



urbanris[®]≡



WELCOME TO THE JOINT BUSINESS PLANNING MEET

Chennai's Largest Integrated Township Unveiling

ABOUT URBANRISE

India's Fastest Growing
Real Estate Developer



South India's Largest Real Estate Developer



15,000 +

Home
Delivered

BANGALORE



72

Million Sq. Ft.
Developed, Ongoing
& Upcoming

HYDERABAD



51,000 +

Crores of real estate
portfolio

CHENNAI



RANKED #1 FASTEST GROWING

2024 GROHE-HURUN INDIA REAL ESTATE 100



**FINANCIALLY STABLE AND
DISCIPLINED COMPANY**

ASIA ONE



**GALLERIA RESIDENCES
BEST RESIDENTIAL PROJECT**

TIMES GROUP REALITY ICON



**ASIA'S BEST & FASTEST
GROWING REAL ESTATE BRAND**

WCRC



**#1 BRAND IN
SOUTH INDIA**

TIMES GROUP & REALITY ICON



**MOST TRUSTED
BUILDER**

TIMES GROUP & REALITY ICON



**ORCHID SPRINGS
BEST RESIDENTIAL PROJECT**

DHFL & SILICON INDIA



**HUMMING GARDENS
BEST RESIDENTIAL VILLA**

TIMES GROUP & REALITY ICON



**MOST RELIABLE
BUILDER**

SILICON INDIA



**GALLERIA RESIDENCES
BEST INNOVATION PROJECT**

SILICON INDIA



PIONEERING DEVELOPMENTS ACROSS SOUTH INDIA

Shaping Today's Landscape, Driving Tomorrow's Vision

DEVELOPED,
ONGOING &
UPCOMING PROJECTS

6

Million SFT

3,200

Homes

6

Projects

BENGALURU



Ongoing



24 Acres | 219 LUXURY VILLAS | G+2 | 4 BHK | CLUBHOUSE | WORLD CLASS AMENITIES

PARADISE ON EARTH
GANGASANDRA | 219 LUXURY VILLAS

DEVELOPED,
ONGOING &
UPCOMING PROJECTS

17

Million SFT

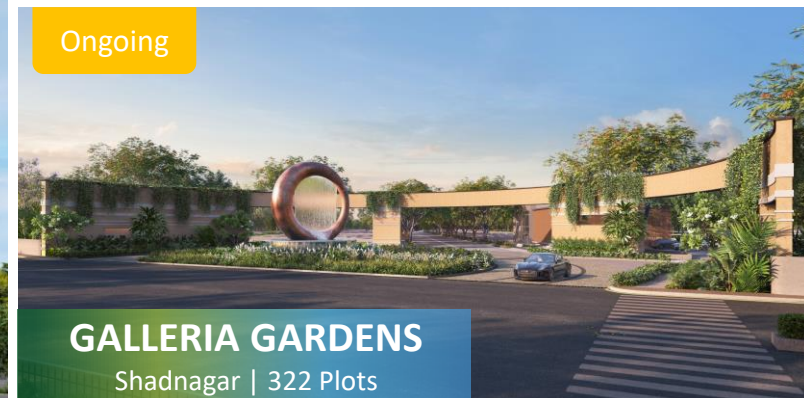
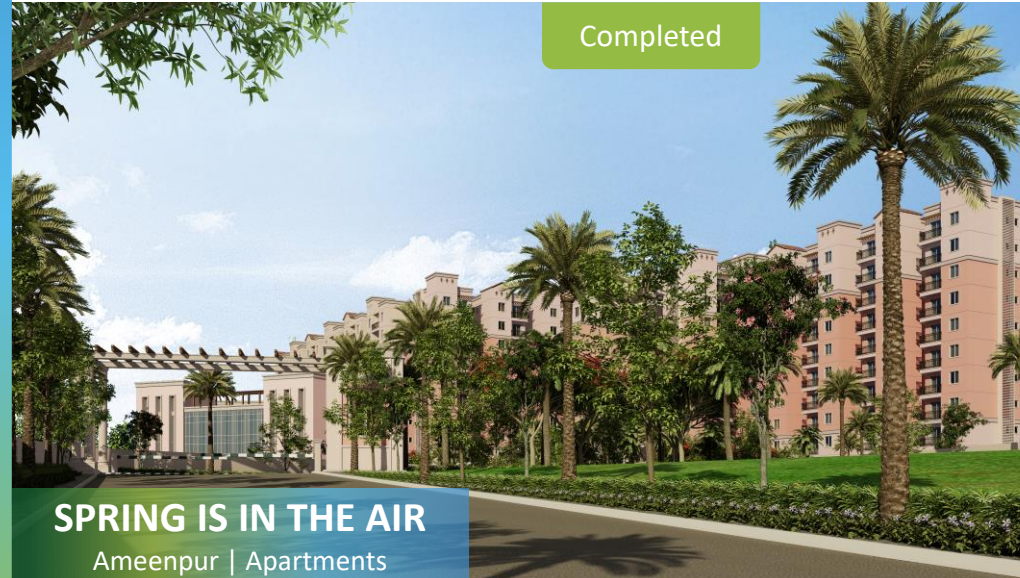
9,000

