



LAUNCHING NEW HOMES AT SOBHA CITY

Delhi NCR's Best Urban Park Residences

SOBHA
CITY

Chintels Metropolis, Sector-108
Gurgaon



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CITY

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Gurgaon

SOBHA CITY,
IN CONTINUATION
OF A SUCCESSFUL
JOURNEY UNVEILS
ITS LATEST
TOWER C4

YOU ARE
INVITED TO BE
A PART OF
THE EVER
GROWING
SOBHA FAMILY

**ENJOY SOBHA QUALITY AND
BREATHTAKING VIEWS.
EVERYDAY.**

Artistic impression



**SOBHA
CITY**

Chintels Metropolis, Sector-108
Gurgaon

CONTENTS

THE NEW TOWER - C4

THE PROJECT

THE AMENITIES

THE COMMUNITY

THE RESIDENCES

THE LOCATION

THE DEVELOPER



EXCEPTIONAL VIEWS

The new tower C4 at Sobha City is 3 side open offering spectacular views of Delhi's Reserved Greens or the resort style lakelet.

SUPERIOR HOMES

This premium tower offers spacious 3 bedroom Vaastu compliant residences in sizes 2073 sq.ft. & 2343 sq.ft.

AMAZING BENEFITS

Limited homes in the new tower come with preferential price and attractive funding options available from Home Loan Partners.

