

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
Promoter Names: Hero Home



A DOWNTOWN LIVING EXPERIENCE ON
SECTOR 104, DWARKA EXPRESSWAY.


Hero Homes

IN COLLABORATION WITH
SAHEB



“In whatever we do, we try to keep our promises, and with whoever we partner, we focus on the long term. Irrespective of what we do, we follow these two rules, This is what has helped us grow.”

Dr. Brijmohan Lall Munjal
Hero Forever

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 the 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



Hero Realty Private Limited (HRPL), the real estate arm of Hero Enterprise, is dedicated to redefining luxury living through honest pricing. Founded in 2006 as Arrow Infrastructure, the business focuses on creating vibrant, eco-friendly spaces across the National Capital Region (NCR), Punjab, Uttarakhand, and Himachal Pradesh. Guided by the principles of creativity, fitness, sustainability, and community, HRPL integrates lush green zones, eco-friendly designs, and modern amenities into its projects. The flagship brand, Hero Homes, exemplifies this commitment by offering homes that reflect care, craftsmanship, and a deep connection to nature.

5700+

HAPPY CUSTOMERS

6.02

MILLION Sq. Ft.
DELIVERED

5.2

MILLION Sq. Ft. UNDER
DEVELOPMENT

800+

ACRES OF INDUSTRIAL
PARKS

DISCOVER “THE PALATIAL” BY HERO HOMES: WHERE LUXURY MEETS LIFESTYLE



**Artistic Impression*



THE PALATIAL

“The Palatial by Hero Homes”, bang on Dwarka Expressway in Gurugram, is a true embodiment of integrated living, offering a lifestyle reminiscent of Downtown Dubai.

Inspired by the grandeur of the magnificent vistas, and boulevards from continental Europe, the project's majestic façade exudes opulence, giving rise to its name, The Palatial.

With more than 3,50,000 sq. ft. of entertainment space, including a lavish 57,000 sq. ft. residents-only clubhouse, this ultra-luxurious development ensures that everything you need is right at your doorstep.

From world-class amenities to high-end residential apartments and penthouses within soaring 42-story towers, The Palatial creates a self-sufficient ecosystem where residents rarely need to step out for leisure, recreation, or convenience.

Masterfully designed by best-in-class designers and consultants, The Palatial is designed to cater to the modern and discerning clientele seeking an elevated way of life, blending architectural finesse with opulent appointments and spacious contemporary homes.



A 5-STAR LIFESTYLE

ACCESSIBILITY & CONVENIENCE

Valet Parking Services Driver on
call
Creche Services
Chauffer's Lounge

ACCOMMODATION & LIFESTYLE

Chef on call
Direct access to Salon
GSpa
Tie-up for pet care, laundromat,
car wash and other services

HEALTH & FITNESS

On-premise Doctor's room
Ambulance on call
Co-branded fitness facilities
within the premises
Partnerships with notable sports
academies



SEAMLESS CONNECTIVITY



WHY DWARKA EXPRESSWAY ?



UNMATCHED LOCATION

India's first elevated urban expressway, widest in the country

Total width of Dwarka Expressway will be 234 metres upon completion of Haryana section

Airport within 20 minutes

Proximity to Cybercity, Udyog Vihar and IMT Manesar



UPCOMING INFRA G COMMERCIAL DEVELOPMENTS

Diplomatic Enclave II

India International Convention Centre

International Sports Hub

Dwarka Golf Club

Aerocity

Under construction metro route from HUDA City Center to Dwarka expressway



HUGE POTENTIAL FOR INVESTMENT GROWTH

10+ luxury and premium residential projects in the area

Prices have increased more than 3x over the past 12 years

The next Golf Course Road in the making



*Artistic Impression

INTEGRATED LIVING

The Palatial by Hero Homes on Dwarka Expressway is a seamlessly integrated luxury living experience, where everything you need is within the community. This ultra-luxurious development offers exquisite smart residences designed for modern living, incorporating cutting-edge technology and sustainable features for an eco-conscious lifestyle. Residents can indulge in fine dining, private screenings, and year-round community activities while enjoying access to a state-of-the-art clubhouse, a fully equipped wellness center, and a cutting-edge gym. The project also features premium coworking spaces and offices, ensuring a perfect work-life balance. Adding to the exclusivity is a world-class shopping experience, bringing the best of luxury retail right to your doorstep, all within a self-sufficient, sustainable ecosystem.



