

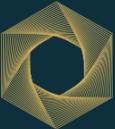


HARERA Registration No  
PHASE 1:RC/REP/HARERA/GGM/907/639/2025/10  
PHASE 2:RC/REP/HARERA/GGM/908/640/2025/11  
PHASE 4: RC/REP/HARERA/GGM/906/638/2025/09



Disclaimer: 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. \*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.



THE PALATIAL  
By **HeroHomes**





### 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.

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\*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.

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**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



**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



**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



**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



**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

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.

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\*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.

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\*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.

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\*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.

**THE PALATIAL**  
By **HERO HOMES**  
SAHEB

\*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



TEMPERATURE CONTROLLED SWIMMING POOL

\*Artistic Impression



GYMNASIUM

IN COLLABORATION WITH



\*Artistic Impression

# MIYAWAKI TRAIL

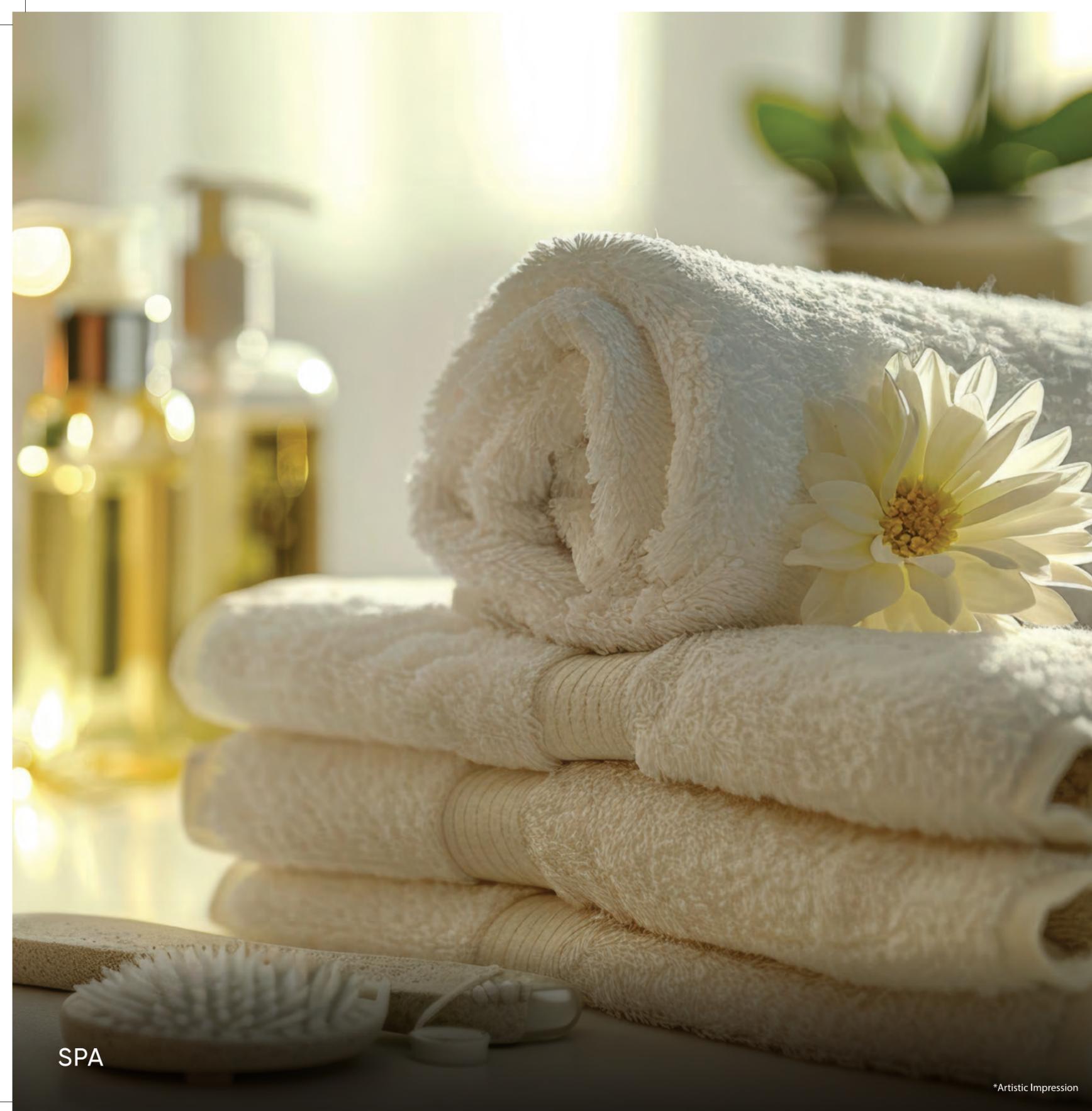
Using the Miyawaki method, our native tree plantation creates a self-sustaining, dense forest that accelerates growth, enhances air quality, and boosts biodiversity. This thriving ecosystem offers a cooling microclimate and a serene, nature-immersed environment—promoting sustainability, well-being, and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

