WHITELAND

PRESENTS

URBAN CUBES 71

Sector-71, Gurugram







WHAT GIVES MAXIMUM RETURNS & SAFETY?

Where should you put your savings?

REAL ESTATE REMAINS THE KING OF ASSET CLASSES



REAL ESTATE	57%
GOLD	12%
STOCKS	24%
FDs	7%

CONSUMER ASSET CLASS PREFERENCE



	REAL ESTATE	GOLD	STOCKS	FDs	CASH
CASH YIELD	HIGH	✗	✗	–	✗
EQUITY BUILD-UP	HIGH	✗	–	✗	✗
TANGIBLE ASSET	✓	✓	✗	✗	✓
TAX ADVANTAGE	✓	✗	✗	✗	✗
VOLATILITY	LOW	–	HIGH	LOW	✗
INFLATION HEDGE	✓	✗	✗	OPPOSITE	✗

Survey Source: Anarock Consumer Survey, Jan 21





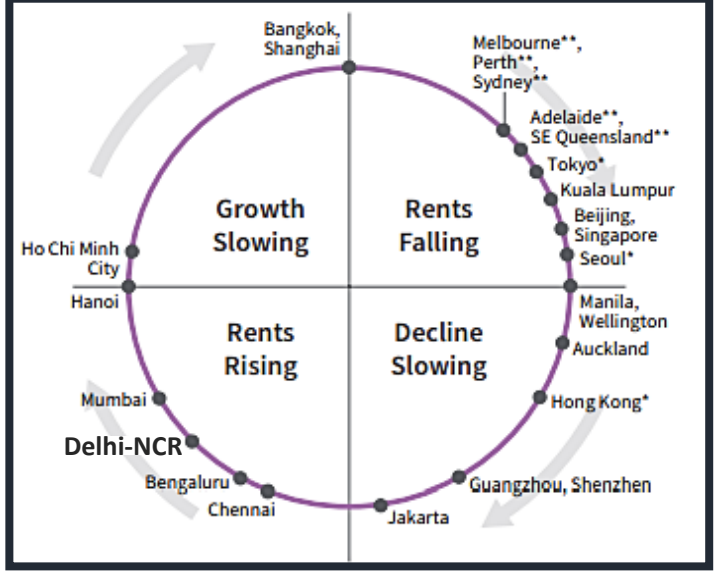


COMMERCIAL REAL ESTATE TRIUMPHS OVER OTHERS

COMMERCIAL PROVIDES MUCH HIGHER RETURNS

ASSET CLASS	YIELD	CAPITAL APPRECIATION
COMMERCIAL	7 - 10%	25 – 40%
RESIDENTIAL	1 – 2%	8 – 10%

PRIME RETAIL RENTS



LEASING MOMENTUM HAS REBOUNDED ACROSS ALL CITIES, ESPECIALLY IN NCR, LED BY GURUGRAM



Charts Data Source: Knight Frank, JLL



WITHIN COMMERCIAL REAL ESTATE, HIGH STREETS (SCOs) GIVE THE BEST RETURNS & FLEXIBILITY

- Large frontage with multi-level façade giving ample display space which leads to much higher rents
- Space Efficiency & ZERO Loading - improve ROI/sqft – **SCOs get 100% ground coverage and Leasable Area exceeds Saleable Area**
- 100% control and ownership of the entire built SCO and the underlying land
- Flexibility in designing the space as per needs
- Seamless visitor traffic movement within the development
- Much lower maintenance compared with malls





WHICH CITY TO INVEST IN?

Where is commercial real estate thriving?

GURUGRAM REMAINS INDIA's TOP INVESTMENT DESTINATION

ECONOMIC GROWTH

3rd Highest per capita income among Indian cities

10-12% of India's IT/ITeS employees are in Gurugram

2X growth in population in a decade

WORLD CLASS INFRASTRUCTURE

Of wide roads, highways, metro

RETAIL HUB

Top Retail brands have stores here

HOT SPOT

Preferred by HNIs and NRIs for living

Migration from Tier 2/3 Cities



AIRPORT PROXIMITY

Top destination for corporate offices

250+ Fortune 500 Cos.



SHIFT FROM DELHI

Companies & households shifting here from Delhi

REGULATORY SUPPORT

Fast Approvals,

Easy Land Acquisition,

Progressive policies for industries

GURUGRAM – HUB OF TOP BRANDS, CORPORATES, HOSPITALS & SCHOOLS

FORTUNE 500
COMPANIES & UNICORNS

Microsoft
American Express
Coca-Cola
IBM
genpact
SIEMENS
Maruti Suzuki
SAMSUNG
MetLife
Lenovo
FLEXTRONICS
Schneider Electric
AkzoNobel
AsahiKASEI
BHEL
accenture
Google
ERICSSON
stryker
Capgemini
Coforge
amazon.com
Flipkart
dunnhumby
DELL
Nestlé
Pepsi

TOP RETAIL
BRANDS

ZARA
MANGO
The Body Shop
UNIQLO
H&M
MICHAEL KORS
ESTĒE LAUDER
ONLY
VERO MODA
TOMMY HILFIGER
Accessorize
Bath & Body Works
ck Calvin Klein
chili's
ALDO
Dune London
A|X ARMANI EXCHANGE
claire's
FOSSIL
COVER STORY
BOBBI BROWN
DIESEL
CHARLES & KEITH
GAP
LLADRÓ
mothercare
MINISO
promod
lifestyle
Reliance trends
SEPHORA
Superdry
STEVE MADDEN
SWAROVSKI
STARBUCKS COFFEE

WORLD CLASS
SCHOOLS & COLLEGES

The Heritage School
Shiv Nadar School
Education for Life
D. Goenka School
The HDFC School
Lotus Valley International School
Amity University
Pathway International School
MDI Gurgaon
sushant school of art and architecture
Great Lakes Institute of Management
Apeejay Stya University

