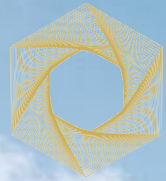




THE PALATIAL  
By **Hero** Homes



# THE PALATIAL By **Hero Homes**

PRESENTING YOU A PALACE CRAFTED  
FOR THE **"HEROES"** OF TODAY



HARERA registration No.  
PHASE 1: RC/REP/HARERA/CGM/907/639/2025/10  
PHASE 2: RC/REP/HARERA/CGM/908/640/2025/11  
PHASE 4: RC/REP/HARERA/CGM/906/638/2025/09  
Promoter Name: Hero Home

THE PALATIAL  
*Club House*

**CLUB  
VIEW**

HARERA Registration No.  
PHASE 1 : RC/REP/HARERA/GGM/907/639/2025/10  
PHASE 2 : RC/REP/HARERA/GGM/908/640/2025/11  
PHASE 4 : RC/REP/HARERA/GGM/906/638/2025/09  
Promoter Names: Hero Home

**CROWN  
VIEW**



HARERA Registration No. [REDACTED]  
PHASE 1 : RC/REP/HARERA/GGM/907/639/2025/10  
PHASE 2 : RC/REP/HARERA/GGM/908/640/2025/11  
PHASE 4 : RC/REP/HARERA/GGM/906/638/2025/09  
Promoter Names: Hero Home

**COMMERCIAL  
VIEW 1**



HARERA Registration No.  
PHASE 1 : RC/REP/HARERA/GGM/907/639/2025/10  
PHASE 2 : RC/REP/HARERA/GGM/908/640/2025/11  
PHASE 4 : RC/REP/HARERA/GGM/906/638/2025/09  
Promoter Names: Hero Home

**COMMERCIAL  
VIEW 2**



**THE PALATIAL**  
By **HERO HOMES**  
SAHEB

HARERA Registration No.  
PHASE 1 : RC/REP/HARERA/GGM/907/639/2025/10  
PHASE 2 : RC/REP/HARERA/GGM/908/640/2025/11  
PHASE 4 : RC/REP/HARERA/GGM/906/638/2025/09  
Promoter Names: Hero Home

