

Information Memorandum

Krisumi Waterfall Residences

Final Report
20.11.2023



01

Gurgaon Overview

The Millennium City

Gurgaon – City of Opportunities

City with endless Opportunities.....



Automobile Industry

State of Art Offices

IT/ ITES SEZ



Booming Real Estate Industry

State of Art –Social Infrastructure



IGI Airport

Rapid Metro

MRTS

Gurgaon, or Gurugram is one of the major urban centers in the Delhi National Capital Region and a growth propeller for the region.



Millennium City



Robust Investment Climate



Quality Real Estate



Seamless Connectivity



Presence of more than 250, Fortune 500 companies



One of the highest absorption of office



Presence of young and highly skilled population.

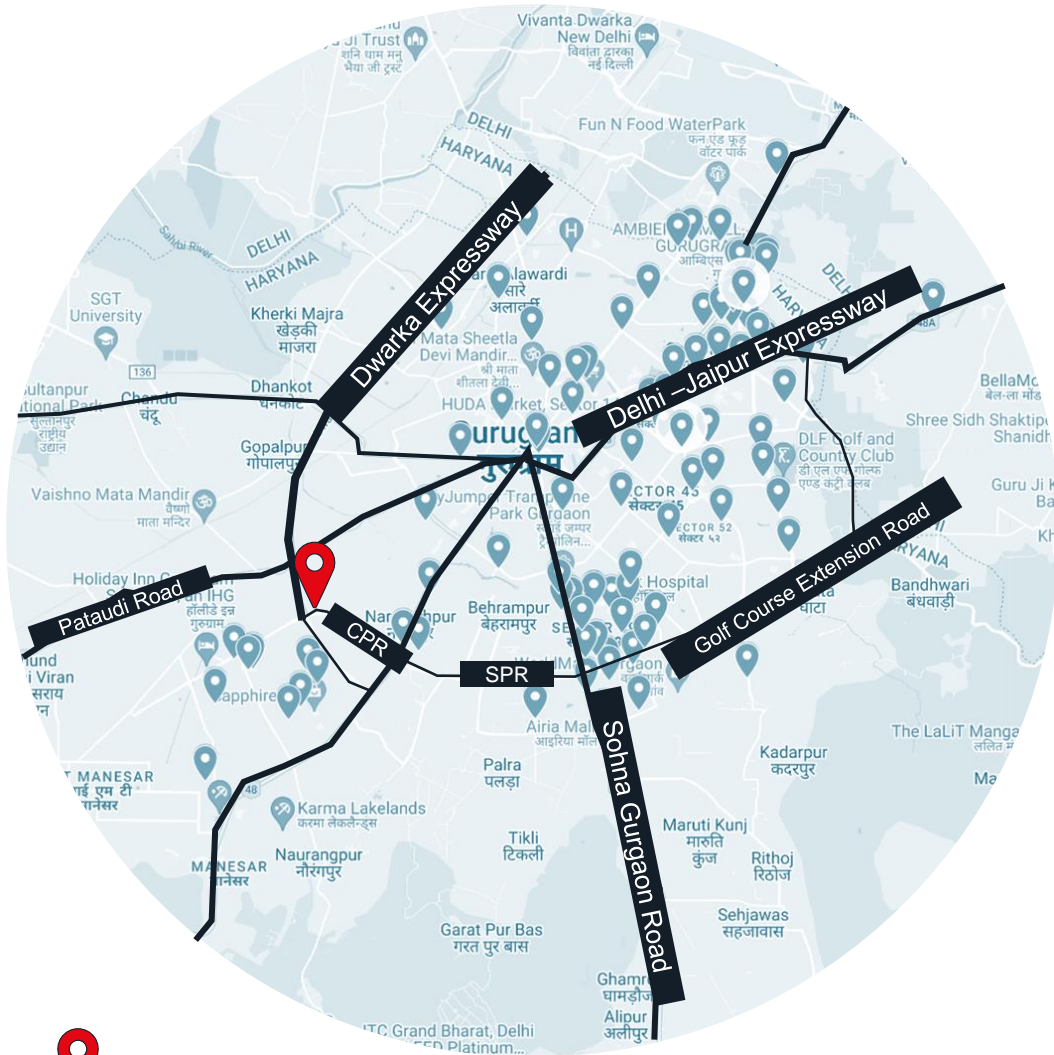


Proactive Governance



Residential real estate offering luxurious lifestyle

Fortune 500 Companies – Engine for growth



 Subject Site



250 plus Fortune 500 Companies are in proximity to the Subject Site. American Express in sector 74 and Maruti in sector 88 will be facing towards more economic activity.

Gurgaon – The Vibrant Urban Oasis

Demographic Profile



Gurugram City:

Population – 0.89 Million (Census 2011)

Projected Population -2.27 Million (2023)

Rental Residents - Approx 40% - 45% of Total Population

Projected Population– 4.25 Million (Gurgaon Final Development Plan,2031)



337 sq.km.

Urbanisable Area**



Approx. 45% of the population falls in the **age group of 25 – 59 years**; depicts the younger demographic having increasingly high disposable income, aspirations for better lifestyle.



84.4%

Literacy Rate*

Socio economic Profile



Work Participation Rate (WPR)* - **32.95%**

Largest share of skilled workforce in the country



The **per capita income** of a resident in Gurugram is **INR 0.46 million** compared to **INR 0.13 million** nationally.



48 % of Gurugram households earning is more than **INR 1 million per annum**



35% of urban households in Gurugram comes under **SEC A & B population**

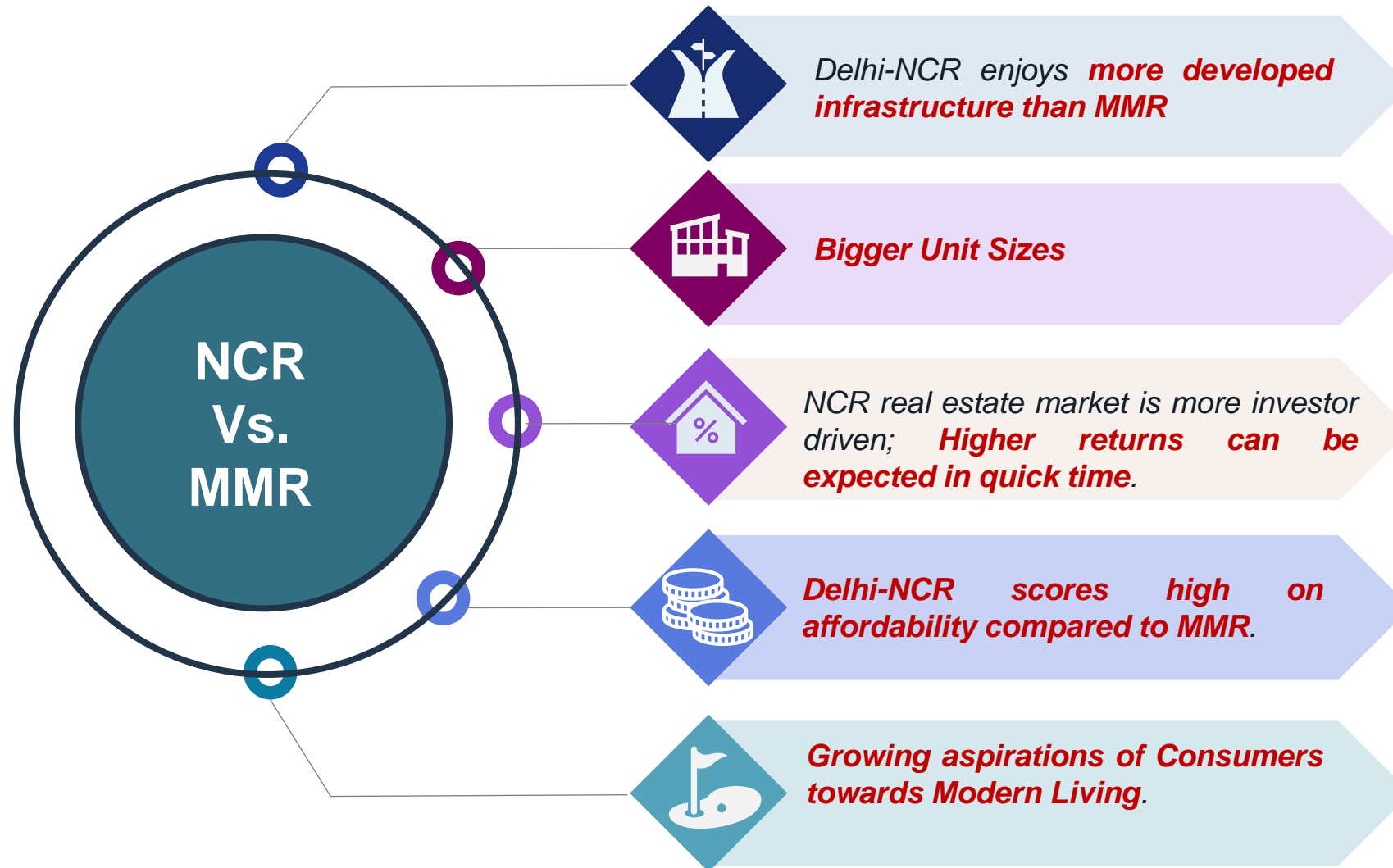
NOTES: Above population projected for Year 2023 is analysed, considering the CAGR of 8.25% as per FDP 2031

Source : * Census 2011 **Gurugram-Manesar Urban Complex Master Plan 2031 , JLL Research

NOTES: SEC or Socio-Economic Classification is the division of a total potential market into smaller groups based on Education & Occupation of the Chief Wage Earner (CWE) of the Household. SEC A & B caters to top two segments of Socio-Economic classification



NCR Vs. MMR – Why NCR is more Lucrative?