**EVERYONE WILL ENJOY EXCEPTIONAL VIEWS.
ONLY SELECT FEW WILL ENJOY OLD PRICE.**



**The first 20 bookings
for the new tower C4 enjoy
an added incentive of booking
at the old price.**



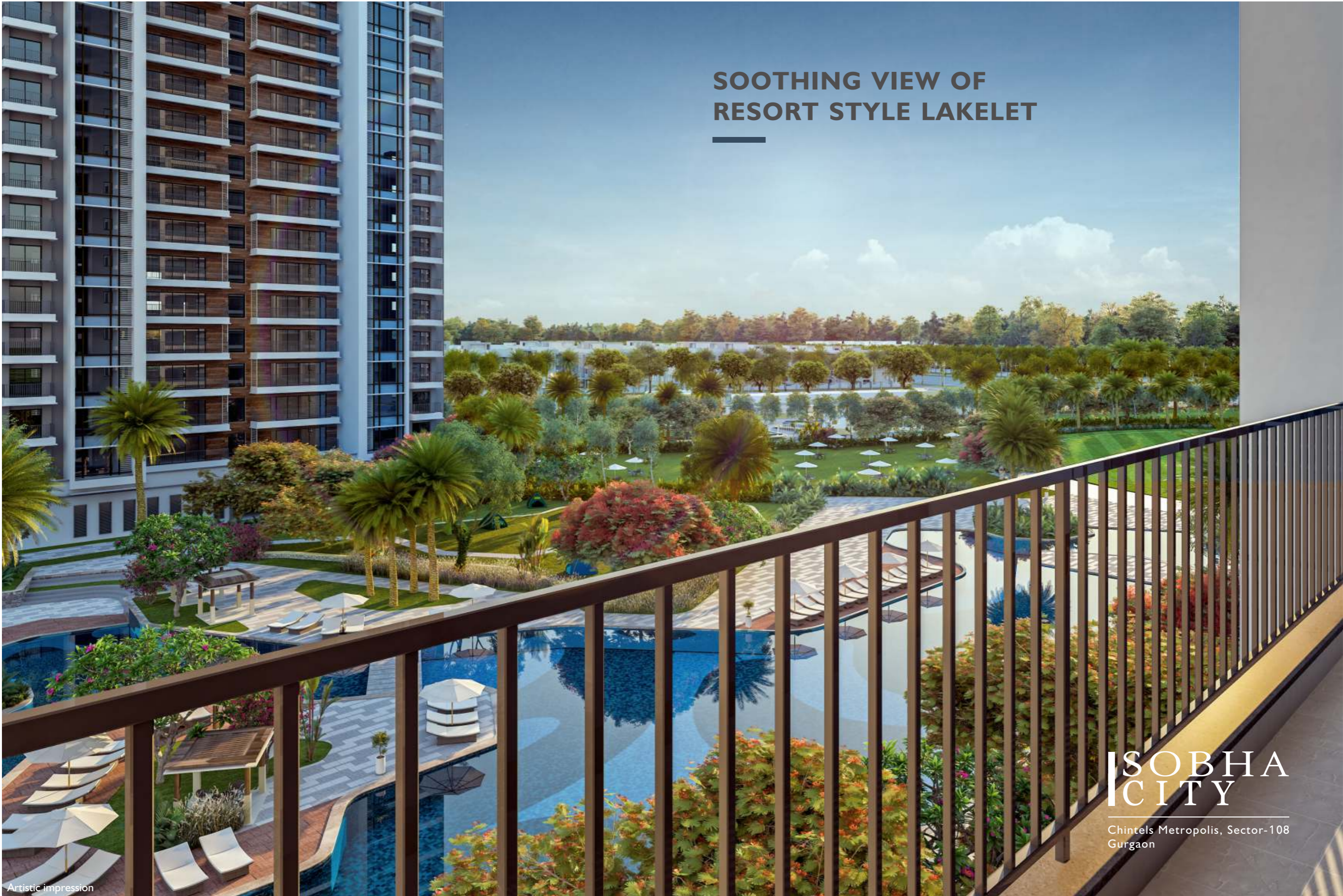
GRAND ENTRANCE OF TOWER LOBBY

**SOBHA
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Artistic impression

SOOTHING VIEW OF
RESORT STYLE LAKELET



SOBHA
CITY

Chintels Metropolis, Sector-108
Gurgaon

Artistic impression



UNINTERRUPTED VIEWS OF
DELHI'S RESERVED GREENS

SOBHA
CITY

Chintels Metropolis, Sector-108
Gurgaon

Artistic impression

**RIGHT AT THE EDGE OF
DELHI'S RESERVED GREENS**

TOWER C4

**SOBHA
CITY**

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Gurgaon

Artistic impression

MASTERSTROKE OF A MASTER PLAN



DELHI'S RESERVED GREENS



- 1. 32M WIDE GRAND ENTRANCE PLAZA
- 2. 90M DIA CRICKET GROUND
- 3. SKATING RINK
- 4. FULL BASKETBALL COURT

- 5. VOLLEYBALL COURT
- 6. CHILDREN'S PLAY AREA
- 7. CLUB OVAL 1
- 8. 1KM LONG WALKING & BIKING TRAIL

- 9. PODIUM GREENS
- 10. OUTDOOR GYM
- 11. SWIMMING POOL
- 12. ISLAND DECK

- 13. PARTY LAWN
- 14. CAMPING GROUND
- 15. AMPHITHEATER
- 16. CLUB OVAL 2
- 17. 3 TENNIS COURTS



SOBHA CITY. DELHI NCR'S BEST URBAN PARK RESIDENCES

URBAN PARK RESIDENCES

Most preferred destination address of Delhi NCR, Sobha City residences come with excellent sports and social amenities set around 8.5 acre of planned urban park.

