HARERA Registration No
PHASE 1:RC/REP/HARERA/GGM/907/639/2025/10
PHASE 2:RC/REP/HARERA/GGM/908/640/2025/11
PHASE 4: RC/REP/HARERA/GGM/906/638/2025/09

Hero Homes | IN COLLABORATION WITH SAHEB

The Palatial ("Project"), a group housing colony is being developed by Hero Realty Pvt. Ltd. ("Developer") The Project will be developed in phases under License no. 199 of 2023 and License No. 15 of 2024. All the views are artistic impressions & are subject to change at the sole discretion of management. The fixtures & interiors shown inside the apartment are not the part of standard apartment. Promoter urges every applicant to inspect the project site and, therefore, requests to make personal judgment prior to submitting an application for allotment. Unless otherwise stated, all the images, visuals, materials, and information contained herein are purely creative/artistic and may not be actual representations of the product and/or any amenities. Further, the actual design may vary in the fit and finished form, from the one displayed above. Journey time shown, if any, is based upon Google Maps which may vary as per the traffic at a relevant point of time. The dimensions specified, if any, are inclusive of wall-to-wall measurements, excluding finishing margins. Potential offsets within rooms may occur due to structural elements. *Rate mentioned above, if any, does not include GST and other statutory charges as applicable. T & C Apply. 1 sq. mt. 10.7639 sq. ft.

HERO REALTY PRIVATE LIMITED
264, Okhla Phase III, Okhla Industrial Area, New Delhi, Delhi – 110020.

Hero Homes | IN COLLABORATION WITH SAHEB

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THE PALATIAL
By Hero Homes



CHAIRMAN'S MESSAGE

As a principle, we have three criteria in mind before engaging in a new venture. First, the venture needs to be something that one of us in senior management is passionate about. Second, it has to be in an area where we can make the maximum positive social impact. Finally, it has to be a venture where we can move into a leadership position. Housing in India, is both, a serious social challenge and a great economic opportunity. While the country's population has grown exponentially, most do not have the privilege of a well-appointed home. At the same time, when housing is promoted, great multipliers are created, since an estimated 150 plus industries are linked to this sector in some form or the other. This socio-economic impact has strengthened our conviction to commit ourselves to the business of building homes and community development. The Hero Homes venture is a manifestation of this conviction.

SUNIL KANT MUNJAL
Chairman, Hero Enterprise

THE HERO LEGACY

Hero Homes is the flagship brand of Hero Realty Private Limited (HRPL), a Hero Enterprise business, which provides luxury living with honest pricing. Hero Group, a corporation with a six-decade history of developing world-class brands, founded the Hero Enterprise in 1996. Hero Realty has been fostering a healthy local community, by building trendy, contemporary, and environment friendly homes. HRPL has earned a reputation for its progressive ideas, responsiveness to client demands, and dedication to sustainability.

ELEGANCE REDEFINED AT

THE PALATIAL

At Hero Homes, we believe a home isn't just a place; it's a feeling. The Palatial isn't merely a structure - it's a condominium where comfort meets elegance, and every corner is crafted for cherished moments. It's where you create memories, feel at peace, and find yourself at home, truly living life as it's meant to be.



*Artistic Impression

AN ICONIC STRUCTURE OF

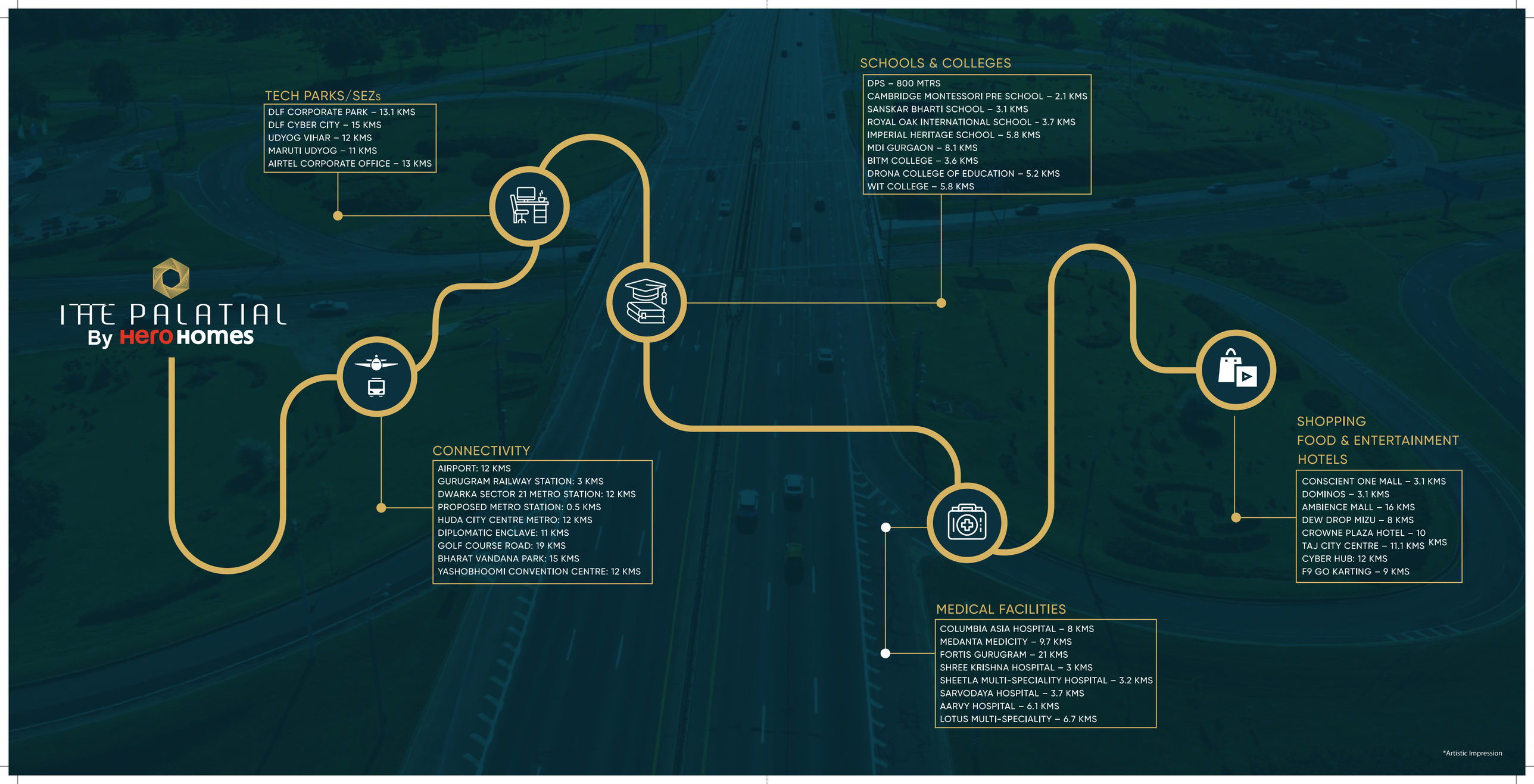
ELEGANCE

A home is an expression of your aspirations and the journey traveled. At Hero Homes, we craft more than residences; we create a sanctuary where life's most treasured moments unfold with those who are your most precious. With our latest project, we aim to raise the bar even further. Welcome to The Palatial by Hero Homes - a masterpiece of architectural finesse and elegant appointments, surrounded by magnificent vistas inspired by continental Europe.

