




DELHI HAS A NEW ADDRESS

Neo

Capital
Residency

www.capitalresidency.com



People want to live
somewhere,
not just be anywhere

Disclaimer : This does not constitute a legal offer. All site of BSP plans, floor plans, layout plans, areas, dimensions, prices and specifications etc. are subject to change till final completion of the project. Soft furnishing, cupboards, furniture and gadgets are not part of the offering. All images are an artistic conceptualisation and do not purport to replicate the exact products.



SMART CITY HOME

- Distinguished Architectural Design
- Landmark Residential Community
- Luxurious Spaces
- Mini Amphitheatre
- Serene Landscaping
- 24x7 Power Backup
- Designated Car Parking





A new escape and lifestyle for Delhi.

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Own House in a smart city in DELHI

DELHI L · ZONE, DWARKA EXTN GREEN DELHI

The benefits of living in the capital can never be compared with a second tier city.

Excellent infrastructure, Public transport, Education Healthcare, Employment, Sports Facility, Hi Tech Security, City Connectivity are the main features of Capital City.

Benefits of owning a house in DELHI smart city are much more than Gurgaon, Faridabad, Gaziabad and Noida.

So, are you prepared to become a resident of A Smart City?

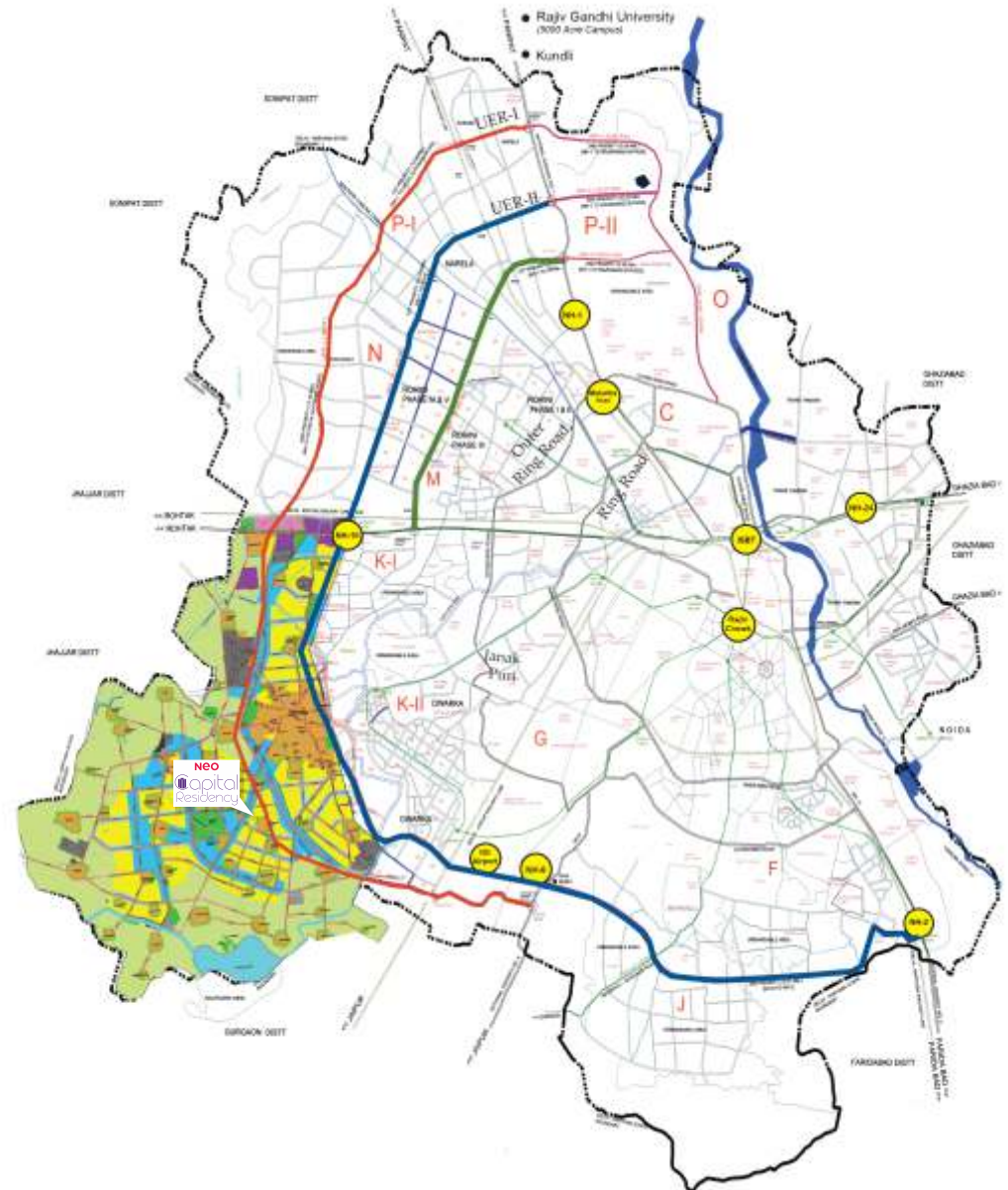
LOCATION AND AREA

Strategic & well connected location of L-Zone Neighbouring Dwarka on one side & Gurgaon on the other. The zone covers an area of 22,979 hectares (56782acres) and is surrounded by the following:

- NH-10 / Rohtak Road and Railway Line In the North
- Zone "L" mainly comprising of Dwarka-Subcity in the East end
