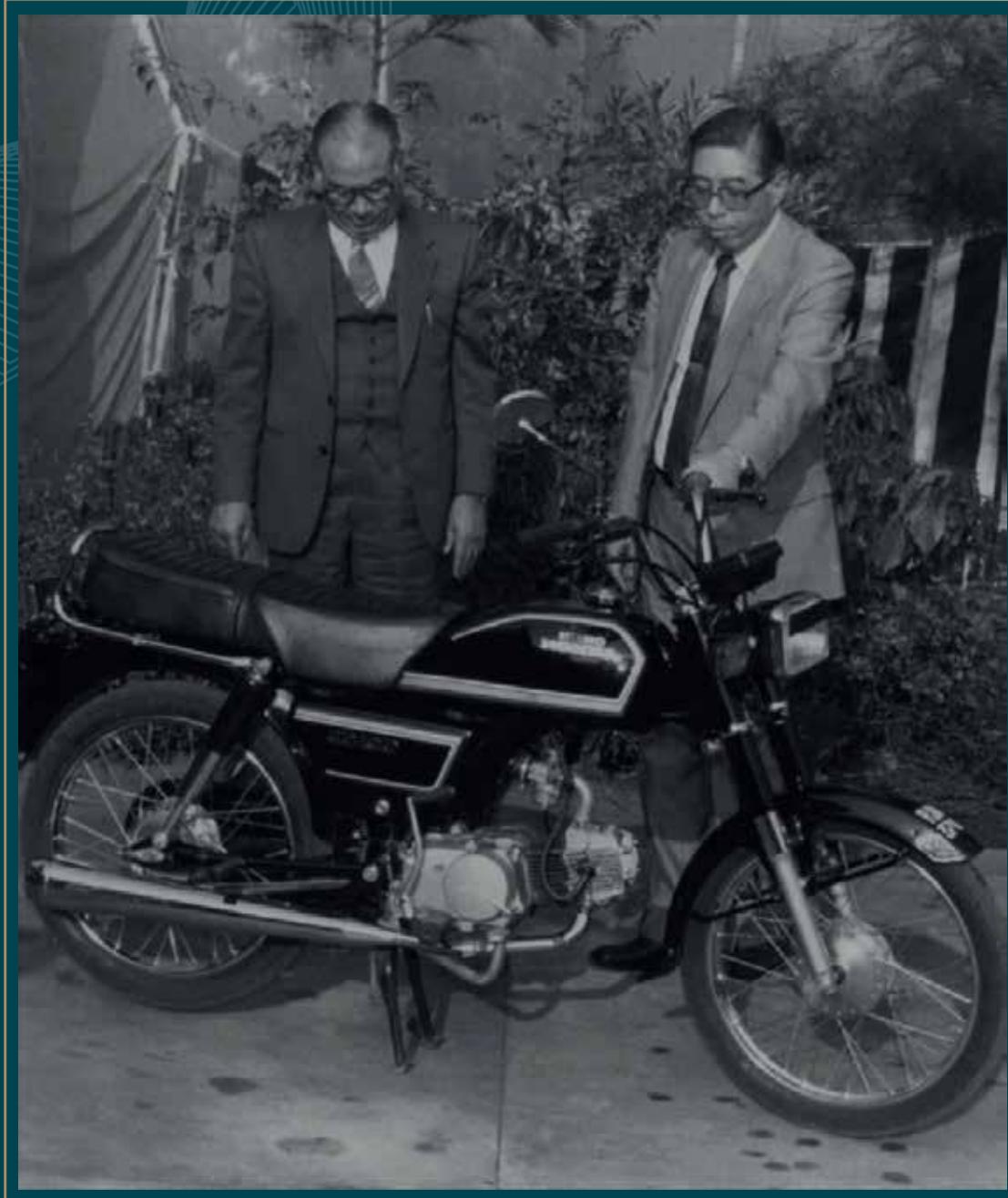


HARERA Registration No.  
PHASE 1 :RC/REP/HARERA/GGM/907/639/2025/10  
PHASE 2 :RC/REP/HARERA/GGM/908/640/2025/11  
PHASE 4: RC/REP/HARERA/GGM/906/638/2025/09  
Promoter Names: Hero Home



A DOWNTOWN LIVING EXPERIENCE ON  
SECTOR 104, DWARKA EXPRESSWAY.