With impeccable craftsmanship and thoughtful design, each residence blends timeless sophistication with modern comfort and exceptional security, offering complete indulgence and peace of mind in an oasis of serenity and exclusivity. The Palatial by Hero Homes is an ode to who you are and a tribute to what your family deserves. Let us begin the celebrations.



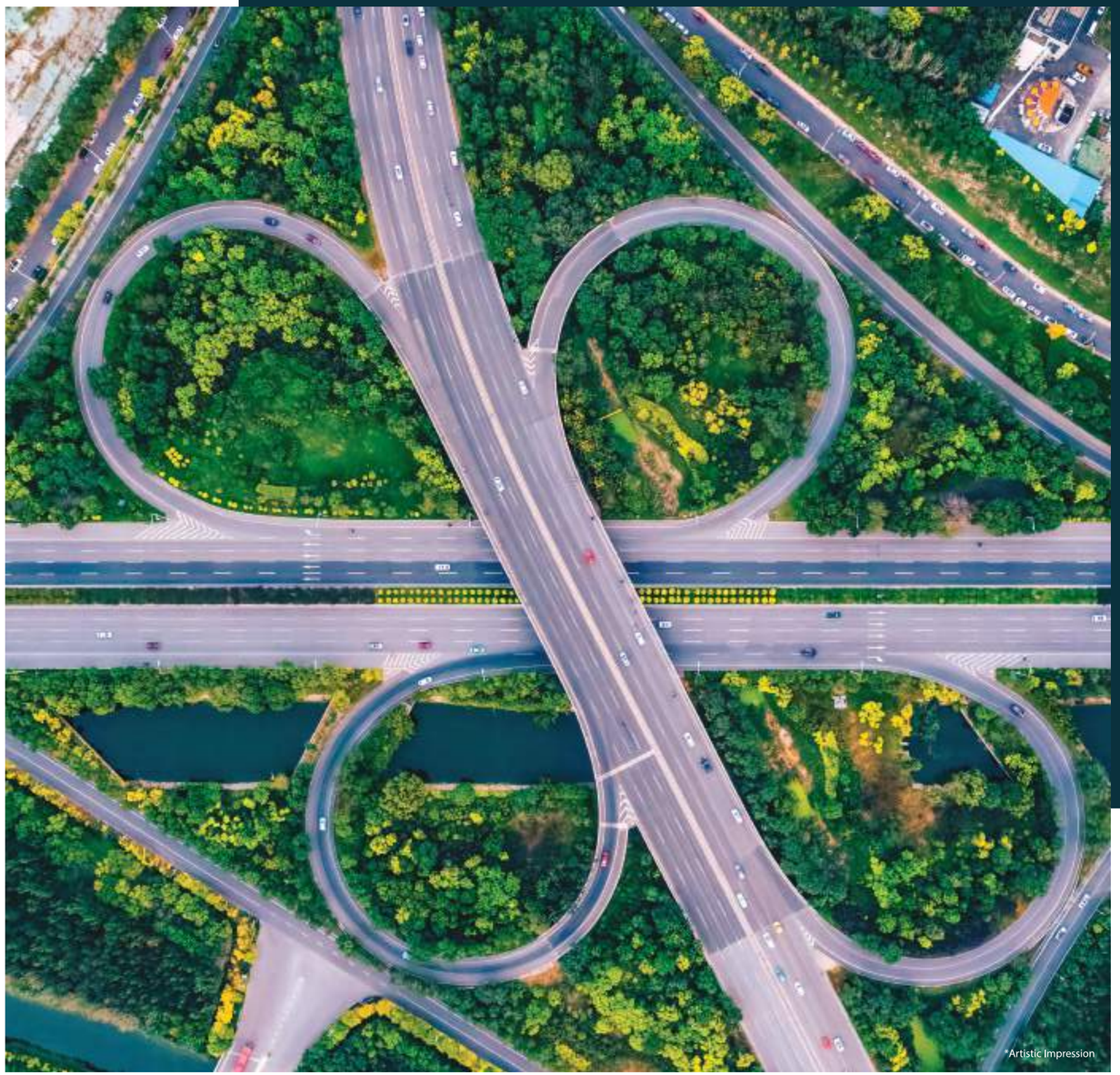
*Artistic Impression


THE PALATIAL
By Hero Homes
TECH PARKS/SEZs
DLF CORPORATE PARK – 13.1 KMS
DLF CYBER CITY – 15 KMS
UDYOG VIHAR – 12 KMS
MARUTI UDYOG – 11 KMS
AIRTEL CORPORATE OFFICE – 13 KMS
SCHOOLS & COLLEGES
DPS – 800 MTRS
CAMBRIDGE MONTESSORI PRE SCHOOL – 2.1 KMS
SANSKAR BHARTI SCHOOL – 3.1 KMS
ROYAL OAK INTERNATIONAL SCHOOL – 3.7 KMS
IMPERIAL HERITAGE SCHOOL – 5.8 KMS
MDI GURGAON – 8.1 KMS
BITM COLLEGE – 3.6 KMS
DRONA COLLEGE OF EDUCATION – 5.2 KMS
WIT COLLEGE – 5.8 KMS
CONNECTIVITY
AIRPORT: 12 KMS
GURUGRAM RAILWAY STATION: 3 KMS
DWARKA SECTOR 21 METRO STATION: 12 KMS
PROPOSED METRO STATION: 0.5 KMS
HUDA CITY CENTRE METRO: 12 KMS
DIPLOMATIC ENCLAVE: 11 KMS
GOLF COURSE ROAD: 19 KMS
BHARAT VANDANA PARK: 15 KMS
YASHOBHOOMI CONVENTION CENTRE: 12 KMS
SHOPPING
FOOD & ENTERTAINMENT
HOTELS
CONSCIENT ONE MALL – 3.1 KMS
DOMINOS – 3.1 KMS
AMBIENCE MALL – 16 KMS
DEW DROP MIZU – 8 KMS
CROWNE PLAZA HOTEL – 10 KMS
TAJ CITY CENTRE – 11.1 KMS
CYBER HUB: 12 KMS
F9 GO KARTING – 9 KMS
MEDICAL FACILITIES
COLUMBIA ASIA HOSPITAL – 8 KMS
MEDANTA MEDICITY – 9.7 KMS
FORTIS GURUGRAM – 21 KMS
SHREE KRISHNA HOSPITAL – 3 KMS
SHEETLA MULTI-SPECIALITY HOSPITAL – 3.2 KMS
SARVODAYA HOSPITAL – 3.7 KMS
AARVY HOSPITAL – 6.1 KMS
LOTUS MULTI-SPECIALITY – 6.7 KMS
*Artistic Impression

STAY CONNECTED WITH

DWARKA EXPRESSWAY

You're always at the center of convenience with seamless access from our project. This location not only offers excellent connectivity to Delhi and Gurugram but also serves as a hub for world-class infrastructure.