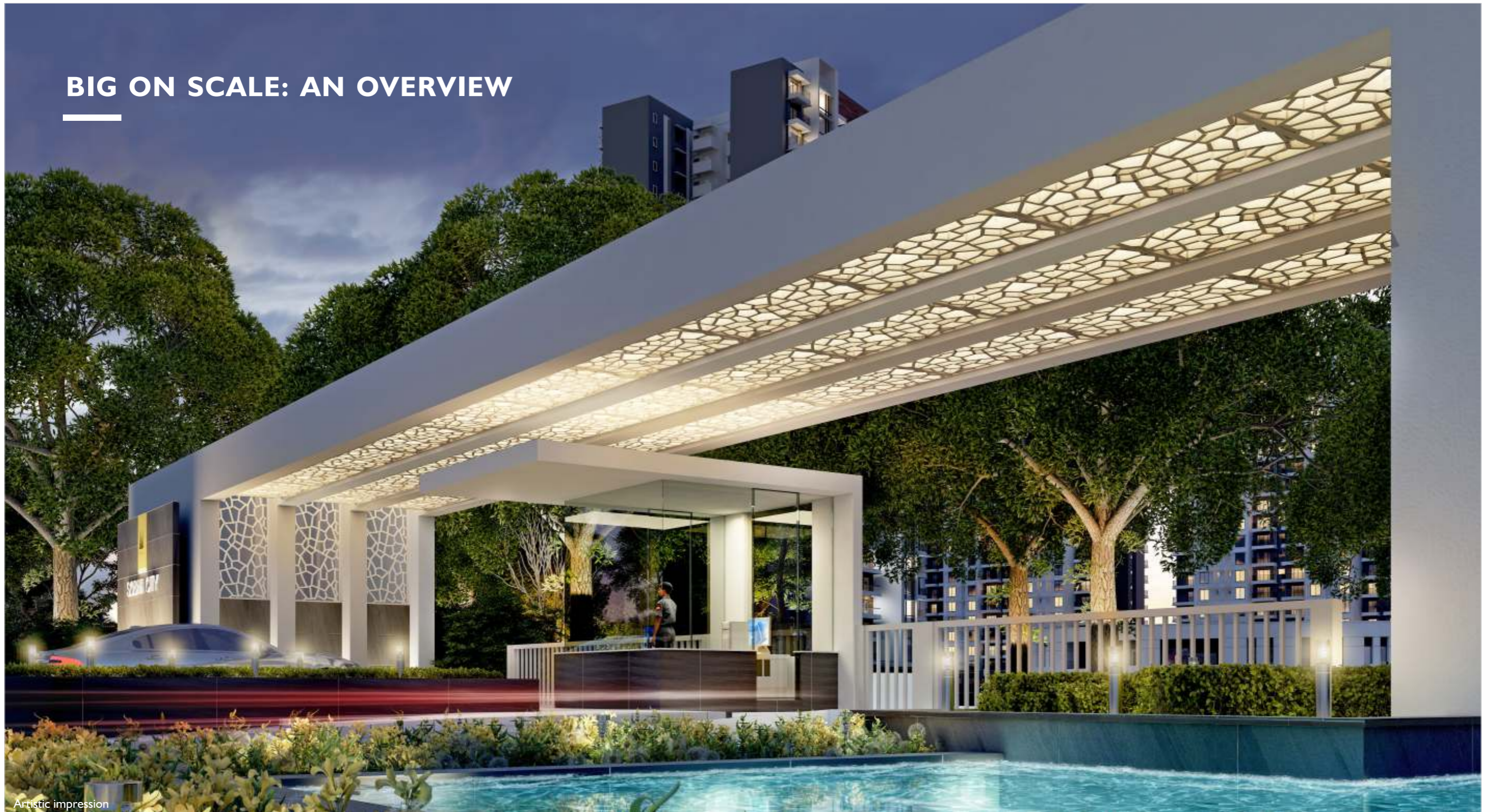
HIGH POTENTIAL LOCATION

The growing social and commercial infrastructure on the Upper Dwarka Expressway makes it the most sought after location in Delhi NCR.

THE SOBHA PROMISE

A consistent track record of delivering one Sobha Home, every ten hours, for last ten years; ensures delivery of quality homes on time, every time.

