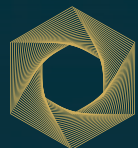


HARERA Registration No

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





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 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

THE HERO LEGACY

Hero Homes is the flagship brand of Hero Realty Private Limited (HRPL), a Hero Enterprise business, which provides luxury living with honest pricing. Hero Group, a corporation with a six-decade history of developing world-class brands, founded the Hero Enterprise in 1996. Hero Realty has been fostering a healthy local community, by building trendy, contemporary, and environment friendly homes. HRPL has earned a reputation for its progressive ideas, responsiveness to client demands, and dedication to sustainability.

ELEGANCE REDEFINED AT
THE PALATIAL

At Hero Homes, we believe a home isn't just a place; it's a feeling. The Palatial isn't merely a structure - it's a condominium where comfort meets elegance, and every corner is crafted for cherished moments. It's where you create memories, feel at peace, and find yourself at home, truly living life as it's meant to be.



*Artistic Impression

AN ICONIC STRUCTURE OF ELEGANCE

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, surrounded by magnificent vistas inspired by continental Europe.

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 celebrations.





THE PALATIAL

By **Hero**Homes

TECH PARKS/SEZs

DLF CORPORATE PARK – 13.1 KMS
DLF CYBER CITY – 15 KMS
UDYOG VIHAR – 12 KMS
MARUTI UDYOG – 11 KMS
AIRTEL CORPORATE OFFICE – 13 KMS



SCHOOLS & COLLEGES

DPS – 800 MTRS
CAMBRIDGE MONTESSORI PRE SCHOOL – 2.1 KMS
SANSKAR BHARTI SCHOOL – 3.1 KMS
ROYAL OAK INTERNATIONAL SCHOOL – 3.7 KMS
IMPERIAL HERITAGE SCHOOL – 5.8 KMS
MDI GURGAON – 8.1 KMS
BITM COLLEGE – 3.6 KMS
DRONA COLLEGE OF EDUCATION – 5.2 KMS
WIT COLLEGE – 5.8 KMS

CONNECTIVITY

AIRPORT: 12 KMS
GURUGRAM RAILWAY STATION: 3 KMS
DWARKA SECTOR 21 METRO STATION: 12 KMS
PROPOSED METRO STATION: 0.5 KMS
HUDA CITY CENTRE METRO: 12 KMS
DIPLOMATIC ENCLAVE: 11 KMS
GOLF COURSE ROAD: 19 KMS
BHARAT VANDANA PARK: 15 KMS
YASHOBHOOMI CONVENTION CENTRE: 12 KMS



MEDICAL FACILITIES

COLUMBIA ASIA HOSPITAL – 8 KMS
MEDANTA MEDICITY – 9.7 KMS
FORTIS GURUGRAM – 21 KMS
SHREE KRISHNA HOSPITAL – 3 KMS
SHEETLA MULTI-SPECIALITY HOSPITAL – 3.2 KMS
SARVODAYA HOSPITAL – 3.7 KMS
AARVY HOSPITAL – 6.1 KMS
LOTUS MULTI-SPECIALITY – 6.7 KMS



SHOPPING FOOD & ENTERTAINMENT HOTELS

CONSCIENT ONE MALL – 3.1 KMS
DOMINOS – 3.1 KMS
AMBIENCE MALL – 16 KMS
DEW DROP MIZU – 8 KMS
CROWNE PLAZA HOTEL – 10 KMS
TAJ CITY CENTRE – 11.1 KMS
CYBER HUB: 12 KMS
F9 GO KARTING – 9 KMS

STAY CONNECTED WITH DWARKA EXPRESSWAY

You're always at the center of convenience with seamless access from our project. This location not only offers excellent connectivity to Delhi and Gurugram but also serves as a hub for world-class infrastructure.



*Artistic Impression

READY TO LIVE
HOMES

13 CUSTOMIZABLE INTERIORS TAILORED TO YOUR STYLE

HOMES THAT ARE
EXCLUSIVELY YOU

DESIGNED BY
GLOBAL EXPERTS

EXPANSIVE SPACES
OUTSIDE YOUR APARTMENT

PAYABLE ADDITIONAL PACKAGE IN PARTNERSHIP WITH EXTERNAL SERVICE PROVIDERS*



*Artistic Impression

VEHICLE-FREE SURFACE ZONE

At Palatial, enjoy a serene, pedestrian-friendly environment with a Surface-Free Vehicular Zone. With traffic restricted to underground areas, experience uninterrupted green spaces, safe walkways, and a peaceful ambiance, redefining luxury living.



*Artistic Impression

MULTI-TIER DIGITAL SECURITY

Experience a lifestyle of ultimate convenience with digital home security, advanced home automation system, centralized digital concierge and app-based parking slots. Every residence is equipped with modern smart home automation, offering you seamless control over lighting, climate, security, and more—all at the touch of a button.



*Artistic Impression

THE BEAUTIFUL LIFE
**LIVE, WORK
& INDULGE**

Grab your morning coffee, walk to work, and
unwind with shopping or fine dining, just an
elevator ride away.

 **THE PALATIAL**
By **HERO HOMES**
SAHEB

www.realtyventuresindia.com

*Artistic Impression

An artistic rendering of a modern, multi-story building entrance at night. The central entrance is framed by a large, illuminated canopy with a textured, golden-brown surface and numerous small lights. Above the entrance, the text "THE PALATIAL Club House" is displayed in a combination of bold, sans-serif and elegant script fonts. The building features large glass windows and doors, some with decorative patterns. Several people are standing in the entrance area, and the foreground shows a well-maintained lawn with small shrubs and decorative lighting.

