



Tapasya Group

- A ZERO Debt Company
- 20 years of Excellence
- A well diversified group
- Visionary Leadership, Dynamic Team
- Strong Deliver Credentials
- On going Projects in Gurgaon, Noida, Greater Noida, Bengaluru, Amritsar and Kanpur
- Premium projects in pipeline in Gurgaon, Noida and Greater Noida
- Real Estate solutions to leading corporate houses and Fortune 500 companies like Microsoft, IBM, HP, Reliance, NIIT and many more
- Member of CREDAI & NAREDCO

More than
1.1 million
sq ft handed over

More than
1.8 million
sq ft Forthcoming

More than
5 million
sq ft in Pipeline

Projects

➤ Delivered



Tapasya Corporate Heights
Sec 126, Noida (UP)



Tapasya BTS Tower
Sec 57, Noida (UP)



Tapasya Independent Tower
Ginni Filaments Ltd
Sec 63, Noida (UP)



Tapasya Corporate Tower
281, Udyog Vihar ,Gurgaon (HRY)

Projects

➤ Ongoing

NAME
TAPASYA ONE

THE MIX
OFFICES
PORSCHE SHOWROOM
(ALREADY OPERATIONAL)
SELECT RETAIL

LOCATION
GOLF COURSE ROAD, GURGAON

SALEABLE AREA
7.5 LACS SQ.FT.



NAME
DILBAGH ROSE GARDEN APARTMENTS

TYPE
RESIDENTIAL

LOCATION
SHASHTRI NAGAR, KANPUR

SALEABLE AREA
6.00 LACS SQ.FT.



Projects

➤ Upcoming



NAME
JOINT VENTURE WITH SPAZE GROUP

THE MIX
RETAIL, COMMERCIAL & RESIDENTIAL

LOCATION
SECTOR 114, GURGAON

SALEABLE AREA
20 LACS. SQ.FT.



NAME
INDEPENDENT FLOORS

TYPE
RESIDENTIAL

LOCATION
SEC 37C, GURGAON

SALEABLE AREA
2.0 LACS SQ.FT



NAME
TAPASYA IT PARK

TYPE
IT PARK

LOCATION
SECTOR 35, GURGAON

SALEABLE AREA
2.9 LACS. SQ.FT.



NAME
TAPASYA GROUP HOUSING
TYPE
RESIDENTIAL

LOCATION
GREATER NOIDA

SALEABLE AREA
12.00 LACS. SQ.FT.



NAME
TAPASYA INDUSTRIAL TOWNSHIP

TYPE
INDUSTRIAL

LOCATION
GURGAON

SALEABLE AREA
65 ACRE



NAME
JOINT VENTURE WITH BESTECH GROUP

THE MIX
HOTEL & COMMERCIAL

LOCATION
MALL ROAD, AMRITSAR

SALEABLE AREA
2.0 LACS. SQ.FT

70 GrandWalk

Dynamic urban oasis of
Retail, Leisure, Dining &
Serviced Residences

70 GrandWalk is an exemplary development which will offer an Exceptional Location, Unique architecture & ambience, admired stores, entertainment & dinning options with Managed Apartments.

- 3 Lakh Sq ft Saleable
 - 1.25 Lakh sq ft Retail, Multiplex & Food Court
 - 1.75 lakh Sq ft Managed Apartments
- Planned in 3 acre Corner Plot facing 60mts & 24mts wide road
- Two side open plot ensure high visibility & excellent branding
- Well connected to SPR (Golf Course Extension Road) , NH8, Sohna Road
- PVR Cinemas– 3 auditoriums for an audience of 366 pax. (appx)
- 24 ft and 30ft wide atrium
- Quality Services for Retail space & Managed Apartments
- Provision for Hypermarket, Bank, Restaurants, Polyclinic etc