- The National Capital Territory of Delhi boundary on its southern and western sides

KEY HIGHLIGHTS

- Green belt identified area along with the NCT Delhi boundary and permission to farmhouses & villas
- Allotment of approx. 900 acres in L Zone for water reservoir
- Proposed to be planned for 20 lac population





VISION OF MPD 2021

To make Delhi a Global Metropolis and a World Class city, Where all the people would be engaged in productive work with a better quality of life, living in a sustainable environment.

HOW TO ACHIEVE THIS

The Land Pooling Policy has been approved to speed up development to enable Delhi to accommodate the housing needs of its future and existing population. Under this policy, land owners will surrender their land holding into a central pool and be a stakeholder to the development proposed on their land.

Once the land is pooled, the land owner would get back 48-60% of the total land surrendered, as developable land. The 40-52% land that the DDA would retain with them which would be utilized for the creation of infrastructure as decided by DDA.

PUBLIC PRIVATE PARTNERSHIP MODEL

Development will be carried out in partnership by DDA and the Private Sector to aid faster development.





DELHI MASTER PLAN 2021

Delhi has witnessed a huge gap in the demand and supply of housing units. When the MPD was reviewed in 2006, it came to light that only 3.5 lac units are being provided by DDA whereas the need is for 35lac units. This has forced the people to live in unauthorized colonies which are still of agricultural land status. The Delhi master Plan 2021 has divided the National Capital Territory of Delhi into 15 zones for convenience and administration of development.