IN COLLABORATION WITH  
**Hero Homes** | **SAHEB**



“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 grow.”

*Dr. Brijmohan Lall Munjal  
Hero Forever*

# 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



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+**

HAPPY CUSTOMERS

**6.02**

MILLION Sq. Ft.  
DELIVERED

**5.2**

MILLION Sq. Ft. UNDER  
DEVELOPMENT

**800+**

ACRES OF INDUSTRIAL  
PARKS



# DISCOVER “THE PALATIAL” BY HERO HOMES: WHERE LUXURY MEETS LIFESTYLE



\*Artistic Impression



# THE PALATIAL

“The Palatial by Hero Homes”, bang on Dwarka Expressway in Gurugram, is a true embodiment of integrated living, offering a lifestyle reminiscent of Downtown Dubai.

Inspired by the grandeur of the magnificent vistas, and boulevards from continental Europe, the project's majestic façade exudes opulence, giving rise to its name, The Palatial.

With more than 3,50,000 sq. ft. of entertainment space, including a lavish 57,000 sq. ft. residents-only clubhouse, this ultra-luxurious development ensures that everything you need is right at your doorstep.

From world-class amenities to high-end residential apartments and penthouses within soaring 42-story towers, The Palatial creates a self-sufficient ecosystem where residents rarely need to step out for leisure, recreation, or convenience.

Masterfully designed by best-in-class designers and consultants, The Palatial is designed to cater to the modern and discerning clientele seeking an elevated way of life, blending architectural finesse with opulent appointments and spacious contemporary homes.



# A 5-STAR LIFESTYLE

## ACCESSIBILITY & CONVENIENCE

Valet Parking Services Driver on  
call  
Creche Services  
Chauffer's Lounge

## ACCOMMODATION & LIFESTYLE

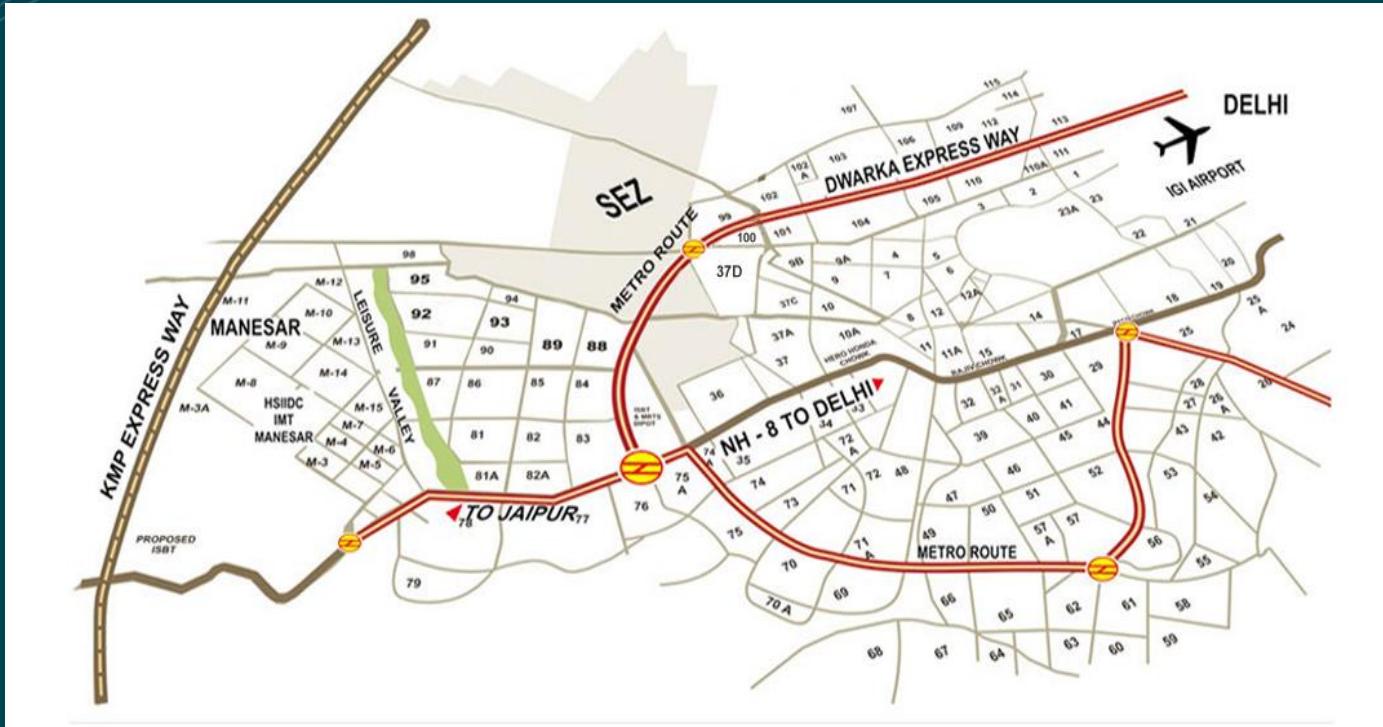
Chef on call  
Direct access to Salon  
GSpa  
Tie-up for pet care, laundromat,  
car wash and other services