EXPERIENCE LUXURY BEYOND COMPARE

Discover luxury at our 54,000* +sq. ft. Residential Clubhouse with top-tier amenities like a Gym, Swimming Pool, and Indoor Games. Enjoy grand celebrations, premium sports facilities, and a lifestyle that blends wellness and community.

*54,000 Sq.ft. = 5016.7 Sq. m.

www.realtyventuresindia.com

*Artistic Impression



LUXURY LIVING

INFINITE AMENITIES

- FINE DINING
- MULTI-PURPOSE HALL
- BUSINESS CENTRE
- BOARD GAMES ROOM
- PLAY STATION ZONE
- SQUASH COURT

- BILLIARDS/POOL TABLE
- INDOOR KID'S PLAY ZONE
- AEROBICS
- DANCE ROOM
- FULLY EQUIPPED GYM
- OPEN GYM

- SPA & SALON
- TEMPERATURE CONTROLLED SWIMMING POOL
- BADMINTON COURTS

www.realtyventuresindia.com

*Artistic Impression



TEMPERATURE CONTROLLED SWIMMING POOL

www.realtyventuresindia.com

*Artistic Impression



GYMNASIUM

IN COLLABORATION WITH



www.realtyventuresindia.com

*Artistic Impression

MIYAWAKI TRAIL

Using the Miyawaki method, our native tree plantation creates a self-sustaining, dense forest that accelerates growth, enhances air quality, and boosts biodiversity. This thriving ecosystem offers a cooling microclimate and a serene, nature-immersed environment—promoting sustainability, well-being, and an elevated standard of living.



SPA

*Artistic Impression



YOGA

*Artistic Impression



DOUBLE-HEIGHT TOWER ENTRANCE LOBBY

THE JOY OF PEACEFUL LIVING

With 13 customizable interior options and mood boards, every detail is thoughtfully tailored to your preferences. Enjoy the freedom to handpick colors, materials, and finishes that tell your story. Our commitment to personalized craftsmanship ensures a home that is as distinctive as your style.



MASTER BEDROOM

YOUR PERSONAL SANCTUARY, DESIGNED FOR ULTIMATE RELAXATION.

www.realtyventuresindia.com

*Artistic Impression



LIVING ROOM
MASTERING THE ART OF FINE LIVING.

www.realtyventuresindia.com

*Artistic Impression



KITCHEN
WHERE CULINARY CREATIVITY COMES TO LIFE.

www.realtyventuresindia.com

*Artistic Impression



BATHROOM

ELEVATE YOUR EVERYDAY WITH A BATHROOM DESIGNED FOR COMFORT AND LUXURY.