The Edifice

From High Street to High Life



Ground Floor

First Floor

Second Floor

Third Floor

Fourth Floor

Fifth Floor to Seventh Floor

Eighth Floor

Ninth to Tenth Floor

– Retail and Anchor

– Retail And Anchor

– Retail

– Multiplex , Food Court & Restaurant

– Service Floor

– Managed Apartments

– Managed Apartments

– Managed Apartments

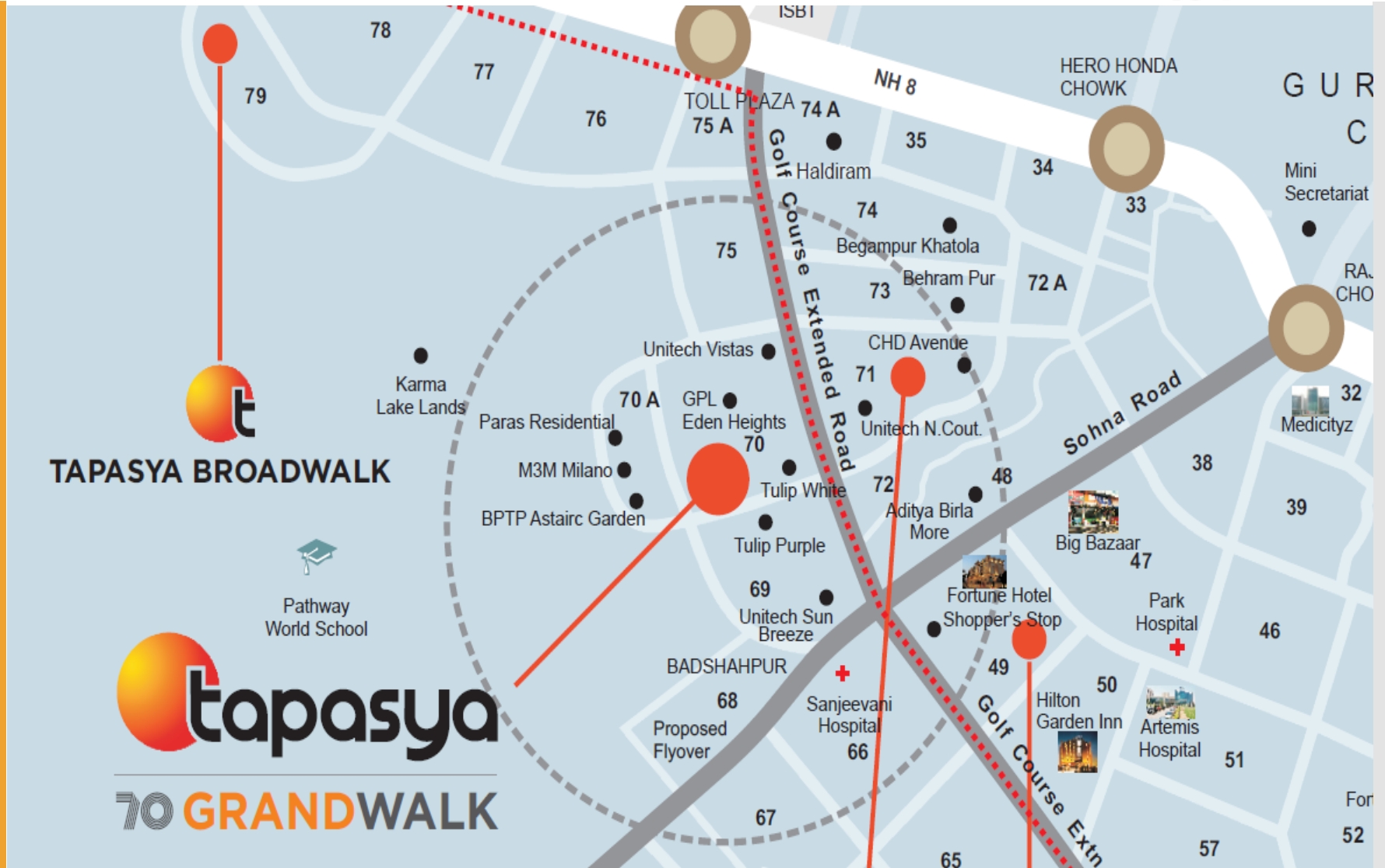
Location

Infinite possibilities – One Address



Location

Infinite possibilities – One Address

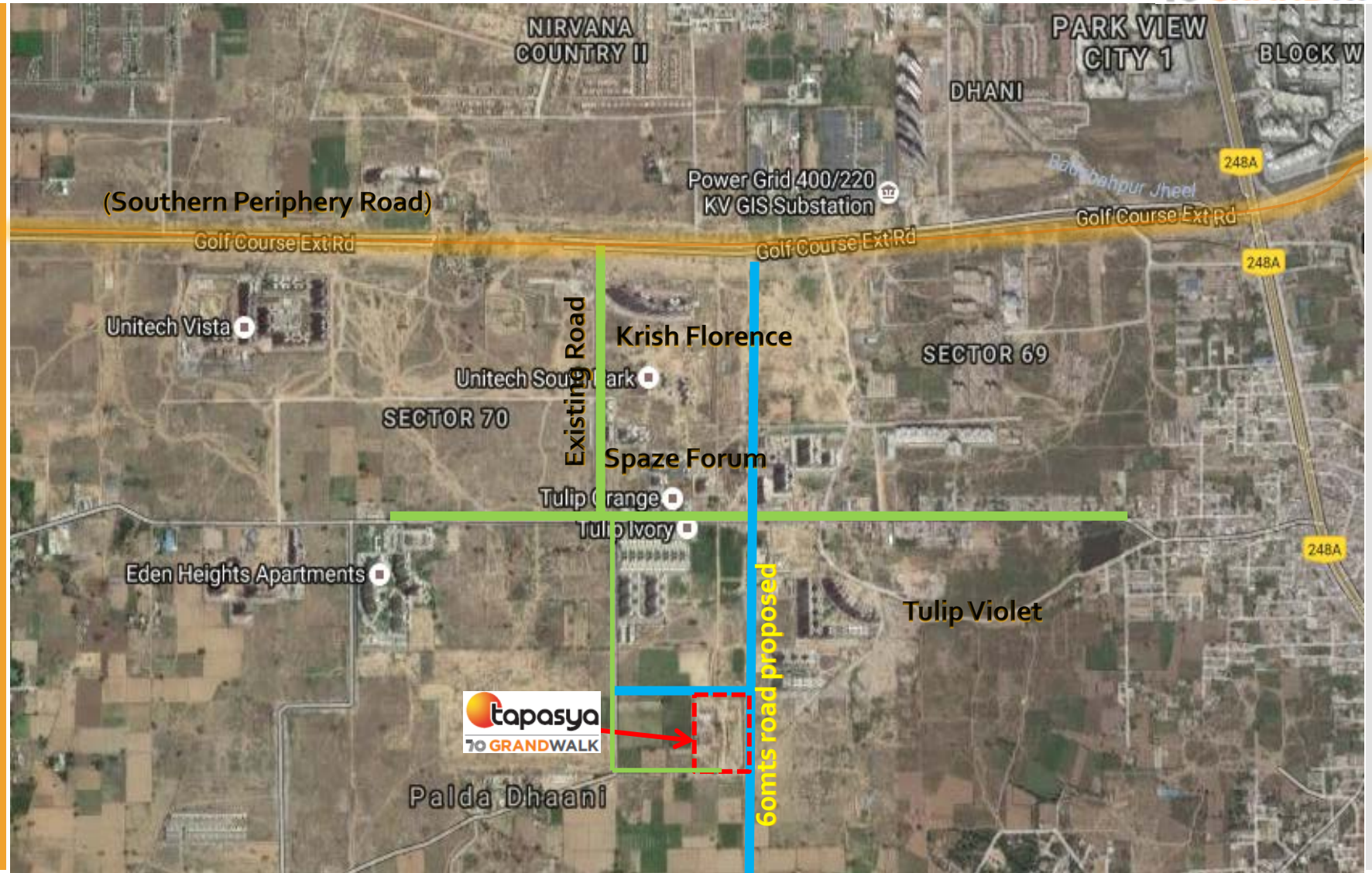


Distance Chart

<i>Distance From 70 Grandwalk</i>		
Golf Course Extended Road	1.5 Km	3 Min
Sohna Road	3.0 Km	5 Min
National Highway-8 (Rajiv Chowk)	8.0 Km	10 Min
IGI Airport	20.0 Km	25 Min
Huda City Centre Metro Station	12.0 Km	15 Min
Proposed Metro Station	3.0 Km	5 Min

Neighbourhood

Infinite possibilities – One Address



Neighbourhood 70 GRANDWALK

Sector 70 is residential sector developing at a very fast pace. It is well connected through Southern Periphery Road and other developed roads. The sector is inhabited with more than 1500 families unlike most of the developing sectors in Gurgaon and likely to get 3000 more families before 2018.