## HEALTH & FITNESS

On-premise Doctor's room  
Ambulance on call  
Co-branded fitness facilities  
within the premises  
Partnerships with notable sports  
academies



# SEAMLESS CONNECTIVITY



- Prime 950+ ft. Frontage on Dwarka Expressway
- Direct Access to and from Dwarka Expressway
- 15 min Drive from IGI Airport
- Dwarka Sec 21 Metro Station within 12 Kms
- Four Metro stations proposed within 5 Kms
- Gurugram Railway Station within 3 Km
- Right across Delhi Public School
- Advanced super specialty Hospital with 6 Kms
- Within 8 Km of Global City Hub
- 15 min Drive to Dwarka Golf Club

# WHY DWARKA EXPRESSWAY ?



## UNMATCHED LOCATION

India's first elevated urban expressway, widest in the country

Total width of Dwarka Expressway will be 234 metres upon completion of Haryana section

Airport within 20 minutes

Proximity to Cybercity, Udyog Vihar and IMT Manesar



## UPCOMING INFRA G COMMERCIAL DEVELOPMENTS

Diplomatic Enclave II

India International Convention Centre

International Sports Hub

Dwarka Golf Club

Aerocity

Under construction metro route from HUDA City Center to Dwarka expressway



## HUGE POTENTIAL FOR INVESTMENT GROWTH

10+ luxury and premium residential projects in the area

Prices have increased more than 3x over the past 12 years

The next Golf Course Road in the making



\*Artistic Impression

## INTEGRATED LIVING

The Palatial by Hero Homes on Dwarka Expressway is a seamlessly integrated luxury living experience, where everything you need is within the community. This ultra-luxurious development offers exquisite smart residences designed for modern living, incorporating cutting-edge technology and sustainable features for an eco-conscious lifestyle. Residents can indulge in fine dining, private screenings, and year-round community activities while enjoying access to a state-of-the-art clubhouse, a fully equipped wellness center, and a cutting-edge gym. The project also features premium coworking spaces and offices, ensuring a perfect work-life balance. Adding to the exclusivity is a world-class shopping experience, bringing the best of luxury retail right to your doorstep, all within a self-sufficient, sustainable ecosystem.



\*Artistic Impression

## OUR HOMES

A home is an expression of your aspirations, and the journey traveled. At Hero Homes, we craft more than residences; we create a sanctuary where life's most treasured moments unfold with those who are your most precious. With our latest project, we aim to raise the bar even further. Welcome to The Palatial by Hero Homes - a masterpiece of architectural finesse and elegant appointments.



