

PRIMANTI

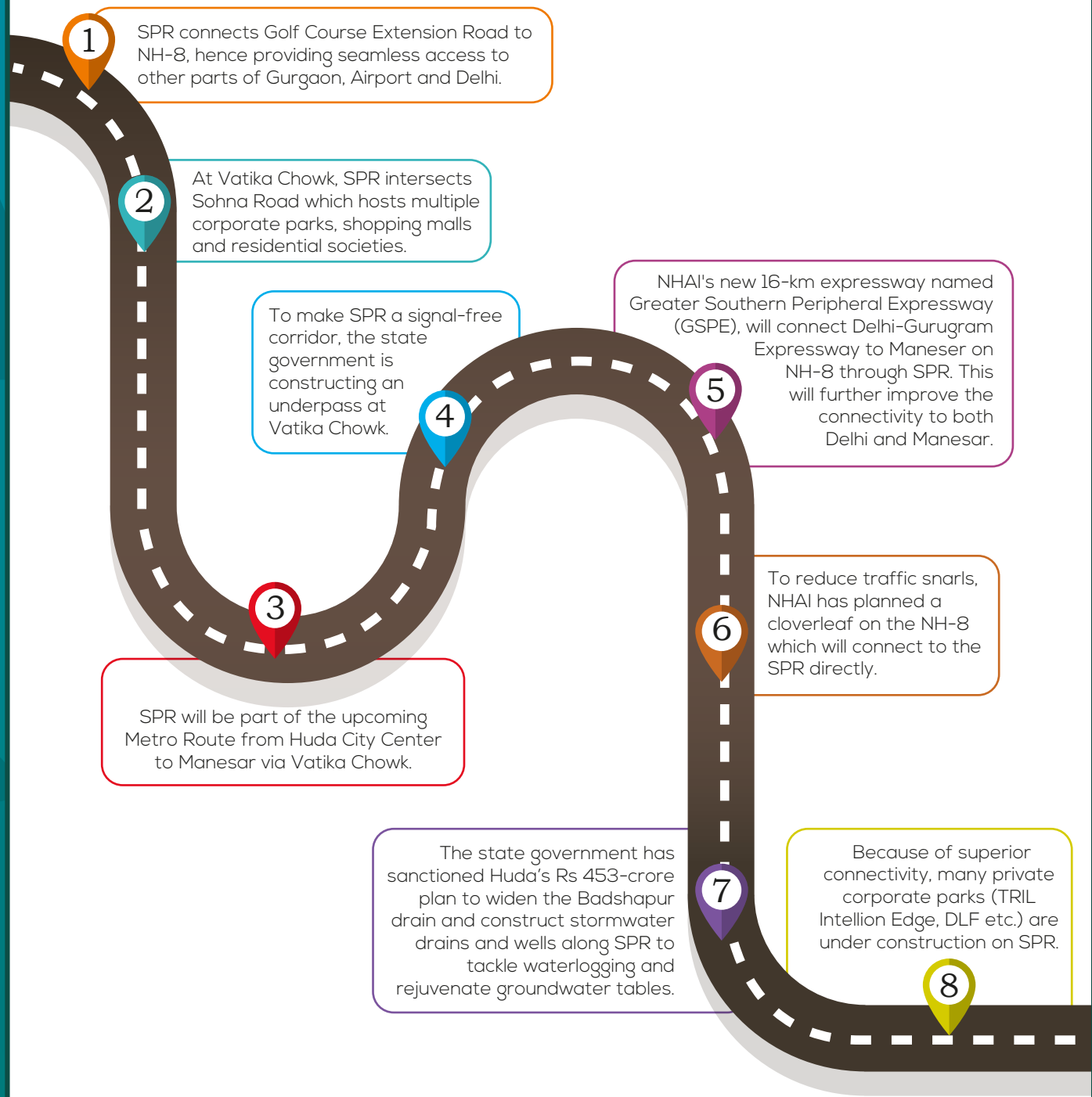
VILLAS AND RESIDENCES



Actual image shot on 7th August, 2018

SOUTHERN PERIPHERAL ROAD

The Road to Future Growth

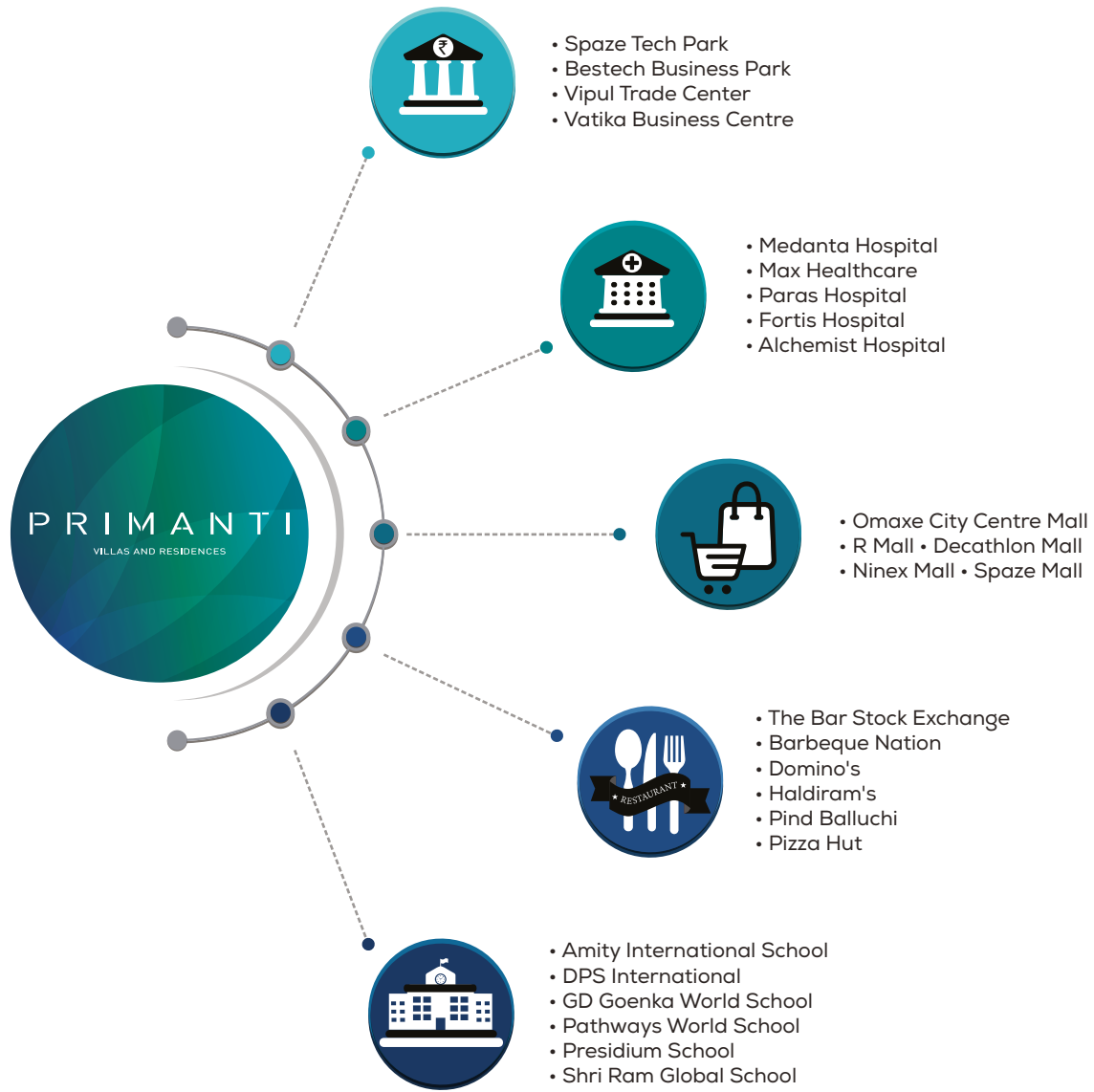


Source : Times Of India

SOUTHERN PERIPHERAL ROAD

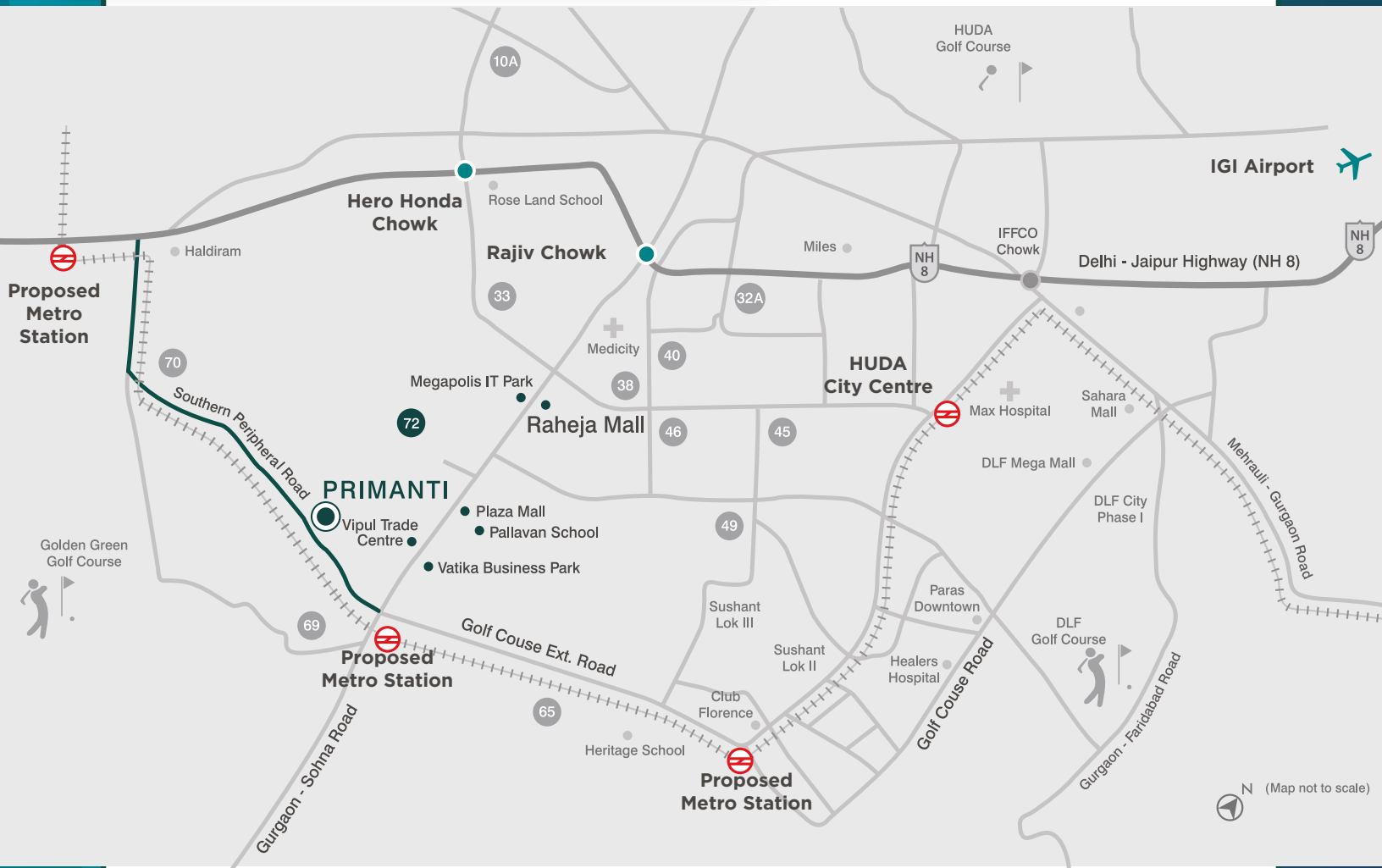
The New Social Hub

Everything you could need, at a stone's throw



CONNECTIVITY

PRIMANTI: An Overview



5 km
Access to NH-8



22 km
International Airport



7 km
Medanta Medicity



3 km
Shopping Malls

KEY DRIVING DURATIONS:

Delhi-Jaipur Highway (NH 8)	: 5 min.
Golf Course Ext. Road	: 5 min.
Gurgaon-Sohna Road	: 5 min.
Golf Course Road	: 20 min.
Cyber Hub	: 25 min.
I.G. International Airport	: 35 min.

Primanti is situated on the Southern Peripheral Road (SPR) in Sector 72, Gurugram. It is a residential development spread over an area of 36 acres and offers:
apartments, duplexes, row houses and vertillas.
Discover a home where modern architecture merges seamlessly with the natural landscape.
A retreat for the senses, within the city of Gurgaon.

Distances and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities.

DESIGN ADVANTAGE



- Conceived and designed to provide maximum area to open green spaces, public gardens & plazas.
- Primanti hosts multiple community gardens.



- Towers are planned in a way to maximize views and daylight.



- Vertillas are placed in a seperate block towards the north to ensure exclusivity and privacy of the villa residents.



- Underground parking to keep the ground level vehicle free

MASTER PLAN



LEGEND:

1. Main Entrance
2. Mondrian Park
3. Community building (clubhouse)
4. Swimming Pool
5. Tennis Court/ Basketball Court
6. Children's Play Area
7. Community Shopping Area
8. Primary School
9. Proposed Nursery School Plot
10. EWS
11. Half Basketball Courts

VERTILLAS

- VA : Villa (Small)
VB : Villa (Large)
T1 : 38 Floors
Apts. 1, 4: 4 BHK Large
Apts. 2, 3: 4 BHK Small
T2 : 40 Floors
Apts. 1, 4: 4 BHK Large
Apts. 2, 3: 4 BHK Small
T3 : 22 Floors, 3 BHK
T4 : 26 Floors, 3 BHK
T5 : 30 Floors, 3 BHK
T6 : 34 Floors, 3 BHK
T7 : 40 Floors, 4 BHK Large
EA 1 - EA 6: G+9 Floors
EA 7 - EA 8: G+11 Floors
EF 1 - EF 25: G+3 Floors
EF26 - EF 31: G+3 Floors

Disclaimer: The amenities, specifications, designs, facilities etc. are indicative. The Company reserves the right to change/revise/amend the same at its sole discretion without any prior notice and obligation. List of amenities, specifications, designs and facilities provided in the Agreement shall stand final and binding. Trees and green area shown are for representation purpose only. Layout for reference purpose only.

COMMUNITY BUILDING

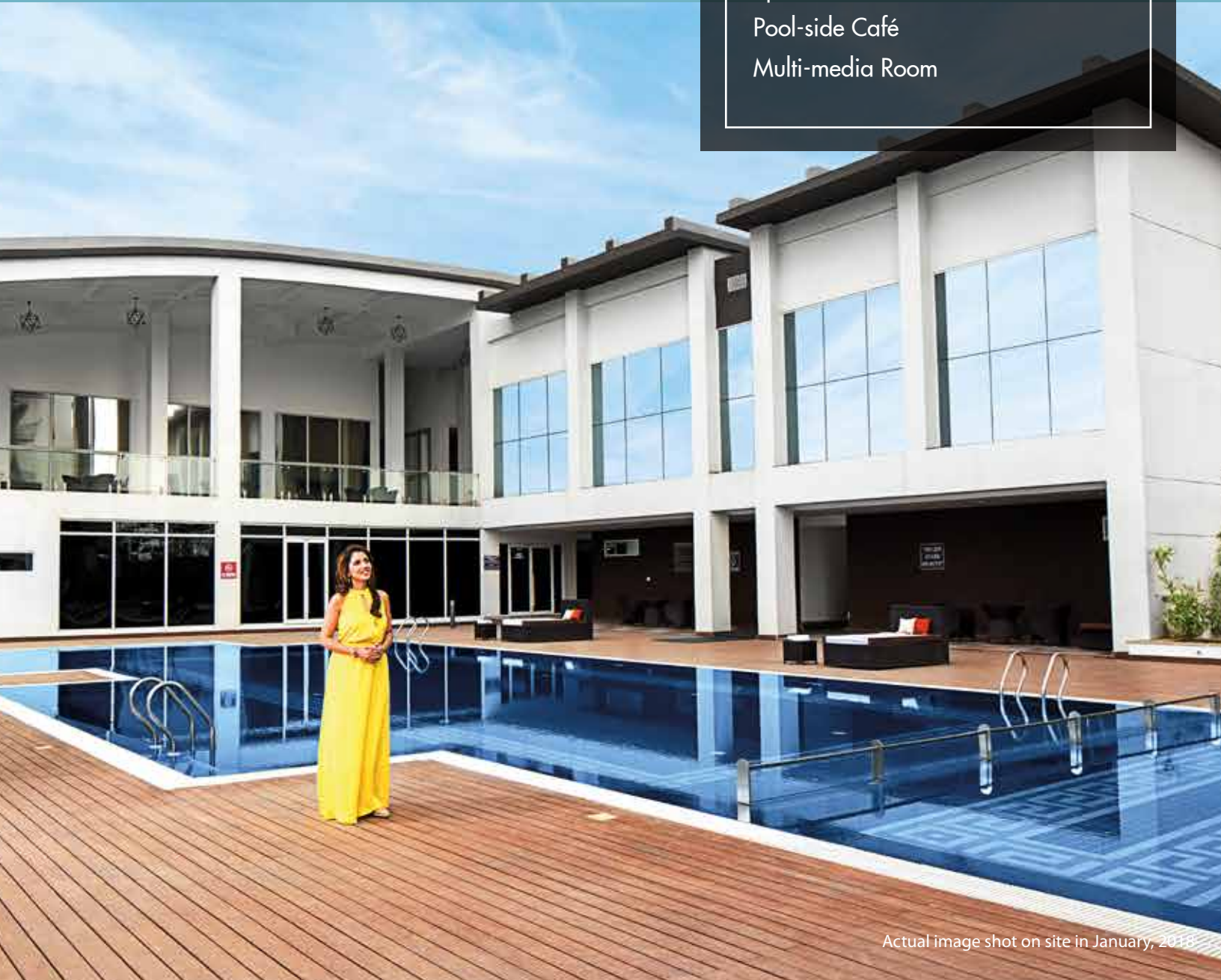
Primanti boasts of a top-of-the-class community building (clubhouse) spread over approx. 2647 sq. m. (28492.07 sq. ft.) The clubhouse is carefully planned to provide an entire range of modern amenities catering to all the lifestyle needs of the residents.

AMENITIES

- Outdoor Pool
- Temperature-controlled Indoor Pool
- Squash Court
- Tennis Court
- Basketball Court
- Badminton Court
- Table Tennis
- Gymnasium
- Spa and Sauna
- Pool-side Café
- Multi-media Room



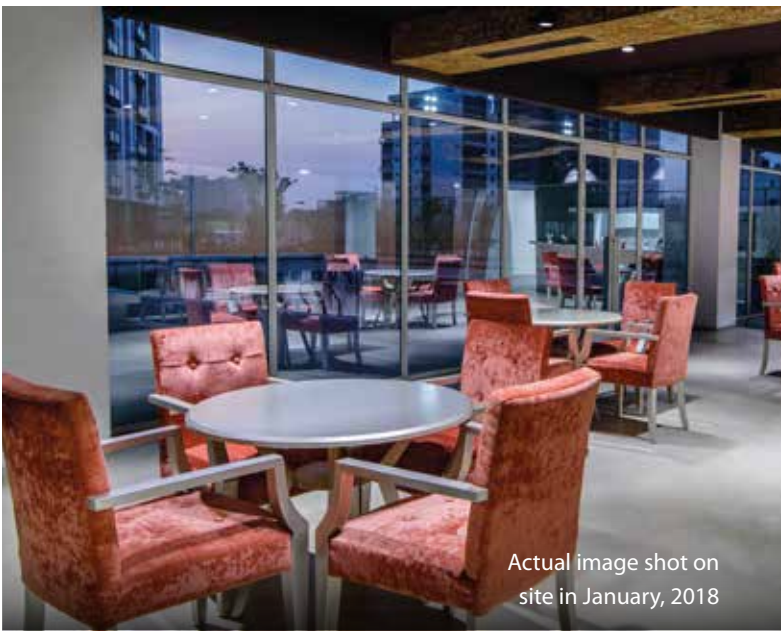
Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018

THE GARDEN ESTATE

Imagine life in a place where tree-lined boulevards wind their way through lush green parks. Where picturesque pergolas and water bodies dripped with sunlight and shade glimmer through trees.