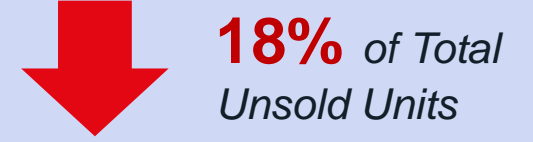
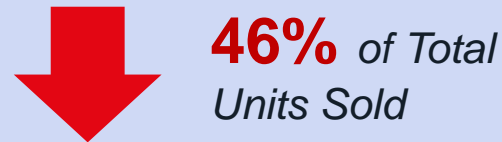


NCR is the 2nd most promising city in the Real estate market after MMR, in terms of new launch supply and sales witnessed.

In near future, with the implementation of the physical infrastructure and development of commercial hubs like Aero City, Global City among others, will boost the interest of expats and business experts in the city, thus creating endless opportunities parallel to MMR.

Gurgaon – The Most Promising Residential Hub of NCR

Delhi NCR



Gurgaon



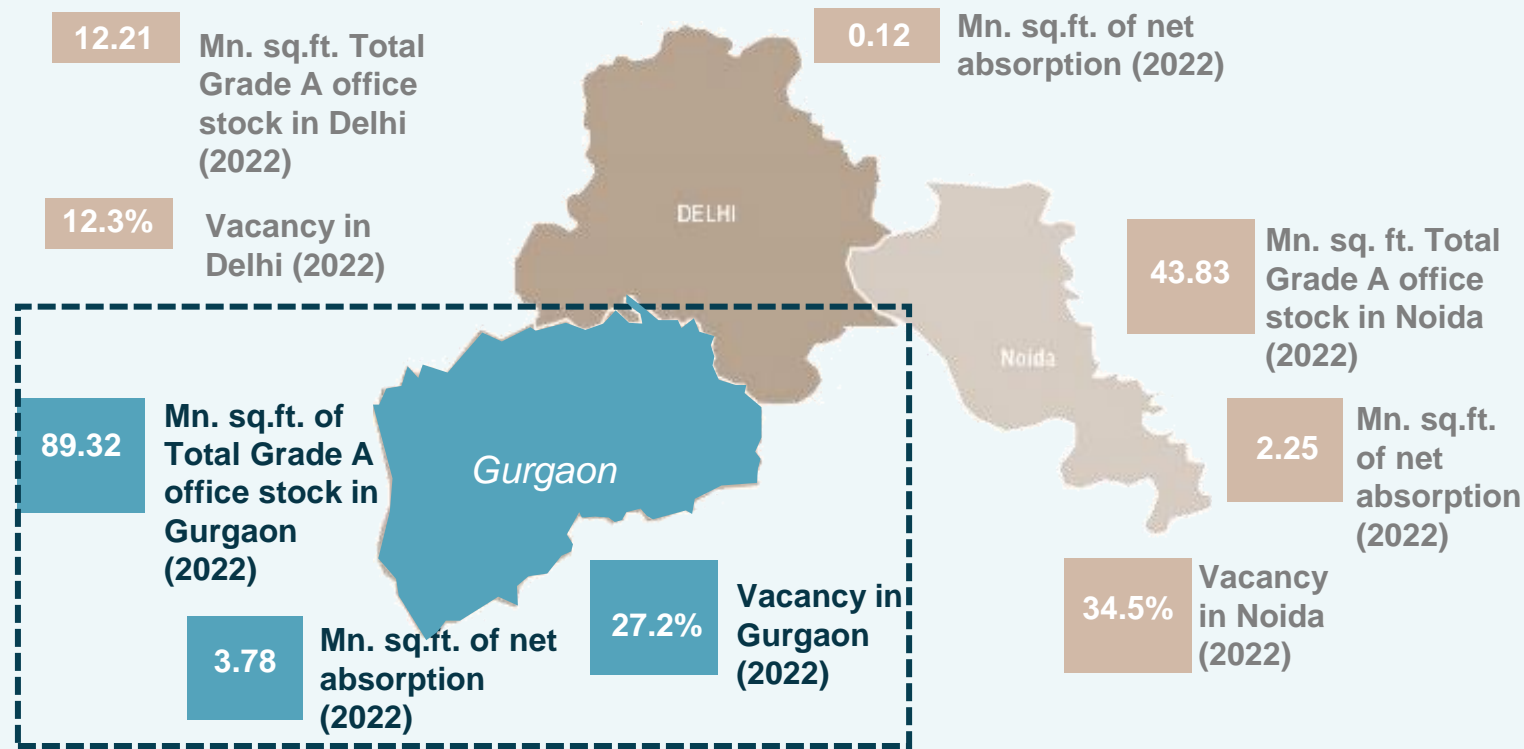
Note: Only Grade A developments have been considered

Source: JLL Research, 2023

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Gurgaon – The Hub of Commercial Office

Delhi NCR



62% of Delhi NCR's commercial office space is positioned in Gurgaon

61% of Delhi NCR's commercial office net absorption/ leasing happened in Gurgaon

30% of total leasing activity happened in IT/ITes sector followed by BFSI, Co-Working, E- Commerce & Healthcare

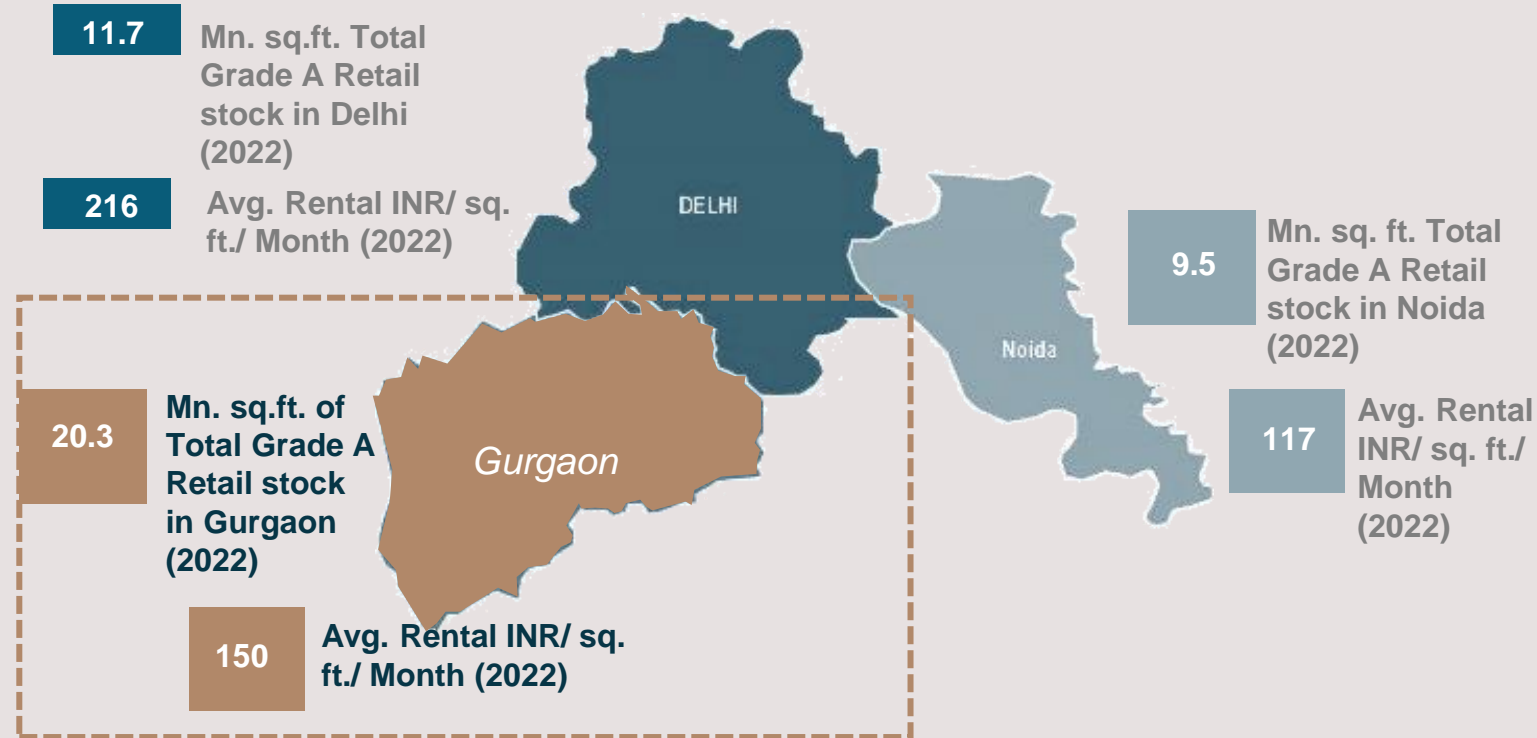
Note: Only Grade A developments have been considered

Source: JLL Research, 2023

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Gurgaon – The Go-To Retail Destination

Delhi NCR



48%

of Delhi NCR's Grade A Retail space is positioned in Gurgaon

40%

of Delhi NCR's Grade A Retail space is proposed in Gurgaon till 2023

39%

Fashion & Apparel segment contributed the most to mall demand, followed by the F&B segment (35%) entertainment sector(19%)