\*Artistic Impression

## THE PALATIAL ADVANTAGE



Unparallel  
connectivity &  
accessibility



Ready-to-live-in  
Homes with 13  
Interior packages



Digitally  
Connected Homes



Integrated  
complex with  
retail & club



IGBC Gold  
Certified  
Sustainable  
Homes

**3.5  
BHK**

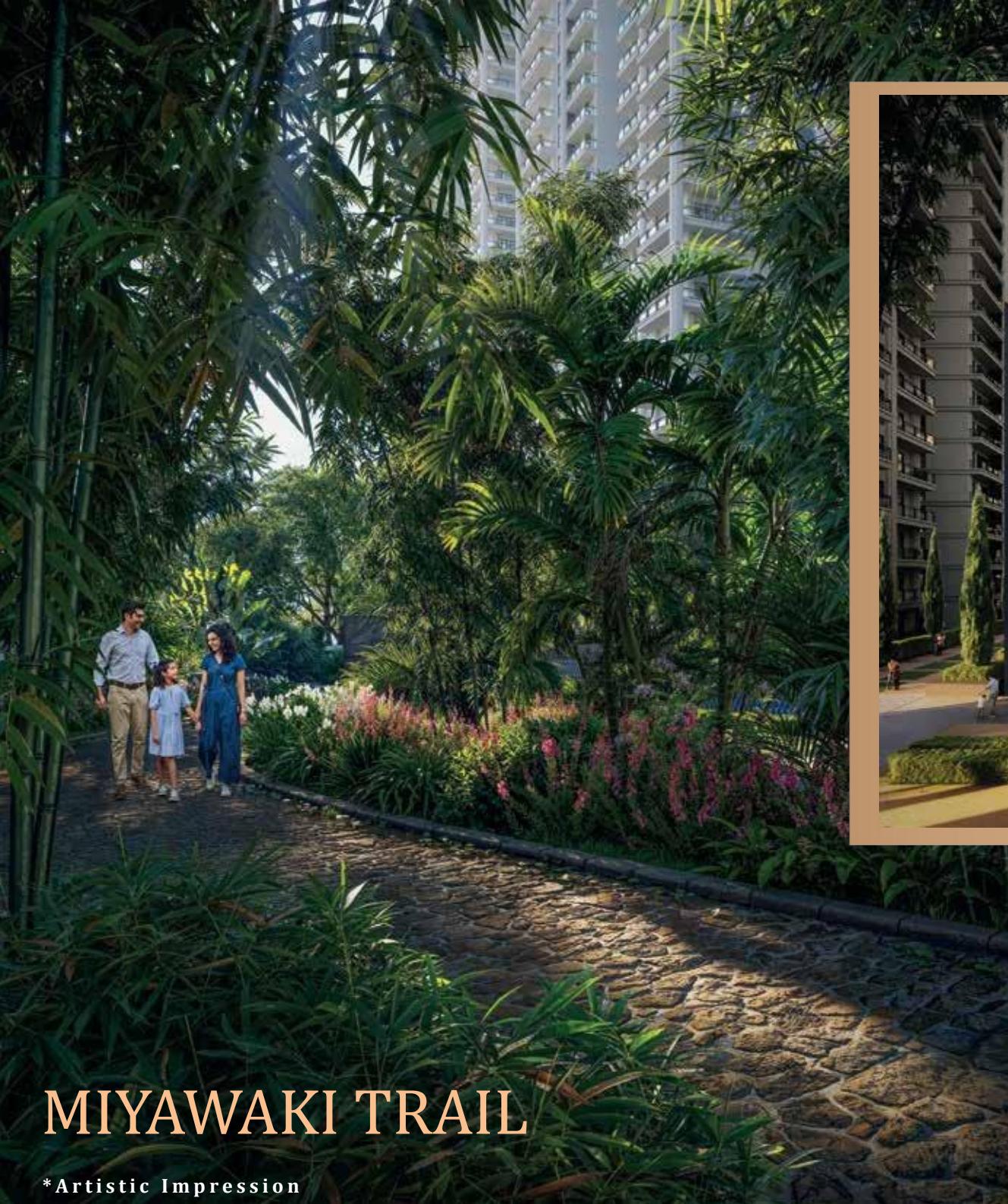
**4.5  
BHK**

## LUXURY LIVING AT “The PALATIAL”

This architectural masterpiece, designed by global experts, is built with sustainability at its core. Experience a life of effortless luxury with serene wellness zones, an opulent clubhouse, beautifully landscaped spaces, advanced smart home automation, and environmentally sustainable features. Committed to greener living, the development incorporates eco-friendly practices such as vertical greens, hanging gardens, and biophilic spaces, including tranquil koi ponds, vibrant butterfly parks, and lush landscaped areas.

