

SPLENDOR – EPITOME SEC 62 , GURUGRAM

INDIA REALITY



ABOUT SPLENDOR GROUP



- Splendor Group is a multifaceted organization with diverse business interests. For over 30 years, we have strived for perfection in project planning and execution. Splendor has expanded its horizons in the fields of Real Estate Development, Space Management, Consultancy, and Foundry Manufacturing. Delivering quality with precision has been the core principal for Splendor since inception and delivering utmost satisfaction to our clients via reliable work is our legacy that we are determined to continue for as long.
- The Real Estate Development arm – Splendor Landbase Limited (SLL)– has been the primary driving force of group. Balanced amalgamations of aesthetics, luxury, style, modernity, quality and comfort are what make the firm a unique force to reckon with. Driven by its commitment to ultimate customer satisfaction, SLL is an established entity in creating the finest amenities with innovative architecture and signature interiors across North India.



DELIVERED PROJECTS



- **Splendor Forum – Jasola , Delhi**
- **Splendor Trade Tower-Golf Course Extension Road, Sector 65, Gurugram**
- **Cyber Park – Udyog Vihar, Sector 18, Gurugram**
- **Spectrum One- Sector 58 , Gurugram**

ON GOING PROJECT

- **Splendor Epitome – Sec 62 , Gurugram**



SPLENDOR FORUM



Splendor Forum, the flagship building of Splendor Group, houses many official registered offices of several companies, including the head corporate office of Splendor Group. A unique blend of urban sophistication with refined indulgence, Splendor Forum was designed by world-renowned architects. With a modern elevation, robust infrastructure and hassle-free maintenance facilities, Splendor Forum is a landmark building following whose footsteps the Jasola District Centre was built over the years. The complex is built on 1.4 Acres with 2,60,000 sq. ft. of built-up area.



SPLENDOR TRADE TOWER



Splendor Trade Tower, built as per neo modern technical design norms by world-renowned architects Arcop Associates, is one of the most coveted addresses in the list of corporate offices. Splendor Trade Tower is one of the most highlighted structures in the booming area of Gurgaon Golf Course Extension Road, Sector 65 on 2.70 Acres of land with 4,50,000 sq. ft. of built-up area. It incorporates the use of high-end finishing materials like polished granite, aluminum, stainless steel cladding panels, heat reflective glasses, and power efficient LED lights.



CYBER PARK



Cyber Park is a synergy of entrenching ultra-modern and unique construction concepts by Splendor Group and Enpar Group. The building is Silver LEED certified, which requires minimal wastage of natural resources thereby considerably reducing the carbon footprint. Located in the commercial hub of Udyog Vihar, Sector 18, Gurgaon, Cyber Park provides premium commercial space on 2.25 Acres of land with approximately 2,80,000 of built-up area. With large floor plates measuring 45,000 sq. ft., Cyber Park incorporates a blend of high-tech amenities and luxurious finishing for minimal space wastage and maximum cost efficiency.



SPECTRUM ONE



Spectrum One by Splendor Group boasts of modern contemporary development providing the perfect space for office that is crafted with a blend of technology and creativity. The buildings would allow its tenants to indulge in creativity within a work environment. Large floor plates are designed keeping high standards of professionalism and privacy in mind. In the heart of Gurgaon extension Sector 58, Spectrum One is surrounded by a multitude of upcoming posh residential projects like Hyatt Residency, Grand Arch by Ireo, Mahindra Lifespace, etc.