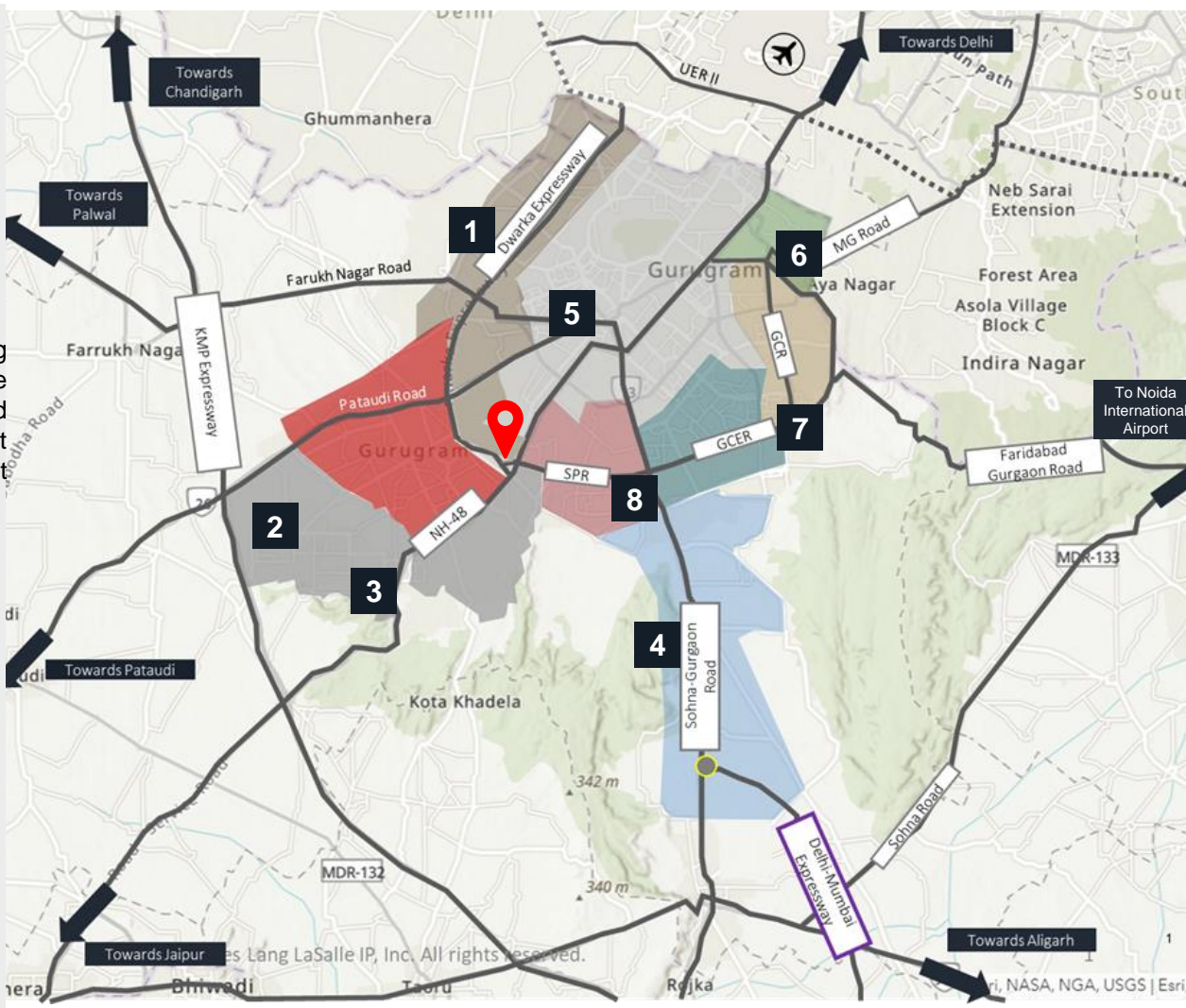
02

Gurgaon Residential Market Overview

*Rental Index covering the major micro
markets*

Prominent Residential Micro- markets

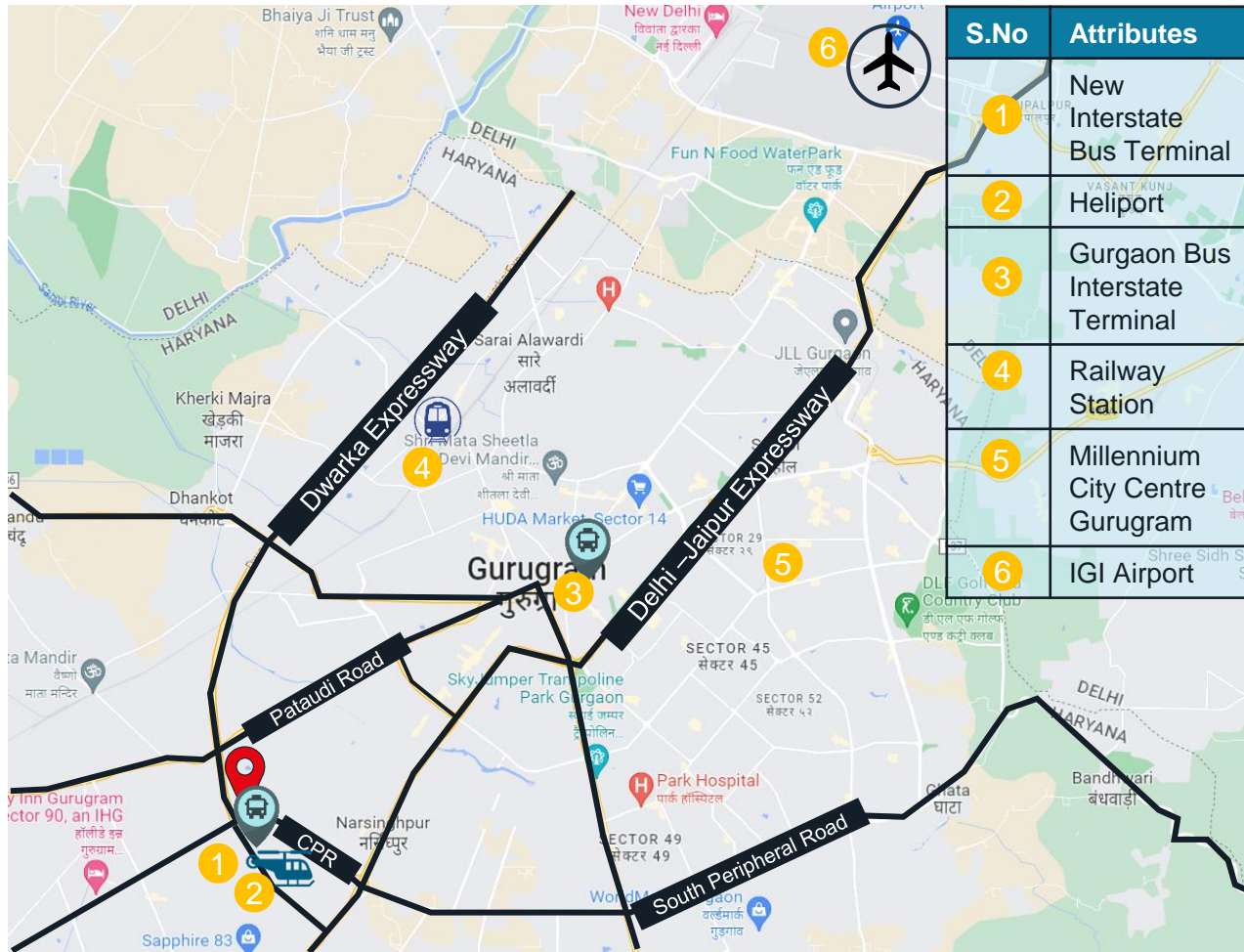
- 1 Dwarka Expressway /NPR**
The Dwarka Expressway will be a harbinger of change for the real estate market in NCR. It will emerge as one of the prominent destinations for commercial market due to seamless connectivity and proximity to vital nodes.
- 2 New Gurgaon**
New Gurgaon started gaining prominence ever since the delivery of the residential projects that started around 2014-15. The region presents excellent opportunity to own a Gurgaon address at affordable prices.
- 3 Sectors along NH 48 in Manesar and its proximity**
The areas adjoining NH-48 at Manesar are also witnessing a considerable demand in the residential sector, which is fuelled by the vast industrial belt at Manesar.
- 4 Gurgaon Sohna Road**
This region has been observing tremendous development in the residential sector owing to availability of land parcels as compared to shortage of land near NH-48.



- 5 Along NH 48- Delhi Border to Rajiv Chowk**
Land parcels abutting NH-48, which have traditionally been predominantly industrial, are observing significant demand for residential development.
- 6 M.G. Road**
The Mehrauli - Gurugram Road (M.G. Road) has emerged as a highly preferred destination owing to its good connectivity from New Delhi through IFFCO Chowk and emergence of organized retail in the form of malls on this road.
- 7 Golf Course Road**
The Golf Course Road witnessed a boom in real estate development with areas like Sushant Lok and DLF Phase-V present on this road.
- 8 Golf Course Extension Road / SPR**
Southern Periphery Road (SPR) from Sector 58 up to National Highway-48 cutting through Gurgaon-Sohna Road. Developments along SPR up to Gurgaon – Sohna Road observes presence of developers of repute like Emaar MGF, ABW, Unitech, Limited THDC, IREO, Ansal API, Pioneer Urban, Conscient Infrastructure, BPTP Limited, M3M, and Vatika Developers among others.



SPR & Dwarka Expressway – Upcoming Economic Driver



-  **Subject Site**
-  **Inter State Bus Terminal**
-  **Railway Station**
-  **Heliport**

Seamless Connectivity to Delhi

Excellent connectivity to IGI Airport

Reduced Traffic congestion & Travel Time

Availability of Premium Residential Projects

Proposed Metro Line On Dwarka Expressway

Quality Social Infrastructure

Proximity to vital nodes

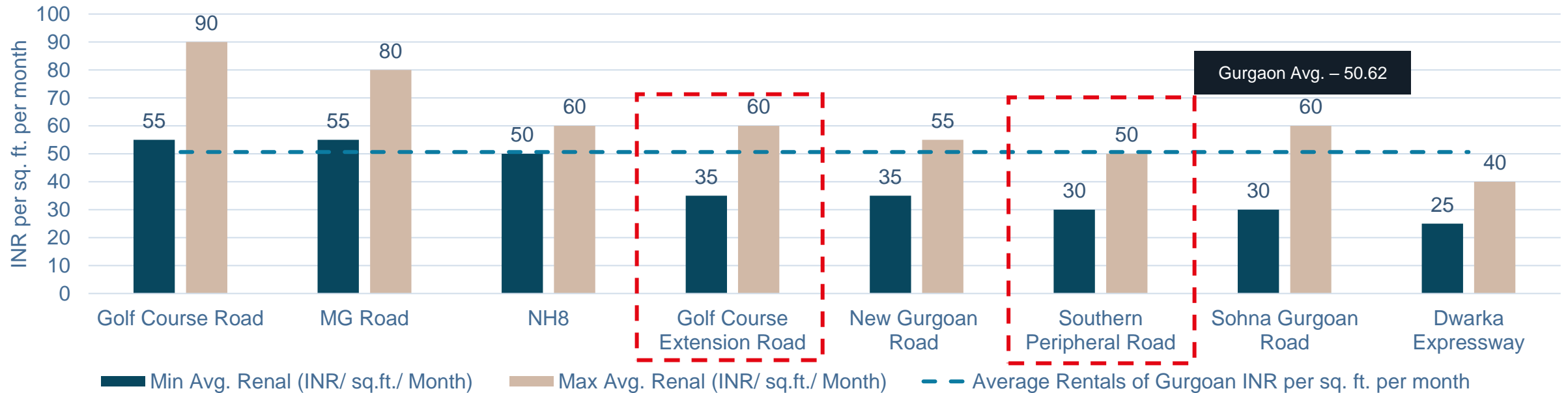
Connectivity to Noida International Airport (Jewar) via Jewar Link Road

