

# Why Buy ?? The Atrium Ramprastha City Sec 37 D Gurgaon

[Deutsche bank picks up 40% stake in Ramprastha Click Here](#) Source Economic Times

Builder with Sound track record

Completed two township projects-110 acre Ramprastha Colony & 80 acre Rampuri on Delhi – Ghaziabad Border & implementing another 100 acre township in vaishali.

LICENCE OBTAINED from DTCP Haryana

**Allotment along with Booking of the Flat**

**Specifications of Very high Standard**

**Very Spacious Apartment Sizes comparable to  
1280 sqft (2 BHK) & 1650 Sq Ft (3BHK ) of Other  
developers**

A part of 450 Acres of Mega Town Ship of International Standards

Strategically Located on Proposed 150 meter Dwarka Express Way

Just 10 minutes from MG Road malls,and 3 Kms from Hero Honda Chowk

Walking distance from proposed metro hub

Adjoining Proposed Reliance SEZ

[Reliance to start work on Haryana SEZ by April '09](#)

Financial Express - Bombay,India

The **SEZ** has been divided into two parts comprising 12500 acre at **Gurgaon** and 12500 acre at Jhajjar. HSIIDC holds 10% sweat equity in the project. ...

\*Rates revising soon

[Construction work to begin by May 2009 for](#)

SteelGuru - Gurgaon,Haryana,India

The process of land acquisition is underway and RIL has already acquired over 1086 acre in **Gurgaon** and about 9000 acre has been acquired in Jhajjar. ...

[Ramprastha City, The Edge - Sec 37D, Gurgaon](#)

## **Past Projects**

The company in past have developed 3 integrated townships:

- Ramprastha Colony – 110 acres on Delhi – Ghaziabad Border - 100% occupancy
- Rampuri – 80 acres adjacent to Ramprastha Colony - 100% occupancy
- Ramprastha Greens – 100 acres in Vaishali, Ghaziabad - 35% occupancy

## **About Developer**

Ramprastha Group is a renowned real estate company, operating in and around Delhi & Ghaziabad for almost four decades now. The company has entered into an FDI alliance with South Asian Real Estate (SARE), a private equity fund based out of the Isle of Man for the development of a 1450-acre township in Gurgaon. The project, which involves the development of residential housing, commercial centers and IT, is expected to surpass all global standards. Management and supervision of the project is by Sembawang (Asia's leading infrastructure company). Recently Deutsche Bank has picked up close to 40% stake in Ramprastha Promoters and Developers, a group company owned by Ramprastha Group.

[Ramprastha Group holds a large land-bank](#)   [Gurgaon to get closer, Dwarka link on way](#)

## **Infrastructure Development**

### **Gurgaon dressing up for the 2010 Games**

If nothing else, the 2010 Commonwealth Games would take care of the hapless traffic situation in the IT city. If all goes as per plan, wide and beautified roads, Metro connectivity, an extended expressway, and efficient public transport would welcome visitors to the city, which would host shooting events at the upcoming range near at the CRPF camp near Badshahpur village.

The state government, officials said, has already allotted Rs 770 crores to develop infrastructure, and a major part of it is slated to be spent on connectivity and traffic solutions. "An approach road will be required to connect the shooting range to Badshahpur-Kharagpur road.

We are completing land acquisition formalities for that," said Madhu Pradeep, senior town planner of the Haryana Urban Development Authority (HUDA).

## **ROADS**

According to officials, work has begun on the northern and southern peripheral roads to decongest traffic on NH-8. The 17-km northern periphery road, beginning from Gadhi Harsaru, will connect Gurgaon to Dwarka; the 14-km southern periphery road will start from Badshahpur. "The northern periphery road will also cover the Special Economic Zone (SEZ) proposed by Reliance," HUDA Administrator G Anupama said.

The eight-lane roads would also have 30 metres of green belt and two service lanes on each side. Once the project is completed, traffic bound for Dwarka and IGI Airport from Gurgaon and Jaipur would have the option of skipping NH-8 and avoid congestion.

HUDA is also coordinating work with other stakeholders for the projects, Anupama said. "Recently, we met officials from the Gurgaon Industries Association," she said. We invited their member companies to partner HUDA in beautification of all green belts along the roads and city parks."

She said the civic body had engaged services of a multinational consultancy to prepare a "traffic management plan" that would recommend the size of roads and number of flyovers, underpasses and crossings required for the city. "The agency would suggest a model for Gurgaon's Mass Rapid Transit System as well," Anupama said.

## **METRO**

According to the state government, the 14.5-km Metro line between Qutub Minar and Sushant Lok, linking Gurgaon to the Capital, would begin operation by January 2010, before the Games get underway. Delhi Metro Rail Corporation (DMRC) officials said the stretch would link 10 stations, five each in Delhi and Gurgaon: these include Garden Estate, Sikandarpur, DT City Centre, IFFCO Chowk and Sushant Lok in Gurgaon.

