



1000 TREES-SELECT

SECTOR-6, SOHNA: EXCLUSIVE PRESENTATION

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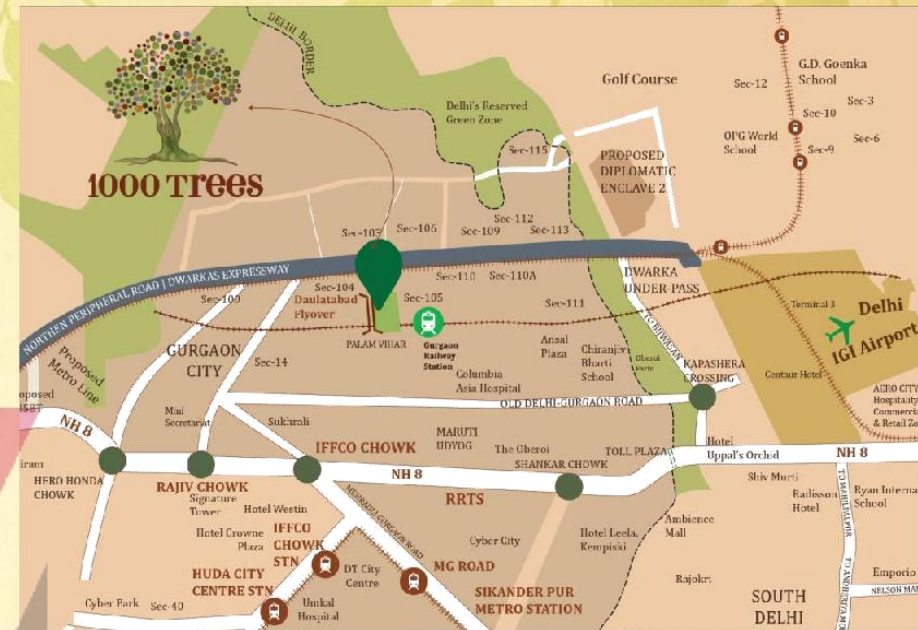
INVESTMENT THESIS – BACKGROUND OF GEOWORKS-GREAT VALUE CONSORTIUM

- We are a close consortium of multi-faceted real estate development companies with substantial experience in building a diverse range of high-rise multi-family group housing projects.
- The promoters of Great Value has been in business since 1970's and in Real Estate since 2001. Geoworks entered business in 1979, and the real estate sector in 2004.
- Unique “partnership of success” in Real Estate Sector of Delhi-NCR.
- Experienced real estate management team with track record of successful delivery of over 4000 housing units spanning Noida, Dehradun, Jalandhar, Delhi, Aligarh and now developing jointly in Gurgaon.
- Deep knowledge of target Gurgaon market with respect to government liaison, land acquisition and construction dynamics.
- No significant “legacy” issues as is common in the industry - not encumbered by large land holdings, debts or unfinished communities.
- Consortium is focused on the Delhi Gurgaon market which is one of the largest and most rapidly growing metropolitan statistical area in India. Our expertise in developing traditional group housing products enables us to focus on a wide range of opportunities within our core market.



CURRENT PROJECT PROFILES (1000 TREES, SEC-105 GURGAON) BEING EXECUTED BY GEOWORKS -GREATVALUE

Location	1000 Trees is at the prime location of Sector-105 on the Dwarka Expressway
Number of Units	780 Units
Target Customers	Prominent Residents of Dwarka, Gurgaon and investors from Delhi and other parts of the country
Amenities	Club, Gymnasium, Swimming Pool, Yoga Lawns, Tennis courts, Badminton Courts, Basket Ball Court.
Existing Financing	Home Loan approved from all major banks
Project Size	13.5 Acres Approx
Built Up Area	1100,000 sq feet(under construction)
Sanctioning Authority	Town and Country Planning Department, Haryana
Status	Under Construction



