



Hero

Reality



***“In whatever we do, we try to keep our promises, and with whoever we partner, we focus on the long term. Irrespective of what we do, we follow these two rules. This is what has helped us to grow.”***

***Dr. Brijmohan Lall Munjal  
Hero Forever***





Hero Enterprise is the brainchild of Mr. Sunil Kant Munjal, the youngest son of Dr. Brijmohan Lall Munjal, founder of the Hero Group. Hero Enterprise has drawn upon the entrepreneurial strengths developed by its founders to strengthen its Insurance Broking, Real Estate and Steel businesses along with an active Investment Office. With a strong legacy in building world class companies and brands over seven decades, Hero Enterprise's investment decisions are long term, and keep key outcomes in mind including business and social impact



Hero Steels Limited embodies excellence as a Hero Enterprise company serving the needs of a wide variety of customers including from the automotive, tractor and bicycle industry.



Hero Insurance Broking is a composite broker and is setting benchmarks in insurance broking with trust and innovation. It is one of the largest physical network of distribution of insurance products in the country now being hosted by technology.



The Investment Office is a comprehensive investor that focuses on investments in India and globally. It focuses on entrepreneurial, innovative and sustainable ventures across different industry verticals including real estate in the UK.



Hero Realty delivers luxury living focusing on contemporary, sustainable homes while fostering a healthy local community. It's proposition is safe and great value for money.



Serendipity Arts Foundation is an arts and cultural development initiative that fosters creativity and collaboration across various art forms and organizes South Asia's largest multi-disciplinary event, the annual Serendipity Arts Festival in Goa.



## CHAIRMAN'S MESSAGE

As a principle, we have three criteria in mind before engaging in a new venture. First, the venture needs to be something that one of us in the senior management is passionate about. Second, it has to be in an area where we can make the maximum positive social impact. Finally, it has to be a venture where we can move into a leadership position. Housing in India, is both, a serious social challenge and a great economic opportunity. While the country's population has grown exponentially, most do not have the privilege of a well-appointed home. At the same time, when housing is promoted, great multipliers are created, since an estimated 150 plus industries are linked to this sector in some form or the other. This socio-economic impact has strengthened our conviction to commit ourselves to the business of building homes and community development. The Hero Homes venture is a manifestation of this conviction.

**SUNIL KANT MUNJAL**  
Chairman, Hero Enterprise

## GLORY LIES IN A PROMISE FULFILLED

Our development philosophy is based on four design pillars.

- Sustainability
- Community
- Creativity
- Fitness

These four parameters help in adding distinctive features to the homes that lead to an enriched lifestyle for you



Hero Realty Private Limited (HRPL), the real estate arm of Hero Enterprise, is dedicated to redefining luxury living through honest pricing. Founded in 2006 as Arrow Infrastructure, the business focuses on creating vibrant, eco-friendly spaces across the National Capital Region (NCR), Punjab, Uttarakhand, and Himachal Pradesh. Guided by the principles of creativity, fitness, sustainability, and community, HRPL integrates lush green zones, eco-friendly designs, and modern amenities into its projects. The flagship brand, Hero Homes, exemplifies this commitment by offering homes that reflect care, craftsmanship, and a deep connection to nature.