BIG ON SCALE: AN OVERVIEW



Artistic impression

**39 ACRE OF BIG SCALE
DEVELOPMENT, ONE OF
THE LARGEST IN GURGAON**

**8.5 ACRES OF
ABSOLUTE GREEN
SPACES**

**32 METER WIDE
GRAND ENTRANCE
PLAZA**

**PERIPHERAL TOWERS FOR
EASY ACCESS & UNHINDERED
MAGNIFICENT VIEWS**

BIG ON SUCCESS: THE JOURNEY SO FAR



**CHOICE OF YOUNG
ENTREPRENEURS,
SUCCESSFUL
BUSINESSMEN & CXOs**



**6 TOWERS
LAUNCHED
IN PHASE 1**



**CONSTRUCTION
PROGRESS ON
SCHEDULE**



**MOST PREFERRED
DESTINATION
ADDRESS OF NCR**

BIG ON LIFE: THE AMENITIES



**8.5 ACRES OF
PLANNED URBAN
PARK**



**A DEDICATED
CAMPING ZONE
& A POOL SIDE
PARTY LAWN**



**2 CLUBHOUSES WITH
AN ALL-WEATHER
INDOOR SWIMMING
POOL**



**1 KM LONG &
3M WIDE WALKING
& BIKING TRAIL**



**OVER HALF AN ACRE
OF RESORT STYLE
LAKELET WITH AN
OLYMPIC SIZE POOL
& AN ISLAND DECK**



**AMPHITHEATRE
AND CHILDREN'S
PLAY AREA**

BIG ON LIFE: THE AMENITIES



**90M DIA CRICKET
GROUND WITH
A PROFESSIONAL
PITCH**



**INDOOR
BADMINTON AND
SQUASH COURTS**



**3 FLOOD-LIT
TENNIS COURTS**



**2 FULLY EQUIPPED
GYMNASIUMS**

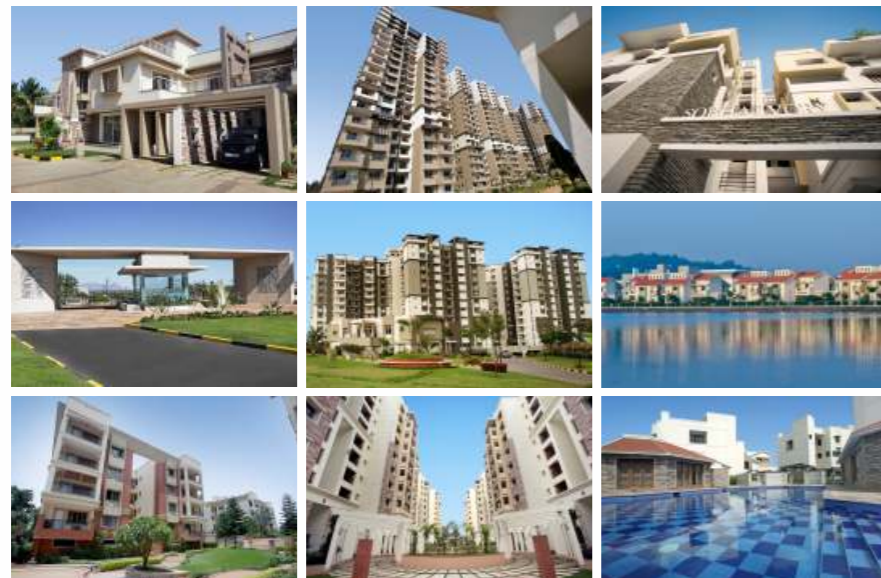


**FULL SIZE
BASKETBALL
& VOLLEYBALL
COURTS**



SKATING RINK

SOBHA COMMUNITY: IN A LEAGUE OF ITS OWN



OVER
22,000

FAMILIES HAVE CHOSEN
SOBHA HOME AS THEIR
PREFERRED ADDRESS
ACROSS INDIA



QUALITY

SOBHA customers have a penchant for perfection & passion for excellence when it comes to quality

LEADERS

Comprising of leaders, businessmen, young entrepreneurs and senior management from corporate world

LEGACY

Families take pride in passing their Sobha home as a legacy from one generation to another

**PREMIUM RESIDENCES
WITH EFFICIENT LAYOUTS**



**SOBHA
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Gurgaon

Actual image

BIG ON EFFICIENCY: THE RESIDENCES



FUNCTIONAL HOMES

- OPTIMAL SIZED LIVING SPACES
- THOUGHTFULLY DESIGNED LAYOUTS FOR EASE OF MOVEMENT
- MAXIMUM SPACE UTILISATION FOR EACH ACTIVITY



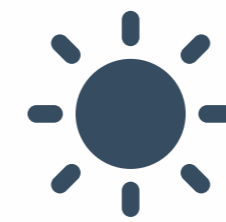
EFFICIENT AREA

- MORE CARPET AREA
- EXTERIOR WALL THICKNESS OF 160MM
- OPTIMAL SIZED BALCONIES
- 4 APARTMENTS ON EACH FLOOR



PRIVATE LIVING

- WELL SPACED TOWERS
- APARTMENT ENTRANCES NOT FACING EACH OTHER
- NO COMMON WALLS BETWEEN APARTMENTS
- MASTER BEDROOM PLACED FOR ENHANCED PRIVACY



VENTILATED SPACES

- LARGE WINDOWS AND SLIDING DOORS
- NATURALLY LIT ATRIUMS
- ADEQUATE DISTANCE BETWEEN TOWERS

THE RESIDENCES

THE FLOOR PLANS

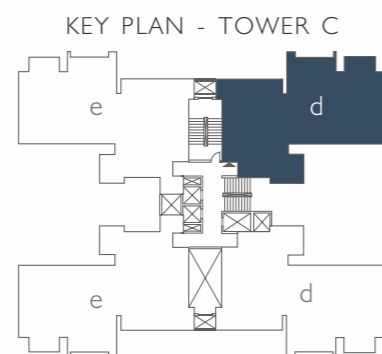
TOWERS C3, C4

TENTATIVE SBA - 192 SQ.MT. (2072.90 SQ.FT.)