*Artistic Impression

OUR HOMES

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.



THE PALATIAL ADVANTAGE



Unparallel
connectivity &
accessibility



Ready –to-live-in
Homes with 13
Interior packages



Digitally
Connected Homes



Integrated
complex with
retail & club



IGBC Gold
Certified
Sustainable
Homes

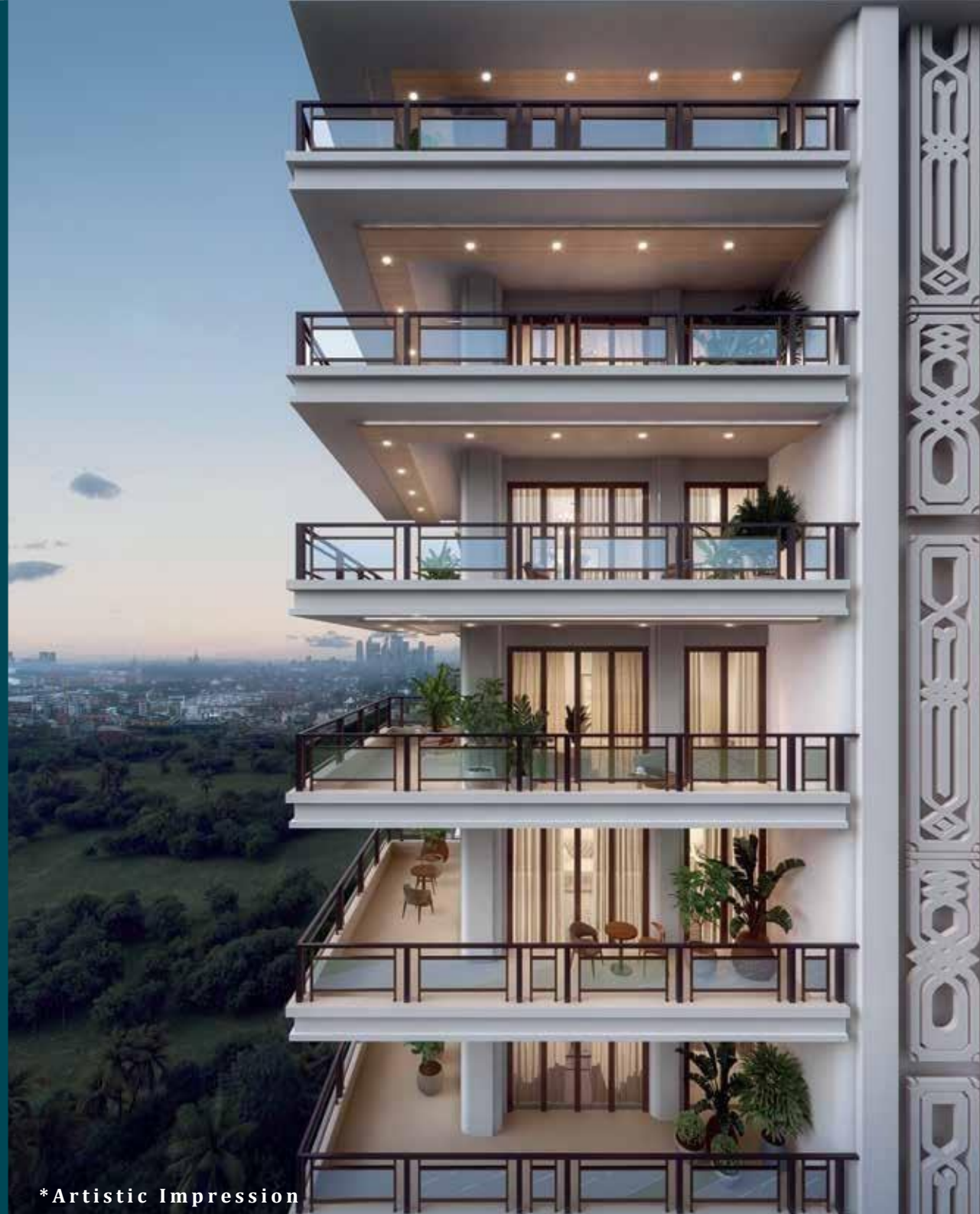
3.5
BHK

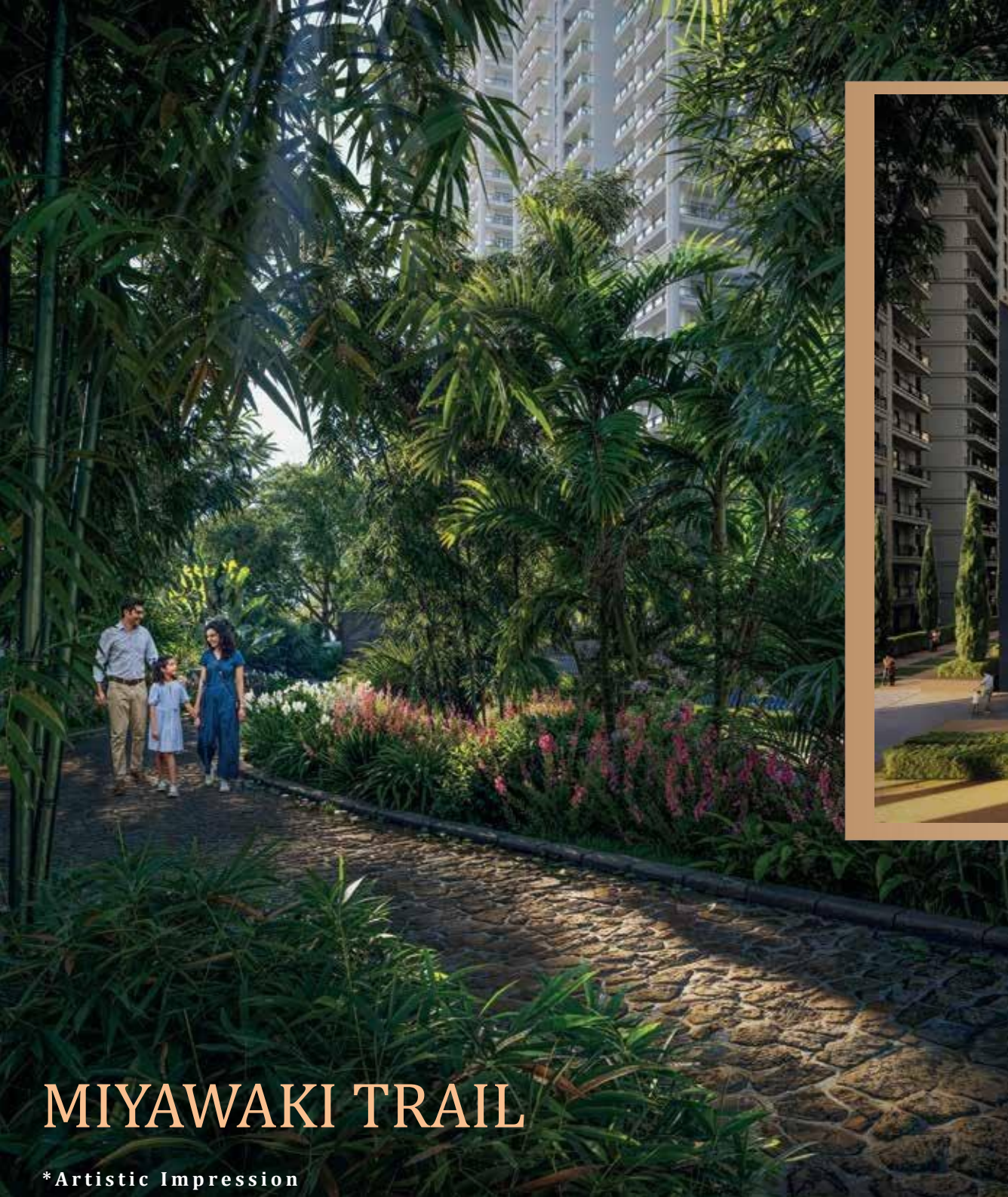
4.5
BHK

LUXURY LIVING AT “The PALATIAL”

This architectural masterpiece, designed by global experts, is built with sustainability at its core. Experience a life of effortless luxury with serene wellness zones, an opulent clubhouse, beautifully landscaped spaces, advanced smart home automation, and environmentally sustainable features. Committed to greener living, the development incorporates eco-friendly practices such as vertical greens, hanging gardens, and biophilic spaces, including tranquil koi ponds, vibrant butterfly parks, and lush landscaped areas.