Global City – Leading Business Hub

Total Length - 29 Km
In Haryana – 18.9 Km
In Delhi – 10.1 Km

Comparison of Residential Micro Markets – Key Takeaways

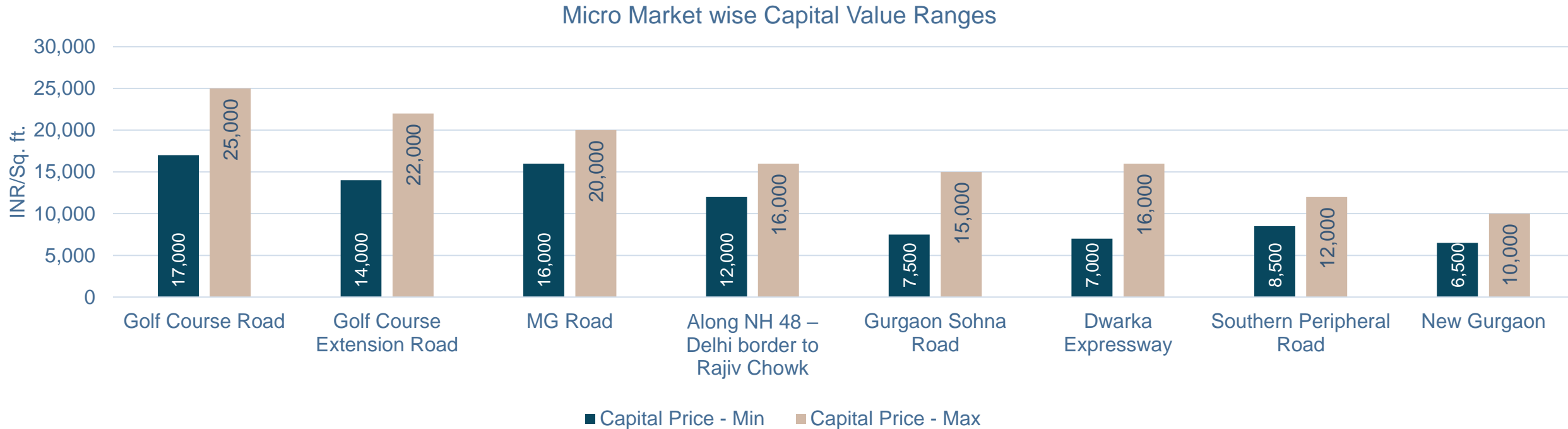
Micro Market wise Rental Ranges



- Golf Course Road is the most expensive Residential Market with Rental Rate ranging from INR 55-90 per sq.ft. per month.
- SPR is a promising micro market with Residential Rentals ranging between INR 30-50 per sq.ft. per month. This region is a growing market with huge potential in terms of real estate developments. With the construction of the SPR at a faster pace, the market regained the consumers sentiments towards the region.
- Implementation of major infrastructure activities along this corridor has boosted the significance of the micro market over the last few years.
- Outliers like **Central PARK The Room, Central Park Resorts and Central Park Bellavista (Service Apartments) in proximity to NH-48, are quoting the rental range of INR 80-100 per sq.ft. Per month** due to seven stars amenities provided by the developers and a unique preposition of facilities with three tier security system.

Source: JLL Research, 2023

Comparison of Residential Macro Markets – Key Takeaways



- Golf Course Road is the most expensive Residential Market with average capital Value ranging between INR 17,000-25,000 per sq. ft. Outliers like DLF Magnolias & Camelias with Capital price ranging between INR 30,000 to 45,000 per sq. ft.
- Golf Course Extension road and MG Road are next in line with capital values ranging between INR 14,000 to 22,000 per sq. ft. and 16,000 to 20,000 per sq. ft. respectively.
- Dwarka expressway has capital price ranging between INR 7,500 to 16,000 per sq. ft. The project residing in sectors closer to Dwarka Expressway, have observed a healthy absorption rate in the range of 80% to 90%.

Growing Preference for *Premium Apartments* in Micro Market

| | | | | | | | |
|--|---|---|---|---|---|---|---|
| |  |  |  |  |  |  |  |
| Project Name | DLF The Belaire | DLF Park Place | DLF Aralias | DLF Magnolia | DLF Crest | Central Park –The Room | Central Park –The Resort |
| Location | Sector 54 , Gurgaon | Sector 54, Gurgaon | Sector 42, Gurgaon | Sector 42, Gurgaon | Sector 54, Gurgaon | Sector 48, Gurugram, Haryana 122001 | Sector 48, Sohna Road, Gurgaon |
| Possession Year | 2016 | 2016 | 2017 | 2013 | 2018 | 2014 | 2014 |
| Launch year | 2010-11 | 2010-11 | 2010-11 | 2009 | 2013 | 2011 | 2008 |
| Typology (BHK) | 4BHK -3,000-4,217 sq. ft. | 3 BHK – 2,300 sq. ft. 4 BHK – 2,677 sq.ft. | 4 BHK + 4T + Study Room - 4 BHK + 5T + Study Room 4 BHK + 4T + Servant Room (5,750-5,850 sq.ft.) | 4 BHK 6350 Sq. ft. – 6400 sq.ft. | 3 BHK -2651 sq. ft 4BHK – 3100-4000 sq. ft. | Studio Apartment 750 sq. ft. 1BHK Apartment -935 sq. ft. 1BHK + Study – 1,250 sq. ft. | 3BHK- 3,000-3,200 sq. ft. 4BHK -4,000-4,200 sq. ft. |
| Total No. of Units | 500 units | 1,650 units | 1,500 units | 589 units | 765 Units | 250 units | 880 units |
| Current Price per | INR 18,750- 22,500 per sq. ft. | INR 23,000-25,000 per sq. ft. | INR 20,000-25,000 per sq. ft. | INR 30,000 -35,000 per sq. ft. | INR 20,000 -22,000 per sq.ft. | INR 16,000 - 20,000 per sq. ft. | INR 12,000 per sq. ft. |
| Current Rentals (per sq. ft. per month) | 60-70 | 70-80 | 90-100 | 100-110 | 70-80 | 80-100 | 65-75 |
| Absorption | 100% | 100% | 100% | 100% | 100% | 98% | 96% |

