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PARAS

BUILDTECH

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WHAT'S AROUND

# BACKED BY A STRONG BRAND LINEAGE



SINCE  
2002



WITH OVER 15  
MILLION SQ.  
FT. DELIVERED



APPROX.  
1 LAKH  
HAPPY  
CUSTOMERS

# Projects Delivered, Dreams Fulfilled.



## PARAS DOWNTOWN CENTER

Total land area of 1.8 acres, located on Golf Course Road

This project was designed by DesignPlus Architect, a leading architecture firm in India.



## PARAS TWIN TOWERS

Spread over 2.31 acres located amidst the Golf Course Road

Ideal location for corporate presence and also serves as the corporate office for Parus Buildtech



## PARAS TRADE CENTRE

Retail and offices spread over 3.25 acres

Strategically located on Golf Course Extension Road with excellent connectivity to major growth corridors



## PARAS SQUARE

Contemporary mixed use development in Sector-63A, Gurugram

Encompassing state of the art studio apartments & perfectly crafted retail units



## PARAS QUARTIER

Residences nestled in the quaint neighborhood of Gurgaon- Faridabad Road, sprawled over 10 acres

270-degree panoramic view  
Encased in a lush green realm



## PARAS IRENE

Residential development within a gated community that overlooks the majestic Aravalli Range

2/3/4 BHK fully air-conditioned apartments and penthouses



## PARAS TRINITY

A mix of office spaces and retail units, strategically located on Golf Course Road

Floor plate of 10,000 sq. ft. approx.



## PARAS TIEREA

30-acre gated community in Sector-137, Noida

70% open & green area and thematic landscape



## PARAS SEASONS

7.5-acre development in Sector-168, Noida

Featuring 1/2/3 BHK apartments and duplex



## PARAS ONE<sub>33</sub>

Mixed use development located in Sector-133, Noida

Envisaged to be the key convergence point for business and leisure



## PARAS DOWNTOWN SQUARE

Total land area of 5.5 acres located Zirakpur, Punjab

Ground +3 Floors  
Shops ranging from 500 sq. ft. to 50,000 sq. ft.



## PARAS PANAROMA

Gated community spread over 5 acres in Kharar, Mohali.

260 Units/ 5 Towers, one of the spacious housing societies in the Mohali region

## 2 Ongoing projects



### PARAS DEWS

Gated community spread over 13.76 acres

Featuring 2/3/4 BHK fully air-conditioned apartments

Designed by nationally acclaimed architect – Design Forum

SOLD OUT | OC APPLIED



### PARAS AVENUE

Commercial development spread across 2.04 acres located bang on Noida Expressway

G+6 retail structure  
Modern concept of retail and commercial space

An upcoming landmark retail on Noida expressway



# OUR BRAND PARTNERS







PARAS  
QUARTIER  
LUXURY RESIDENCES

PARAS  
TWIN TOWERS

PARAS  
SQUARE



15 min

15 min

15 min

GURUGRAM: A LAND OF OPPORTUNITIES



# LOCATION - AT THE CUSP OF DELHI AND GURUGRAM



## Gurugram 2.0



The Gurgaon-Manesar Urban Complex, GMUC 2031 envisages to enhance connectivity, infrastructure and create a decongested, sustainable ecosystem.



## All-round accessibility



Connected to two major highways Dwarka expressway and NH-8, upcoming metro station next door.



## Hub of commerce



Gurugram is home to over 250 Fortune 500 companies and has the 3rd highest per capita income in India.



### Around the vicinity



Pulsating catchment of over 50,000 families, upcoming SEZ, rich social infrastructure



### Dwarka Expressway



A 29-km long Dwarka Expressway, built to reduce the Delhi-Gurugram traffic on NH-8, Sohna Road, Golf Course Road and their extensions by 50%.



# SHOP-CUM-OFFICE PLOTS. THE NEW RISING INVESTMENT CLASS.

# 5 REASONS WHY SCO PLOTS

1

Timeless, steadily-appreciating asset class

2

Common facilities and a wide array of amenities for a conducive ecosystem

3

Portfolio diversification asset to balance the risk appetite of investors

4

Capital appreciation and rental yields that enhance the portfolio returns

5

Commercial usage plots with all the basic hygiene elements of a marketplace



# PRESENTING







PARAS

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ARCADE 114

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An Investment Now.  
An Asset Forever.





An Investment Now.  
An Asset Forever.





# KEY PROJECT HIGHLIGHTS



3.25-acre development with arresting frontage leading to SCO plots ranging from 104 to 142 sq. yd.



Development allowance up to G+3 floors | Permissible FAR of 1.5



Water features, open air boulevards, event plaza and stage with LED screen



Power backup for common areas



Dedicated parking for visitors



24\*7 security and surveillance

# First SCO project from Delhi



Reap the dual benefit of having shared corporations, infrastructure, transportation, connectivity, accessibility and residential catchment area.

