

There's  
**More**  
To 104



***"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**

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Promoter Names: Hero Home





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

## A HERO'S PROMISE

## GLORY LIES IN A PROMISE FULFILLED

Anybody can make promises, but what separates a Hero's Promise from an ordinary promise is the commitment that transforms promises to reality. And this steadfastness towards promises defines Hero Realty as an organization that is completely dedicated to its customers, employees, partners, and the society.

Being a part of the renowned business house Hero Enterprise, our work ethos is guided by the strong group values of Trust, Care, and Nurture. These values are at the core of delivering modern, elegant homes to customers on time, while making a positive impact on the environment.

Our development philosophy is based on four design pillars.

### **Fitness | Sustainability | Community | Creativity**

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

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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

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# PALACE BEFORE TODAY



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**PALACE  
AFTER  
TODAY**



# THE PALATIAL By **Hero**Homes

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



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## 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 300m frontage on Dwarka Expressway**



**Direct access from/to Dwarka Expressway**



**4 proposed metro stations within 5 km**



**Gurugram railway station within 3 km**



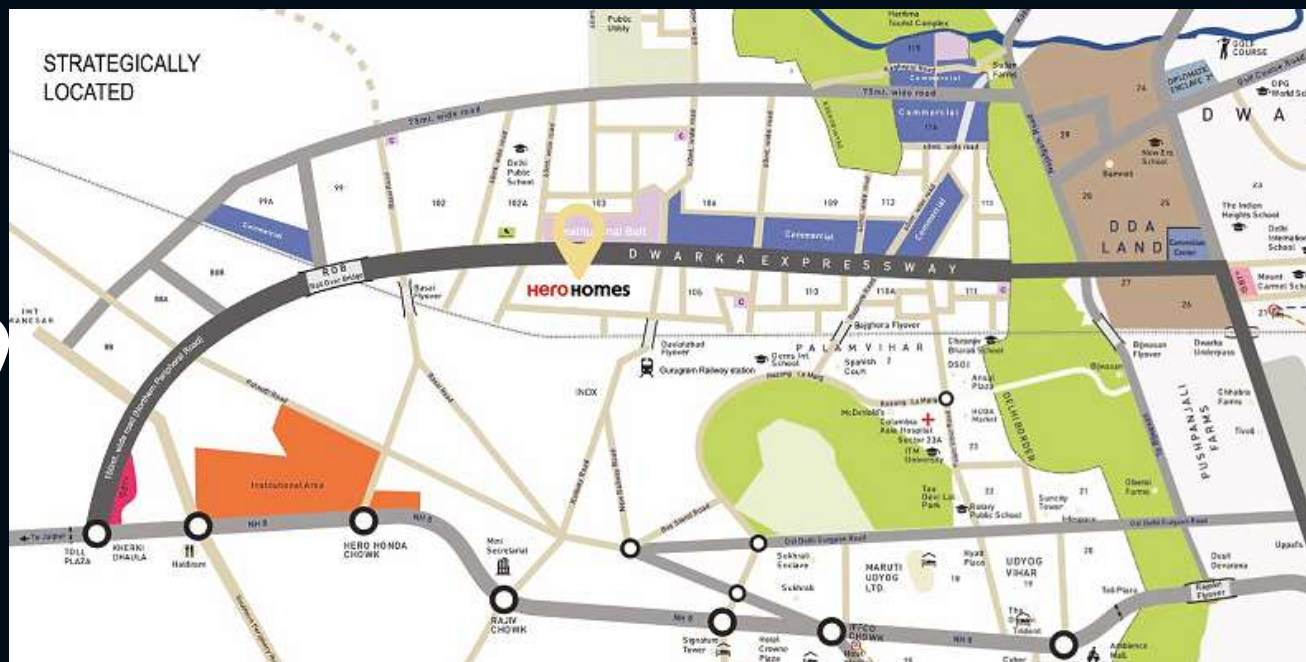
**Dwarka Sector 21 metro station within 12 km**



**15 min drive from IGI airport**



**Seamless Connectivity**





## Prime Location

**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**





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



**Unmatched  
Workspace  
Access**



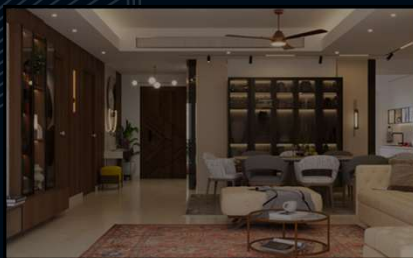
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# YOUR HOME YOUR INTERIORS

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## 4 VARIANTS ACROSS THREE THEMES



Modern Contemporary



Classical European



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**



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**UNIT  
INTERIORS  
CLASSICAL  
EUROPEAN**



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**UNIT  
INTERIORS  
INDIAN  
REVIVAL**



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# INTEGRATED RETAIL, CLUB, AND RESIDENCES