Amenities for *Premium Apartments* in Micro Market



DLF The Belaire

DLF Park Place

DLF Aralias

DLF Magnolia

DLF Crest

Central Park –The Room

Central Park –The Resort



Valet Parking



Cafe



Bar



Room Service



Outdoor Pool



Travel desk



Luggage



SPA



Non - Smoking Floors



Dry Cleaning



Sun Bath



Nature Walk

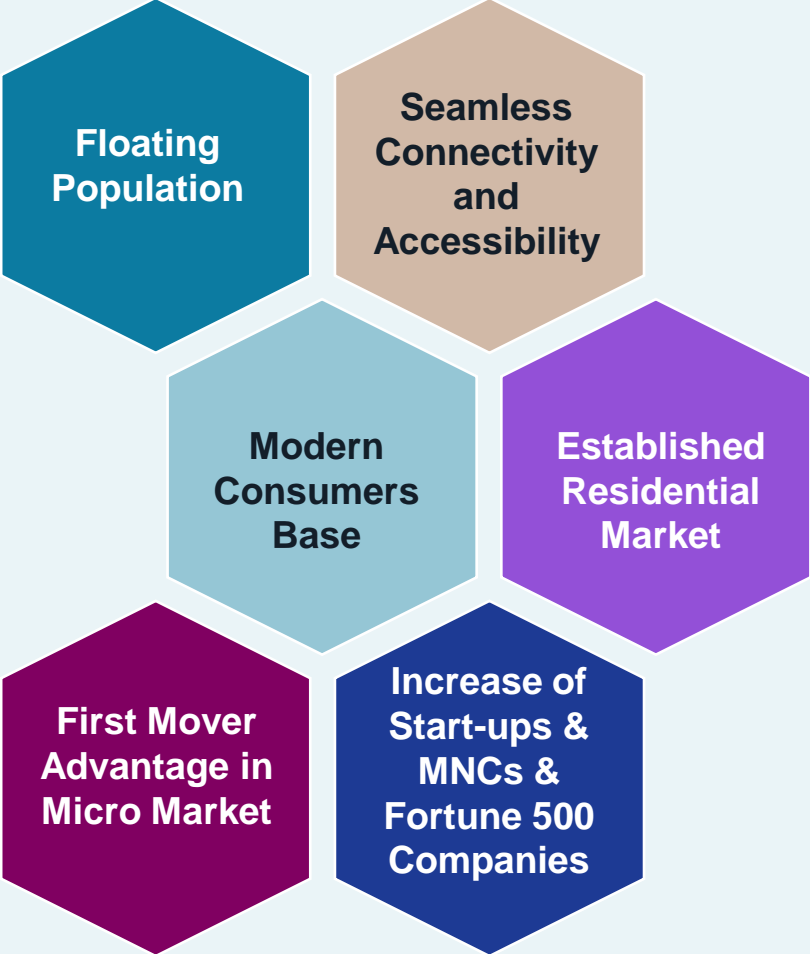


Advance Security System

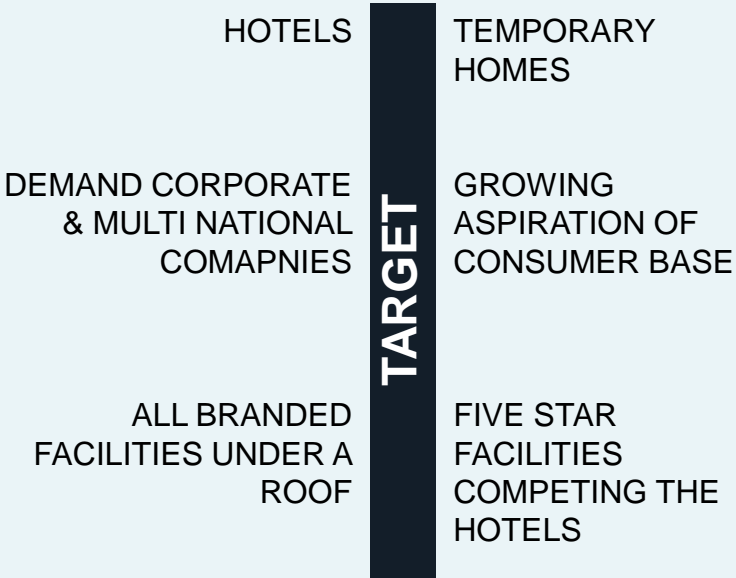
Facilities Provided

Guiding Factors & Gaps

GUIDING FACTOR



BRIDGING THE GAP



03

Krisumi Waterfall Residences

Indo Japanese Mega Real Estate Project

Krisumi – An Irresistible Adore

THE FIRST INDO JAPANESE MEGA REAL ESTATE PROJECT



Prominent Location



Ultra Luxurious Living
(36,000 sq. ft. club house)



Japanese Landscape



Advanced Construction

Major Infrastructure Initiatives

RRTS

Global City

Dwarka Expressway

Proposed Orange Metro Line

Proposed Blue metro line



| S.No | Attributes | Distance (Approx. in Kms) | Drive time in Mins* |
|------|-------------------------|---------------------------|---------------------|
| 1 | NPR | 1 | 1 |
| 2 | Pataudi Road | 1.6 | 10 |
| 3 | NH-48 | 1.8 | 10 |
| 4 | Hero Honda Chowk | 5.6 | 15 |
| 5 | Rajiv Chowk | 8.6 | 20 |
| 6 | Medanta Hospital | 9.6 | 22 |
| 7 | IFFCO Chowk | 13.6 | 25 |
| 8 | MG Road | 14.6 | 25 |
| 9 | Cybercity | 17 | 30 |
| 10 | Ambience Mall | 18 | 30 |
| 11 | Dwarka, New Delhi | 19 | 30 - 35 |
| 12 | IGI Airport, New Delhi | 24.8 | 30 - 35 |
| 13 | Vasant Vihar, New Delhi | 24.3 | 35 - 40 |

Upcoming Infrastructure Projects – Within 5km of Krisumi Waterfall Residences (1/2)

Rapid Rail Transit System

Creating Network For Future

| Delhi –SNB RRTS Corridor | |
|--------------------------|--|
| Length | 107km (83km in Haryana, 22 km in Delhi & 2 km in Rajasthan) |
| Elevated Stretch | 70.5 Km |
| Underground Stretch | 36.5 Km |
| Travel Time | 70 min |
| Total Stations | 16 |
| Stations in Gurgaon | 07 |
| | Udyog Vihar, Sector 17, Rajiv Chowk, Hero Honda Chowk, Kherki Daula , Manesar, Pachgaon, Bilaspur Chowk |



Global City**

The Global City is a mix land use Township, positioned as a “City within a City”

1,000 Acres

Project Area

11.66 Mn

Built – up Area (sq. mt.)

180,000

Expected Resident Population

300,000

Expected Working Population

1.5Km

From The subject Site

Dwarka Express Way

Dwarka Expressway/NPR and CPR

This junction will merge with the clover leaf connecting COR, NH-8 and SPR, providing unrestricted access to all parts of Gurgaon.

Trumpet Junction

Cloverleaf Junction

Less than 0.5 km

Sector 25 Metro Station (Dwarka)



Proposed Metro Line

28 km upcoming Gurgaon Metro project

27 elevated Metro stations

with a spur from Basai to Dwarka Expressway.

68,000 Cr Estimated Project

4 km

Sector 25 Metro Station (Dwarka)

Proposed Metro Line

Proposed Orange line which connects HUDA City Centre to Cyber City in Gurgaon, has Hero Honda Chowk metro station lies in the proximity

2027

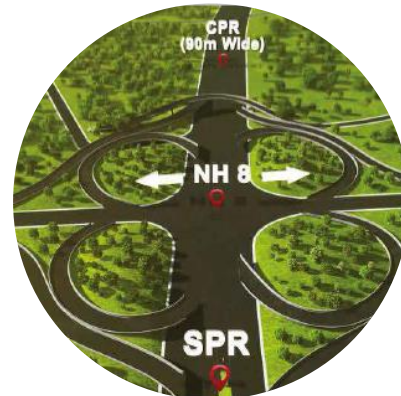
Year of Completion

Major Station

Sector 37

Sector 10

Udyog Vihar Phase-6



Upcoming Infrastructure Projects – The Global City** (2/2)

Global City – The city of Tomorrow

The **Global City is a landmark mixed land use township project** being developed by the **Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC)**, a 100% State owned Infrastructure Development agency of the Govt. of Haryana.

The Global City spans across parts of **Sectors 36B, 37A & 37B**

Global City- the newest business center-in Gurugram
Unhindered connectivity to Indira Gandhi International

The City enjoys direct accessibility from the **8-lane Dwarka Expressway (Northern Peripheral Road)** and **Pataudi Road. NH 48 (Delhi-Jaipur Highway)** and the **Central Peripheral Road** are also in close proximity to the project.



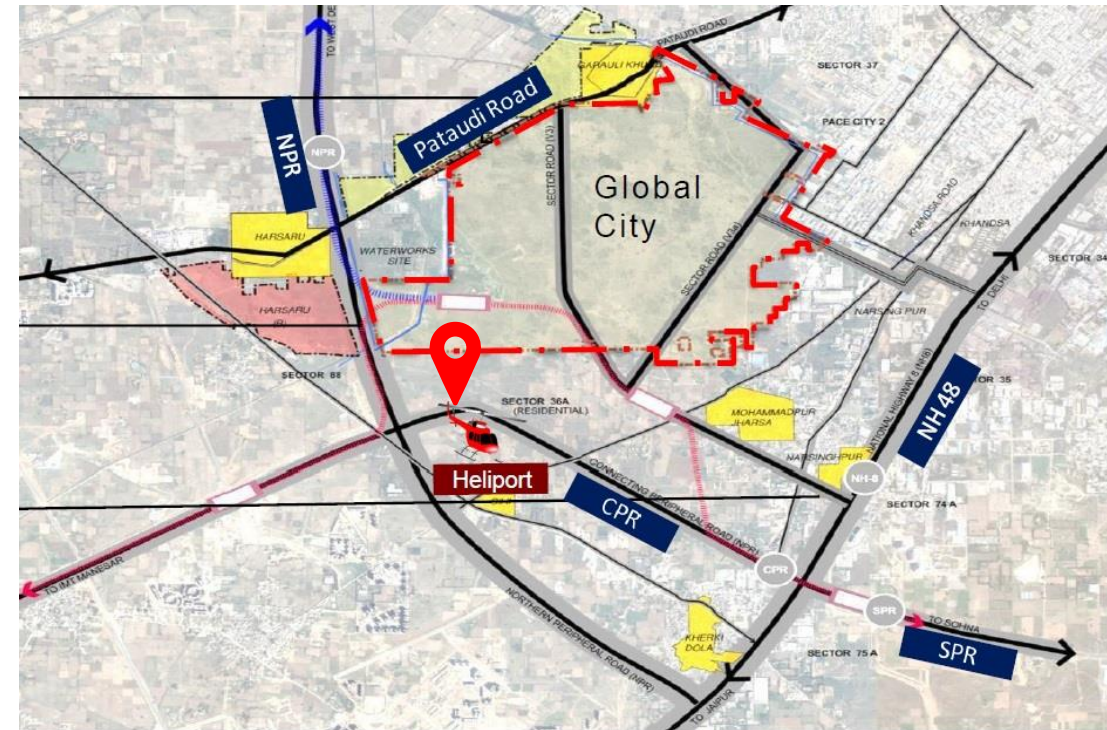
Residential Development



Commercial Development



Plotted Development



 Subject Site

3 Lakh

Working Pop.

1.8 Lakh

Resident Pop.

SUSTAINABLE | FUTURISTIC | RESILIENT

03A

A Detail Overview of Subject Development

Project Outline

Krisumi Waterfall Residences – Brief Overview



Krisumi City is an urban development project that seamlessly blends Japanese Art of living and Indian concepts, to create a living that's simply holistic.

