



Pre-Leased Space Option At



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**DISCOVER THE
REAL ASSET
BUILDER OF
DELHI NCR**

AMB is a progressive 21st century real estate company. It is all set to redefine professionalism and is poised to bring about a positive transformation in the way people play, live and work.

AMB Group with specialization in feasibility analysis, land acquisition development and various approvals and permissions from the concerned authorities, is now into every aspect of the development process, such as planning, design, construction, marketing and sales.

From inception of a vision through to the astuteness of reading the market, AMB's commitment is reflected in its thorough paper work, well defined process and accuracy in master planning. It's time for you to discover the real asset builders of Delhi NCR.

Over the past two decades, AMB has emerged as one of the most progressive and multi-faceted real estate and Land procurement entities in the country.

A dream, determination and relentless focus on getting it right, are the foundation stones of the AMB group.

Overview

Selfie Street, Sector-92, Gurgaon

- **AFTER THE GRAND SUCCESS OF AMB SELFIE SQUARE.WE ARE COMING UPWITH ANOTHER EXCITING COMMERCIAL PROJECT IN SECTOR 92, GURGAON**
- Spread over 3.25 acre of mixed-use development located on 60 mtr. wide road, a prominent Shopping Destination of New Gurgaon totally designed to flourish as a neighborhood bazaar.
- All set within Spanish architecture with rich central landscaped plaza, lyrical feel around the water bodies & a lot of open space will bring the charm of modern street shopping experience.



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Location

- New Gurgaon is connecting and developing faster and we are here in Sector 92, just near to your Apartment and Mega Township
- Located on 60 Mtr. Wide road and well connected to 135 Mtr. Multi-utility corridor connecting Dwarka Expressway & IGI Airport, Delhi
- Direct link to NH-8, KMP Expressway and the proposed ISBT
- In Walking distance of over 10000 residential apartments and mega townships
- 5 mins away from Proposed Metro Station
- 10 mins from Rockland Hospital
- 10 mins from IMT Manesar, International banks and Hyatt Regency& Cyber City II.
- Minutes away from IGI Airport, IFFCO Chowk and Connaught Place

