

It's time to
make a
smart investment

PRESENTING


**JACARANDA
HEIGHTS**
eco-friendly sustainable homes



FALCON
REALTY GREEN INDIA

Falcon Realty Services Private Limited

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*Terms & conditions apply

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All layouts plans and specifications are purely conceptual / indicative and not a legal offering. The competent authority / promoters/architects reserve the right to alter or change any details hereafter without any notice.



Strategic Location - in Global Eco City

Located in the heart of Japanese Investment Zone

45 mins, signal free drive from IGI Airport
30 mins drive from IFFCO Chowk, Gurgaon

Signal free drive on NH 8 Expressway

Area attracting heavy Japanese & European investments

Honda has already set up the world's largest car plant in the area

Economic activity is driving demand for homes and offices in the zone.

Welcome to the hub of exciting development.

Global Eco City is strategically located on NH 8, in the Delhi-Mumbai Industrial Corridor. A mere 45 minutes drive from IGI Airport and 30 minutes from Rajiv Chowk in Gurgaon.

The drive to Global Eco City is totally signal and jam free – so common in Delhi and Gurgaon. In fact, during rush hour it takes less time to reach Global Eco City than it does to reach Connaught Place from Maharani Bagh or Gurgaon from Safdarjung or Noida to Chanakyapuri!

The Corridor is attracting huge investments from Japanese and European companies. Honda, Asahi, Saint Gobain has already set up the world's largest car and glass plant in the Corridor.

The Government of India is committed to providing the Corridor with upgraded infrastructure to aid fast movement of goods and people across the corridor. 8 laning of NH 8 has already begun and there are plans to run 'Bullet Trains' in the Corridor.

So join the thousands of families who have chosen a new way of life – one that is in harmony with nature, close to all amenities, yet far from the madding crowds. Join us at Global Eco City – a self sustained, eco friendly township strategically located in the most exciting development zone of the NCR.



Welcome to a different town planning philosophy. Jacaranda Heights is part of Global Eco City - a World City that is thoughtfully designed to offer you a wholesome life that is in total harmony with nature. At Global Eco City, 1 million trees and plants of various types will rejuvenate you with pure and fresh air.

Dedicated farmland will provide you and your family with organically grown fresh food and vegetables, everyday.

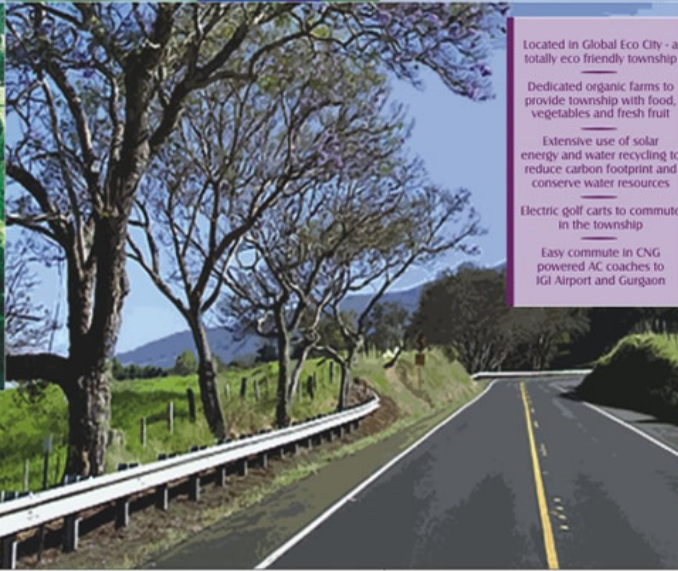
Solar energy will be harnessed to meet 30% of the city's electricity needs.

Electric golf carts will transport you from one part of the city to another without polluting the air we breathe.

Every drop of water will be recycled be it rain water or grey water.

Comfortable, eco-friendly, AC buses will transport you everyday to your destination, thus, reducing your carbon footprint.

Each home is designed to be energy efficient. Large windows to fill each home with adequate natural light and positive energy. Cavity walls ensure homes remain cool in summer and warm in winter.