5700<sup>+</sup>

Happy  
Customers

6.02

Million Sqft  
Delivered

5.2

Million Sqft Under  
Development

800<sup>+</sup>

Acres Of  
Industrial Parks



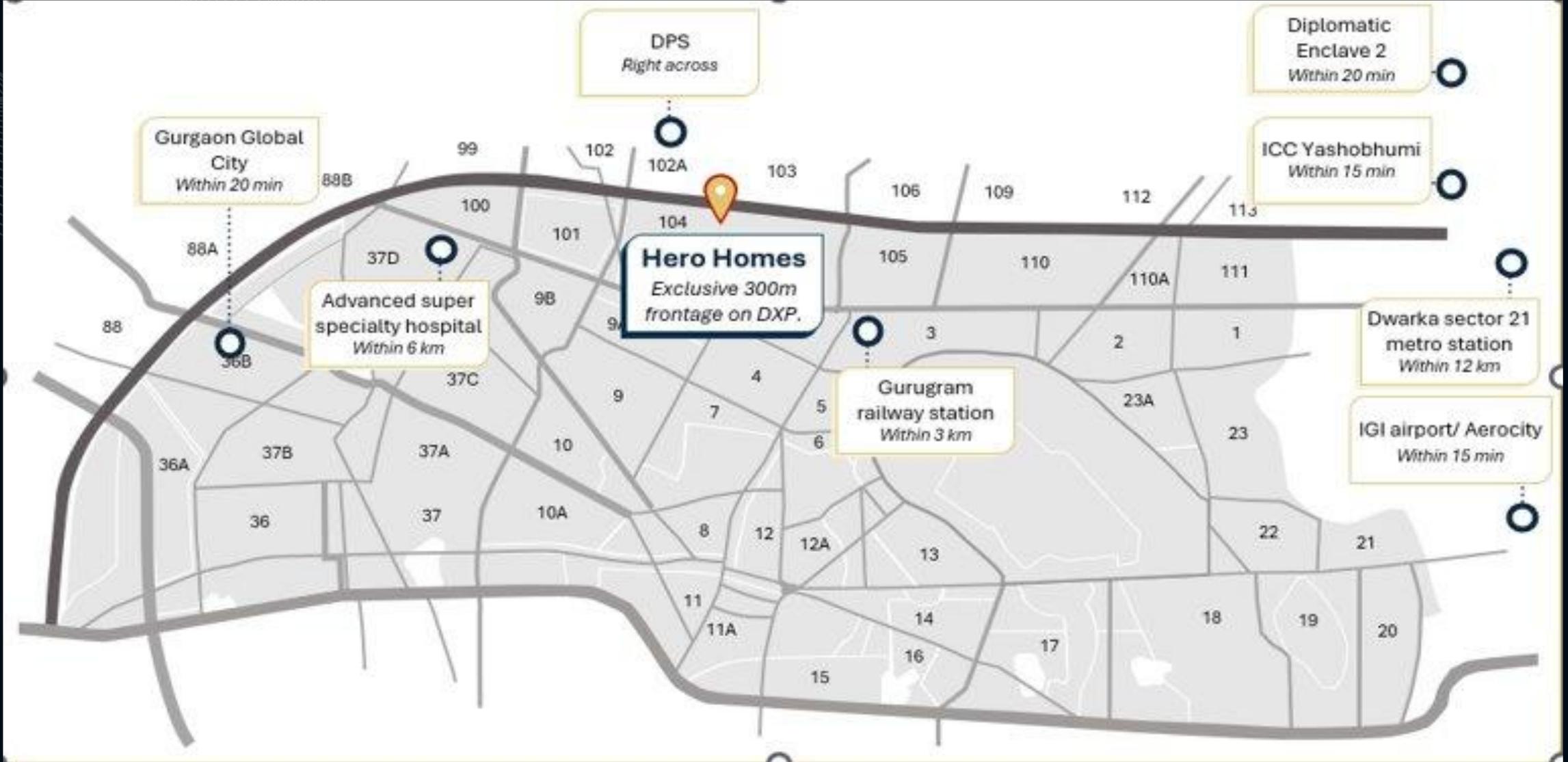
# THE PALATIAL

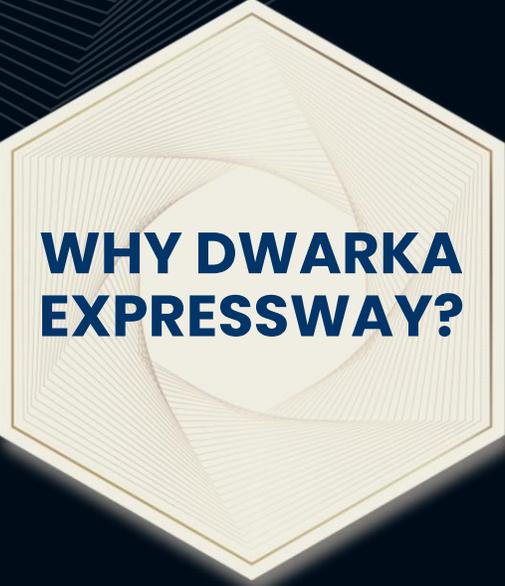
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# Dwarka Expressway Transforming Connectivity