Homes

9

Projects

HYDERABAD



DEVELOPED &
HANDED OVER
PROJECTS

7

Million SFT

6,000

Homes Delivered

8

Projects

CHENNAI



COMPLETED

Galleria Residences



Jasmine Springs



Bougainvillea



Eternity



Humming Gardens - Ph 1



Humming Gardens - Ph 2



Jubilee Residences



ONGOING & UPCOMING PROJECTS

20

Million SFT

18,000

Homes

16

Projects

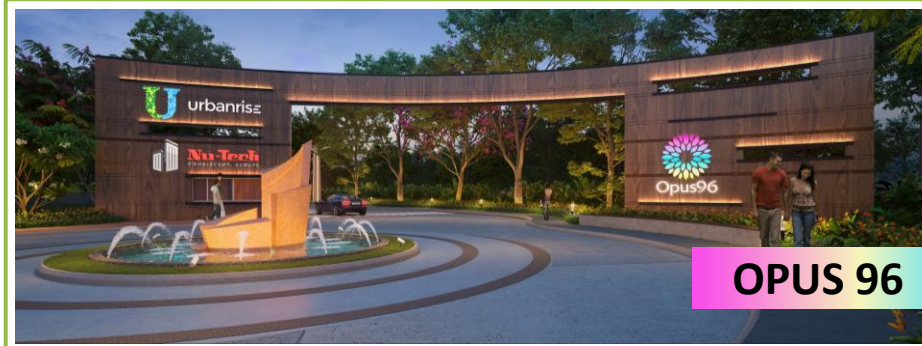
CHENNAI



ONGOING



UPCOMING



A large, modern building with a facade of vertical copper-colored slats and a grid of windows. In the foreground, there are several palm trees and a green lawn. A dark car is parked on the left. The image is framed by a white diagonal line.

CHANNEL PARTNERS ARE OUR BUSINESS PARTNERS

Channel Partners are at the
Heart of Everything we do

**In Bengaluru
and
Hyderabad,**

of our success is
driven by the
strength of our
Channel Partners.

80%



**We are excited to
bring this winning
formula to Chennai**

replicating the same
success with our
trusted Channel
Partner network.

CP-FIRST ORGANISATION



01

Exclusive 60-day pre-launch window for CPs

02

Best inventory and best price

03

Urbanrise will not do any marketing activities- offline or online during the exclusive CP launch window

04

There will be no lead clash

05

Dedicated relationship managers

06

Creative support for you to do digital marketing

07

Marketing collateral support for BTL activities for lead gen

08

Targeting 7 days CP payout commitment post agreement

09

Best-in-the-industry payout and ladder structure

10

Dedicated CP lead portal



TAMBARAM TURNS GLAMBARAM

Luxury Unveiling Soon.



TAMBARAM TURNS GLAMBARAM

Opulence Unveiling Soon.