**PROJECT  
VIEW**

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Prepared by: HeroHomes







Hero Homes

IN COLLABORATION WITH  
**SAHEB**  
SAHEB REAL ESTATE

Hero Homes

**CLUB  
VIEW**

THE PALATIAL  
*Club House*

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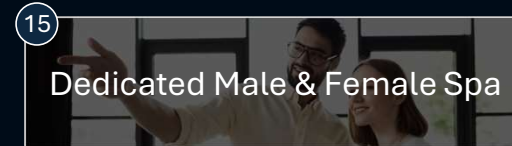
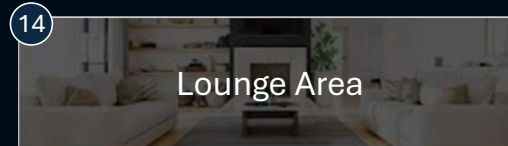
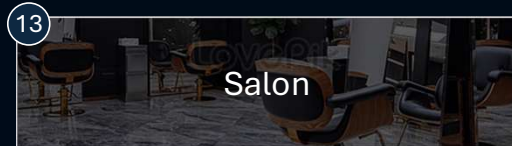
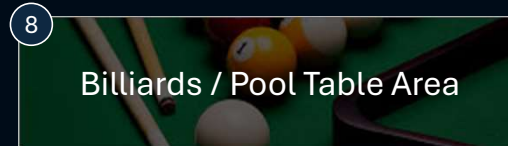
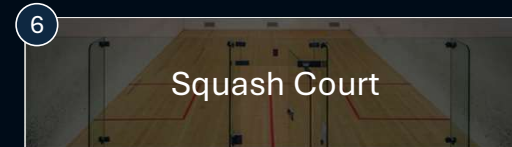
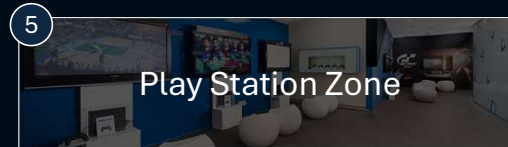
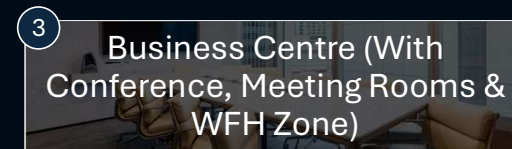
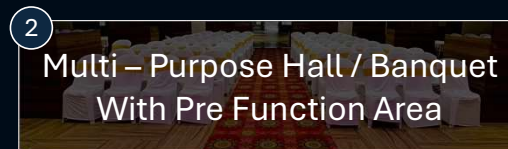
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# CLUB AMENITIES




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**CROWN  
VIEW**



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**COMMERCIAL  
VIEW 1**

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IN COLLABORATION WITH  
**SAHEB**



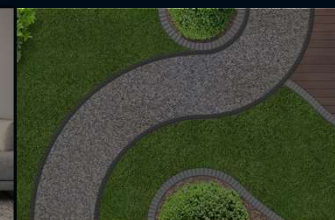
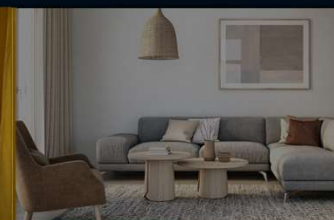
## COMMERCIAL VIEW 2



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### 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

- Smart Bell
- IOT Switches
- Digital Concierge

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

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## 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