PAST PROJECT PROFILES (RACE COURSE VALLEY, DEHRADUN) EXECUTED BY GEOWORKS GROUP

Location	Race Course, which is prime location of Dehradun, at just 1.5 kms from Railway station of Dehradun, near Civil Lines
Number of Units	300
Target Customers	Prominent Residents of Dehradun and investors from Delhi and other parts of the country
Amenities	Club, Gymnasium, Swimming Pool, Yoga Lawns, Tennis courts.
Existing Financing	Home Loan approved from all major banks
Project Size	5 Acres
Built Up Area	500,000 sq feet
Sanctioning Authority	MDDA (Mussourie Dehradun Development Authority)
Status	Completed and fully occupied



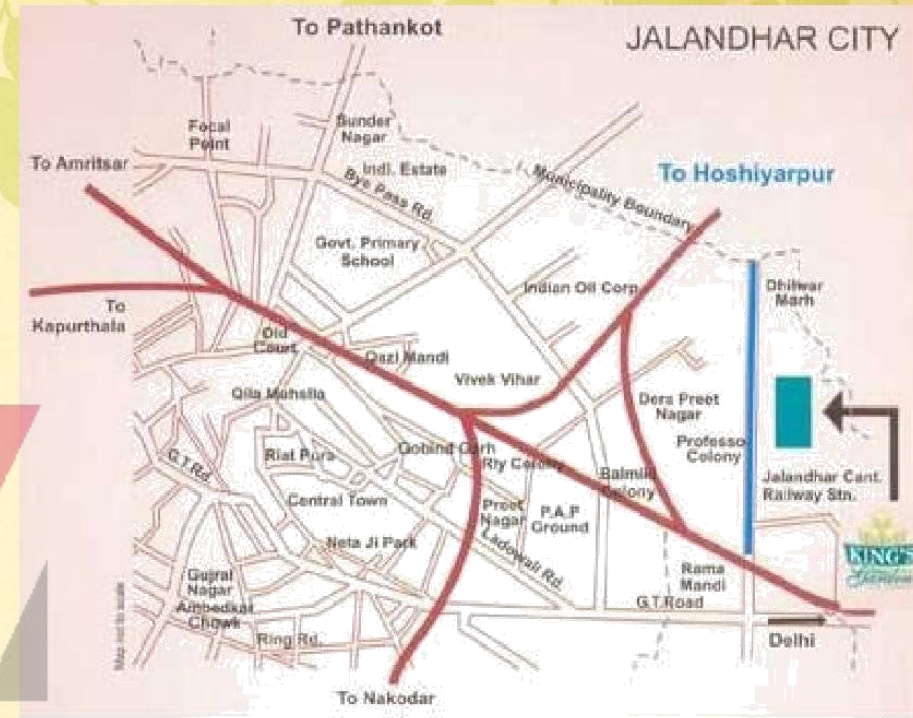
PAST PROJECT PROFILES (GARDEN ESTATE, DEHRADUN) EXECUTED BY GEOWORKS GROUP

Location	Garden Estate located on main Sahastradhara Road, close proximity to IT Park just 22 K:M from Mussorie (International Tourist Place).
Number of Units	140
Target Customers	Prominent Residents of Dehradun and investors from Delhi and other parts of the country especially for nature lovers
Amenities	Club, Gymnasium, Swimming Pool, Yoga Lawns
Existing Financing	Home Loan approved from all major banks
Project Size	2.5 Acres
Built Up Area	280,000 sq feet
Sanctioning Authority	MDDA (Mussorie Dehradun Development Authority)
Status	Completed and fully occupied



PAST PROJECT PROFILES (KINGS GARDEN, JALANDHAR) EXECUTED BY GEOWORKS GROUP

Location	Kings Garden, which is located on Jalandhar-Hoshiyarpur Highway, at just 1.5 kms from Railway station of Jalandhar Cantt.
Number of Units	110
Target Customers	Prominent Residents of Jalandhar and investors from Delhi and other parts of the country
Amenities	Club, Gymnasium, Swimming Pool, Yoga Lawns, Tennis courts.
Existing Financing	Home Loan approved from all major banks
Project Size	3 Acres
Built Up Area	300,000 sq feet
Sanctioning Authority	Town & Country Planning Department, Punjab Chandigarh
Status	Completed and fully occupied