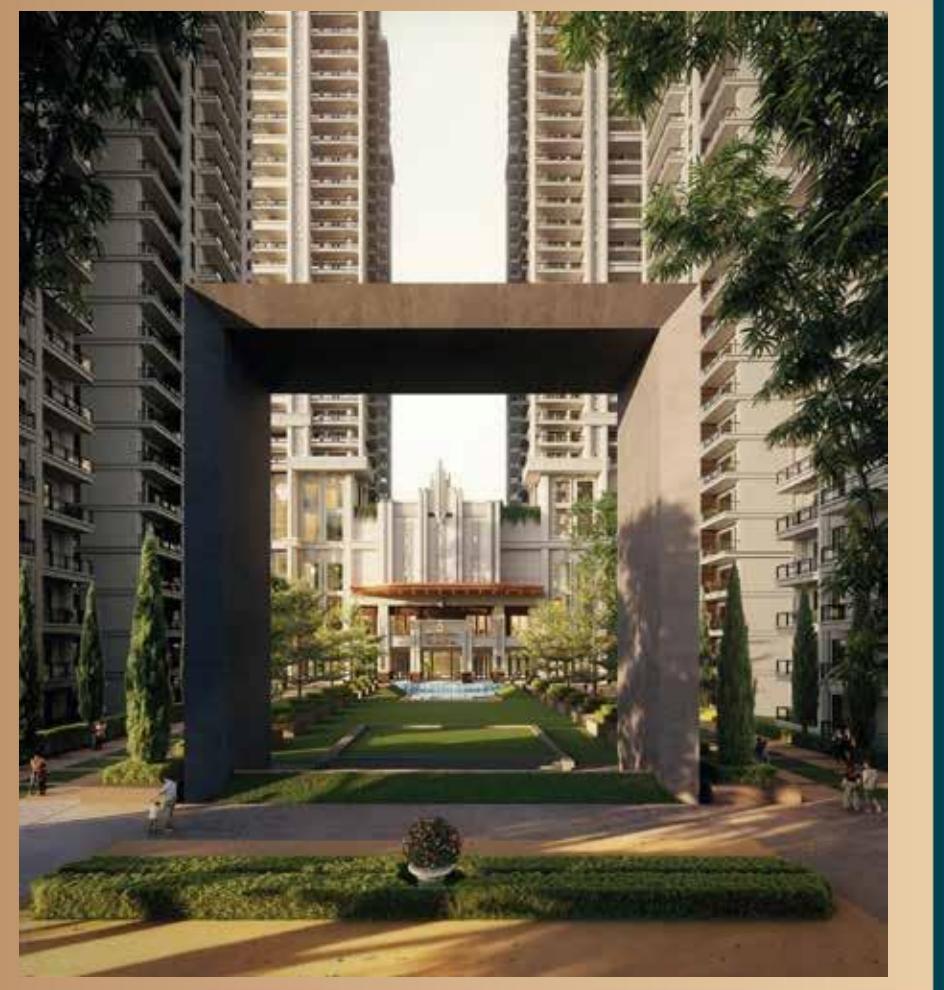


\*Artistic Impression

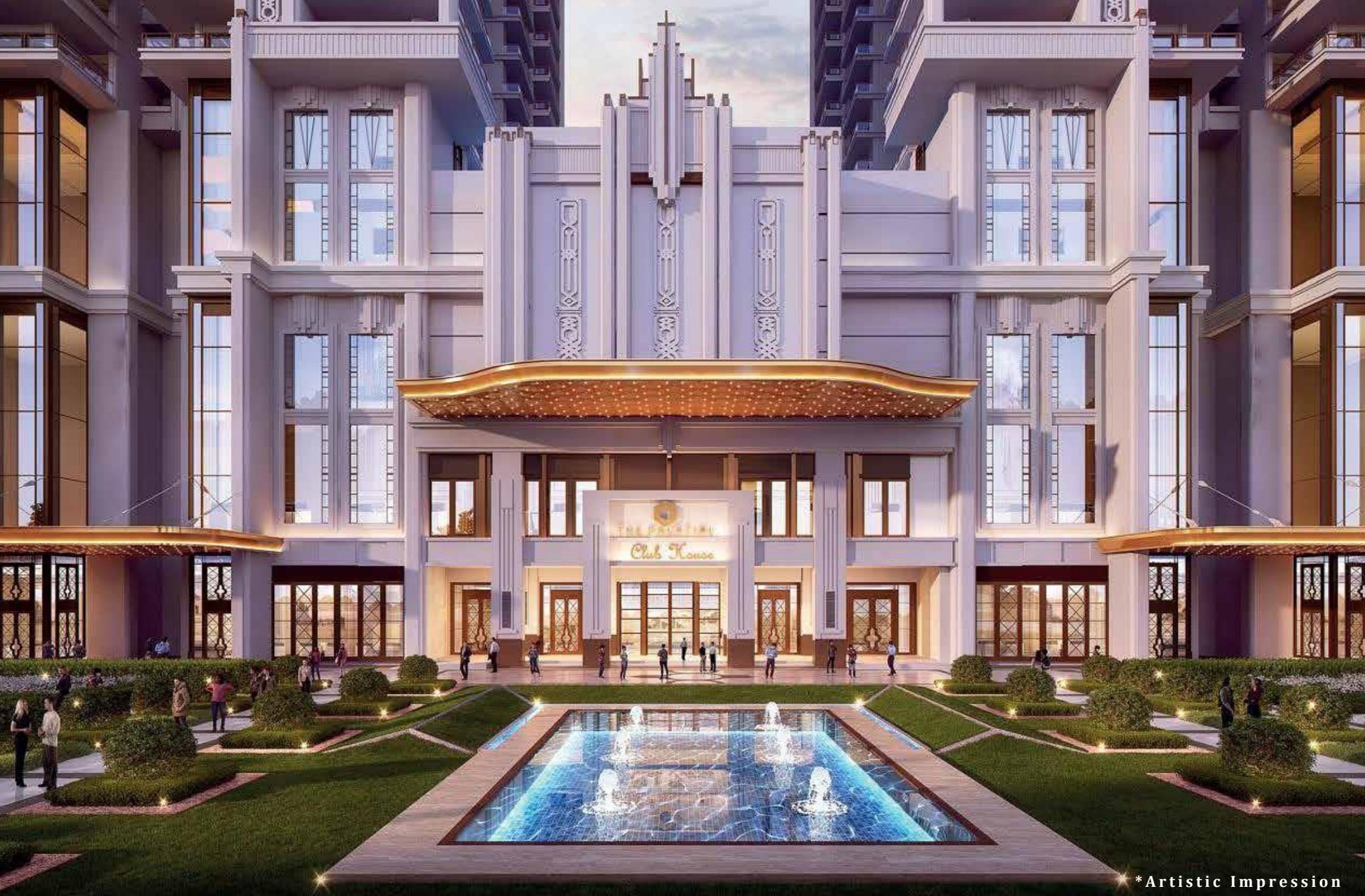


## MIYAWAKI TRAIL

\*Artistic Impression



With impeccable craftsmanship and thoughtful design, each residence blends timeless sophistication with modern comfort and exceptional security, offering complete indulgence and peace of mind in an oasis of serenity and exclusivity. The Palatial by Hero Homes is an ode to who you are and a tribute to what your family deserves. Let us begin the celebration.



\* Artistic Impression

THE PALATIAL

THE CLUBHOUSE ENTRANCE



\*Artistic Impression

## THE CLUB HOUSE

Our Club House is a central feature of The Palatial experience. A space that offers an array of activities and amenities for the residents to experience a holistic lifestyle.



Exquisite  
Fine Dining  
Restaurant



Temperature  
controlled  
swimming pool



Dedicated facilities  
for children with  
Kid's Play Area



Banquet hall,  
lounge areas &  
restaurants



Indoor squash.  
badminton Court  
and many more



Amphitheater for  
live matches and  
private movies

# EXTENDED LIST OF AMENITIES:

- Retail Promenade
- Business Center Fine
- Fine Dining
- State-of-the-art Gym
- Children's Play Area
- Aerobics
- Spa
- Temperature-Controlled Swimming Pool
- Miyawaki Trail
- Kid's Play Area
- Amphitheatre

## SPORTS FACILITIES

- Cricket Net
- Badminton Court
- Basketball Court
- Squash Court
- Tennis Court
- Pickleball



\*Artistic Impression



\*Artistic Impression

THE PALATIAL

THE CLUBHOUSE LOBBY



\*Artistic Impression

THE PALATIAL

TEMPERATURE-CONTROLLED POOL



\*Artistic Impression

THE PALATIAL

RETAIL AND ENTERTAINMENT



\*Artistic Impression

## THE RETAIL EXPERIENCE

A retail and residential mix development enhances a project's value by creating a self-sustaining ecosystem that offers convenience and vibrancy for the residents while also boosting the overall magnetism of the project. The Palatial boasts of a 3- floor high street retail which adds a lifestyle appeal and increases property value and desirability for the project.