*Artistic Impression

READY TO LIVE

HOMES

13 CUSTOMIZABLE INTERIORS TAILORED TO YOUR STYLE

HOMES THAT ARE EXCLUSIVELY YOU | DESIGNED BY GLOBAL EXPERTS | EXPANSIVE SPACES OUTSIDE YOUR APARTMENT

PAYABLE ADDITIONAL PACKAGE IN PARTNERSHIP WITH EXTERNAL SERVICE PROVIDERS*



*Artistic Impression

VEHICLE-FREE

SURFACE ZONE

At Palatial, enjoy a serene, pedestrian-friendly environment with a Surface-Free Vehicular Zone. With traffic restricted to underground areas, experience uninterrupted green spaces, safe walkways, and a peaceful ambiance, redefining luxury living.



*Artistic Impression

MULTI-TIER

DIGITAL SECURITY

Experience a lifestyle of ultimate convenience with digital home security, advanced home automation system, centralized digital concierge and app-based parking slots. Every residence is equipped with modern smart home automation, offering you seamless control over lighting, climate, security, and more—all at the touch of a button.



*Artistic Impression



THE BEAUTIFUL LIFE

LIVE, WORK & INDULGE

Grab your morning coffee, walk to work, and unwind with shopping or fine dining, just an elevator ride away.

*Artistic Impression



EXPERIENCE LUXURY

BEYOND COMPARE

Discover luxury at our **54,000*** +sq. ft. Residential Clubhouse with top-tier amenities like a Gym, Swimming Pool, and Indoor Games. Enjoy grand celebrations, premium sports facilities, and a lifestyle that blends wellness and community.

***54,000 Sq.ft. = 5016.7 Sq. m.**

*Artistic Impression

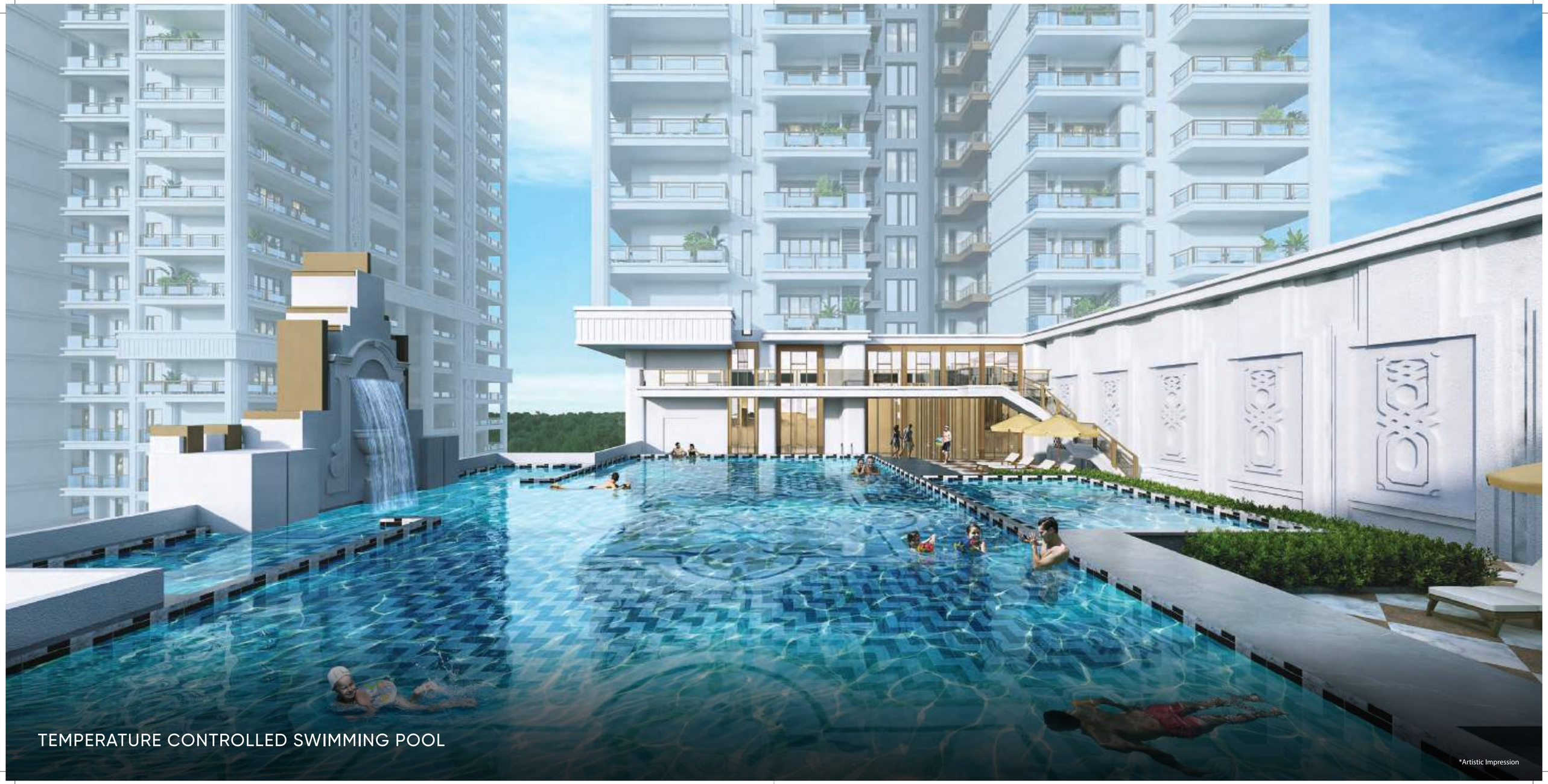


LUXURY LIVING

INFINITE AMENITIES

- FINE DINING
- MULTI-PURPOSE HALL
- BUSINESS CENTRE
- BOARD GAMES ROOM
- PLAY STATION ZONE
- SQUASH COURT
- BILLIARDS/POOL TABLE
- INDOOR KID'S PLAY ZONE
- AEROBICS
- DANCE ROOM
- FULLY EQUIPPED GYM
- OPEN GYM
- SPA & SALON
- TEMPERATURE CONTROLLED SWIMMING POOL
- BADMINTON COURTS