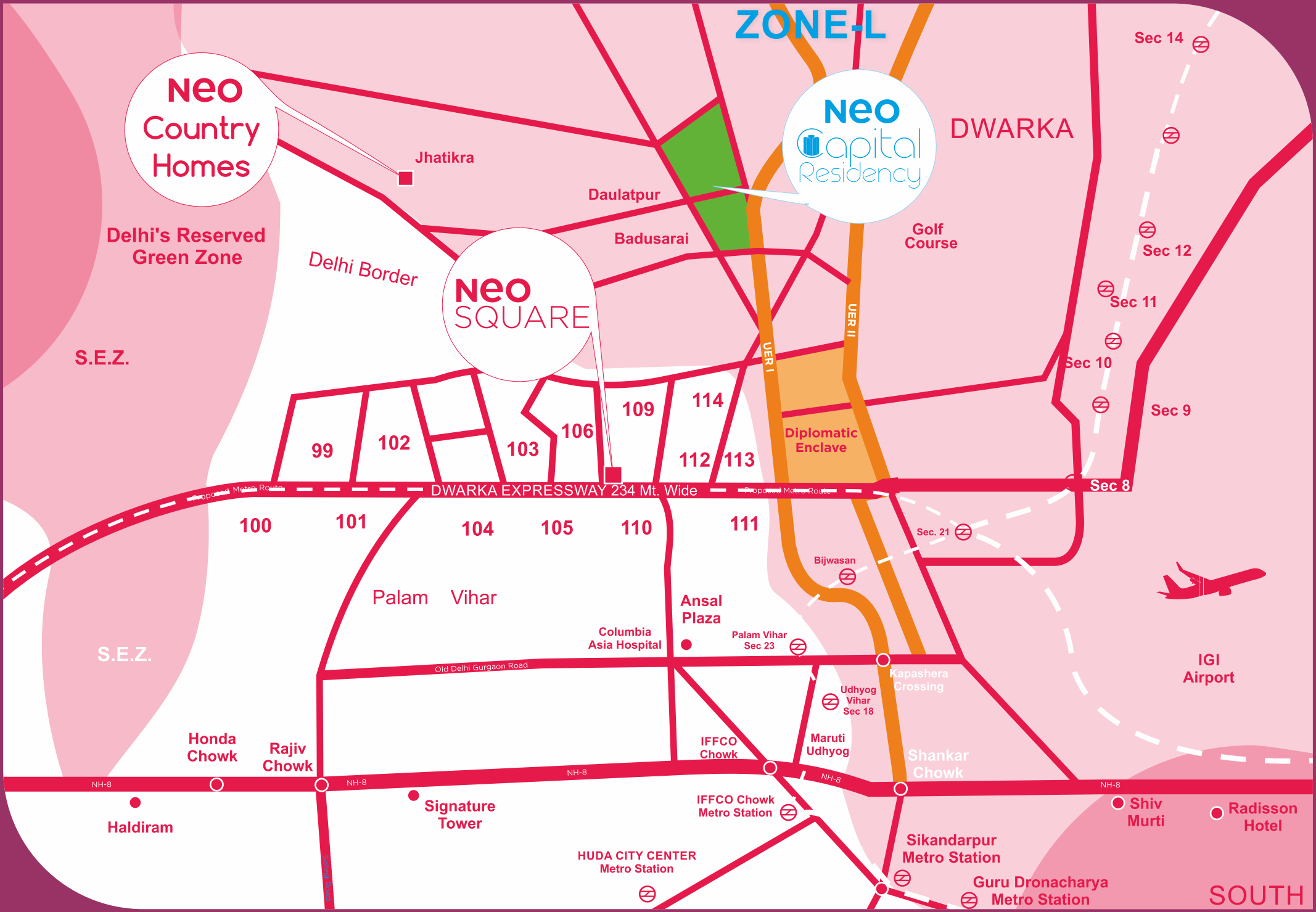
In order to accommodate the population growth and infrastructure requirement of the city, these zonal plans have been developed with the approval of the Government of India. The Government has realized the slackness and notified a new plan known as MPD 2021 vide Gazette Notification No. SO 141 dated 07/02/2007. MPD 2021 envisages involvement of private sector in the development of land and provision of infrastructure services as an improvement over the current scheme of large-scale development and acquisition of land entrusted to Delhi Development Authority (DDA)

KEY HIGHLIGHTS OF DELHI MASTER PLAN 2021

- New policy initiatives to develop and accelerate Delhi into a WORLD CLASS METROPOLIS.
- Development of all zones as integrated townships with abundance of green has been proposed.
 - Development of healthcare, educational and transportation facilities.
- Aims to address issues like accommodating larger population, strengthening of infrastructure, creation of more open spaces and redevelopment of congested areas.
 - Commercial redevelopment of industrial areas with adequate infrastructure.