LOCATION MAP



KEY DISTANCES

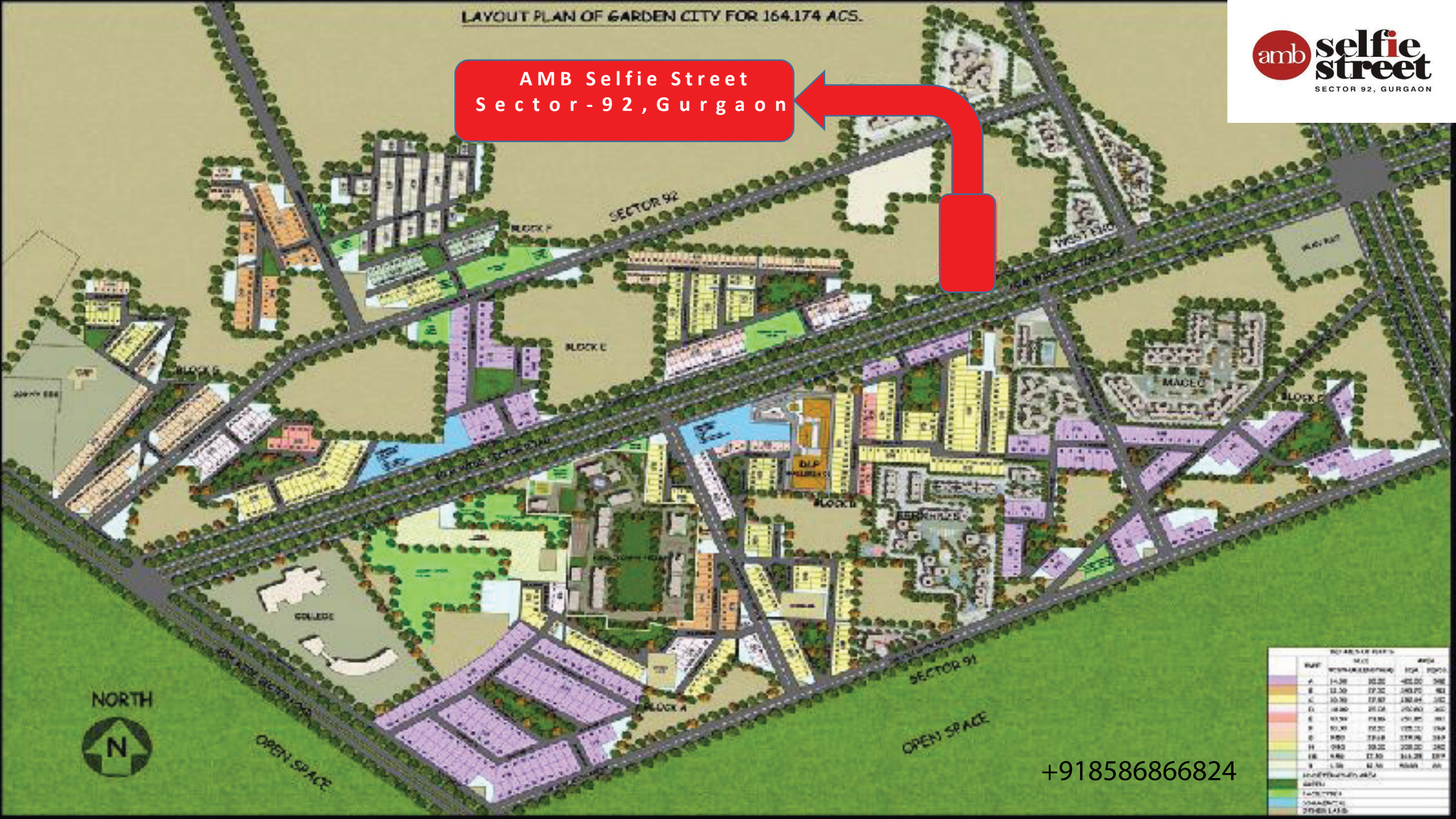
Residential Sectors	-	0 Kms
Proposed Metro Station	-	5 mins
NH08	-	10 mins
IMT Manesar	-	10 mins
KMP Expressway	-	10 mins
Rajiv Chowk	-	15 mins
Diplomatic Enclave	-	15 mins
IFFCO Chowk	-	25 mins
Gurgaon Toll	-	35 mins
IGI Airport	-	45 mins

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INDUSTRIAL RESIDENTIAL COMMERCIAL

MAP NOT TO SCALE

AMB Selfie Street
Sector - 92, Gurgaon



Block	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Yds.)
A	14.28	30.22	402.00
B	12.50	27.32	363.75
C	10.50	22.82	303.94
D	18.80	40.08	530.90
E	11.50	24.85	327.85
F	11.30	23.70	312.71
G	10.00	21.18	278.96
H	10.00	21.18	278.96
OPEN SPACE	11.80	25.20	332.68
COLLEGE	1.50	3.20	42.00

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AMB Group have signed a deal with PVR Cinemas for 6 Screen Multiplex in AMB Selfie Street, Sector-92, Gurgaon.

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About PVR Cinemas

- PVR Cinemas is one of the Largest Cinema Chain in India.
- NSE Stock Exchange listed company.
- Presence in 48 Cities.
- Across 121 Properties.
- 557 Screens.
- PVR acquired the Cinemax properties in 2012.
- PVR acquired the DT Cinema in 2016.

