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Ludhiana: Limited Period Investment Opportunity

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Construction Update



Grand Arch, Gurgaon



Unique and extremely limited period investment opportunity for Plots of Land at Ireo's 500 acre township, [IREO Waterfront](#), in Ludhiana, Punjab.

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Real Estate Headlines

Property investment guideposts for 2012

Investors usually prefer residential projects as demand for homes in metros and other cities are high and would only rise. In larger cities, commercial and retail spaces also present potentially lucrative investment propositions. In residential space, the focus should be on properties that have potential for assured rental yields and capital appreciation. This includes residential projects close to workplace catchments, industrial hubs and locations with high aspirational value. Mumbai, Delhi-NCR, Bangalore, Pune and Chennai are witnessing the highest demand. [Read more](#)

The real investment

For an industry that is rapidly evolving and energetically meeting the challenges of the future, 13 years is a short time indeed. During this period, however, India's real estate sector has metamorphosed beyond recognition.. As Lalit Kumar Jain, President of CREDAI, the national body of developers observes: "The evolution of the Indian real estate sector has been phenomenal since 2000, propelled by a growing economy, liberalized foreign direct investment policy and the higher yields the sector's offering. The Information Technology boom also had a huge impact on the real estate sector." Jain is confident that over the next few years, the sector will grow at the rate of 25%. [Read more](#)

Make an informed choice

According to a study by a leading realty broking firm, the demand for apartments and flats is definitely very high as maximum inquiries come from those keen to move into ready-to-move-in flats. "We have noticed that a majority of the potential customers are locals, which underlines the changing mindset in NCR where the 'flat culture' has taken strong roots," a senior official of the firm informs. "Generally, end users who are looking to buy their first house look for ready-to-move-in apartments, as that would save the rental payments for their current premises. However, from investors point of view, these would fetch lower returns on their investments vis-à-vis under-construction flats, even though there are far lesser risks associated with the former option," Samir Jasuja, founder and chief executive officer at PropEquity, a real estate data, intelligence and analytics firm said. [Read more](#)

Luxury redefined



Victory Valley, Gurgaon



IREO Uptown, Gurgaon



IREO Rise, Mohali

You wanted a well appointed home and a grand lifestyle. It compelled you to pick up the phone and call the developer coming up with an ultra-luxurious golf project close to your workplace in Gurgaon. That was two years ago, when the launch price was Rs 5500 per sq ft - just about fitting your budget. The price game is dependent on what stage the project is in and the developer's pedigree. For projects nearing completion, prices are either stable or on a growth trajectory, such as DLF's super-luxury project, Aralias, currently going for Rs 25000 per sq ft in the resale market. [Read more](#)

Futuristic townships

Real estate firm Ireo also claims to be developing some townships which are futuristic in nature. "As one of India's largest private equity FDI investors in real estate development, we have always had a very clear vision of resetting the bar in terms of quality of life provided to homebuyers in India, bringing it on a par with the best in the world. In pursuit of this vision, we recognize that individual gated community property developments in India often face challenges due to inadequacy of ambient township infrastructure like service road networks, sewage treatment, traffic planning, data telecom cabling, etc. This often means that it becomes difficult to provide a holistic living experience to residents, since there is a limited ability to control the environment immediately outside the boundaries of the gated community," says a spokesperson of Ireo. [The Times of India](#)

Not only one, investors look to own second home

Investment in real estate has seen a change in investors' mindset. Apart from owning a house, people are increasingly looking to buy a second property to earn some investment income out of the property. And, when it comes to buying a house purely from an investment point, choosing the right city or location becomes most important. [Read more](#)

One-bedroom, studio apartments are back

Builders in the National Capital Region (NCR) area around Delhi are also getting active on one bedroom and studio apartments. The trend is catching up amid a steady decline in the absorptions at NCR and Mumbai, the country's largest realty markets. They have come down from 15 to 20 million sq ft a month from the beginning of 2011 to 10 million sq ft in the NCR, while Mumbai is seeing an absorption of six million sq ft, at a 25-month low, according to a recent report by SBICap Securities. [Read more](#)