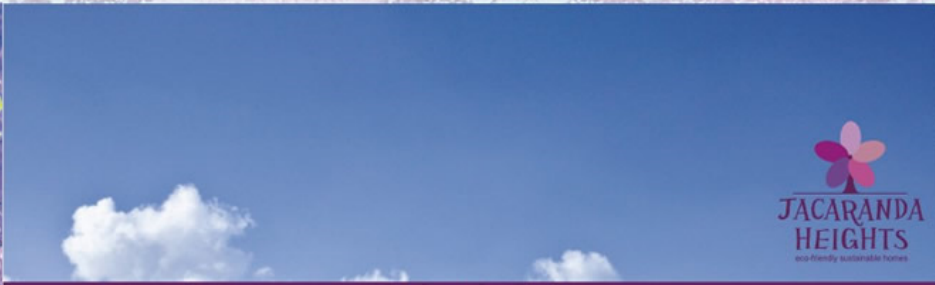
Located in Global Eco City - a totally eco friendly township

Dedicated organic farms to provide township with food, vegetables and fresh fruit

Extensive use of solar energy and water recycling to reduce carbon footprint and conserve water resources

Electric golf carts to commute in the township

Easy commute in CNG powered AC coaches to IGI Airport and Gurgaon



**JACARANDA
HEIGHTS**
eco-friendly sustainable homes

ACTUAL PICTURES OF SIMPLE HOMES



LUXURY OF SPACE



LUXURY OF OPENNESS



LUXURY OF NATURAL LIGHTS AND QUALITY AIR

Welcome to Jacaranda Heights. Finally you have got an option to invest in one of the most paying properties.

Now you can have premium apartments.

You will get eco-friendly sustainable homes

as well as assured rental from day 1.

You can expect more from nature.

Where, the morning alarm is not the sound of the clock but the twittering of birds.

Where, schools, hospitals, shopping malls, multiplex, gyms, sports stadium will all be a short walk from your home.

Premium condominium with Studio, 1BHK, 2BHK, 3BHK & 4BHK apartments

In the heart of eco-friendly development

Self-sustained township with all amenities



JACARANDA HEIGHTS FLOOR PLAN AT GLOBAL ECO CITY

JACARANDA HEIGHTS
3 BHK + S.Q.
3100 sq.ft.



JACARANDA HEIGHTS
Studio
415 sq.ft.



Specifications

- ✓ **Kitchen:** Ceramic Tiles flooring, ceramic tiles above working platform rest acrylic emulsion paint, granite counter with double bowl stainless steel sink with drain board & greaser.
- ✓ **Bathroom Flooring:** Ceramic Tiles/Granite/Marble Granite/Marble counter, wall hung WC, wash-basin of matching shades & single lever CP fitting.
- ✓ **Amenities:** Secured, gated and master planned community, sports, social and recreational clubs and golf carts to commute within city.

JACARANDA HEIGHTS

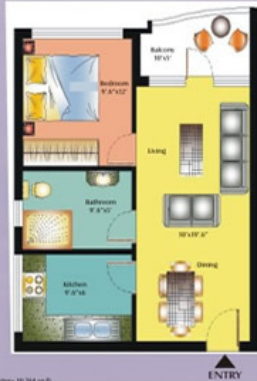
4 BHK + S.Q.
3500 sq.ft.

JACARANDA HEIGHTS

1 BHK
610 sq.ft.

Specifications

- ✓ **Wall:** Acrylic Emulsion Paint.
- ✓ **Flooring:** Laminated wooden flooring/Marbel/Tile
- ✓ **Windows:** UPVC/Powder coated/Anodized Aluminum Glazing.
- ✓ **Doors:** Seasoned hardwood door frames with European style door shutters



1 sq.meter = 10.764 sq.ft.

The Board of Directors of Falcon Realty Services Private Limited is supported by a dedicated team of professionals, associates and employees.



Is a renowned architecture service provider company having presence in at number of places in the world and is recognized widely for Town Planning and awarded several times for excellent architecture of landmark buildings globally. They have a distinction of conceptualizing project in perfect harmony with Nature and with least disturbance to ecology and environment. Mr. A Teelock, Managing Director of the company takes personal interest and puts best efforts in various projects of Falcon Realty Services Private Limited and its Group Companies.



A project quality management company supported by a team of Architects and Engineers to monitor the quality of constructions, specification and design, the panel is headed by strong professionals with experience of Real Estate Developments in India and Abroad.



A Construction company and retail development known for its professionalism, commitment and quality Services. This Company has a professional team of 20 Architects, Civil Engineers, Structural Engineers, Interior Designers and headed by Mr. David Kennin Duggan. The strong team of professionals has delivered tremendous projects and converted the lands into Landmarks.



A Medicare service provider with a team of renowned and experienced doctors worldwide. The team is responsible to support any development by the company in the field of Medicare and Medico Tourism.



Organic Food
Health studies say that by eating HEALTHY ORGANIC FOOD YOU REDUCE THE DEATH RISK of Diseases by 60%. You will get fresh organic fruits and vegetables coming directly from our organic farms.

Green Environment
• Planting 30 lakhs trees and plants within the campus to fight against global warming • To provide Serene, Green, Clean, Heavenly, Pollution free and Garbage free zone for human habitation • To provide fresh oxygen • Reduce the harmful effect of carbon dioxide and other gases by recycling the waste like fallen leaves and garden waste to prepare organic manure • Organic Manure produced here would be used in producing Organic farm fresh Fruits and Vegetables for empowering rural economy of India.