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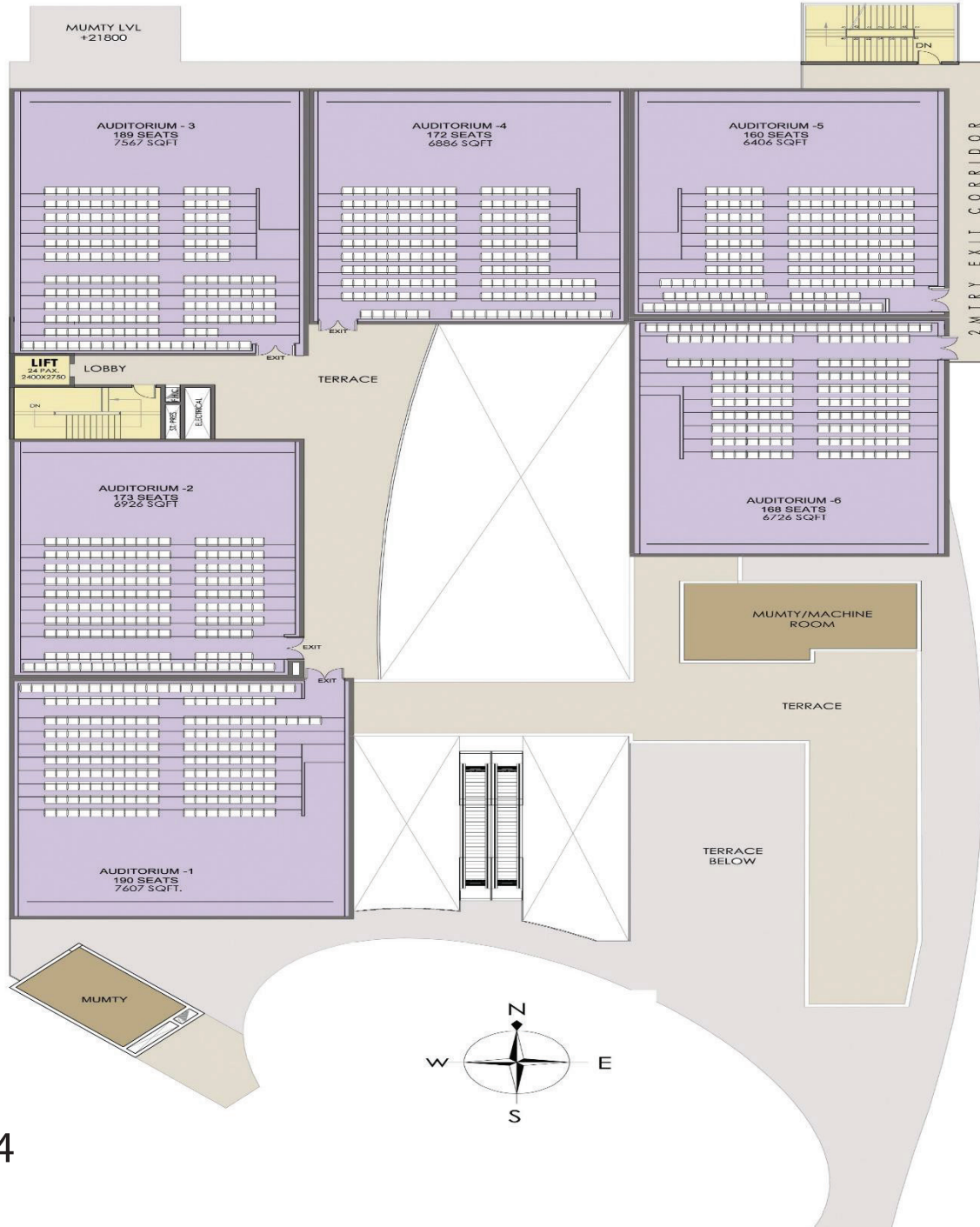
The Lease

➤ Pre Lease Period

- ✓ Period: Till Possession
- ✓ 12% Return Till Possession.

➤ Lease Period

- ✓ Lease Starts on Possession of Property.
- ✓ Lease Period: 21 Years (MOU signed)
- ✓ Lock-in Period: 7 Years.
- ✓ Minimum Guarantee: Rs. 57 per Sq. Ft.
- ✓ Revenue Sharing (ROI): 15% of Total Revenue from Ticket + F&B Sales.
- ✓ 15% Escalation of MG / Rent after every 3 years.