Skyscrapers to dot suburbs soon

If the state government heeds to the proposals of Chennai developers, the city's suburbs will soon be dotted with skyscrapers while the supply of office space within Chennai will go up. Also, multi-level parking facilities could come up in residential apartments solving the parking problems of most city folks. [Read more](#)

It is a good time to buy

The real estate sector is booming for the last one year. Belying apprehensions that the economic slowdown will impact the realty sector in the short to medium term, the residential sector is performing well in all the micro markets of the national capital region (NCR) of Delhi, so far. Even the RBI's measure to increase interest rates to contain inflation has not dampened the mood in the sector. [Read more](#)

An insight into real estate

Knight Frank India Pvt Ltd, a global property consultant has launched a database "eyestate" on the real estate market in seven major cities. Jointly developed by Knight Frank Research and Indicus Analytics, an economics research firm, the database will give information and analysis of the residential, commercial and retail real estate market in Mumbai, the National Capital Region, Kolkata, Bangalore, Hyderabad, Pune and Chennai. [Read more](#)

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Policy Changes

Society flats not registered, owners to be penalized

Owners of flats in housing cooperative societies have failed to register their premises individually as per the current circle rates as ordered by the Supreme Court even after being given six months to comply with it. Even as the stipulated time ended on Wednesday, the stamp department said that 3,000 such flat owners still haven't registered their flats. [Read more](#)

Gurgaon sees 30% rise in stamp duty collection

There could have been some slowdown in property transactions across the country in 2011 with people preferring to invest in gold, but Gurgaon was not affected. Rather the stamp duty collection in the district registered an increase of at least 30% in 2011 in comparison to the previous year. [Read more](#)

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Information on CHB to be provided to allottees online

For the convenience of number of allottees, the Chandigarh Housing Board (CHB) is in process of developing a new website in which all the information related to allottees, allotments, account details and many other services of CHB will be just a click away.

[Read more](#)

Get building plan nod in 2 months

Getting your building plans sanctioned won't be caught in red tape. NDMC has now brought six more crucial citizen-centric services under the ambit of the Service Level Agreement (SLA). Since December last year, the agency has started processing applications related to sanctioning of building plans, electricity and water connections, booking of community centers and parks, birth and death certificates and health trade licenses, in a time-bound manner. Now, building plans will be sanctioned within 60 days. [Read more](#)

Need to simplify building by-laws in Delhi, says DUAC

In a bid avoid undue delay in approval of building proposals, the Delhi Urban Art Commission (DUAC) has recommended simplification of building by-laws and setting up of a single window clearance system. [Read more](#)

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Economy News

UN report pegs India growth at 7.7% in 2012, 7.9% in 2013

India's economic growth rate will remain subdued at 7.7% in 2012 and 7.9% in 2013 as downside risks have increased, mainly on account of problems in Europe and the USA, says a UN report. "India's economy is forecast to expand at a pace similar to 2011 in the following two years... at 7.7% in 2012 and 7.9% in 2013," the UN report on 'World Economic Situation and Prospects 2012' said. [Read more](#)

Per capita income crosses Rs 50,000 for first time in 2010-11

Reflecting growing prosperity, India's per capita income grew by 15.6% to Rs 53,331 per annum in 2010-11, crossing the half-a-lakh rupees mark for the first time, according to government data. "The per capita income at current prices is estimated at Rs 53,331 in 2010-11, as against Rs 46,117 for the previous year, depicting a growth of 15.6%," said the Quick Estimates of National Income released by the Central Statistical Office (CSO). The growth in per capita income comes on the back of 8.4% expansion of the Indian



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economy during the last fiscal. [Read more](#)

Budget 2012: Excise, service tax rates headed up as RBI makes it precondition for monetary easing