*Artistic Impression


TEMPERATURE CONTROLLED SWIMMING POOL
*Artistic Impression

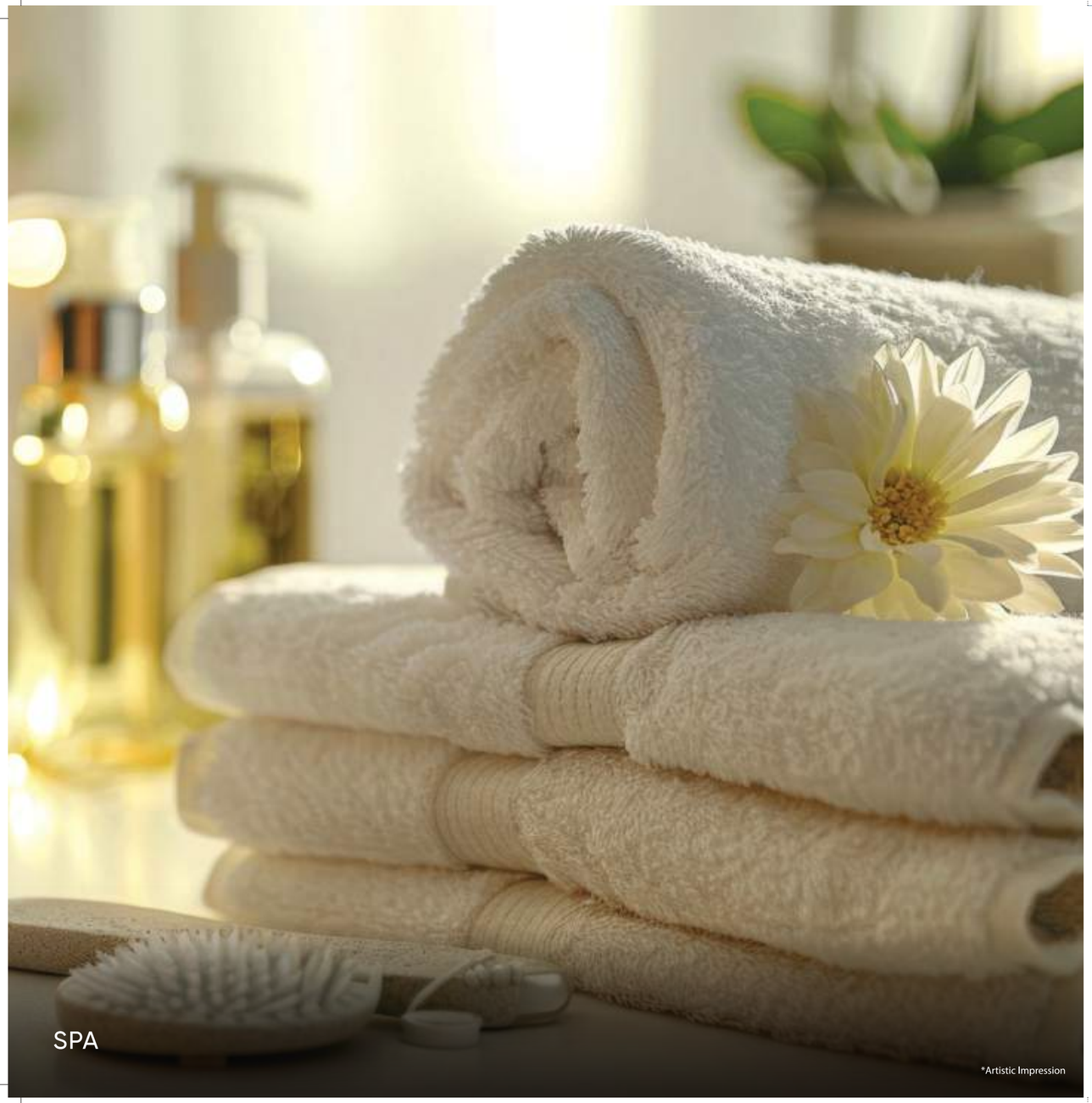

GYMNASIUM
IN COLLABORATION WITH cult
*Artistic Impression

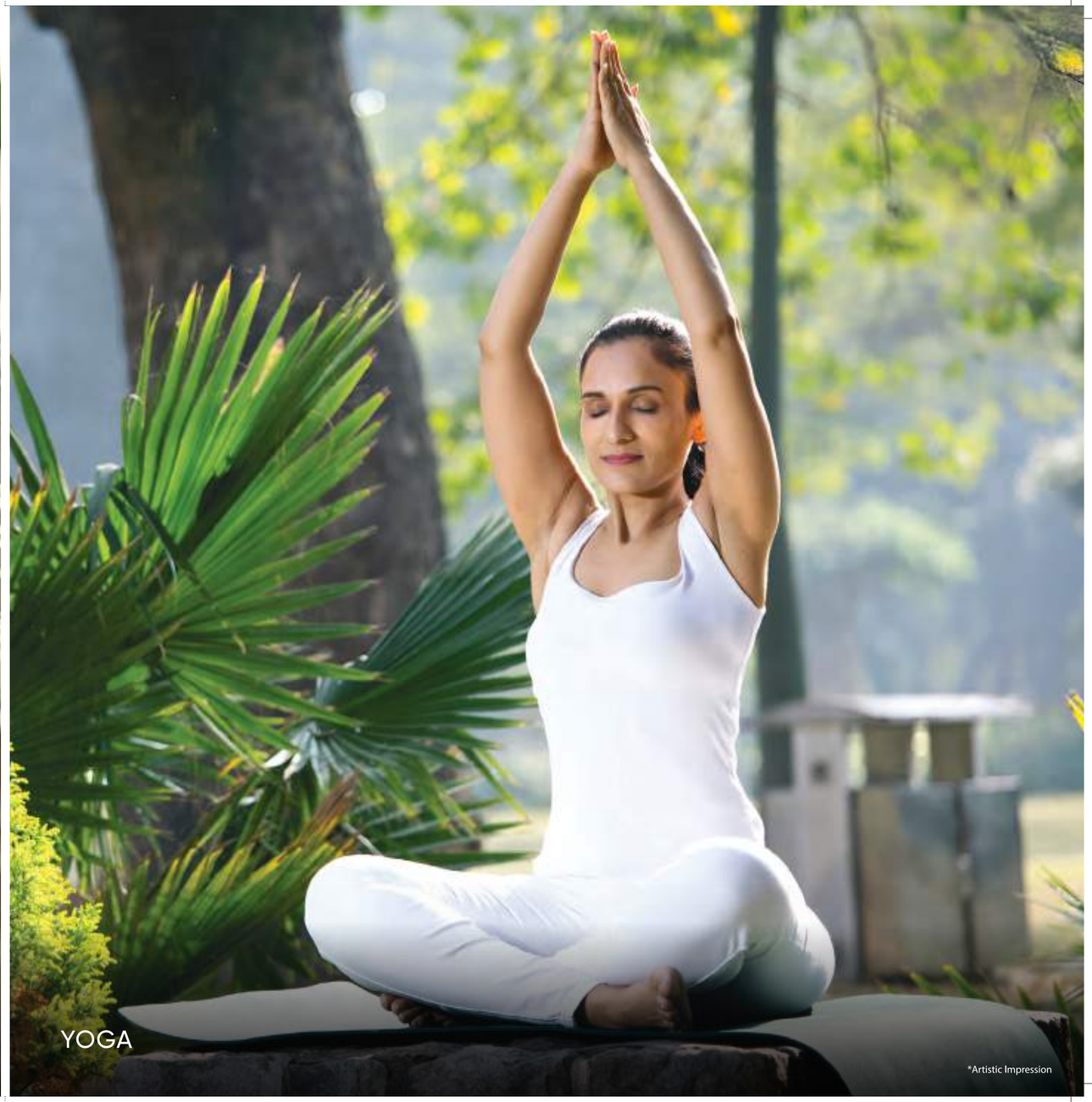
MIYAWAKI TRAIL

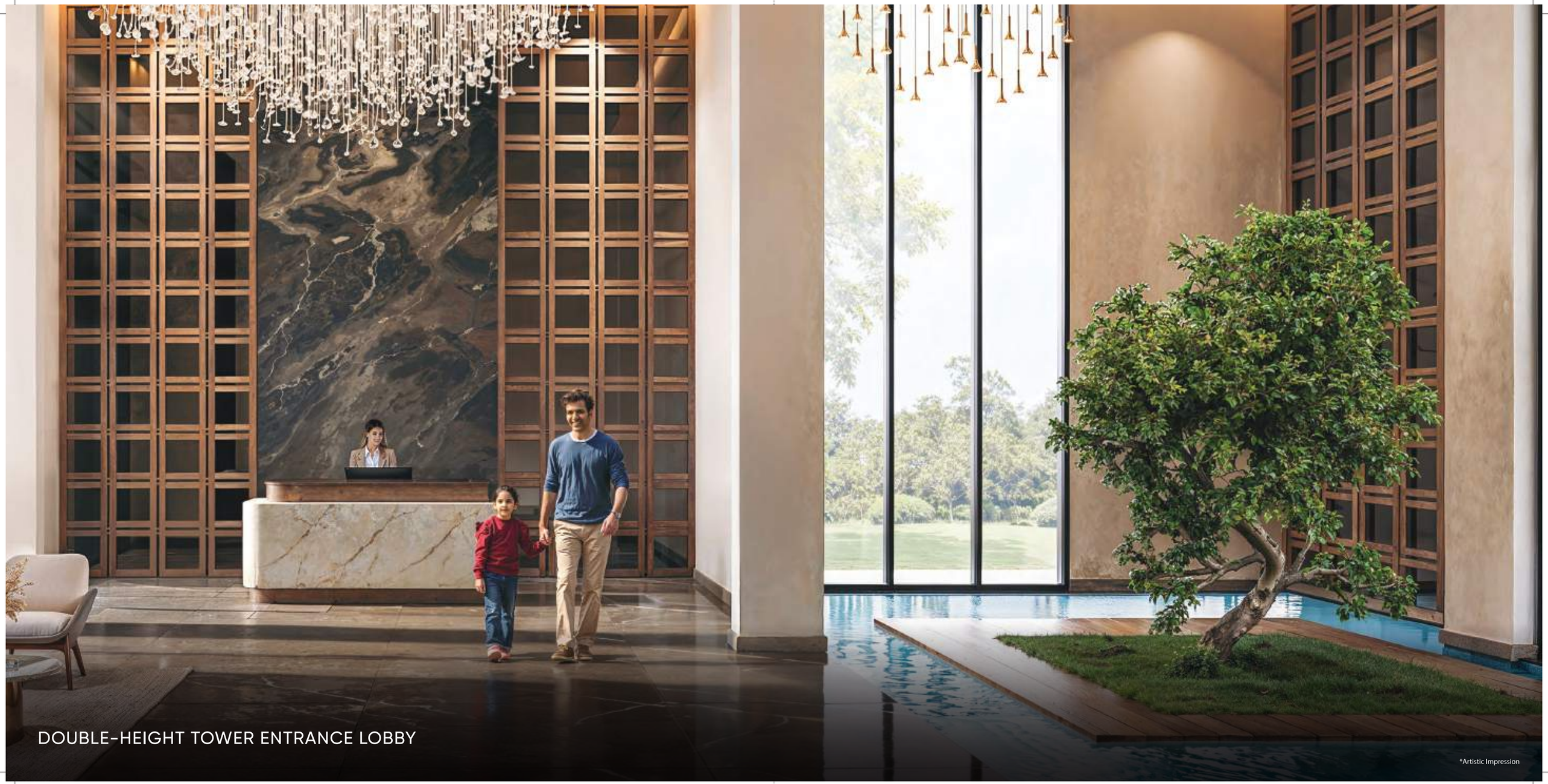
Using the Miyawaki method, our native tree plantation creates a self-sustaining, dense forest that accelerates growth, enhances air quality, and boosts biodiversity. This thriving ecosystem offers a cooling microclimate and a serene, nature-immersed environment—promoting sustainability, well-being, and an elevated standard of living.