ADVANTAGE TAMBARAM

Ready-to-Live Infrastructure
& Connectivity

Proximity Accessibility and Convenience



3 MINS From Outer Ring Road (ORR)



10 MINS From Upcoming Tambaram Metro Station



10 MINS From Kilambakkam Bus Terminus



10 MINS From Tambaram MEPZ SEZ



15 MINS From Gateway IT Park



20 MINS From Chennai International Airport

Pre-Launching



Opus96

96 - ACRE MEGA
INTEGRATED TOWNSHIP

96-ACRE MEGA INTEGRATED TOWNSHIP



A GRAND ENTRANCE

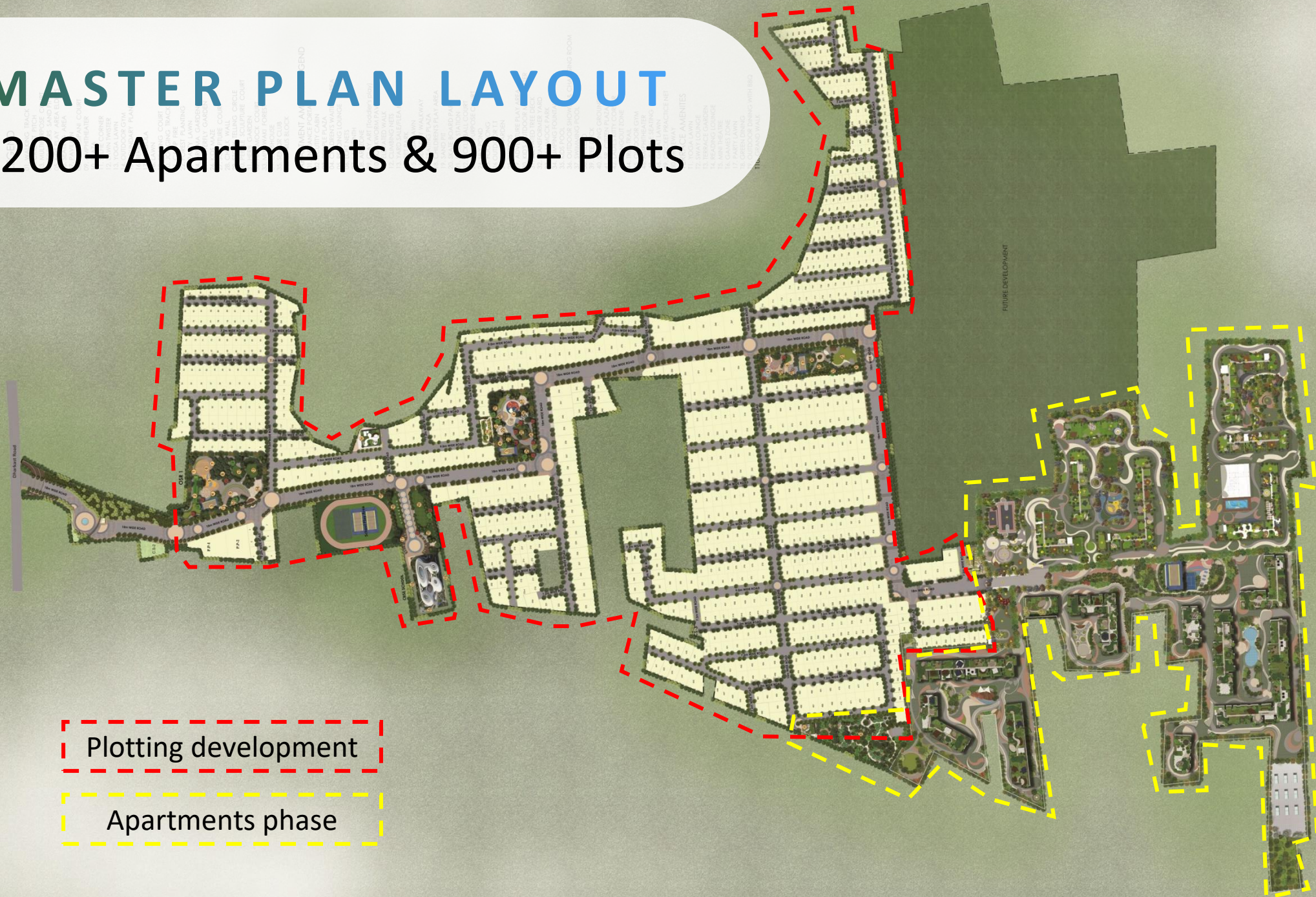
Into a World of Grandeur



Opus96 welcomes the visitor with a magnificently landscaped, grand entrance. This includes a glorious welcome arch and a marvelously designed fountain.

MASTER PLAN LAYOUT

3200+ Apartments & 900+ Plots



WORLD CLASS APARTMENTS

PHASE 2



3200+ Apartments



2B + S + 14 Floors



12 Magnificent Towers



Rooftop Amenities



Grand Clubhouse



2 Lush Green Parks

ALSO, DISCOVER 900+ LUXURY VILLA PLOTS
IN OUR MEGA INTEGRATED TOWNSHIP



PROVIDING 125+ AMENITIES FOR AN OPULENT LIFESTYLE



4 PARKS TO EXPERIENCE

NATURE FOUR TIMES OVER



Spanning nearly 3 acres, Opus96 is blessed with 4 verdant parks. Filled with vibrant flowers, majestic trees and diverse botanical wonders.

