ARTISTIC IMRESSION OF CRICKET GROUND
SOBHA CITY. DELHI NCR'S BEST URBAN PARK RESIDENCES.

39+ ACRE OF A BIG SCALE GROUP HOUSING DEVELOPMENT

OVERLOOKING DELHI'S RESERVED GREENS AND AN EXCLUSIVE VILLA COMMUNITY

8.5 ACRES OF AN URBAN PARK

PLANNED AROUND AMENITIES FOR EASIER ACCESS

PERIPHERAL TOWERS FOR EASY ACCESS AND UNHINDERED MAGNIFICENT VIEWS
Hence a beautiful life at SOBHA home comes with unparalleled pleasure of living in a high rise apartment.

One of the unique aspects of master planning of SOBHA CITY is placing of the residential towers at the periphery of this 39 acre land parcel. This provides for easy access to amenities and offers uninterrupted beautiful views from all the residences.

For those units which are oriented to offer views within the complex there's 8.5 acres of absolute green spaces, lush green 90m dia cricket ground, the camping ground, party lawns & a resort style lakelet.

The units orientated to offer views outside the development provide the freshness of seamless vast expanse of Delhi's Reserved Greens on one side and low rise villa development - INTERNATIONAL CITY on the other.

Hence a beautiful life at SOBHA home comes with unparalleled pleasure of living in a high rise apartment.
39 ACRE OF AN URBAN PARK EXPERIENCE.
OVERLOOKING DELHI.
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
A rare feature is a near actual size, 90m dia Cricket Ground with a professional pitch, a green outfield and pavilion sit-outs.

LONG INNINGS

SOBHA CITY offers 2 elegant oval shaped clubhouses spread across 40,000 sq.ft. of area. The sports and social amenities include Social Hubs, Cafes, Billiards, Cards, Carrom, a Library & an all-weather indoor Swimming Pool.
BIG ON AMENITIES.
BIG ON ACTIVE LIFESTYLE.

OVER 16 SPORTS
Whet your sports appetite with a variety of over 16 sports facilities like 3 Tennis Courts, 3 TT Tables, 2 indoor Badminton Courts, a Squash Court, a Skating Rink, a Volleyball Court and a full size Basketball Court.

THE LAKELET
Enhance your pool leisure with over half an acre of organic lakelet setting adorned with lushly landscaped pool deck. Take a few laps in an Olympic size Swimming Pool and let kids enjoy in a pool dedicated specially for them.
BIG ON AMENITIES. 
BIG ON ACTIVE LIFESTYLE.

VEHICLE-FREE TRAIL
SOBHA CITY embodies a 3m wide and 1km long vehicle-free trail. The width and the length allows you to experience the joy of walking or jogging seamlessly.

FITNESS CENTRE
Ensure a wholesome lifestyle with 2 state-of-the-art fully equipped Gymnasiums along with a Sauna. For the well-being of your body and mind, SOBHA CITY provides an exclusive studio for Yoga, Pilates & Aerobics.
BIG ON AMENITIES.
BIG ON ACTIVE LIFESTYLE.

GOURMET GATHERINGS
SOBHA CITY presents multiple options of venues to toast your celebrations. Choose from two Multi-purpose Halls, the Camping Zone with a barbeque or the luxury of over an acre of a pool-side Party Lawn.

SHOPPING ARCADE
At SOBHA CITY, your daily conveniences are easily accessible in the mini arcade within the development.
OVAL 1

INDOOR SPORTS
Indoor temperature controlled 25m long swimming pool with pool-side deck | Fully equipped gym and sauna | Yoga & aerobics centre | Billiards, cards & carrom room | Indoor kids’ play area

LEISURE ACTIVITIES
Large multi-purpose / party hall | Social entertainment room | Café
INDOOR SPORTS
Squash court | 2 indoor wooden badminton courts | Fully equipped gym | TT room with 3 TT tables | Indoor kids’ play areas

LEISURE ACTIVITIES
Large multi-purpose / Party hall | Library
A WELL CURATED URBAN LANDSCAPE GREETS YOU EVERYDAY.

Enjoy the experience of an elevated lifestyle from the moment you drive into the arrival porch of the tower. You are greeted by well-curated green trellis and neat straight-line modern portico. The well lit lobby announces your arrival with grace.
The residences at SOBHA CITY are designed with the wall thickness of only 160 mm, resulting in more carpet area for each apartment. There are only 4 apartments on each floor that provide added space for common areas.