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70% OPEN & GREEN AREA

\*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.



MASTER BEDROOM

YOUR PERSONAL SANCTUARY, DESIGNED FOR ULTIMATE RELAXATION.



LIVING ROOM

MASTERING THE ART OF FINE LIVING.



## KITCHEN

WHERE CULINARY CREATIVITY COMES TO LIFE.



## BATHROOM

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

\*Artistic Impression

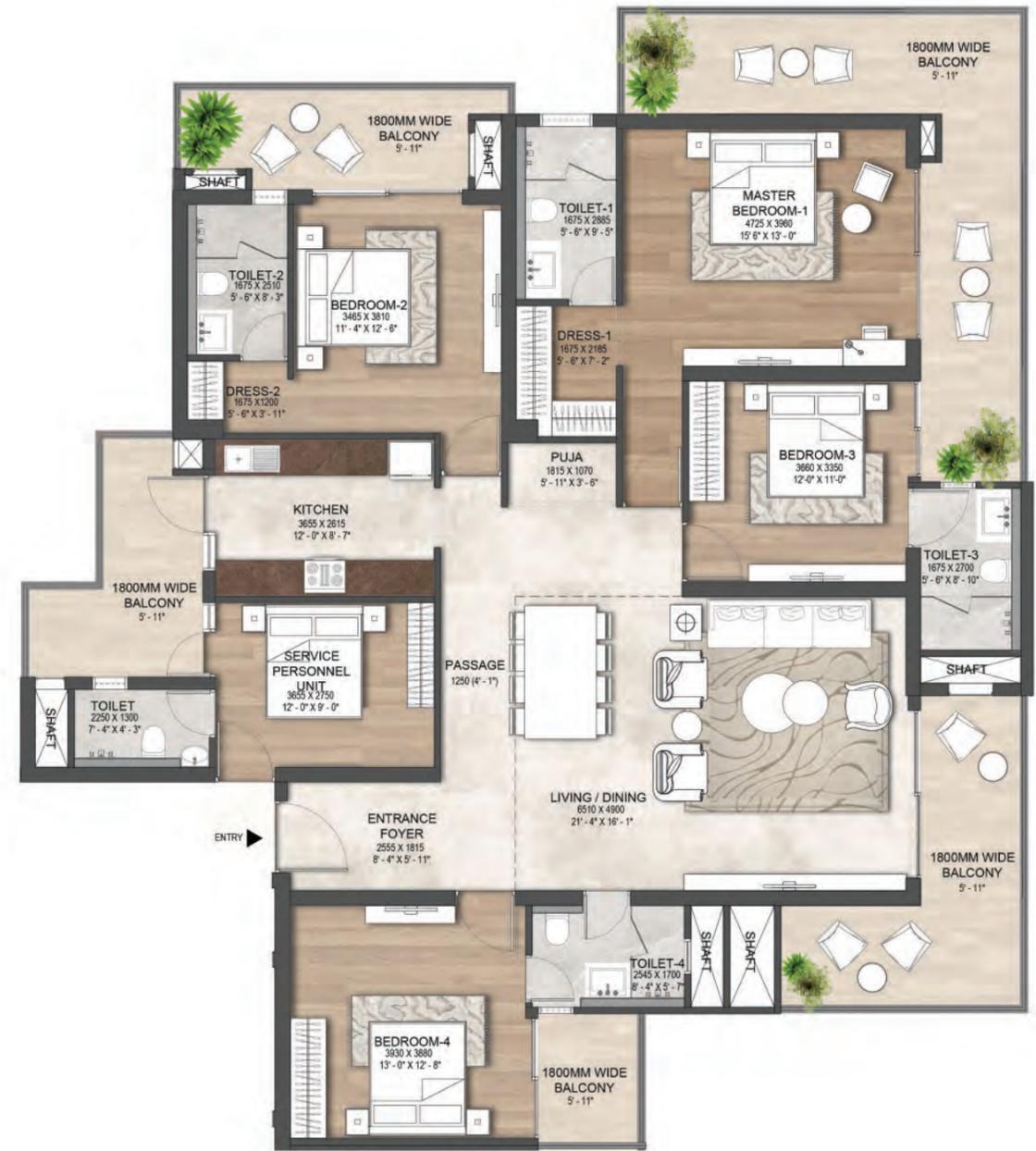


## LEGEND

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	30	Deck Area
9	Commercial Exit		b. Lawn Tennis	31	Amphitheatre
			c. Football	32	The Grand Portal
10	Driveway	20	Stepped Seating	33	Jacuzzi
11	Water Feature	21	Miyawaki Forest	34	Services
12	Entry Plaza	22	Floating Lawn		