Primanti garden estate is designed around a series of interconnected gardens and meadows that span sinuously across the project.

Primanti hosts 5 gardens within its premises.

EXCLUSIVE FEATURES

- Central Green Park
- Mondrian Garden
- Open Meadows
- Manicured Lawns
- Kid's Play Area



ACTUAL IMAGE

Actual image shot on site in January, 2018



Actual image shot on site in January, 2018



Actual image shot on site in January, 2018

RESIDENCES

EXECUTIVE FLOORS:

Executive Floors are luxurious duplexes, housed in exclusive 3-storey elegantly designed buildings. The two ground +1 residences feature 4 bedrooms and garden with plunge pool. While the larger duplex above has an open terrace with a roof deck and a plunge pool.



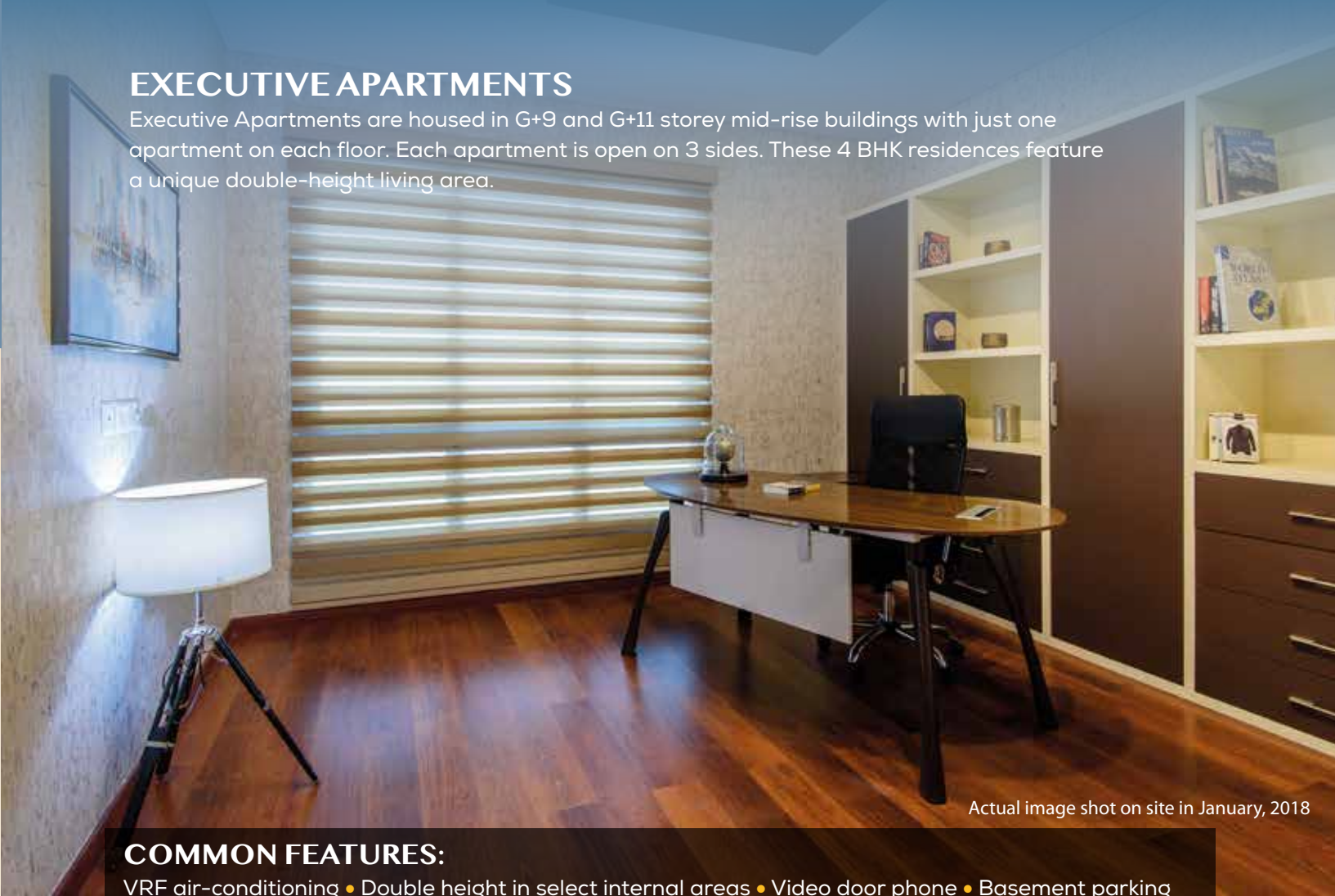
FEATURES & AMENITIES:

VRF air-conditioning • Imported marble flooring in living and dining room • Wooden flooring in master bedroom* • Bathtub in master bathroom • Modular kitchen • Separate servant's room • Separate access to servant's room

Actual image shot on site in July, 2019

EXECUTIVE APARTMENTS

Executive Apartments are housed in G+9 and G+11 storey mid-rise buildings with just one apartment on each floor. Each apartment is open on 3 sides. These 4 BHK residences feature a unique double-height living area.



Actual image shot on site in January, 2018

COMMON FEATURES:

VRF air-conditioning • Double height in select internal areas • Video door phone • Basement parking space • Imported marble flooring in living and dining area • Wooden flooring in master bedroom* • Bathtub in master bathroom • Modular kitchen.



TOWER RESIDENCES

Tower Residences are luxurious 3 and 4 BHK apartments, surrounded by interconnected, formal gardens and squares. These 30 to 40 storey high-rise towers offer breathtaking views of the surroundings.

*Engineered Wooden Flooring in Master Bedroom. Laminated Wooden Flooring in other Bedrooms.

Actual image shot on site in January, 2018

GREEN FEATURES

The project will incorporate various green measures and will pursue a "Silver" rating under the IGBC Green Homes rating system.

SITE SELECTION AND PLANNING

- Protection of soil and ecosystems during construction including preserving high quality topsoil to reuse the same for landscaping protecting existing trees etc.
- The project preserves the existing landscaping areas and all the proposed landscaping areas have been planned with native / adaptive species of vegetation
- Reflective roofs have been planned for the project to reduce heat islands and to minimize impact on microclimate and also reduce heat ingress into the building

WATER EFFICIENCY

- 100% of the waste water generated on-site is reused within the site itself for landscaping, flushing and other custodial purposes.
- Rain water harvesting and pits have been provided to harvest water on-site and conserve water
- All landscaping areas have been planned with native / adaptive species of vegetation which require little or no irrigation after few years thereby reducing the water requirement significantly
- High efficient irrigation systems
- Low flow and efficient water fixtures such as low flow dual-flush toilets, showers and sinks to reduce potable water consumption
- Continuous monitoring and enhance the performance of the residential dwelling unit through water meters



ENERGY EFFICIENCY

- The building is well designed to harvest natural lighting such that over 75% of each apartment will be well lit and will not require artificial lighting during the day time to provide a nicer environment and save on energy
- Use of efficient lighting systems to reduce the overall energy consumption
- Provision of a detailed metering system to ensure that adequate measurement and monitoring of all systems in the building has been done to continuously monitor the building.
- Use of CPCB certified DGs for emissions and noise compliance.
- Solar Hot water system.
- High efficient motors and pumps.

OPTIMIZATION ON MATERIAL AND RESOURCES

- Provision of space for storage and collection of recyclable materials such as paper, glass, plastic, metals and establishment of contracts with recycling agents.
- Efficient waste management during construction
- Use of materials such as materials with a high percentage of recycled content, materials that are locally available and responsibly harvested wood products such as plywood and solid wood to reduce exploitation of virgin materials.

INDOOR ENVIRONMENTAL QUALITY

- The entire building is a non-smoking building thereby ensuring the health and safety of all its occupants.
- Use of adhesives, sealants, paints and coatings that are low VOC (volatile organic compounds) thereby having minimum organic emissions that are harmful to humans.
- The building is well designed to harvest natural lighting such that over 75% of each apartment will be well lit and will not require artificial lighting during the day time to provide a nice environment and save on energy
- Adequate fresh air ventilation



EXPANDING THE GREEN FOOTPRINT

Sewerage treatment plant is provided in project to reuse the solid waste.

Treated water from STP is used for irrigation and flushing in toilets

Rain water harvesting is done in the campus for recharging the ground water.

LED lights in common areas and some of the areas are also provided with lights with motion sensors

Dual flush fixtures are provided in toilet for minimizing water consumption.

Waste segregation is proposed in the campus. Separate waste bins in common areas for degradable and non-degradable wastes

OWC for converting green waste in to manure



Electrical charging points in basements are provided for charging your electrical vehicles.

Solar water heating is provided in the project and the outlet is connected to kitchens.

Solar power generation is done in project and the same is used for the external/common area electrification.

Toilets for people with special needs and housekeeping staff

White tiles on terrace for reflecting heat

VRV/VRF air-conditioning is provided in your apartments with cooling as well as heating facilities.



VERTILLAS

It's not just the vertical build but intelligent design that defines a vertilla. Take its skylight courtyard for instance, which allows natural light and air to seep into every corner. Or the remote-controlled basement parking that ensures open green spaces on ground floor. The massive common areas housed within allow for memorable parties. All intelligently designed with only one thing in mind. You.



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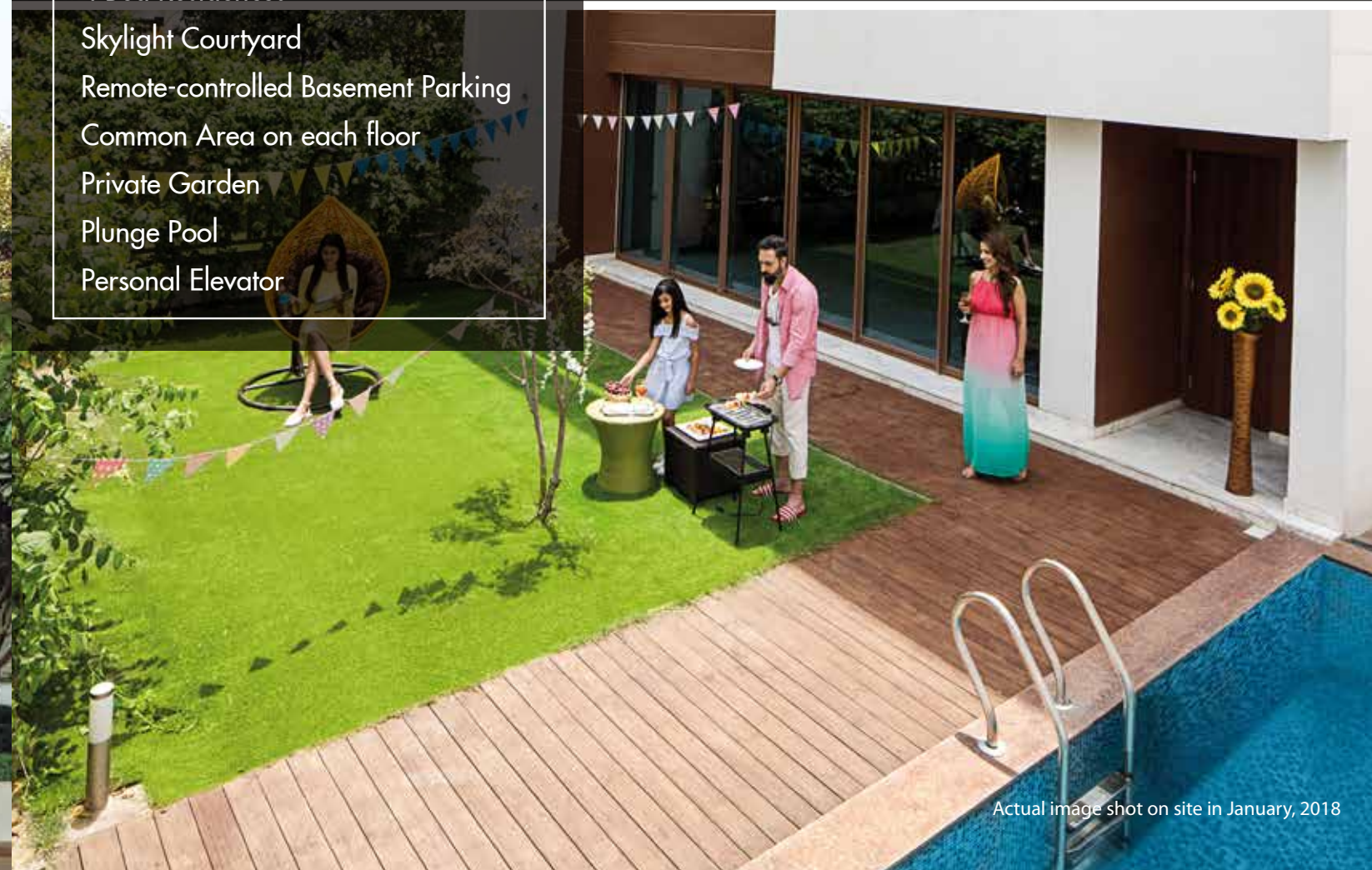


Actual image shot on site in January, 2018

FEATURES

G+3 STOREY VILLAS WITH
BASEMENT

- 4 Bed Residences
- Skylight Courtyard
- Remote-controlled Basement Parking
- Common Area on each floor
- Private Garden
- Plunge Pool
- Personal Elevator



Actual image shot on site in January, 2018

CUSTOMERS SPEAK

Anupam Chowdhury

The construction quality is the best in Gurgaon.

Berjesh Chawla

World class amenities and great connectivity to Gurgaon's other sectors

Anil Sharma

Buying a TATA home gives us peace of mind.

Mr. Bibhash Jha

The Tata Housing team is very responsive. Whenever issues are brought to their notice, they do justice to it.

Rear Admiral Kishan K. Pandey

Tata Housing has exceeded my expectations of construction quality and fittings inside the apartment.

VIBRANT COMMUNITY



Earth Day Celebration



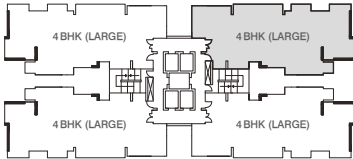
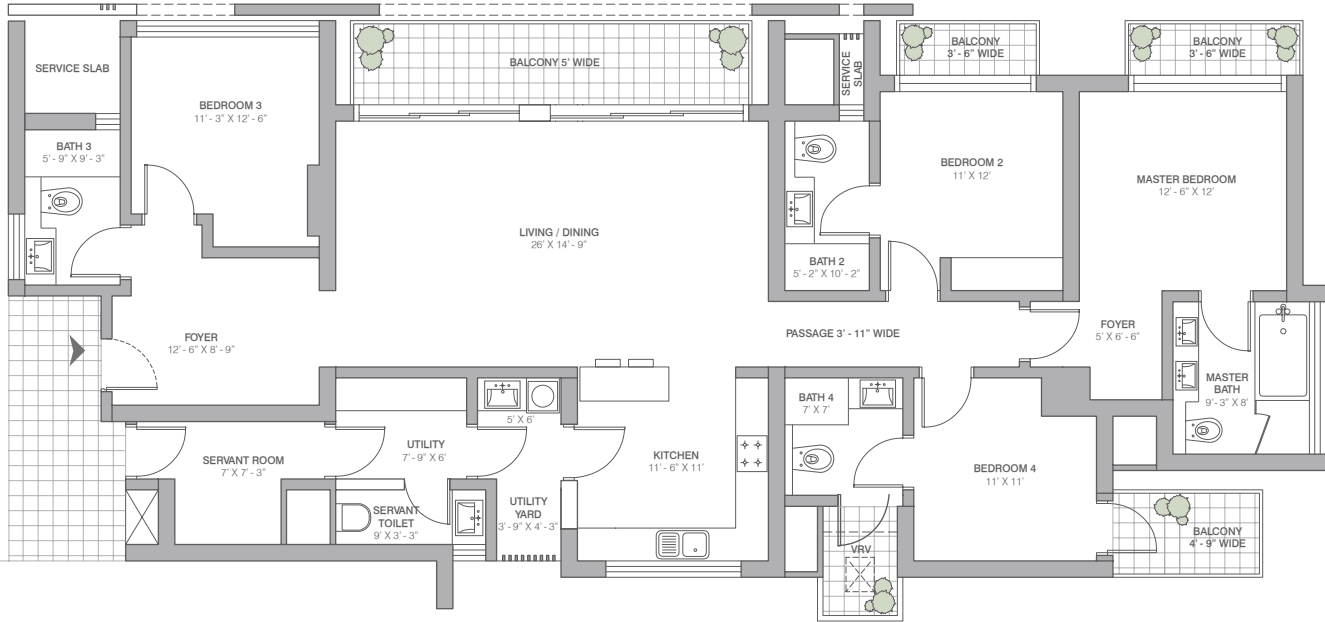
Summer Fiesta

PHASE 1

TOWER RESIDENCES

4 BHK LARGE
AVAILABLE IN TOWER 1 AND 2

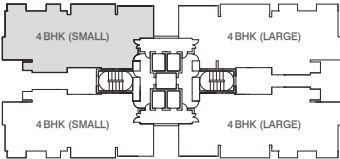
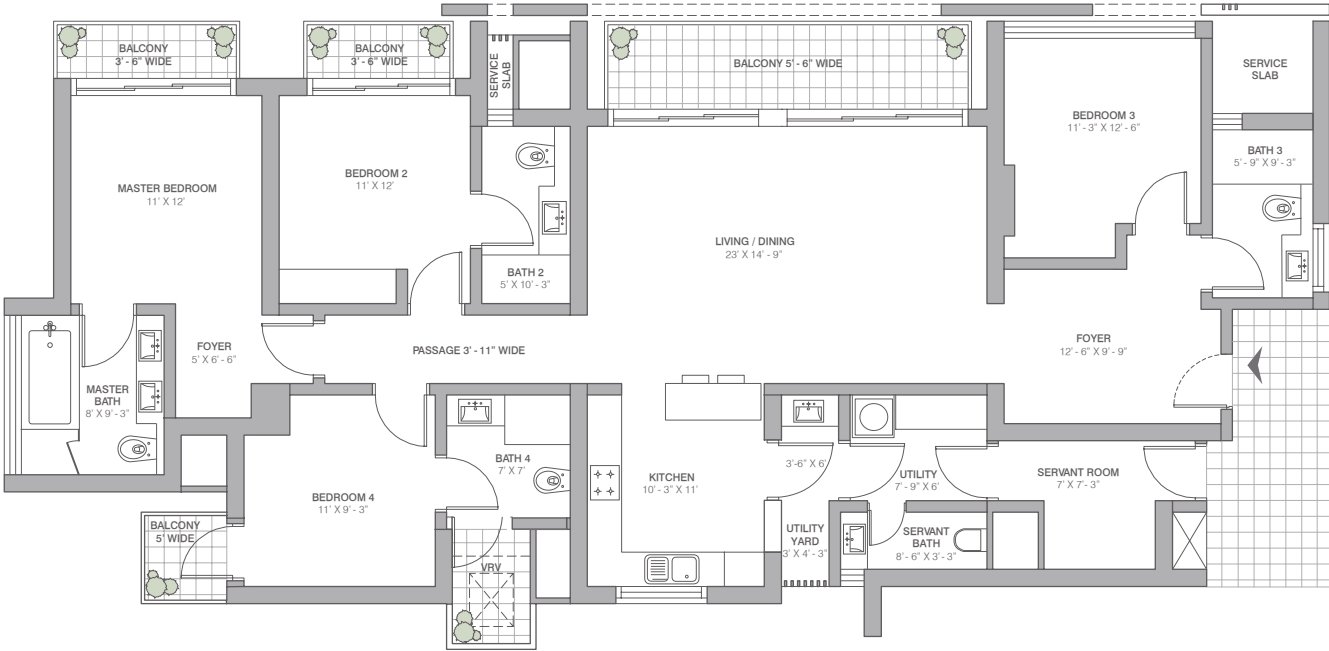
Phase I	Sq.m.	Sq.ft.
Carpet Area	171.303	1843.905
Balconies	21.885	235.570



Disclaimer : Measurements are approximate and are subject to minor variations.
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All dimensions are in feet.