1

**Cricket Nets**



2

**Badminton Court**



3

**Basketball Court**



4

**Squash Court**



5

**Tennis Court**



6

**Pickleball**



7

**Futsal**

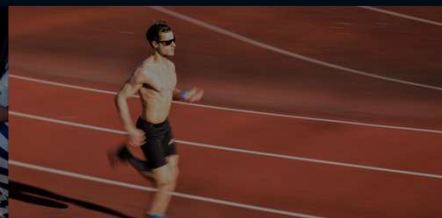


## GREEN SUSTAINABLE HOME ENVIRONMENT



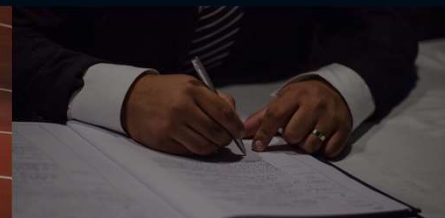
### Lush Green Spaces

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



## SPECIFICATIONS

S.NO	Areas	Flooring	Walls	Ceiling	Doors	Windows	Others
1	Living Room	Imported Marble	Acrylic Emulsion Paint	Gypsum False Ceiling as per design with Led down Lights	Seasoned hardwood door frame 8' Ft ht, Both sides Veneer with Polish & Pattern	Al/UPVC Door/Windows with tDGu and net shutters provision	Key Less Entry Door lock (Smart door Lock) Duct VRV/VRF
2	Master Bed room	Laminated wooden	Acrylic Emulsion Paint	Acrylic Emulsion Paint & False Ceiling at periphery with lights	Seasoned hardwood frame, Flush Door with teak Veneer polish finish	Al/UPVC Door/Windows with DGU and net shutters provision	
3	Other Bed Rooms	Laminated wooden	Acrylic Emulsion Paint	Acrylic Emulsion Paint & False Ceiling at periphery with lights	Seasoned hardwood frame, Flush Door with teak Veneer polish finish	Al/UPVC Door/Windows with DGU and net shutters provision	
4	Kitchen	Imported Marble	Acrylic Emulsion Paint, Ceramic Tiles 2 feet above kitchen counter	Acrylic Emulsion Paint	NA	Al/UPVC DW with toughened glass	1. Granite counter with Double Bowl 2. Modular Kitchen with under and above storage cabinets with hob & Chimney
		1. Cold to Warm: Granite countertop - Supply and Installation, Dado Tiling- Backsplash- Supply and Installation, SS Sink with Drain, Sink Tap, False ceiling painting. False Ceiling 2. Appliances: Hob, Chimney, Free Standing Microwave, Refrigerator - 600 Liter Capacity, Under Mounted RO Purifier					
5	Master Toilet	Anti-skid ceramic tiles	Ceramic tiles up to False Ceiling ht.	False Ceiling	Seasoned hardwood frame, Flush Door with teak Veneer polish finish on one side and laminate on other side	Al/UPVC windows/ventilators	Counter as per design- Vanity with mirror and shower glass partition
6	Other Toilets	Anti-skid ceramic tiles	Ceramic tiles up to False Ceiling ht.	False Ceiling	Seasoned hardwood frame, Flush Door with teak Veneer polish finish on one side and laminate on other side	Al/UPVC windows/ventilators	Counter as per design
		1. Appliances: Vanity, Geysers in all washrooms					
7	Servant Room	Ceramic Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Seasoned hardwood frame, Flush Door with teak Veneer polish finish	Al/UPVC windows/ventilators	NA
8	Servant Room Toilet	Anti-skid ceramic tiles	Ceramic tiles up to 1800 mm ht.	OBD	Seasoned hardwood frame, Flush Door with both side laminate	Al/UPVC windows/ventilators	NA
9	Balconies	Anti-skid ceramic tiles	Exterior Texture Paint	Exterior paint	NA	NA	MS railing, Utility Balcony- Block Masonry with MS hand railing as per design
10	Electricals	ISI Marked PVC Conduit and Copper Wire with Modular Switch and Sockets as per specifications					
11	Air Conditioning	VRV/VRF					
12	C P fittings & Chinaware	High Quality CP fittings & Chinaware of renowned brands like Kohler, Roca, Jaguar or equivalent as per approved design					
13	Common Areas	1. Double Height Ground Floor Entrance Lobby with Marble flooring. 2. Typical floor lift lobby - Vitrified tiles, Staircase- Stone finish/Marble 3. Five Lifts including a service lift (Passenger lifts Cabin to be in SS finish) 4. Security in the township - Secured boundary wall, CCTV @ Ground floor entrance lobby, Boom barrier, Guard room @ main gate & guard desk at tower entrance lobby, intercom facility through VDP.					

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# LUXURY IN EVERY DETAIL

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**70%  
OPEN  
AREAS**



Enjoy endless green views and open areas for a refreshing living experience.

**READY-TO-  
LIVE-IN  
RESIDENCES**



Move-in peacefully to homes which are completely ready for you- as per your choices.