UNIT TYPE 'd'

- 3 BEDROOM RESIDENCES
- LARGE MASTER BEDROOM WITH WALK-IN CLOSET
- LARGE KITCHEN AREA
- SQUARE LIVING AND DINING AREA
- INCLUSIVE OF 2 COVERED CAR PARKS

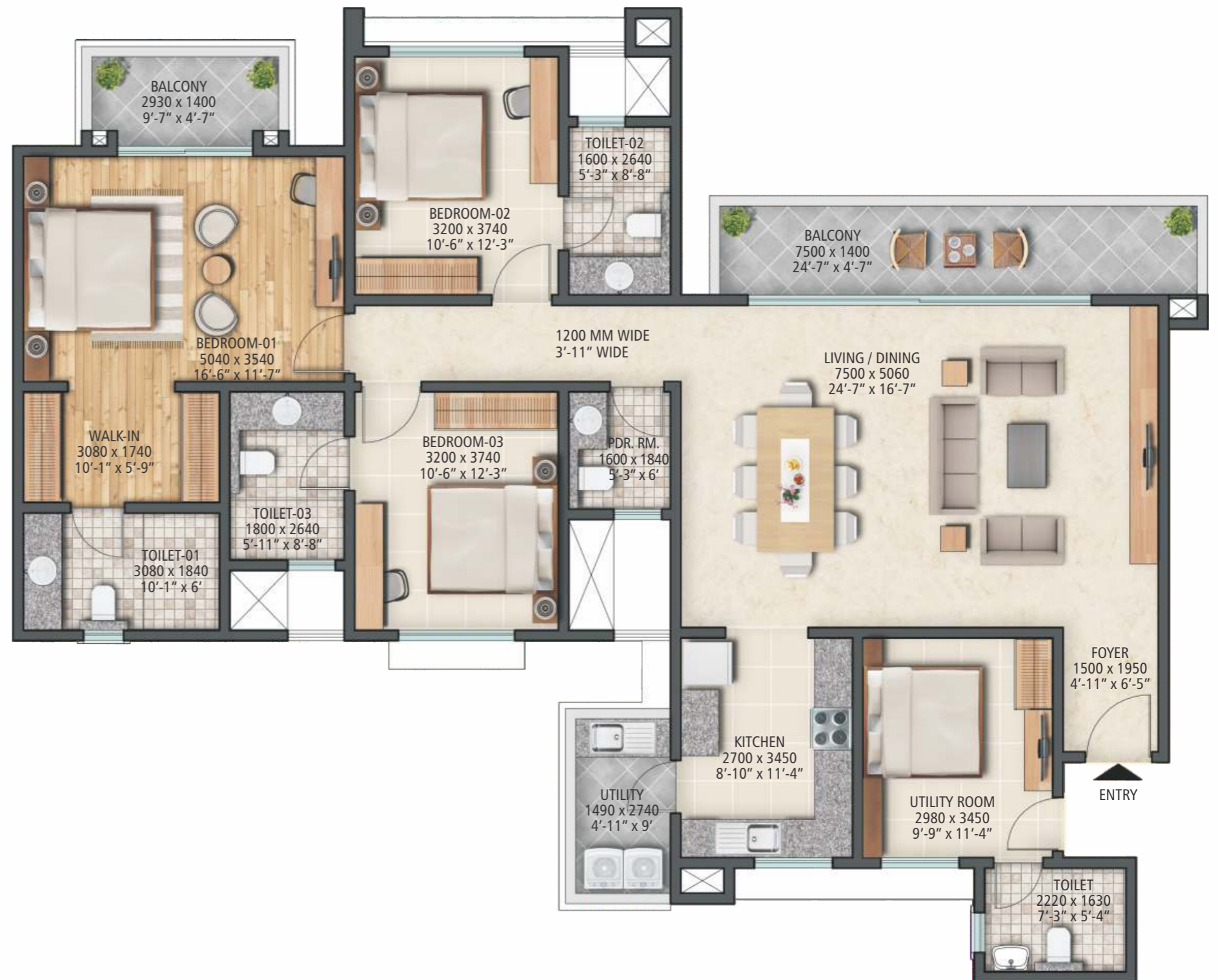


THE RESIDENCES

THE FLOOR PLANS

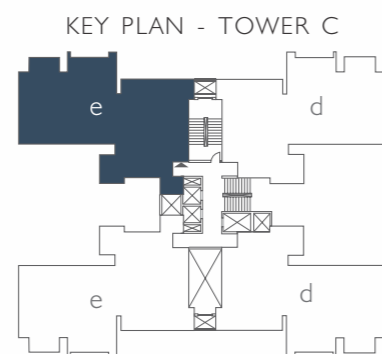
TOWERS C3, C4

TENTATIVE SBA - 217 SQ.MT. (2343.44 SQ.FT.)