PUBLIC AND SEMI PUBLIC FACILITIES

- Healthcare Facilities
- Sport Facilities
- Educational Facilities
- Communication Facilities



Neo Country Homes

Neo Capital Residency

Neo SQUARE

Delhi's Reserved Green Zone

DWARKA

ZONE-L

S.E.Z.

Delhi Border

Daulatpur

Badusarai

Golf Course

Sec 14

Sec 12

Sec 11

Sec 10

Sec 9

99

102

103

106

109

114

112

113

111

Diplomatic Enclave

Sec 8

DWARKA EXPRESSWAY 234 Mt. Wide

100

101

104

105

110

Sec. 21

Palam Vihar

Ansal Plaza

Columbia Asia Hospital

Palam Vihar Sec 23

Bijwasan



IGI Airport

Old Delhi Gurgaon Road

Udhyog Vihar Sec 18

Kapashera Crossing

Honda Chowk

Rajiv Chowk

IFFCO Chowk

Maruti Udhyog

Shankar Chowk

NH-8

NH-8

NH-8

NH-8

NH-8

Haldiram

Signature Tower

IFFCO Chowk Metro Station

Sikandarpur Metro Station

Shiv Murti

Radisson Hotel

HUDA CITY CENTER Metro Station

Guru Dronacharya Metro Station

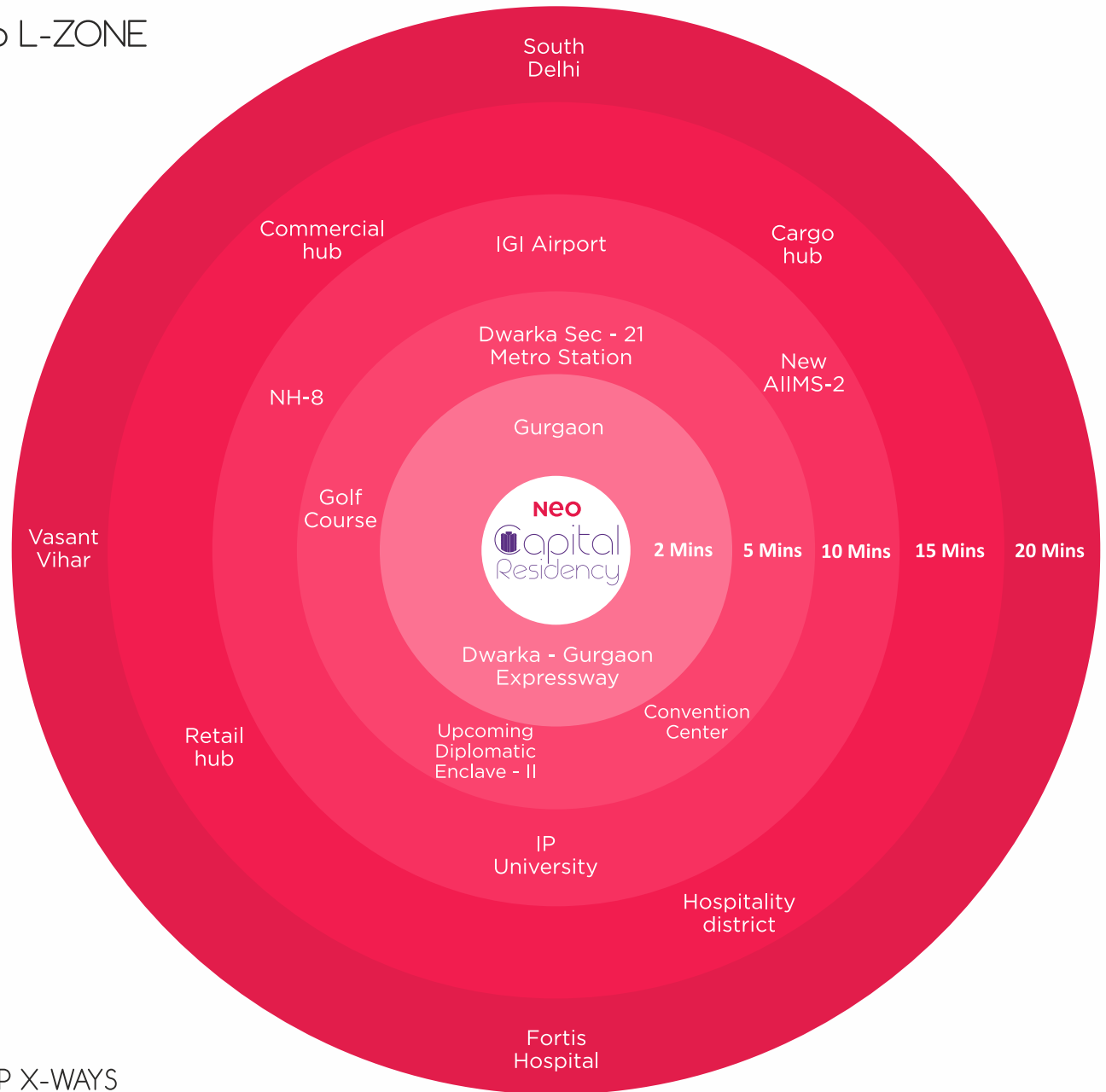
SOUTH

* Map Not to Scale

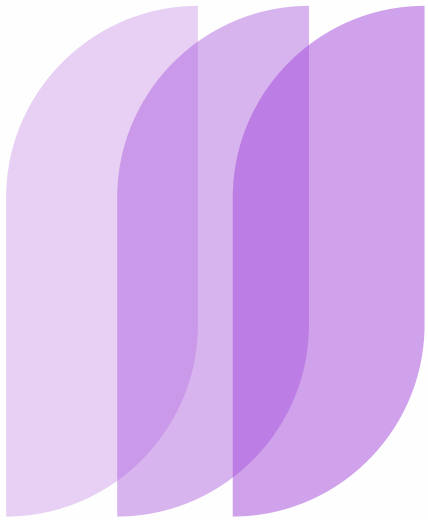


DISTANCE CHART

Connectivity to L-ZONE



QUICK CONNECT MTY TO UER-4, UER-11, KMP X-WAYS



AMENITIES

24X7 Power Backup