## WHY DWARKA EXPRESSWAY?



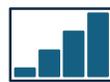
### Unmatched location

- Between Delhi & Gurgaon – Can boom to match NH-8
- Airport within 15 mins, after DWE tunnel
- Cybercity & Udyog Vihar, IMT Manesar



### Upcoming infra/ Commercial Developments

- Diplomatic Enclave II
- India International Convention Centre
- International Sports Hub
- Dwarka Golf Club
- Global city project
- Aerocity
- HUDA to Cyber city metro corridor



### Huge potential for growth in investment

- 10+ luxury and premium residential projects in the area
- Prices have increased more than 3x over the past 12 years
- Similar appreciation to be expected

# An Icon of Elegance

- A home is an expression of your aspirations, and the journey traveled. At Hero Homes, we craft more than residences; we create a sanctuary where life's most treasured moments unfold with those who are your most precious. With our latest project, we aim to raise the bar even further. Welcome to The Palatial by Hero Homes - a masterpiece of architectural finesse and elegant appointments, surrounded by magnificent vistas inspired by continental Europe.
- With impeccable craftsmanship and thoughtful design, each residence blends timeless sophistication with modern comfort and exceptional security, offering complete indulgence and peace of mind in an oasis of serenity and exclusivity. The Palatial by Hero Homes is an ode to who you are and a tribute to what your family deserves. Let us begin the celebration.

[https://drive.google.com/drive/u/3/folders/1kY29NF4aTzBN\\_91-eJtuev0XfC4o0avW](https://drive.google.com/drive/u/3/folders/1kY29NF4aTzBN_91-eJtuev0XfC4o0avW)



Hero Homes

IN COLLABORATION WITH

SAHEB



Artistic Impression

# EXPERIENCE THE PALATIAL ADVANTAGE



Unparalleled  
connectivity  
&  
accessibility



Your Home,  
Your  
Interiors –  
Ready-to-  
live-in  
residences



Integrated  
retail  
and  
residences



Excusive club  
amenities –  
Internal &  
External



State-of-  
the-art  
layouts



5-star  
lifestyle



70% open  
areas –  
Harmonious  
convergence  
of beauty

**UNPARALLELED  
CONNECTIVITY  
& ACCESSIBILITY**



Direct access to Dwarka expressway



Right across Delhi Public School



Proximity to 700+ commercial outlets



Advanced super specialty hospital in 6 km



20 min drive from IGI airport



Reach Yashobhoomi Convention Center in 15 min

**YOUR HOME  
YOUR INTERIORS**

**4 VARIANTS ACROSS THREE THEMES**



**Modern Contemporary**



**Classical European**



**Indian Revival**

Classic version is included in the box pricing. It includes

- ✓ Base level finishes (Centrally Air Conditioned through VRF Technology, flooring, doors, CP sanitary fittings, etc.).
- ✓ Fully loaded kitchen with whitegoods including microwave, hob & chimney, refrigerator, and RO
- ✓ Wardrobes, Vanity (in all washrooms), shower partition and geysers
- ✓ False ceiling
- ✓ Wall paneling and treatment

Option to upgrade to fully furnished Comfort, Premium, Luxury and Ultra-luxury at costs significantly lower than the market rate

**UNIT  
INTERIORS  
MODERN  
CONTEMPORARY**



**UNIT  
INTERIORS  
CLASSICAL  
EUROPEAN**



**UNIT  
INTERIORS  
INDIAN  
REVIVAL**



**INTEGRATED  
RETAIL &  
RESIDENCES**



**Downtown Dubai based concept with entertainment zone of ~3 lakh sq feet**

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## Designing Retail Spaces to Enhance Residential Charm

A retail and residential mix development enhances a project's value by creating a self-sustaining ecosystem that offers convenience and vibrancy for the residents while also boosting the overall magnetism of the project. The Palatial boasts of a 3-floor high street retail which adds a lifestyle appeal and increases property value and desirability for the project.