TOP HOSPITALS
& HEALTH CARE

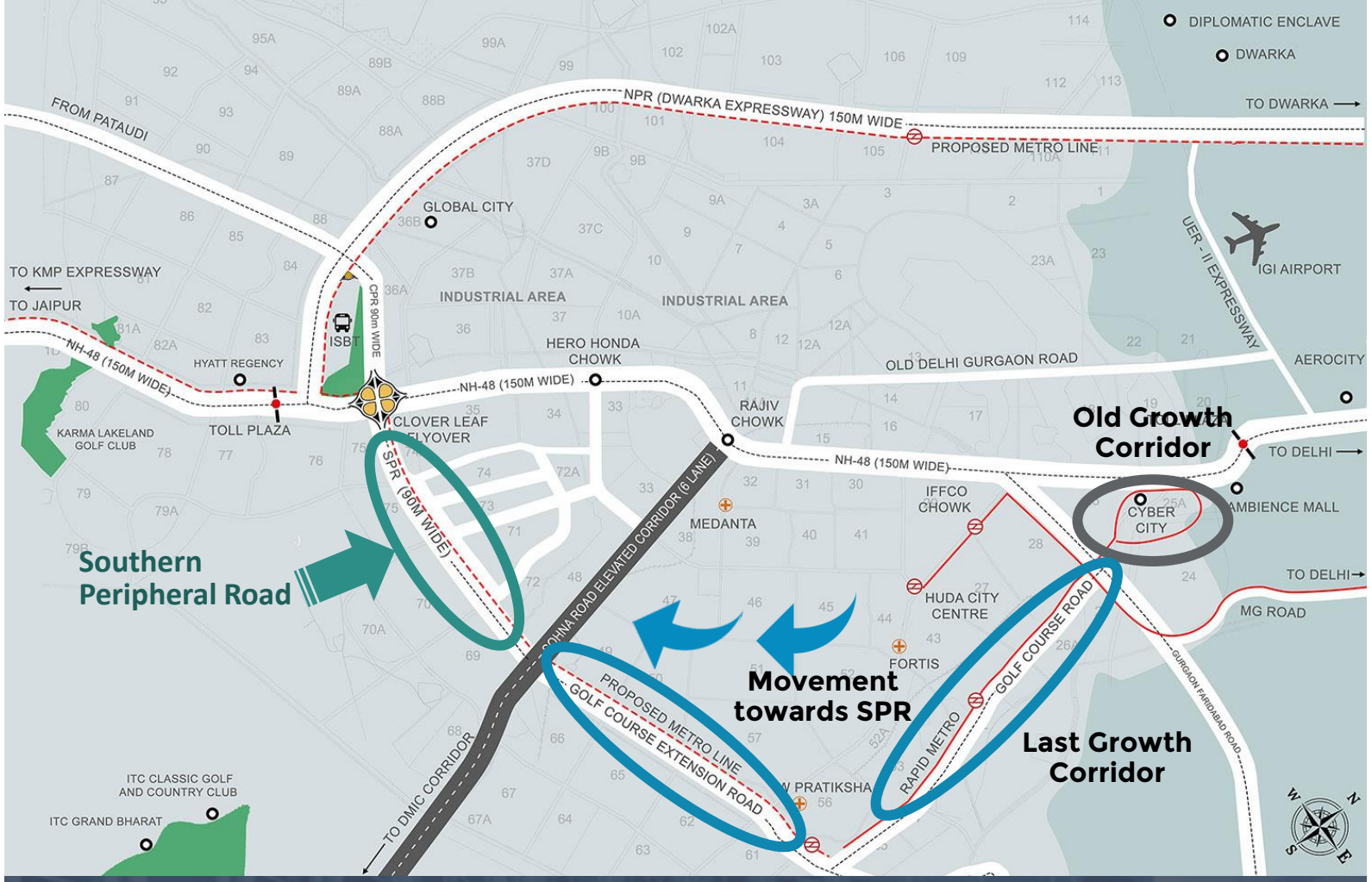
Fortis
Paras Hospitals
Partners In Health
medanta
The Medicity
CK Birla Hospital
cloudnine
MAX HEALTHCARE
Super Speciality Hospital
Park Hospital
Super Speciality Hospital
PRATIKSHA HOSPITAL
ARTEMIS HOSPITALS
OUR SPECIALITY IS YOU
miracles
Mediclinic
Apollo Cradle & Children's Hospital





WHICH LOCATION TO INVEST IN?

SPR – Gurugram's Strongest Growth Corridor



SPR – GRUGRAM's NEW GROWTH CORRIDOR

Growth of Gurugram is moving away from old CBD of Cyber City, Udyog Vihar, MG Road, and Golf Course Road to **Southern Peripheral Road**.

Clover Leaf will be the traffic center of Gurugram.

UDYOG VIHAR & CYBER CITY



GOLF COURSE ROAD



SOHNA ELEVATED ROAD & SPR





KEY DESTINATIONS	DISTANCE (Approx.)
NH-8 & CLOVER LEAF	2.7 Kms
SOHNA ROAD	2.8 Kms
GOLF COURSE EXTN. ROAD	2.8 Kms
HERO HONDA CHOWK	5.1 Kms
VATIKA INXT TOWNSHIP	7.1 Kms
DLF GARDEN CITY	8.5 Kms
CYBER CITY	14.2 Kms
IGI AIRPORT	21.7 Kms