Notable Projects in Vicinity	Particulars	Possession Status
Tulip Violet	1400 units	1 st Qtr 2017
Tulip White	468 Units	90%
Tulip Orange	500 units	95%
Tulip Ivory	550 Units	80%
AILP Peaceful homes	590 Units	1 st Qtr 2018
GPL Eden Heights	512 Units	60%
Paras Irene	456 Units	2 nd Qtr 2018
BPTP Astaire Garden	400 Units	3 rd Qtr 2018
Unitech Vistas	1260 Units	2018
Krish Florence	534 Units	1 st Qtr 2018
Tata Primanti	1100 Units	1 st Qtr 2018
CHD Avenue 71	858 Units	85%
Unitech Mega Township	600 Acres	2018-2019

Elevations

View from 60mts wide road and
24mts wide road



Elevations

High Street Front View from
24mts wide road



Elevations

Front View from 60 mts wide road



Aerial View 70 GRANDWALK



Construction in
full swing

**ACTUAL
PHOTOGRAPHS**



4th Floor Roof Slab Casted



Atrium facing view



60 mtr facing view



24 mtr facing view

31st March 2017

Ground Floor Plan

70 GRANDWALK



5th Floor Plan

70 GRANDWALK



6th & 7th Floor Plan

70 GRANDWALK



9th & 10th Floor Plan

70 GRANDWALK



Studio Apartments

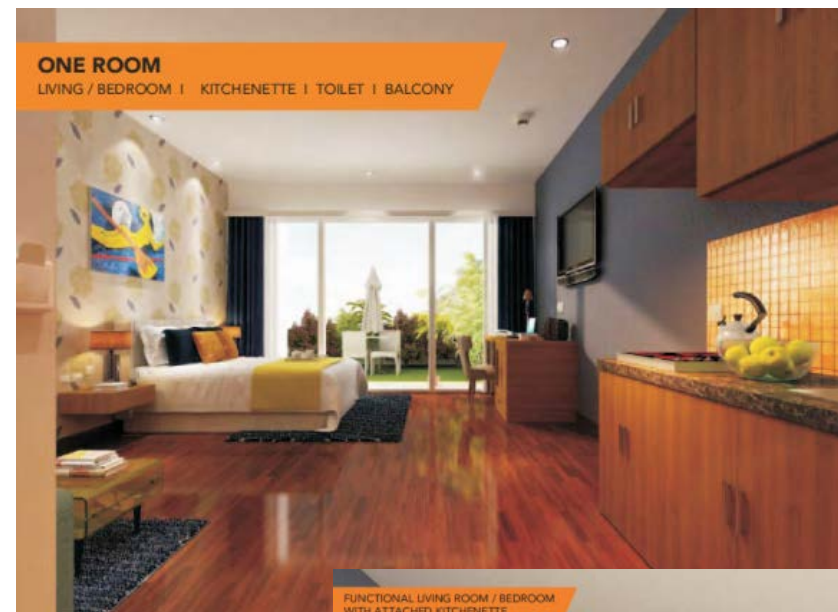
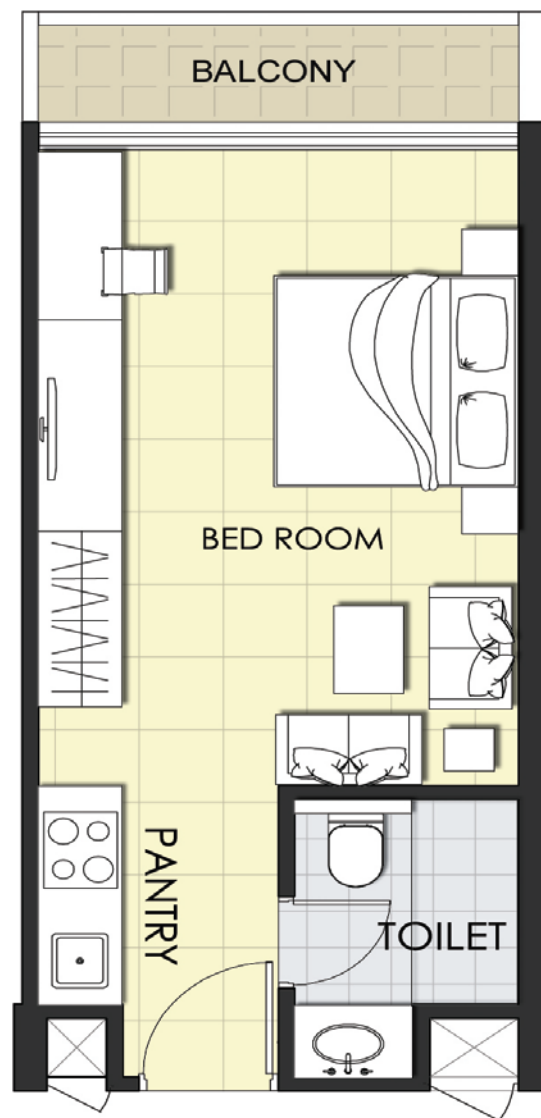
Living Area / Lobby