Source: JLL Research, 2023

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Launched



Total Area



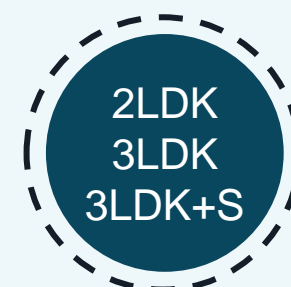
First Phase Development



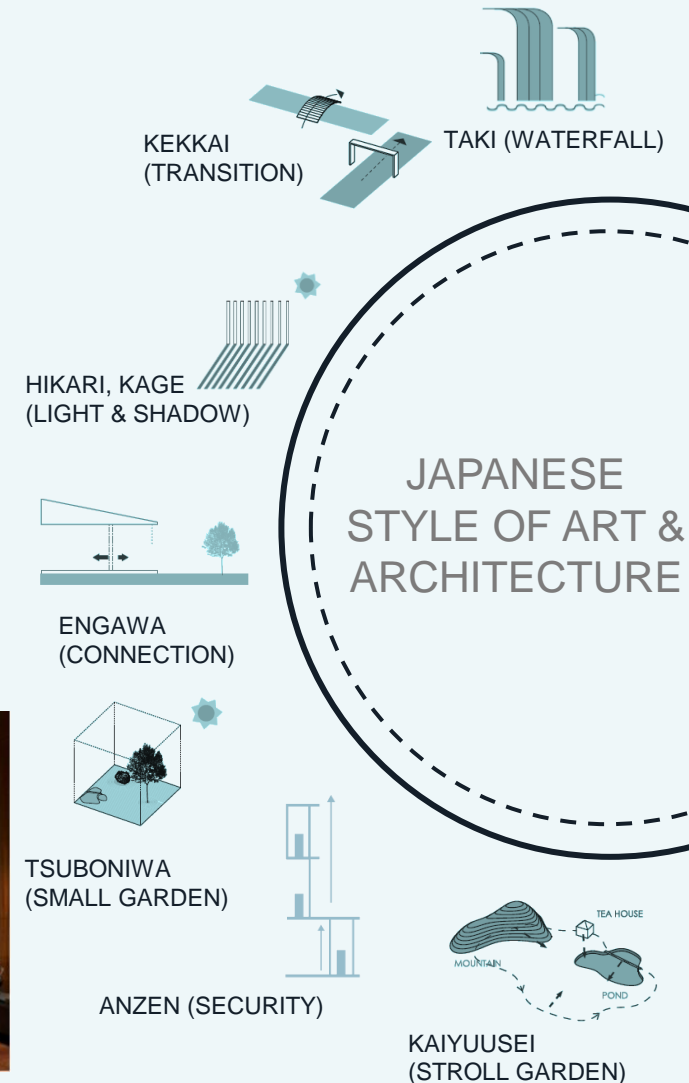
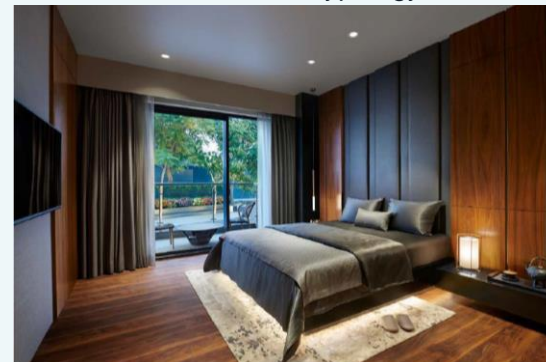
Total Towers



Total Floors



Floor Typology



Krisumi Waterfall Residences – USP Of The Project

**Designed By
Renowned
Nikken Sekkei**

(2nd Largest
Architecture Firm)



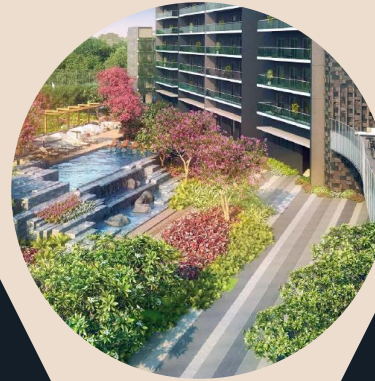
**Unbeatable
Construction
Technology**

(High performance
Glass
Sheer wall and Flat
slab)



**Safety and
Green
Environment
Certified**

(British Safety
Member Council and
4 Star Griha Pre
Certification)



**Unique
Modern
Architecture
Style**

(Biophilic in Nature)



**Luxurious
Facilities**

(Clubhouse Integrated
with towers
Gym, SPA,
Alfresco Dining with
pool view)



**Premium
Construction
Quality**

(Imported best quality
Materials)



**Hotel like
Services**

Driver Waiting Area
Car Washing Bay
Provision for Car
Charging
Staff Shower
Changing

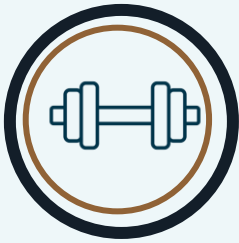


Krisumi Waterfall Residences – Facilities in the Project

AMENITIES



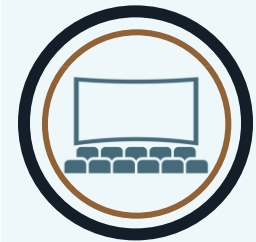
SPA



GYM



TENNIS COURT



MINI THEATRE



KIDS POOL



GATED COMMUNITY



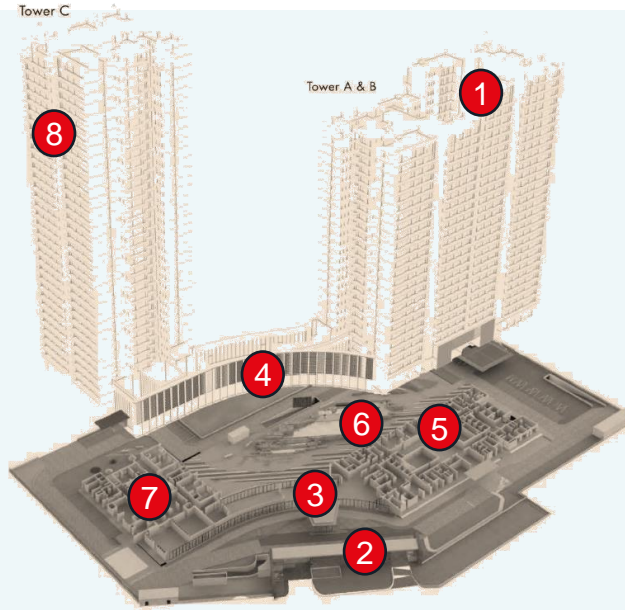
SQUASH COURT



SWIMMING POOL



TERRACE GARDEN



| S.No | Attributes | Unit Sizes | Price |
|------|------------|-------------------------------|----------|
| 1 | 2 LDK | 1,479 sq. ft. onwards | 3.1 Cr. |
| 2 | 2 LDK+ PWS | 1,946 sq. ft. onwards | 4.08 Cr. |
| 3 | 3 LDK | 1,946 sq. ft. onwards | 4.10 Cr. |
| 4 | 3 LDK+S | 2,503 sq. ft. onwards | 5.30 Cr. |
| 5 | Penthouses | 3,667 sq. ft. – 6,569 sq. ft. | 9.93 Cr. |

PWS – Personal Workspace

- 1** • Façade
- 2** • Main Entrance
- 3** • Club House Drop off
• Tower A B Lobby
• Tower C Lobby
• Café
• Banquet
• Club House Lobby
- 4** • Alfresco Dining with pool View
• Restaurant
• Bar Lounge
- 5** • Theatre
• Gym
• SPA
• Treatment Room
• Jacuzzi
- 6** • Pool Area
• Terrace Garden
• Kids Playroom
• Refreshment Corner
• Convenience Store
• Landscape near the pool
• Squash Court
• Tennis Court
- 7** • Main Entrance
• Tower Lobbies
• Apartment Entrance
- 8** • Living and Dining Room
• Kitchen
• Master Bedroom
• Washroom
• TV Lounge
• Kid's Room

Source: JLL Research, 2023

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Some of the best brands used in Krisumi Waterfall Residences



Club House – A new experience in modern Architecture



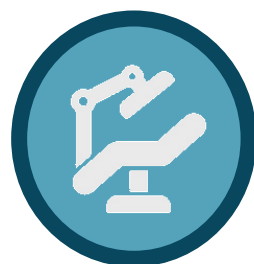
Bar/Lounge



Restaurant



Gym



Treatment Room



Banquet



Lobby



Conference Room



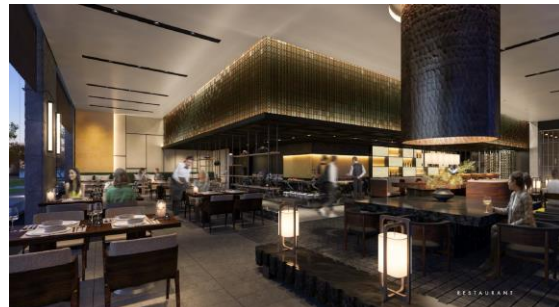
Theatre



Tennis Court



Squash



Spread over **3,344.48 Square Meter (36,060 sq ft)**, in **5.45 Acres**, the clubhouse has **direct access to the towers**. It fully-equipped with state-of-the-art gym, restaurant, bar lounge, spa and salon and many other amenities.