*Artistic Impression



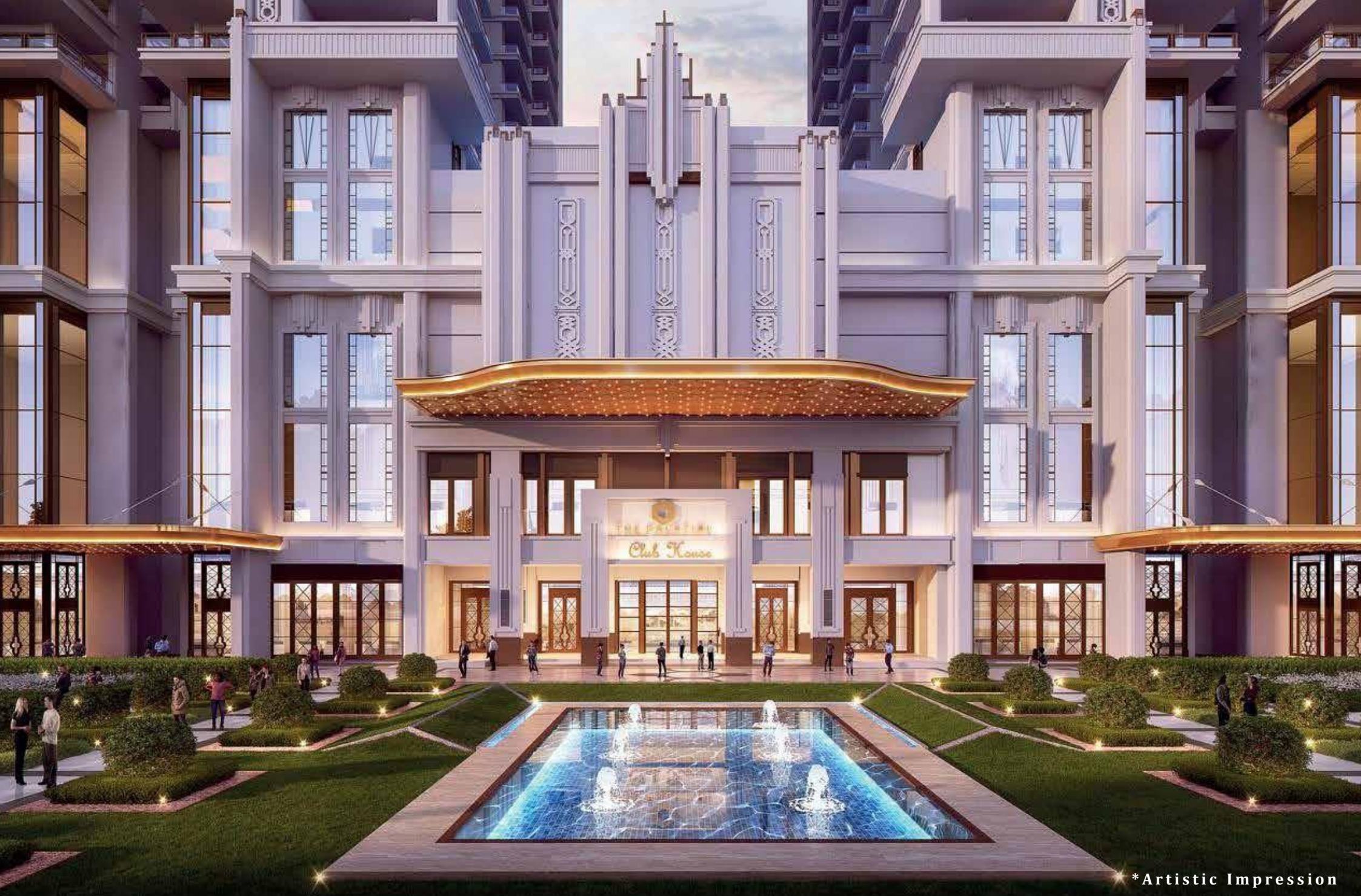


MIYAWAKI TRAIL

*Artistic Impression



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 celebration.