Policymakers have begun talks on raising indirect taxes and withdrawing the last remnants of the 2008 stimulus, as the government comes under fire for not tackling the rising fiscal deficit. "There is a thinking within some sections in the finance ministry as well as other senior policymakers that the budget needs to send strong signals on fiscal prudence hikes in excise duty and service tax rates are under consideration," said a government official. [Read more](#)

India still a foreign investment hot spot: E&Y

Foreign direct investment in India is set to swell in coming years as investors stomach a lack of transparency, poor infrastructure and policy paralysis in their search for growth, professional services firm Ernst & Young (E&Y) said in a report. Overseas investment in Asia's third-largest economy rose for the first time in three years in 2011, the report noted, as global investors put their faith in rising salaries, an expanding middle-class and a large and cheap labor force. [Read more](#)

Stating that "[sky is the limit for investors](#)" in India, conglomerate Hinduja Group's Co-Chairman G P Hinduja has said the Western world should get into emerging markets including India and China, which would help both sides to improve their economies.

India, China still contribute half of world economic growth

Despite slowing down, China and India continue to contribute more than half of the world's economic growth, a new report by an investment management and advisory services firm has claimed. [Read more](#)

Good news for economy; FDI up 56% in November

Foreign direct investment (FDI) into India went up by as much 56% to \$2.53 billion in November 2011, signaling improvement in investor sentiment. Cumulative flows for the April-November period stand at of \$22.83 billion, surpassing \$19.43 billion achieved in the full financial year 2010-11, according to officials. Analysts feel that if the trend continues, the FDI in the current financial year would well cross \$30 billion, a development which will have a positive effect on rupee in the foreign exchange market. [Read more](#)

PE investment in India at \$10.11 billion in 2011

Private equity firms made investments worth \$10.11 billion in India during 2011, taking their total investment over the past five years to about \$47 billion, a report by research firm Venture Intelligence says. In 2011, investments worth \$10.1 billion were announced by way of 441 deals, compared to \$8.1 billion through 362 deals in the previous year. Year-on-year deal activity has witnessed an upsurge despite PE investments witnessing a decline in the October-December period on a quarter-on-quarter basis. The largest PE investment announced during 2011 was the Rs 3,650 crore commitment by Bain Capital and Singapore's GIC in Hero Investments, the Hero Group holding firm which bought out Honda Motors' 26% stake in listed two-wheeler maker Hero Honda. The other major transactions included an about \$474 million investment by Apollo Management in various group companies of Welspun Group, followed by Apax Partners' \$375 million infusion in iGate to help buyout fellow listed IT services firm Patni Computers. Private equity firms made 69 investments in the real estate sector during 2011, out of which 53 transactions with a cumulative value of \$2.68 billion were announced. [Read more](#)

TCS to hire 15,000 in Q4, to exceed hiring target for FY12

Software major TCS on Tuesday said it will hire close to 15,000 people in the January-March quarter and with addition the company will exceed its target of hiring 60,000 people for the 2011-12 fiscal. [Read more](#)



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IT firms to post robust Q3 profits on rupee fall: experts

Helped by a sharp depreciation in rupee, Indian IT companies are expected to post an average earning growth of up to 23% for the third quarter of the current fiscal. Experts believe that the sharp rise in profitability would be largely driven by a depreciating rupee vis-a-vis the US dollar. "We expect our IT coverage universe to register earnings growth of 23% on the back of strong 31% top-line growth," brokerage firm Angel Broking said in a report. [Read more](#)

Infosys said it's on track to meet 45,000 hiring target

Infosys Technologies on Thursday said it is well on track to meet its target of hiring 45,000 persons this fiscal and will focus on local hiring. "People addition is on track for 45,000 (employee hiring) target for the financial year 2012. The company will focus on local hiring. We have hired 1,000 people in the US in the last four quarters," Infosys Chief Executive Officer and Managing Director S D Shibulal said. [Read more](#)