# EXPERIENCE THE PALATIAL ADVANTAGE



Unparalleled  
connectivity  
& accessibility



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



Integrated  
retail, club,  
and residences



State-of-  
the-art  
homes



5-star  
lifestyle



Green  
sustainable  
home  
environment

# UNPARALLEL CONNECTIVITY & ACCESSIBILITY





**Prime and exclusive 950+ ft frontage on Dwarka Expressway**



**Direct access from/to Dwarka Expressway**



**4 proposed metro stations within 5 km**



**Gurugram railway station within 3 km**



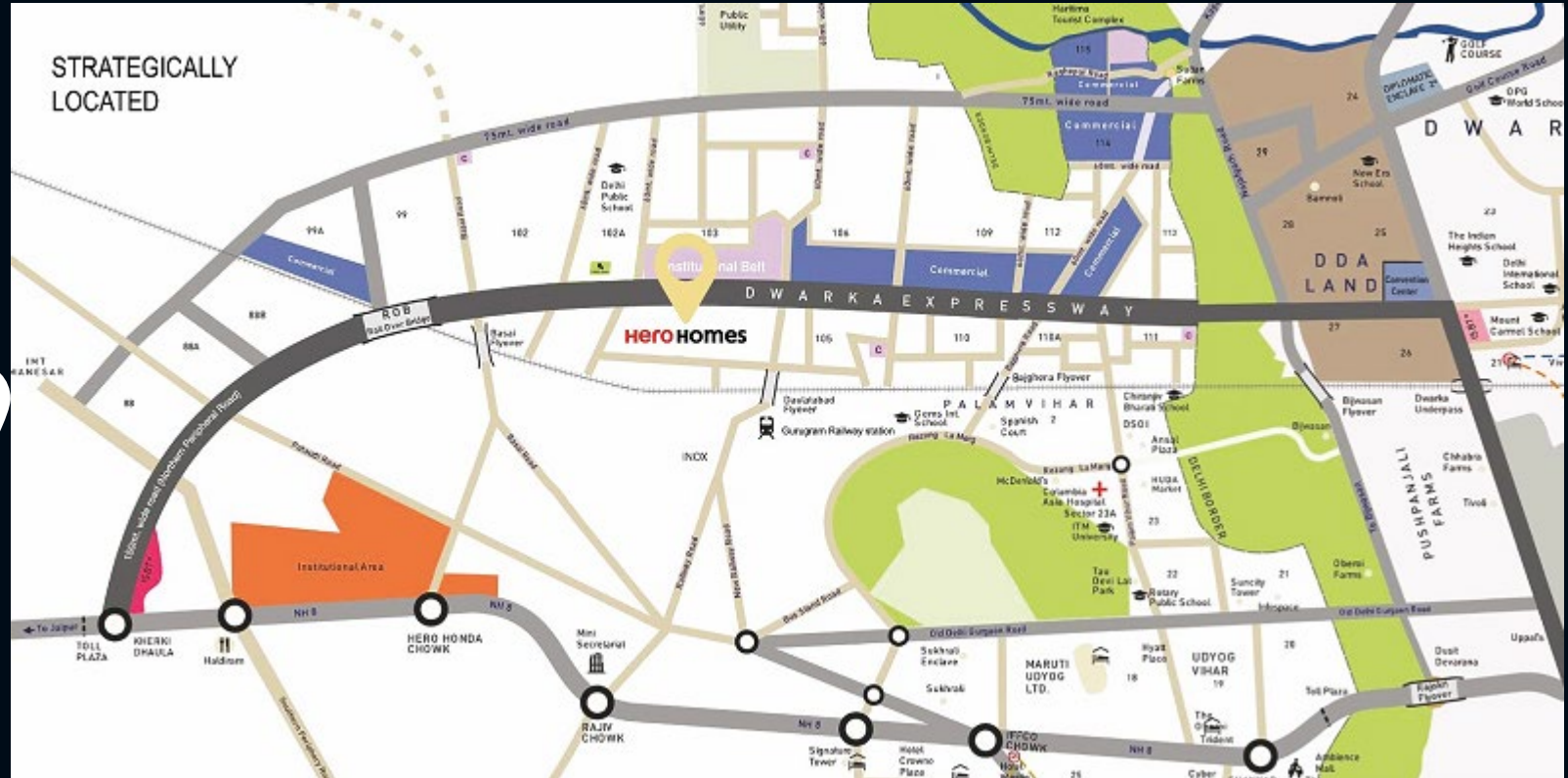
**Dwarka Sector 21 metro station within 12 km**



**15 min drive from IGI airport**



**Seamless Connectivity**



**Right across  
Delhi Public  
School**

**Proximity to 700+  
shopping and  
entertainment  
venues**

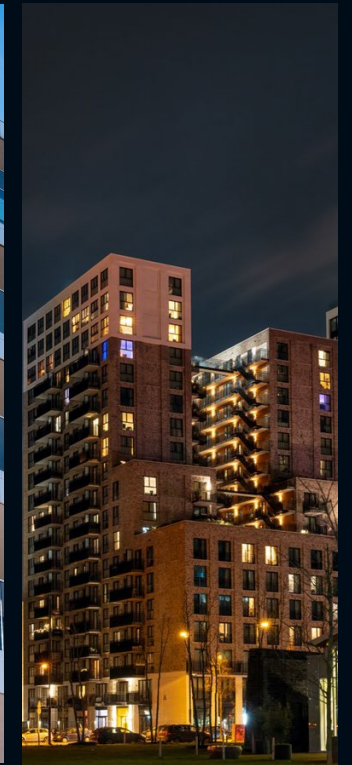
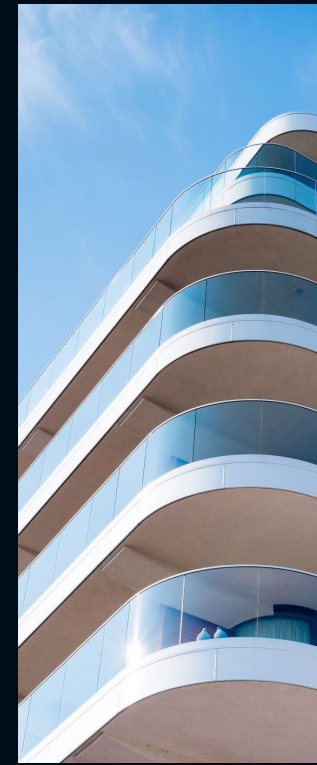
**Advanced super  
specialty  
hospital  
within 6km**