2 Elegant Clubhouses

CLUBHOUSE FOR SENIORS THE ELDER FRIENDLY TOWNSHIP



The exclusive senior clubhouse has a separate gym to keep the older residents fit. It also has a yoga centre, board games corner and library to keep their minds active

A LOVELY CLUBHOUSE FOR THE YOUNG AND LIVELY



This clubhouse has a state-of-the-art-gym to go from fat to fit. Stretch your muscles in the yoga room. Play TT. or just unwind with a book in the library. There's a banquet hall to organize family events as well.

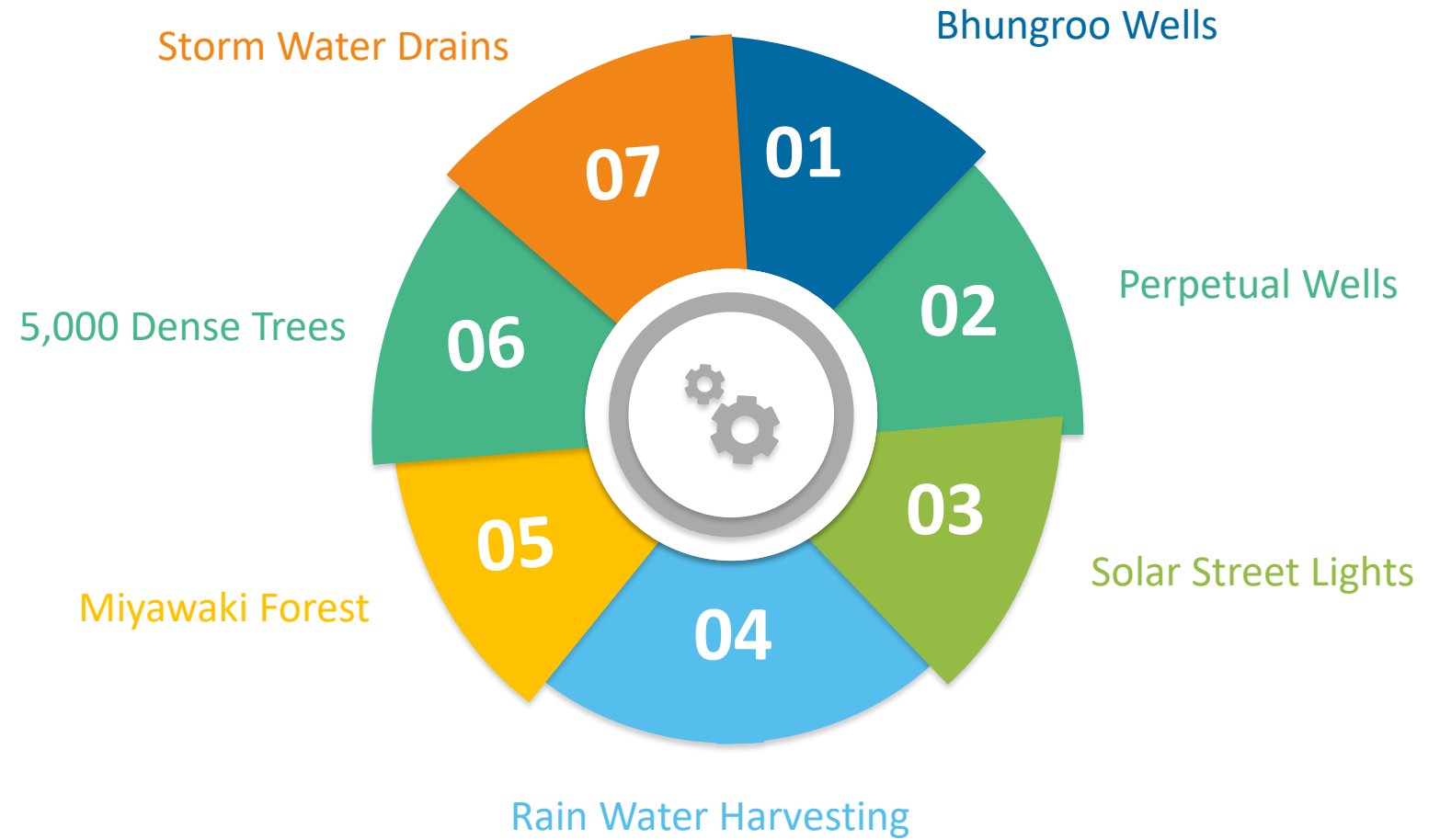
CONCRETE CEMENT ROADS

WHITE TOP CC ROADS THAT LAST A LIFETIME

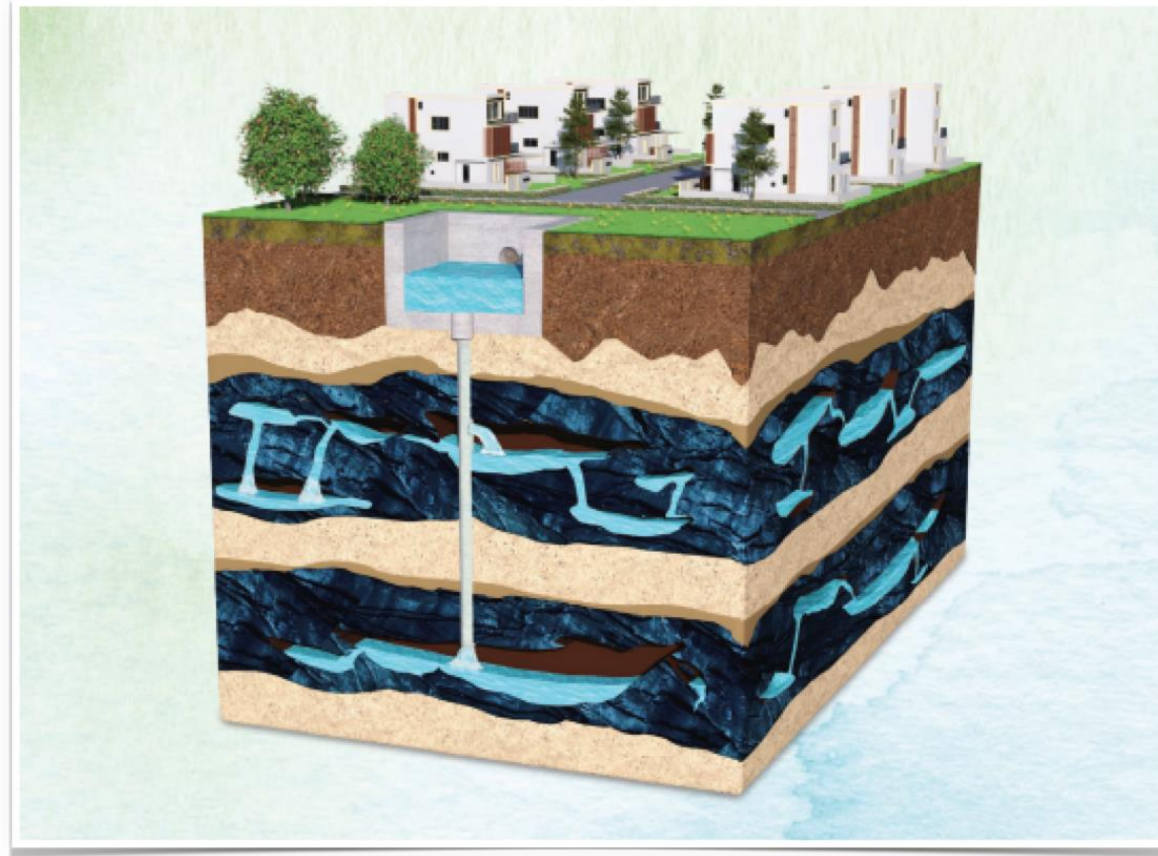


Main roads as wide as 60 feet lead directly to the apartments, with subsidiary roads ranging between 23 and 32 feet in width.