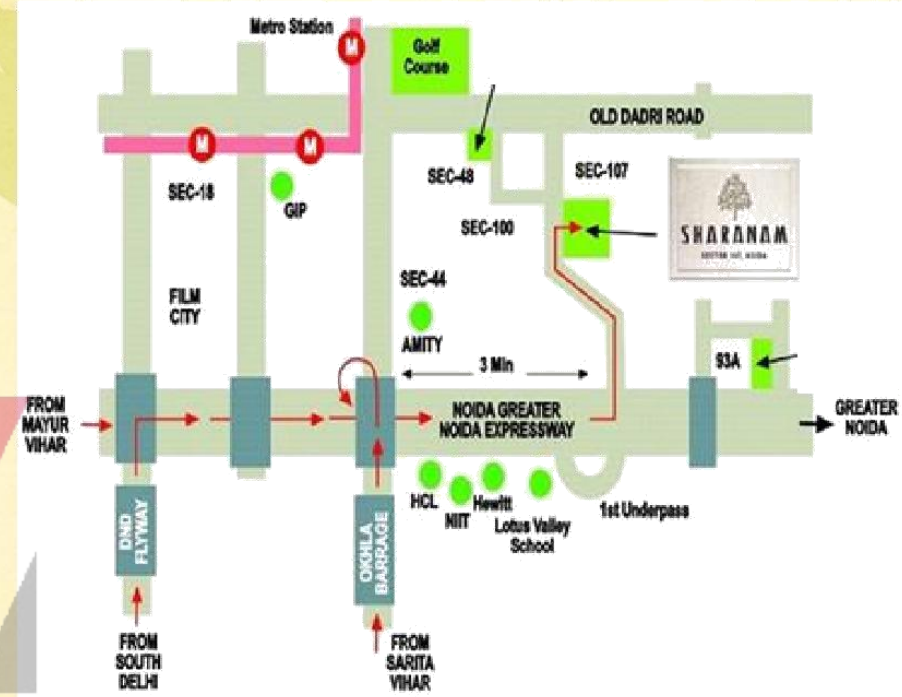
PAST PROJECT PROFILES (MISTY MEADOWS, NEAR SHIMLA) EXECUTED BY GEOWORKS GROUP

Location	Misty Meadows, which is located in Kumar Hatti on Delhi - Shimla Road. Kumar Hatti which is situated 5600 feet above mean sea level has a very comfortable climate (Max. 22o C - Min. 2o C) throughout the year
Number of Units	150
Target Customers	Prominent Residents of Shimla, Solan and investors from Delhi and other parts of the country
Amenities	World class Spa & Sauna, Club, Gymnasium, Yoga teaching Center, "Bon Appetite" – Restaurant & Bar
Existing Financing	Home Loan approved from all major banks
Project Size	5 Acres
Built Up Area	200,000 sq feet
Sanctioning Authority	Himachal Pradesh Housing and Urban Development Authority(HIMUDA)



PAST PROJECT PROFILES (SHARANAM, NOIDA) EXECUTED BY GREATVALUE INDUSTRIES

Location	Sharanam located in Sector-107, Noida, 10 min. from DND Flyway, 15 min. from Greater Noida, 20 min. from South Delhi, 25 min. from Connaught Place and 45 min. from International Airport
Number of Units	1200
Target Customers	Prominent Residents of Noida and investors from Delhi and other parts of the country
Amenities	Cricket Net Practice, Lawn Tennis Court, Club, Senior Citizen Park, School, Hospital
Existing Financing	Home Loan approved from all major banks
Project Size	20 Acres
Sanctioning Authority	NOIDA
Status	Ongoing , Construction in full swing



PAST PROJECT PROFILES (GREAT VALUE MALL, ALIGARH) EXCEEDED BY GREATVALUE INDUSTRIES

Location	Great Value Mall located on Ramghat Road, Aligarh
Target Customers	Local Residents of Aligarh and investors from Delhi and other parts of the country
Amenities	First fully air conditioned shopping mall having 3 screen multiplex
Project Size	1.88 Acres
Built Up Area	200,000 sq feet
Sanctioning Authority	Aligarh Development Authority, Aligarh
Status	Operational



ABOUT 1000 TREES-SELECT

DECLARE 'TREE'DOM

To be united with nature one does not need to live in remote green belts farther from urban limits. Instead urban woods can be build in harmony with civilization.