**Located within 12  
km of the  
Diplomatic  
Enclave**

**Within 8 km of  
the Global City  
hub**



**Prime  
Location**



**Commercial space within the same project**  
**High street retail and business hub within 5 km**



Unmatched  
Workspace  
Access



**YOUR  
HOME  
YOUR  
INTERIORS**

## 4 VARIANTS

### 3 THEMES

	Classic	Comfort	Premium	Luxury	Ultra Luxury
Modern Contemporary	✓	✓	✓	✓	✓
Classical European	✓	✓	✓	✓	Multiple options to choose from
Indian Revival	✓	✓	✓	✓	

Classic version is included in the box pricing. It includes

- ✓ Base level finishes (flooring, doors, CP sanitary fittings, VRF, etc.), as generally provided by other developers
- ✓ 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**



HARERA Registration No.  
PHASE 1 :RC/REP/HARERA/GGM/907/639/2025/10  
PHASE 2 :RC/REP/HARERA/GGM/908/640/2025/11  
PHASE 4 : RC/REP/HARERA/GGM/906/638/2025/09  
Promoter Names: Hero Home

**UNIT  
INTERIORS  
CLASSICAL  
EUROPEAN**



HARERA Registration No.  
PHASE 1 :RC/REP/HARERA/GGM/907/639/2025/10  
PHASE 2 :RC/REP/HARERA/GGM/908/640/2025/11  
PHASE 4 :RC/REP/HARERA/GGM/906/638/2025/09  
Promoter Names: Hero Home

**UNIT  
INTERIORS  
INDIAN  
REVIVAL**



HARERA Registration No.  
PHASE 1 :RC/REP/HARERA/GGM/907/639/2025/10  
PHASE 2 :RC/REP/HARERA/GGM/908/640/2025/11  
PHASE 4: RC/REP/HARERA/GGM/906/638/2025/09  
Promoter Names: Hero Home





**INTEGRATED  
RETAIL, CLUB,  
AND  
RESIDENCES**



**STATE-OF-  
THE-ART  
"HERO" HOMES**

**Palatial  
Homes**

Spacious homes with 6 feet deep wrap around balcony

**Corner  
Homes**

Every unit is a corner unit, designed to offer ample natural light and fresh air

**Designer  
Homes**

Intricately designed to ensure comfort & privacy with a large multi-purpose utility room (9X12)

**Safe  
Homes**

Underground parking keeps the surface green, open, and safe for kids and elderly residents

**Digital  
Homes**

Experience a secure, tech-driven lifestyle designed for modern urban living



**5-STAR  
LIFESTYLE**



**Accessibility  
& Convenience**

- Valet parking services
- Driver-on-call
- Crèche Services
- Chauffer's Lounge

**Accommodation  
& Lifestyle**

- Chef on Call
- Direct access to Saloons and Spa
- Tie-up for pet care, laundromat, car wash and services

**Health & Fitness**

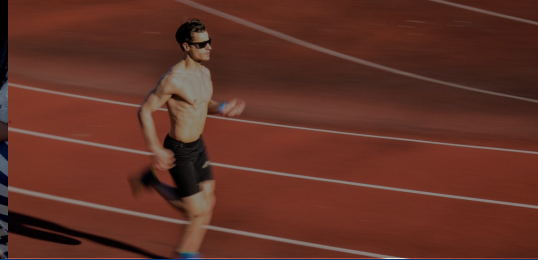
- On-premises Doctor's room
- Ambulance on call
- Co-branded fitness facilities on premises
- Partnerships with notable sports academies

# GREEN SUSTAINABLE HOME ENVIRONMENT



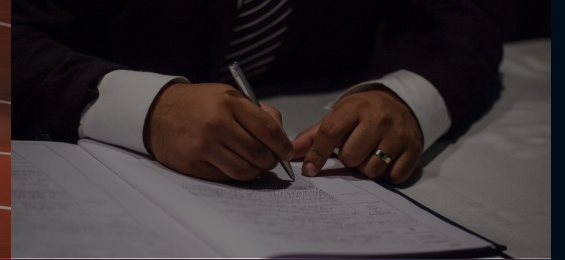
## Lush Green Spaces

Inclusive green spaces  
-centralized green spaces, Miyawaki and Sensory greens



## Comfortable Living with Biophilic Design

Biophilic Spaces  
including Parterre Garden, Arched green wall, etc. across the campus, jogging track