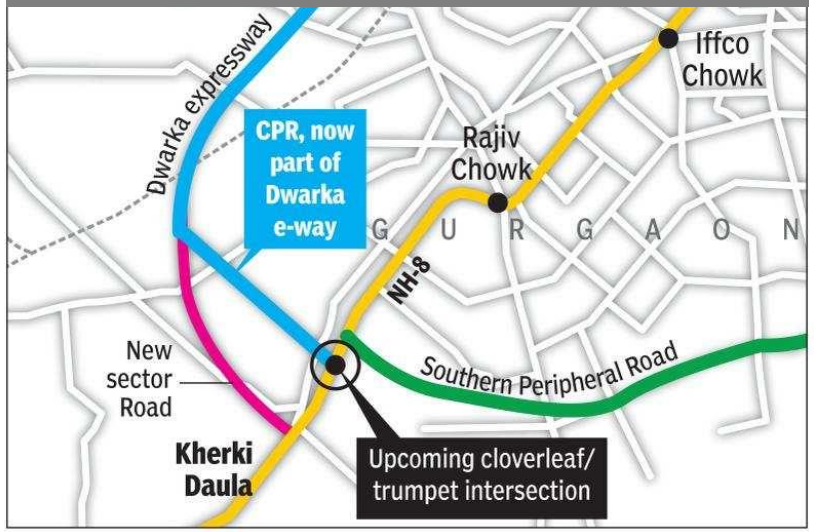
OUR SITE IS ON 90M WIDE SPR

SOUTHERN PERIPHERAL ROAD & CLOVER LEAF

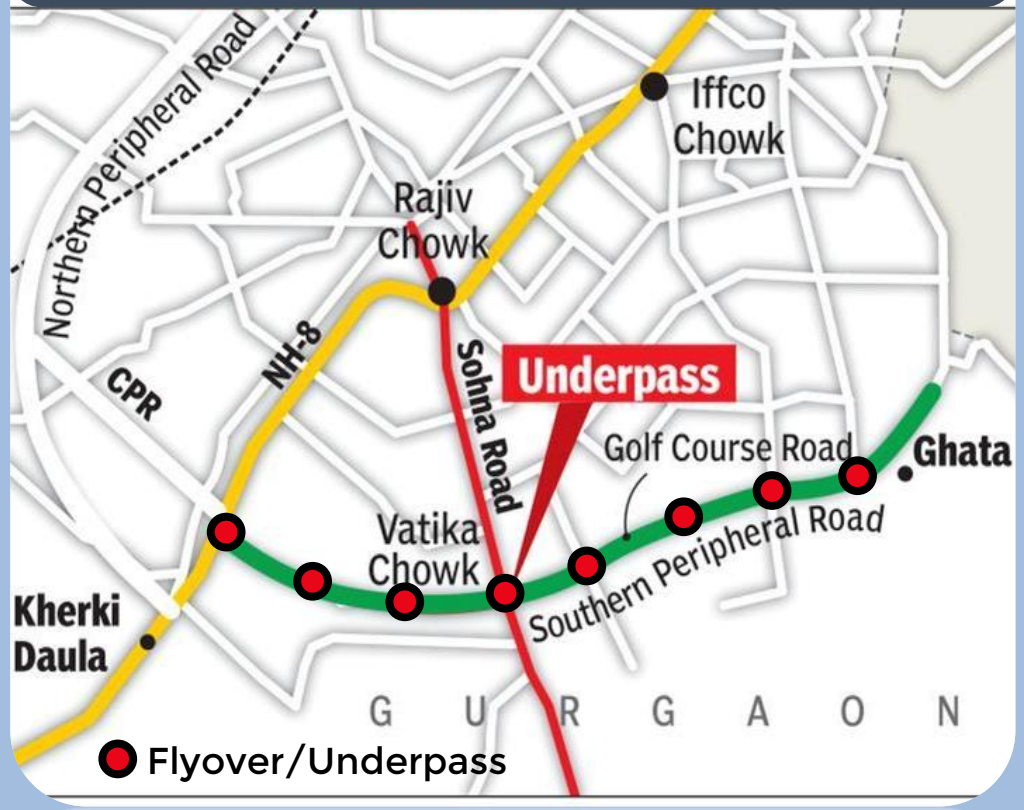
- ✓ The 90 meter wide SPR connects Golf Course Road to NH-8/48
- ✓ Clover Leaf that will connect SPR to NH-48, NPR (Dwarka E'way) and CPR will be the biggest traffic hub of Gurugram
- ✓ This pocket has seen spurt in residential and office developments in last 10 years, which has led to strong growth in retail developments as well