4 BHK SMALL
AVAILABLE IN TOWER 1 AND 2

	Sq.m.	Sq.ft.
Carpet Area	161.927	1742.982
Balconies	20.457	220.145

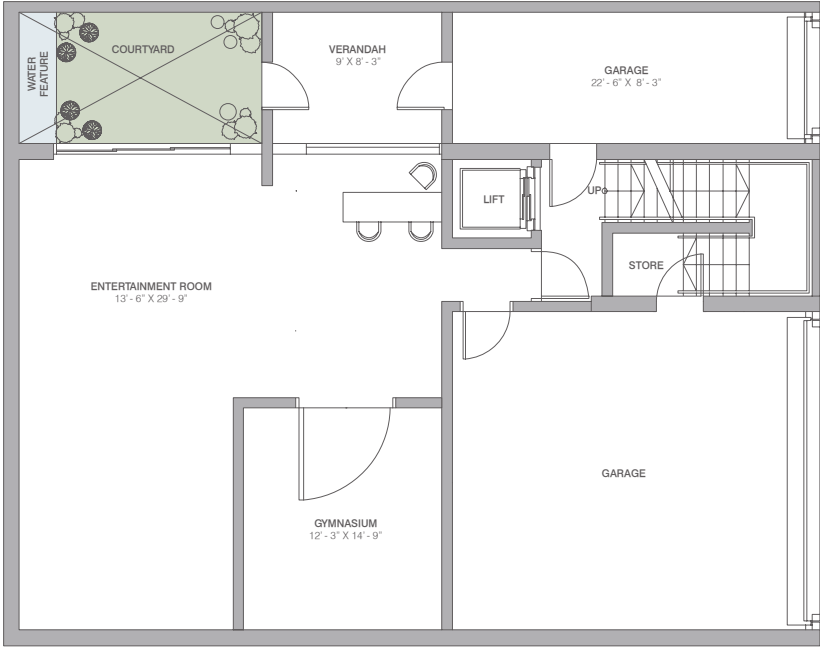


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VERTILLAS

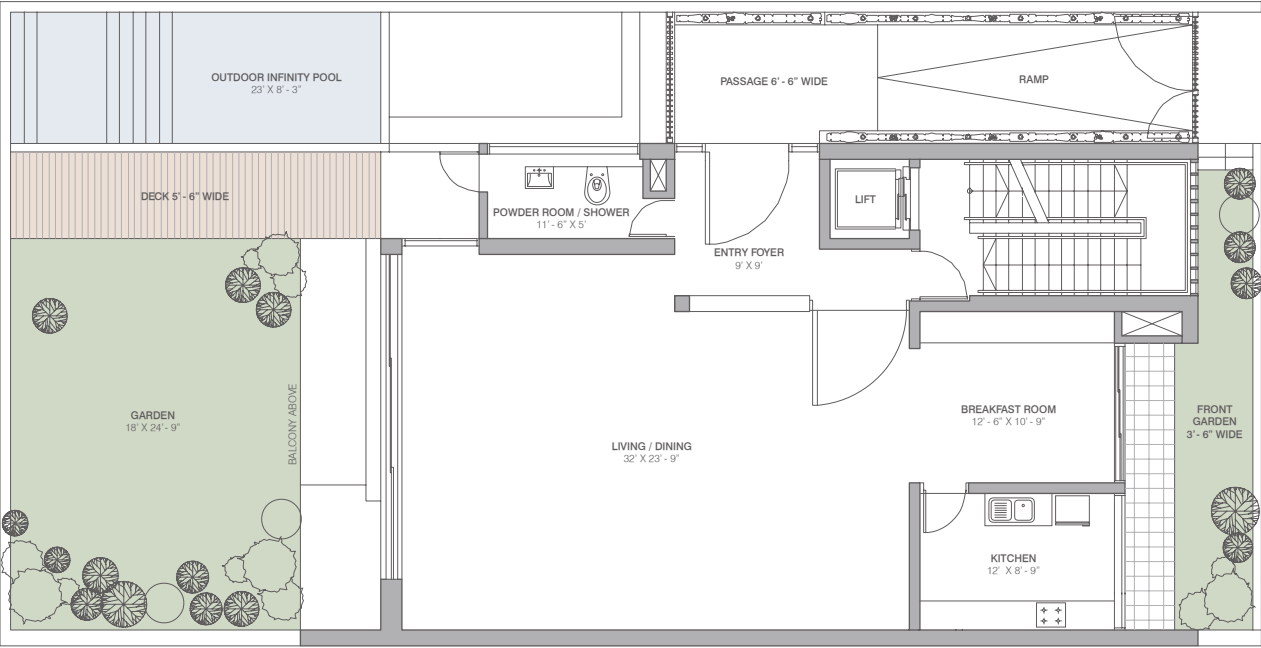
LARGE (VB)

	Sq.m.	Sq.ft.
Carpet Area	478.289	5148.303
Balconies	17.046	183.483
Verandah	10.715	115.336
GA/Terrace/ Courtyard	242.358	2608.742
Garage	59.762	643.278



BASEMENT

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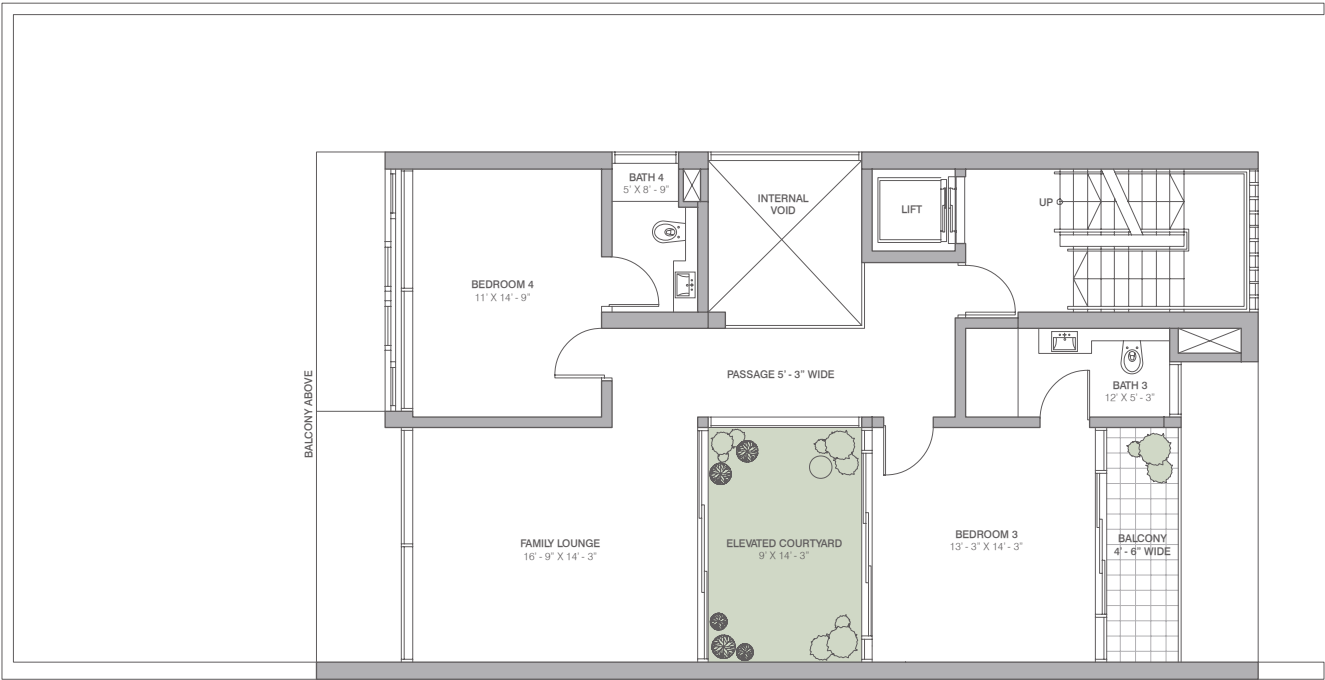


GROUND FLOOR

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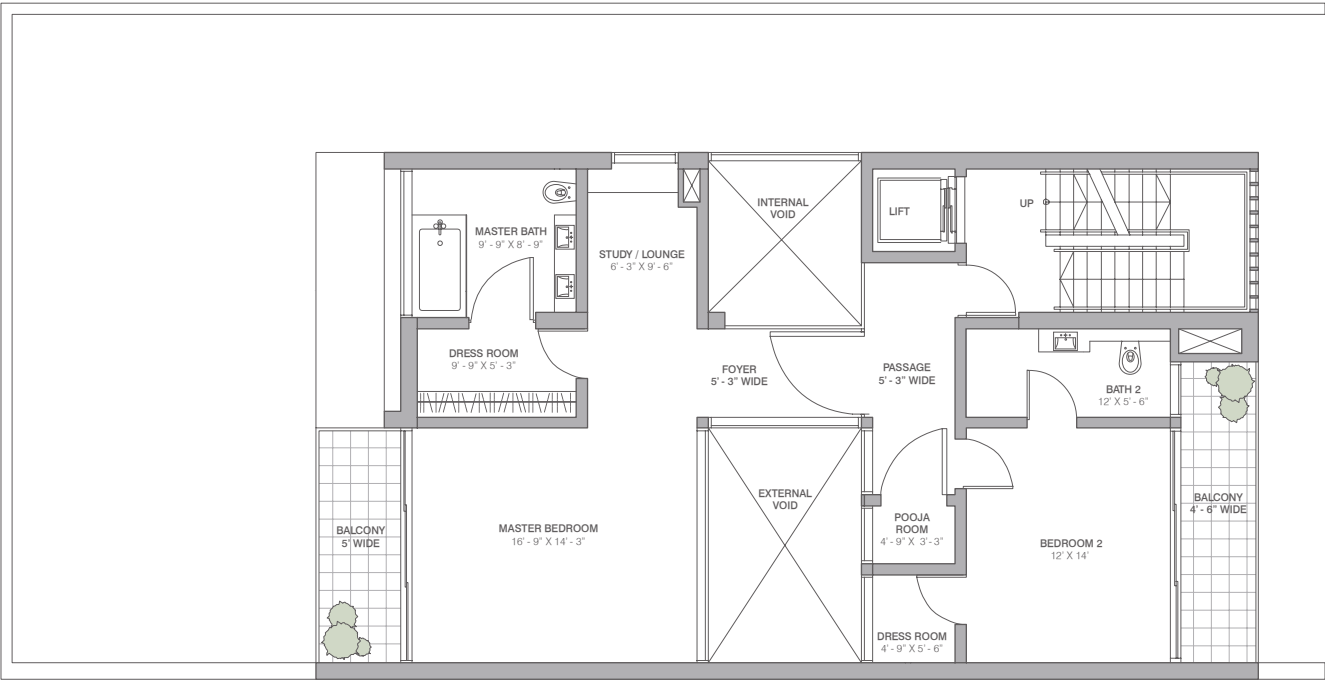
VERTILLAS

LARGE (VB)



FIRST FLOOR

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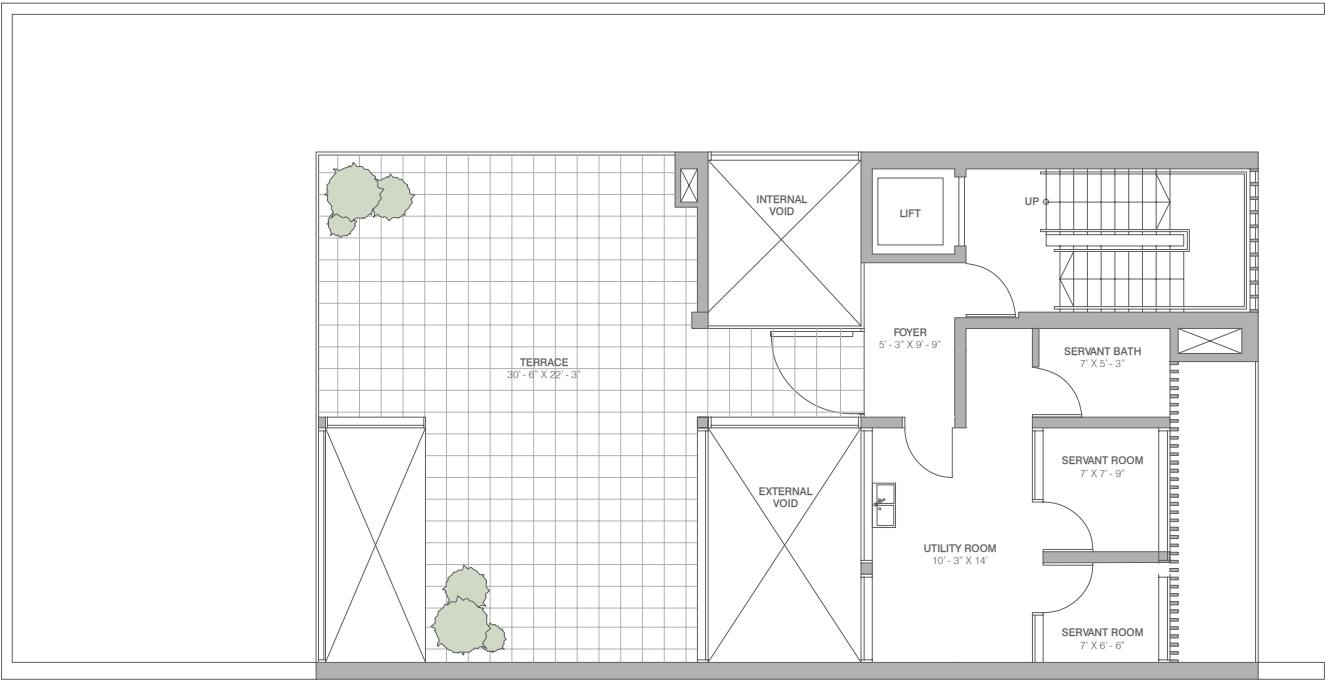


SECOND FLOOR

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VERTILLAS

LARGE (VB)

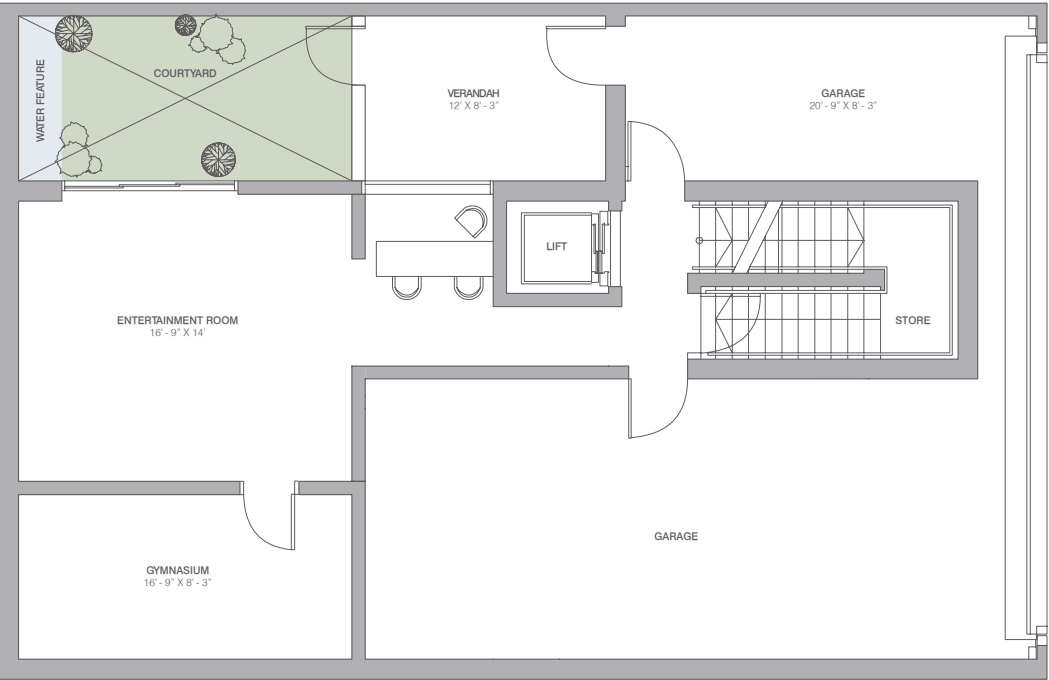


TERRACE

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VERTILLAS

SMALL (VA)



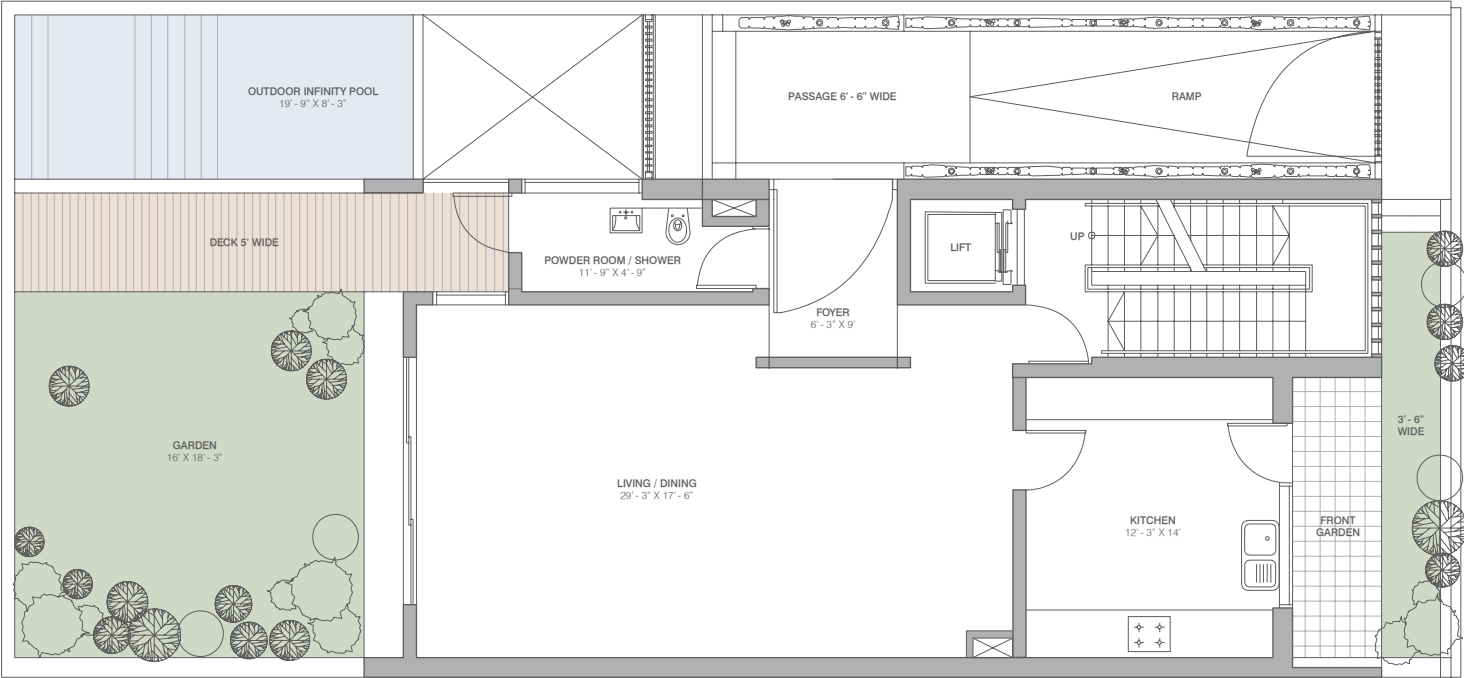
BASEMENT

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	Sq.m.	Sq.ft.
Carpet Area	361.130	3887.203
Balconies	15.901	171.158
Verandah	15.999	172.213
GA/Terrace/Courtyard	168.237	1810.903
Garage	59.031	635.410