## Commitment to Sustainability

Green Building  
Certification through sustainable practices



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

**OWN YOUR PIECE OF PALACE WITH JUST 30% PAYMENT IN FIRST 2 YEARS**

**ONLY 60% TILL SUPERSTRUCTURE  
ONLY 70% TILL APPLICATION OF OC**



**3 BHK + SPR**

~~4.99~~ **4.55 Cr onwards**

**4 BHK + SPR**

~~5.99~~ **5.54 Cr onwards**

**Price applicable for early units only**

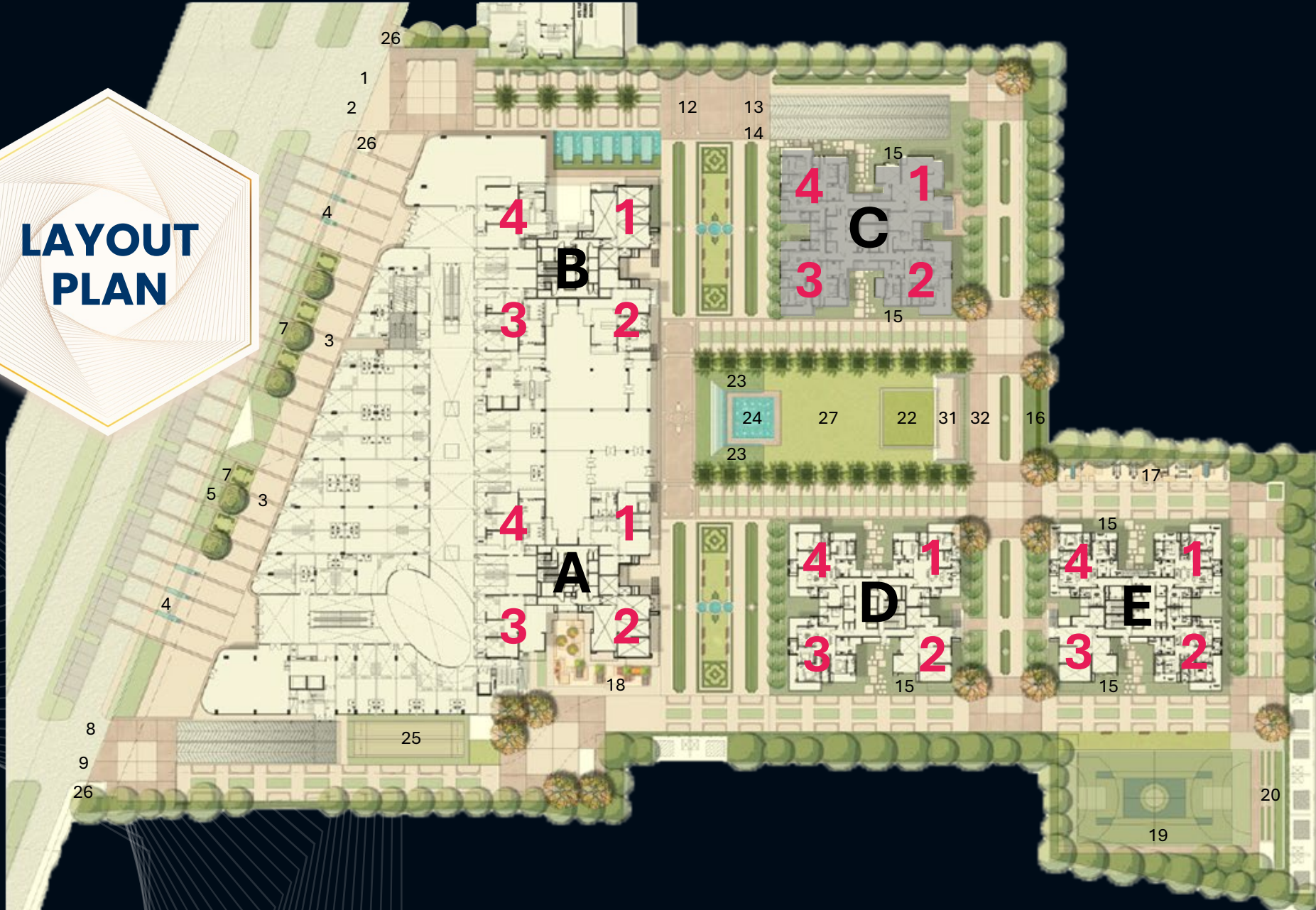


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# LAYOUT & FLOOR PLANS



# LAYOUT PLAN



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
20. Steeped 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\*