CLOVER LEAF – BIGGEST JUNCTION & TRAFFIC HUB ON NH-8/48

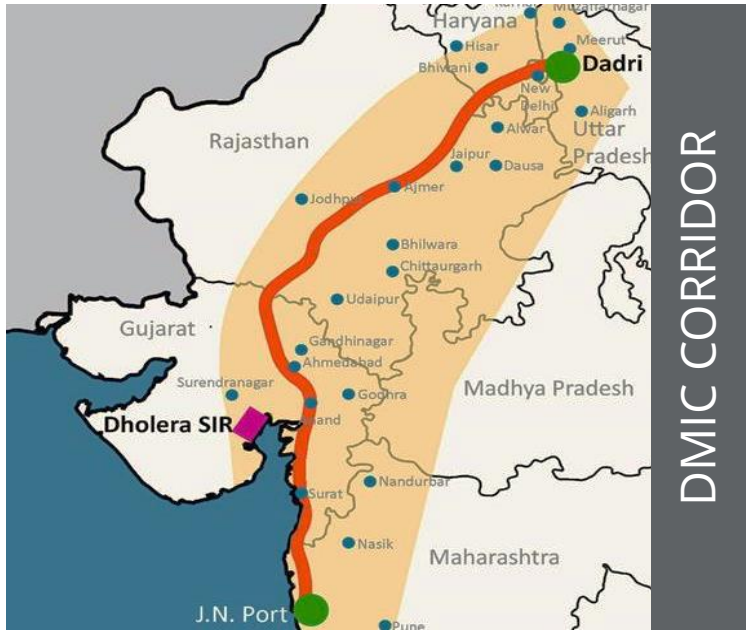


SOUTHERN PERIPHERAL ROAD

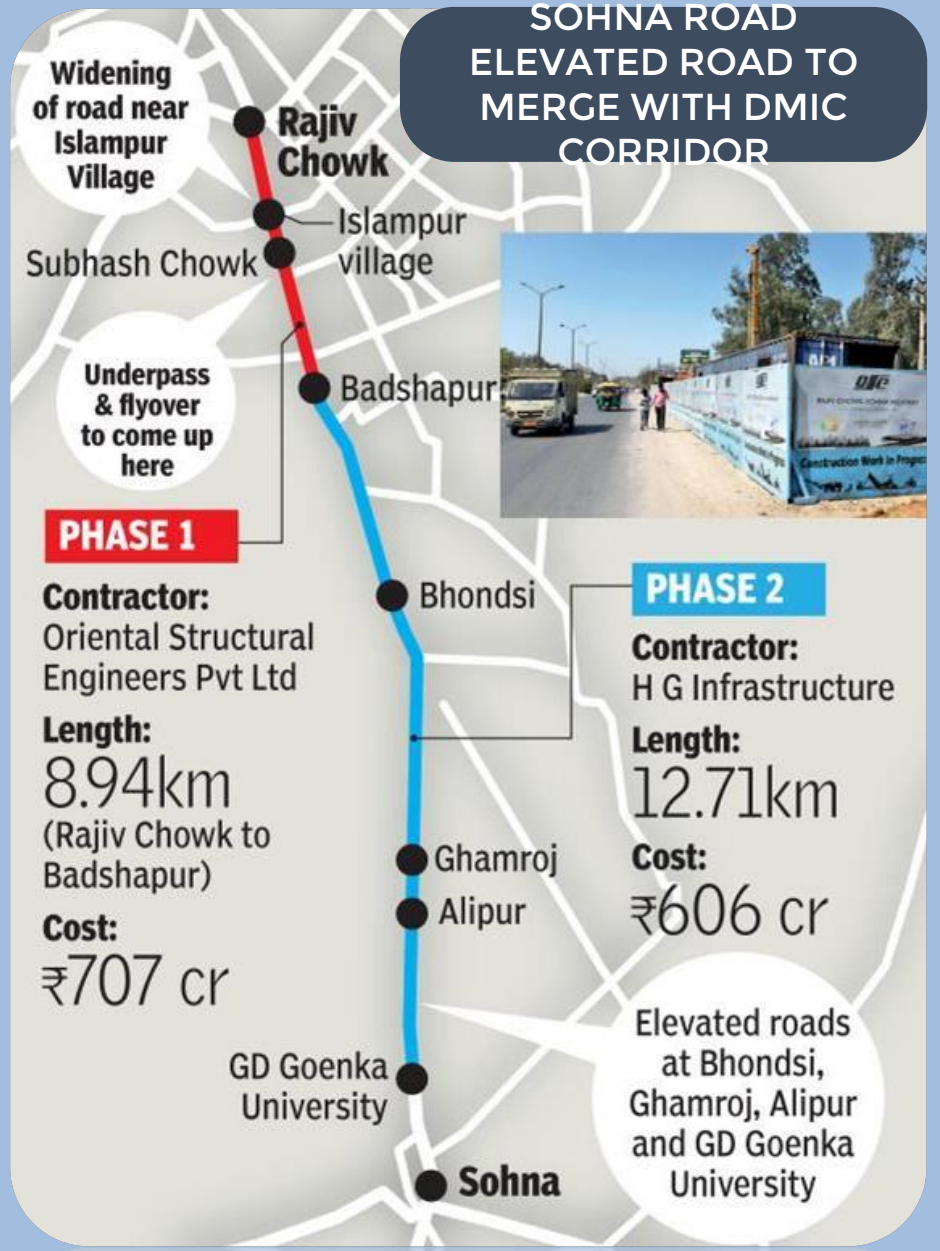


SOHNA ROAD ELEVATED CORRIDOR (LINKS TO DMIC)

- ✓ This 6-lane corridor will connect Rajiv Chowk to Badshahpur (Phase 1) and from Badshahpur to GD Goenka University in Sohna (Phase 2). This will decongest this entire stretch
- ✓ It is under NHAI and the work is under progress. It would be operational by 2021. This will merge with DMIC (Delhi-Mumbai Industrial Corridor), India's most important industrial belt









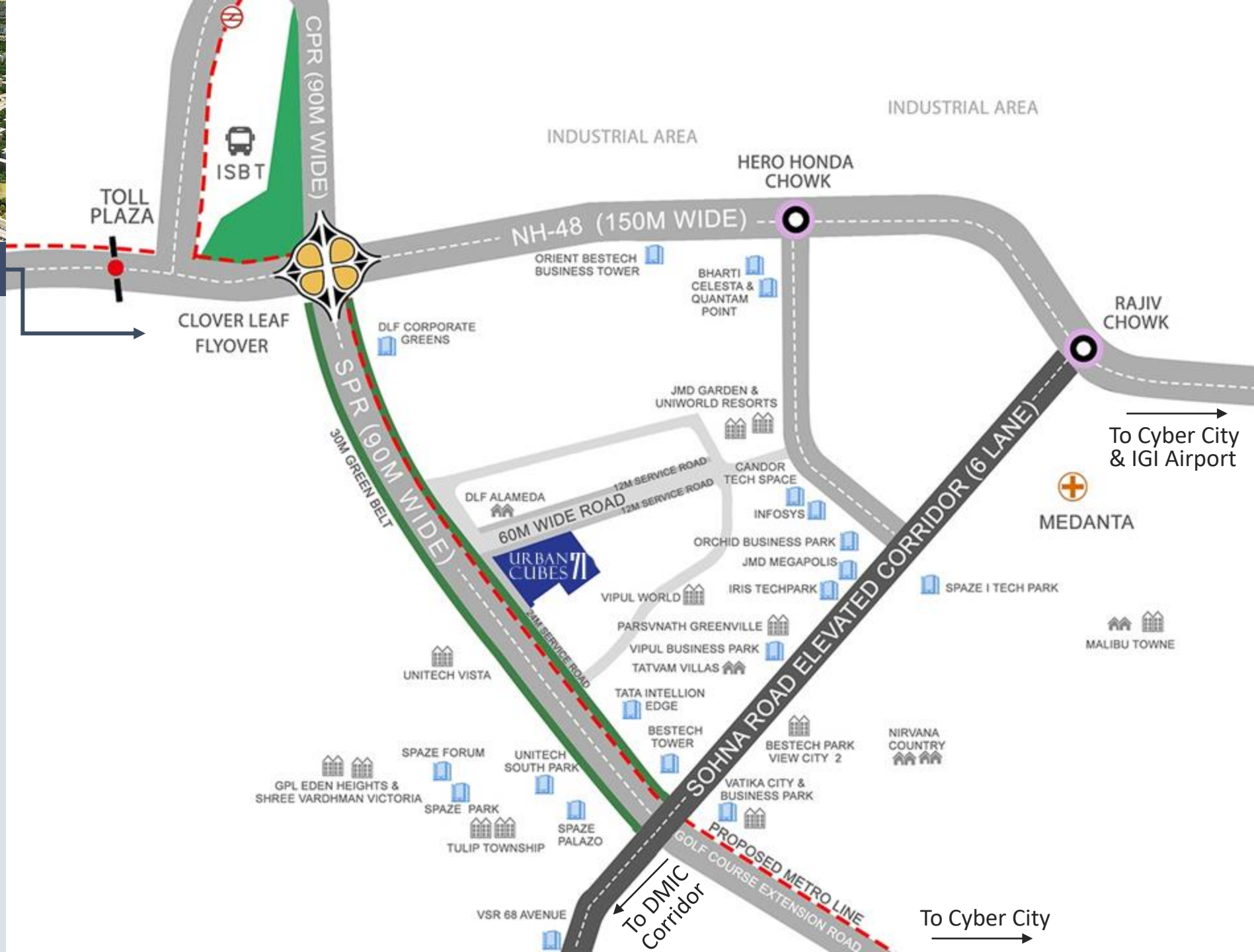
THE CLOVER LEAF

Clover Leaf will connect NH-48, SPR and the Central Peripheral Road (CPR).