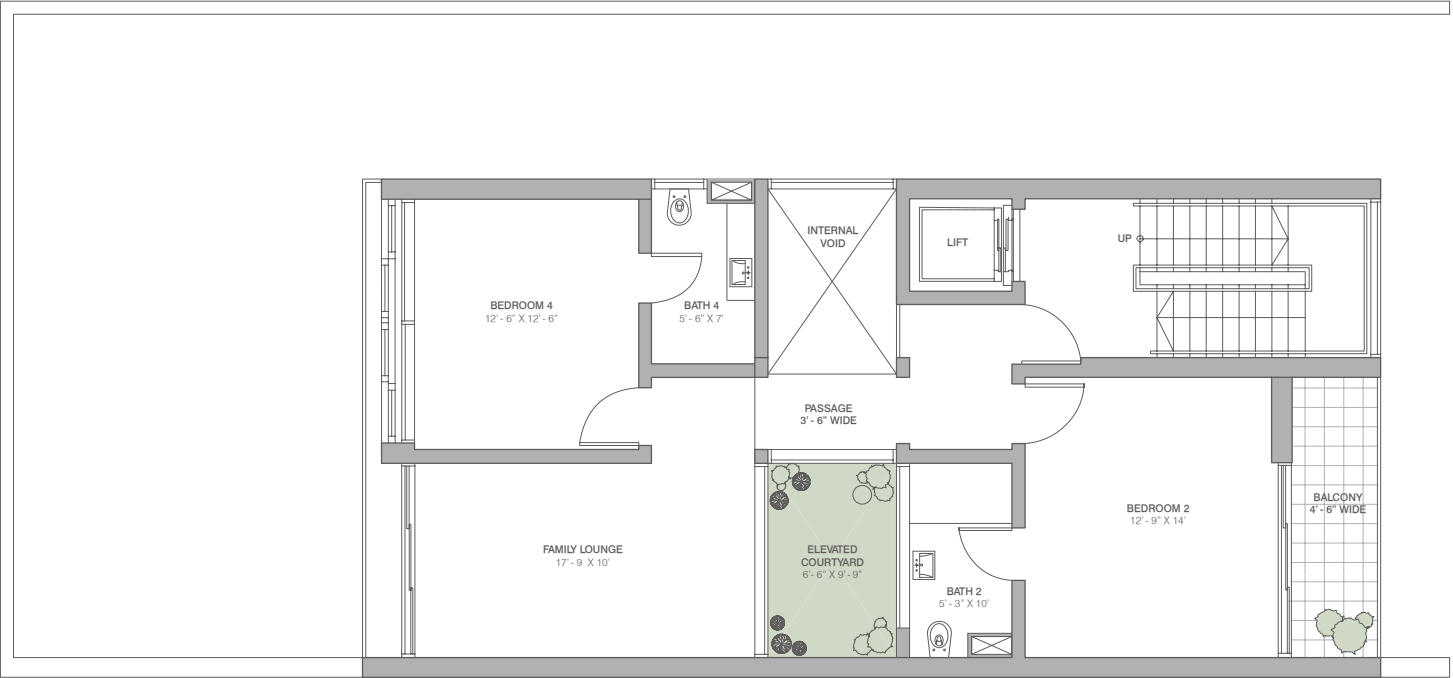
VERTILLAS

SMALL (VA)



GROUND FLOOR

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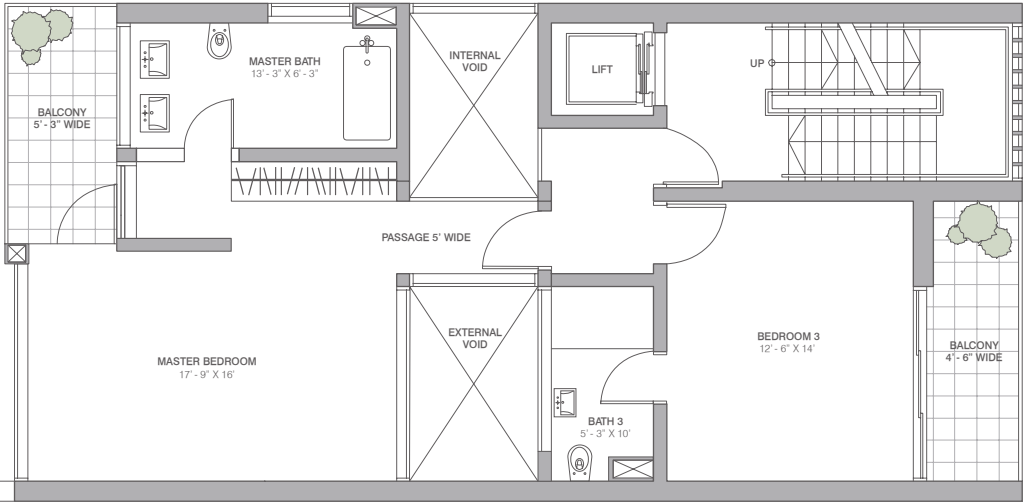


FIRST FLOOR

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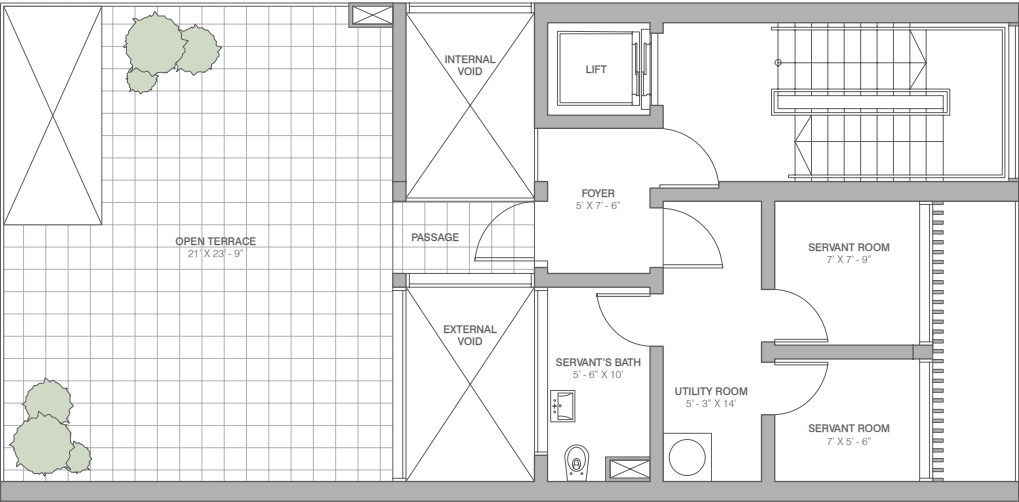
VERTILLAS

SMALL (VA)



SECOND FLOOR

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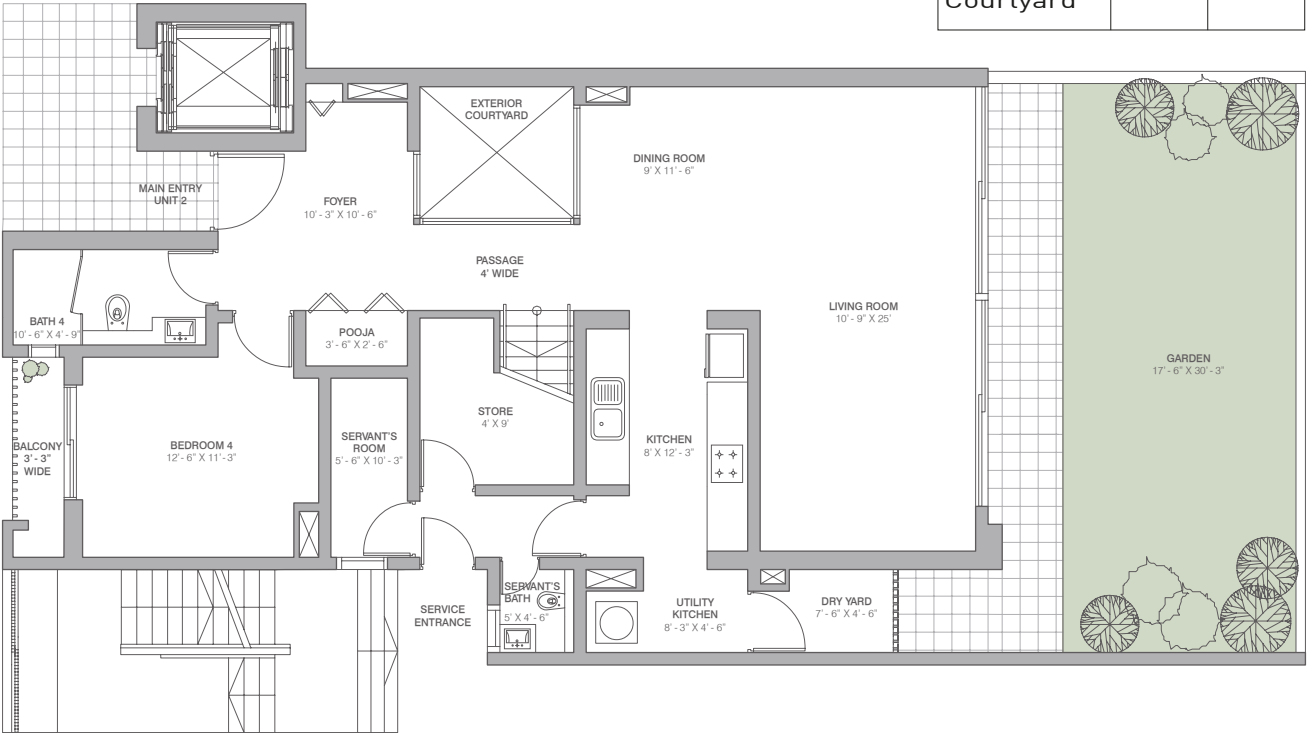
TERRACE

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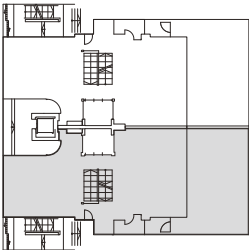
EXECUTIVE FLOORS 1 TO 15 Nos.

DUPLEXE UNITS

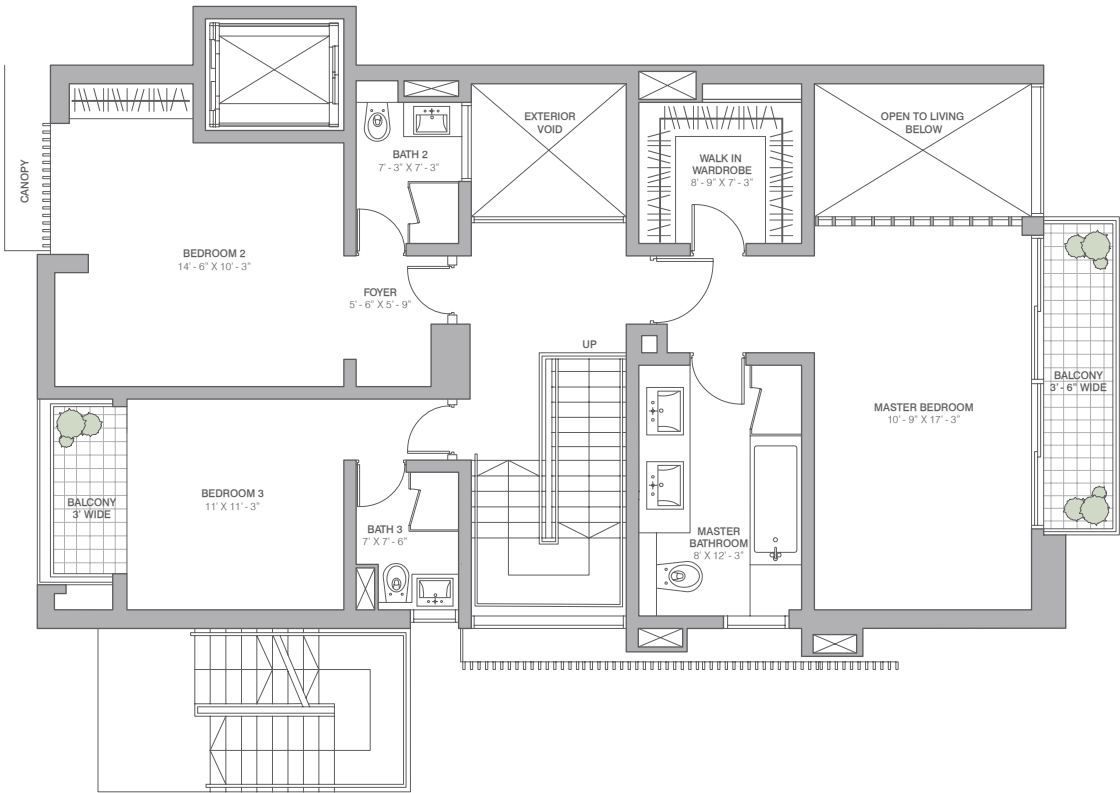
	Sq.m.	Sq.ft.
Carpet Area	188.634	2030.456
Balconies	5.650	60.817
Verandah	24.632	265.139
GA/Terrace/Courtyard	39.268	422.681



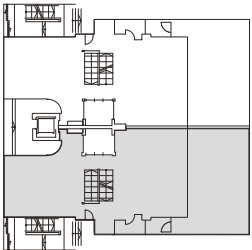
GROUND FLOOR



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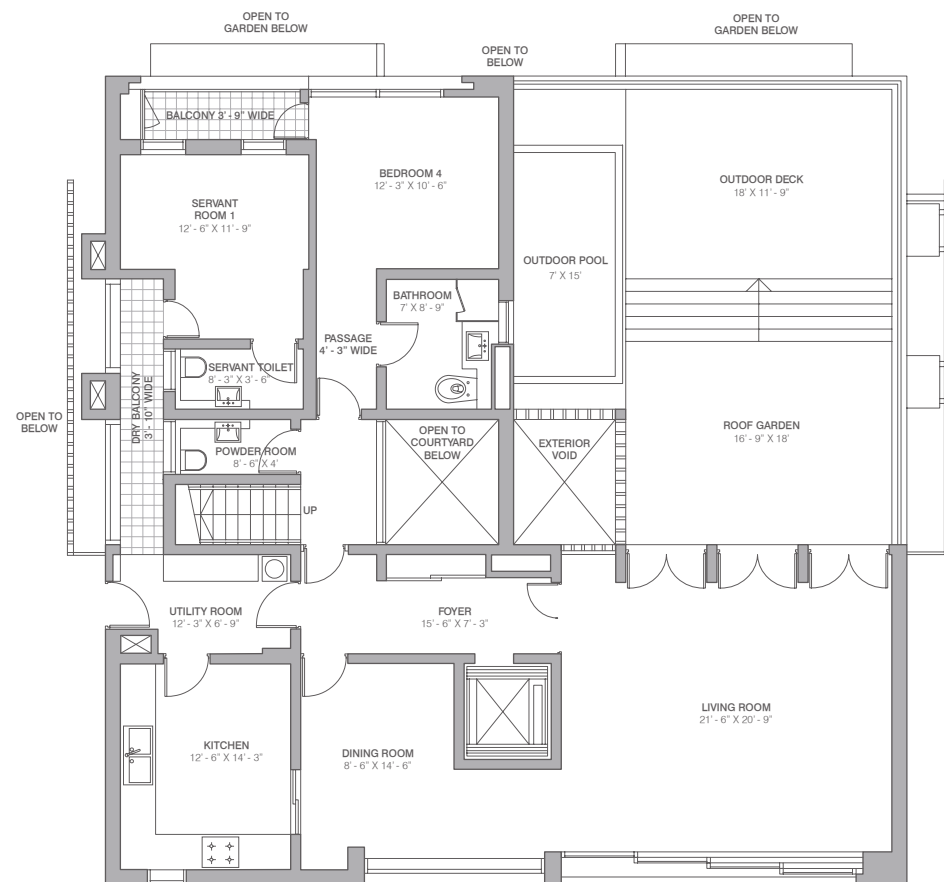
FIRST FLOOR



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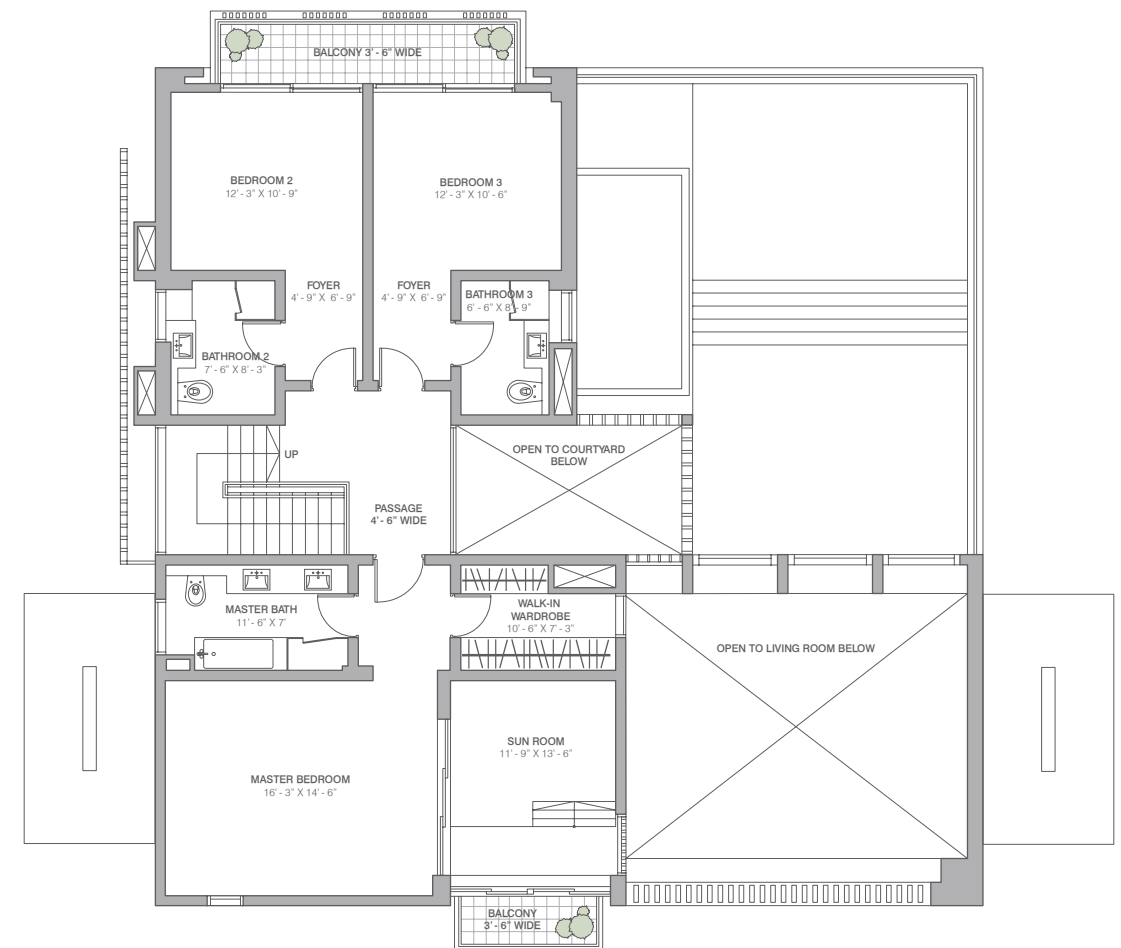
DUPELXE UNITS

	Sq.m.	Sq.ft.
Carpet Area	260.394	2802.881
Balconies	10.574	113.819
GA/Terrace/ Courtyard	60.498	651.200