New-Age Sustainability

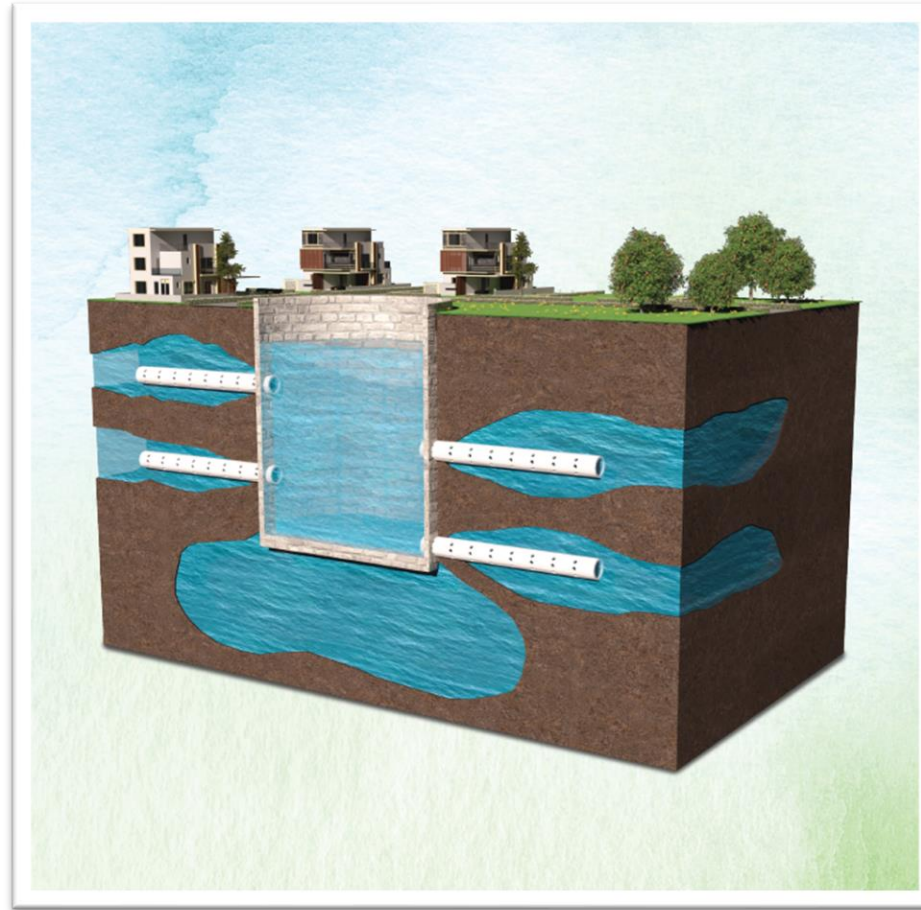


Bhungroo Wells



For the first time in Chennai, Urbanrise has introduced the concept of Bhungroo Wells in Opus96. These wells capture and store excess rainwater during monsoons, ensuring a reliable water source in dry seasons. By providing steady water for domestic use, Bhungroo wells offer water security to a city starved of H₂O.

Perpetual Wells



Another significant initiative at Opus96 is the deployment of the soon-to-be-patented Perpetual Well technology. Simply put, Perpetual Wells recharge the water table by penetrating the ground deep below with horizontal bores and help in providing water to residents during times of scarcity.

THE MOST CHILD-FOCUSED TOWNSHIP IN CHENNAI



Opus96 offers a happy and nurturing environment for kids. With children's parks, playgrounds and learning hubs.



The real joy for every parent is to ensure the holistic development of their children. Here, Parents can make this happen despite their busy work schedules and time constraints.

A well-designed children's learning hub, Urbanrise Genius ensures that children don't have to go anywhere else for classes that nurture their talents.



Robotics



Painting



Cookery



Art & Craft



Music



Dance



Day Care



Tuition Classes



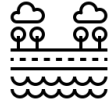
Creche

A photograph of three young students in a classroom. In the foreground, a boy with dark hair is smiling broadly at the camera. Behind him, a girl is also smiling, looking slightly to the side. In the background, another student is visible, holding a pencil. They are all wearing dark blue school uniforms with white collars. The background is blurred, showing bookshelves and colorful posters on the wall.

A CBSE SCHOOL INHOUSE FOR QUALITY EDUCATION

A distinguished CBSE school is coming up within the confines of Opus96. that means, students don't have to step out for quality education