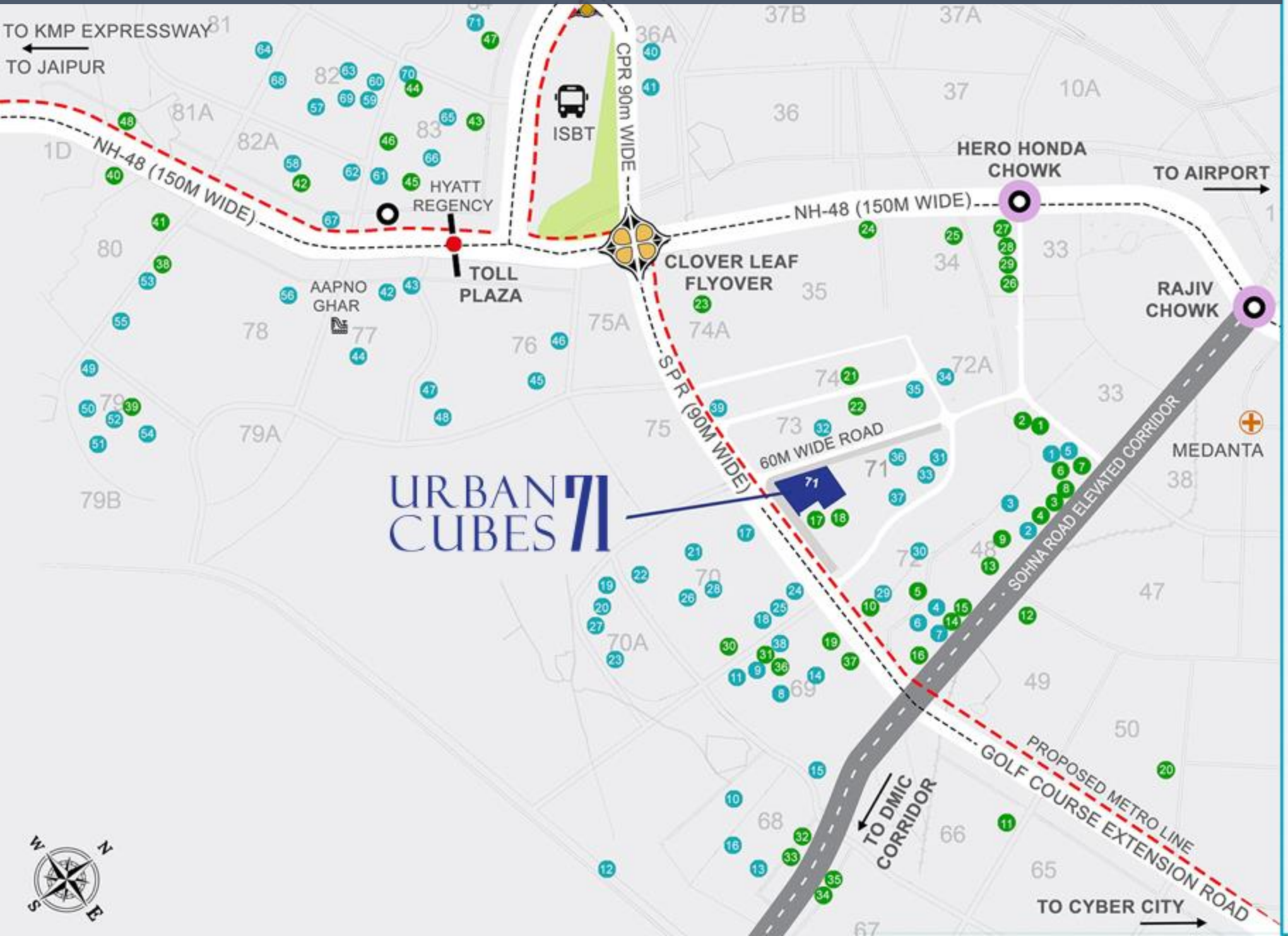
This will be the biggest infrastructure in Gurugram and a landmark traffic hub.

UNPARALLED CONNECTIVITY OF WHITELAND's SITE (SECTOR-71)

- ✓ Located on the 90 m wide SPR
- ✓ Direct connectivity to NH-48, Sohna Road and Cyber City
- ✓ **Dual large frontage on both SPR and 60 m wide road leading to NH-48**
- ✓ Flanked by 24 m service road and an 18 m Green Belt
- ✓ Located in one of the most dense catchments of Gurugram, with large residential and office developments