SECOND FLOOR

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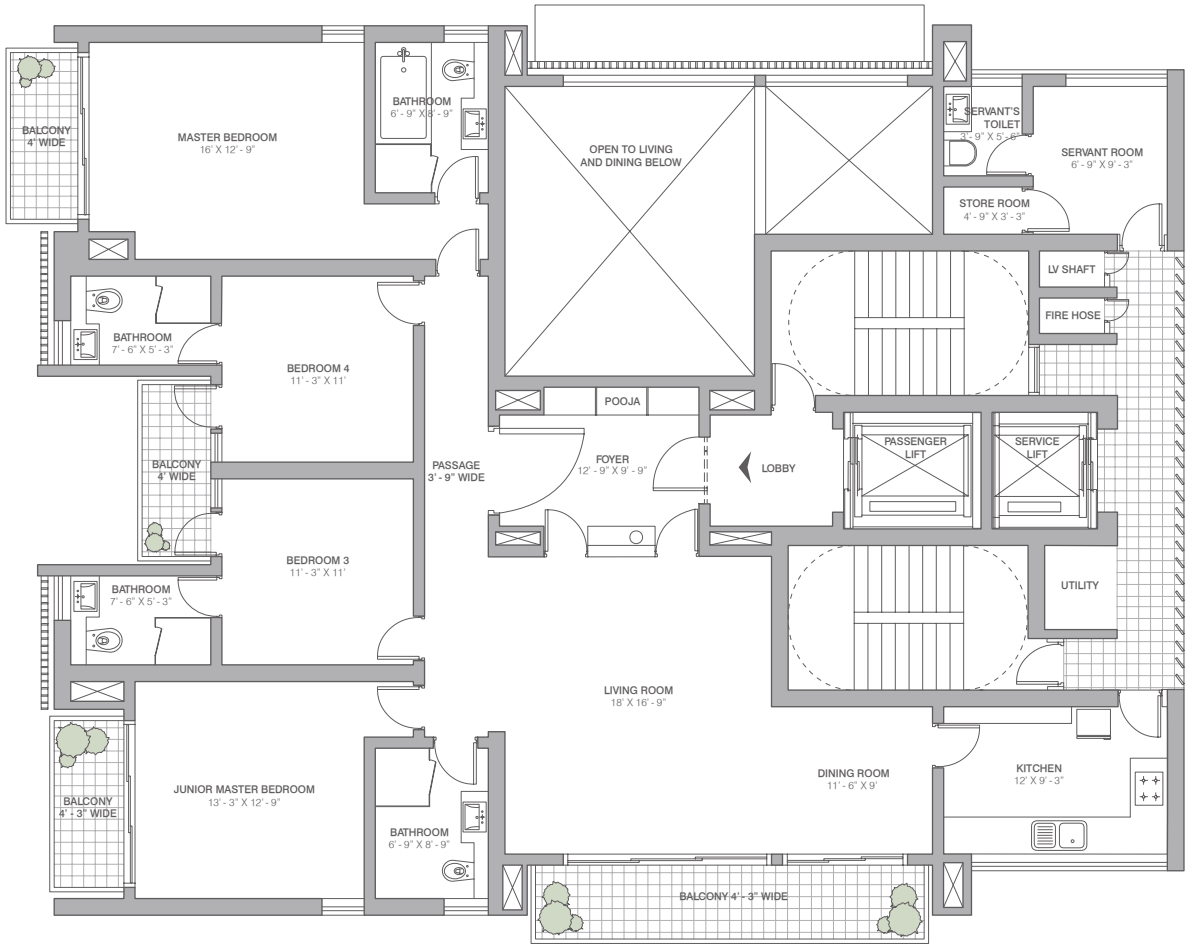
THIRD FLOOR

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EXECUTIVE APARTMENTS

TYPE 1
AVAILABLE IN EA 1 TO EA 6

	Sq.m.	Sq.ft.
Carpet Area	186.010	2002.212
Balconies	21.461	231.006

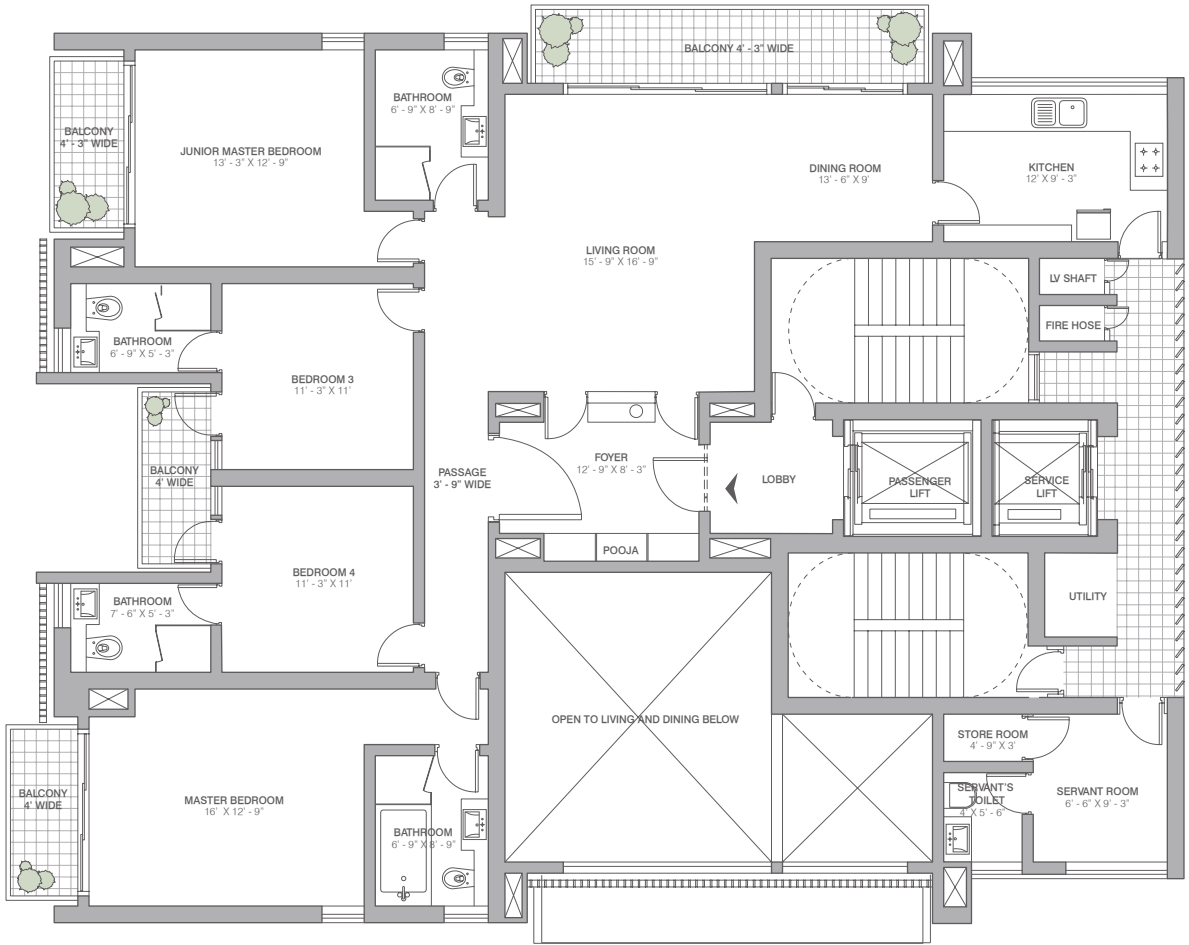


ODD FLOOR UNIT

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TYPE 2
AVAILABLE IN EA 1 TO EA 6

	Sq.m.	Sq.ft.
Carpet Area	184.498	1985.936
Balconies	21.461	231.006



EVEN FLOOR UNIT

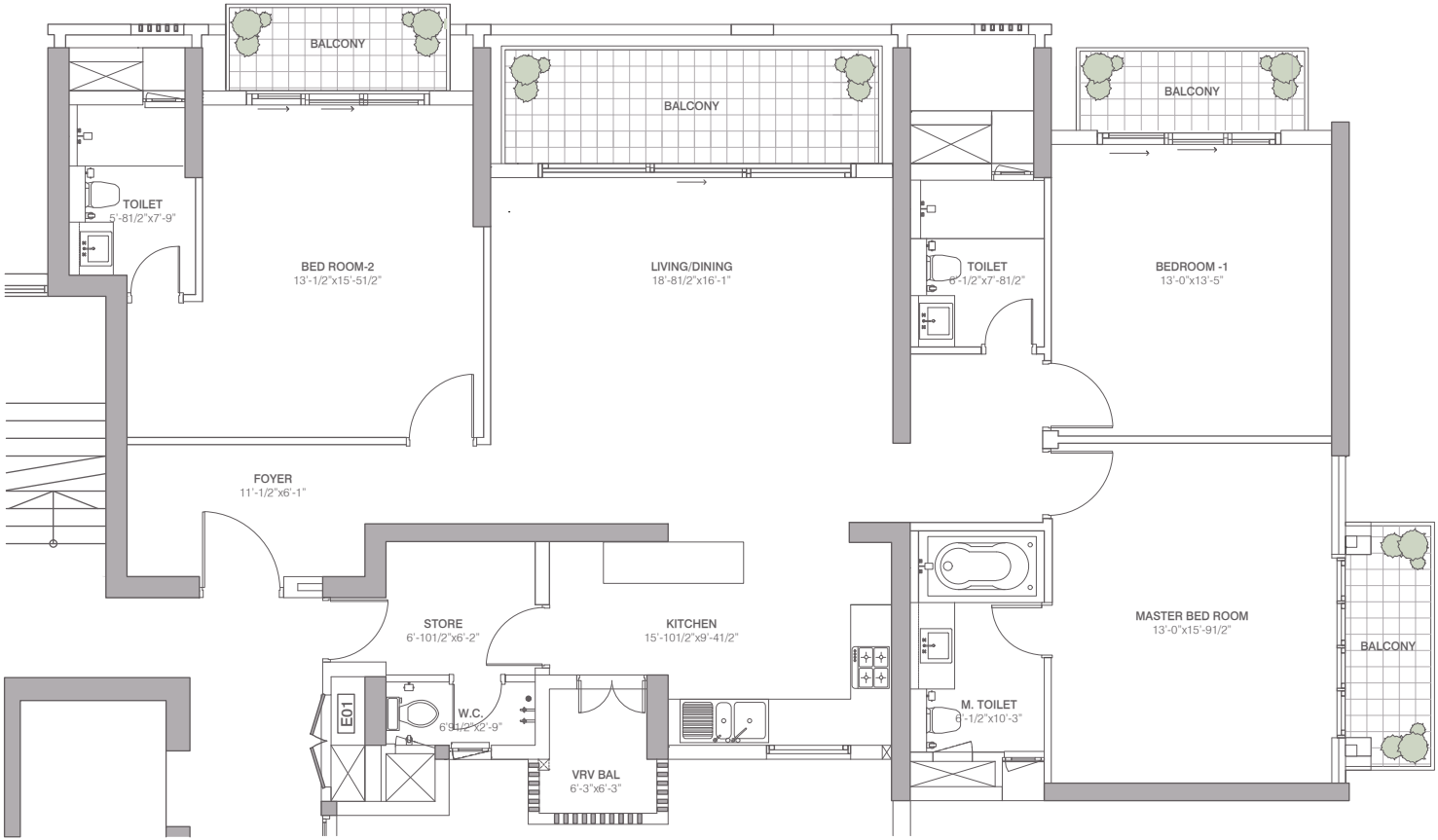
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PHASE 2

TOWER RESIDENCES

3 BHK-UNIT PLAN
AVAILABLE IN TOWER T5 AND T6

	Sq.m.	Sq.ft.
Carpet Area	140.038	1507.369
Balconies	23.983	258.153

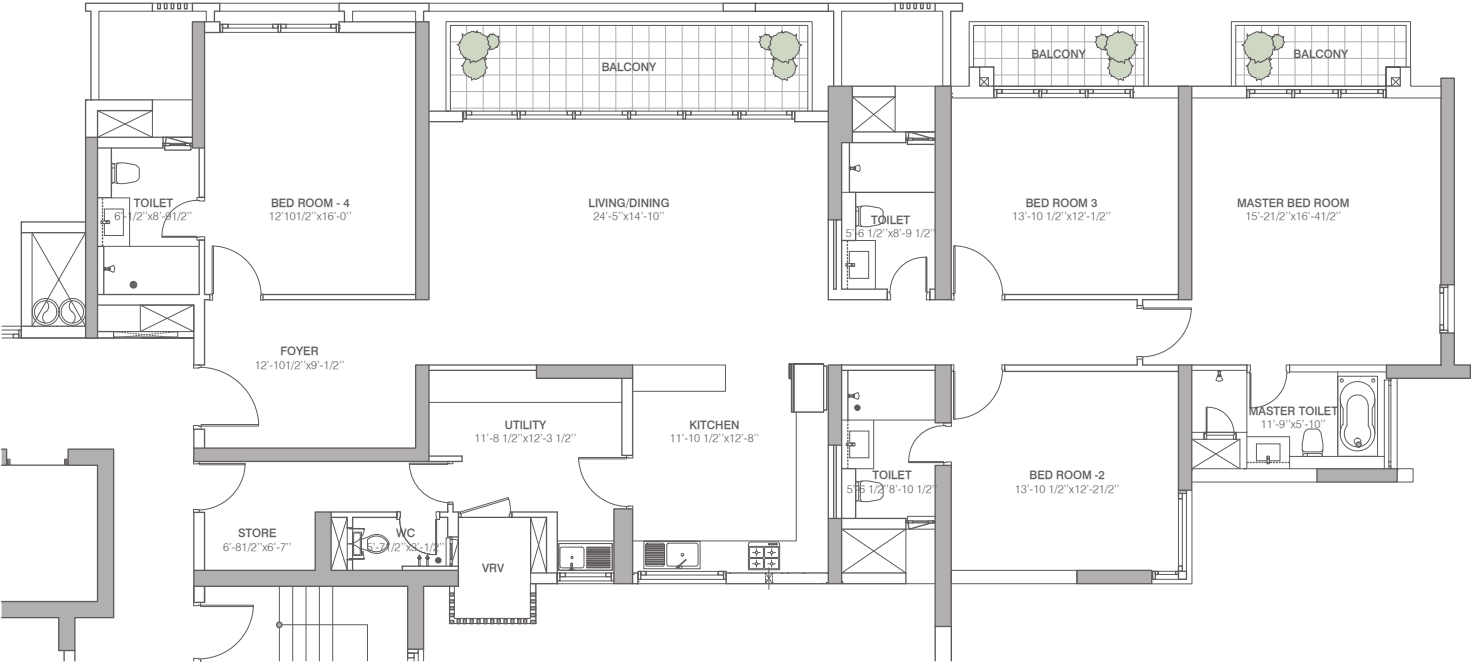


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TOWER RESIDENCES

4 BHK-UNIT PLAN (EVEN FLOOR)
TOWER-T7

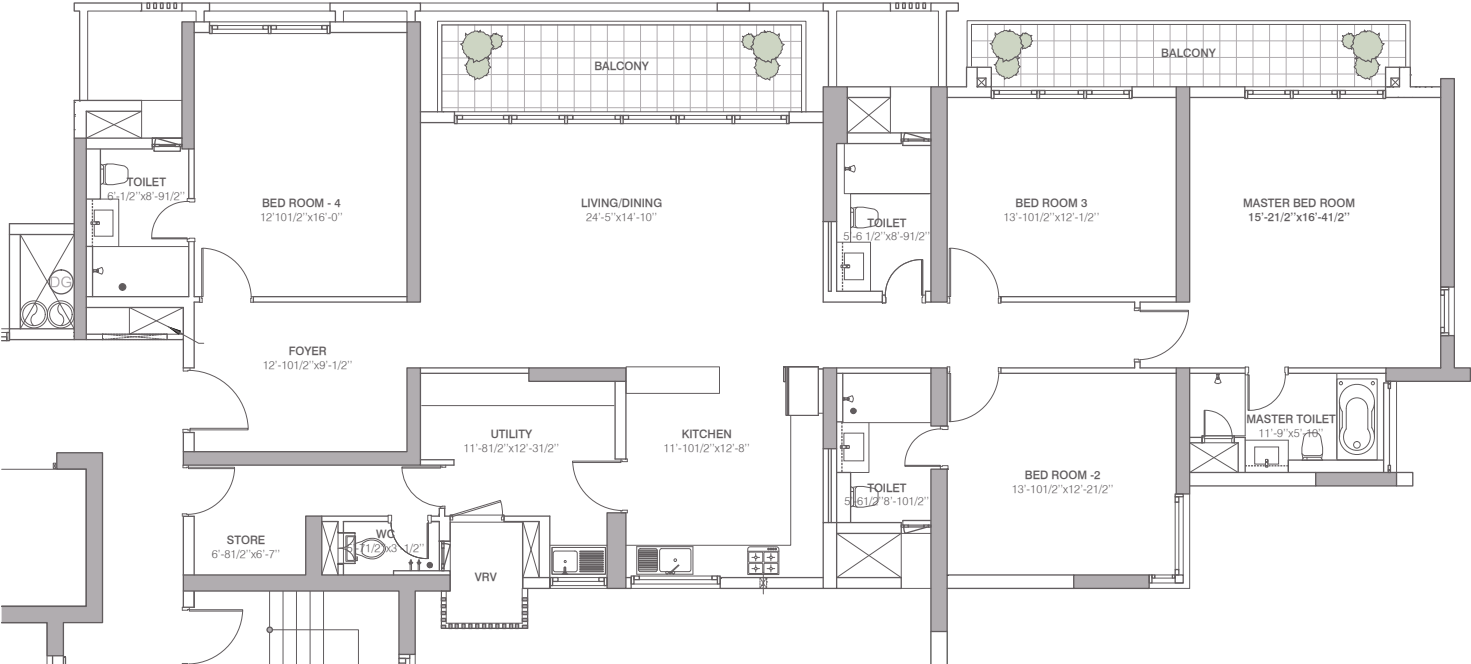
	Sq.m.	Sq.ft.
Carpet Area	192.404	2071.037
Balconies	22.307	240.113



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4 BHK-UNIT PLAN (ODD FLOOR)
TOWER-T7