Nestled in 10.25 acres of urban woods are premium residential towers, 1000 Trees, a unique gated community surrounded by a lush plantation of trees with minimal carbon foot print and maximum green lung area.

Conceived to be a perfect example of man-nature co-habitation, the 1000 Trees project demonstrates the possibilities of bringing nature into man made edifices.



ARCHITECTURE SERVICES FOR 1000 TREES-SELECT

C P KUKREJA ASSOCIATES

- Unique concept developed by C P Kukreja Associates (CPKA). They are the top Architect firm in India.
- CPKA is a Delhi based multi-disciplinary architecture & engineering firm with a highly qualified and professional team of Architects, Planner, Structural Engineers and surveyors in India. Started as an Architectural firm in 1969, CPKA now has about 40 years of experience.
- The firm has been selected by one of the world's leading architectural journals, World Architecture, U.K amongst the top 100 architecture firms in the world. The firm was also selected by CNBC and CRISIL as the best Architects in India in the design of Residential buildings
- Many popular projects done for DLF, Unitech, Omaxe, Parsavnath, BPTP, Ansal etc.
- Designer of Signature Tower (Unitech), Forest SPA(Omaxe), Gautam Buddha University & Associated with metro projects.





1000 TREES

LOCATION MAP - 1000 TREES-SELECT

The strength of the Gurgaon economy, powered by the strategic location leads to increased demand for affordable luxury housing and provides an attractive opportunity to maximize the value of each customer in 1000 TREES - SELECT.



LOCATION ADVANTAGES

Located on 160 Meter Wide Main Gurgaon - Sohna Road in Sector-6, Sohna

Front along 50 Meter wide Green

Belt Frontage of approx 350 ft

500 Meters ahead of the G.D. Goenka International University on the main road

30 minutes drive from IGI Airport

One of the biggest Institutional Area of NCR in Immediate vicinity

15 minutes drive from Delhi-Jaipur Highway (NH-8), Rajiv Chowk

Dual Access through 24 Meter Road on the Back Side and from Main Sohna Road on the Front Side



FACILITIES IN FORT ONE

- State of the Art sport facilities like Badminton, Cricket Pitches, Tennis Courts, Basketball courts.
- Spa center with Steam & Sauna Facilities.
- Jogging Track, Zen Garden and Yoga lawns.
- Building & Apartments are designed with consideration of wind and sun movement for better ventilation and light.
- World Class Club with Semi covered Swimming Pool.



MASTER PLAN (GROUP HOUSING AT SEC.- 105 GURGAON)

Shows a floating interaction between the buildings and landscaped green space.

The water stream in the centre intensify the character of island, giving an exclusive identification.

The landscape features will have orthogonal symmetry as in Spanish Courts

LEGEND

- ① Tower 1
(3br+3t, 4br+3t) G+19
- ② Tower 2
(2br+2t, 3br+2t) G+17
- ③ Tower 3
(1br) G+13
- ④ EWS G+7
- ⑤ Commercial
- ⑥ Spanish Landscape Court
- ⑦ Primary Entrance
- ⑧ Entrance for EWS
- ⑨ Club and Pool
- ⑩ School



Note:- The layout is tentative & is subject to change.

FACTSHEET

Type of Project: Group Housing Project

Location: Sec-6, Sohna, Gurgaon Sohna Road

Area: 10.25 Acres

Total No. of Appts.: 800 Flats Approx.

Total Floors: G+19

Possession: Dec. 2017

Product Mix:

TYPE	*SIZES (In Sq. ft.)
4BHK	1650
3 BHK(Type A)	1500
3 BHK(Type B)	1250
2 BHK	1000
1 BHK	650





1000 Trees
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