3-Tier Security System
Club House (with Indoor games zone)
Community Hall
Amphitheatre
Hi-tech Gymnasium
Yoga Area
Swimming Pool along with Kids Pool
Badminton Court
Basketball Court
Tennis Court

Squash Court
Children's Play Area
Jogging Tracks
Serene Landscaping
Solid Waste Disposal Systems
Rain Water Harvesting
Solar Lights for Common Area



A woman with long brown hair is lying on a dark grey wicker lounge chair on a rooftop terrace. She is wearing a purple long-sleeved top and light-colored pants, and is holding a glass of water. The terrace has a white wall with a planter box containing various green plants and red flowers. In the background, there are two tall grey planters with palm trees and a view of the ocean under a clear blue sky. A large purple graphic consisting of three overlapping curved shapes is in the top left corner.

Luxury living
in an exclusive
location...

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2 BHK : 975 Sq. Ft.



1 Sq. Mt. = 10.764 Sq. Ft.
1 Mt. = 3.29 Ft

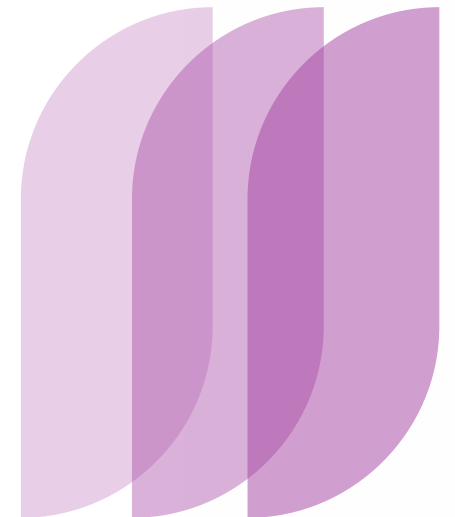
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3 BHK : 1375 Sq. Ft.