DENSE CATCHMENT OF WHITELAND's SCOs



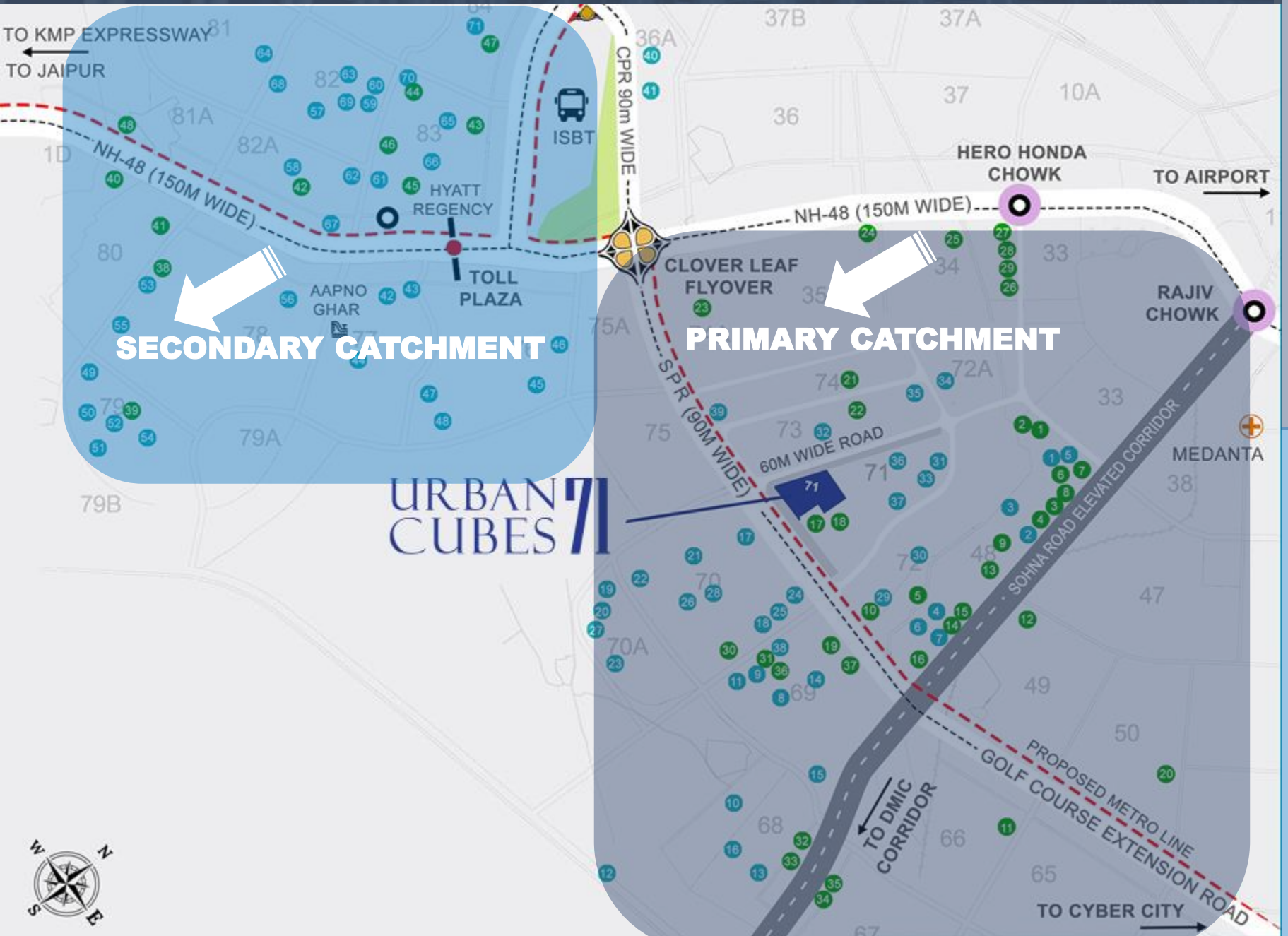
RESIDENTIAL BUILDINGS

1. CENTRAL PARK-II
2. VIPUL GREENS
3. VIPUL WORLD
4. SS AARON VILLE
5. SIGNATURE GLOBAL PARK
6. TATVAM VILLAS
7. BESTECH PARK VIEW CITY 1
8. TULIP WHITE
9. TULIP LEMON
10. PAREENA MICASA
11. TULIP VIOLET
12. M3M MARINA
13. MAHIRA HOMES
14. UNITECH SUNBREEZE
15. SPIRE SOUTH
16. ADELE SKYVILLE CREST
17. UNITECH VISTA
18. TULIP IVORY & ORANGE
19. PARAS IRENE
20. AIPL PEACEFUL HOMES
21. SHREE VARDHMAN VITORIA
22. BPTP ASTAIRE GARDEN
23. CAPITAL RESIDENCIES 360
24. KRRISH FLORENCE ESTATE
25. UNITECHSOUTH PARK
26. PYRAMID ALTIA
27. AIPL ZEN RESIDENCES
28. GPL EDEN HEIGHTS
29. TATA PRIMANTI
30. SPAZE PRIVY
31. CHD AVENUE
32. DLF ALAMEDA
33. CHD VANN
34. TODAY CALLIDORA
35. TODAY CANARY GREENS
36. SIGNUM 71
37. UNITECH NIRVANA COUNTRY
38. TULIP PERLA
39. M3M SKYWALK
40. KRISUMI WATERFALL RESIDE
41. AVL 36 GURGAON
42. EMAAR PALM HEIGHTS
43. EMAAR MGF PALM HILLS
44. UMANG WINTER HILLS
45. NINEX CITY
46. SUNCITY AVENUE 76
47. DLF PRIVANA
48. ABW VERONA HILLS
49. MAPSKO MOUNTVILLE
50. GODREJ 101
51. BESTECH PARK VIEW ALTURA
52. GODREJ ARIA
53. UMANG MONSOON BREEZE
54. SIGNATURE GLOBAL GOLF GREEN
55. SUPERTECH THE VALLEY
56. RAHEJA REVANTA
57. VATIKA THE SEVEN LAMPS
58. DLF THE PRIMUS
59. MAPSKO CASA BELLA
60. MAPSKO ROYALE VILLE
61. VATIKA PRIMROSE IRIS EMILIA2
62. VATIKA SOVEREIGN NEXT
63. UNIVERSAL AURA
64. DLF ULTIMA
65. VATIKA LIVING READY GGN 21
66. EMAAR MGF PALM GARDEN
67. VATIKA INDIA NEXT PLOTS
68. VATIKA CITY HOMES
69. VATIKA LIFESTYLE HOMES
70. MAPSKO PARADISE
71. SPAZE PRIVY AT4

OFFICES & SERVICED APT.

1. CANDOR TECH SPACE
2. INFOSYS
3. JMD MEGAPOLIS
4. IRIS TECHPARK
5. SPAZE PRIVY
6. ORCHID BUSINESS PARK
7. OMAXE CELEBRATION
8. JMD GALLERIA
9. VIPUL BUSINESS PARK
10. TATA INTELLION EDGE
11. SPAZE BUSINESS PARK
12. SPACE IT TECH PARK
13. GALAXY WELLDONE TECH PARK
14. VIPUL TRADE CENTER
15. VATIKA BUSINESS PARK
16. BESTECH BUSINESS TOWER
17. M3M BROADWAY
18. UNITECH THE CONCOURSE
19. UNITECH SOUTH PARK
20. UNITECH NIRVANA COURTYARD II
21. M3M CORNER WALK
22. REALTECH TIMES SQUARE
23. DLF CORPORATE GREEN
24. MVL INDIA BUSINESS CENTER
25. ORIENT BESTECH BUSINESS TOWER
26. BHARTI SIGMA CENTRE
27. BHARTI CELESTA POINT
28. BHARTI QUANTAM POINT
29. BHARTI OMEGA CENTER
30. REACH 3 ROADS
31. SPAZE FORUM
32. VSR 68 AVENUE
33. OCUS 24K
34. JMD SUBARBIA
35. ELAN TOWN CENTER
36. SPAZE CORPORATE PARK
37. SPAZE PALAZO
38. SPAZE ARROW
39. SIGNATURE GLOBAL SIGNUM
40. BAANI CENTER POINT
41. LEGEND HEIGHTS
42. VATIKA TOWN SQUARE
43. SVH METRO STREET
44. VLPL 83 AVENUE
45. ORRIS FLOREAL TOWERS
46. SAPPHIRE 83
47. M3M SCO - 84
48. BESTECH CITY GATE

DENSE CATCHMENT OF WHITELAND's SCOs



PRIMARY CATCHMENT
(Upto 3 kms. approx.)