	Sq.m.	Sq.ft.
Carpet Area	192.404	2071.037
Balconies	24.143	259.875

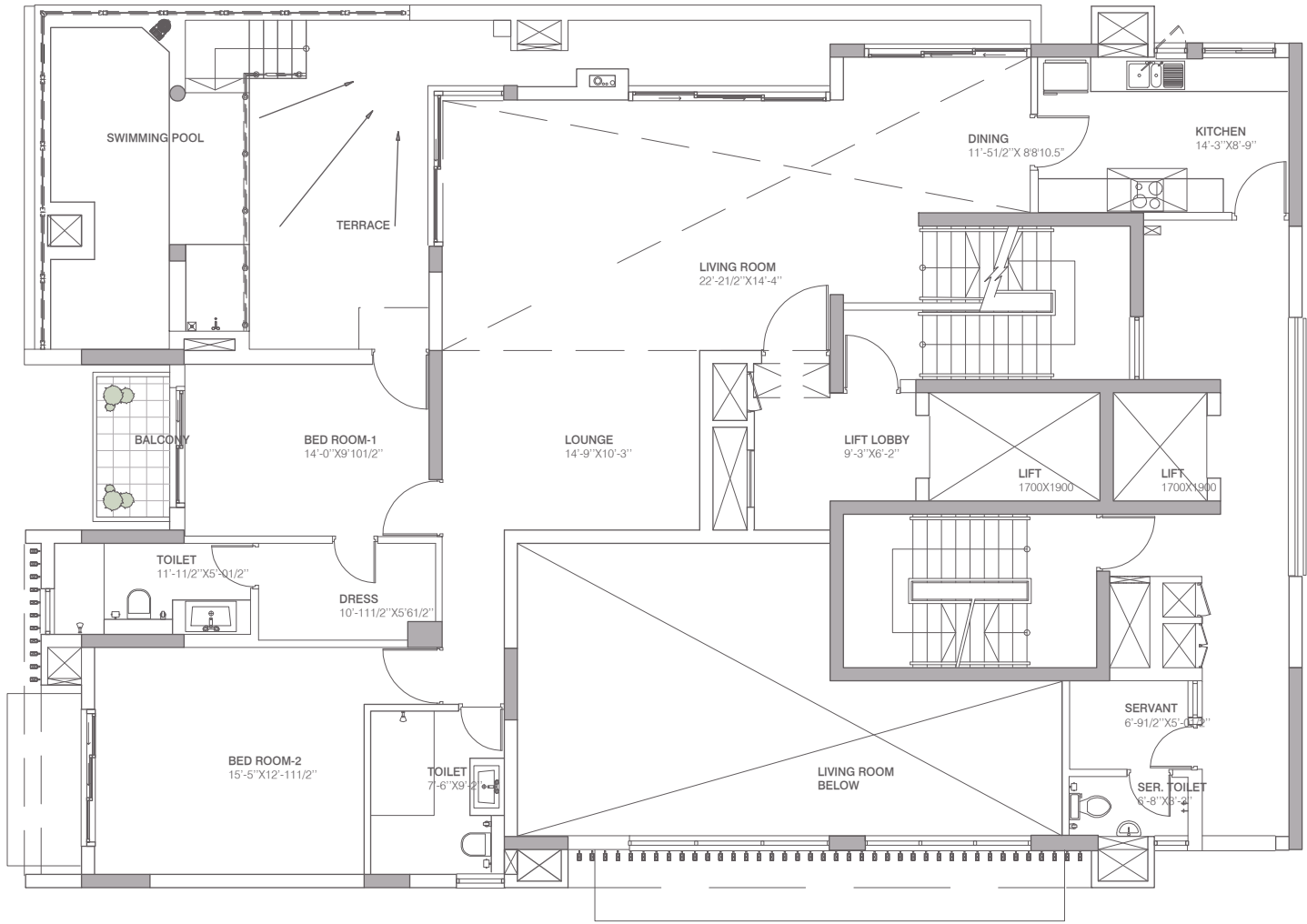


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EXECUTIVE APARTMENT / DUPLEX UNIT

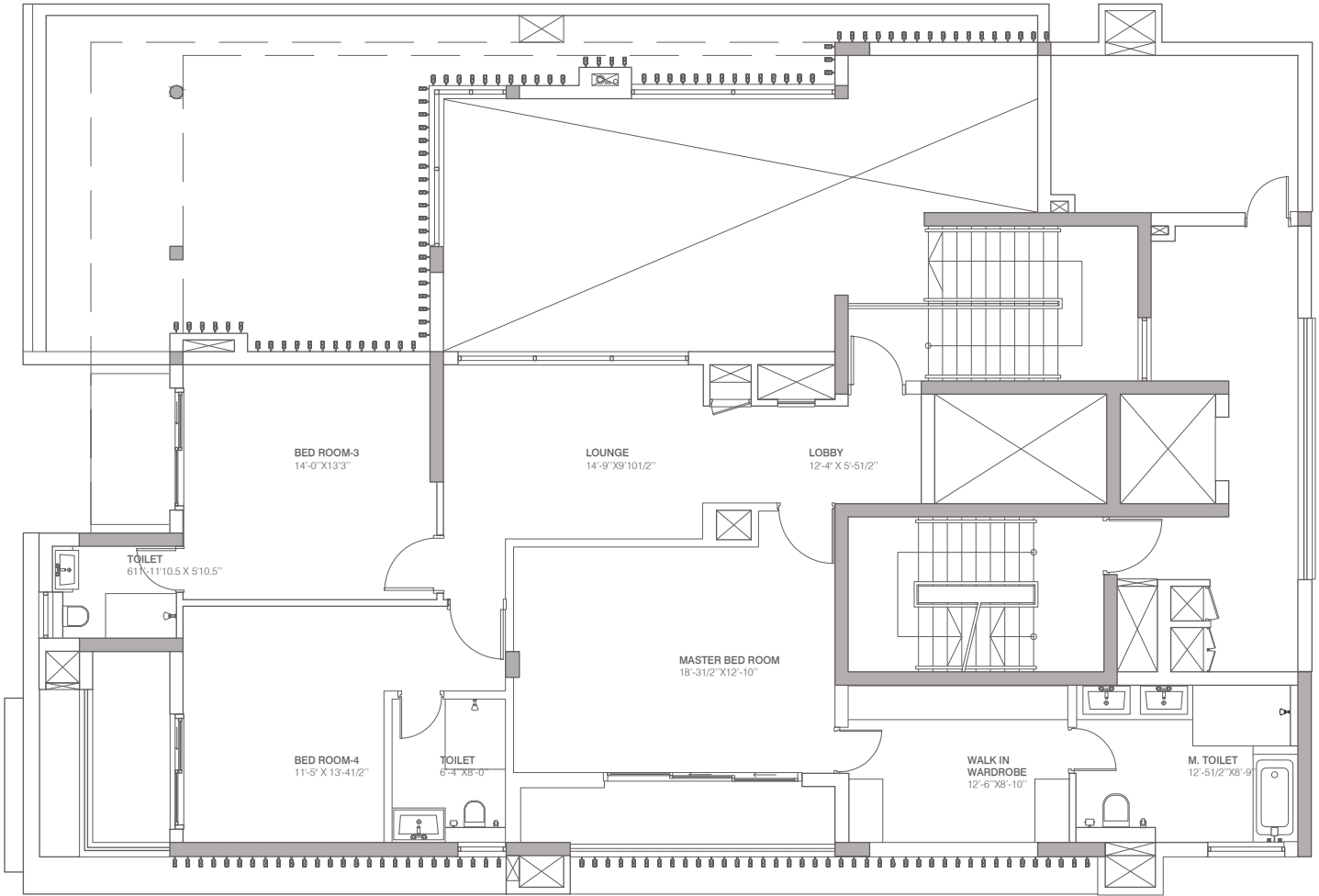
TYPICAL UNIT - EVEN / ODD (7 & 8)

	Sq.m.	Sq.ft.
Carpet Area	298.854	3216.864
Balconies	22.088	237.755



DUPLEX LOWER PLAN

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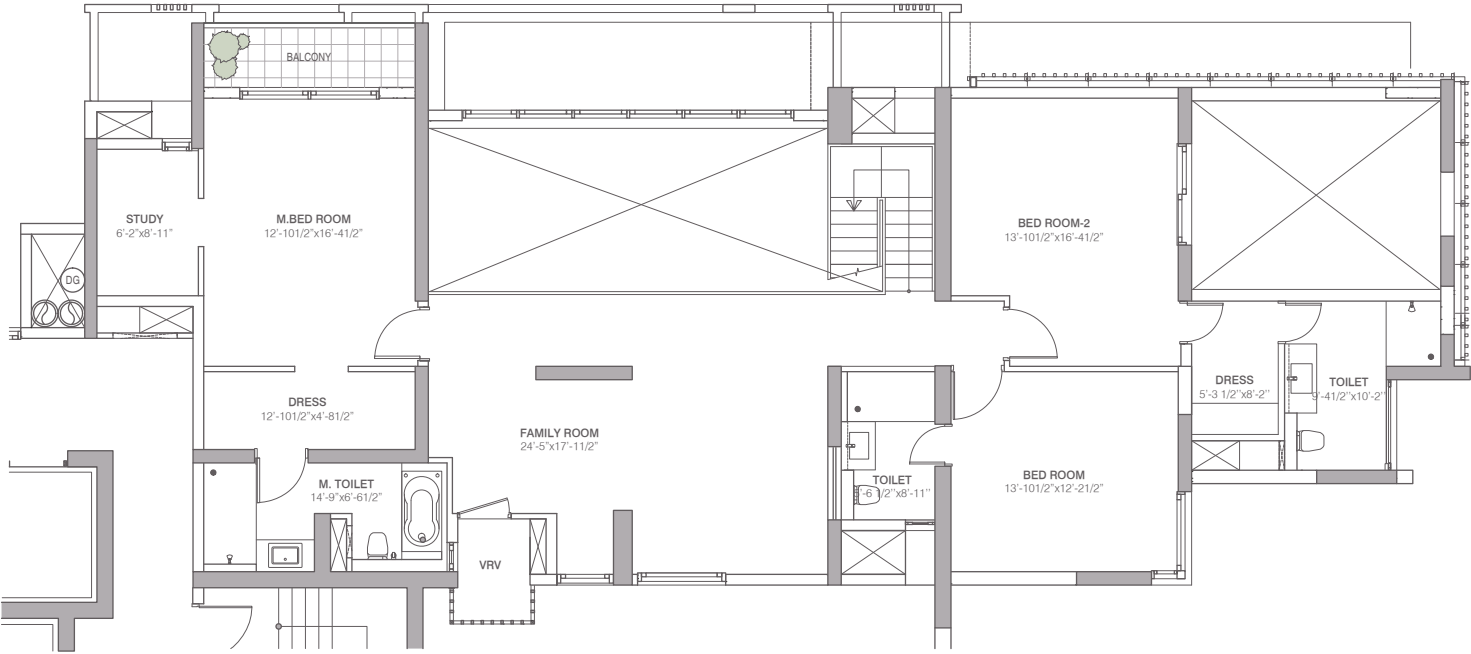
DUPLEX UPPER PLAN

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DUPLEX TYPE-1 UNIT

TOWER-T7

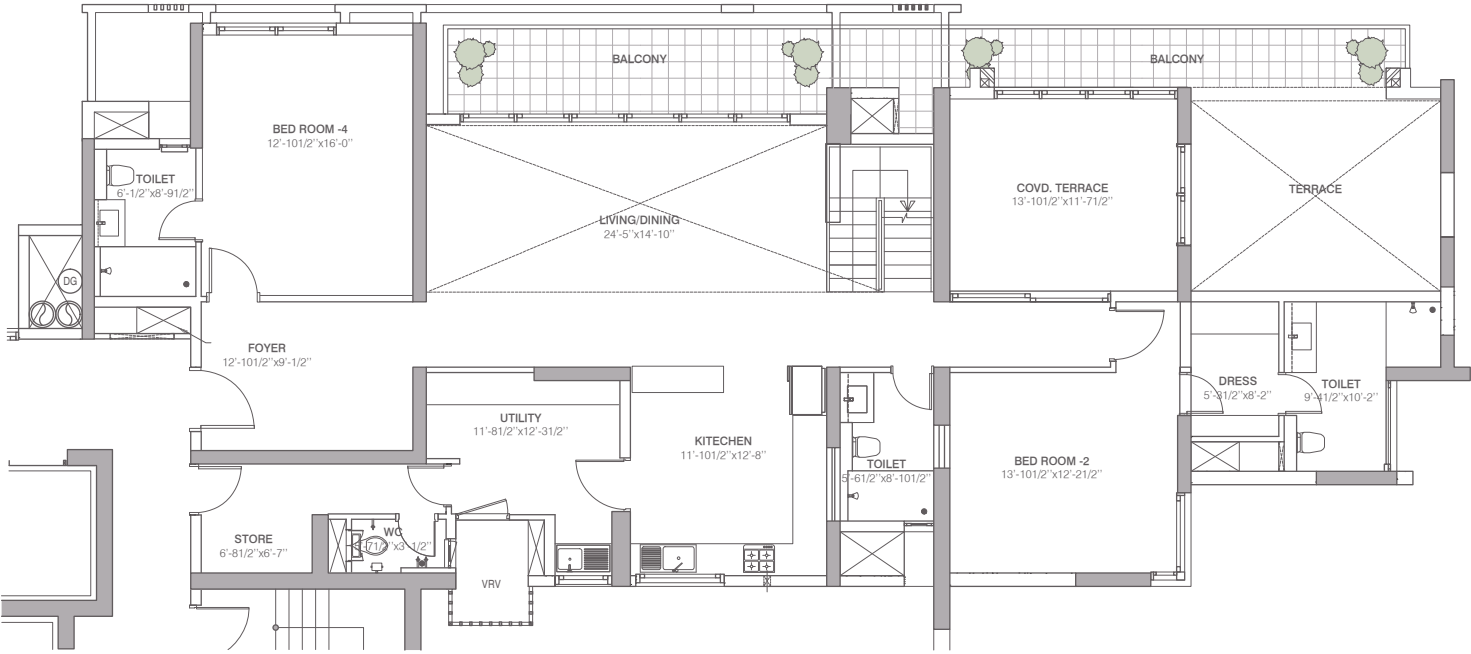
	Sq.m.	Sq.ft.
Carpet Area	295.758	3183.539
Balconies	68.425	736.527



DUPLEX UPPER PLAN

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TOWER-T7



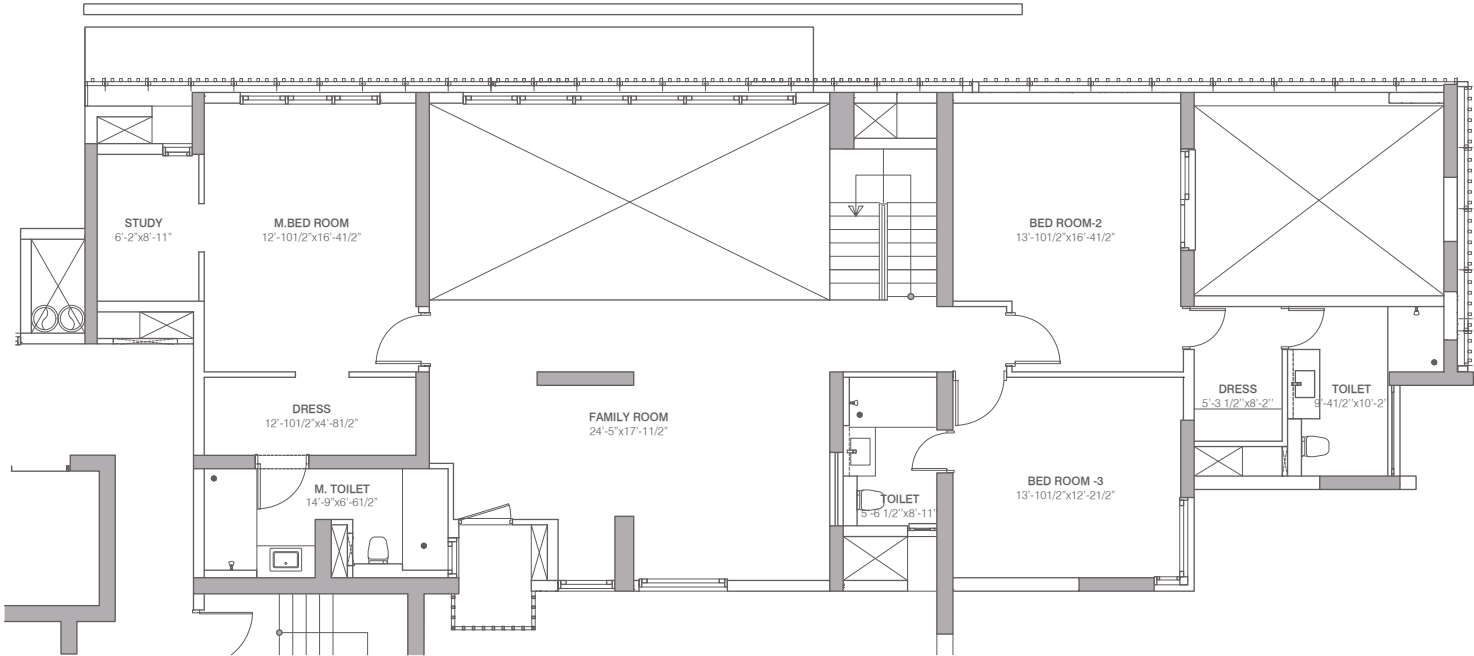
DUPLEX LOWER PLAN

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DUPLEX TYPE-2 UNIT

TOWER-T7

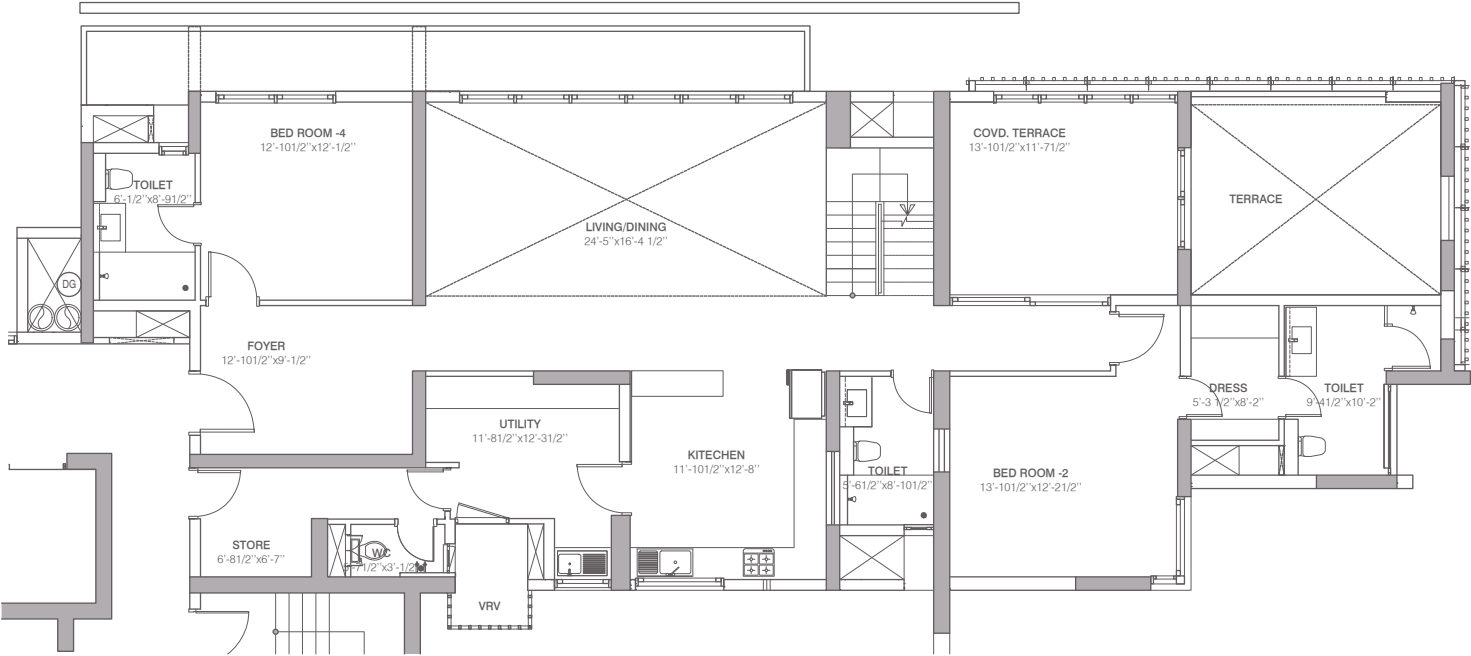
	Sq.m.	Sq.ft.
Carpet Area	294.704	3172.194
Balconies	55.590	598.371