# UNIT LAYOUT 3BHK + SPR



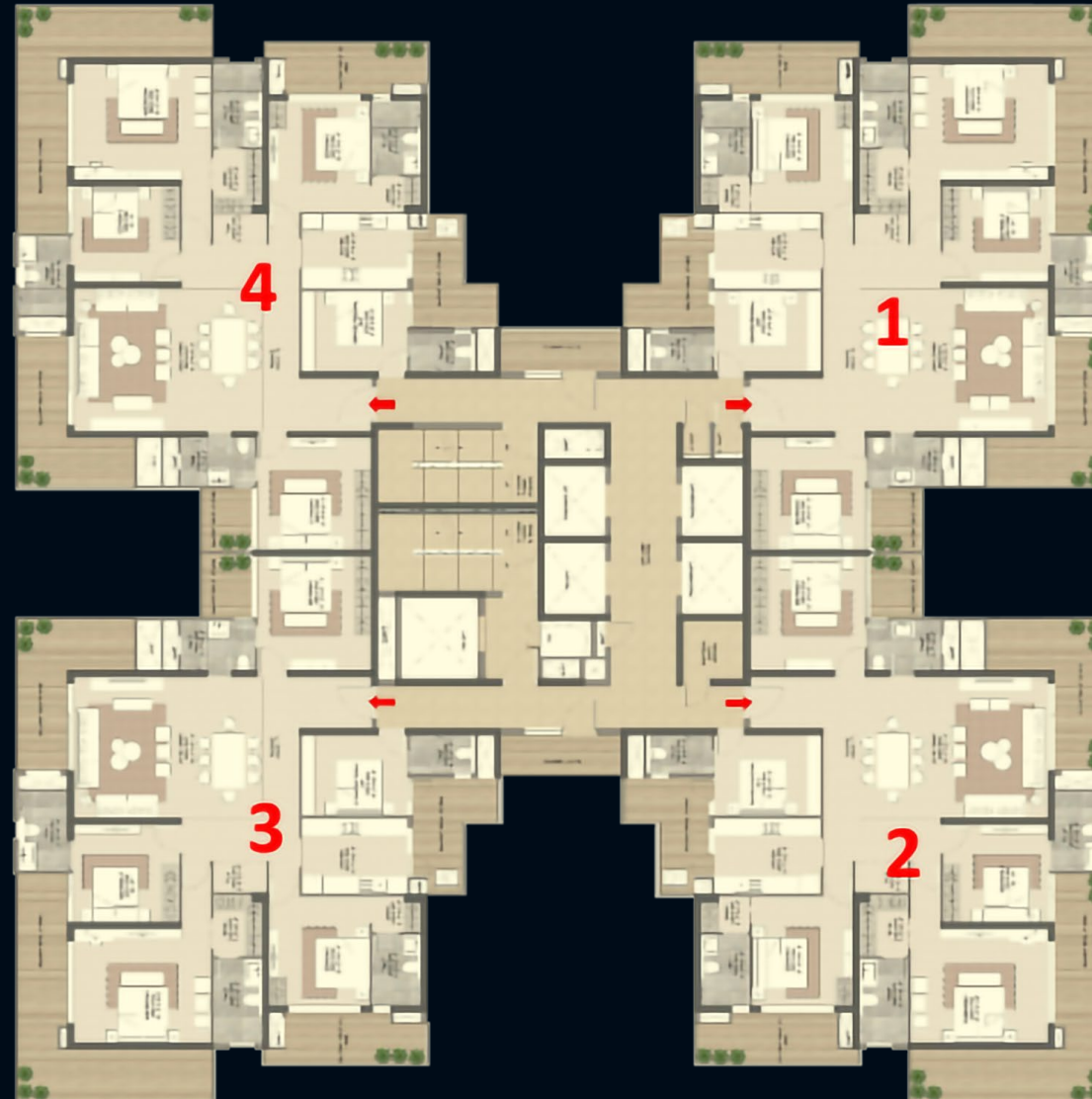
# UNIT LAYOUT 4BHK + SPR



Sn. No.	Name	SIZE (in mm).	SIZE (in Sq.ft)
1	LIVING/DINING	4900 x 6510	16'-1" x 21'-4"
2	PASSAGE	1250 Wide	6" Wide
3	BALCONY-3	1800 wide	5'-11" wide
4	PUJA	1070 X 1815	3'-6" X 5'-11"
5	KITCHEN	2615 x 3655	8'-7" x 12'-0"
6	UTILITY/BALCONY	1800 wide	5'-11" wide
7	M.BEDROOM-1	3960 x 4725	13'-0" x 15'-6"
8	DRESS-1	2185 x 1675	7'-2" x 5'-6"
9	TOILET-1	2885 x 1675	9'-5" x 5'-6"
10	BALCONY-1	1800 wide	5'-11" wide
11	BEDROOM-2	3810 x 3465	12'-6" x 11'-4"