*Artistic Impression

THE PALATIAL

THE CLUBHOUSE ENTRANCE



*Artistic Impression

THE CLUB HOUSE

Our Club House is a central feature of The Palatial experience. A space that offers an array of activities and amenities for the residents to experience a holistic lifestyle.



Exquisite
Fine Dining
Restaurant



Temperature
controlled
swimming pool



Dedicated facilities
for children with
Kid's Play Area



Banquet hall,
lounge areas &
restaurants



Indoor squash,
badminton Court
and many more



Amphitheater for
live matches and
private movies

EXTENDED LIST OF AMENITIES:

- Retail Promenade
- Business Center Fine
- Fine Dining
- State-of-the-art Gym
- Children's Play Area
- Aerobics
- Spa
- Temperature-Controlled Swimming Pool
- Miyawaki Trail
- Kid's Play Area
- Amphitheatre

SPORTS FACILITIES

- Cricket Net
- Badminton Court
- Basketball Court
- Squash Court
- Tennis Court
- Pickleball



*Artistic Impression



*Artistic Impression

THE PALATIAL

THE CLUBHOUSE LOBBY



*Artistic Impression

THE PALATIAL

TEMPERATURE-CONTROLLED POOL



*Artistic Impression

THE PALATIAL

RETAIL AND ENTERTAINMENT



*Artistic Impression

THE RETAIL EXPERIENCE

A retail and residential mix development enhances a project's value by creating a self-sustaining ecosystem that offers convenience and vibrancy for the residents while also boosting the overall magnetism of the project. The Palatial boasts of a 3- floor high street retail which adds a lifestyle appeal and increases property value and desirability for the project.



*Artistic Impression

VEHICLE-FREE SURFACE AREAS

Our thoughtfully designed drop-off zone provides a safe and convenient space for residents and visitors. This dedicated area ensures smooth arrivals and departures, minimizing congestion and maximizing ease of access.



*Artistic Impression

DEDICATED CO-WORKING SPACES

At The Palatial, residents will enjoy unparalleled convenience, with a wide array of premium amenities located within walking distance of their homes.



*Artistic Impression

PRIVATE SCREENINGS

At The Palatial, residents will enjoy unparalleled entertainment options, with a wide array of premium services and amenities located within walking distance of their homes.



*Artistic Impression

ROOF-TOP DINING AND LOUNGE

Elevated dining experience with breathtaking views of the buzzing Dwarka Expressway.



*Artistic Impression

INDULGENT, SPACIOUS HOMES

Palatial Homes

Spacious homes with a 6 feet deep wrap-around balcony

Corner Homes

Every unit is a corner unit, designed to offer ample natural light and fresh air

Designer Homes

Intelligently designed with a large multi-purpose utility room (9x12)

Safe Homes

Underground parking keeps the surface green, open and safe for children and elderly

Digital Homes

Experience a secure, tech-driven lifestyle designed for modern urban living



*Artistic Impression

THE PALATIAL

DOUBLE HEIGHT TOWER LOBBY



*Artistic Impression

THE PALATIAL

LIVING ROOM

3.3

METERS

Floor to
ceiling height

6

FOOT

Wrap-around
balconies

**Artistic Impression*

THE PALATIAL

VIEWING DECK BY DAY



Floor to
ceiling height

*Artistic Impression

THE PALATIAL

PARTY DECK BY NIGHT



*Artistic Impression.