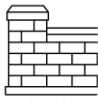
Rains & Water Logging Proof



Ground level raised by 5 feet



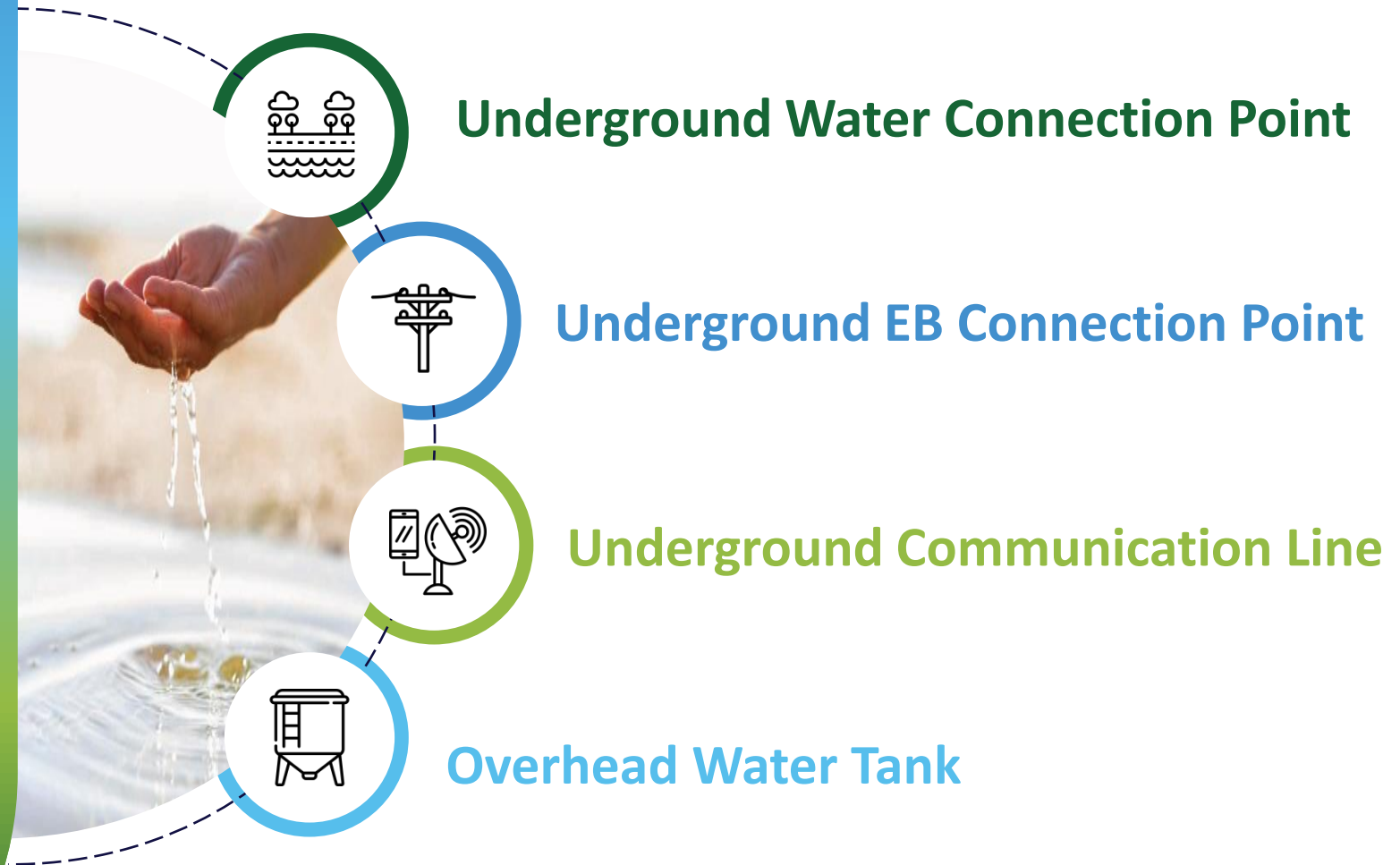
Storm water drainage



Robust 6 ft tall RCC Compound wall built with Mivan technology



Plug & Play Plots



PRE-LAUNCHING WITH AN EXCLUSIVE EOI WINDOW!

Phase 1



MILESTONES & TIMELINE



PRE-LAUNCH PRICING



Unlock exceptional value with our EOI special pricing (*Applicable for limited inventory only*).

Plot Type	Regal	Duke	Sovereign	Imperial	Majesty	Royal
Avg. Plot Size (Sq. Ft.)	600	900	1200	1500	1800	2400
Indicative Base Price* (INR in Lacs)	29.99 to 33.00	44.99 to 49.50	59.99 to 66.00	74.99 to 82.50	89.99 To 99.00	120 to 132

**Dynamic Pricing for Limited Units.*

EMPOWERING OUR CHANNEL PARTNERS IS CENTRAL TO OUR MISSION



Dedicated Relationship Managers



Creative support for Digital Marketing activities for lead gen



Marketing Collateral support for BTL activities for lead gen



CRM & Banking Team support for agreements and loan support



Training of Pre-Sales team of CPs on the project and how to pitch to potential customers