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## HOME FOR ALL GENERATIONS

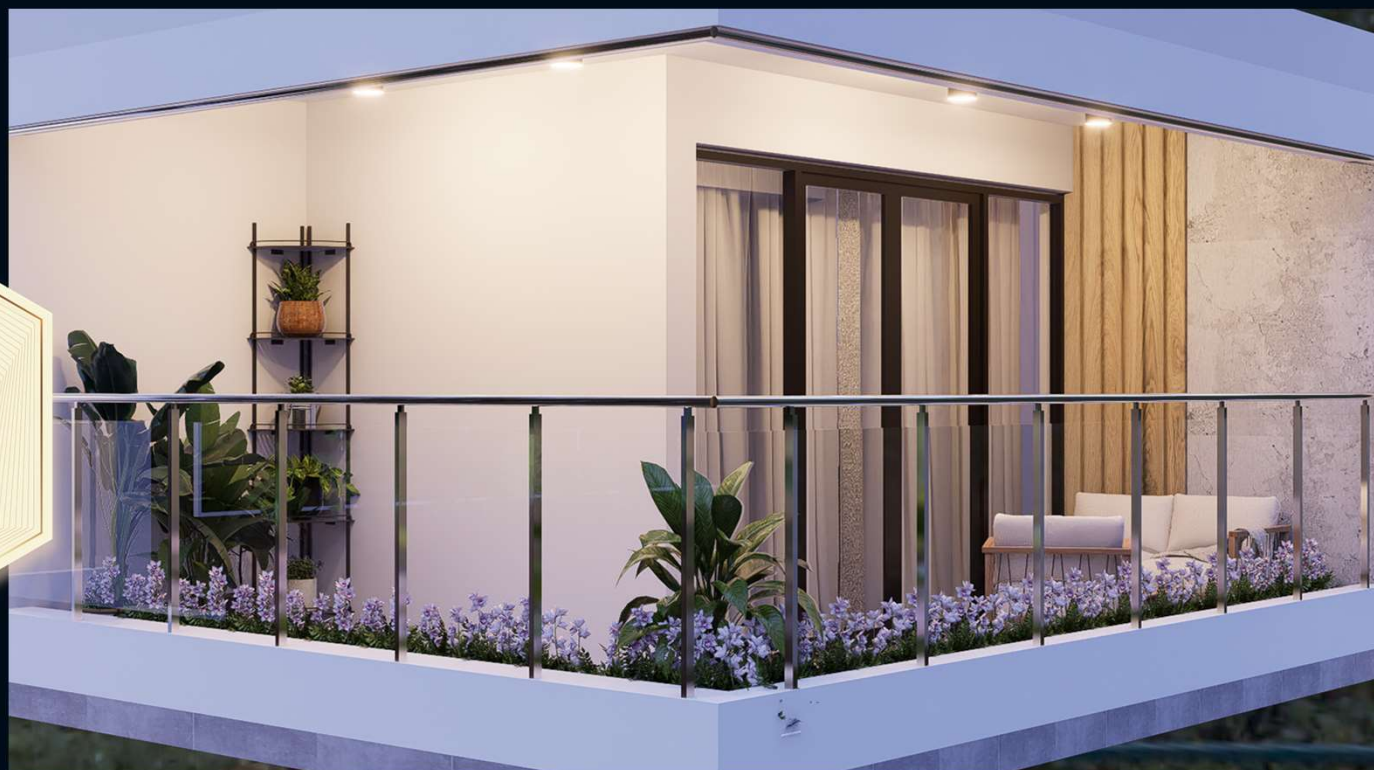


Large layouts perfect for large families needing extra privacy and space.

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## EXTERNAL LIVING SPACES



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

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**GRAND  
DOUBLE  
HEIGHTED  
LOBBIES**



Experience sheer elegance with a lavish entrance, concierge desk, exclusive waiting and sitting areas that leaves a lasting impression

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Please share the Hero Homes files currently being used in our OOH



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



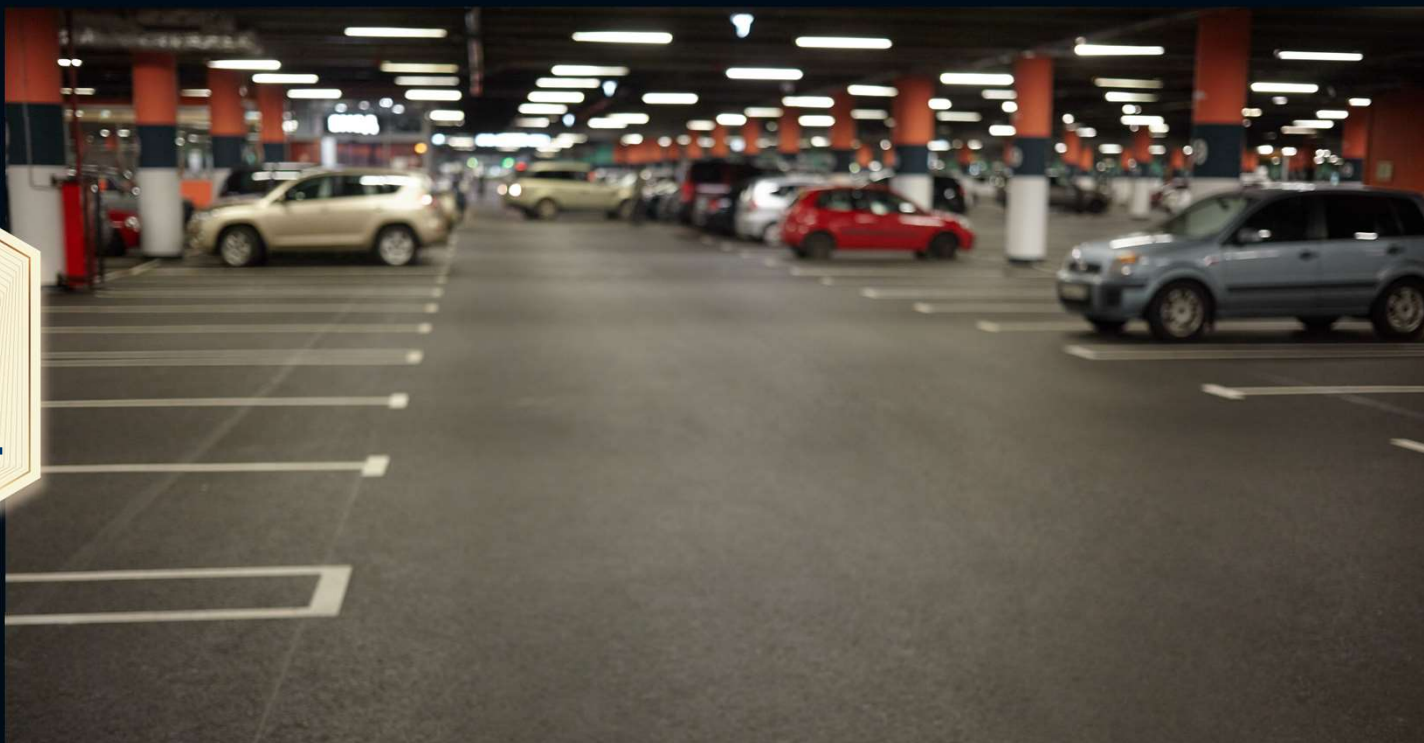
Enjoy a spacious, grand, palatial feeling with elevated ceiling for an enhanced sense of openness.