**EFFICIENT AREA**

Large windows and sliding doors in each apartment of SOBHA CITY are placed to provide maximum ventilation. Adequate distance between the towers allow these homes to be well-lit with the inflow of natural light.

**VENTILATED SPACES**

These SOBHA CITY homes have optimal sized living spaces for ease of movement and maximum space utilization for each activity. Even, the balconies are of optimal sizes and open up to green vistas.

**FUNCTIONAL HOMES**

Apartments at SOBHA CITY have no common walls between them and their entrances don’t face each other. The layouts are well-designed with the master bedroom placed at the corner of the apartment for enhanced privacy.

**PRIVATE LIVING**

Apartments at SOBHA CITY are designed with the wall thickness of only 160 mm, resulting in more carpet area for each apartment. There are only 4 apartments on each floor that provide added space for common areas.

Large windows and sliding doors in each apartment of SOBHA CITY are placed to provide maximum ventilation. Adequate distance between the towers allow these homes to be well-lit with the inflow of natural light.
SOBHA CITY
THE FLOOR PLANS
TOWERS A1 - A4
TENTATIVE SBA - 128 SQ.MT. (1381.01 SQ.FT.)

UNIT TYPE 'a'

2 BEDROOMS
LIVING AND DINING
KITCHEN
2 BALCONIES
2 TOILETS
UTILITY SPACE
SOBHA CITY
THE FLOOR PLANS
TOWERS A1 - A4
TENTATIVE SBA - 158 SQ.MT. (1711.29 SQ.FT.)

UNIT TYPE ‘b’

3 BEDROOMS
LIVING AND DINING
KITCHEN
2 BALCONIES
3 TOILETS
UTILITY SPACE
SOBHA CITY
THE FLOOR PLANS
TOWERS B1 - B4
TENTATIVE SBA - 158 SQ.MT. (1711.29 SQ.FT.)

UNIT TYPE ‘b’
3 BEDROOMS
LIVING AND DINING
KITCHEN
2 BALCONIES
3 TOILETS
UTILITY SPACE
UNIT TYPE ‘c’

3 BEDROOMS
LIVING AND DINING
KITCHEN
FAMILY LOUNGE / LOBBY
2 BALCONIES
3 TOILETS
POWDER ROOM
UTILITY SPACE
SOBHA CITY
THE FLOOR PLANS
TOWERS C1 - C4
TENTATIVE SBA - 192 SQ.MT. (2072.90 SQ.FT.)

UNIT TYPE ‘d’

3 BEDROOMS
MASTER BEDROOM WITH WALK-IN CLOSET
LIVING AND DINING
KITCHEN
2 BALCONIES
3 TOILETS
POWDER ROOM
UTILITY SPACE
SOBHA CITY
THE FLOOR PLANS
TOWERS C1 - C4
TENTATIVE SBA - 217 SQ.MT. (2343.44 SQ.FT.)

UNIT TYPE ‘e’

3 BEDROOMS
MASTER BEDROOM WITH WALK-IN CLOSET
LIVING AND DINING
KITCHEN
UTILITY ROOM
2 BALCONIES
3 TOILETS
POWDER ROOM
UTILITY SPACE