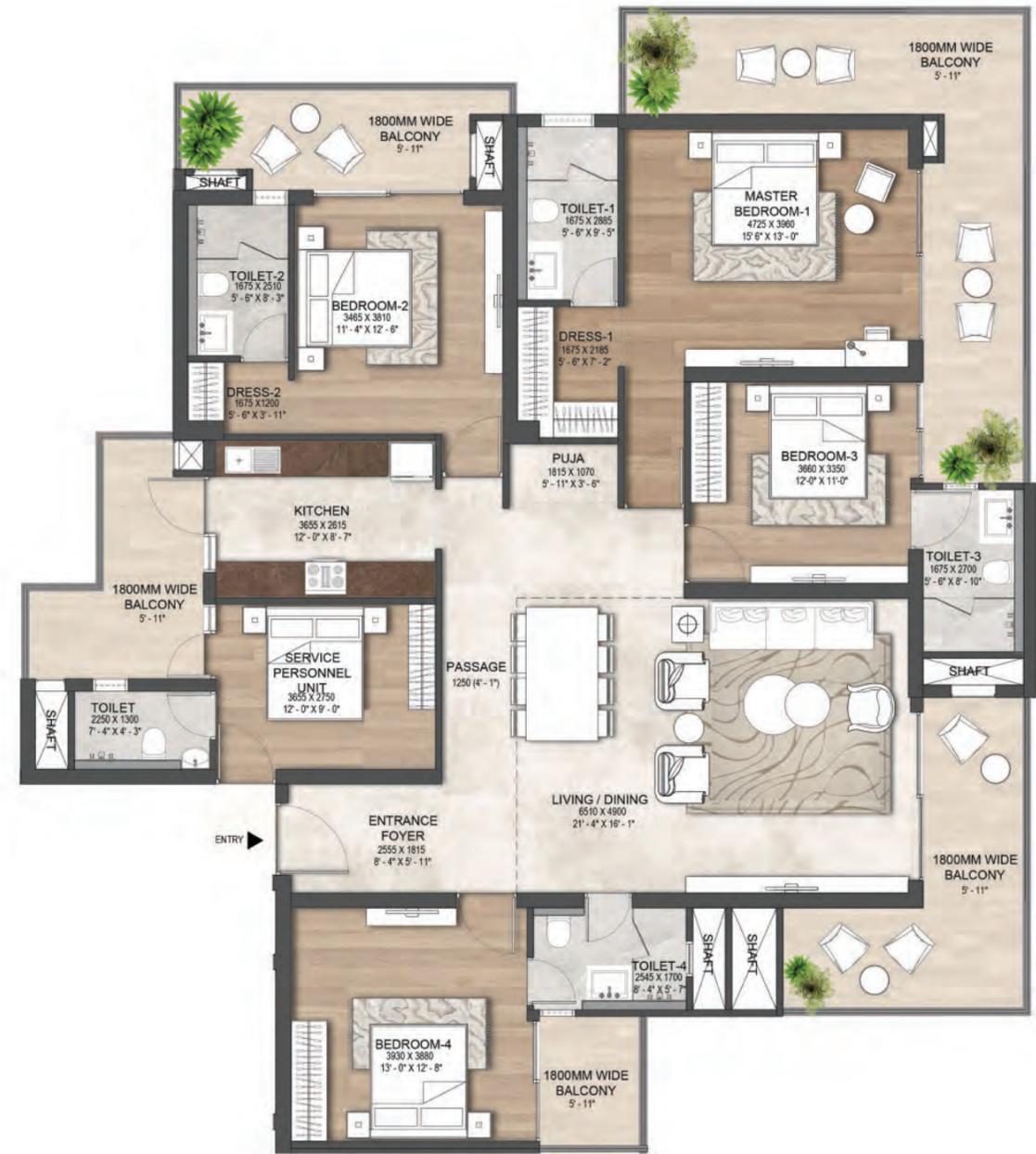
TOWER A - TYPICAL FLOOR PLAN



TOWER A - 4BHK + SPR UNIT PLAN



TOWER B - TYPICAL FLOOR PLAN

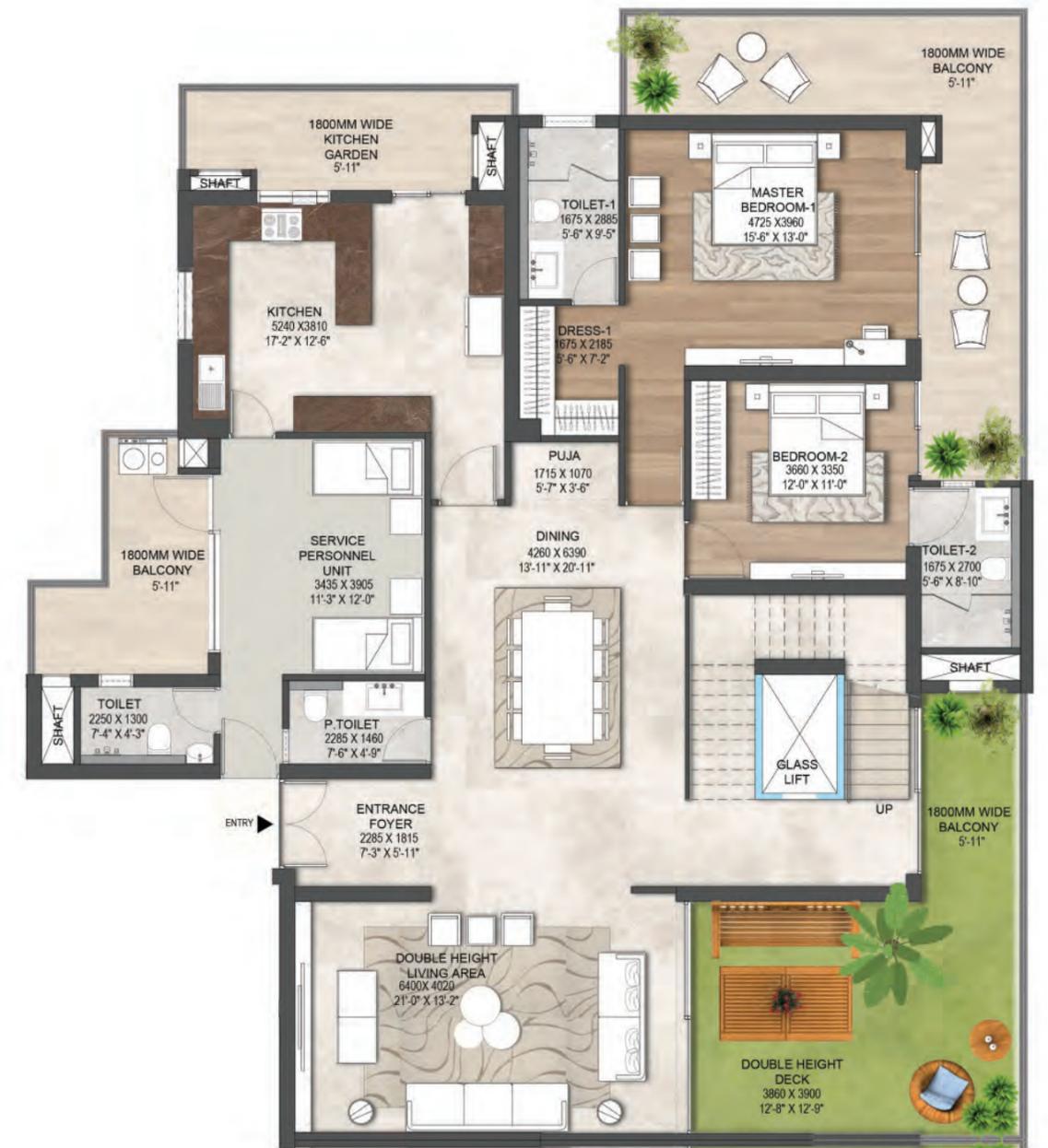


TOWER B - 4BHK + SPR UNIT PLAN





TOWER B – LOWER PENTHOUSE TYPICAL FLOOR PLAN



TOWER B – LOWER PENTHOUSE UNIT PLAN



TOWER B – UPPER PENTHOUSE TYPICAL FLOOR PLAN



TOWER B – UPPER PENTHOUSE UNIT PLAN



TOWER D - TYPICAL FLOOR PLAN

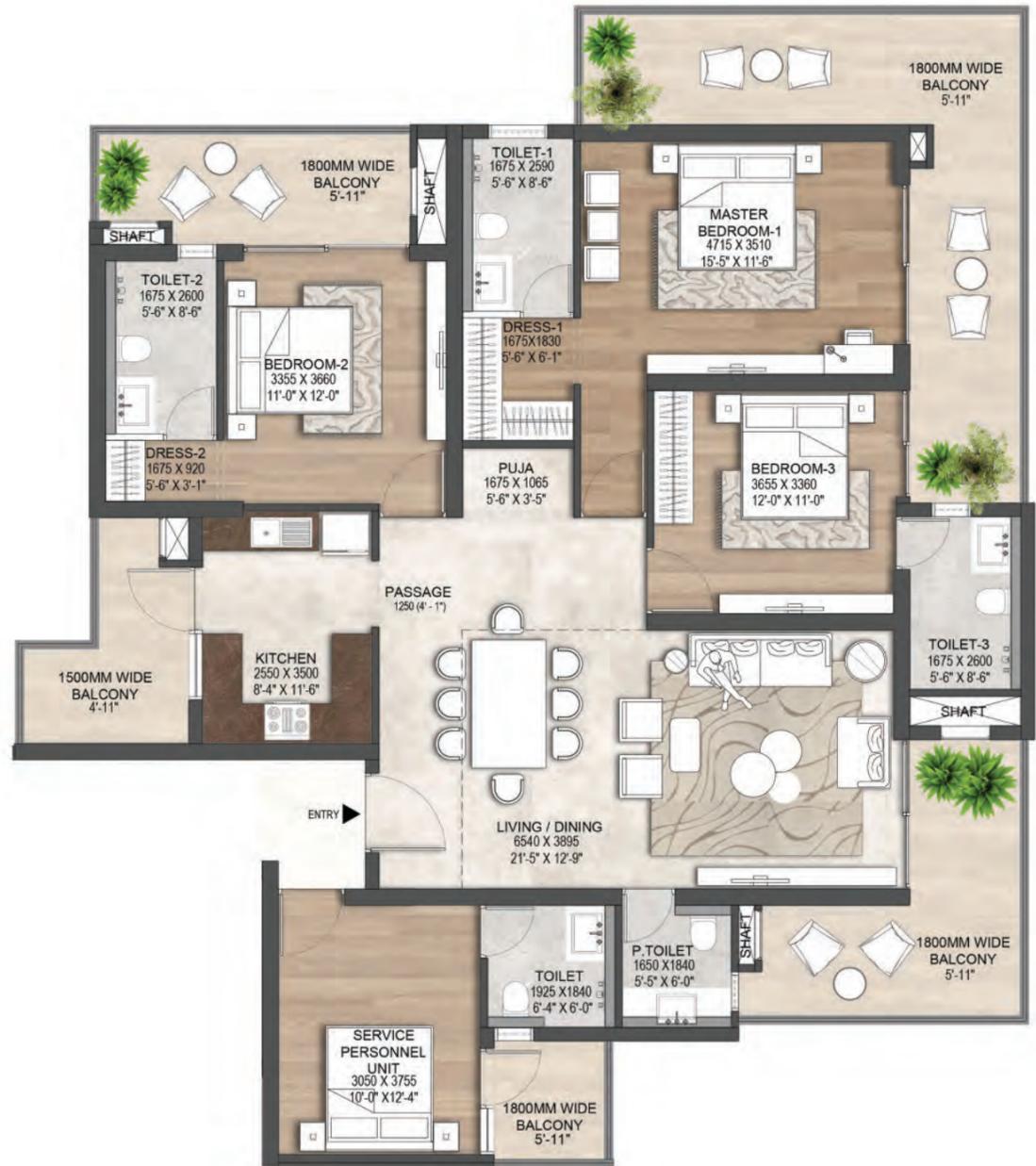


TOWER D - 3BHK + SPR UNIT PLAN





TOWER E - TYPICAL FLOOR PLAN



TOWER E - 3 BHK + SPR UNIT PLAN



# THE PALATIAL - MATERIAL SPECIFICATION.

## LIVING/DINING/FOYER

Flooring	Imported Marble/Equivalent