\*Artistic Impression

## VEHICLE-FREE SURFACE AREAS

Our thoughtfully designed drop-off zone provides a safe and convenient space for residents and visitors. This dedicated area ensures smooth arrivals and departures, minimizing congestion and maximizing ease of access.



\*Artistic Impression

## DEDICATED CO-WORKING SPACES

At The Palatial, residents will enjoy unparalleled convenience, with a wide array of premium amenities located within walking distance of their homes.



\*Artistic Impression

## PRIVATE SCREENINGS

At The Palatial, residents will enjoy unparalleled entertainment options, with a wide array of premium services and amenities located within walking distance of their homes.



\*Artistic Impression

## ROOF-TOP DINING AND LOUNGE

Elevated dining experience with breathtaking views of the buzzing Dwarka Expressway.



\*Artistic Impression

## INDULGENT, SPACIOUS HOMES

### Palatial Homes

*Spacious homes  
with a 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

*Intelligently designed  
with a large multi-  
purpose utility room  
(9x12)*

### Safe Homes

*Underground parking  
keeps the surface  
green, open and safe  
for children and elderly*

### Digital Homes

*Experience a secure,  
tech-driven lifestyle  
designed for modern  
urban living*



\*Artistic Impression

THE PALATIAL

DOUBLE HEIGHT TOWER LOBBY



\*Artistic Impression

THE PALATIAL

LIVING ROOM



**3.3**  
METERS

Floor to  
ceiling height



**6**  
FOOT

Wrap-around  
balconies

\*Artistic Impression

**THE PALATIAL**

**VIEWING DECK BY DAY**



Floor to  
ceiling height

\*Artistic Impression

THE PALATIAL

PARTY DECK BY NIGHT



\*Artistic Impression

THE PALATIAL

FIRST MASTER BEDROOM