Training of Sales Team of CPs on the project and how to convince the customers



Regular updates on the project



Exclusive AC workplace at the Site for your team with a complimentary snack



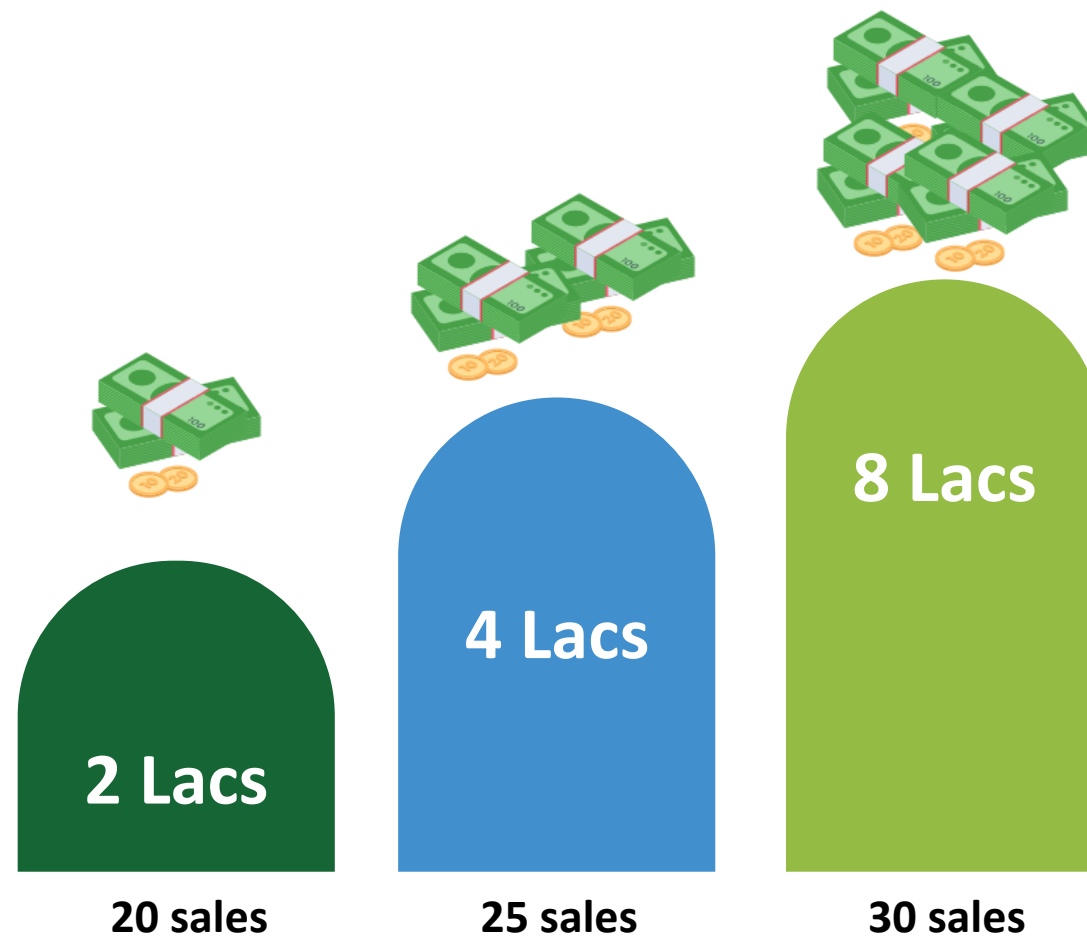
MAXIMIZE YOUR RETURNS, BUILD LASTING SUCCESS.

Understanding CP Payout & Commission Structure

Partners Payout for Pre-launch

Units Sold	Commission
1 - 2	2.75%
3 - 6	3.00%
7 - 10	3.25%
11 - 14	3.50%
15 - 20	3.75%
21 - 25	4.00%
26 & above	4.50%

ADDITIONAL BONUS ON REACHING MILESTONES



Units Sales Milestone

INTERNATIONAL TRIP ON ACHIEVING 15 Crs. VALUE

4 
DAYS

3 
NIGHTS

DUBAI



An aerial photograph of a modern, multi-story apartment complex with a mix of brown and grey facades. The complex is surrounded by lush greenery, including trees and a large, landscaped courtyard with a winding path and a circular structure. The image is framed by a white diagonal line that cuts across the top left corner.

TOGETHER,

LET'S CREATE HISTORY

**A WIN-WIN Partnership for
Unprecedented Success**