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3 BHK + Study : 1575 Sq. Ft.



1 Sq. Mt. = 10.764 Sq. Ft.
1 Mt. = 3.29 Ft

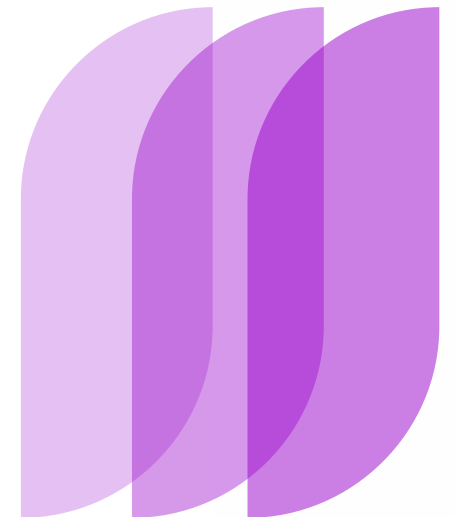
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4 BHK + Servant : 1875 Sq. Ft.



1 Sq. Mt. = 10.764 Sq. Ft.
1 Mt. = 3.29 Ft

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4 BHK + Servant : 2375 Sq. Ft.



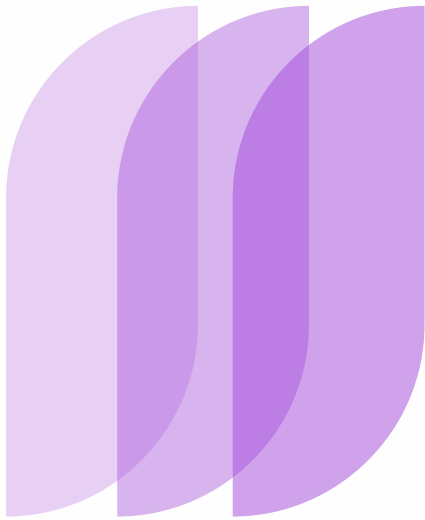
1 Sq. Mt. = 10.764 Sq. Ft.
1 Mt. = 3.29 Ft

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SPECIFICATION

Seismic Consideration	Considering Zone-IV, Earthquake resistance RCC framed structure	
Living/Dining & Passage	Floor	Indian Marble
	Walls	POP with pleasing shades of plastic emulsion
	Ceiling	POP with pleasing shades of plastic emulsion
Master bedroom	Floor	Wooden Flooring
	Walls	POP with pleasing shades of plastic emulsion
	Ceiling	POP with pleasing shades of plastic emulsion
Bedrooms	Floor	Vitrified Tiles
	Walls	POP with pleasing shades of plastic emulsion
	Ceiling	POP with pleasing shades of plastic emulsion
Balconies	Floor	Anti-skid Ceramic Tiles
	Walls	External Paint
	Ceiling	External Paint
Kitchen	Floor	Anti-skid Ceramic Tiles
	Walls	Ceramic Tiles up to 2' above counter & OBD paint
	Ceiling	OBD Paint
	Counter	Granite stone counter
	Sink	SS sink with drain board and single swivel spout
	Others	Hob & Piped gas supply
Toilets	Floor	Anti-skid Ceramic Tiles
	Walls	Ceramic tiles up to 7'0" height, Mirror & OBD
	Ceiling	OBD
	Fitting & Fixture	CP fittings, wall mounted WC & equivalent make washbasin, health faucet counter top wash-basin & bath-tub in master toilet of (4BHK - 2375SQ.FT.)
Doors	Entrance/Internal doors	Modular frames with door shutter factory finished
	External Doors & Windows	Aluminium/UPVC
Electrical	Gyser	1 Litre Instant Gyser in Kitchen, One in each toilet with 15 lt. capacity (25 lt. capacity in master toilet of 4BHK)
	Ceiling Fan	In all rooms
	Light Fixtures	Bracket light & tube light in all rooms, modular type switches and sockets with copper wiring
Misc.	TV, Telephone & Internet	Provision of TV & Telephone & data
	Fire-fighting	Fire-fighting provision as per National Building Code