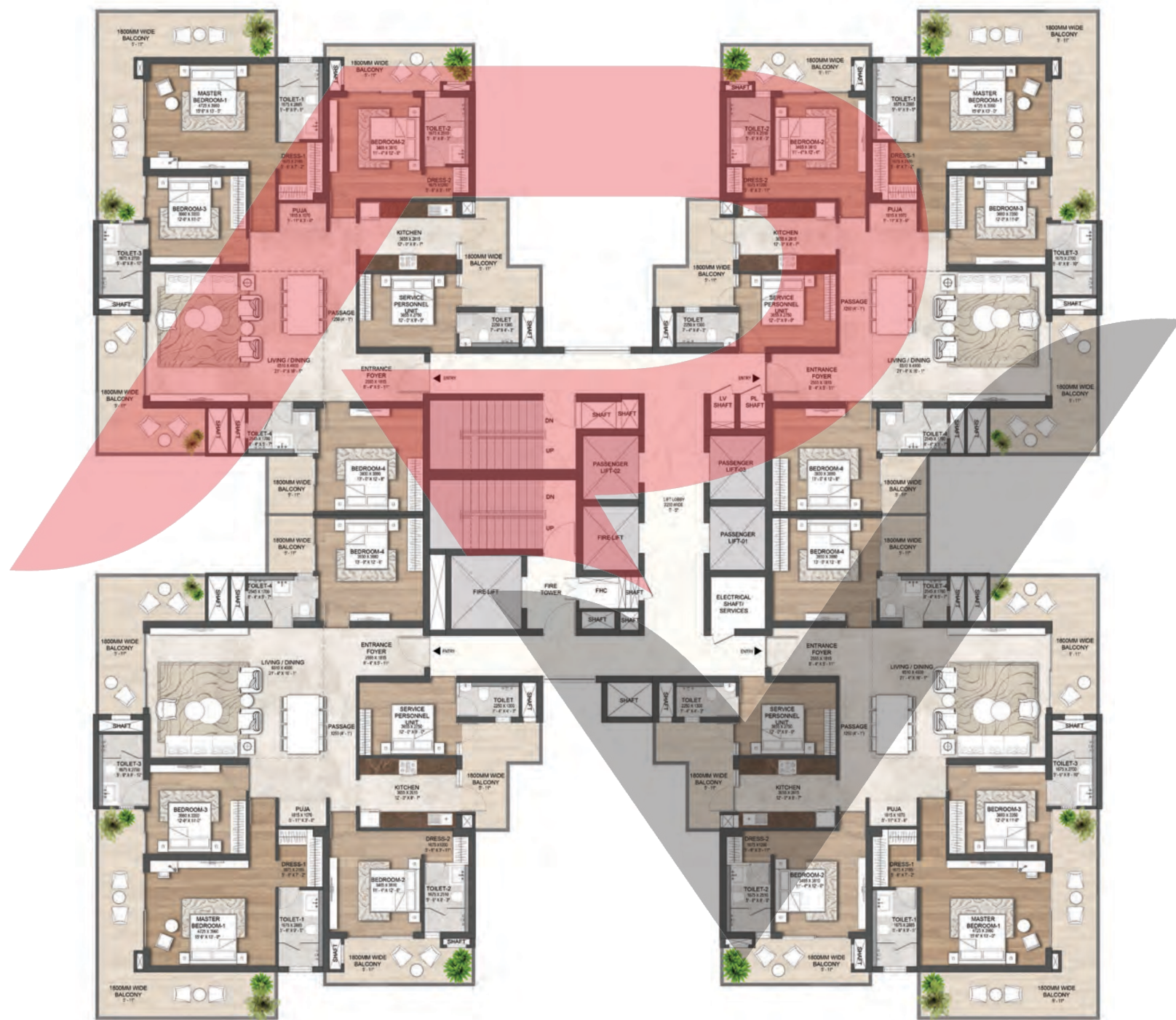
www.realtyventuresindia.com

*Artistic Impression



LEGEND

- | | | | | | |
|----|-------------------------|----|----------------------|----|-----------------------|
| 1 | Residential Entry | 13 | Entry to Basement | 23 | Mounds |
| 2 | Residential Exit | 14 | Exit from Basement | 24 | Central Water Feature |
| 3 | Retail Promenade | 15 | Buffer Planting | 25 | Cricket Pitch |
| 4 | Entry Water Feature | 16 | Arched Green House | 26 | Guard Room |
| 5 | Berms | 17 | Open Gym | 27 | Lawn |
| 6 | Parterre Garden | 18 | Children's Play Area | 28 | Swimming Pool |
| 7 | Retail informal Seating | 19 | Multipurpose Court | 29 | Kids' Pool |
| 8 | Commercial Entry | | a. Volleyball | 30 | Deck Area |
| 9 | Commercial Exit | | b. Lawn Tennis | 31 | Amphitheatre |
| 10 | Driveway | | c. Football | 32 | The Grand Portal |
| 11 | Water Feature | 20 | Stepped Seating | 33 | Jacuzzi |
| 12 | Entry Plaza | 21 | Miyawaki Forest | 34 | Services |
| | | 22 | Floating Lawn | | |