UNIT TYPE 'e'

-
- 3 BEDROOM RESIDENCES WITH UTILITY ROOM
-
- LARGE MASTER BEDROOM WITH WALK-IN CLOSET
-
- LARGE KITCHEN AREA
-
- SQUARE LIVING AND DINING AREA
-
- INCLUSIVE OF 2 COVERED CAR PARKS
-





THE RESIDENCES

SPECIFICATIONS

RCC FRAMED STRUCTURE WITH SINGLE BASEMENT, STILT & 18-24 FLOORS 24 HOUR POWER BACKUP FOR APARTMENTS AND COMMON AREA FACILITIES

FOYER / LIVING / DINING

FLOORING	SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING IN TOWER A & B APARTMENTS NATURAL / ENGINEERED STONE FLOORING & SKIRTING IN TOWER C APARTMENTS
WALLS & CEILING	PLASTIC EMULSION PAINT
FITTINGS & FIXTURES	SPLIT AC PROVISION, TELEVISION & TELEPHONE POINT

BEDROOMS

FLOORING	SUPERIOR QUALITY TIMBER LAMINATED FLOORING OR EQUIVALENT AND SKIRTING IN MASTER BEDROOM SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING IN OTHER BEDROOMS
WALLS & CEILING	PLASTIC EMULSION PAINT IN ALL BEDROOMS
FITTINGS & FIXTURES	SPLIT AC PROVISION, TELEVISION & TELEPHONE POINT

KITCHEN

FLOORING	SUPERIOR QUALITY CERAMIC TILE
WALLS	SUPERIOR QUALITY CERAMIC WALL TILE DADO UPTO CEILING
CEILING	PLASTIC EMULSION PAINT
FITTINGS & FIXTURES	EXHAUST FAN
UTILITY AREA	STAINLESS STEEL SINGLE BOWL SINK WITH DRAIN BOARD

BALCONIES

FLOORING	SUPERIOR QUALITY ANTI-SKID CERAMIC TILE FLOORING AND SKIRTING
WALLS	EXTERNAL GRADE TEXTURED PAINT
CEILING	PLASTIC EMULSION PAINT
PARAPET / RAILING	PARAPET WITH GRANITE COPING / MS RAILING

BATHROOMS / TOILETS

FLOORING	SUPERIOR QUALITY ANTI-SKID CERAMIC TILE
WALLS	SUPERIOR QUALITY CERAMIC WALL TILE DADO UPTO FALSE CEILING
CEILING	FALSE CEILING WITH GRID PANELS
COUNTER	GRANITE (IN ALL TOILETS EXCEPT UTILITY ROOM TOILET)
FIXTURES	SHOWER PARTITION IN MASTER BATH IN TOWER C
ACCESSORIES	EXHAUST FAN, 25 LITRE CAPACITY GEYSER, 15 LITRE CAPACITY GEYSER IN UTILITY ROOM TOILET
FITTINGS	CHROMIUM PLATED FITTINGS & SANITARYWARE OF REPUTABLE MAKE

UTILITY ROOM (IN TOWER C)

FLOORING	CERAMIC TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT

STAIRCASE

CEMENT CONCRETE FOR TREADS AND RISERS
TEXTURED PAINT FOR WALLS
PLASTIC EMULSION PAINT FOR CEILINGS

COMMON AREAS

FLOORING	VITRIFIED TILES / GRANITE IN LOBBY
WALLS	SUPERIOR QUALITY CERAMIC WALL TILE DADO UPTO CEILING
CEILING	PLASTIC EMULSION PAINT
PARAPET / RAILING	GRANITE COPING / MS HANDRAIL

DOORS

MAIN DOOR	TIMBER FRAME, TIMBER ARCHITRAVE AND SHUTTERS WITH BOTH SIDE MASONITE SKIN
BEDROOM DOORS	TIMBER FRAME, TIMBER ARCHITRAVE AND SHUTTERS WITH BOTH SIDE MASONITE SKIN
TOILET DOORS	TIMBER FRAME, TIMBER ARCHITRAVE AND SHUTTERS WITH OUTSIDE MASONITE SKIN AND INSIDE LAMINATE
OTHER DOORS	SPECIALLY DESIGNED HEAVY-DUTY POWDER COATED ALUMINUM EXTRUDED FRAMES
WINDOWS	HEAVY-DUTY POWDER COATED ALUMINUM GLAZED WINDOWS & VENTILATORS

LIFTS

2 LIFTS (15 PASSENGER CAPACITY & 8 PASSENGER CAPACITY) IN TOWER A & B
3 LIFTS (ONE 15 PASSENGER CAPACITY & TWO 8 PASSENGER CAPACITY) IN TOWER C