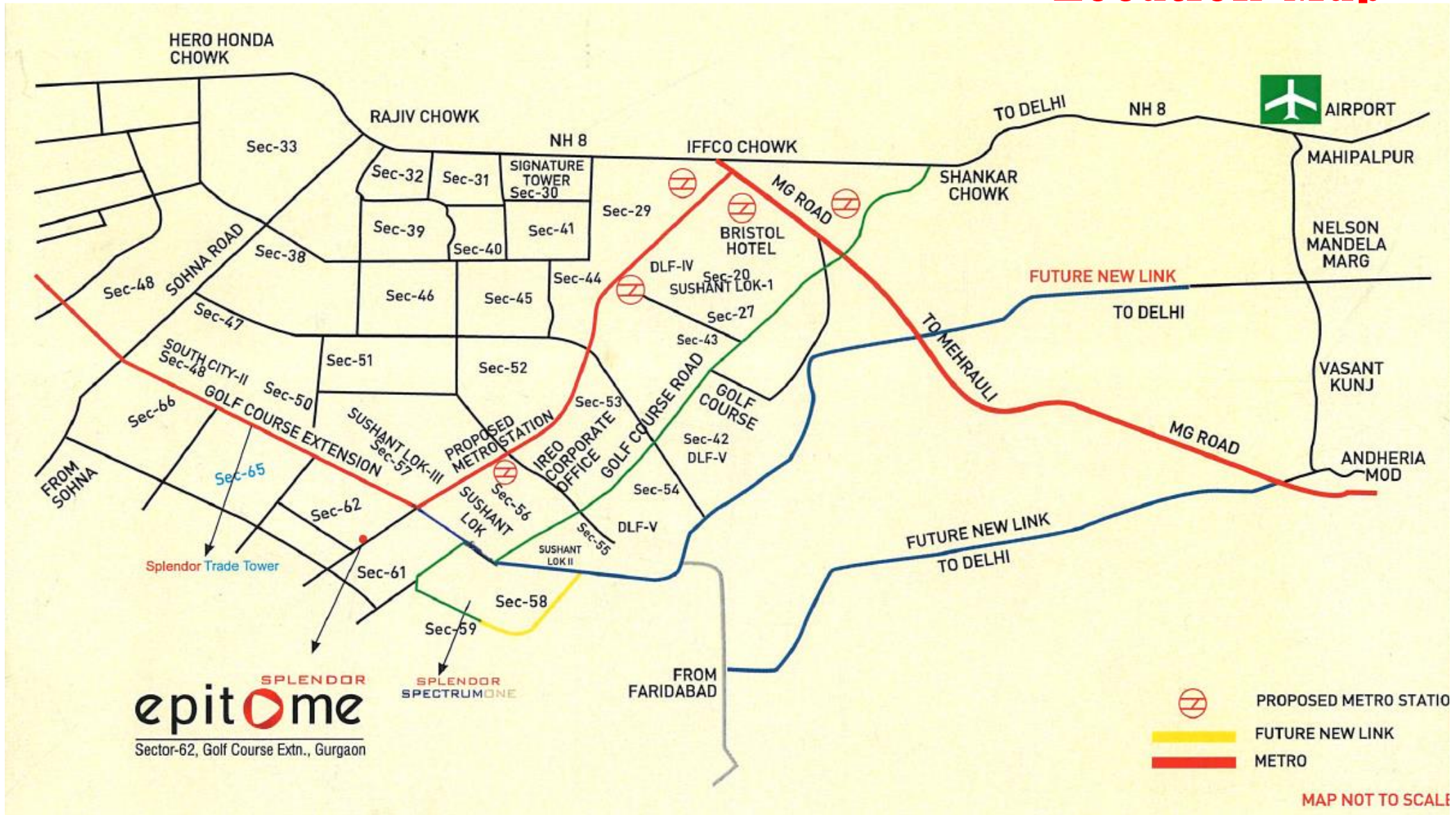
SPLENDOR EPITOME



Splendor Epitome gives your office a grander and more luxurious appeal by using lavish looking materials and stylish ideas. Designed by one of the most renowned architects. M/s DFA Consultants Pvt. Ltd., its building has the perfect combinations of space, modernity, and style. Located at the prime location of Gurgaon on a 3.35 Acres land, it offers a built up area greater than 5,00,000 sq. ft., where 1,00,000 sq. ft. is reserved for retail and the rest for commercial space. With a 2-level basement, 3 levels of multilevel car parking, and 9 floors of plush office space there is ample space for visitors, parking, and services. Being the highlight of a premium location, one can expect beautiful view and great connectivity. From IGI Airport to Delhi Metro, find everything near you.