12	DRESS-2	1200 x 1675	3'-11" x 5'-6"
13	TOILET-2	2510 x 1675	8'-3" x 5'-6"
14	BALCONY -2	1800 wide	5'-11" wide
15	BEDROOM-3	3350 x 3660	11'-0" x 12'-0"
16	TOILET-3	2700X1675	8'-10" X 5'-6"
17	BEDROOM -4	3880 X 3930	12'-8" X 13'-0"
18	TOILET-4	1700 X 2545	5'-7" X 8'-4"
19	BALCONY -4	1800 wide	5'-11" wide
20	SERVICES PERSONAL UNIT	2750 X 3655	9'-0" X 12'-0"
21	SPR TOILET	1300 X 2250	4'-3" X 7'-4"

### SIZE DETAILS

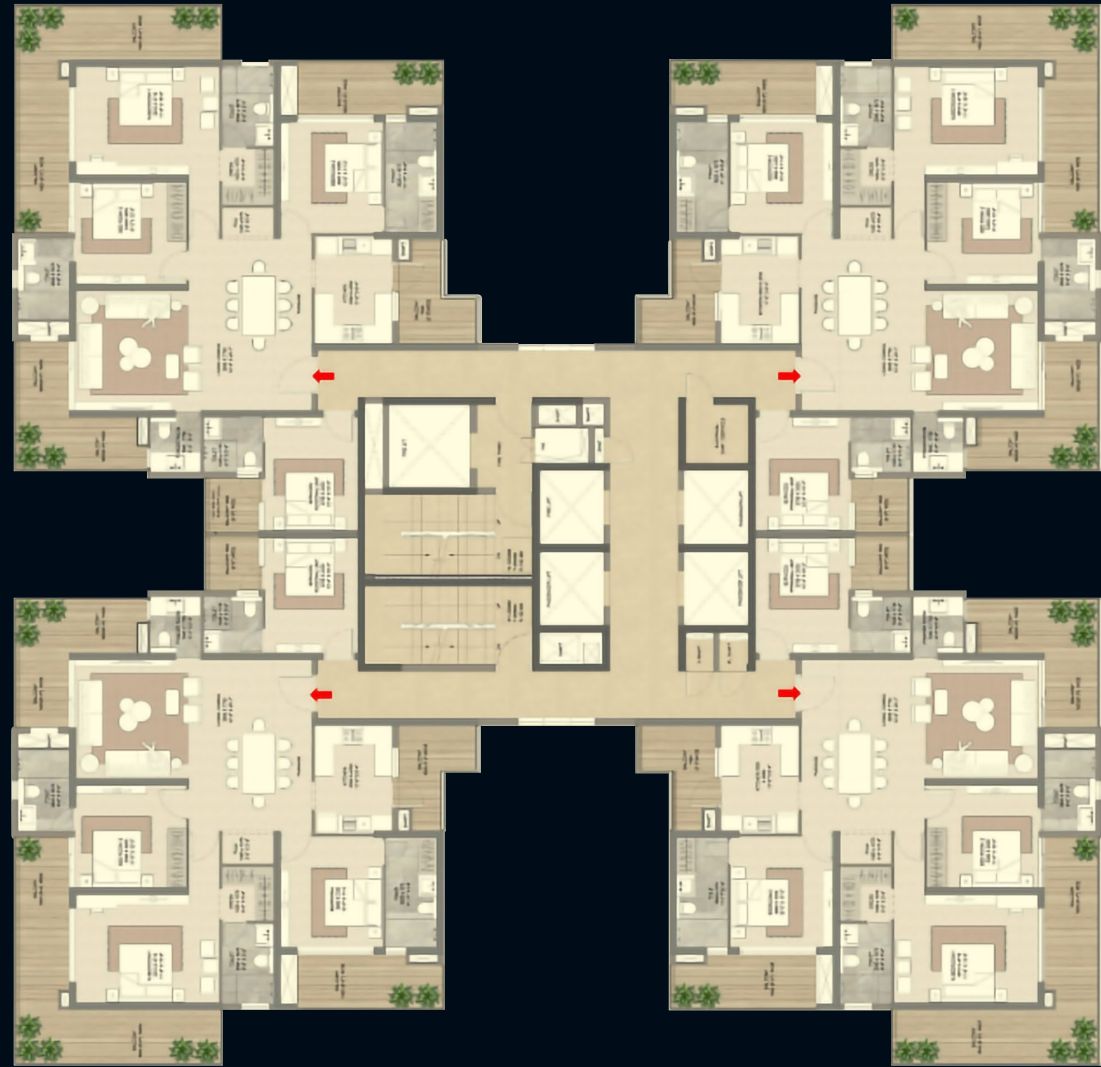
TYPE OF UNIT	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)
4 BHK + SPR	1808	629