SCHEDULE OF PAYMENT

S. No.	Payment Plan	BSP	Other Charges		
			EDC	PLC	Car Parking
1	At the time of Booking	10%			
2	At the time of LTC from DDA/Buyer's Agreement	20%			
3	On start of Foundation/PCC	7.50%	25% EDC+IDC		
4	On Casting of ground floor	7.50%	25% EDC+IDC		
5	On casting of 4th floor slab	7.50%	25% EDC+IDC		
6	On casting of 8th floor slab	7.50%	25% EDC+IDC		
7	On casting of 12th floor slab	5%			
8	On casting of roof below top floor slab	5%			
9	On casting of top floor slab	5%			
10	On completion of brick work	5%		25% PLC	25% CP
11	On start of Internal Plaster	5%		25% PLC	25% CP
12	On start of External Plaster	5%		25% PLC	25% CP
13	On start of Finishing work	5%		25% PLC	25% CP
14	On offer of Possession	5%			

NOTE:

1. Club Membership Charges(CMC) as applicable for an apartment payable additionally with last installment.
2. External Development Charges (EDC) and Infrastructure Development Charges (IDC) include interest and other incidental charges thereon as presently applicable are payable additionally as per the payment plan. EDC, IDC does not include any future upward revision by the Government Authorities / DDA, which shall be payable at the last installment.
3. Interest Free Maintenance Security (IFMS) as applicable will be payable additionally with last installment.
4. Preferred Location Charges (PLC), Car Park (CP), Fixed Maintenance Infrastructure Charges (FMIC) as applicable will be payable additionally.
5. Stamp Duty(SD) and Registration Charges (RC) shall be payable with the last installment based on prevailing rates at that time.
6. Cheque(s)/Demand Draft(s) should be made in favour of "Neo Developers P L A/c Capital Residency".
7. The above Prices / Payment Plans are subject to revision/withdraw at any time without prior notice at the sole discretion of the Company.
8. Third party charges including Govt. charges and taxes, shall be extra and will be demanded as and when applicable.
9. Administrative charges (if applicable), shall be extra and will be payable at the time of possession.
10. Stage for each installment shall pertain to stage for the respective Tower.
11. Service Tax (ST), value Added Tax (VAT) on Basic Sale Price (BSP), Car Park (CP), Preferential Location Charges (PLC), Club Membership Charges (CMC) as applicable will be payable additionally.
12. Service Tax (ST), Value Added Tax (VAT) is calculated at prevalent rate; in case of any future revision in the ST rate, the same would be levied, accordingly.
13. The above mentioned payment plan supercedes all/any other communication/understanding, by the company.
14. Prices prevailing at the time of application for booking shall be applicable.



ONGOING PROJECT:

Neo Square

Sector 109, Dwarka Expressway, Gurgaon

Neo Square symbolizes innovation, striving for excellence in design, quality and creativity. Located right on 150 mtr. wide Dwarka Expressway, the most sought after location in the NCR, the complex enjoys excellent connectivity with the Dwarka, IGI Airport and NH 8, bringing Gurgaon and Delhi closer.

The project is spread over in 9 acres approx. Offering the Retail, Hyper-Market, Entertainment, Cinema & Service apartments, and relaxing open terraces. The retail space is designed unlike a typical mall but as a Multi-use marketplace.

Neo Square is strategically located in sec-109, Gurgaon, surrounded by high catchment area with the presence of all prominent residential developments like **Experion- Windchant, Shobha- International City, Chintels- Paradiso, Raheja- Atharva, Raheja- Shilas, ATS- Kocoon, India Bulls- Enigma, Brisk- Lumbini and Michael Schumacher World Champion Tower by Homestead**, catering 1.5 million residents in the vicinity.