CAR PARKING

COVERED CAR PARKS IN BASEMENT AND STILT LEVEL
ADDITIONAL OPEN CAR PARKS FOR VISITORS ON GROUND LEVEL

SECURITY

EACH APARTMENT LINKED TO MAIN SECURITY CABIN VIA INTERCOM

LANDSCAPE

DESIGNER LANDSCAPING

**LOCATION: BEST OF BOTH THE WORLDS -
DELHI AND GURGAON**

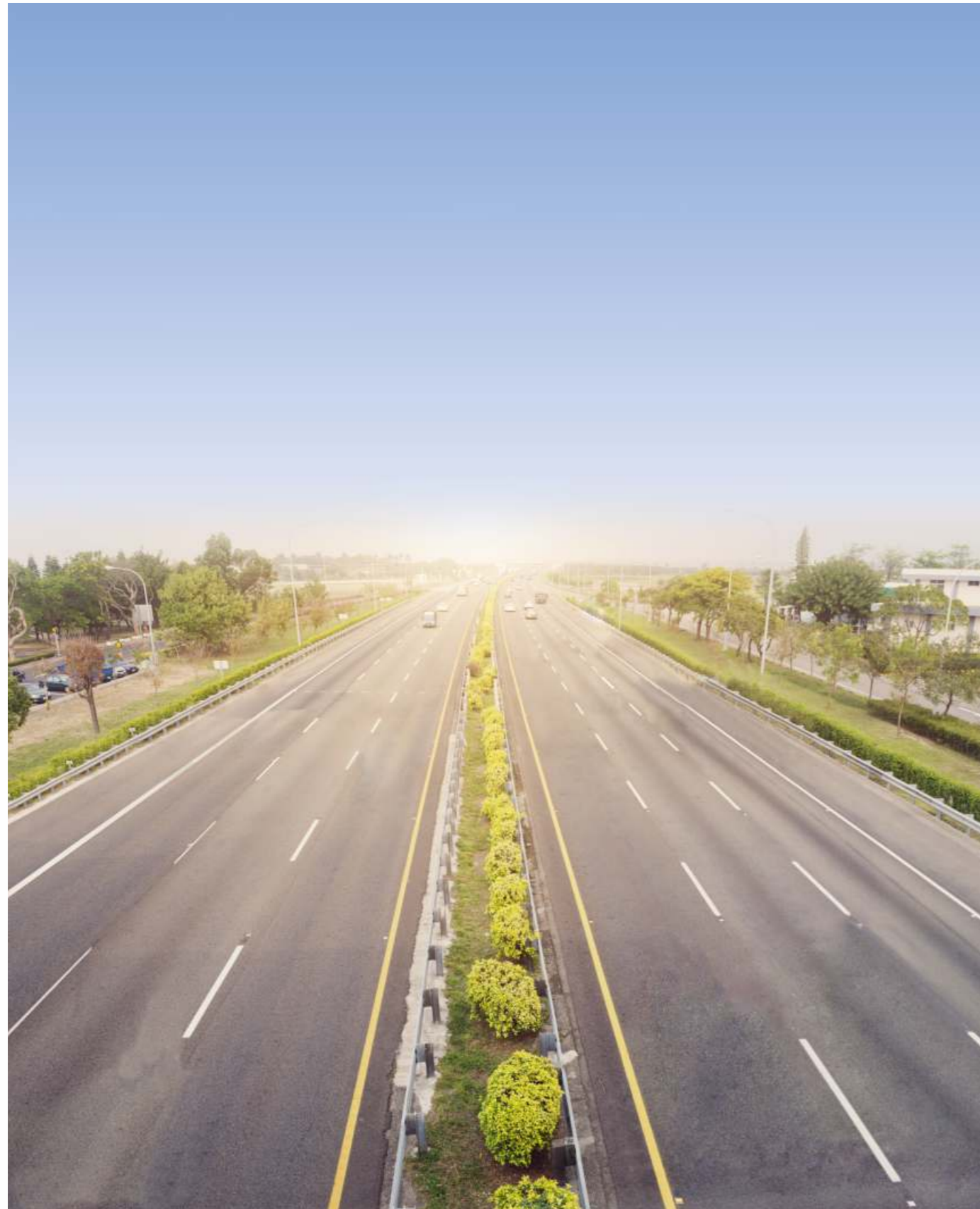


**LOCATED ON UPPER
DWARKA EXPRESSWAY
SECTOR 108, GURGAON**

**OVERLOOKING
ACRES OF DELHI'S
RESERVED GREENS**

**ON AN EXISTING
75M WIDE ROAD**

**FRONTAGE OF
OVER 500M**



UPPER DWARKA EXPRESSWAY: THE POTENTIAL IS ONLY NORTHWARDS

ENVIABLE NEIGHBORHOOD

Dwarka - Asia's Largest Subcity	10 Mins
IGI Airport - India's Busiest Airport	15 Mins
Aerocity - Delhi's Only Hospitality District	15 Mins
Gurgaon - The Millennium City	20 Mins
Vasant Vihar - Delhi's Poshest Area	25 mins