DUPLEX UPPER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

TOWER-T7



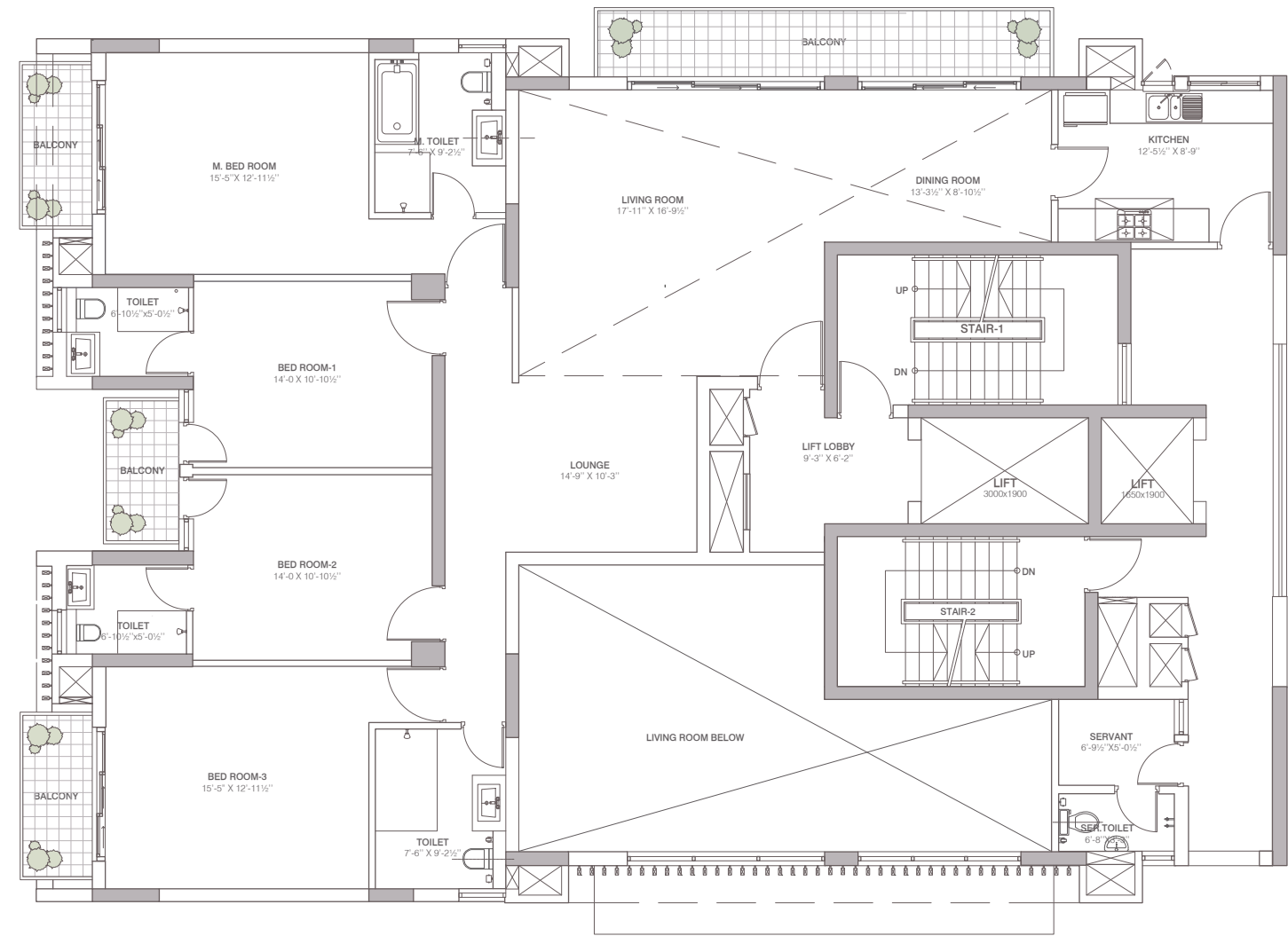
DUPLEX LOWER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

TYPICAL EVEN FLOOR PLAN

EX. APPARTMENTS-7 & 8

	Sq.m.	Sq.ft.
Carpet Area	194.803	2096.859
Balconies	20.388	219.456

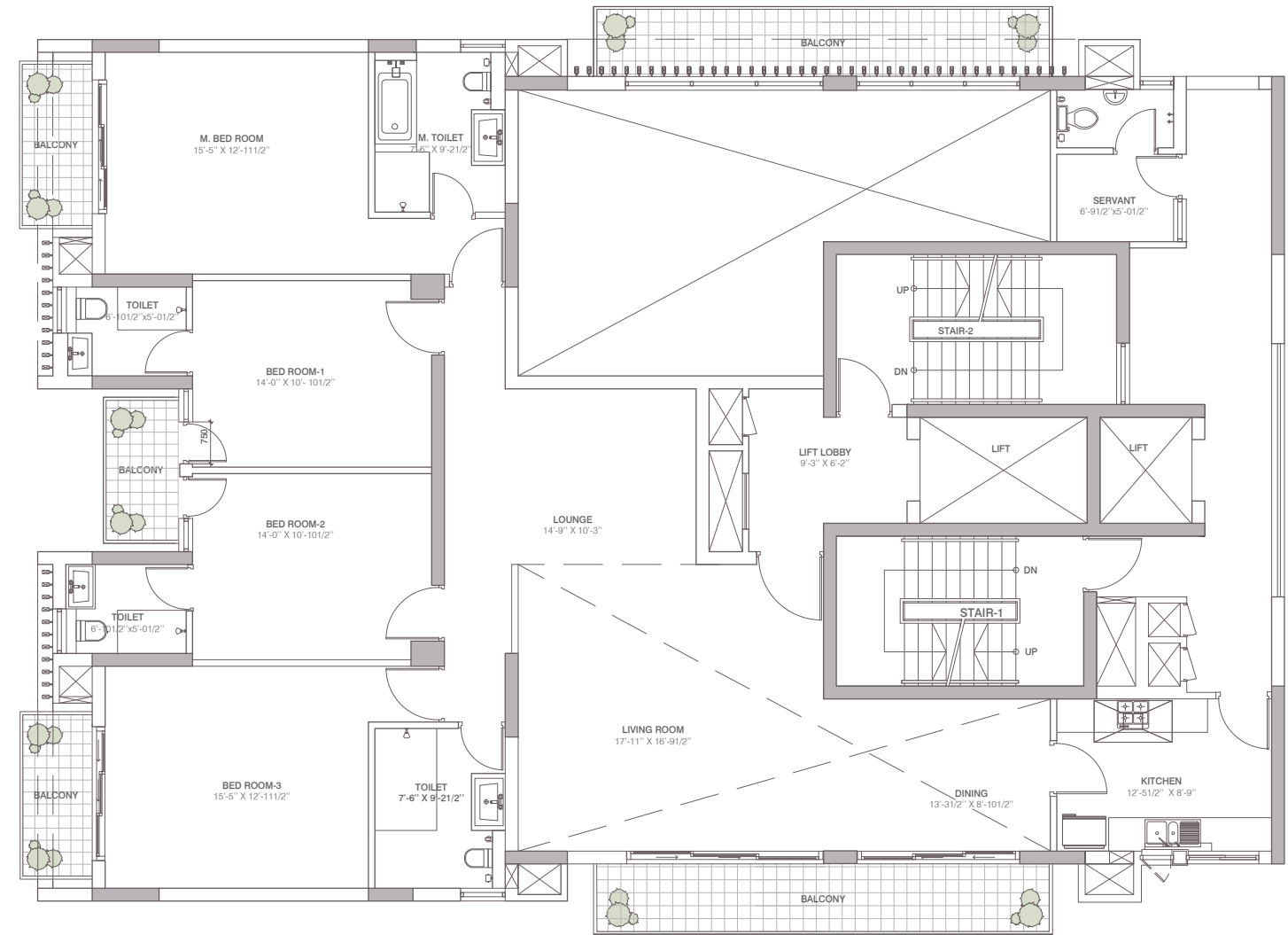


Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

TYPICAL ODD FLOOR PLAN

EX. APPARTMENTS-7 & 8

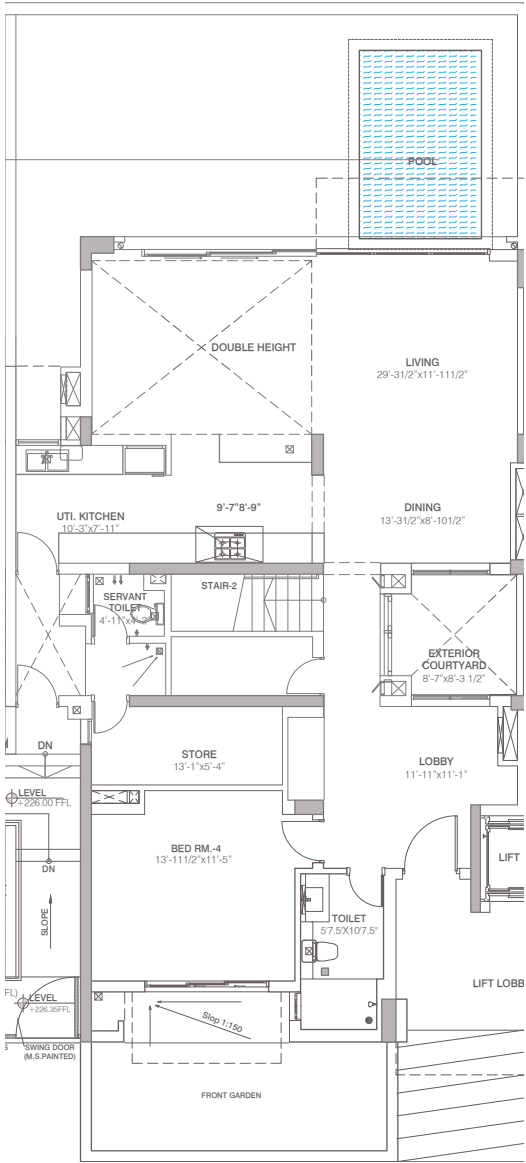
	Sq.m.	Sq.ft.
Carpet Area	194.803	2096.859
Balconies	20.388	219.456



Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

LOWER UNIT PLAN

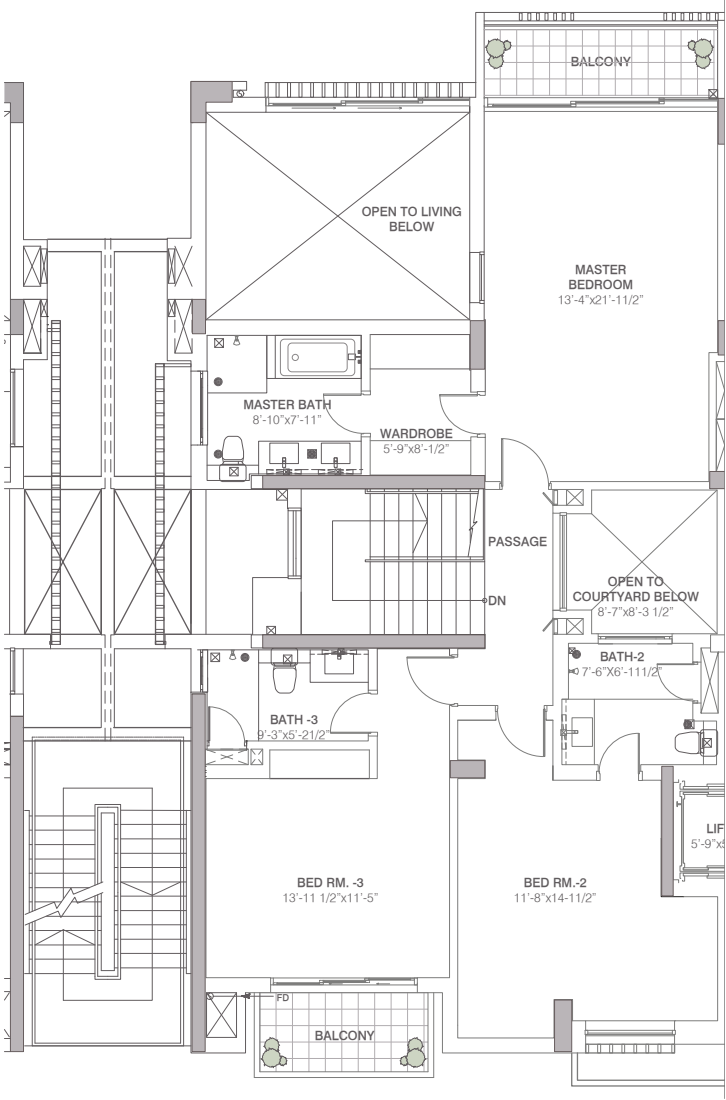
EX-FLOOR-PH-2 (16 to 31)



GROUND FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

	Sq.m.	Sq.ft.
Carpet Area	222.750	2397.681
Balconies	10.223	110.040
Verandah	5.092	54.810
GA/Terrace/Courtyard	64.662	696.022



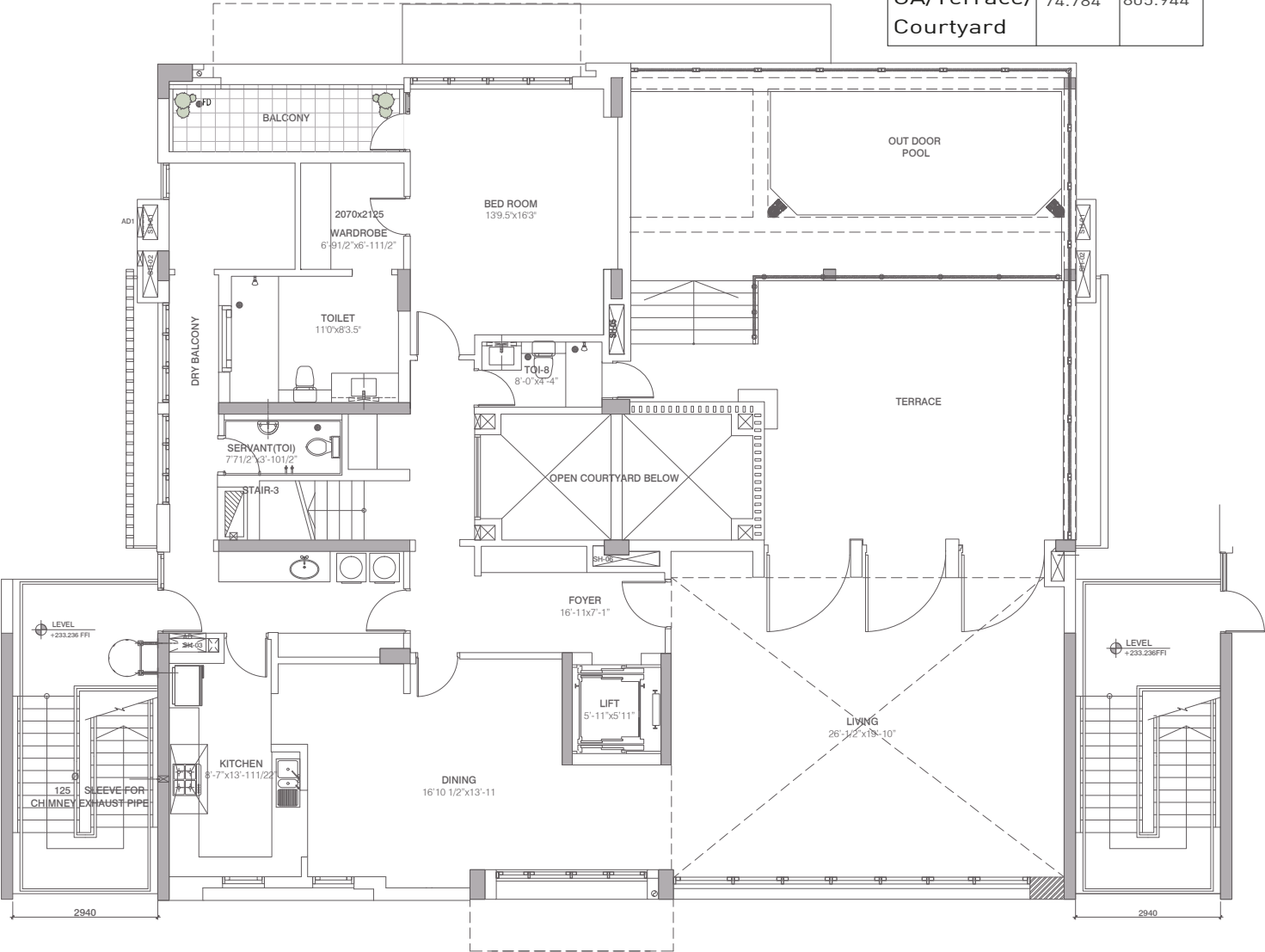
FIRST FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

UPPER UNIT PLAN

EX-FLOOR-PH-2 (16 to 31)

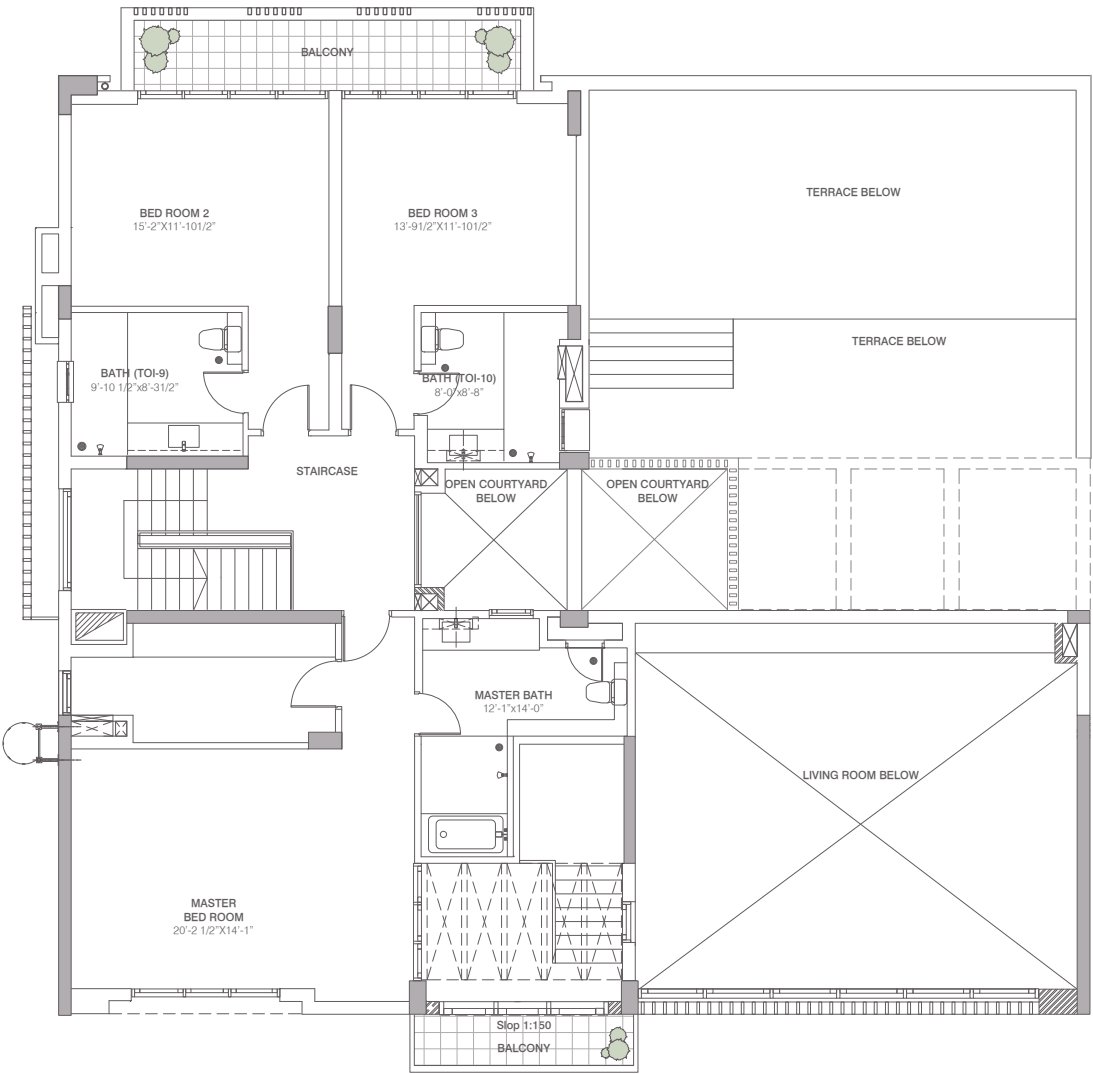
	Sq.m.	Sq.ft.
Carpet Area	303.329	3265.033
Balconies	32.784	352.887
GA/Terrace/ Courtyard	74.784	805.944