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**SURFACE-  
FREE  
VEHICULAR  
MOVEMENT**



No vehicular movement on the surface ensures safety of the loved ones.

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## STATE-OF- THE-ART CLUBHOUSE



Revel in sophistication with world-class amenities spread across a 55,000+ sqft, 3-story fully-equipped clubhouse.

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# PAYMENT PLAN

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

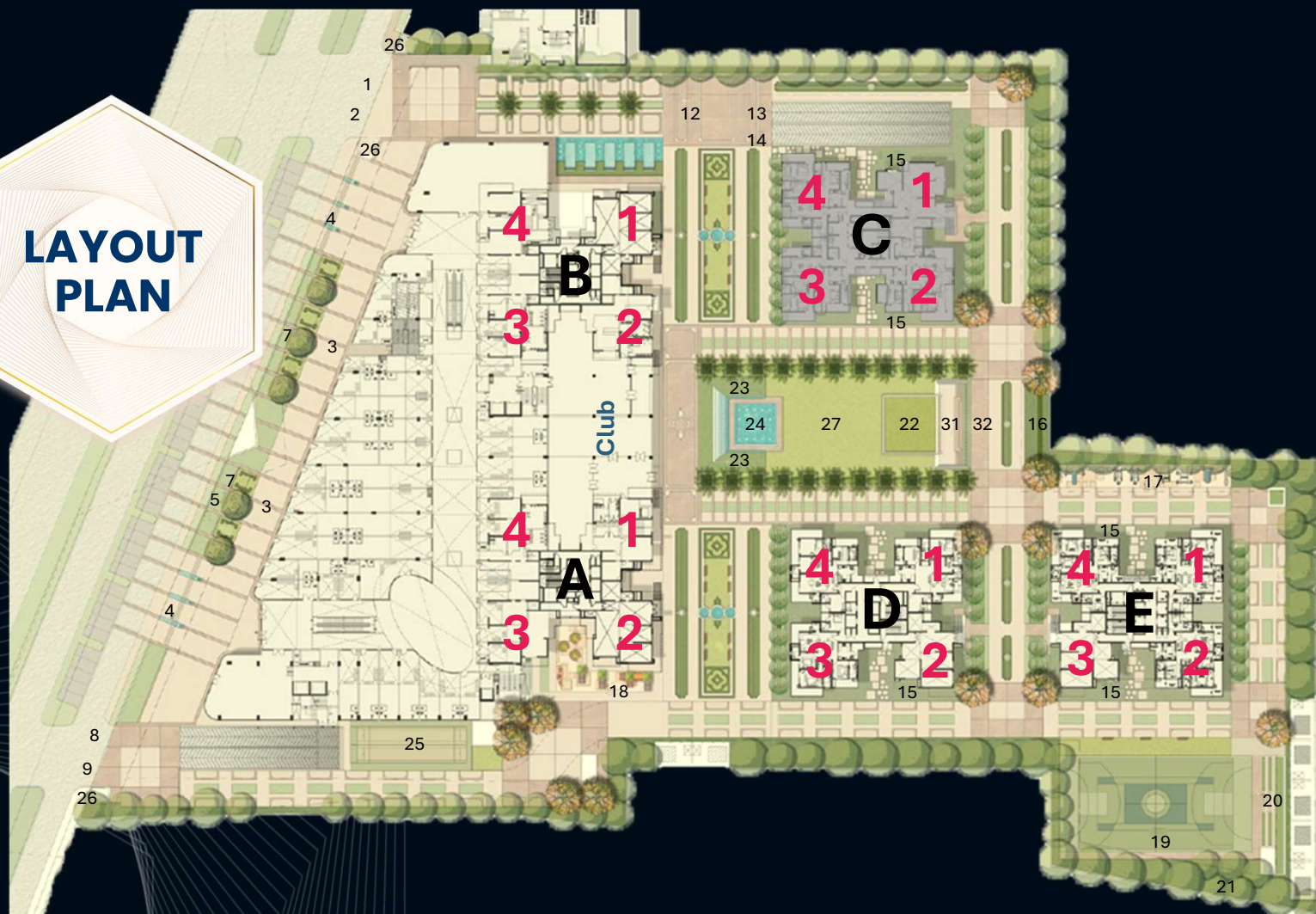
OWN YOUR HOME WITH JUST 30% PAYMENT IN FIRST 2 YEARS