KEY PLAN - TOWER C
**SPECIFICATIONS**

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

<table>
<thead>
<tr>
<th>FOYER / LIVING / DINING</th>
<th>BALCONIES</th>
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<tbody>
<tr>
<td><strong>FLOORING</strong></td>
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<tr>
<td>SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING IN TOWER A &amp; B APARTMENTS NATURAL / ENGINEERED STONE FLOORING &amp; SKIRTING IN TOWER C APARTMENTS</td>
<td>SUPERIOR QUALITY ANTI-SKID CERAMIC TILE FLOORING AND SKIRTING</td>
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<tr>
<td><strong>WALLS &amp; CEILING</strong></td>
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<td>PLASTIC EMULSION PAINT</td>
<td>EXTERNAL GRADE TEXTURED PAINT</td>
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<td><strong>CEILING</strong></td>
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<tr>
<td>SPLIT AC PROVISION, TELEVISION &amp; TELEPHONE POINT</td>
<td>PLASTIC EMULSION PAINT</td>
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<tr>
<td><strong>FLOORING</strong></td>
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<tr>
<td>SUPERIOR QUALITY TIMBER LAMINATED FLOORING OR EQUIVALENT AND SKIRTING IN MASTER BEDROOM</td>
<td>SUPERIOR QUALITY ANTI-SKID CERAMIC TILE</td>
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<td>SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING IN OTHER BEDROOMS</td>
<td>WALLS</td>
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<td>SUPERIOR QUALITY CERAMIC WALL TILE DADO UPTO FALSE CEILING</td>
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<td>PLASTIC EMULSION PAINT IN ALL BEDROOMS</td>
<td>CEILING</td>
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<td>FALSE CEILING WITH GRID PANELS</td>
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<td>COUNTER</td>
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<tr>
<td>EXHAUST FAN</td>
<td>GRANITE (IN ALL TOILETS EXCEPT UTILITY ROOM TOILET)</td>
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<tr>
<td>STAINLESS STEEL SINGLE BOWL SINK WITH DRAIN BOARD</td>
<td>FIXTURES</td>
</tr>
<tr>
<td>CHROMIUM PLATED FITTINGS &amp; SANITARYWARE OF REPUTABLE MAKE</td>
<td>ACCESSORIES</td>
</tr>
<tr>
<td>EXHAUST FAN, 25 LITRE CAPACITY GEYSER, 15 LITRE CAPACITY GEYSER IN UTILITY ROOM TOILET</td>
<td>UTILITY PARTITION IN MASTER BATH IN TOWER C</td>
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### 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 & WINDOWS
- **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 double 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

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Disclaimer: Marble / granite being natural materials have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments / appliances are tentative and liable to change at the sole discretion of the Company. Applicant / Awardee shall not have any right to raise objections in this regards. Areas and plans are subject to changes following detail design of services.
The Upper Dwarka Expressway is an upcoming residential & commercial zone towards the Delhi leg of the Dwarka Expressway, which has seen significant development in recent past. Upper Dwarka Expressway as a location has an immense potential due to its proximity to IGI Airport - India’s busiest airport, Dwarka - Asia’s largest sub-city and Aerocity - Delhi NCR’s newest hospitality, commercial & retail hub; which are accessible within 10-15 min.

Dwarka Expressway is a 29 km long signal-free highway connecting Delhi and Gurgaon via Dwarka. Officially known as the Northern Peripheral Road, it has been planned as an alternative route to the already clogged NH-8. With the awarding of National Highway status to Dwarka Expressway, the required impetus from Govt. authorities and significant progress towards completion, it has emerged as one of the most sought after investment destinations of Delhi NCR.
UPPER DWARKA EXPRESSWAY: AN UPCOMING ECONOMIC HUB

The area around Dwarka Expressway is witnessing enormous developments. This location has not only attracted private investments but is also becoming home to some of the major investments from the Government. Over the past few years, several mega projects have been announced, initiated & completed in the vicinity of Dwarka Expressway, making this an upcoming economic hub of the country.

Already developed commercial and economic centres of Gurgaon like Cyber City & Udyog Vihar are located in the close vicinity, that make Upper Dwarka Expressway a sought-after destination.

India International Convention and Expo Centre (IICC) - Asia’s largest exhibition-cum-convention centre, Aerocity - one of the largest hospitality and commercial hubs of Delhi NCR, Diplomatic Enclave II, an International Sports Complex on a 62-acre land and Delhi’s largest Transportation Hub & ISBT are some of the upcoming developments. These mega projects will not only boost the economy, but will also create a high demand for quality housing.
The locality of Upper Dwarka Expressway is well connected with Delhi as the Gurgaon leg of Dwarka Expressway is almost complete & operational. Further it connects Delhi through Bajghera Road, Najafgarh Road and Dwarka Link Road. There is also easy access to Gurgaon's existing infrastructure of corporate hubs, hospitality, education and healthcare centres. With the completion of Dwarka Expressway, this region will have seamless connectivity to Dwarka, IGI Airport and South Delhi. To make it further convenient for commuters, a 4km long tunnel is proposed connecting Dwarka Expressway to IGI Airport, which will be the longest tunnel road in Delhi NCR. A metro route is also proposed by Delhi Metro Railway Corporation connecting Gurgaon and Dwarka along the Dwarka Expressway.
SOBHA CITY is located in Sector 108, Gurgaon just off the Dwarka Expressway within 5-10 minutes of the upcoming landmark developments. The project has an impressive 500m frontage on an operational 75m wide road. SOBHA CITY, Gurgaon is spread across a contiguous land of 39 acres, surrounded by Delhi’s Reserved Greens on two sides with only farmhouses & low-rise future developments.
SIGNIFICANT UPCOMING DEVELOPMENTS IN THE VICINITY OF UPPER DWARKA EXPRESSWAY

India International Convention and Expo Centre (IICC): Being developed on 90 hectares of land in Sector 25, Dwarka, this convention centre will be the largest of its kind in India.