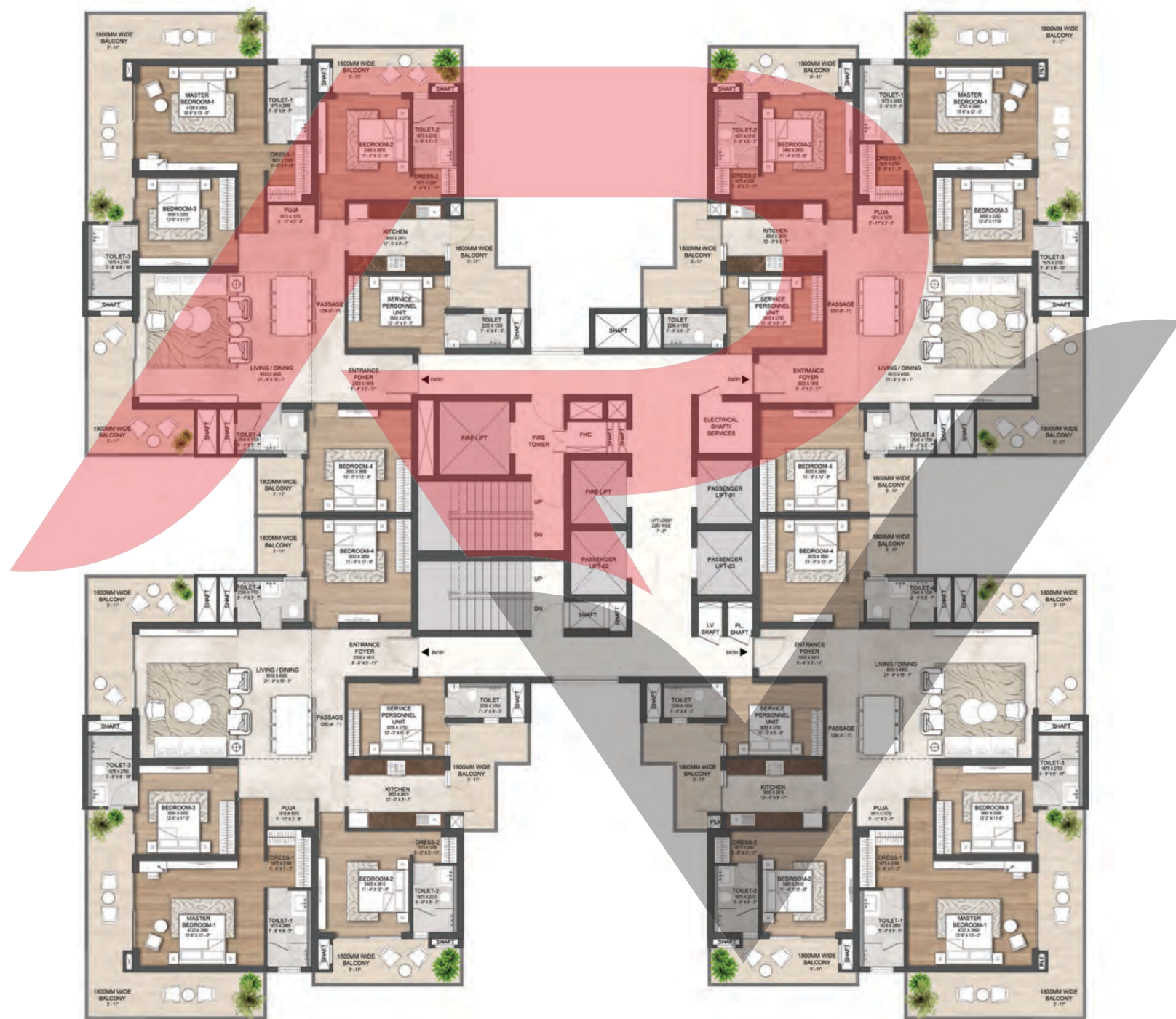


TOWER A - TYPICAL FLOOR PLAN



TOWER A - 4BHK + SPR UNIT PLAN



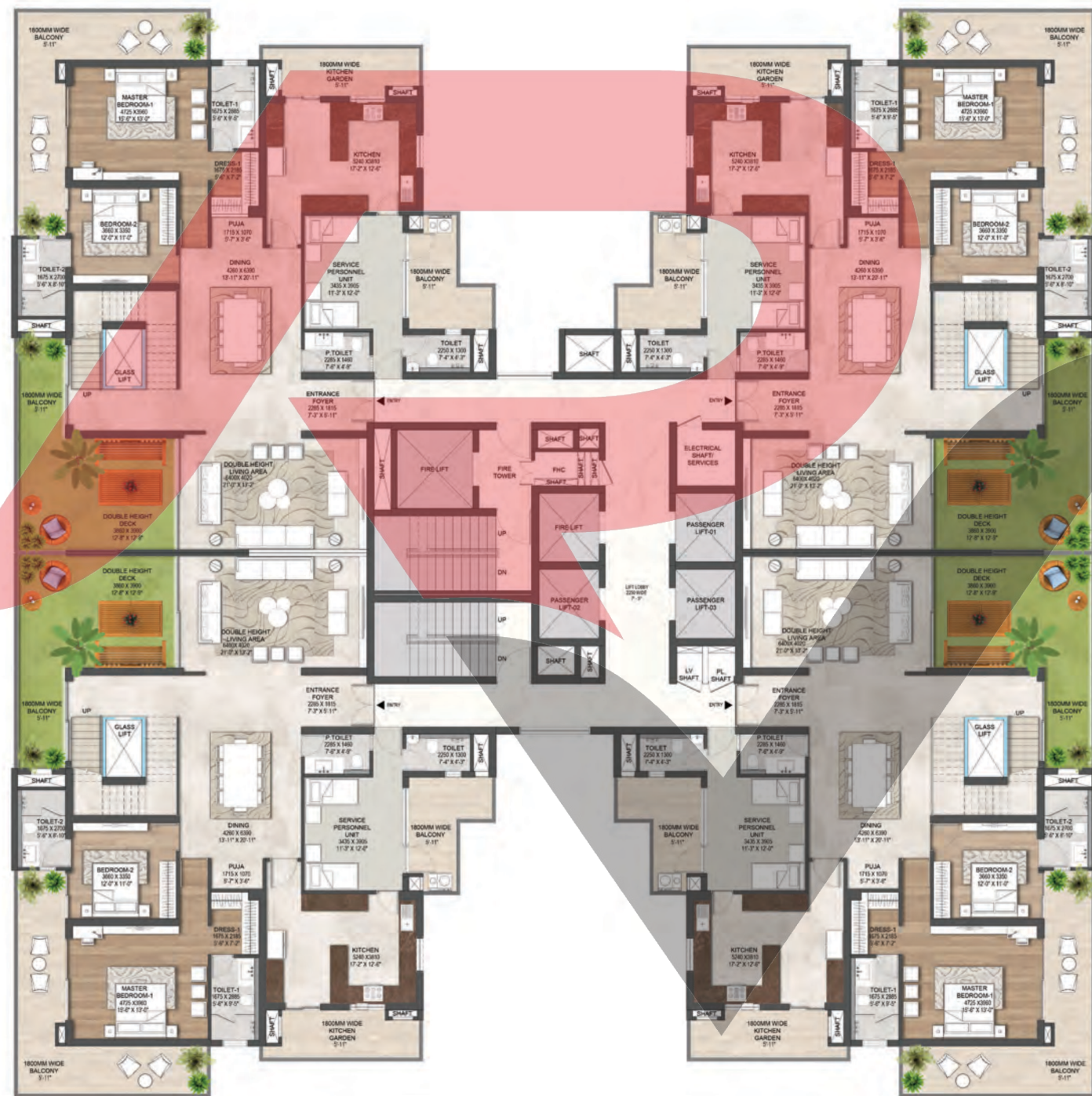


TOWER B - TYPICAL FLOOR PLAN



TOWER B - 4BHK + SPR UNIT PLAN



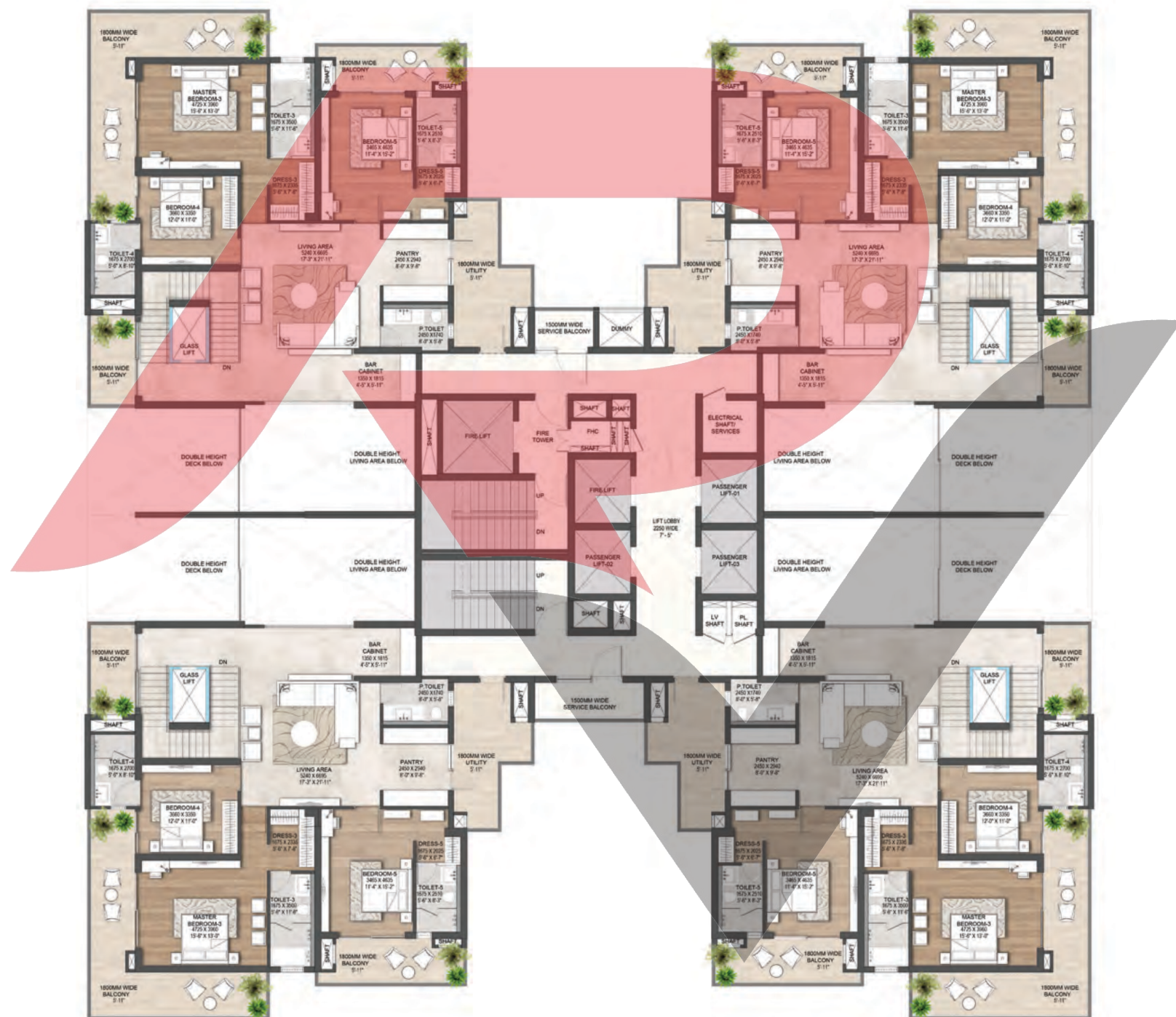


TOWER B – LOWER PENTHOUSE TYPICAL FLOOR PLAN



TOWER B – LOWER PENTHOUSE UNIT PLAN



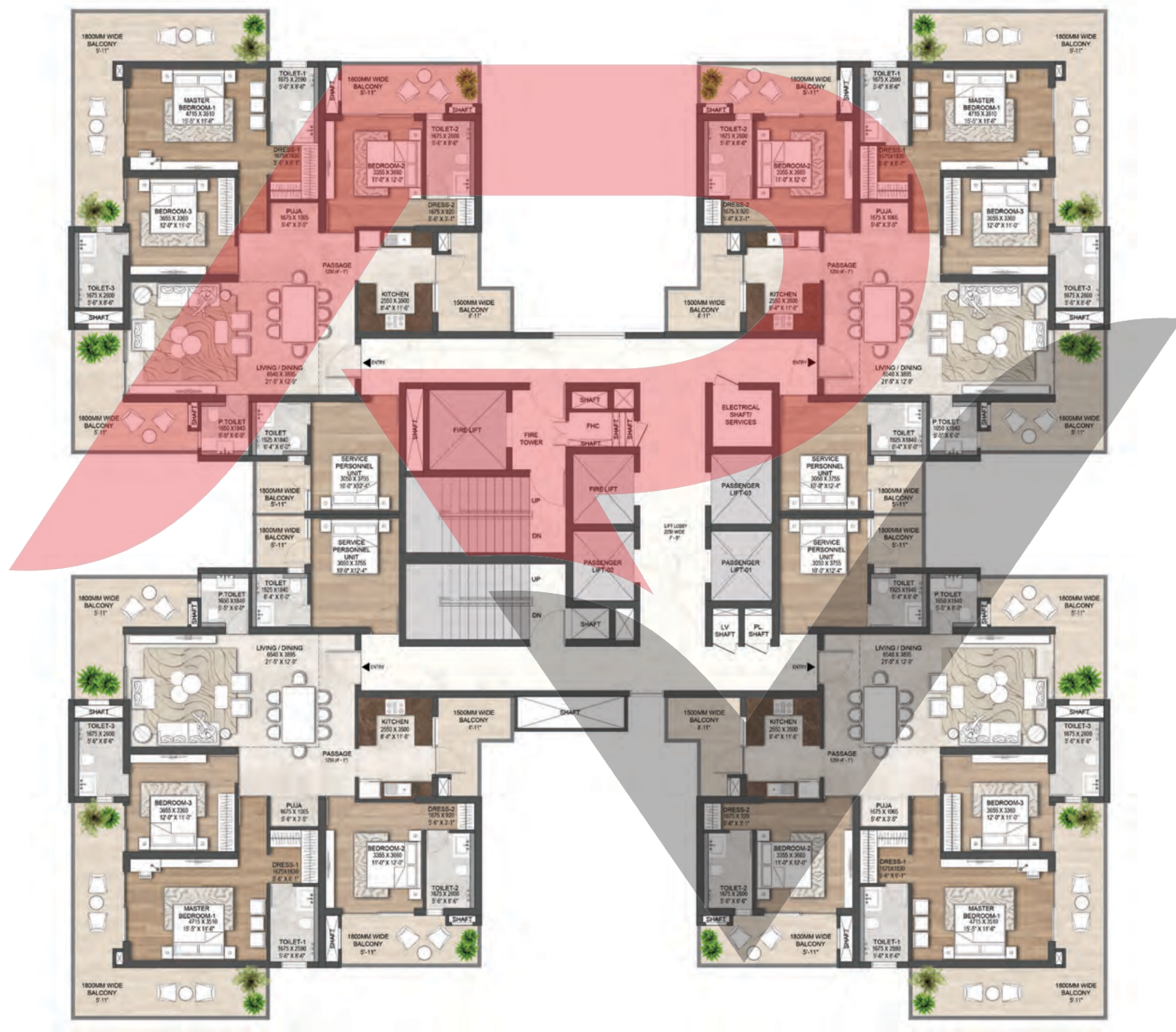


TOWER B – UPPER PENTHOUSE TYPICAL FLOOR PLAN

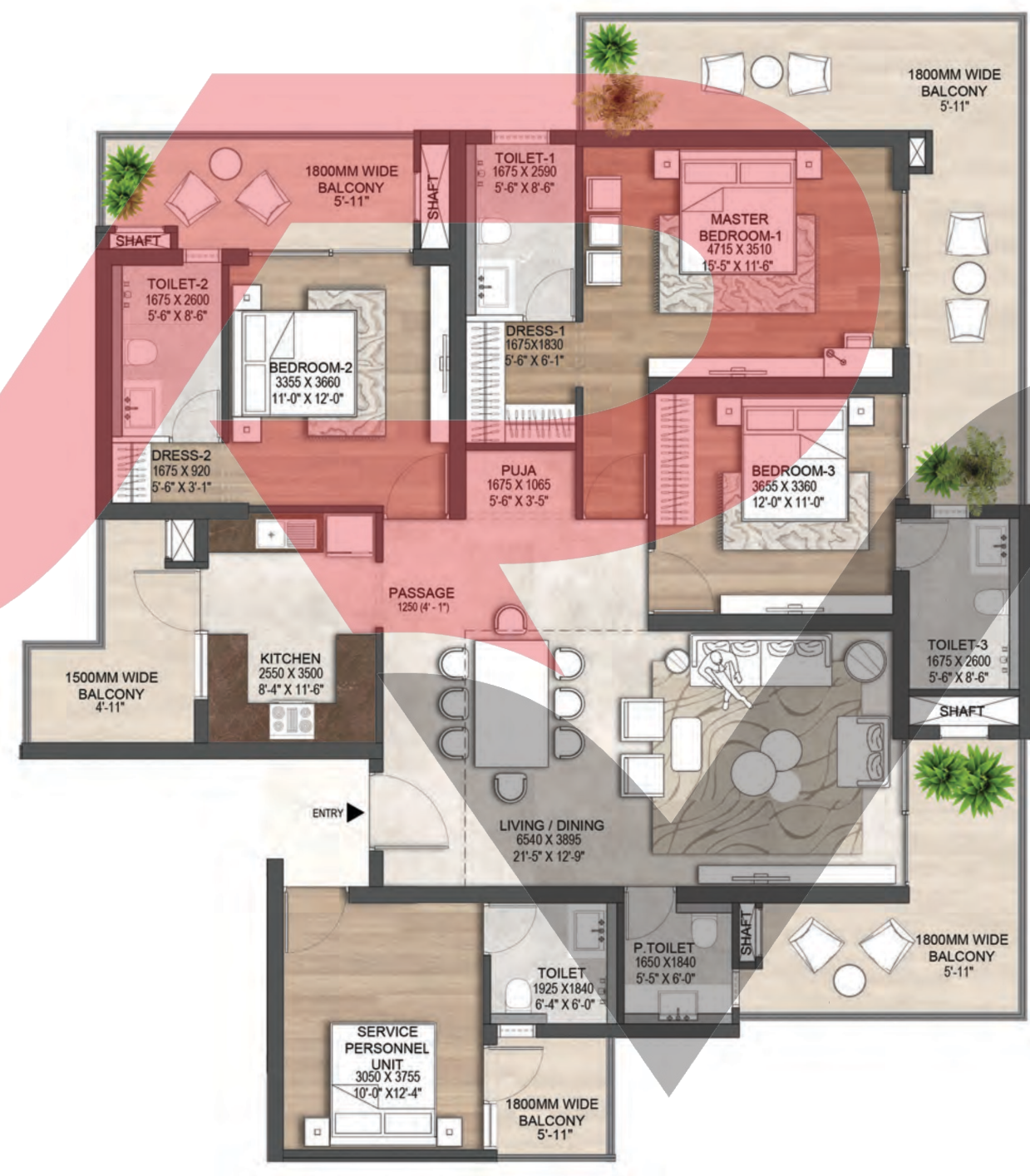


TOWER B – UPPER PENTHOUSE UNIT PLAN



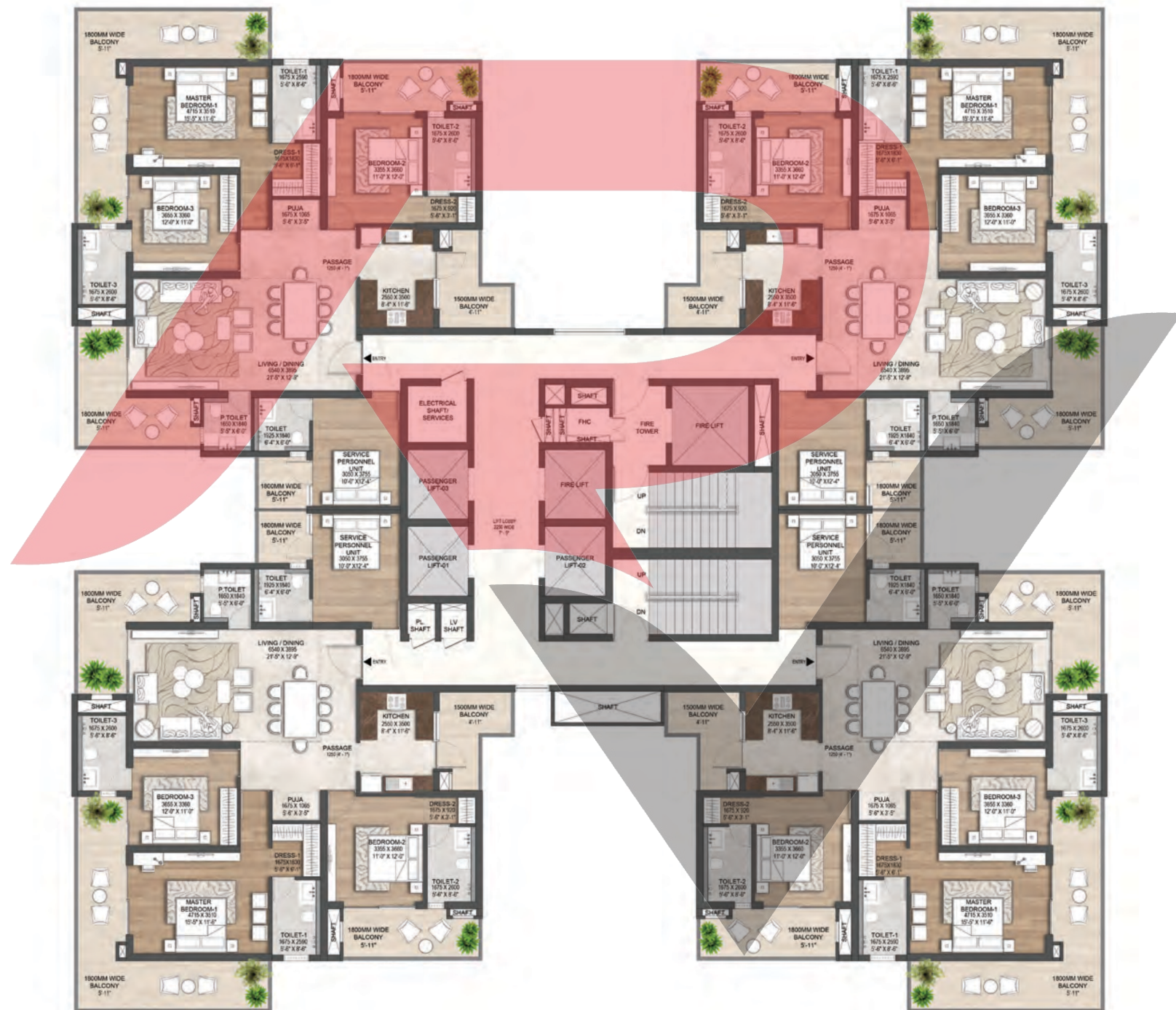


TOWER D - TYPICAL FLOOR PLAN

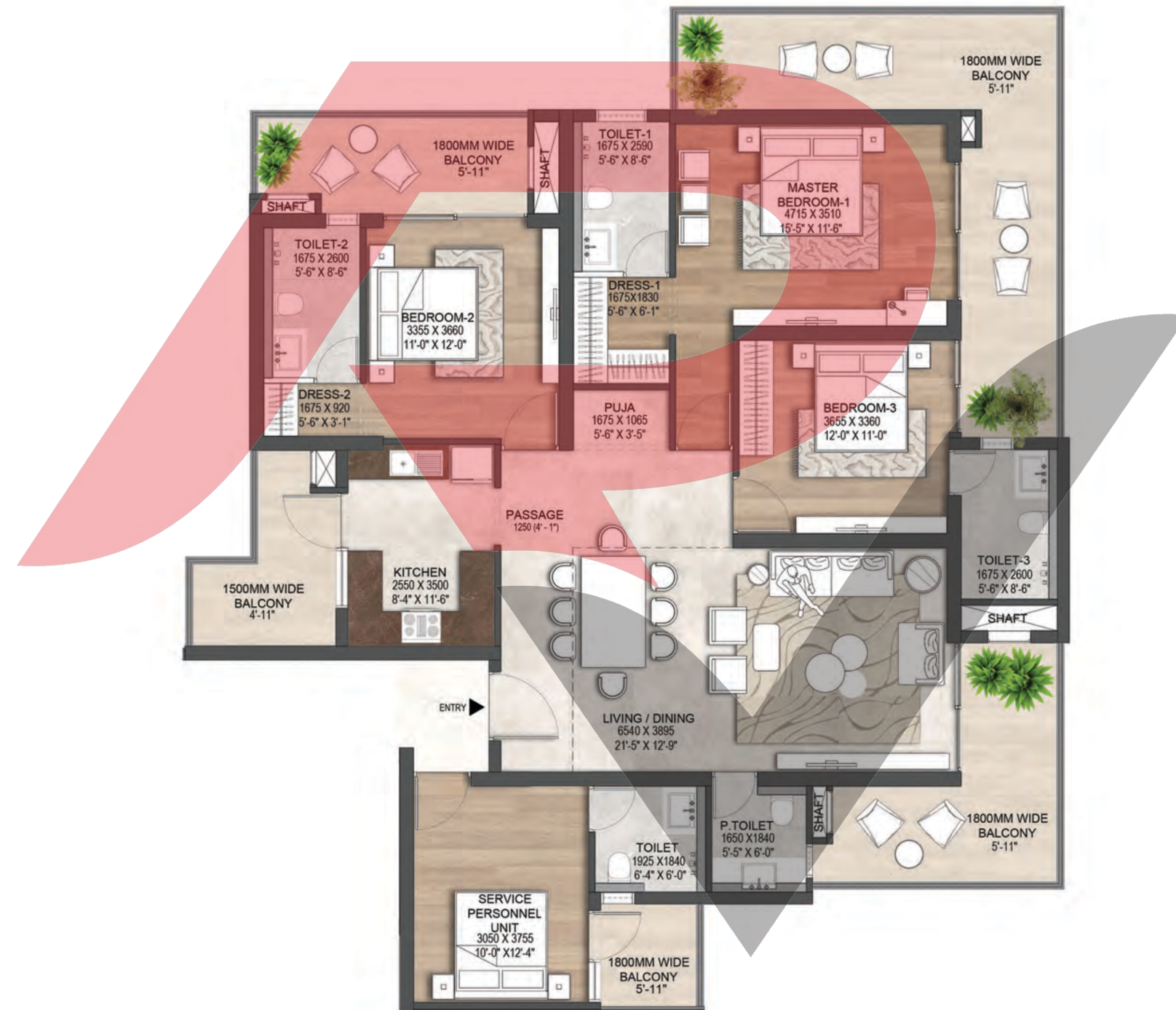


TOWER D - 3BHK + SPR UNIT PLAN





TOWER E - TYPICAL FLOOR PLAN



TOWER E - 3 BHK + SPR UNIT PLAN

THE PALATIAL – MATERIAL SPECIFICATIONS.

LIVING ROOM/FOYER	
Flooring	Imported Marble/Equivalent
Walls	Acrylic Emulsion Paint(Wallpaper/Wall paneling as per design