*Artistic Impression

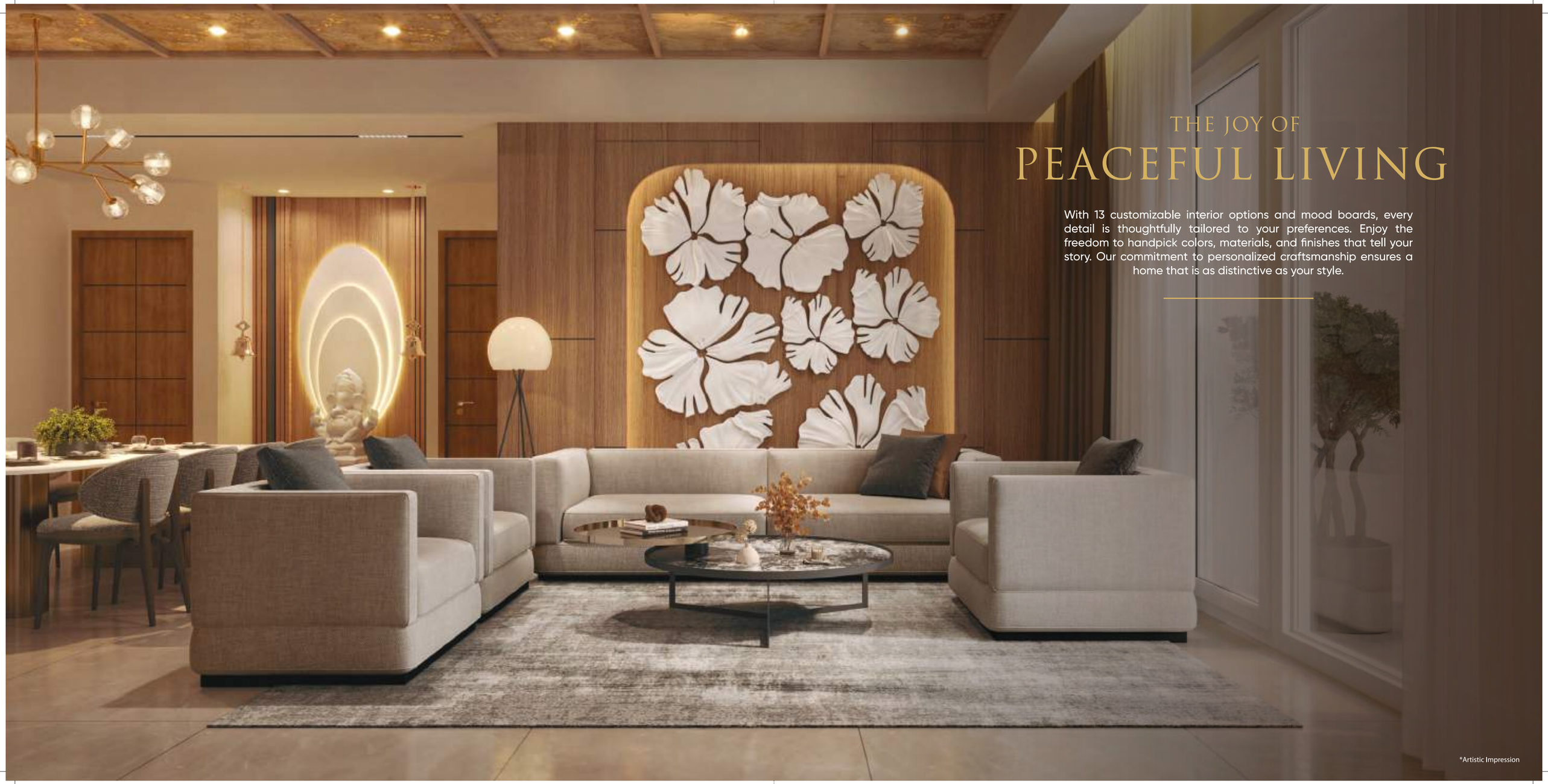

SPA
*Artistic Impression


YOGA
*Artistic Impression



DOUBLE-HEIGHT TOWER ENTRANCE LOBBY

*Artistic Impression

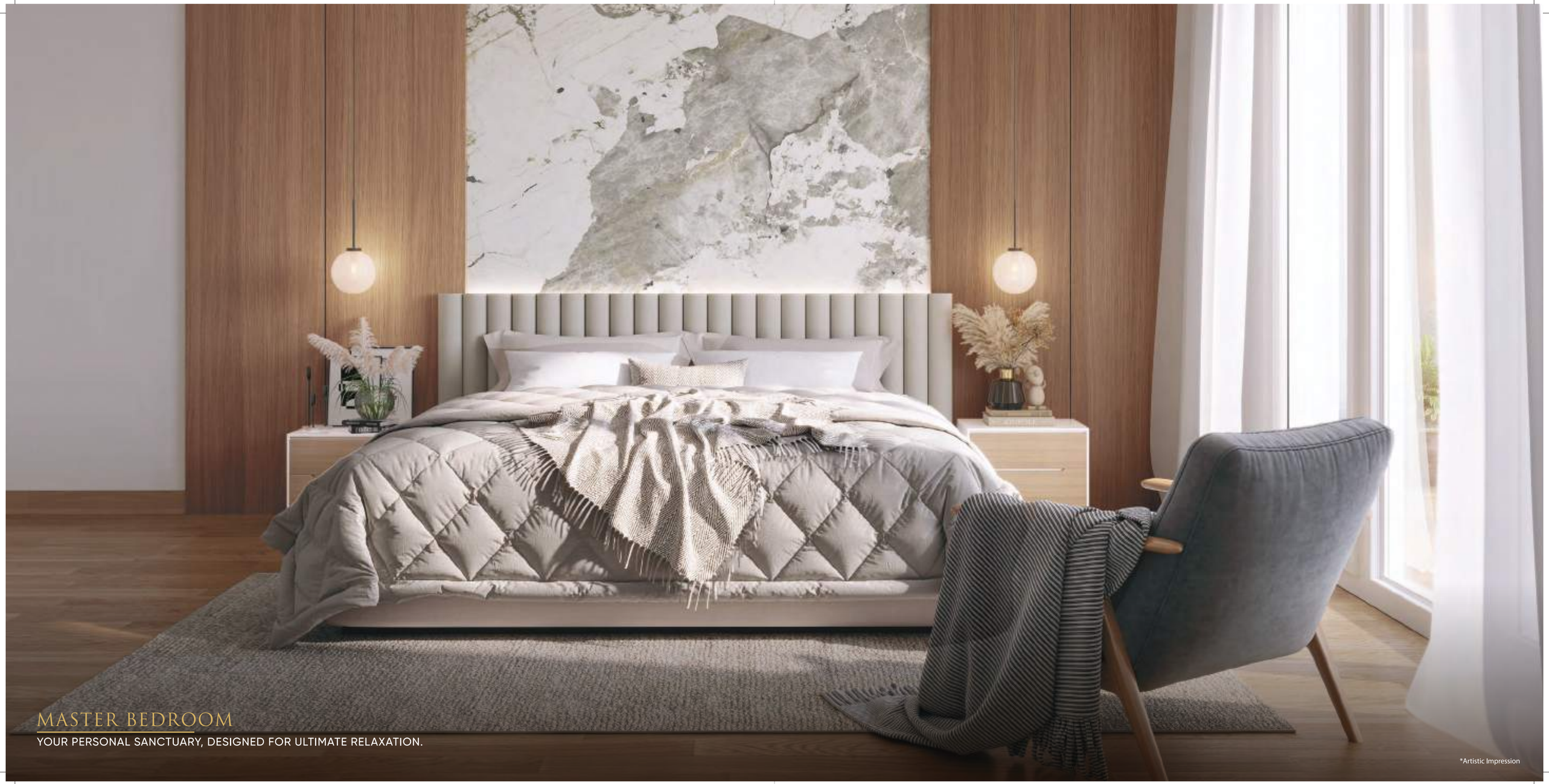


THE JOY OF

PEACEFUL LIVING

With 13 customizable interior options and mood boards, every detail is thoughtfully tailored to your preferences. Enjoy the freedom to handpick colors, materials, and finishes that tell your story. Our commitment to personalized craftsmanship ensures a home that is as distinctive as your style.

*Artistic Impression



MASTER BEDROOM

YOUR PERSONAL SANCTUARY, DESIGNED FOR ULTIMATE RELAXATION.

*Artistic Impression



LIVING ROOM

MASTERING THE ART OF FINE LIVING.