Walls	Acrylic Emulsion Paint
Ceiling	False Ceiling & cove lights as/design

## MASTER BEDROOM

Flooring	Laminated wooden
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint , False Ceiling & cove lights as/design
Wardrobe	Modular Wardrobe of standard make

## MASTER TOILET

Flooring	Anti-skid ceramic tiles
Walls	Ceramic tiles
Ceiling	False Ceiling
Counter	Artificial Stone/ Stone/ Equivalent
Fittings & Fixtures	Vanity with Mirror, Shower glass partition
Appliances	Geyser

## OTHER BEDROOMS

Flooring	Laminated wooden
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint , False Ceiling & cove lights as/design
Wardrobe	Modular Wardrobe of standard make

## OTHER TOILET

Flooring	Anti-skid ceramic tiles
Walls	Ceramic tiles
Ceiling	False Ceiling
Counter	Vanity with Mirror
Fittings & Fixtures	Branded CP Fittings and Chinaware Fixtures
Appliances	Geyser

## KITCHEN

Flooring	Imported Marble/ Equivalent
Walls	Acrylic Emulsion Paint, Ceramic Tiles above kitchen counter
Ceiling	Acrylic Emulsion Paint
Counter	Granite Countertop, Dado Tiling
Modular Kitchen	Kitchen Appliances (Hob, Chimney, Free Standing Microwave, Refrigerator, RO )
Fittings & Fixtures	Kitchen Sink with CP Fittings

## BALCONIES & TERRACES

Flooring	Anti-skid ceramic tiles
Walls	Exterior Texture Paint
Ceiling	Exterior paint
Railing	MS Glass Railing as/design

## EXTERNAL DOOR WINDOWS

External Door	Key Less Entry Door lock (Smart door Lock)
Windows	AI/UPVC Glazed Door/Windows with net shutters provision

## INTERNAL DOORS

Internal Doors	Seasoned hardwood door frame ,Flush door with Veneer/Laminate finish
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## AIR CONDITIONING

AC	VRV/VRF
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Tiffani & cu.

LAURA LU

COASTAL

Hexie Jiaquan

BOOCH

FOLLISTER

COASTAL

Hexie Jiaquan

LAURA LU

BOOCH

Chenal

Chenal

likee

Burberri

Luis Vitton

Luis Vitton

Burberri

likee