Diplomatic Enclave II: Coming up in Sector 24, Dwarka, the 2nd Diplomatic Enclave of Delhi will house embassies, chanceries, high commissions and ambassador residences.

Aerocity: Located right next to IGI Airport and spread over 45 acres, Aerocity emerges as one of the largest business districts of NCR.

International Sports Complex: This is coming up in Sector 19 of Dwarka Sub-city on a 62 acre land with an 18,000 seater stadium.
**EXISTING AND UPCOMING TRANSPORTATION CONNECTIVITY ON AND AROUND UPPER DWARKA EXPRESSWAY**

**Delhi’s Largest Transportation Hub:** Being developed at Bijwasan in South West Delhi, this transportation hub will integrate all modes of transport.

**Tunnel Linking To IGI Airport:** Delhi NCR’s longest tunnel road, about 4km long, is proposed for seamless connectivity from Gurgaon to Dwarka & IGI Airport.

**Metro Rail:** Delhi Metro Railway Corporation will be taking up the project for extension of metro connectivity along Dwarka Expressway.

**Rail Over Bridge (ROB):** The 1300 metre, six lane ROB has already been constructed as part of the Dwarka Expressway for improved connectivity.
DISTANCES FROM SOBHA CITY

DWARKA
10 min.
• G.D. Goenka School
• D.A.V. Public School
• National Law University
• Radisson Blu Hotel
• Taj Vivanta Hotel
• Eros Metro Mall

CENTRAL BUSINESS DISTRICT, GURGAON
20 min.
• Cyber City, Gurgaon
• Ambience Mall
• The Leela Hotel
• The Oberoi Hotel
• Udyog Vihar

IGI AIRPORT & AEROCITY
15 min.
• 7 five-star hotels like JW Marriott Hotel, Novotel Hotel, etc
• 14 lakh sq.ft. of Commercial Hub
  - 5 lakh sq.ft. of Retail & Entertainment
  - 9 lakh sq.ft. of Office Spaces

SOUTH DELHI
25 min.
• Vasant Kunj
  - The Grand Hotel
  - Fortis Hospital
  - Vasant Valley School
  - Delhi Public School
  - Emporio & Promenade malls
• Jawaharlal Nehru University
• Delhi University South Campus
• Vasant Vihar

PALAM VIHAR
05 min.
• Ansal Plaza
• Columbia Asia Hospital
• Gems International School
• I.T.M. University
• Delhi Public School

UPCOMING DEVELOPMENTS
05-10 min.
• IICC (India International Convention and Expo Centre)
• Diplomatic Enclave II
• 18-Hole DDA Golf Course
• Delhi’s Largest Transportation Hub
Such is the craftsmanship and attention to detail of a SOBHA home, that it becomes a legacy, an heirloom, a milestone and an exceptional emotional statement. This indisputable standing comes from the consistency with which SOBHA has inculcated its passion for excellence ever since it was founded in 1995. SOBHA’S in-house expertise, backward integration and an organization culture of excellence has helped them deliver high quality homes on time, every time.
GLOBAL OPERATIONS
| Presence in 6 countries
| Footprint across 27 cities & 14 states in India
| 28,000 people employed globally

IMPECCABLE TRACK RECORD
| Timely delivery for 25 years
| Delivered 462 real estate & contractual projects
| Over 105 million sq.ft. delivered & 51 million sq.ft. under construction

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
22,000+

FAMILIES ACROSS INDIA HAVE CHOSEN SOBHA HOME AS THEIR PREFERRED ADDRESS.
Disclaimer
1. The sizes / shapes / positions of openings, ducts, balconies and landscape are subject to change
2. Room sizes indicated are structural sizes and actual sizes may vary due to finishes
3. Areas mentioned are subject to change after finalization of services and structural design
4. The furniture shown in the drawing is only to indicate the space available and the likely position of electrical points

All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering.


RERA Registration No.: 86 OF 2017, 115 OF 2017, RCR/REP/HARERA/GGM/2018/12, 12 of 2019 and 34 of 2019