

# LAND MARK RETAIL DESTINATION

SCO PLOTS BANG ON NH8



VATIKA  
**CROSSOVER**

VATIKA INDIA NEXT, SEC-82A, GURGAON

# COMING SOON

# INTRODUCTION

**VATIKA CROSSOVER** is an upcoming commercial complex offering SCO (Shop cum Offices) plots of various sizes bang on NH 48 in Gurgaon. The SCO Park features a 2 side open plots. Its location offers an unparalleled advantage of access and visibility both from NH 48 (Delhi-Jaipur highway) on the front and residential sectors from its rear side. The plots ranging from 95 sq yds to 215 sq yds are arranged around a well-designed landscaped central Plaza

## PROJECT HIGHLIGHTS

- Vatika Crossover offers commercial plots within 550 acres self-contained township, Vatika India Next - complete with infrastructure, amenities and beautiful landscaping
- 2 side open plots with high visibility and 500ft frontage landscaped central plaza on NH 48
- Located on Regional Rapid Transit System (RTS) Metro Corridor
- The project is easily accessible from the traffic flowing towards Delhi and the Vatika INXT township road gives access to 2 lakh inhabitants in vicinity
- Only 108 plots on 10 acres
- Low maintenance
- The plotted development shall allow young organisations to set up their workplace with creativity and their own corporate identities while being part of a world-class campus style development.
- The master plan shall align to the larger goal of the government, for supporting the momentum for an entrepreneurial culture and creating a complete ecosystem
- In the vicinity of several business hotels like Hyatt Regency, Lemon Tree etc.
- Signal free access to the IGI airport.



- Vatika Residential Projects
- Vatika Commercial & Retail
- Residential Projects by other Developers
- ▲ Schools
- + Independent Floors/Villas
- ⋯ Proposed Metro
- Sanctioned Regional Rapid Transit System (RTTS)



**SCHOOL**  
MatriKiran School - 6 Mins

**OFFICE SPACES**  
INXT City Centre - 3 mins  
IMT Manesar - 14 Mins

**CONNECTIVITY**  
Proposed ISBT & Metro Hub - 7 mins  
Dwarka Expressway - 7 mins  
Proposed RTTS MC - in front  
IGI Airport - 42 mins