~33,700 DEVELOPER UNITS
1.5 lakhs middle and high income households

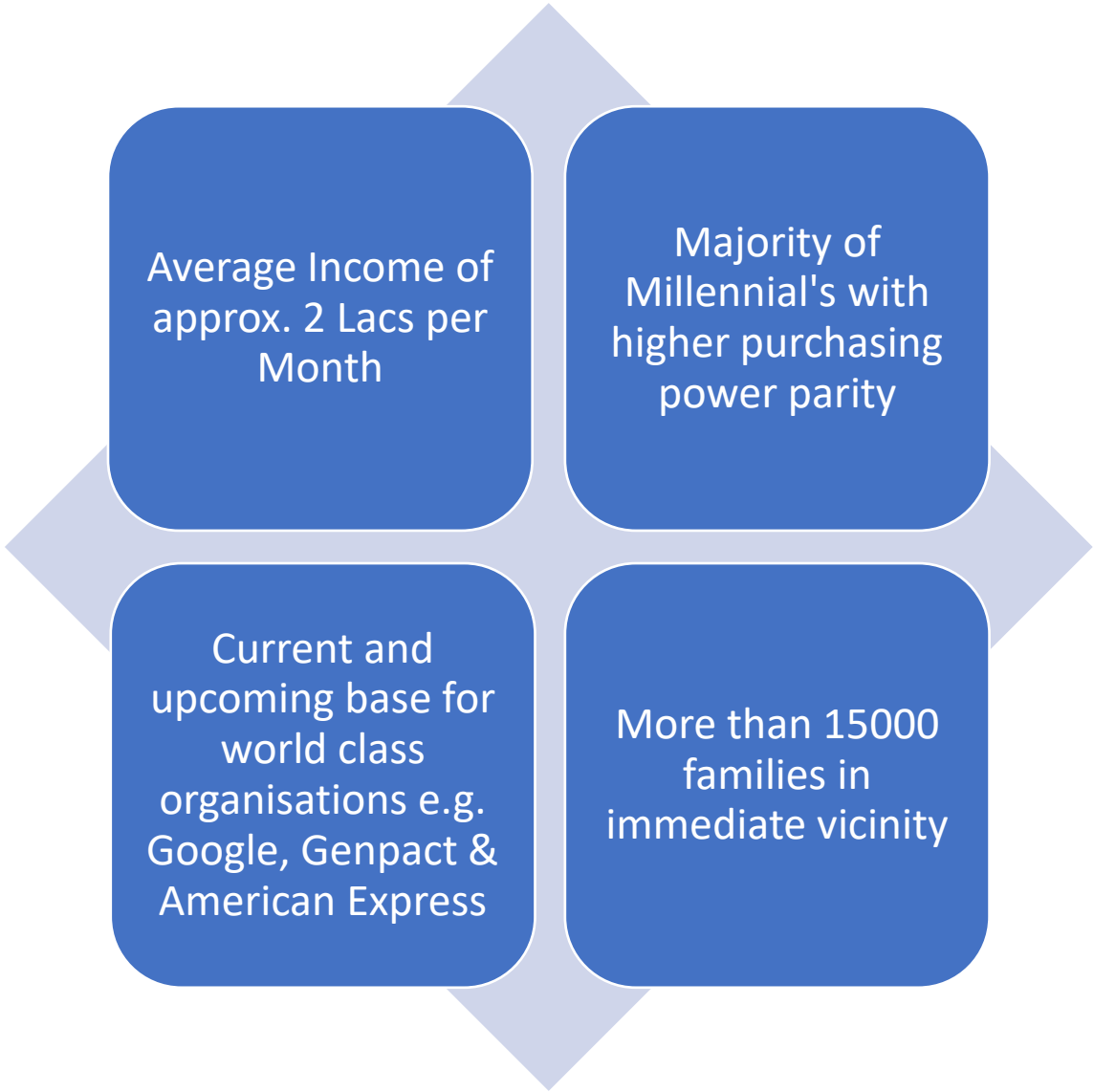
18.1 mn sqft office space, with 2.25 lakh office goers

SECONDARY CATCHMENT

~37,600 DEVELOPER UNITS
1.7 lakhs middle and high income households

14.8 mn sqft office space, with 1.85 lakh office goers

CATCHMENT COMPOSITION



Being a corner location and rightly place in the center of SPR, could not be missed by15000+ vehicles going on daily basis.





WHAT DO WE OFFER?

Whiteland's SCOs Reinvents Retail

DESPITE MANY AIR CONDITIONED MALLS, HIGH STREETS ARE THE FAVOURITE.

CONNAUGHT PLACE, NEW DELHI



KHAN MARKET, NEW DELHI



SECTOR 17, CHANDIGARH



SECTOR 29, GURUGRAM





MODERN SCOs



MOST PROMISING RETAIL RETAIL AVENUES IN GURUGRAM TODAY



Cyber Hub



HUDA Market Sector 29



Galleria



HUDA Market Sector 46

MOST PROMISING RETAIL RETAIL AVENUES IN GURUGRAM TODAY



Qutub Plaza



Nirvana Courtyard



Good Earth

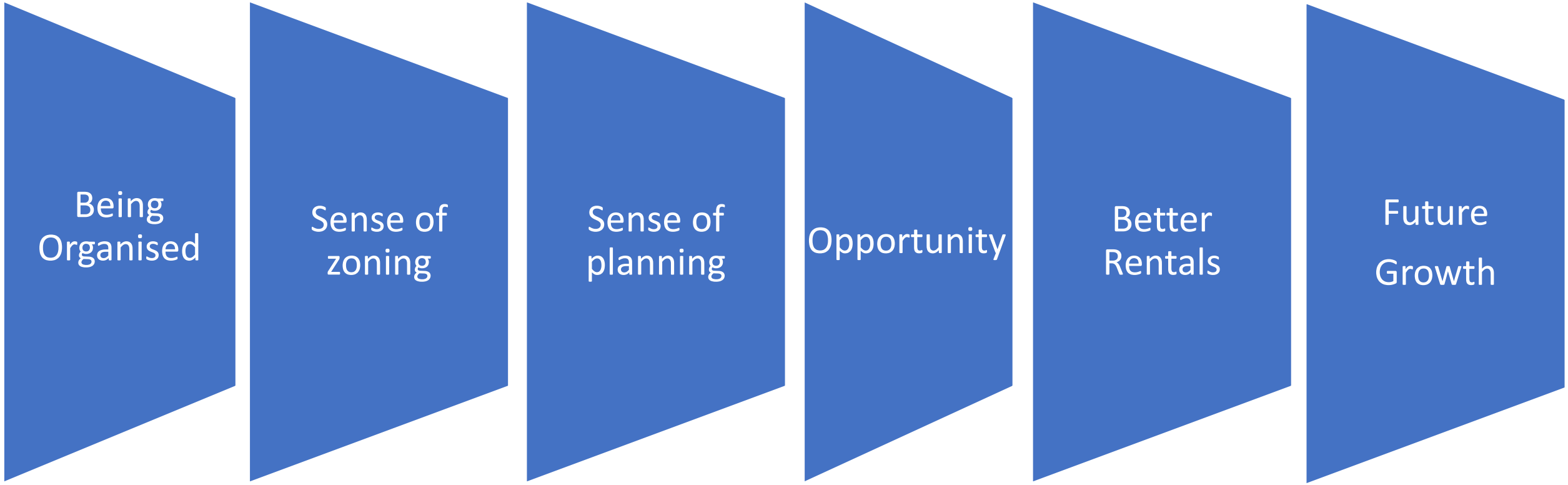


M3M URBANA



Super Mart 1

These Avenues have been promising but requires reinvention as they lacked in below mentioned crucial attributes