Bedroom

Kitchenette

Toilet

Balcony



Sizes Available: 494 Sq.Ft, 520 SQ.FT, 568 SQ.FT, 575 SQ.FT , 578 SQ.FT , 585 SQ.FT

Studio Apartment Specifications

MAIN ENTRANCE LOBBY AREA (AT GROUND FLOOR)



Floor
Marble/granite

Walls
POP punning with Acrylic Emulsion Paint

Ceiling
False ceiling with Oil Bound Distemper

Fixtures/Furnishing
Reception desk, sofa set and table

LIVING ROOM



Floor
Vitrified Flooring/Laminated wooden flooring

Walls
POP punning with Acrylic Emulsion Paint

Ceiling
Oil Bound Distemper

KITCHENETTE



Walls
Ceramic tile upto 2ft. above counter and Oil Bound Distemper in the balance area

Counter
Polished granite counter top

Fitting/fixtures
CP fittings, single bowl stainless steel sink

Studio Apartment Specifications

BALCONY



Floor

Anti-skid ceramic tiles

Walls/ceiling

Weather proof paint/Texture Paint

TOILETS



Walls

Ceramic tiles up to 7 ft height + Oil Bound Distemper

Floor

Anti-skid ceramic tiles

Geysers and exhausts

BEE rated geysers and exhausts in each toilet

Fitting/fixtures

Single lever C.P. Fittings, EWC, health faucet, wash basin, towel ring, towel rod, soap-dish

DOORS



Entrance doors

Seasoned wooden frame with European style hardwood (polished) door shutter

Internal doors

Seasoned wooden frame with European style moulded door shutter

External doors/windows

UPVC/Aluminium sliding/swing glass shutter

Studio Apartment Specifications

HARDWARE



Stainless steel (matt finished)
hardware, standard make

CORRIDOR AREAS



Floor
Vitrified tiles

Walls
POP punning with Acrylic Emulsion Paint

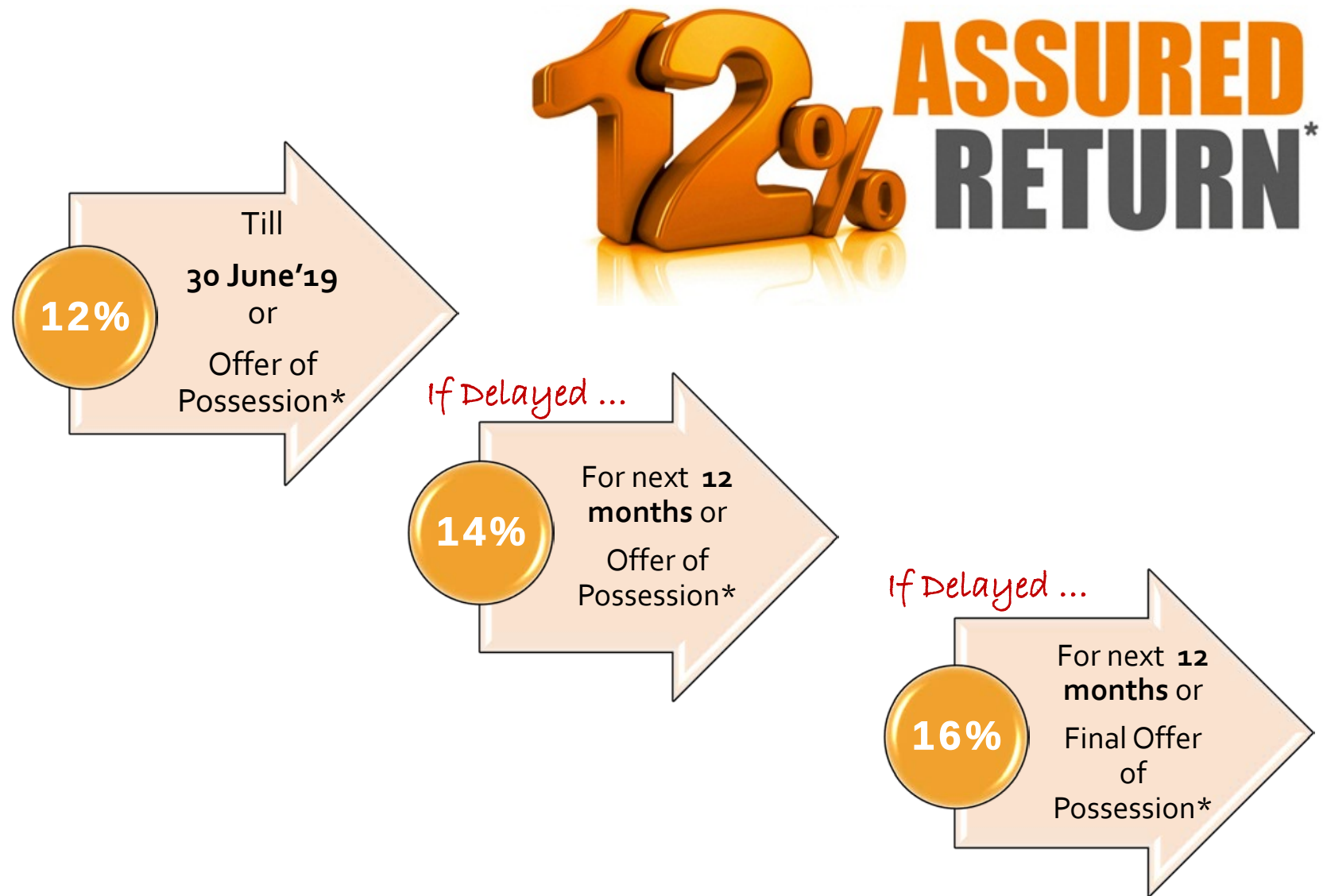
Ceiling
False ceiling with Oil Bound Distemper