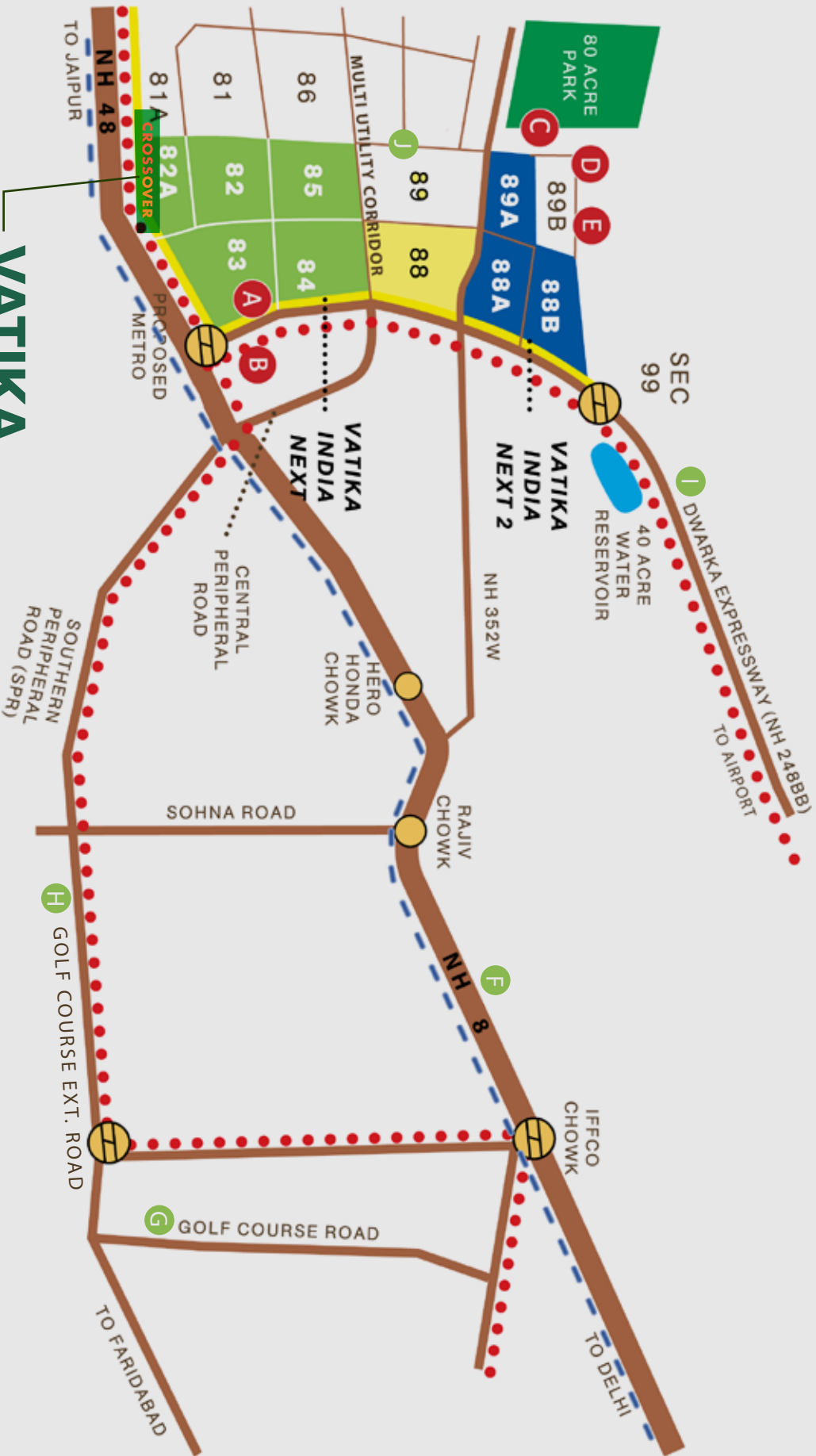
**MULTIPLEX**  
INOX - 3 mins

**HOTELS**  
Hyatt Regency - 4 mins  
Karma Lakelands - 9 mins  
Heritage Village - 9 mins  
Grand Bharat - 2 mins

**RETAIL SHOPS**  
Town Square - 2 mins  
Town Square 2 - 7 mins

**HOSPITALS**  
Apollo Cradle - 8 Mins  
Medeor - 10 mins  
Medanta - 25 mins  
Signature Hospital - 26 Mins  
AIIMS, Gurgaon - 38 mins