Starbucks India: Coffee Chain to Open First India Outpost with Tata Global Beverages

Starbucks aims to open 50 outlets in India by year's end, through a 50-50 joint venture with Tata Global Beverages, the companies said Monday. Tata Starbucks Ltd., as their venture is known, hopes to capitalize on the rising aspirations - and fattening wallets - of many Indians, who are eager to partake of the global latte life. [Read more](#)

\$1 trillion opportunity in India awaits companies: PwC

PricewaterhouseCoopers (PwC) today said that India's middle class will grow in size to become a \$ 1 trillion opportunity to be tapped for various consumer- oriented industries. The country's total population will be around 1.36 billion by 2021 of which middle class will account for 570 million. The demographics will result in higher aspirations which will have to be served by companies, the consulting firm's Executive Director, Shashank Tripathi, told reporters here. [Read more](#)

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Infrastructure Updates

Gurgaon toll removal: NHAI to meet reps

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The National Highways Authority of India (NHAI) has called a meeting of representatives of Gurgaon-based Toll Hatao Simiti, which has been demanding the removal of the two toll plazas on Delhi-Gurgaon e-way. The meeting has been scheduled for Friday, just two days prior to the deadline announced by the agitators to do away with the plazas within Gurgaon municipal limit. [Read more](#)

Transporting Delhi to future

The transport revolution in Delhi began with the opening of an 8.5-km Metro corridor between Shahdara and Tis Hazari in December 2002. Then came the cherry and green-colored low-floor buses in the government-run DTC fleet in 2008. And by giving an in-principle nod to the first monorail corridor in east Delhi, the Delhi government has taken a bigger leap forward. Add to it pod cars — small personalized pilot-less taxis which either run on rails or are suspended to an elevated track and are awaiting government's approval — and Delhi will soon have an integrated multi-modal transit system in the next few years. [Read more](#)

Today, Delhi Metro's seven corridors are spread across 190 km and were built in two phases within nine years. The network has connected two major railway stations, the biggest bus terminal and three satellite towns. And it does not stop at that. By 2021, another 136km will be added and connectivity to satellite towns will go deeper and better. [Read more](#)

India's 1st monorail at trans-Yamuna

The Capital's first monorail corridor project will come up in the Trans-Yamuna area with the Delhi Government giving in-principal approval to a link between Shastri Park Metro station and Trilokpuri via Old Iron Bridge. The 10.8-kilometre corridor would be on an elevated single rail with 12 stations on its route.. The total cost is estimated at Rs 1,655 crore and the corridor will be completed by January 2017. [Read more](#)

30 more airports will be needed in next 5 years: Planning Commission

The growth projections for air passenger traffic suggest an additional requirement of 30 functional airports over the next five years and 180 in the next decade, according to Planning Commission estimates. The passenger terminal capacity in all airports, expected to be 230-240 million this year, is likely to grow to 370 million, the estimates, drawn up in accordance with the investment plans of the airport operators, show. [Read more](#)

Metro Updates

- [New trains to cut Metro travel time: Ridership to touch 28,000 on Phase III](#)
- [5 existing Metro stations will share Rajiv Chowk's burden](#)
- [Noida to IGI airport: Metro minds the gap](#)
- [NCR's longest Metro line in Faridabad](#)
- [Loni to get Metro connectivity in Phase 3](#)
- [Speak to Metro to connect housing projects, DDA told](#)

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Hospitality

Hyatt to add 950 guestrooms across six new hotels in India in 2012

Hyatt Hotels Corporation will be adding approximately 950 guest rooms across six new hotels in the country in 2012. Once operational, Hyatt's India portfolio of operational hotels will go up to 14 hotels from eight hotels, taking the total number of guest rooms to 3,639 rooms from 2,989 earlier, revealed a report by DNA. [Read more](#)