ELECTRICAL



Branded modular switches and sockets.
Copper wiring

Assured Return @ 12% Simple Interest P.A.



* Terms and Conditions apply

Code - XIII (W.E.F- 7th April 2017)

Type	Basic Rate (per sq.ft)
Studio Apartments (5 th , 6 th , 7 th , 9 th & 10 th Floors)	5840

Allied Charges

Sr No	Type	Rate
1	Right to Use Car Park Space Charges(Optional)	Rs 3,00,000/-
2	EDC / IDC Charges	Rs 550/- Per Sq Ft
3	IFMSD Charges	Rs 100/- per sqft

Terms and Conditions

- The Assured Return will be paid @12% per annum till date of offer of possession only on the Basic amount of Total Sale Consideration paid by customer w.r.t to payment plans Assured Return 30:70 & 90:10
- Assured Return will not be paid on Possession Linked Payment Plan 15:25:60.
- Cheques/Drafts for payments of Basic, CPS, PLC, IFMSD, EEC, Power Backup & Other Charges to be issued in favour of "Tapasya Projects A/c 70 Grandwalk" Payable at New Delhi.
- Cheques/Drafts for EDC/IDC payments to be issued in favour of "Tapasya Projects A/c 70 Grandwalk-EDC/IDC" Payable at New Delhi.
- Price list, Payment plan & Payment Account can be changed without any prior notice at the sole discretion of the Company.

For detail Terms & Conditions please refer Price List , Application Form & Buyer's Agreement

Studio Apartment Price List

Studio Apartment Payment Plans

Payment Plans

Assured Return Plan (30:70)

Sr. No	Particular	Instalments
1	On application for booking	1 Lac (Booking Amount)
2	Within 60 days of booking	30% of BSP (Less Booking Amount) with ST+ Vat & GST
3	At the time of offer of Possession	70% of BSP + 100% of CPS+EDC/IDC+ Club Charges + IFMSD +FF & E +EEC+ Power Backup +Other charges (if any) with ST + Vat & GST

Assured Return Plan (90:10)

Sr. No	Particular	Instalments
1	On application for booking	1 Lac (Booking Amount)
2	Within 60 days of booking	90% of BSP (Less Booking Amount) with ST+ Vat & GST
3	At the time of offer of Possession	10% of BSP + 100% of CPS+EDC/IDC+ Club Charges +IFMSD +FF & E +EEC+ Power Backup +Other charges (if any) with ST_+ Vat & GST

Possession Linked Payment Plan 15:25:60

Sr. No	Particular	Instalments
1	On application for booking	1 Lac (Booking Amount)
2	Within 60 days of booking	15% of BSP (Less Booking Amount) with ST+ Vat & GST
3	On Completion of Super Structure	25% of BSP with ST+Vat & GST
4	At the time of offer of Possession	60% of BSP + 100% of CPS + EDC/IDC + Club Charges +IFMSD +FF & E+ EEC+ Power Backup+ Other charges (if any) with ST_+ Vat & GST
Note:-	No Assured Return will be paid in this Payment Plan	

For detail Terms & Conditions please refer Price List , Application Form & Buyer's Agreement