Sn. No.	Name	SIZE (in mm).	SIZE (in Sq.ft)
1	Passage	1250 wide	4'-1" wide
2	LIVING/DINING	3895 x 6540	12'-9" x 21'-5"
3	LIVING/DINING BALCONY	1800 wide	5'-11" wide
4	PUJA	1060 X 1675	3'-5" X 5'-6"
5	KITCHEN	3500 x 2550	11'-6" x 8'-4"
6	UTILITY/BALCONY	1500 wide	4'-11" wide
7	M.BEDROOM-1	3510 x 4715	11'-6" x 15'-5"
8	DRESS-1	1830 x 1675	6'-1" x 5'-6"
9	TOILET-1	2590 x 1675	8'-6" x 5'-6"
10	BALCONY-1	1800 wide	5'-11" wide
11	BEDROOM-3	3360 x 3655	11'-0" x 12'-0"
12	TOILET-3	2600 x 1675	8'-6" x 5'-6"
13	BALCONY-3	1800 wide	5'-11" wide
14	POWDER TOILET	1840 x 1650	6'-0" x 5'-5"
15	SERVICES PERSONAL UNIT	3755 X 3050	12'-4" x 10'-0"
16	SPR TOILET	1840 X 1925	6'-0" x 6'-4"
17	SPR BALCONY	1800 wide	5'-11" wide
18	BEDROOM -2	3660 x 3355	12'-0" x 11'-0"
19	TOILET -2	3620 x 1675.	11'-10" x 5'-6"
20	BALCONY-2	1800 wide	5'-11" wide

**SIZE DETAILS**

TYPE OF UNIT	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)
3 BHK + SPR	1446	563



Sn. No.	Name	SIZE (in mm).	SIZE (in Sq.ft)
1	Passage	1250 wide	4'-1" wide
2	LIVING/DINING	3895 x 6540	12'-9" x 21'-5"
3	LIVING/DINING BALCONY	1800 wide	5'-11" wide
4	PUJA	1060 X 1675	3'-5" X 5'-6"
5	KITCHEN	3500 x 2550	11'-6" x 8'-4"
6	UTILITY/BALCONY	1500 wide	4'-11" wide
7	M.BEDROOM-1	3510 x 4715	11'-6" x 15'-5"
8	DRESS-1	1830 x 1675	6'-1" x 5'-6"
9	TOILET-1	2590 x 1675	8'-6" x 5'-6"
10	BALCONY-1	1800 wide	5'-11" wide
11	BEDROOM-3	3360 x 3655	11'-0" x 12'-0"
12	TOILET-3	2600 x 1675	8'-6" x 5'-6"
13	BALCONY-3	1800 wide	5'-11" wide
14	POWDER TOILET	1840 x 1650	6'-0" x 5'-5"
15	SERVICES PERSONAL UNIT	3755X 3050	12'-4" x 10'-0"
16	SPR TOILET	1840X1925	6'-0" x 6'-4"
17	SPR BALCONY	1800 wide	5'-11" wide
18	BEDROOM -2	3660 x 3355	12'-0" x 11'-0"
19	TOILET -2	3620 x 1675.	11'-10" x 5'-6"
20	BALCONY-2	1800 wide	5'-11" wide

### SIZE DETAILS

TYPE OF UNIT	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)
3 BHK + SPR	1446	563