ALL SET TO TAKE OFF

- Alternative to NH-8, to be the widest road in the country
- NH status and Government push has led to expedition of work
- Upcoming social and commercial infrastructure in vicinity
- Population settlement happening at a brisk pace
- Area is witnessing rise in demand for quality housing

DWARKA EXPRESSWAY COMES CLOSER TO REALITY

PMO intervenes to clear last hurdle in Dwarka Expressway

Source: Times Of India; November 22, 2018

Gadkari tells NHAI to begin construction on Haryana leg of Dwarka Expressway by Oct-end

Source: Hindustan Times; October 4, 2018

NHAI initiates takeover of land to build Delhi stretch of Dwarka Expressway

Source: Hindustan Times; August 31, 2018

Legal hurdles cleared. HUDA to handover Dwarka Expressway project to NHAI.

Source: Hindustan Times; August 19, 2018

Dwarka Expressway comes closer to reality

Source: Hindustan Times; June 28, 2018

Last hurdle on Dwarka e-way cleared: Gadkari

Source: Times Of India; April 17th, 2018



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Gurgaon

FOR GENERATIONS TO KEEP



**A SOBHA PRODUCT OF
INTERNATIONAL REPUTE**

**A LASTING QUALITY,
A LIFETIME ASSET FOR
GENERATIONS TO KEEP**

**A PRICELESS LEGACY TO BE
GIFTED TO YOUR LOVED ONES**

**AN OWNER'S PRIDE, A TRUE
WORTH OF YOUR HAPPINESS**



SOBHA

TRANSFORMING THE WAY PEOPLE PERCEIVE QUALITY



SOBHA RANKED NO.1 BRAND IN REAL ESTATE ACROSS INDIA FOR 4 CONSECUTIVE YEARS BY TRACK2REALTY*



2017
WINNER
BEST
PROFESSIONALLY
MANAGED
COMPANY
CIDC

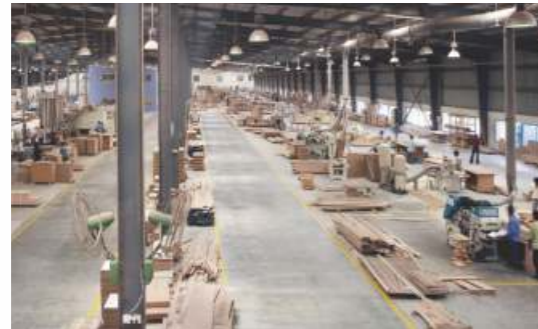
2016
WINNER
BEST
DEVELOPER
OF THE YEAR
CONSTRUCTION TIMES

2015
WINNER
LUXURY
VILLA PROJECT
OF THE YEAR
NDTV PROPERTY

2014
WINNER
INDIA'S MOST
ADMIRER
BUILDER
CONSTRUCTION WORLD

2013
WINNER
BUILDER
OF THE YEAR
CNBC AWAZ

*Track2Realty – Consumer Confidence Report 20:20, India Investment Report 20:20 and BrandXReport



SELF BELIEF TO EXCEL

- | Culture of achieving excellence in quality
- | Attention to minute details in systems, processes, design and execution of all activities



IN-HOUSE EXPERTISE

- | India's only backward integrated real estate company
- | In-house design studio, concrete, interiors, glazing & metal works factory for superior quality
- | Technicians trained by German experts



GLOBAL OPERATIONS

- | Presence in 6 countries
- | Footprint across 27 cities & 13 states in India
- | 28,000 people employed globally



IMPECCABLE TRACK RECORD

- | Timely delivery for 20 years
- | Delivered 411 real estate & contractual projects
- | Over 96.48 million sq.ft. delivered & 51 million sq.ft. under construction



OVER 187 VILLAS DELIVERED.

A testimony of Sobha's design, execution, finishes and its commitment to delivery in Gurgaon.

**international
city**
gurgaon



STRAIGHT LINE MODERN ARCHITECTURE



PRESIDENTIAL VILLAS AT INTERNATIONAL CITY



THE CLUB AT INTERNATIONAL CITY



SWIMMING POOL AT THE CLUB, INTERNATIONAL CITY



ACCEPTING EXPRESSION OF INTEREST NOW



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