After Qutub Minar, the elevated Metro line would go underground, DMRC officials said. The line would also provide a direct link to Connaught Place and Delhi University, and is estimated to benefit more than 1 lakh commuters.

## INFRASTRUCTURE

According to Gurgaon Administrator G Anupama, four bus depots and a 20-acre inter-state bus terminus will soon be built at Panchgaon in Gurgaon. This aside, 72 bus shelters will be constructed in the city, state government officials said.

The administration has also proposed setting up seven multi-level parking lots before the Games to make up for the lack of parking space in the city. These parking lots are proposed near the mini secretariat, and in Sectors 10, 43, 47, 48, 52, and the City Centre — all areas that get chock-a-block during rush hour.

“We have already floated tenders to construct two parking lots,” Anupama said. “For the other five, tenders will be invited in the first week of October.”

She said these lots would be built on one-and-a-half-acres each, and each will have a capacity to park more than 1,000 vehicles. “Thousands would visit Gurgaon for the Commonwealth Games and we need to live up to the expectations of the residents as well as the visitors,” Anupama said.

On a bright note, she added that state authorities have issued special instructions to HUDA to complete all major infrastructure projects in time for the Games.

<http://www.hindu.com/2008/08/02/stories/2008080250860300.htm>

The Haryana Urban Development Authority (HUDA) has decided to launch the programme of development of external development services in Gurgaon as per the Draft Plan of Gurgaon-Manesar Urban Complex 2021.

Announcing this here on Friday, Chief Minister Bhupinder Singh Hooda, who is also the chairman of HUDA, said that the Draft Development Plan of Gurgaon-Manesar Urban Complex 2021 that was notified by the State Government envisaged development of an area of 37,069 hectares.

Mr. Hooda said that after the finalisation of the Draft Development Plan, HUDA was directed to make the programme for the development of major infrastructure services in the Complex. These services included water supply, sewerage system, storm water drainage, northern peripheral road, southern peripheral road and other major external roads and major horticultural works in addition to, strengthening social infrastructure like construction of community buildings.

Mr. Hood also said that the programme prepared by the department was ready to be launched. He added that besides augmentation of the capacity of existing Gurgaon Water Supply Channel from 100 cusecs to 175 cusecs, approval had also been given to the construction of second canal of 75 km length, to be named as NCR Channel, that would provide additional 200 cusecs canal water for water supply in the Complex.

The Chief Minister said that 32 grade separators at important junctions of Northern Peripheral road and Southern peripheral road had been approved for upgradation of transportation system. -  
– PTI

<http://www.financialexpress.com/news/ril-seeks-partner-for-haryana-sez/455001/>

<http://economictimes.indiatimes.com/Infrastructure/Funds-dry-but-SEZs-magnetic-as-ever/articleshow/4493521.cms>

## RIL seeks partner for Haryana SEZ

[http://steelguru.com/news/index/2009/05/07/OTM0MTI%3D/RIL\\_to\\_ropo\\_in\\_private\\_partner\\_for\\_Haryana\\_SEZ.html](http://steelguru.com/news/index/2009/05/07/OTM0MTI%3D/RIL_to_ropo_in_private_partner_for_Haryana_SEZ.html)

### Rishi Raj

Posted: 2009-05-06 00:45:53+05:30 IST

Updated: May 06, 2009 at 0045 hrs IST

**New Delhi:** Reliance Industries Ltd, India's largest private sector company, plans to induct a strategic partner to its Rs 40,000-crore SEZ project in Haryana.

If a deal comes through, it would be a first for the Mukesh Ambani-led company to have a major partner in any of its venture. The Haryana State Industrial and Infrastructure Development Corporation Ltd (HSIIDC) has a 10% stake in the venture.

RIL sources said a private sector partner would lend capital support to the project, as the prolonged economic downturn makes it hard for RIL to go on with the project at Jhajjar and Gurgaon.

The project, announced in 2006, is to be spread over 25,000 acres and is billed as one of the biggest, multi-product SEZs—with a cargo airport and a 2,000 mw power plant within it—that would provide a world-class hub for manufacturing, services and agri-based industries. It has a target of giving around 5 lakh jobs.

Sources said RIL has so far invested just Rs 3,000 crore in the project and bought around 8,000 acres. The company is also developing two other SEZs in Navi Mumbai and Maha Mumbai, spread over 10,000 hectares.

When contacted, an RIL spokesperson said, "As a corporate policy we do not comment on speculation and rumours."

Induction of a partner will add to the viability of the SEZ project. Multi-product SEZs, despite their investment and job potential, are difficult to be financed by the domestic banks. RBI has discouraged banks from lending to SEZs, so the developers will have to largely rely on foreign funds, raised through external commercial borrowings or depository receipts.