Location Map



SPLENDOR
epitome

Sector-62, Golf Course Extn., Gurgaon

3.35 Acres of Area

Building with Ground +15 Floors

Two floors with 1,00,000 sq ft of Retail Space

2,40,000 sq ft of Commercial Office Space

Multi-level Parking, Underground Parking and ample parking for visitors



PROPOSED ELEVATION OF THE PROJECT

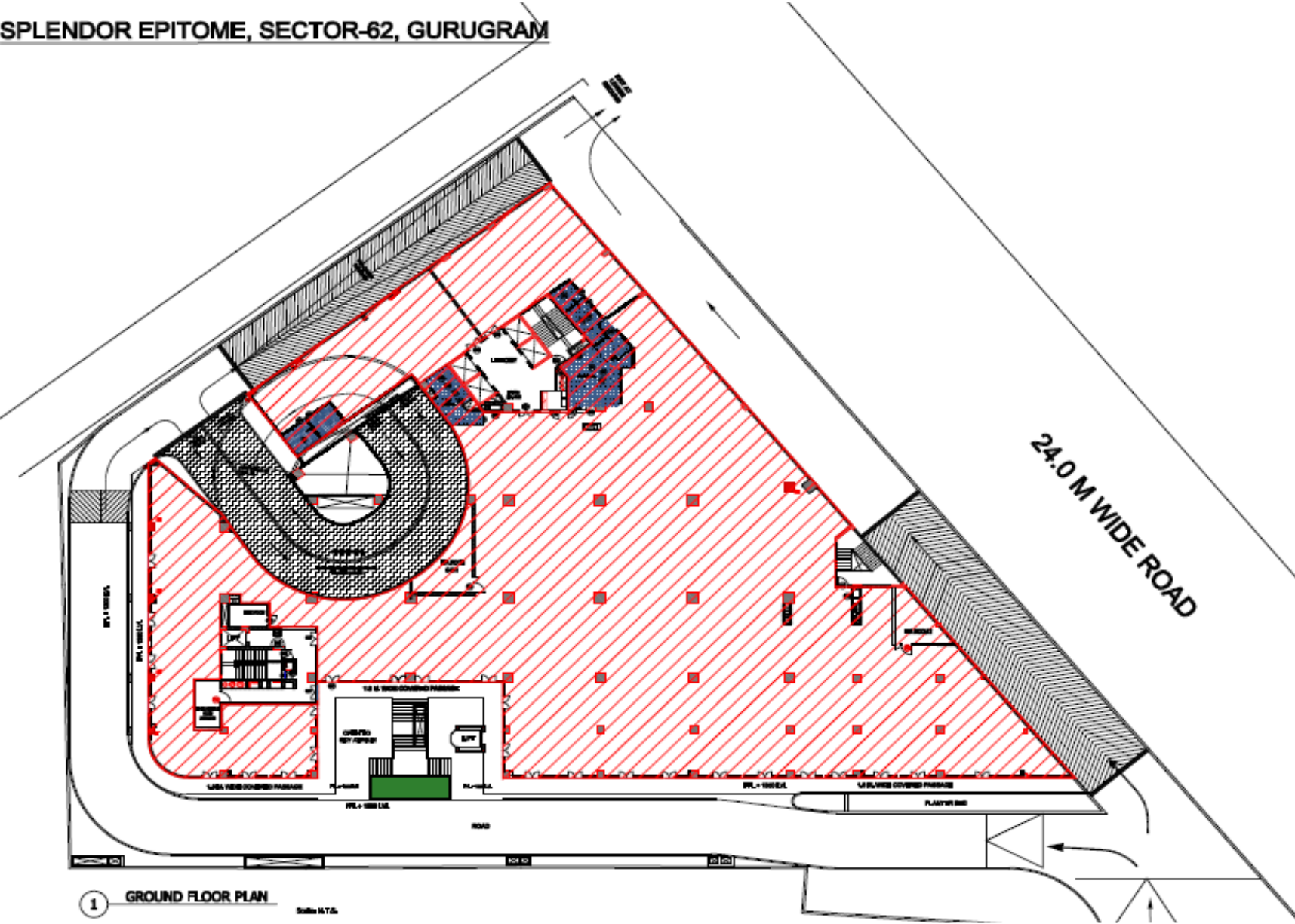


SPLENDOR EPITOME AT SEC-62 GURGAON



Splendor Epitome Ground Floor Plan

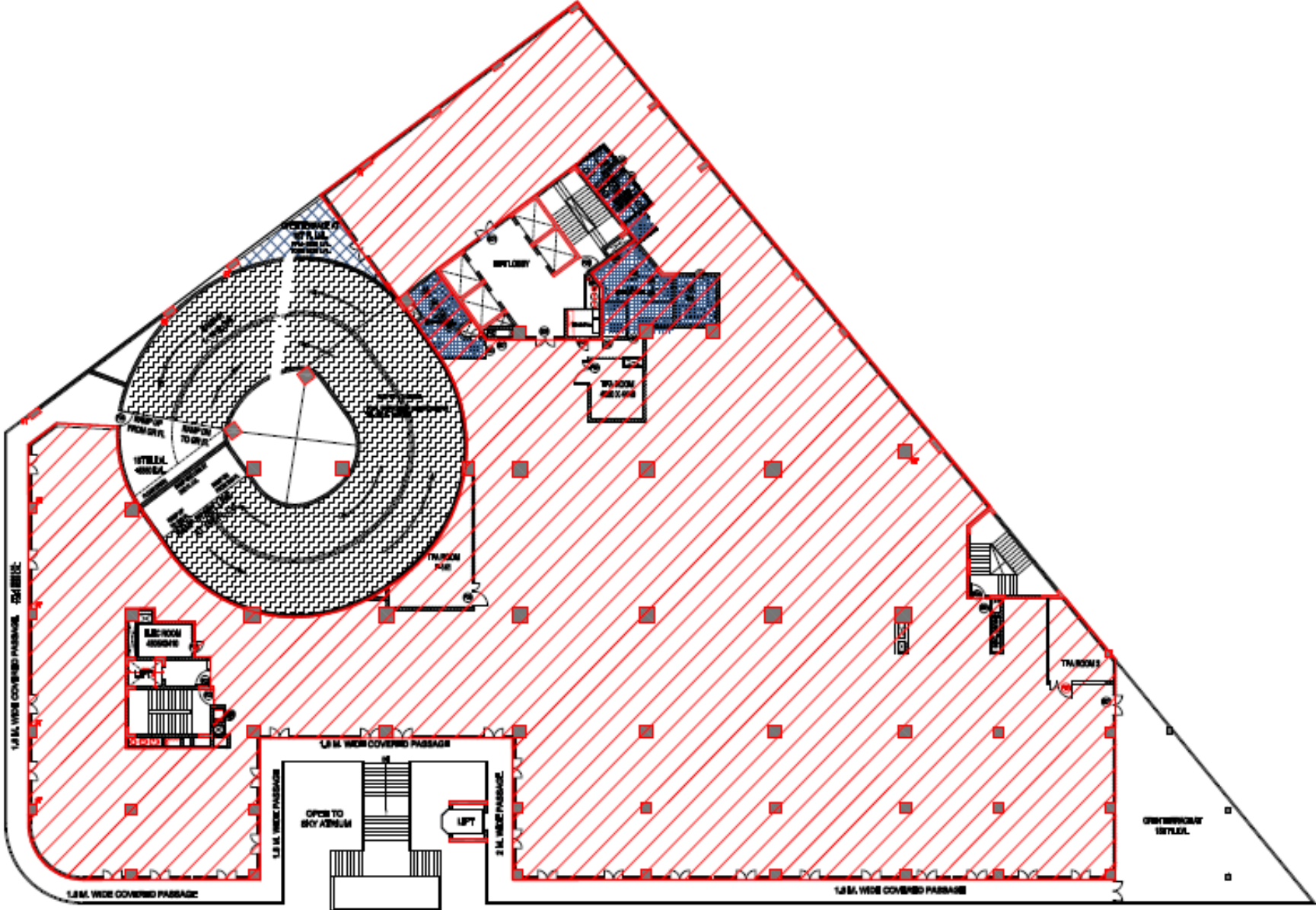
SPLENDOR EPITOME, SECTOR-62, GURUGRAM



1 GROUND FLOOR PLAN
Scale N.T.S.



Splendor Epitome First Floor Plan



Location Advantage

- 15 min drive from IGI Airport
- Near to Four-Lane expressway from Gurgaon to Faridabad
- Close proximity from Delhi
- Proposed Metro Connectivity
- Sector-62 is located less than 2 Kms away from the prestigious Golf Course
- Surrounded by Big Townships & Commercial Hubs



Parking

- 3 levels of Multilevel Car Parking
- 2 Level of Basement Parking
- Parking provided with super-efficient driveways and personalized access controls



Security

- **Boom Gates: Exclusive entry for registered vehicles**
- **Explosives Scanner**
- **Visitor Registration / Baggage Scanning for Offices**