Project Objective
The objective is to develop this area into a serene green vicinity to offer a better lifestyle to the Indian and Foreign Nationals (NRIs, PIO's and HNI's) those who will be working in and around the area of Eco-friendly Industrial satellite townships and in Delhi NCR. Also to stand as an example of a modern living. Thus develop housing infrastructure for better community living for the people of high potential on Delhi-Mumbai Industrial Corridor at competitive and affordable prices.

To set up a trend of building modern village that meets luxurious and convenient living. To develop a serene green environment more open space & a model of self sufficient locality to have all natural resources of energies like wind energy, solar energy and Bio Energy.

Our main aim is to provide quality housing, retail and smart work space on affordable price. We believe in making Eco-friendly Real Estate Development with natural resources like Green Building, Solar Energy, Wind Energy, Organic farming, Water Harvesting and recycling, Plantation of Trees to meet the premium requirement of our esteemed clients, investors and farmers which make India a self reliant cluster.

PRICE LIST FOR JACARANDA HEIGHTS

Type of Homes	Tentative salable area	Basic Sale Price (in INR)	1 sq. meter=10.764sq.ft.	w.e.f. 25th May 2011
Studio	45 Sq.ft	12,86,540/-	1,25,000/-	12,450/- per month
1 BHK	810 Sq.ft	18,91,000/-	2,00,000/-	18,300/- per month
3 BHK + S.Q. (Premium)	1800 Sq.ft	96,10,000/-	6,00,000/-	93,000/- per month
4 BHK + S.Q. (Premium)	3500 Sq.ft	1,08,50,000/-	7,50,000/-	1,05,000/- per month

PAYMENT PLANS

(A) Down Payment Plan

At the time of booking	As applicable
Within 30 days of booking	25% of BSP + including booking amount
Within 60 days of booking	70% of BSP + (100% of PLC + EDC + IDC + CMRC) including rebate
On offer of Possession	5% of BSP + BMS + cost of stamp duty and registration charges + cost of electricity connection and power back-up as applicable

(B) Time & Construction / Development linked Installment Plan

Booking Amount	As applicable
Within 30 days of booking	25% of Basic Sale Price (BSP) including booking amount
Within 60 days of booking	10% of BSP
Within 90 days of booking	10% of BSP + 100% of CMRC
On start of development work at the site	10% of BSP + 20% of PLC + 50% of EDC
on start of foundation of building	10% of BSP + 20% of PLC + 50% of car park
Casting of Ground Floor of Building	10% of BSP + 20% of PLC + 50% of car park
Casting of Second Floor of Building	10% of BSP + 20% of PLC + 50% of EDC
Casting of Top Floor of Building	10% of BSP + 20% of PLC + 100% of IDC
On offer of Possession	5% of BSP + BMS + cost of stamp duty and registration charges + cost of electricity connection and power back-up as applicable

Preferential Location Charges (PLC) / Other Charges

PLC for Corner/First, Second & Third floor	Rs. 50/- per Sq.ft.	PLC for Park/Pool Facing/Ground floor	Rs. 75/- per Sq.ft.
Internal Development Charges (IDC)	Rs. 105/- per Sq.ft.	Internal Development Charges (IDC)	Rs. 35/- per Sq.ft.
Infrastructure Fund & Maintenance Security (IFMS)	Rs. 75/- per Sq.ft.	Club Membership Registration Charges (CMRC)	Rs. 25,000/-
Car Parking Covered per Bay	Rs. 3,00,000/-	Car Parking Open per Bay	Rs. 75,000/-

Note: Stamp Duty, Registration of Conveyance / Lease deed and other charges enter as per payment plan. Basic Sale Price subject to revision at the sole discretion of Developer Company without prior notice. Assured Return / Rental after receipt of 50% of Basic Sale Price along with other charges if any. Within 60 days of booking only. * Condition Apply.

Location Map

Driving Time 45 min (approx) from I.G.I Airport.
 35 min. from Metro station IFFCO CHOWK.
 15 min. from New Economy Corridor.
 (Kundli-Manesar-Palwal Expressway) on NH-8.
 15 min. from Japanese Investment Zone.
 10 min. from Honda.
 5 min. from Delhi-Mumbai Industrial Corridor, Bawal.
 3 km. from proposed Airport.



	NH-8 EXPRESS WAY	
	KMP EXPRESS WAY	
	ROAD	
	RAILWAY LINE	
	DEDICATED FREIGHT CORRIDOR	
	DELHI METRO	

MAP NOT TO SCALE