The Leading Hotels of the World conducts India Showcase 2012



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in Mumbai

In a bid to help their members understand the Indian market, The Leading Hotels of the World conducted the India Showcase 2012 in Mumbai yesterday. Over 20 member hotels participated in the showcase, which will also be held in New Delhi. Sowmyaragavan TE, Director, India, The Leading Hotels of the World said, "The idea behind the showcase was to help our members understand the Indian market and what it has to offer. Similarly, we wanted to make the Indian travel trade aware of our members hotels which are among the finest in the world." [Read more](#)

The Oberoi, Gurgaon is the world's leading luxury hotel

Leading luxury hotel The Oberoi, Gurgaon has been voted World's Leading Luxury Hotel, 2011 by the World Travel Awards. World Travel Awards are recognized globally by the travel, tourism and hospitality industry as the foremost acknowledgement of excellence in product and service. The Oberoi, Gurgaon opened in April, 2011, a press statement said. [Read more](#)

Hilton Worldwide bullish on Indian market

American hotel chain Hilton Worldwide remains bullish on the Indian market despite the end of its joint venture with real estate firm DLF last month. Ian Carter, president global operations and development at Hilton Worldwide, said: "India is massively under penetrated with a huge shortage of branded rooms, which presents an opportunity for us to grow both in the cities and non tier-1 markets." Besides, Hilton is also keen to build a brand image among the rapidly-rising number of Indian travelers headed abroad. [Read more](#)

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NRI Corner

NRIs welcome right to vote

Non-resident Indians have hailed Prime Minister Manmohan Singh's announcement that the government would allow them to vote and participate in the election process, a long-standing demand of the diaspora. [Read more](#)

NRI with multiple assets in India? How to deal with wealth tax obligations

There's income tax and then there's the little brother - wealth tax. Here's a primer on how NRIs must deal with their wealth tax obligations. If you are a Non Resident Indian with net wealth from assets in India aggregating more than Rs 30 lakh in a financial year, you may be liable to pay wealth tax. The reason I say 'may be' is because you may get the benefit of certain exemptions. [So let's take a look](#)

NRIs too can avail home loans

NRIs too can avail home loans for purchase of residential property. They can purchase a house and can even take loan for self-construction on a plot and also for renovation/improvement of an existing residential property in India. Like resident Indians, NRIs can avail up to 80-85% of the cost of residential property as a home loan. However, the down payment should be directly remitted from abroad through normal banking channels or from non-resident external (NRE) account and/or non-resident (ordinary) (NRO) account in India. EMI payments too should be remitted from any of these accounts. [Read more](#)

Surge in NRI deposits is win-win for NRIs and economy

In the first flush of the just-concluded Pravasi Bharatiya Divas, 2012, it is tempting to see the latest surge in non-resident Indian (NRI) deposits as NRIs riding to the rescue



 
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of a rupee under siege. [Read more](#)

Overseas Indians have started flocking India markets with a weak rupee and high interest rates making them so attractive amid rising global uncertainties following the downgrade of US sovereign debt rating as the debt concerns in Europe that they have brought in highest ever amount in a single month . Aggregate inflows under various NRI deposits schemes touched \$ 1.7 billion in November, [the highest ever in a single month](#).

Where should NRIs invest their gains from a weak rupee

The rupee was quoting at 44.8001 against the US dollar seven months ago, and has depreciated 18.28% since then. A falling rupee is not the best news for us, but it definitely is for exporters and NRI investors who will receive more rupee funds on conversion. Given the current scenario, NRIs have some good investment options to park their surplus funds. [Read more](#)

US Embassy expects to issue 14% more visas for Indians each year

The US is expecting nearly 14% annual increase in visa applications from the country following implementation of streamlining of the application process as part of President Barack Obama's strategy to boost tourism from emerging countries like India and China. [Read more](#)

NRI back in India? Here's what to do with your 401K plans

"I am back in India but I have some money lying in my 401k account in the US. What should I do?" This is a very common question these days, considering the number of Non Resident Indians (NRIs) returning home after a stint in the US. In this article, we [find the answer](#).

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