ONLY 60% TILL SUPERSTRUCTURE



# 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



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

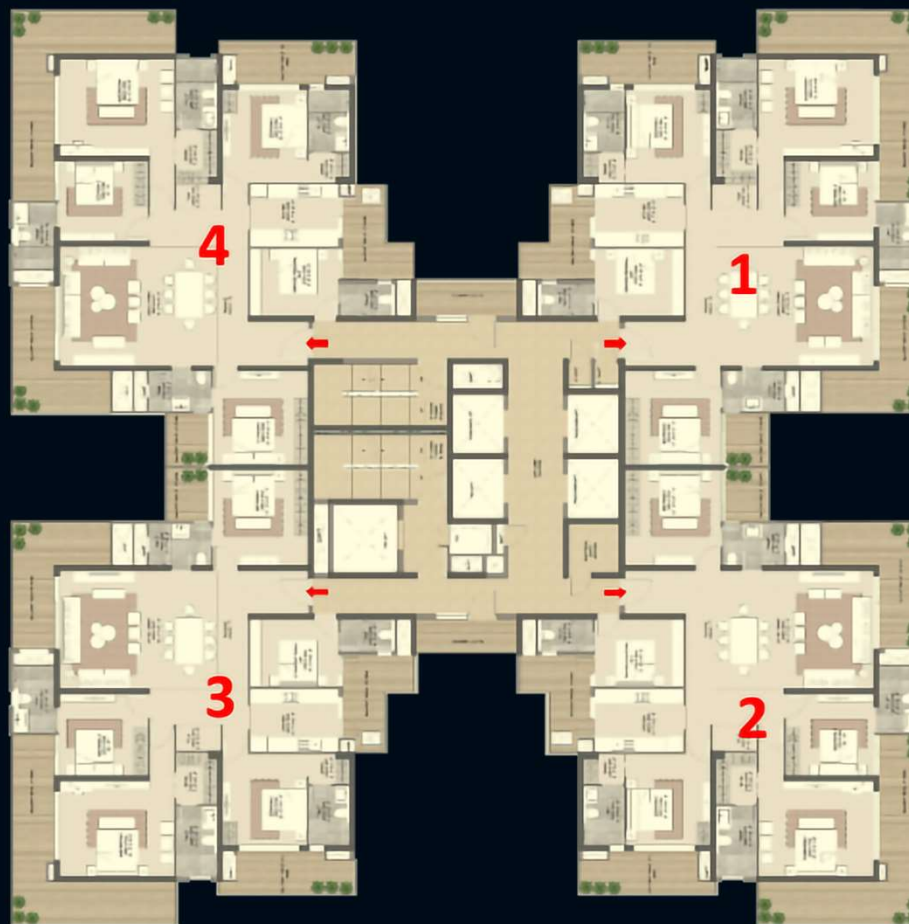
# UNIT LAYOUT 4BHK + SPR



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



**FLOOR  
PLAN  
TOWER A**

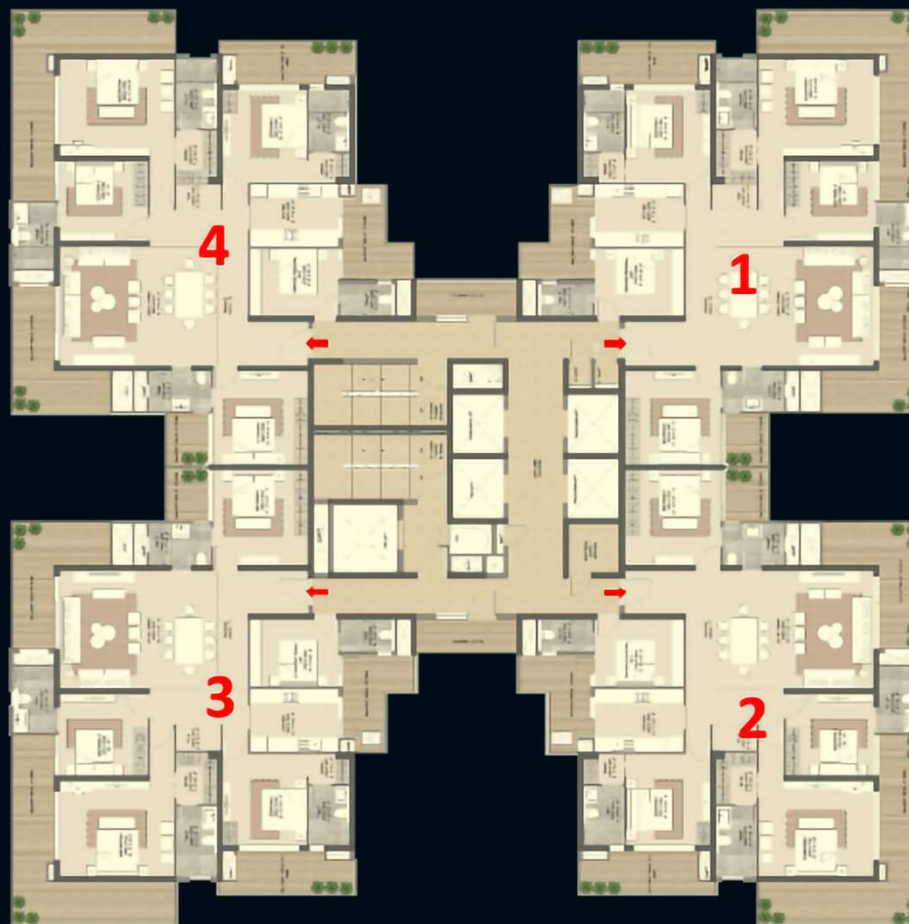


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HARERA Registration No.  
PHASE 1 : RC/REP/HARERA/GGM/907/639/2025/10  
PHASE 2 : RC/REP/HARERA/GGM/908/640/2025/11  
PHASE 4 : RC/REP/HARERA/GGM/906/638/2025/09  
Promoter Names: Hero Home