**INTEGRATED  
RETAIL &  
RESIDENCES**



## How retail impacts residential growth

Having well-integrated retail hub surround a residential project boosts convenience for the inhabitants while also enhancing property value by elevating its appeal. Easy access to shopping, dining and entertainment enriches daily life and fosters a thriving community. This synergy benefits both homeowners and business owners, as seen with The Dubai Mall, where retail and residences coexist seamlessly.

**DOWNTOWN  
DUBAI BASED  
CONCEPT**

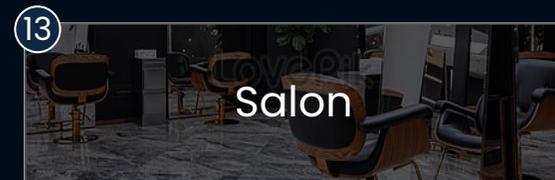
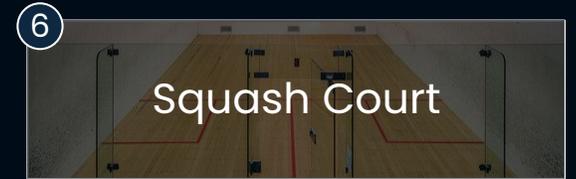
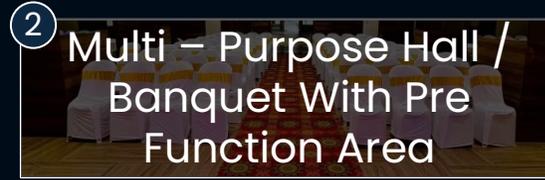
**LUXURIOUS  
CLUBHOUSE**



**CLUBHOUSE  
TOWER  
LOBBY**



**CLUB LIFESTYLE  
– INTERNAL  
AND EXTERNAL**



**... AND SPORTS FACILITIES TO KEEP YOUR KIDS BUSY**

1

Cricket Nets



2

Badminton Court



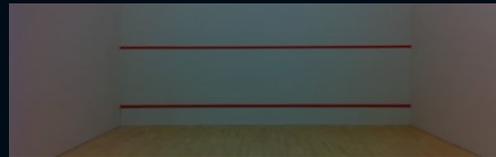
3

Basketball Court



4

Squash Court



5

Tennis Court



6

Pickleball



7

Futsal



# GLIMPSES OF CLUBHOUSE FEATURES



Temperature-Controlled Swimming Pool

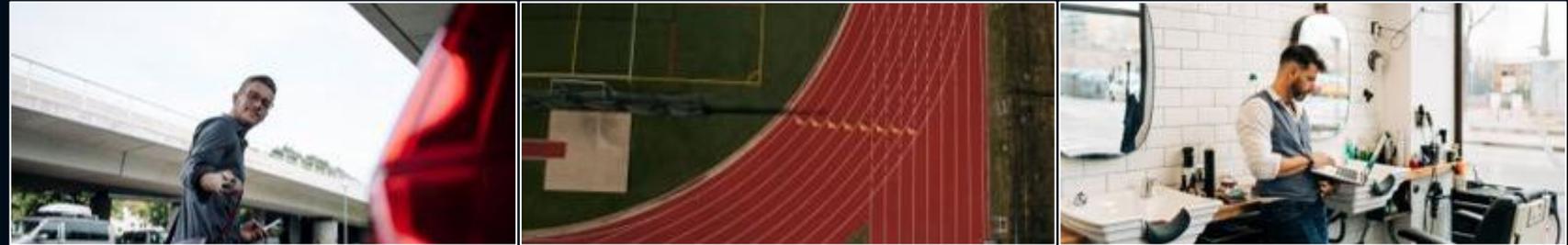
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**MODERN & SPACIOUS LAYOUTS**