THE PALATIAL

FIRST MASTER BEDROOM



*Artistic Impression

THE PALATIAL

MASTER BATHROOM



*Artistic Impression

THE PALATIAL

SECOND MASTER BEDROOM



*Artistic Impression

THE PALATIAL

CHILDREN'S BEDROOM



*Artistic Impression

THE PALATIAL

KITCHEN WITH UTILITY



*Artistic Impression

THE PALATIAL

THE STUDY



*Artistic Impression

THE PALATIAL

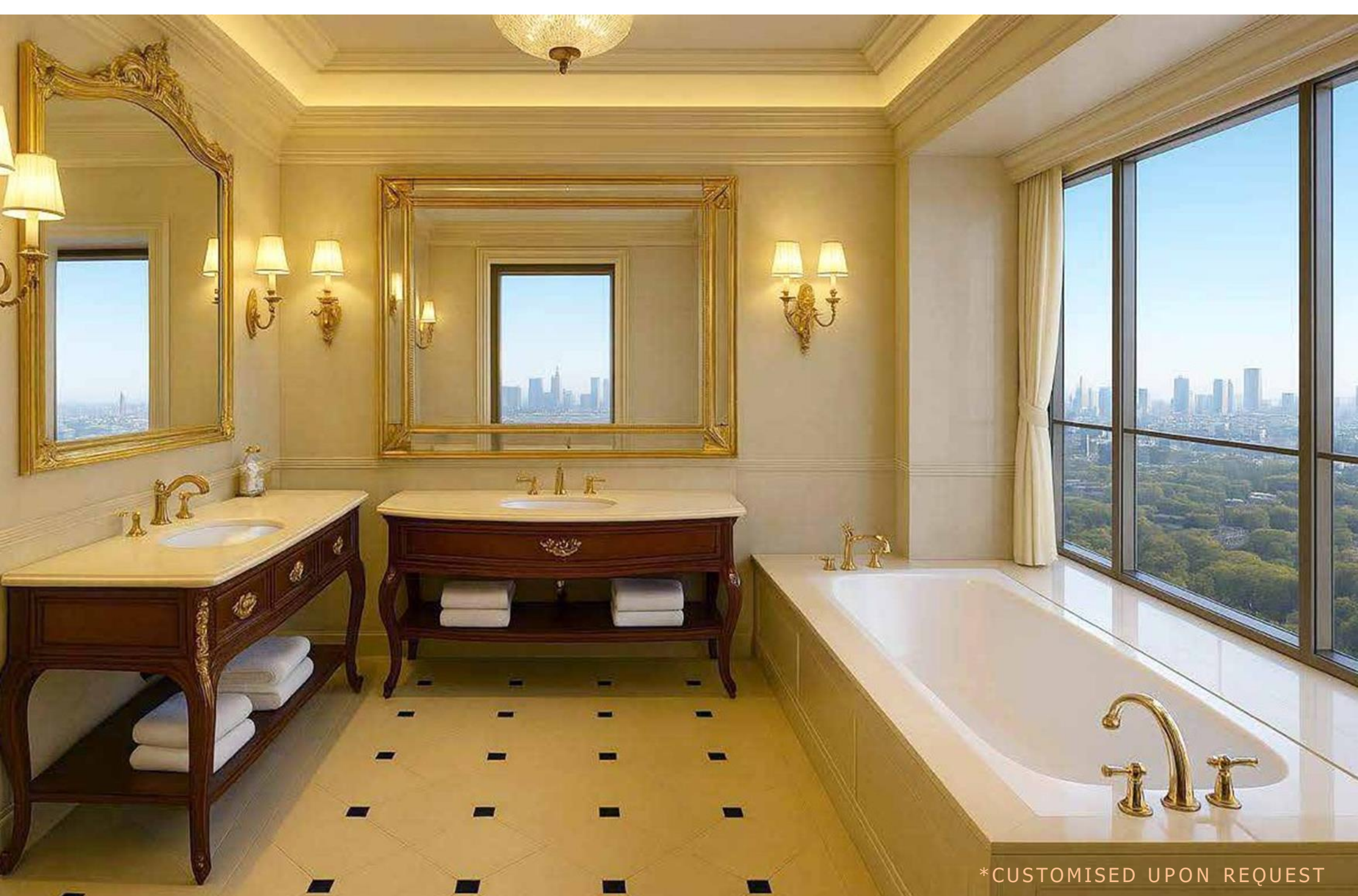
WRAP AROUND BALCONY



*CUSTOMISED UPON REQUEST

THE PALATIAL

THE PENTHOUSE BEDROOM



*CUSTOMISED UPON REQUEST

THE PALATIAL

THE PENTHOUSE BATHROOM



LAYOUT AND FLOOR PLANS

MASTER LAYOUT

LEGEND

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



UNIT LAYOUT 4 BHK + SPR



UNIT LAYOUT 3 BHK + SPR





A GREEN ENVIRONMENT

LUSH GREEN SPACES

Inclusive & centralised green spaces

Miyawaki and sensory greens

COMFORTABLE LIVING WITH BIOPHILIC DESIGN

Biophilic Spaces including Parterre Garden, Arched green wall, etc. across the campus and jogging tracks

COMMITMENT TO SUSTAINABILITY

Green Building Certification through sustainable practices

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