\*Artistic Impression

THE PALATIAL

MASTER BATHROOM



\*Artistic Impression

THE PALATIAL

SECOND MASTER BEDROOM



\*Artistic Impression

THE PALATIAL

CHILDREN'S BEDROOM



\*Artistic Impression

THE PALATIAL

KITCHEN WITH UTILITY



\*Artistic Impression

THE PALATIAL

THE STUDY



\*Artistic Impression

THE PALATIAL

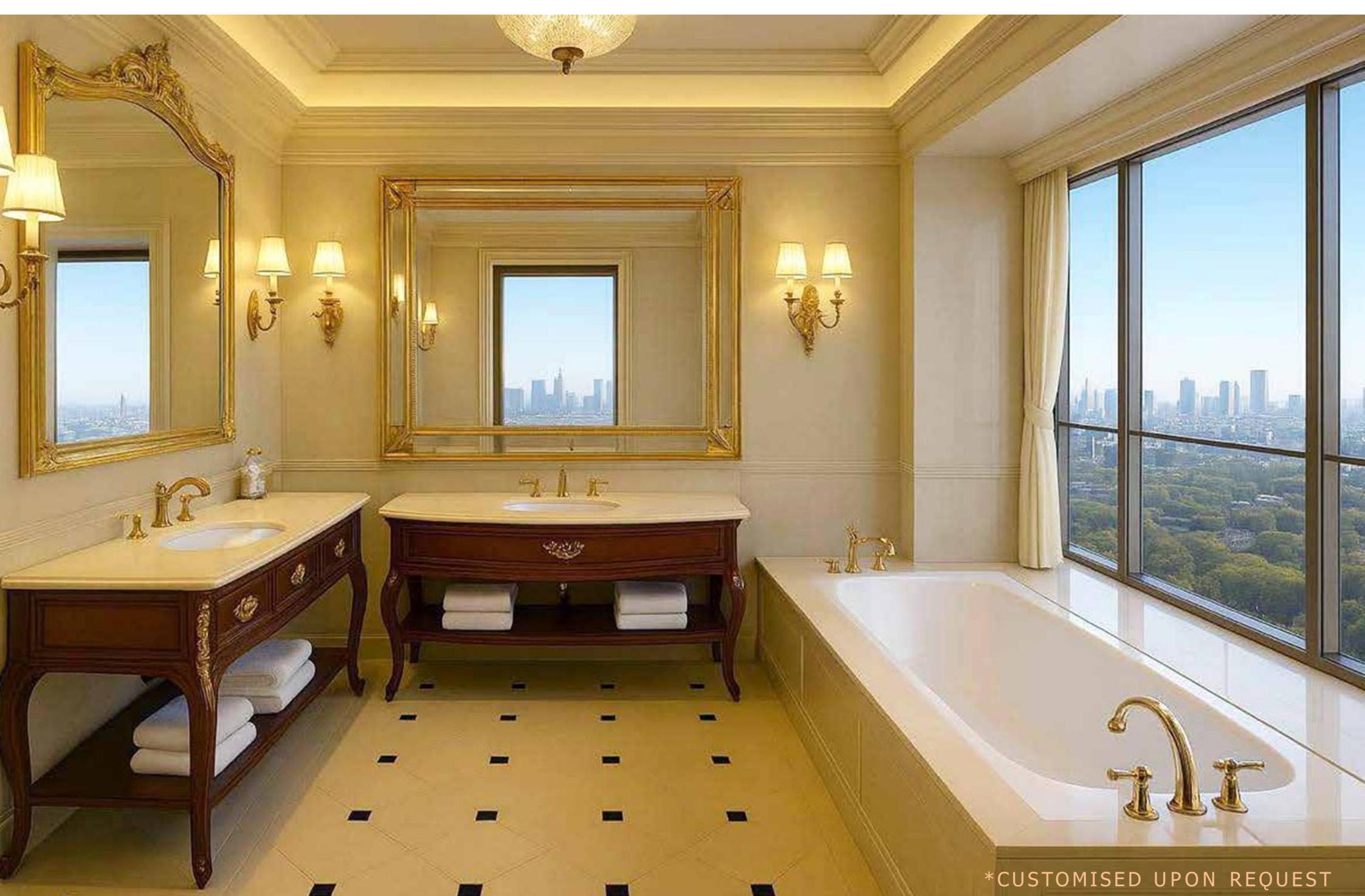
WRAP AROUND BALCONY



\*CUSTOMISED UPON REQUEST

THE PALATIAL

THE PENTHOUSE BEDROOM



\*CUSTOMISED UPON REQUEST

THE PALATIAL

THE PENTHOUSE BATHROOM



## LAYOUT AND FLOOR PLANS

# MASTER LAYOUT

## LEGEND



# UNIT LAYOUT 4 BHK + SPR



# UNIT LAYOUT 3 BHK + SPR



# ATTRACTIVE PAYMENT PLAN

## 30-30-40

INDICATIVE YEAR	CONSTRUCTION MILESTONE	INDICATIVE MONTH	PAYMENT PLAN	INDICATIVE YEAR-WISE PAYMENT
YEAR 1	On booking 45 days from booking 120 days from booking	--	10,00,000 10% 20%	30%
YEAR 2		--		--
YEAR 3	Completion of 7th floor Completion of 21st floor	25 months 32 months	15% 10%	25%
YEAR 4	Completion of 40th floor Completion of inner plaster	40 months 45 months	5% 10%	15%
YEAR 5	Application of OC Receipt of OC Offer for Possession	--	15% 10% 5%	30%

*Own your home with just 30% payment in the first 2 years. Pay only 60% till superstructure.*



# A GREEN ENVIRONMENT

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## LUSH GREEN SPACES

Inclusive G centralised green spaces  
Miyawaki and censory greens

## COMFORTABLE LIVING WITH BIOPHILIC DESIGN

Biophilic Spaces including Parterre Garden, Arched green wall, etc. across the campus and jogging tracks

## COMMITMENT TO SUSTAINABILITY

Green Building Certification through sustainable practices



A DOWNTOWN LIVING EXPERIENCE ON  
SECTOR 104, DWARKA EXPRESSWAY.