HOW IS WHITELAND's SCOs REINVENTING THE HIGH STREETS?

Drop-offs for grand arrival .
Separate entry & exit points

GRAND ARRIVAL EXPERIENCE

Power Backup, Central RO Water Supply, Centralized HVAC solutions.

Centralized Services

Aesthetically designed with uniform theme & large facades

ARCHITECTURAL MARVEL & LARGE FACADES



STRATEGIC LOCATION & DUAL FRONTAGE

Dual & large frontage on 90 m SPR and 60m sector road

LARGE CENTRAL ENTERTAINMENT PLAZA

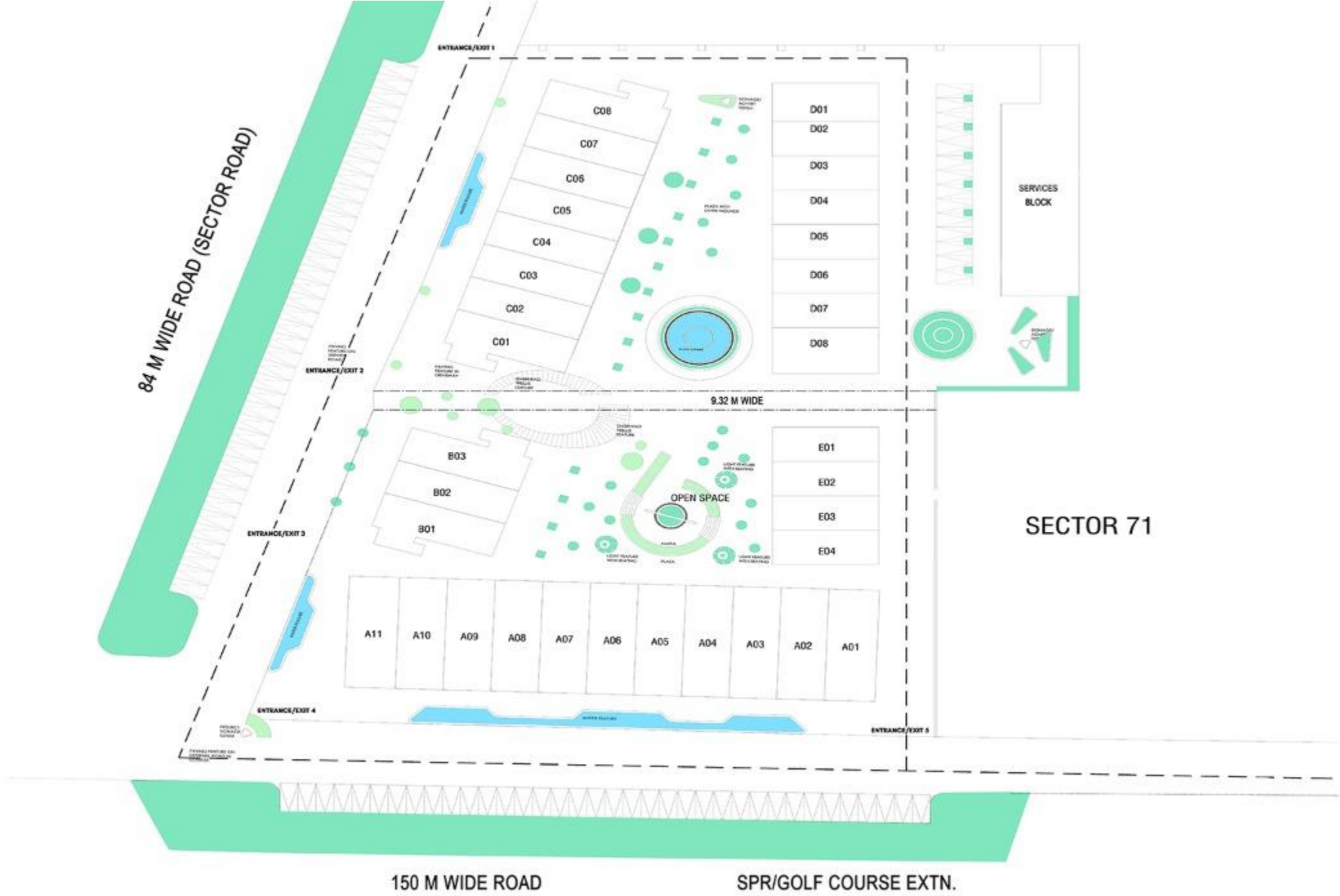
Large screen amphitheater with large LED screen

DESTINATION FOR TOP BRANDS

Professionally managed leasing with top players

LEED CERTIFIED 'PLATINUM' RATING

Lowest Carbon footprints, contributing to energy conservation.


84 M WIDE ROAD (SECTOR ROAD)
ENTRANCE/EXIT 1
ENTRANCE/EXIT 2
ENTRANCE/EXIT 3
ENTRANCE/EXIT 4
ENTRANCE/EXIT 5
C08
C07
C06
C05
C04
C03
C02
C01
D01
D02
D03
D04
D05
D06
D07
D08
SERVICES BLOCK
9.32 M WIDE
B03
B02
B01
OPEN SPACE
E01
E02
E03
E04
A11
A10
A09
A08
A07
A06
A05
A04
A03
A02
A01
SECTOR 71
150 M WIDE ROAD
SPR/GOLF COURSE EXTN.



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ACPL


ZAARA
Striker Prize
HOUZ CAFE BAR



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ACPL


SALE
LOUIS VUITTON
STARBUCKS COFFEE



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ACPL


DOLCE GABBANA
GIORGIO ARMANI
CAFE BAR



THANK YOU

WHITELAND

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