SECOND FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

EX-FLOOR-PH-2



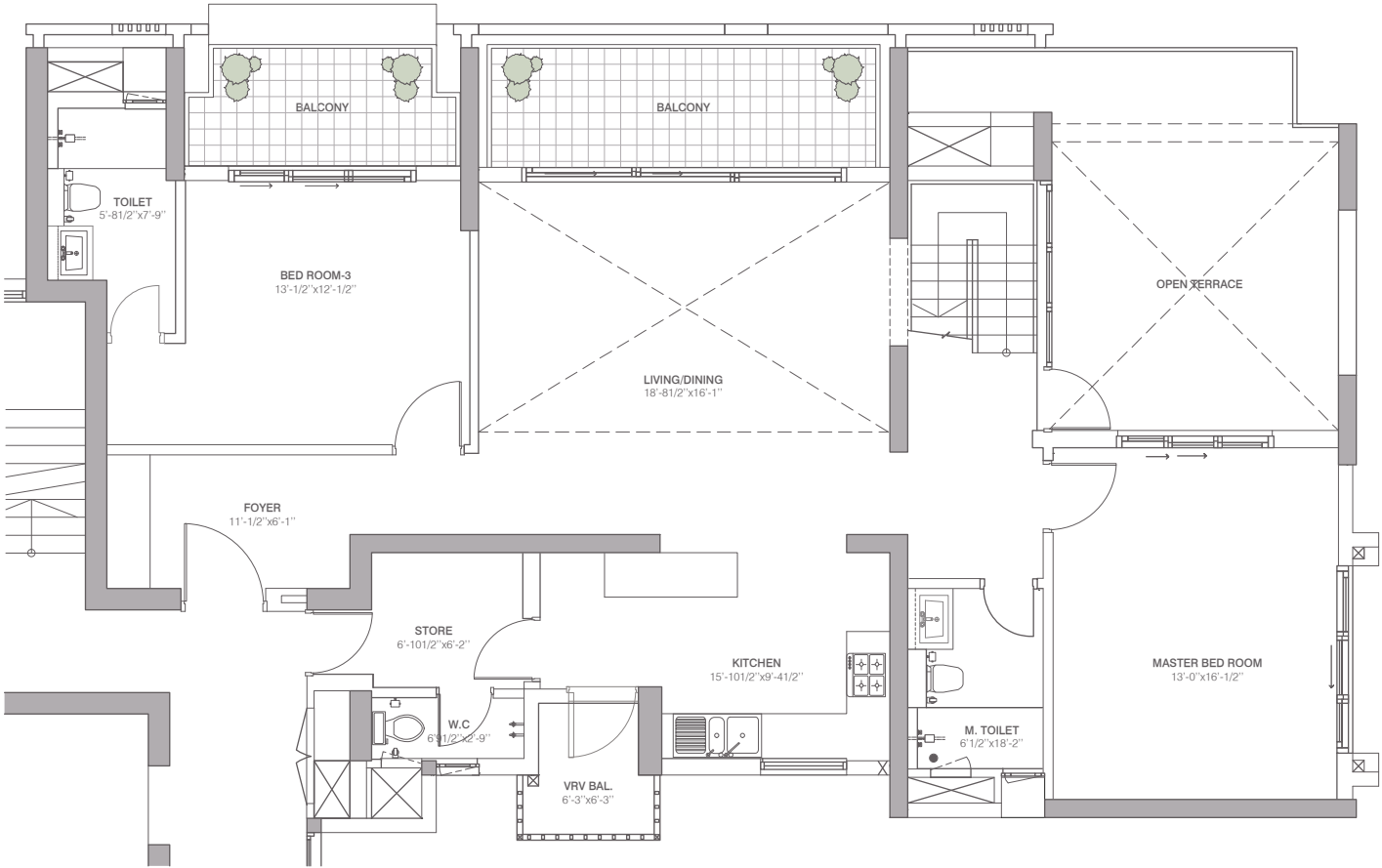
THIRD FLOOR PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

DUPLEX TYPE-1 UNIT

TOWER-T5 & T6

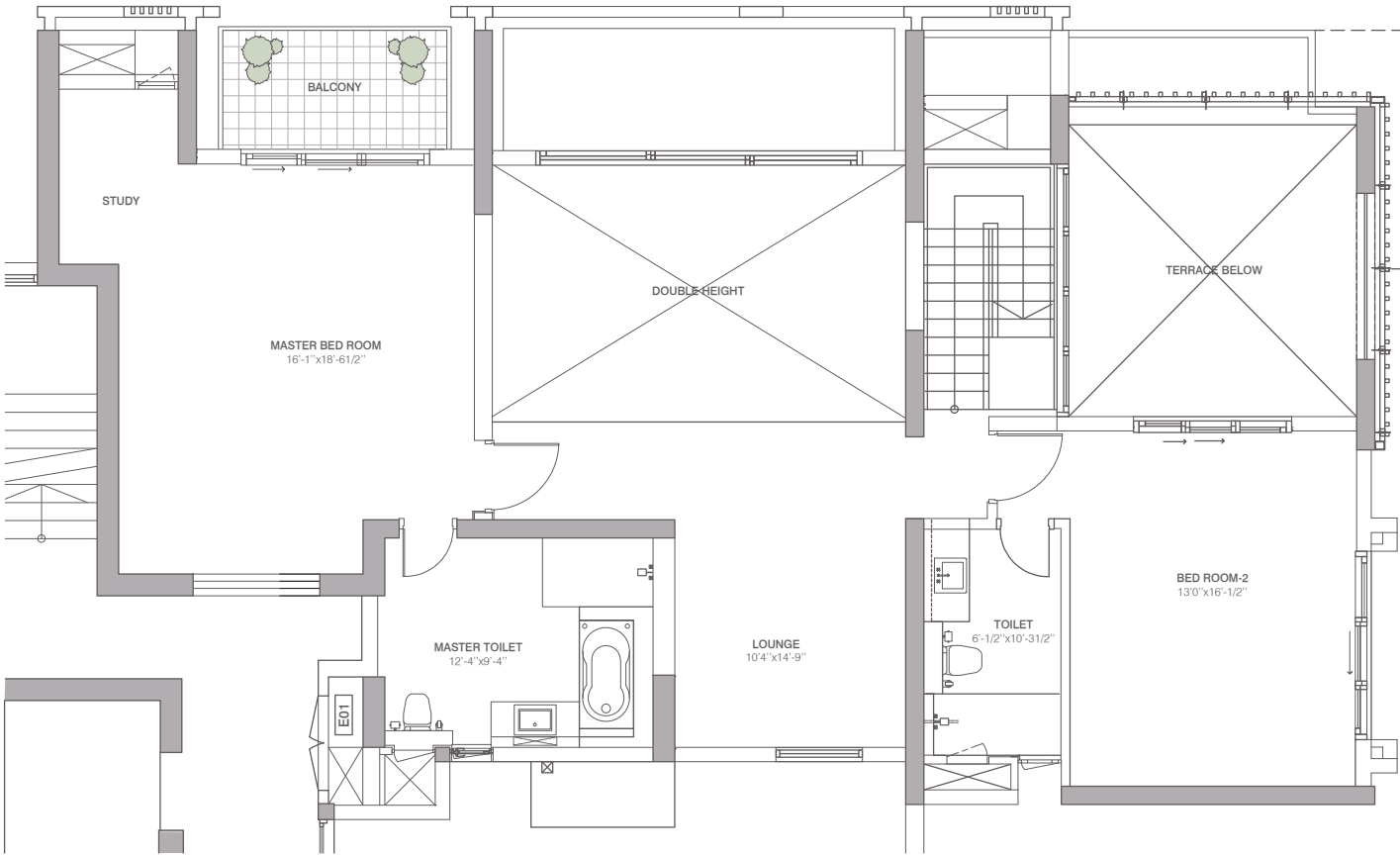
	Sq.m.	Sq.ft.
Carpet Area	210.995	2271.150
Balconies	46.205	497.351



DUPLEX LOWER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

TOWER-T5 & T6



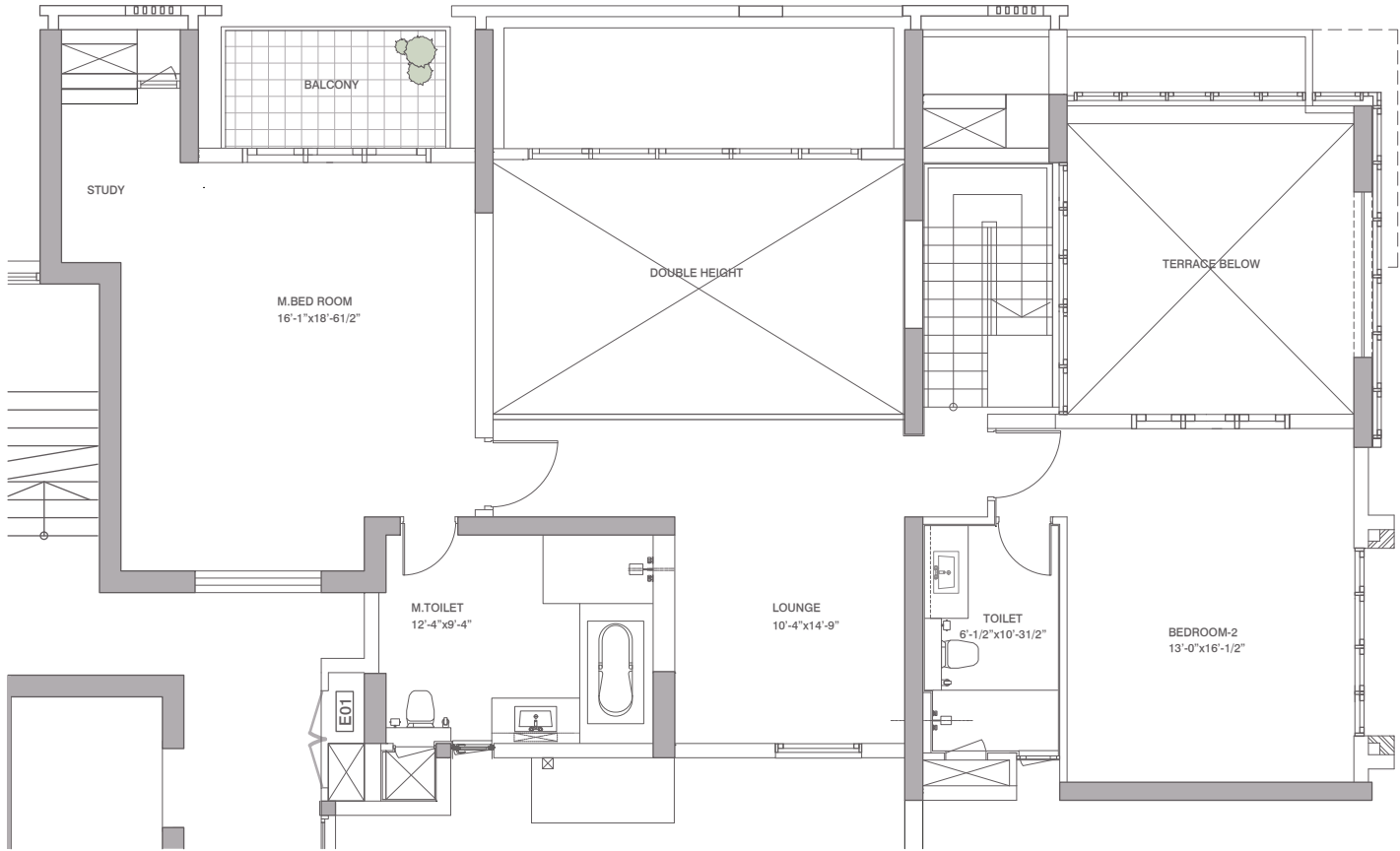
DUPLEX UPPER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

DUPLEX TYPE-2 UNIT

TOWER-T5 & T6

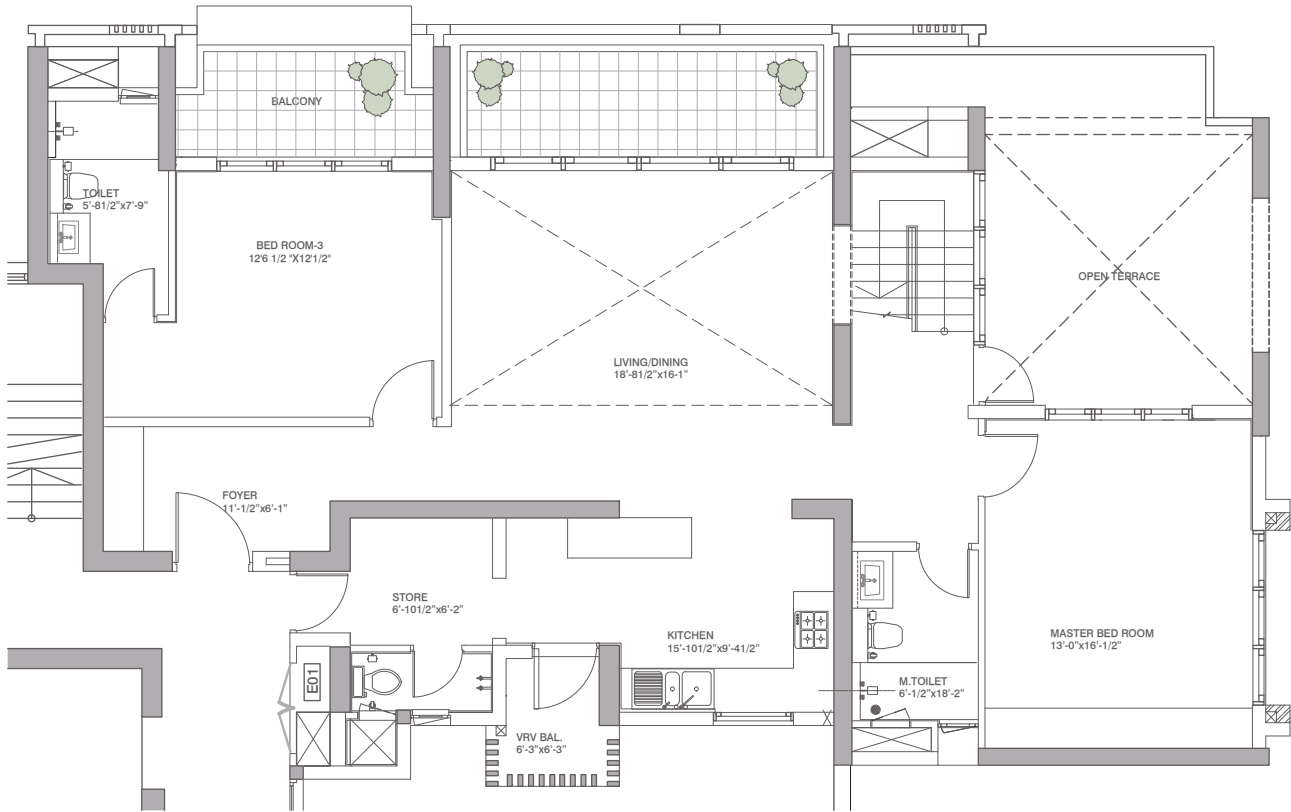
	Sq.m.	Sq.ft.
Carpet Area	209.293	2252.830
Balconies	41.634	448.148



DUPLEX UPPER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

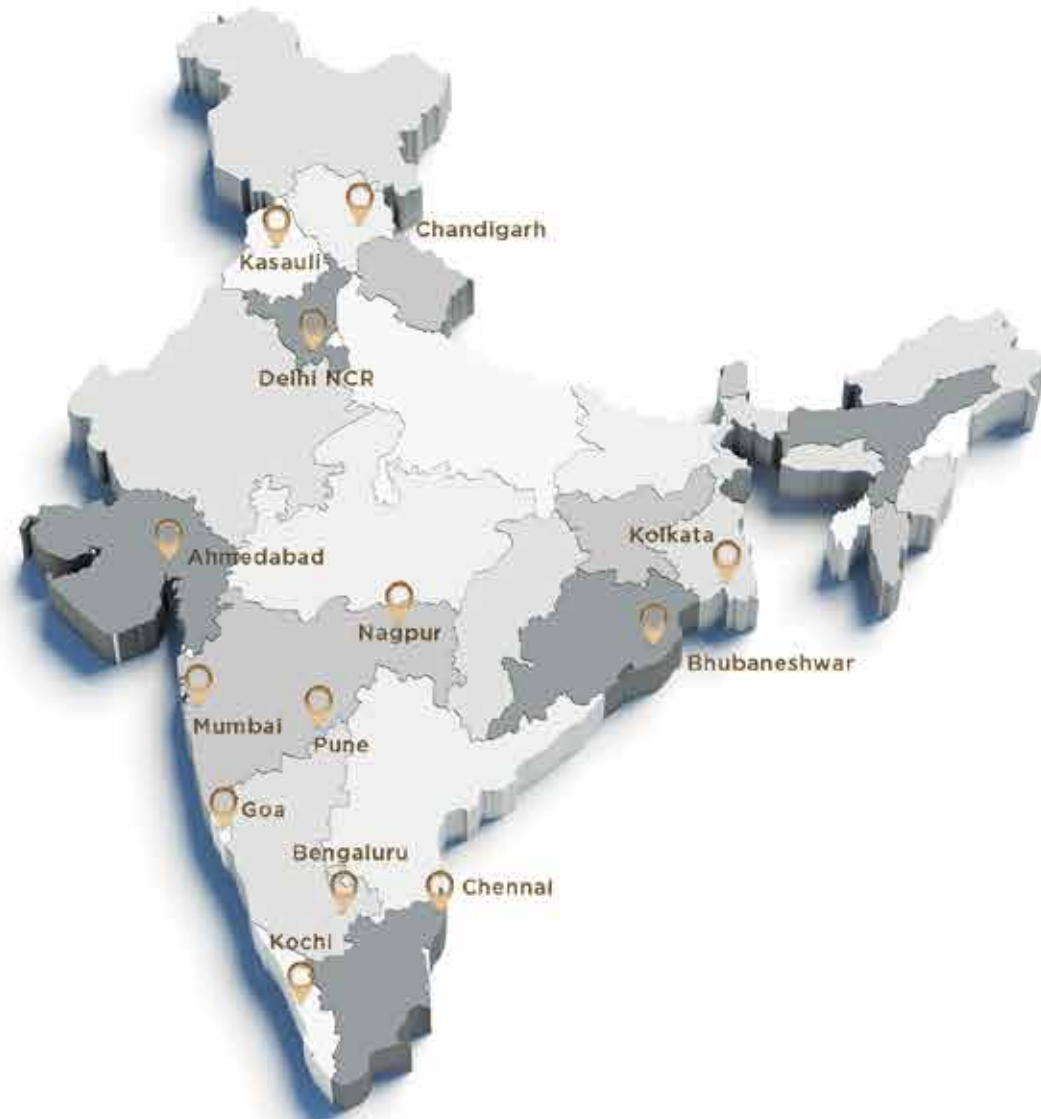
TOWER-T5 & T6



DUPLEX LOWER PLAN

Disclaimer : Measurements are approximate and are subject to minor variations.
1 Sq. Meter = 10.76 Sq. Feet. 1 Meter = 3.28 Foot.
All dimensions are in feet.

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Disclaimer: The Project is developed in phases by Tata Housing Development Company Limited (Developer). The sale is subject to the terms of Application Form and Agreement for Sale. Price is exclusive of all taxes, statutory charges and other charges. Distance and timelines are indicative and may vary subject to weather, traffic, infrastructure facilities provided by third parties/ municipal authorities. The proposed developments are to be done by third parties and are subject to approvals. The approvals can be checked at site office and in the office of the Developer. Developer reserves the right to make changes as per prevailing Government norms. 'Tata' and 'Tata Housing' are the registered trademarks of Tata Sons Private Limited. For more information, please contact our Sales Team at Primanti Garden Estate, Southern Peripheral Road, Sector 72, Gurgaon 122 101. Visit: <http://tatarealty.in/project/primanti/>