- **Separate entrance to the Business Area**
- **24x7 CCTV monitoring**



Vertical Transportation

- **4 passenger elevator and provision for a Service Elevator**
- **Gearless machine with Advanced concept**
- **Energy efficient**
- **Leveling accuracy**
- **Control systems**
- **Immediate allocation Systems**
- **Stainless Hairline finish interiors/brush finish**
- **VVVF (Variable voltage variable frequency)**
- **Automatic Rescue Devices**



Other Advantages

- **Zero effluent , Low flow faucets, dual flush toilets**
- **Grey water Management System**
- **Storm water & Rainwater Management Systems**
- **Sewage Treatment Plant**
- **Structure designed for highest seismic considerations**
- **Separate Energy Centre to house utilities**
- **Reduces Heat Entry**
- **Electricity Cost Savings on HVAC systems**
- **LED Lighting to make Energy Efficient Building**
- **Aesthetically Designed Landscape**
- **Fiber Optic Infrastructure**
- **Centrally Air-conditioned**
- **Surrounded by Big Townships & Commercial Hubs**



Building Management System

- Central Management Systems in Security Room
- Integrated Fire Detection Systems and Fire Fighting systems, with automatic sprinklers
- External hydrant systems
- Fire Safety Extinguishers
- Internal Fire Hose cabinets





PRODUCT AND OFFERING

- VIRTUAL OFFICE SPACES AND RETAIL SPACES
- PAYMENT PLAN – **50 : 50 with 12 % Assured Return**

Price	Per Square ft	Inaugural Discount (In Feb)	Cost per Sq ft
Ground Floor	27500	2500	25000
First Floor	17500	1000	16500
Office Space	12000	0	12000



CALCULATION

		Splendor Epitome Cost Sheet					
	Location	Sector 62 , Gurugram	Amount	Price	Per Square ft	Inaugural Discount (Feb)	Cost per Sq ft
	Product (Retail /office Space)	Retail		Ground Floor	27500	2500	25000
				First Floor	17500	1000	16500
	Area (sq ft)	250		Office Space	12000	0	12000
	Net BSP	25000	6250000				
	GST	12%	750000				
	Total Landing Cost		7000000				
PAYMENT PLAN (50:50)				GST	12%		
DEMAND 1	50 Percent	50%	3125000	375000	3500000		
DEMAND 2 (On Possession)	50 Percent + Other Charges	50%	3125000	375000	3675000		
Other Charges (EdC/IDC+Possession)	per sq ft	700	175000	To be paid with last demand			
Assured Return	12%						
Option 1 -Per Month till Possession	31250						
Option 2 - On NPV (75 %)	562500						
Demand after NPV deduction	2562500						



CONTACT US FOR MORE DETAILS

INDIA REALTY