Mix of Food Court, QSR, Nightlife, Multiplex, Family Entertainment and Speciality Restaurants, make Neo Square one stop destination point across all age group.



Unmatched Project

- :: High End multi brand retail
- :: State-of-the-art Food Court
- :: 8 Screen Multiplex
- :: Multiple, segregated entry & exits
- :: Easy accessibility from all side
- :: Huge frontage of 1000 ft.
- :: One stop family entertainment destination
- :: Double height shop window with high visibility

Brand Signed :

Enjoy the life like Cinema Experience with :



Featuring 8 screen multiplex with state of the art food court





NEO Country Homes

Neo Country Homes signifies signature development which sets a new benchmark for sustainable urban community in Delhi NCR. In creating a ultra luxury living community where people can enjoy resort style living, Neo Farms will redefine the pulse of the city, providing premium residences and the highest quality leisure facilities. Neo Farms's prime location offer an unparalleled combination of free-hold luxury residences with energy efficient sustainability and state-of-the-art technology.

Design & Architecture by **Broadway Malyan** - Renowned International Architecture Firm create world-class and fully-integrated cities, places and buildings to unlock lasting value and deliver a 'return on design'.

Dwarka Country Homes will be the home for the super-rich who have an eye for detail and affection towards ultra-luxurious amenities.



NEO

retail

offices

service apartments

villas

farms

NEO is a realty brand with a new approach. Since its inception, Neo Developers has been focused on transforming the face of real estate in India, by creating exciting unique spaces across a diverse portfolio. Firmly grounded in principles of commitment and innovation, the brand has grown strength, leaving no stone unturned in nurturing Real estate to the next level. Neo is driven to rise above the ordinary with a more committed culture of innovation. Our diverse product portfolio across key locations such as Delhi, Gurgaon and Goa, addresses the demands of growing and booming cities adds reputation to their population.

The company is been promoted by Anand family, under the leadership of Mr. Ashish Anand, the family is also engaged in different residential projects in and around Delhi - NCR. Anand Family deeply rooted with varied Businesses. At initial stage of his career Mr. Ashish Anand has done various residential and commercial developments in Delhi, Goa and Gurgaon.

Neo Developers is one of the partners of the Shrem Group (Mumbai) and was actively involved in the development of two 5 star hotels in GOA, namely Grand Mercure Shrem Hotel and Novotel Shrem Hotel located in Candolim District North GOA.

Ongoing Developments:

- Neo developers is developing a commercial project at one of the prime location in Delhi at Pusa Road, Karol Bagh. The plot area measuring 840 square yard with covered area of approx. 23,000 square feet. The current valuation of this development is approx. Rs. 70 Crore.
- The company is also developing one of the biggest commercial development - Neo Square , Sector 109 on Dwarka Expressway with the total development spread over 9 acres approximately with estimated valuation of Rs. 750 crore. The development would offer high street Retail, Multiplex, Food Court, Office Space, Service Apartments, and Entertainment Zone etc. Neo Square is poised to become hub of family entertainment destination with enactment of more than 15 Lac people in the vicinity, catering to their everyday needs as well as providing quality space for their Leisure time. Neo Square will set the benchmark in space utilization and aesthetics.
- The company is also coming up with Ultra Luxury Farm Houses in Delhi, total development being 50 Acres with closed proximity to the IGI Airport. The project is designed by renowned international architect Broadway Mallyan, Singapore.
- Neo Developers plans to develop 100 acres of residential township within the close proximity to the IGI Airport and Dwarka, in Delhi L Zone planned under "Delhi Master plan 2021". Acute shortage of Quality Spaces of Housing in Delhi, we have a vision to provide world class facility at affordable Prices, hence giving home to all.

a new perspective

neo
Iconic



Neo

a new perspective

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