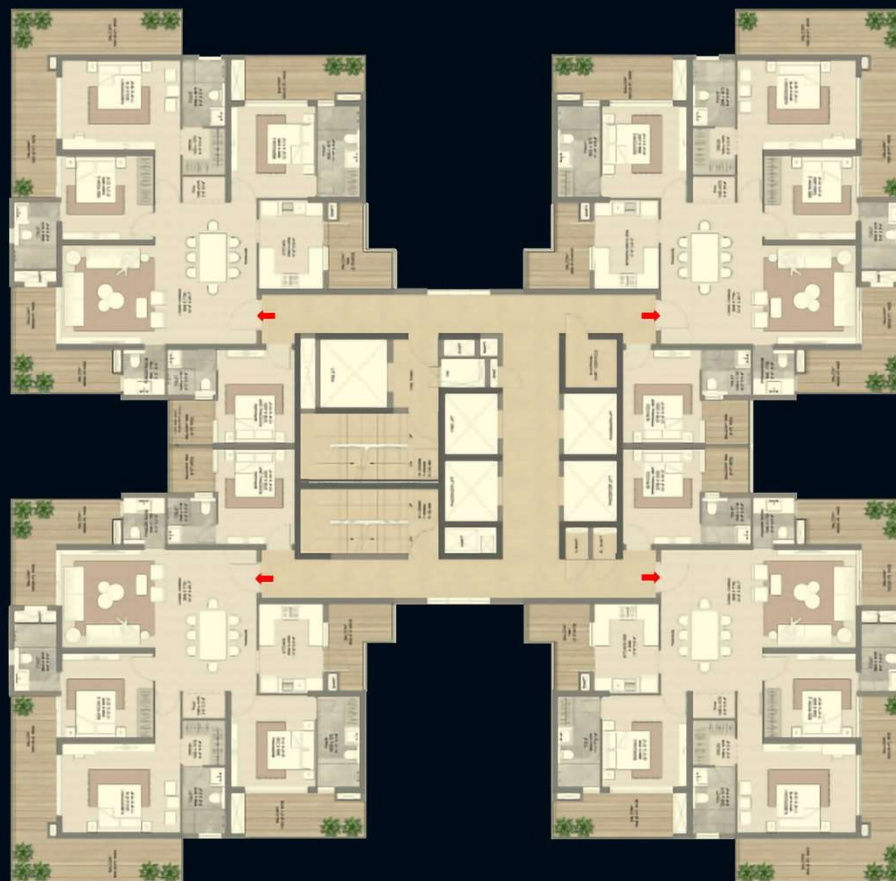
**FLOOR  
PLAN  
TOWER B**



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



## FLOOR PLAN TOWER D



N



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

## FLOOR PLAN TOWER E

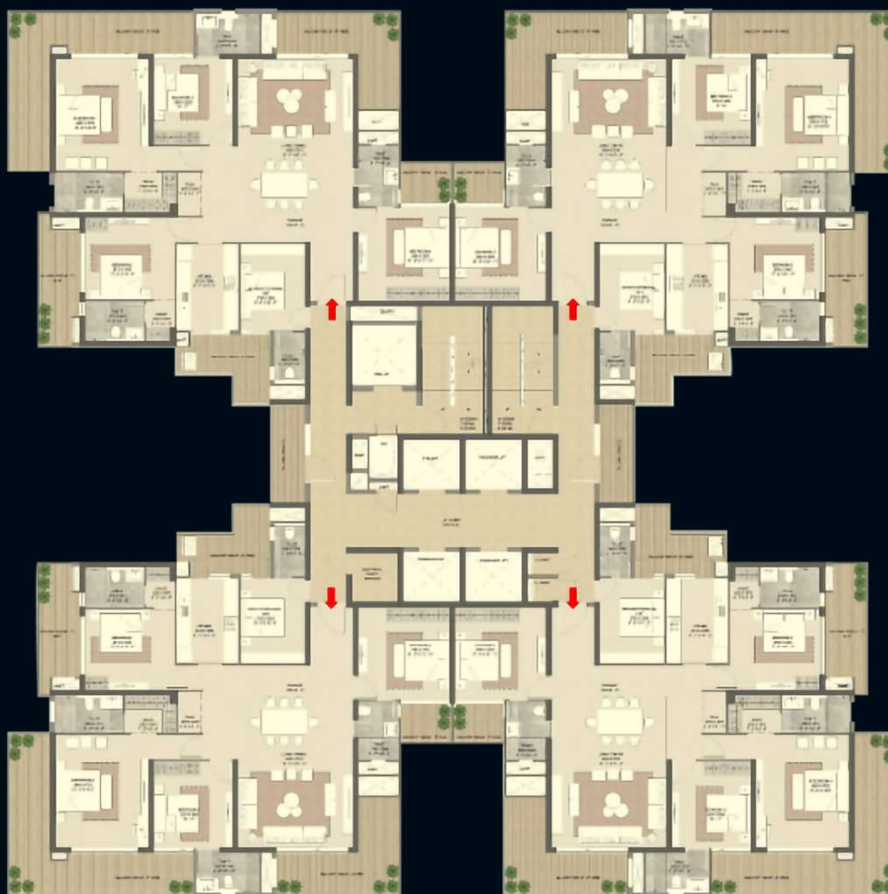


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HARERA Registration No.  