Additional Facilities

- Driver Waiting Area
- Car Washing Bay
- Provision for Car Charging
- Staff Shower Changing



Waterfall Lounge



Pool Side Bar

Water Body Amenities



Lap Pool



Waterfall Island Deck



Proposed Rentals for Krisumi Waterfall Residences

Proposed Occupancy Certificate (OC)
Expected to be received by
December 2023
Proposed possession
By April 2024
(as per indicated by the client)

Expected Krisumi Rentals for fully furnished Apartments @ INR 110 per sq. ft., per month.
(as per indicated by the client and the market research by JLL)

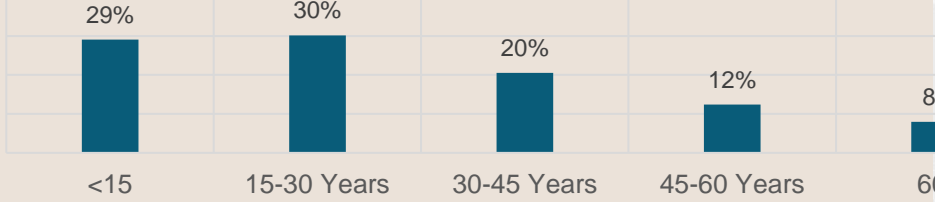
Tentative Maintenance Charges for Apartments will be INR 6.50 per sq. ft., per month + GST
(To be professionally managed by an IPC)
(as acknowledged by the client and as per market research by JLL)

Premium Services Charges for the Additional Premium Services shall be extra to be decided later
(as per indicated by the client and the market research in JLL)

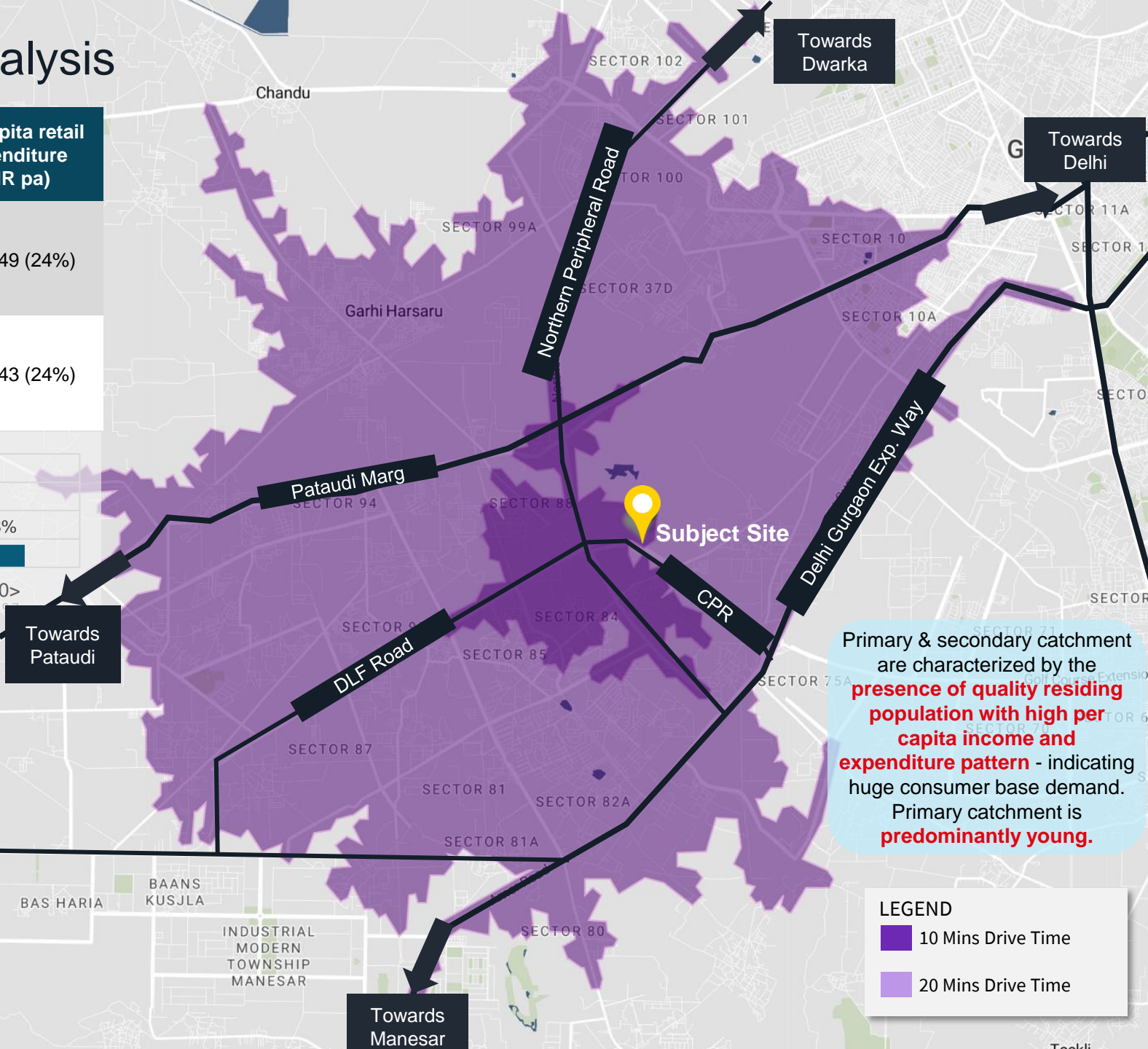
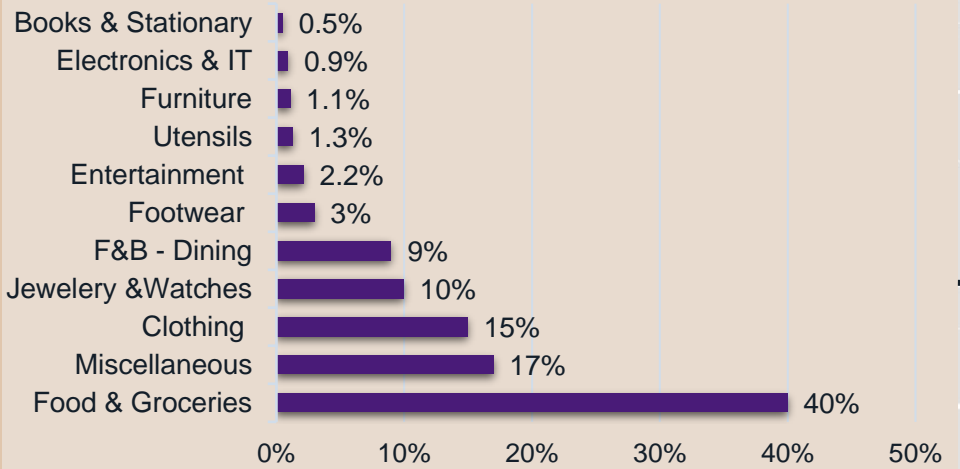
Krisumi Drive Time Catchment Analysis

| Catchment | Population | No. of Households | Per capita purchasing power (INR pa) | Per capita retail expenditure (INR pa) |
|--|------------|-------------------|--------------------------------------|--|
| Primary Catchment (0 to 10 min drive time) | 11,341 | 2,520 | 444,288 | 108,149 (24%) |
| Secondary Catchment (0 to 20 min drive time) | 256,351 | 56,967 | 449,347 | 107,843 (24%) |

Age Distribution



Wallet Share – Spending Pattern



Primary & secondary catchment are characterized by the presence of quality residing population with high per capita income and expenditure pattern - indicating huge consumer base demand. Primary catchment is predominantly young.

LEGEND

- Dark Purple: 10 Mins Drive Time
- Light Purple: 20 Mins Drive Time

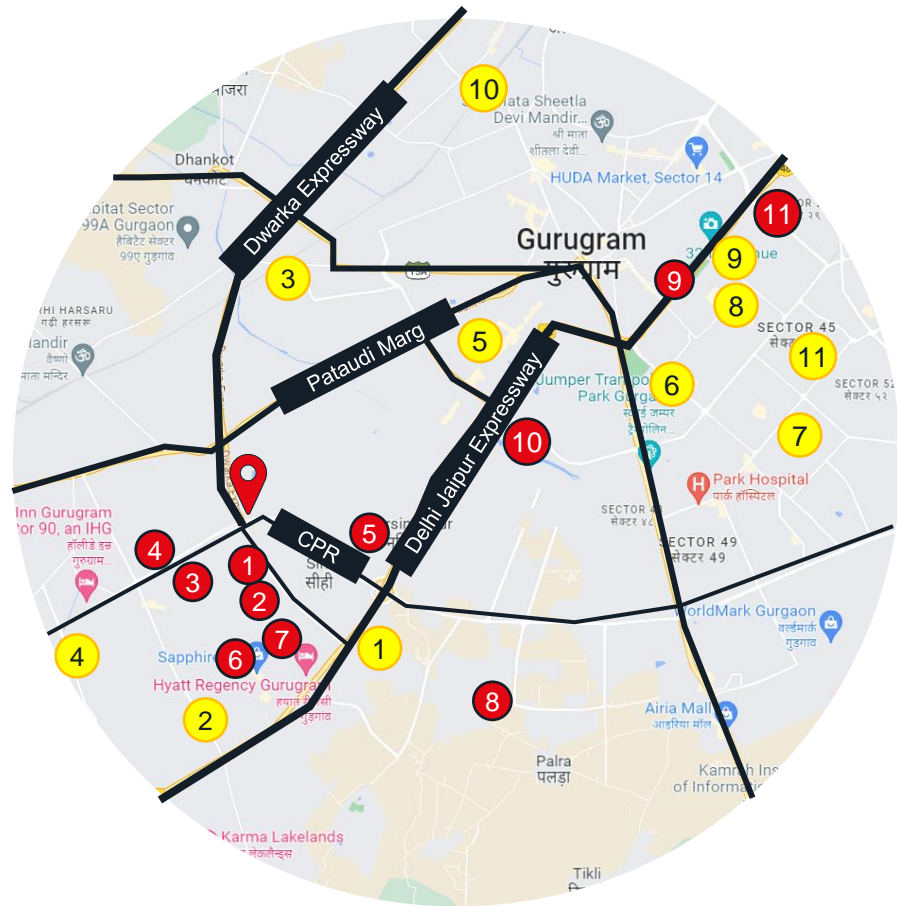
Site Attributes— Prominent Commercial and Retail in the Vicinity



| S.No | Attributes | Description |
|------|----------------------|--|
| 1 | Prominent Developers | Vatika Group, Elan Developers, Ameya Builders, Raheja Developers, DLF Limited |
| 2 | Key Developments | <ol style="list-style-type: none"> 1. Elan Miracle- 8,20,000 sq.ft. 2. Gallexie 91- 3,00,000 sq.ft. 3. Sapphire 90 – 3,00,000 sq.ft. 4. Sapphire 83– 2,40,000 sq.ft. 5. SVH 83 Metro Street – 6,00,000 sq.ft 6. Iris Broadway - 800,000 sq.ft. 7. Orris Floreal Towers – 1,50,000 sq.ft. |
| 3 | Average Price | <p>Ground Floor – INR 25,000 per sq.ft. to INR 35,000 per sq.ft.</p> <p>1st Floor- INR 14,000 per sq.ft to 20,000 per sq.ft.</p> <p>2nd Floor & Above – INR 10,000 per sq.ft. to INR 15,000 per sq. ft.</p> |
| 4 | Average Rentals | INR 60- 120 per sq. ft. per month. |