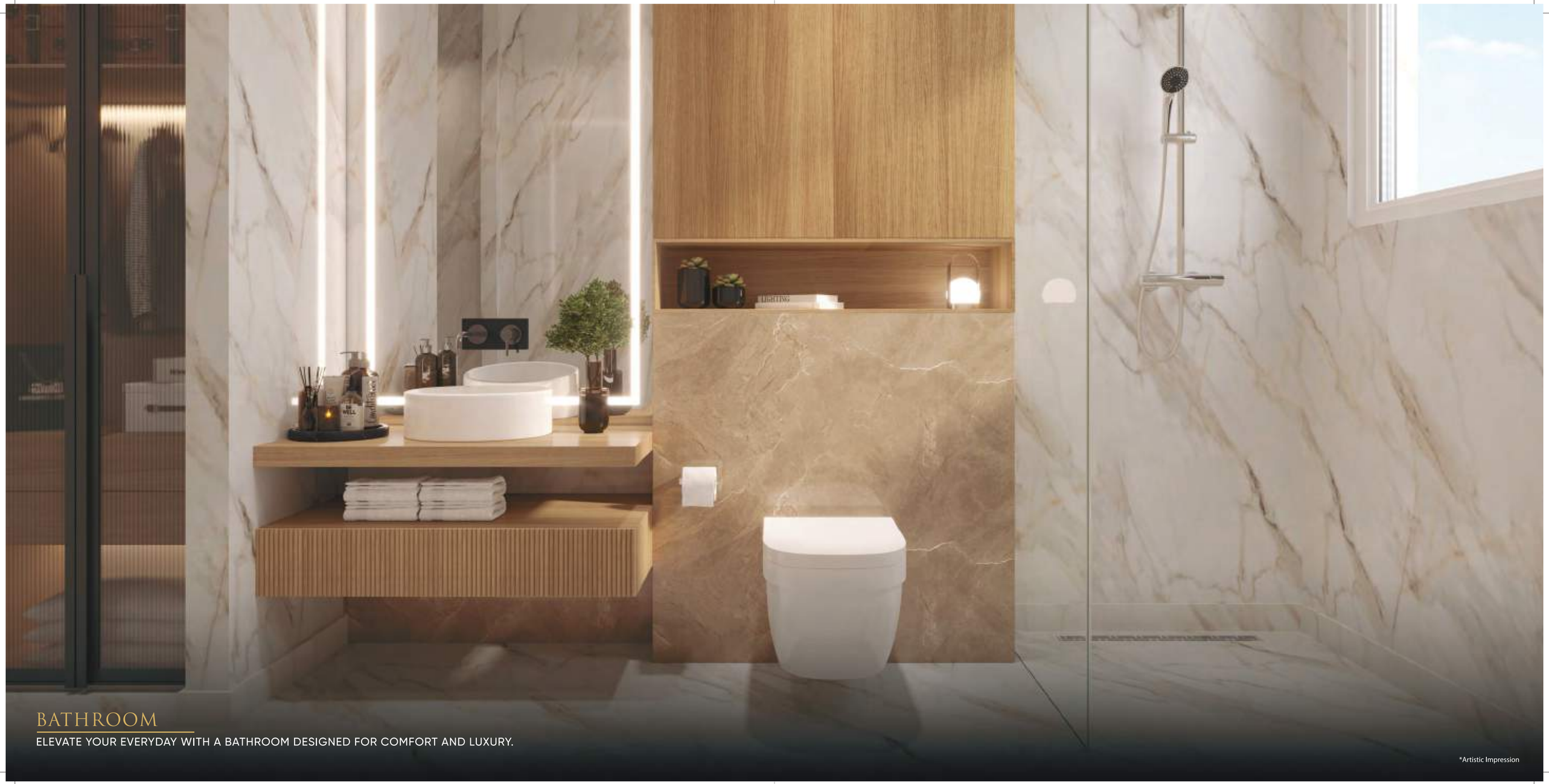
*Artistic Impression



KITCHEN

WHERE CULINARY CREATIVITY COMES TO LIFE.

*Artistic Impression



BATHROOM

ELEVATE YOUR EVERYDAY WITH A BATHROOM DESIGNED FOR COMFORT AND LUXURY.

*Artistic Impression



LEGEND

1	Residential Entry	13	Entry to Basement	23	Mounds
2	Residential Exit	14	Exit from Basement	24	Central Water Feature
3	Retail Promenade	15	Buffer Planting	25	Cricket Pitch
4	Entry Water Feature	16	Arched Green House	26	Guard Room
5	Berms	17	Open Gym	27	Lawn
6	Parterre Garden	18	Children's Play Area	28	Swimming Pool
7	Retail informal Seating	19	Multipurpose Court	29	Kids' Pool
8	Commercial Entry		a. Volleyball b. Lawn Tennis	30	Deck Area
9	Commercial Exit		c. Football	31	Amphitheatre
10	Driveway	20	Stepped Seating	32	The Grand Portal
11	Water Feature	21	Miyawaki Forest	33	Jacuzzi
12	Entry Plaza	22	Floating Lawn	34	Services



N

TOWER A - TYPICAL FLOOR PLAN



N

TOWER A - 4BHK + SPR UNIT PLAN



N

TOWER B - TYPICAL FLOOR PLAN



N

TOWER B - 4BHK + SPR UNIT PLAN



N

TOWER B – LOWER PENTHOUSE TYPICAL FLOOR PLAN



N

TOWER B – LOWER PENTHOUSE UNIT PLAN



N

TOWER B – UPPER PENTHOUSE TYPICAL FLOOR PLAN



N

TOWER B – UPPER PENTHOUSE UNIT PLAN



N

TOWER D – TYPICAL FLOOR PLAN



N

TOWER D – 3BHK + SPR UNIT PLAN



N

TOWER E - TYPICAL FLOOR PLAN



N

TOWER E - 3 BHK + SPR UNIT PLAN

THE PALATIAL - MATERIAL SPECIFICATIONS.

LIVING ROOM/FOYER	
Flooring	Imported Marble/Equivalent
Walls	Acrylic Emulsion Paint(Wallpaper/Wall paneling as per design
Ceiling	Gypsum False Ceiling and downlights as per design
Doors	Seasoned hardwood door frame 8' Ft ht., Both sides Veneer with Polish & Pattern
Windows	Al/UPVC Door/ Windows with DGU and net shutter provision
Others	Video Doorbell with digital locks at the main door

MASTER BEDROOM	
Flooring	Laminated wooden
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/ False Ceiling and downlights as per design
Doors	Seasoned hardwood frame, Flush Door Veneer polish finish
Windows	Al/UPVC Door/ Windows with DGU and net shutter provision
Wardrobes	(Modular of standard make) in all bedrooms

OTHER BEDROOM	
Flooring	Laminated wooden
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/ False Ceiling and downlights as per design
Doors	Seasoned hardwood frame, Flush Door Veneer polish finish
Windows	Al/UPVC Door/ Windows with DGU and net shutter provision
Wardrobes	(Modular of standard make) in all bedrooms

KITCHEN	
Flooring	Imported Marble/Equivalent
Walls	Acrylic Emulsion Paint, Ceramic Tiles above kitchen counter
Ceiling	Acrylic Emulsion Paint/ False Ceiling and downlights as per design
Doors	N/A
Windows	Al/UPVC Door/ Windows with toughened glass
Others	Granite counter Top with Sink with Double Bowl.
	Modular Kitchen with under and above storage cabinets with hob & Chimney
	Granite countertop ,Dado Tiling, kitchen Sink with cp fittings .
Appliances	Hob, Chimney, Free Standing Microwave, under mounted RO, Refrigerator- 600-liter Capacity.