Ceiling	Gypsum False Ceiling and downlights as per design
Doors	Seasoned hardwood door frame 8' Ft ht., Both sides Veneer with Polish & Pattern
Windows	Al/UPVC Door/ Windows with DGU and net shutter provision
Others	Video Doorbell with digital locks at the main door

MASTER BEDROOM	
Flooring	Laminated wooden
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/ False Ceiling and downlights as per design
Doors	Seasoned hardwood frame, Flush Door Veneer polish finish
Windows	Al/UPVC Door/ Windows with DGU and net shutter provision
Wardrobes	(Modular of standard make) in all bedrooms

OTHER BEDROOM	
Flooring	Laminated wooden
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/ False Ceiling and downlights as per design
Doors	Seasoned hardwood frame, Flush Door Veneer polish finish
Windows	Al/UPVC Door/ Windows with DGU and net shutter provision
Wardrobes	(Modular of standard make) in all bedrooms

KITCHEN	
Flooring	Imported Marble/Equivalent
Walls	Acrylic Emulsion Paint, Ceramic Tiles above kitchen counter
Ceiling	Acrylic Emulsion Paint/ False Ceiling and downlights as per design
Doors	N/A
Windows	Al/UPVC Door/ Windows with toughened glass
Others	Granite counter Top with Sink with Double Bowl.
	Modular Kitchen with under and above storage cabinets with hob & Chimney
	Granite countertop ,Dado Tiling, kitchen Sink with cp fittings .
Appliances	Hob, Chimney, Free Standing Microwave, under mounted RO, Refrigerator– 600-liter Capacity.

MASTER TOILET	
Flooring	Anti-skid ceramic tiles
Walls	Ceramic tiles
Ceiling	False Ceiling
Doors	Seasoned hardwood frame Flush Door Veneer polish finish on one side and laminate on other side
Windows	Al/UPVC windows/ventilators
Others	Counter as per design