PHASE 1 :RC/REP/HARERA/GGM/907/639/2025/10  
PHASE 2 :RC/REP/HARERA/GGM/908/640/2025/11  
PHASE 4: RC/REP/HARERA/GGM/906/638/2025/09  
Promoter Names: Hero Home

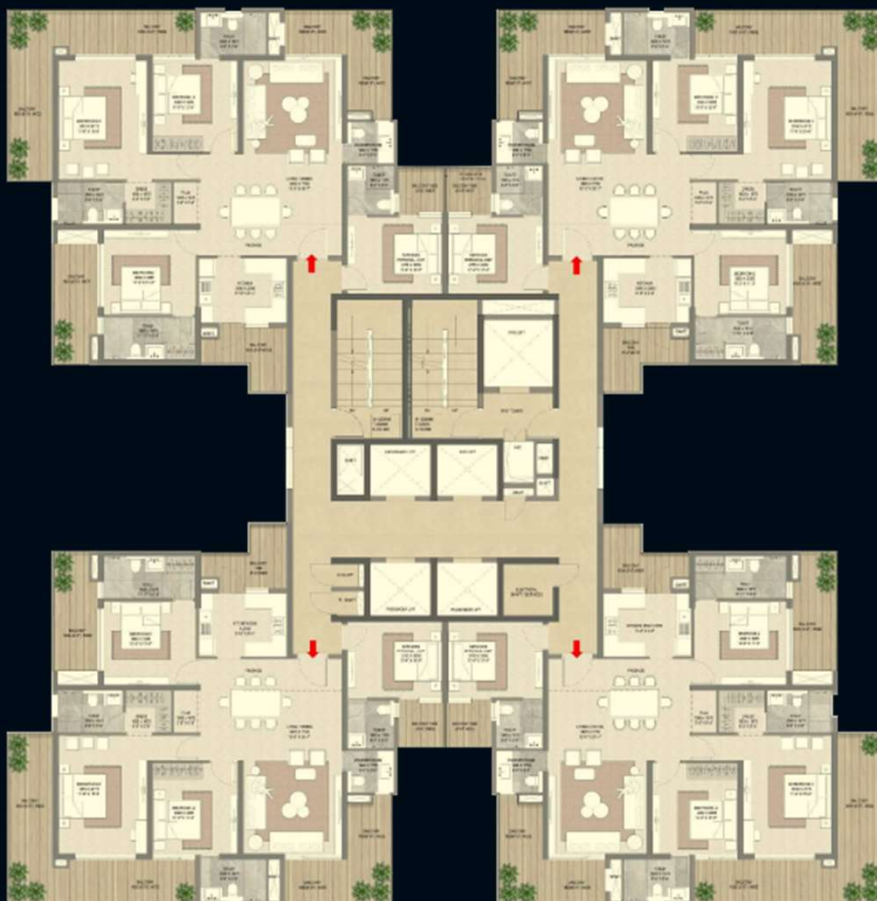




Typical Unit Plan

Typical Floor Plan

**TOWER  
A & B**



Typical Unit Plan

Typical Floor Plan

**TOWER  
D & E**