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AMB Selfie Street, Sector - 92, Gurgaon		
Audi - Fourth Floor		
Area in Sq. Ft. For One Screen	No. of Seats Smallest Screen	
6406	160	
Price INR (In Sq. ft.)		
Basic Sale Price (BSP)	9500	60857000
EDC / IDC	597	3824382
Car Parking	400000	800000
Total		65481382

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Return on Investment

Per person Ticket Expense (As on Today)	300	INR
Per person F&B Expense (As on Today)	300	INR
Minimum Expenditure Per Person	600	INR
Per Person Expenditure X No. of Seats Per Show	96000	INR
4 Shows a day	384000	INR
Lets Assume 50% As Daily Occupancy	192000	INR
30 Days Revenue Generated	5760000	INR
Entertainment Tax @30%	1728000	INR
Revenue Generated less Entertainment Tax	4032000	INR
15% Sharing on Revenue Generated (For 30 Days)	604800	INR
15% Sharing on Revenue Generated (For 12 Months)	7257600	INR
Return on Investment	11.1	%

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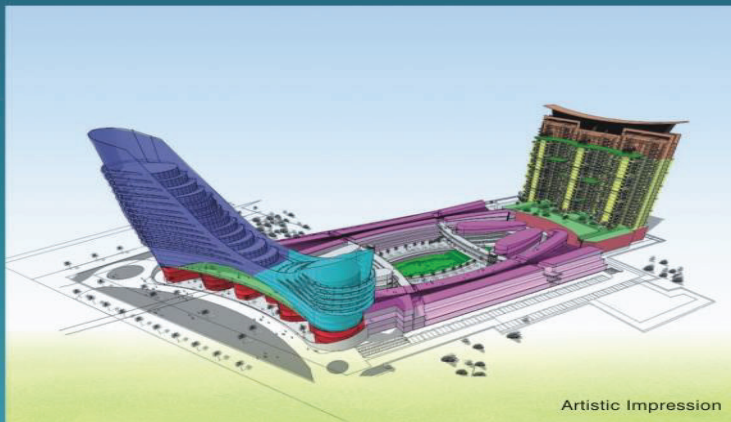
ONGOING PROJECTS



SELFIE SQUARE

COMMERCIAL PROJECT IN SECTOR-37D, GURGAON

Selfie Square is located in a strategic area on Dwarka Expressway and is surrounded 1000 acres of residential development including many high-rise townships from well known developers. Located just 10 minutes drive from the Indira Gandhi International Airport and 5 minutes from NH-8, the project is being developed on a land parcel of 4 acres with a total saleable area of 4 lacs sq. ft. The project involves development of luxury retail, multiplex and leisure, office spaces, food court and restaurant, night club, spa and fitness.



SKYGATE

COMMERCIAL PROJECT IN SECTOR-88, GURGAON

Skygate is Gurgaon's single biggest commercial license with an approximate development area of 10.4 acres. A well connected unique retail concept, to be Gurgaon's only Western-style-open-air shopping centre with theme based entertainment zones by world renowned designers, boutique hotel and dedicated floors for entertainment, restaurants, multiplex, supermarkets, health club and an outdoor performance area. Strategically located in the neighborhood of a prime 2500 acres residential belt, it is going to be a landmark, catering to every retail and entertainment need.

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UPCOMING PROJECTS



SECTOR-92

COMMERCIAL PROJECT IN SECTOR-92, GURGAON

The 3.25 acres commercial project is located on a 60 mtrs. wide road in sector-92 and will be a prominent shopping destination of Gurgaon. The next door commercial destination will cater to the daily needs of the prominent residential township projects coming up in the vicinity. Experience vibrant mix of highstreet retail, multiplex, hypermarket, food court and restaurant.



SECTOR-88

COMMERCIAL PROJECT IN SECTOR-88, GURGAON

Located adjoining the Dwarka Expressway on 135 mtrs. wide multi-utility corridor road, this commercial cum residential (mixed land use) project encompasses a total land area of 22 acres with saleable area of 24 lacs sq.ft. This project is in close proximity to NH-8 and is surrounded by 3000 acres of residential development by well-known builders such as DLF, Vatika, Ramprastha and Bestech. It will include high-end multiplex, luxury retail, premium luxurious residential apartments, 5 star hotel property, serviced apartments and office spaces.

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Thank You

AMB Group

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