<b>Palatial Homes</b>	<b>External living spaces</b>	<b>Designer Homes</b>	<b>Multi-utility room</b>
<ul style="list-style-type: none"> <li>Large layouts perfect for large families needing extra privacy and space.</li> </ul>	<ul style="list-style-type: none"> <li>Your personal viewing deck for enjoying stunning views of sunrise and sunset.</li> </ul>	<ul style="list-style-type: none"> <li>Intricately designed to ensure comfort &amp; privacy</li> </ul>	<ul style="list-style-type: none"> <li>Large room (9X12), convertible into SPR, study, play-room or extension of the living</li> </ul>

room



# 5-STAR LIFESTYLE

Accessibility & Convenience	Accommodation & Lifestyle	Health & Fitness
<ul style="list-style-type: none"> <li>• Valet parking services</li> <li>• Driver-on-call</li> <li>• Crèche Services</li> <li>• Chauffeur's Lounge</li> </ul>	<ul style="list-style-type: none"> <li>• Chef on Call</li> <li>• Direct access to Saloons and Spa</li> <li>• Tie-up for pet care, laundromat, car wash and services</li> </ul>	<ul style="list-style-type: none"> <li>• On-premises Doctor's room</li> <li>• Ambulance on call</li> <li>• Co-branded fitness facilities on premises</li> <li>• Partnerships with notable sports academies</li> </ul>



**70%  
OPEN AREAS**

<b>Verdant Promenade</b>	<b>Grand Waterway</b>	<b>Royal Boulevard</b>
<p>Lush Miyawaki tree-lined sanctuary, where manicured gardens and shaded walkways invite peaceful strolls and quiet reflection</p>	<p>Mesmerizing avenue adorned with cascading fountains, tranquil reflecting pools, and gentle streams, adding an air of serenity and luxury</p>	<p>Majestic, palm-lined passageway, guiding residents through grand architectural marvels, regal archways, and breathtaking facades</p>

**TOWER  
ENTRANCE  
LOBBY**



**LUXURY  
LIVING  
SPACES**



**EXTENDED  
LIVING  
SPACE**



Your personal viewing deck for enjoying stunning views of sunrise and sunset.

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**FLOOR-TO-CEILING  
HEIGHT  
~3.3 M**



Enjoy a spacious, with elevated ceiling for an enhanced sense of openness.

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**VEHICLE –  
FREE  
SURFACE**



**MULTI  
GENERATION  
HOMES**



Large layouts perfect for large families needing extra privacy and space.

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# MASTER LAYOUT

**LEGEND:**

1. Residential Entry
2. Residential Exit
3. Retail Promenade
4. Entry Water Feature
5. Berms
6. Parterre Garden
7. Retail Informal Seating
8. Commercial Entry
9. Commercial Exit
10. Driveway
11. Water Feature
12. Entry Plaza
13. Entry To Basement
14. Exit From Basement
15. Buffer Planting
16. Arched Green Wall
17. Open GYM
18. Children's Play Area
19. Multipurpose Court
  - a. Volleyball
  - b. Lawn Tennis
  - c. Football
20. Stepped Seating
21. Miyawaki Forest
22. Floating Lawn
23. Mounds
24. Central Water Feature
25. Cricket Pitch
26. Guard room
27. Lawn
28. Swimming pool
29. Kids pool
30. Deck area
31. Amphitheatre
32. The Grand Portal
33. Jacuzzi
34. Services



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**UNIT LAYOUT**  
**4 BHK + SPR**



# UNIT LAYOUT 3 BHK + SPR



**ATTRACTIVE  
PAYMENT  
PLAN  
(30-30-40)**

Indicative Year	Construction milestone*	Indicative Month	Payment plan	Indicative Year-wise payments	
<b>Year 1</b>	On booking		10,00,000	<b>30%</b>	<b>30</b>
	45 days from booking		10%		
	120 days from booking		20%		
<b>Year 2</b>	-	-	NIL	<b>0%</b>	<b>0</b>
<b>Year 3</b>	Completion of 7th floor	25M	15%	<b>25%</b>	<b>25</b>
	Completion of 21st floor	32M	10%		
<b>Year 4</b>	Completion of 40th floor	40M	5%	<b>15%</b>	<b>15</b>
	Completion of Internal plaster	45M	10%		
<b>Year 5</b>	Application of OC		15%	<b>30%</b>	<b>30</b>
	Receipt of OC		10%		
	Offer for Possession		5%		

**OWN YOUR HOME WITH JUST 30% PAYMENT IN FIRST 2 YEARS  
ONLY 60% TILL SUPERSTRUCTURE**



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