With the downturn in the world capital markets, the costs of raising such loan or equity have risen sharply. The last external commercial borrowing raised by the company has been for \$400 million in October 2008.

Real estate companies have sourced funds from private equity firms abroad to finance their SEZ projects, but have not brought them in as management partners. An RIL deal could be a trailblazer for the SEZ projects in India. But the company has not yet named a strategic partner.

During the January-March quarter, RIL reported a 9% fall in its net profit to Rs 3,546 crore, while its net sales went down by 25% to Rs 29,073 crore. For the full year, its net profit was at Rs 15,279 crore, down 21.5%.

## **Great News NHA's plan to construct an New underpass at Hero Honda Chowk**

<http://www.gurgaonplus.com/fullStory.asp?articleID=GURP1ART01282009110934>

If all goes well, then commuters passing through Hero Honda Chowk will not have to travel a few extra kilometers to get on to the other side of the road, thanks to the NHA's plan to construct an underpass here. Gurgaon Plus explores what's there in the pipeline

*Pranab Saikia Hero Honda Chowk*

Passing through Hero Honda Chowk is no less than a nightmare for the commuters. Those using cars and two wheelers have to travel some extra kilometers to reach the other side of the road. The situation worsened ever since Hero Honda Crossing was closed after the toll plaza came up. If the National Highway Authority of India (NHA) plans it right, this stretch may just get an underpass, putting an end to the commuters' nightmare here.

"We are seriously considering how to solve this traffic problem on this stretch of NH 8. Construction of a subway might be one solution. Now we are looking into the feasibility of the project," says MP Sharma, chief general manager, NHA. As per the officials, Delhi based consulting firm Span Consult has already submitted the report in December 2008.

"All that remains to be done now is to acquire land from HUDA. After land acquisition, we will invite tenders for the project. The cost of the project will depend on size of the work. But this would mean investing a huge amount," explains Raja Vats, general manager, NHA.

The commuters have been battling this bad stretch, always fearing some mishap here. Lalit Kapoor who travels all the way from Dwarka to Gurgaon shares his harrowing experience, "If you want to go to the other side of Hero Honda Chowk, you have to travel another extra nine kms and

if you are coming from Phase VI of Industrial Estate to Hero Honda Chowk you have to travel up to Rajiv Chowk—another five kms extra. It is really annoying to travel such a long distance only to reach the other side of the road.” The expected time for the construction of the underpass is the beginning of April 2009, informs Vats. But he refused to comment on the specifics of the underpass.

Right now there are two underpasses in Gurgaon running on the basis of BOT. But the new underpass would be constructed by NHAI. It would look after the maintenance of the same too. Interestingly enough, the proposed underpass would be of international standards with six lanes. Even huge trucks, vehicles of all kinds as two wheelers and small cars can pass through it to reach the other end. For the pedestrians there would be a sufficient provision to reach the other side of the road, as learnt from an official source.

Once this project is materialised it would be another step towards taking Gurgaon to international standards. The residents are keeping their fingers crossed!

### **Why should you book with us?**

A. Today the time is the essence of all deals as everyone is busy and needs one to one service which only a professional Intermediary can offer and we being in close connections with the builders can bridge the gap between your needs and services offered by the builders so that at times when you need things to happen we are there to serve you.

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**Homeseek realtors is a professional Real Estate Boutique Firm with experienced professionals and work is assigned to each agent on basis of his/her qualities and client needs.**

Some buyers find an agent through a Web site, friend group, ad word or other program that offers a commission rebate or other incentive to choose an agent through that program. Again, these programs can be a good starting point, but still shouldn't be the ending point of your selection

process. A rebate or incentive may be welcome found money, but shouldn't be the primary reason why you select a particular agent.

## Go with qualified professionals Like Homeseek you are putting your life time savings

### **Real estate agent vs. Certified Realtors**

Two good questions to ask upfront are whether the agent is certified to sell real estate in the state where you want to buy a home and whether the agent is a ACRI Member.

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### **About Us**

We are Authorized Channel Partners to Major Developers like **DLF, Emaar MGF, Tulip Group, Spaze, Roots, Ramprastha, Mapsko Group & Vatika group**. We have extensive hands on knowledge of the Gurgaon market as our management team has fifteen years of comprehensive integrated client focused expertise that includes advisory, management and transaction services delivered on a local, regional level to property owners, occupiers, retailers and investors.

We see that in a very demanding market we have to supply a service that excels above all of our competitors to enable us to exceed the expectations of our clients and meet all of there needs. Our team of professionals are dedicated in finding the best solutions in all matters regarding real estate investment, advising on the latest market prices and the best value for money investment to suit the individual need whether it is for investment purposes or for personal use and to guide you through the sale process.

Our aim at the end is to bring our clients a fully comprehensive service.

We are confident that whatever your enquiry, our experienced and friendly staff will be successful in finding you your ideal investment at the best possible price depending on your circumstances and requirements.