Source: JLL Research, 2023

Site Attributes— Social Infrastructure in the Vicinity



📍 Subject Site
 📍 Major Hospitals
 📍 Major Education Hubs

Major Healthcare & Education Infrastructure Projects

Source: JLL Research, 2023

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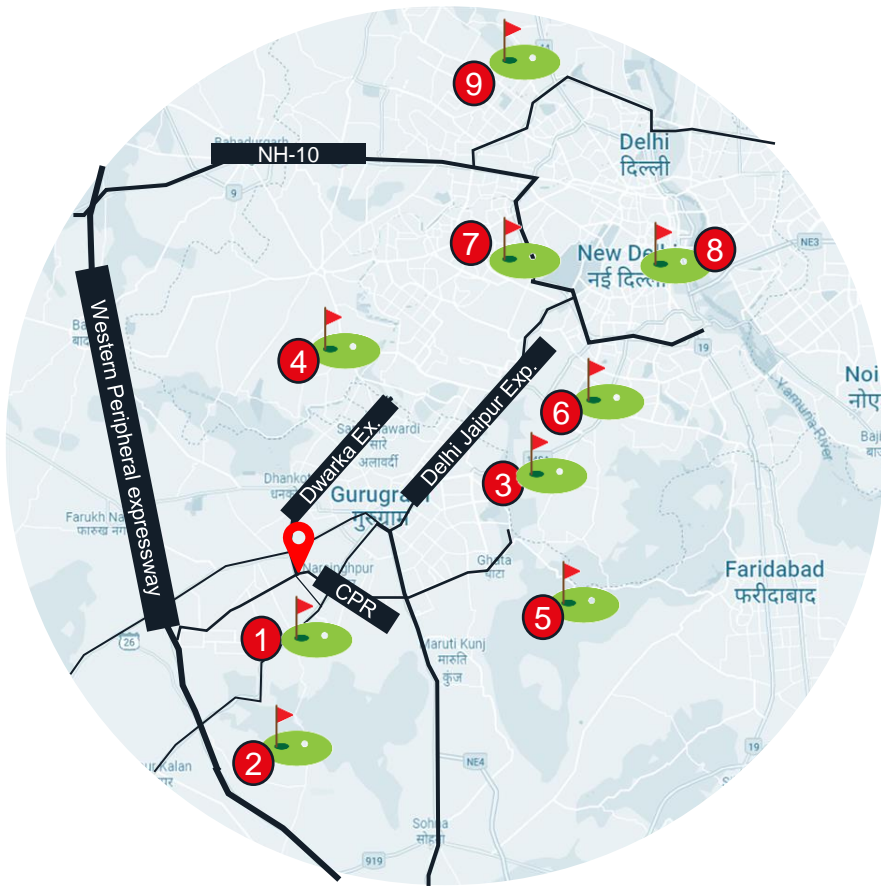
MAJOR HEALTH CENTRE

| S.No | Attributes | Type | No of Beds | Distance From Subject Site (In Km) |
|------|--|----------------|------------|-------------------------------------|
| 1 | Jeevan Raksha Multispecialty hospital | Multispecialty | 30 | 2.9 |
| 2 | Miracles Apollo Cradle / Spectra Hospital | Multispecialty | 100 | 3.4 |
| 3 | Signature Hospital | Multispecialty | 300 | 4.1 |
| 4 | Silver Streak Multi Specialty Hospital New Gurgaon | Multispecialty | 250 | 4.2 |
| 5 | Sanjeevani Hospital | Multispecialty | 40 | 4.6 |
| 6 | Medanta Medicity | Multispecialty | 1,000 | 7.5 |
| 7 | Artemis Hospital | Multispecialty | 600 | 10.4 |
| 8 | Fortis Hospital | Multispecialty | 300 | 11.0 |
| 9 | Max Hospital | Multispecialty | 100 | 12.0 |
| 10 | Metro Hospital & Heart Institute | Multispecialty | 100 | 12.0 |
| 11 | Alchemist Hospital | Multispecialty | 186 | 13.5 |

MAJOR EDUCATION HUBS

| S.No | Attributes | Year Of Establishment | Education Level | Distance From Subject Site (In KM) |
|------|-------------------------------------|-----------------------|------------------------------|------------------------------------|
| 1 | Delhi Public School | 2002 | Till class 12 th | 1.6 |
| 2 | The N.S.P. School | 2014 | Till class 5 th | 1.7 |
| 3 | St. Xavier public school | 2014 | Till Class 12 th | 2.0 |
| 4 | RPS International School | 2018 | Till class 12 th | 2.3 |
| 5 | Gurgaon World School | 2011 | Till class 12 th | 2.4 |
| 6 | Knowledge Tree World School | 2018 | Till class 12 th | 2.4 |
| 7 | Matrikin High School | 2011 | Till class 12 th | 2.5 |
| 8 | Kunskapsskolan International School | 2013 | Till class 12 th | 5.8 |
| 9 | Rishi public school | 1996 | Till class 12 th | 8.9 |
| 10 | Ryan International School | 2005 | Till class 12 th | 9.1 |
| 11 | Sixth Element School | 2004 | Primary School with Day Care | 10.4 |

Site Attributes— Social Infrastructure in the Vicinity



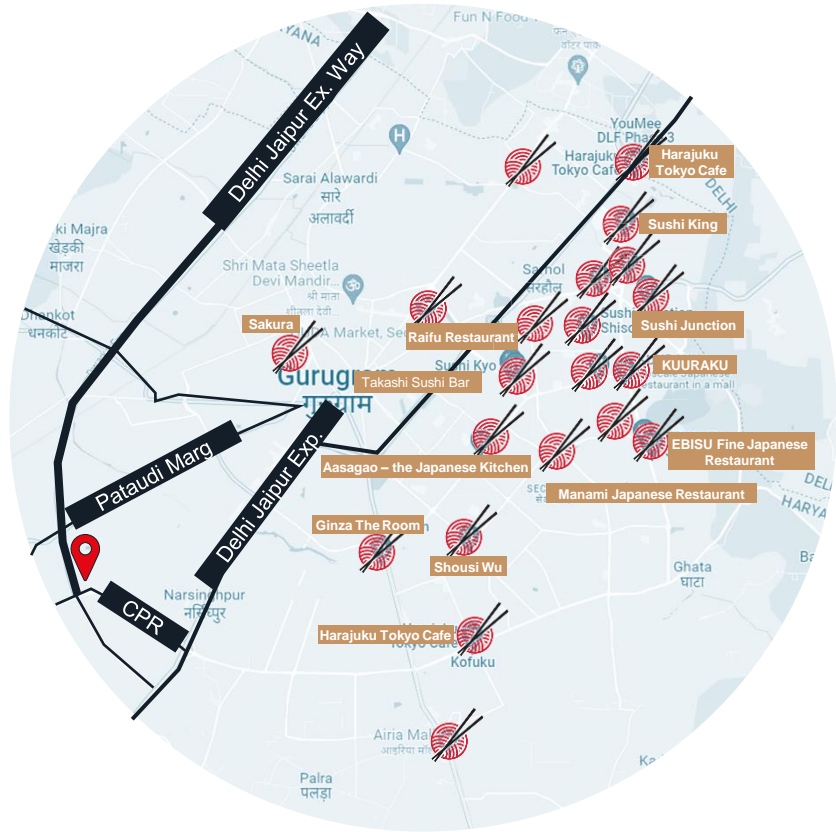
 Subject Site
  Major Golf Club

*Major Golf Course Club
Near To Subject Site*



| S.No | Attributes | Distance From Subject Site (In Km) |
|------|---------------------------|-------------------------------------|
| 1 | Karma Lakelands Club | 6.5 |
| 2 | ITC Golf Club | 12.8 |
| 3 | DLF Golf and Country Club | 13.9 |
| 4 | BSF Golf Course | 15.1 |
| 5 | Skyline Golf Club | 16.3 |
| 6 | Qutab Golf Club | 25.5 |
| 7 | Army Golf Club | 27.0 |
| 8 | Delhi Golf Club | 33.1 |
| 9 | Bhalswa Golf Course | 40.7 |

Site Attributes— Social Infrastructure in the Vicinity



Subject Site



Major Japanese Restaurants

Major Japanese Restaurant



| S.No | Attributes | Distance From Subject Site (In Km) |
|------|--|-------------------------------------|
| 1 | Ginza The Room | 6.8 |
| 2 | Aasagao – The Japanese Kitchen | 10.3 |
| 3 | Raifu Restaurant | 11.5 |
| 4 | Takashi Sushi Bar & Japanese Restaurant Gurugram | 11.7 |
| 5 | Kuuraku | 13.1 |
| 6 | Manami Japanese Restaurants | 13.5 |
| 7 | Premium Ichizen | 13.5 |
| 8 | Coco Ichibanya Gurgoan | 14.7 |

SWOT Analysis

- **Global city** which is being contemplated encompassing the world class amenities, thus triggers the market in terms of economic development , commercial , retail and service apartments.
- Project site is in **proximity to the growing commercial and retail hubs** namely new Gurgaon and NH48, thus providing prospect in terms of proximity to employment centers.
- **Completion of NPR/ Dwarka Expressway** results to seamless connectivity.

Opportunities

Strength

- Subject Property is **located in proximity to NH-48** which is the major arterial road connecting the site via internal road.
- **Japanese style of Art and Architecture** provides **first movers advantage** to the project making it one of the major project.
- Water Fall Residences nestled In 'The Lap Of Nature' as it is **fringed by 220 acres of Green zone and 50 meters of Green Belt.**
- **Two-way connectivity to IGI Airport**

Threats

Weaknesses

- The proposed development is likely to face competition from upcoming proposed developments of similar nature in the site region.

- No inherent weakness for the site. With the completion of NPR and CPR, the subject site will be easily accessible.

Thankyou

Contact us

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