Appliances	Vanity with Mirror, Geysers in all washrooms, shower partition as per design

OTHER TOILET	
Flooring	Anti-skid ceramic tiles
Walls	Ceramic tiles
Ceiling	False Ceiling
Doors	Seasoned hardwood frame Flush Door Veneer polish finish on one side and laminate on other side
Windows	Al/UPVC windows/ventilators
Others	Counter as per design
Appliances	Vanity with Mirror, Geysers in all washrooms, Shower Partition as per design

SERVANT ROOM	
Flooring	Ceramic tiles
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Doors	Seasoned hardwood frame, Flush Door Veneer polish finish
Windows	Al/UPVC windows/ventilators
Others	N/A

SERVANT ROOM TOILET	
Flooring	Anti-skid ceramic tiles
Walls	Ceramic tiles
Ceiling	Acrylic Emulsion Paint
Doors	Seasoned hardwood frame, Flush Door with both side laminate
Windows	Al/UPVC windows/ventilators
Others	N/A

BALCONIES	
Flooring	Anti-skid ceramic tiles
Walls	Exterior Texture Paint
Ceiling	Exterior paint
Doors	N/A
Windows	N/A
Others	MS railing, Utility Balcony–Block Masonry with MS hand railing as per design

ELECTRICALS	
ISI Marked PVC Conduit and Copper Wire with Modular Switch and Sockets as per specifications	

AIR CONDITIONING	
VRV/ VRF	

CP FITTINGS & CHINAWARE	
High Quality CP fittings & Chinaware of renowned brands like Kohler, Roca, Jaguar or equivalent as per approved design	

COMMON AREAS	
Double Height Ground Floor Entrance Lobby with Marble flooring.	
Typical floor lift lobby – Vitrified tiles, Staircase– Stone finish/Marble	
Five Lifts including a service lift	
Multi tiered Security in the township	



Tiffani & Co.

LAURA LU

COASTAL

Hexie Jiaquan

BOOCH

FOLLISTER

COASTAL

Hexie Jiaquan

LAURA LU

BOOCH

Chenal

Chenal

likee

Burherri

Luis Vitton

Luis Vitton

Burherri

likee