- Dual advantage of having a shared border with Delhi and Gurugram
- 0\* km from Delhi

# Strategic, Catchment Advantage.

Located at the cusp of Delhi and Gurugram, Paras Arcade 114 enjoys advantage of a densely populated catchment.



**Over 50,000 families in the vicinity.**

SCO plots strategically located in a vibrant residential neighbourhood with developments by Grade A developers and offices, and tech parks close by.



Corporate parks like:

- D2I Corporate Park
- DLF Corporate Park
- Global Business Park



Residential developments like:

- Tata LaVida
- Tata Gurgaon Gateway
- Paras Dews



MORE THAN JUST SCO<sub>s</sub>.  
SOME INDULGENCES, GUARANTEED.





Designated spaces for cafes  
and bakeries



Better visibility



Higher and sustained  
footfalls





Lounge. Rejuvenate. Work. Relax. Have it all.





Comfortable, spacious  
seating



Food and beverage services



Co-working getaway



POWERFUL. STRATEGIC. ASSURED.







Diversification option in your portfolio



Low maintenance charges



High efficiency in terms of area usage



Land ownership



LOCATION. BRAND. NEIGHBOURHOOD.  
GET IT ALL.





# SECTOR 114 - PRIME CATCHMENT MEETS GREAT CONNECTIVITY.



10\* km from Delhi



Strategic location advantage, at the cusp of Delhi and Gurugram



30 minutes' drive from the IGI Airport



Bustling commercial zone: Dotted by commercial, retail and industrial hotbeds



Off Dwarka Expressway



20 minutes' drive from NH 48



# SECTOR 114, AND THE WORLD AROUND IT.



## RESIDENTIAL SOCIETIES

1. Tata Housing Gurgaon Gateway
2. Mahindra Aura
3. Godrej Meridien, Gurgaon
4. Tata La Vida
5. Nimai Place
6. Godrej Prive, Gurgaon
7. Experion Windchants
8. ATS Kocoon
9. Ansal Celebrity Homes
10. Sobha City Gurgaon Official
11. Raheja Atharva
12. Smartworld ONE DXP
13. ROF Alante Sector 108
14. M3M WOODSHIRE
15. Paras Dews
16. ATS Tourmaline
17. Godrej Summit
18. M3M Capital
19. Godrej Habitat



## CORPORATE PARKS

- |                                 |         |
|---------------------------------|---------|
| 1. D21 Corporate Park           | 16 mins |
| 2. DLF Corporate Park           | 24 mins |
| 3. Global Business Park         | 26 mins |
| 4. One Qube                     | 28 mins |
| 5. SVH 83 Metro Street          | 30 mins |
| 6. VSR Park Street              | 30 mins |
| 7. M3M Broadway                 | 35 mins |
| 8. Eros Corporate Park, Manesar | 40 mins |

Strategically located with over 50,000 families in the vicinity.

# A FUTURE-READY ASSET.





# UPCOMING DEVELOPMENTS

Proposed Diplomatic  
Enclave [approx. 15 mins]

3 lakh sq. mt. IICC (India  
International Convention  
and Expo Centre), a smart  
city project [15 mins]

Upcoming Metro (Blue  
Line)  
[10 mins]

Tunnel to the Airport via  
Dwarka Expressway [25  
mins]

# UPCOMING DEVELOPMENTS




 DEPARTMENT OF INDUSTRIAL POLICY & PROMOTION  
 MINISTRY OF COMMERCE & INDUSTRY  
 GOVERNMENT OF INDIA


**ONE OF ASIA'S  
LARGEST**  
 EXHIBITION & CONVENTION CENTRES

OVER  
**1 MILLION m<sup>2</sup>**  
 OF BUILT-UP SPACE





# AMENITIES



WATER FEATURE



STAGE WITH LED SCREEN



PAVER ROADS



FLEA MARKET KIOSKS



SHADED TRELLIS

And much more...











# | MASTER PLAN





LEGENDS:

- |   |                        |
|---|------------------------|
| 1. ENTRY/EXIT   | 9. FLEA MARKET KIOSKS  |
| 2. SIGNAGE WALL WATER                                 | 10. TREE SEAT PLANTERS |
| 3. FEATURE/ARRIVAL FOUNTAIN (JETS & LIGHTS)           | 11. DRIVEWAY           |
| 4. ARRIVAL PLAZA WITH SEATING AND F&B ZONE            | 12. PARKING            |
| 5. GRAND ARRIVAL OVAL TRELLIS WITH SEATING            | 13. SERVICE ENTRY/EXIT |
| 6. STAGE WITH LED SCREEN                              |                        |
| 7. EVENT LAWN (FESTIVALS, FAIRS, GATHERINGS)          |                        |
| 8. SHADE TRELLIS (FOR KIOSK SEATING AND CAR SHOWCASE) |                        |





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