MASTER TOILET	
Flooring	Anti-skid ceramic tiles
Walls	Ceramic tiles
Ceiling	False Ceiling
Doors	Seasoned hardwood frame Flush Door Veneer polish finish on one side and laminate on other side
Windows	Al/UPVC windows/ventilators
Others	Counter as per design
Appliances	Vanity with Mirror, Geysers in all washrooms, shower partition as per design

OTHER TOILET	
Flooring	Anti-skid ceramic tiles
Walls	Ceramic tiles
Ceiling	False Ceiling
Doors	Seasoned hardwood frame Flush Door Veneer polish finish on one side and laminate on other side
Windows	Al/UPVC windows/ventilators
Others	Counter as per design
Appliances	Vanity with Mirror, Geysers in all washrooms, Shower Partition as per design

SERVANT ROOM	
Flooring	Ceramic tiles
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Doors	Seasoned hardwood frame, Flush Door Veneer polish finish
Windows	Al/UPVC windows/ventilators
Others	N/A

SERVANT ROOM TOILET	
Flooring	Anti-skid ceramic tiles
Walls	Ceramic tiles
Ceiling	Acrylic Emulsion Paint
Doors	Seasoned hardwood frame, Flush Door with both side laminate
Windows	Al/UPVC windows/ventilators
Others	N/A

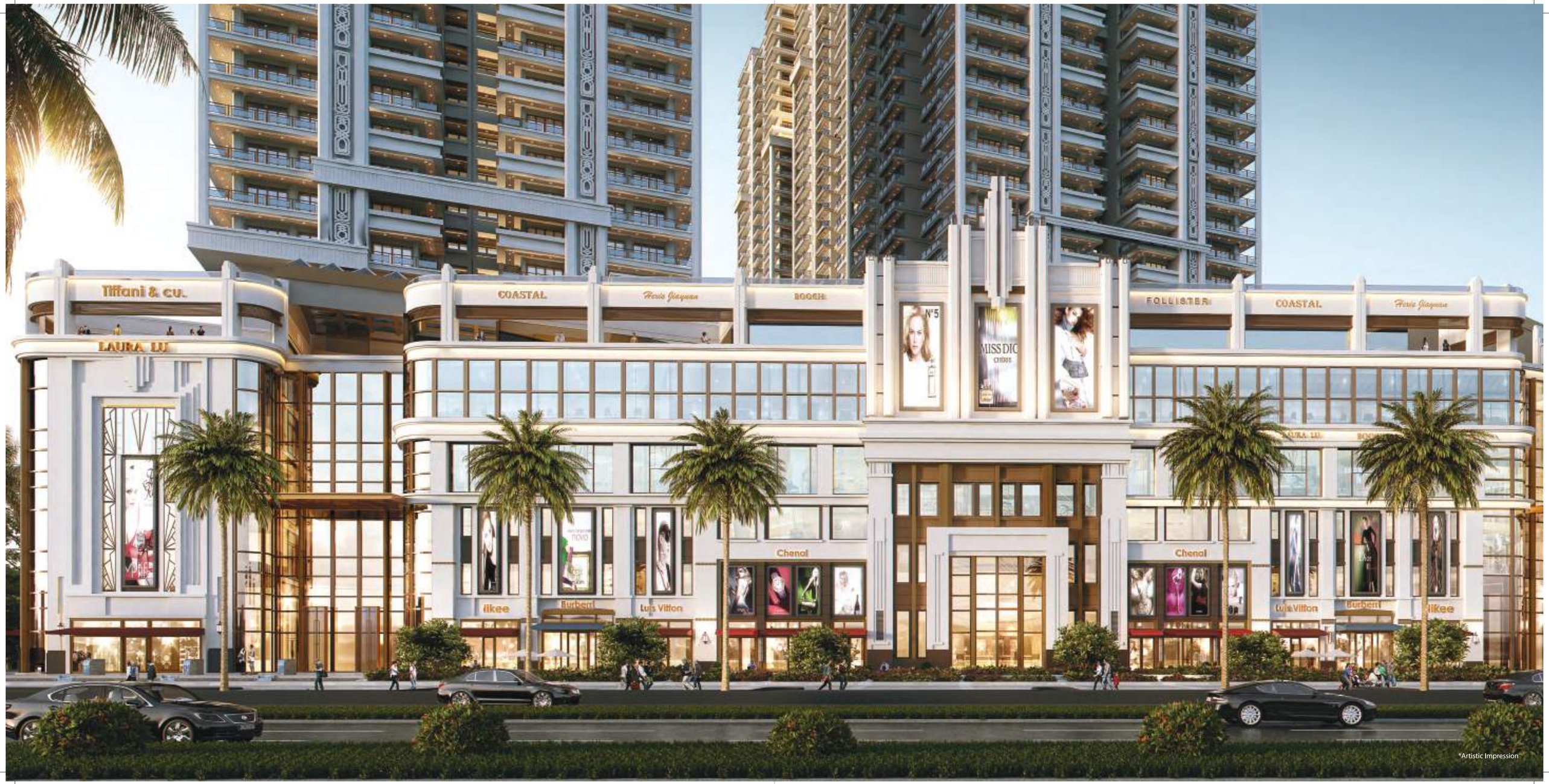
BALCONIES	
Flooring	Anti-skid ceramic tiles
Walls	Exterior Texture Paint
Ceiling	Exterior paint
Doors	N/A
Windows	N/A
Others	MS railing, Utility Balcony-Block Masonry with MS hand railing as per design

ELECTRICALS
ISI Marked PVC Conduit and Copper Wire with Modular Switch and Sockets as per specifications

AIR CONDITIONING
VRV/ VRF

CP FITTINGS & CHINAWARE
High Quality CP fittings & Chinaware of renowned brands like Kohler, Roca, Jaguar or equivalent as per approved design

COMMON AREAS
Double Height Ground Floor Entrance Lobby with Marble flooring.
Typical floor lift lobby - Vitrified tiles, Staircase- Stone finish/Marble
Five Lifts including a service lift
Multi tiered Security in the township



*Artistic Impression



*Artistic Impression