# VATIKA CROSSOVER

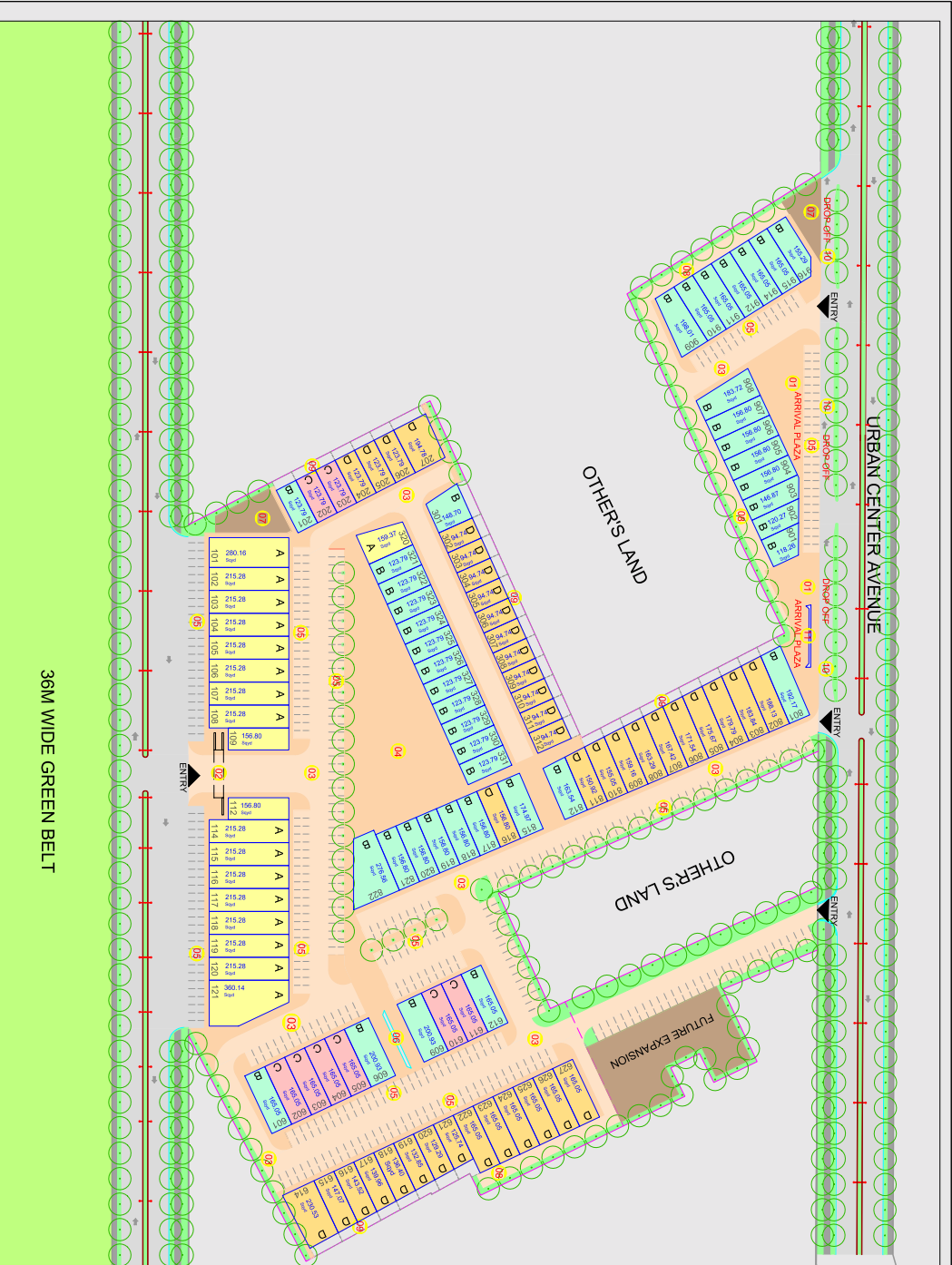


- A** Matrikiran High School
- B** Site for ISBT & Metro Hub
- C** 80 acre HUDDA Park
- D** Proposed Stadium
- E** Institutional Sec 89B

- Commercial Area
- Metro
- Proposed Regional Rapid Transit System (RRTS)

- F** NH 8
- G** GOLF COURSE ROAD
- H** GOLF COURSE EXT. ROAD
- I** DWARKA EXPRESSWAY
- J** NEW GURGAON

# S — T — E — M — A — P



TO JAIPUR

TO DELHI

NATIONAL HIGHWAY 48

36M WIDE GREEN BELT

## LEGEND

- 01 ARRIVAL PLAZA
- 02 ENTRANCE PORTAL
- 03 ROAD
- 04 EVENT PLAZA
- 05 PARKING
- 06 WATER BODY
- 07 SERVICES
- 08 SERVICE ACCESS
- 09 REAR YARD
- 10 DROP OFF
- 11 WATER/FEATURE WALL

- TYPE A
- TYPE B
- TYPE C
- TYPE D

DRG TITLE  
CROSSOVER  
SITE PLAN  
SECTOR 82A, GURGAON

DRG. NO.  
COM011\_CROSSOVER\_LAYOUT\_001

REVISION  
R - 2.1  
22.11.2021

THIS DRAWING IS ONLY FOR THE PURPOSE OF ALLOTMENT. NOT TO BE USED FOR LEGAL PURPOSE



DATE  
18.10.2021  
SCALE  
NTS





## PRICE LIST

CATEGORY	Rate (Per Sq Yd)	EDC/IDC (Per Sq Yd)	IFMS(Per Sq Yd)	Posseesion(Per SqYd)	TOTAL RATE (PER SqYds)
A	300000/-	32000/-	150/-	4950/-	332150/-
B	287500/-	32000/-	150/-	4950/-	319650/-
C	280000/-	32000/-	150/-	4950/-	312150/-
D	270000/-	32000/-	150/-	4950/-	302150/-

## PAYMENT PLAN

<b>Booking</b>	<b>10 % BSP + 10 % OF EDC/IDC</b>
<b>With 45 Days of Booking</b>	<b>10 % BSP + 10 % OF EDC/IDC</b>
<b>With 90 Days of Booking</b>	<b>10 % BSP + 10 % OF EDC/IDC</b>
<b>On Demarcation of Plots</b>	<b>10 % BSP + 10 % OF EDC/IDC</b>
<b>On Commencement of external Works</b>	<b>10 % BSP + 10 % OF EDC/IDC</b>
<b>On Offer Of Possession</b>	<b>50 % BSP + 50 % OF EDC/IDC + POSSESSION CHARGES + IFMS</b>



# E L L E V A T I O N





# E L E V A T I O N







VATIKA  
**CROSSOVER**

**GAME CHANGER**

*in*

**COMMERCIAL REAL ESTATE**

  
**vatika**<sup>®</sup>  
creating lasting value