi Fashion Retail Store · World Class Office Space
24x7 Ambulance for Medical Assistance · 24x7 Maintenance & Security
Dedicated Golf Cart tracks around the Campus · Hi-Speed Elevators
AC Shuttle Buses from Global Eco City
to I.G.I. Airport New Delhi & Rapid Metro
Exclusively designed wide roads within the campus
Broadband & Wi-Fi Enabled Township
Eco - friendly self sustainable development.
Urban planned · Energy efficient · Community development



Un-equaled in
design quality and
finish.



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Property details and how your investment will grow

Property details

2 Well proportioned double bedrooms with integrated storage space.

Both bedrooms with en-suit bathrooms.

Open plan living and dining space which



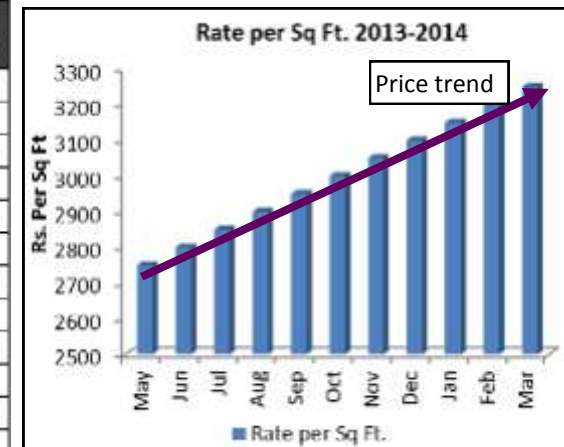
Quality furnishings

| Area | Wall | Floor | Ceiling | Door | Window/ Glazing | Switches |
|------------|---|-----------------|---|--|---|---|
| BEDROOM | Pop Punning with Acrylic Emulsion Paint | Vetrified Tiles | Pop Punning with Acrylic Emulsion Paint | Seasoned Hard-wood Frames With Flush Door Shutters | UPVC/Powder Coated Aluminium Window Frames & Shutters | Conduit Copper Electrical Wiring for all Light & Power Points |
| KITCHENETE | Pop Punning with Acrylic Emulsion Paint | Vetrified Tiles | Pop Punning with Acrylic Emulsion Paint | Open Kitchen | UPVC/Powder Coated Aluminium Window Frames & Shutters | Conduit Copper Electrical Wiring for all Light & Power Points |
| BATHROOM | Ceramic Tiles | Anti Skid Tiles | Acrylic Emulsion Paint | Seasoned Hard-wood Frames With Flush Door Shutters | UPVC/Powder Coated Aluminium Window Frames & Shutters | Conduit Copper Electrical Wiring for all Light & Power Points |
| BALCONY | Weather Proof Paint | Anti Skid Tiles | Weather Proof Paint | External Door: UPVC/Powder Coated Aluminium Doors | | Conduit Copper Electrical Wiring for all Light & Power Points |

Expected Capital growth

| | Booking Date | Basic Sales Price (BSP) Rate | Total Basic Sales Price (BSP) |
|---------------------|---------------------|------------------------------|-----------------------------------|
| 2013 | 15th Apr - 14th May | Rs. 2750 per sq ft. | 930 sq ft x Rs 2750 = 25.575 lakh |
| | 15th May - 14th Jun | Rs. 2800 per sq ft. | 930 sq ft x Rs 2800 = 26.04 lakh |
| | 15th Jun - 14th Jul | Rs. 2850 per sq ft. | 930 sq ft x Rs 2850 = 26.505 lakh |
| | 15th Jul - 14th Aug | Rs. 2900 per sq ft. | 930 sq ft x Rs 2900 = 26.97 lakh |
| | 15th Aug - 14th Sep | Rs. 2950 per sq ft. | 930 sq ft x Rs 2950 = 27.435 lakh |
| | 15th Sep - 14th Oct | Rs. 3000 per sq ft. | 930 sq ft x Rs 3000 = 27.9 lakh |
| | 15th Oct - 14th Nov | Rs. 3050 per sq ft. | 930 sq ft x Rs 3050 = 28.365 lakh |
| | 15th Nov - 14th Dec | Rs. 3100 per sq ft. | 930 sq ft x Rs 3100 = 28.83 lakh |
| | 15th Dec - 14th Jan | Rs. 3150 per sq ft. | 930 sq ft x Rs 3150 = 29.295 lakh |
| | 2014 | 15th Jan - 14th Feb | Rs. 3200 per sq ft. |
| 15th Feb - 31st Mar | | Rs. 3250 per sq ft. | 930 sq ft x Rs 3250 = 30.225 lakh |

Other charges apply see payment plan overleaf



Making it easy for you to buy, and in association with major lenders.

PAYMENT PLAN

EXECUTIVE HOUSING at Global Eco City , Greater Bhiwadi NCR

STANDARD APARTMENT 1 SQ MTR.=10.764 SQ FT w.e.f. 16th April 2013

(A) DOWN PAYMENT PLAN

| | | |
|----------------------------|-------|---|
| At the time of booking | | AS Applicable |
| With in 30 days of booking | 25% | of Basic Sale Price (inc booking amount) |
| With in 45 days of booking | 72.5% | of BSP+100%(PLC+EDC+IDC+CMRC+Parking+GEC TF) |
| On Offer of Possession | 2.5% | 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 |
| With In 30 Days of Booking | 25% | of Basic Sale Price (Inc booking amount) |
| 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 Building | 7.5% | of BSP+20% of PLC+50% of IDC+50% of EDC |
| On Casting of 4th Floor of Building | 7.5% | of BSP+20% of PLC+50% IDC |
| On Casting of 6th Floor of Building | 5.0% | of BSP |
| On Casting of Top Floor of Building | 5.0% | of BSP |
| On Brick Work of Unit | 5.0% | of BSP |
| On Flooring of Unit | 5.0% | of BSP |
| On External Plaster of Building | 5.0% | 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 | | |

Note:- Stamp Duty, Registration of conveyance/ lease deed and other charges extra as per payment plan. Basic Sale Price subject to revision of the sole description of developer company without notice.

For Enquiries & Bookings

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