

Neo

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YOUR  
NEIGHBOURHOOD  
MALL

**Neo**  
a new perspective

Neo Developers Private Limited is a realty brand with a brand new approach towards its industry. Since its inception, Neo Developers has been focused on transforming the face of real estate in India by creating exciting and unique spaces across a diverse portfolio.

Understanding the needs of the modern customer, of the cityscape, and the subsequent possibilities that both offer, Neo is well on its way to deliver human, engaging, and memorable experiences. This is made possible by the 'NEO approach' - a wide imagination, world class execution, dedicated service, people and environment driven design, and authenticity in partnerships - which is instilled into the company's culture.

Neo is not just the 'new and trendy', but also the 'new and meaningful', the 'new and dynamic', and the 'new and streamlined'. Behind every project and endeavour, Neo is firmly grounded in innovation. By addressing every aspect of development with a new perspective, we ensure an offer of better solutions, better delivery, proactive responses and clearer end-to-end communication.

Ocimum Estates Pvt. Ltd. is a venture of Neo Developers Pvt. Ltd.





# *The* MASTERPIECE

- A perfect blend of retail high-street, smart offices & serviced apartments.
- World class shopping experience.
- Unrivalled business exposure.
- Unmatched Location.

Your Neighbourhood Mall



# *The* PLACE TO BE

- World class retail mix catering to more than a million families to be staying nearby.
- An unparalleled location with a double side open plot.
- Equipped with the best amenities & facilities to make your shopping experience memorable.
- Leased out retail segment for proper brand acquisition

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SECTOR-103, GURUGRAM

\*Artistic Impressions

Your Neighbourhood Mall



# A WORLD OF *Amenities*



\*Artistic Impressions

Your Neighbourhood Mall



Retail



Food Court



Cinema



Hypermarket



Smart Offices



EV Charging stations



Green Area

- Provision of air-conditioning.
- 100% power backup.
- High-tech fire detection and fire fighting systems.
- CCTV and building monitoring facilities.
- High speed data cabling.

- Mobile phone signal boosters.
- Accessible Entry Points for People With Disabilities.
- Valet parking facility.
- Children's play area.



# AN ICONIC GRAND

*Frontage*

- A huge frontage of 500+ feet facing the upper Dwarka Expressway sector road.
- Facade lighting designed to be seen from miles.
- High-street format in a controlled environment.
- Highly functional design and iconic architecture.
- The facade ribbon is derived from a plan which aims to actuate flow of space.



\*Artistic Impressions

Your Neighbourhood Mall



# *Luxurious* INTERIORS

- Sky bridges providing great visibility and connectivity.
- Seamless vertical and horizontal connectivity.
- A visual walk-to-remember.
- Event activity area along with dedicated flea market zone.
- Rear level comprises of water cascades, sitting areas, foliage & sunken court.
- Shops with huge frontage for branding & visibility.
- Restaurants with sky view.
- State-of-the-art architecture.



\*Artistic Impressions

Your Neighbourhood Mall



# TAILOR- MADE FOR YOUR *Requirements*

- Bang On 75 Mtr. Road with 12-12 Mtr. Service Road.
  - Main Grand Entry Approx 34 ft.
  - Certified as IGBC gold rated building.
- Designed to address energy conservation and use of alternative energy.
- A well zoned retail area to maximize footfall and revenue for shop owners.
- Ample Car Parking in Basement & on the Surface.



\*Artistic Impressions

Your Neighbourhood Mall



# YOUR NEIGHBOURHOOD MALL

Neo Centra is a premium commercial development spread over 3,50,000 sq.ft. That comes with the benefits of great location and unmatched amenities. It is designed to be IGBC gold rated energy efficient building, keeping in mind energy efficiency and usage of renewable energy.





# BRINGING STYLE

*To life*

- A well designed window display & glass frontage.
- A well planned strategic placement of retail shops.
- Well zoned floors with a blend of retail shops & anchor stores.
- Shops with huge frontage for a clear merchandise view.



Your Neighbourhood Mall



# GASTRONOMICA

*At its best!*

- Multi brand, professionally managed food court.
- Choice of Indian, western and other eclectic cuisines.
  - Food court with array of eating options.
  - Dedicated kids play areas.



# NEXT HUB OF *Entertainment*

- State-of-the-art 6 screens multiplex.
- Superior seating in a plush ambience.
- Dedicated area for waiting lounge.
- Easy access to the food court & fine dining restaurants.
- Gold class theatres and opulent lounges.
- World class kids and family entertainment zones.





# WHERE THE RANGE NEVER *Ends*

Our aim is to make Neo Centra a super engaging place that will make a difference to the lives of the customers, local communities as well as stakeholders. We wish to use highly innovative techniques to enhance the buying experience to the maximum and make it a lively destination for all!

- Limitless buying options that cater to everyone's needs.
- Thoughtfully designed entry-exit areas for an easy and clutter-free access.
- Ample drop-off and pick-up zones for an absolutely hassle free buying experience.



Your Neighbourhood Mall



# CENTRE OF *Power*

- Smart office spaces to enhance your work efficiency.
- Corner project for spectacular view from Sector Road.
  - Vastu compliant building.
- High Speed elevators & escalators to ensure ease of movement along all the floors.
  - Clutter free adequate provision for car parking.
  - 24x7 security with CCTV surveillance.





# IN THE MIDST OF YOUR *Daily life*

Neo Centra is well connected and easily accessible, placing it in a highly coveted location. Along with a densely populated catchment area, Neo Centra also provides easy access to all important destinations of NCR.

5 Mins drive from proposed Metro Station

5 Mins drive from Proposed Diplomatic Enclave

15 Minute drive from IGI Airport

Located on 75mtr wide Sector Road

Commercial project with huge catchment of about 1 million residents in the vicinity\*

Easy connectivity with Dwarka, IGI Airport and NH-8 and convenient access from UER-I and UER-II

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Instant accessibility to all major milestones of NCR in a matter of minutes



DPS School, Sector-102, GGN  
Nora Solomon Medicenter  
Prime Scholars International School  
Gurgaon- Delhi border  
Adani M2K Oyster Grande  
M3M Woodshire  
Experion Windchant



Diplomatic Enclave  
Golf Course, Dwarka  
76 Mission Embassy  
Asia 2nd Largest Exhibition Center  
Taj Vivanta Hotel, Dwarka  
Hotel Leela Kempinski



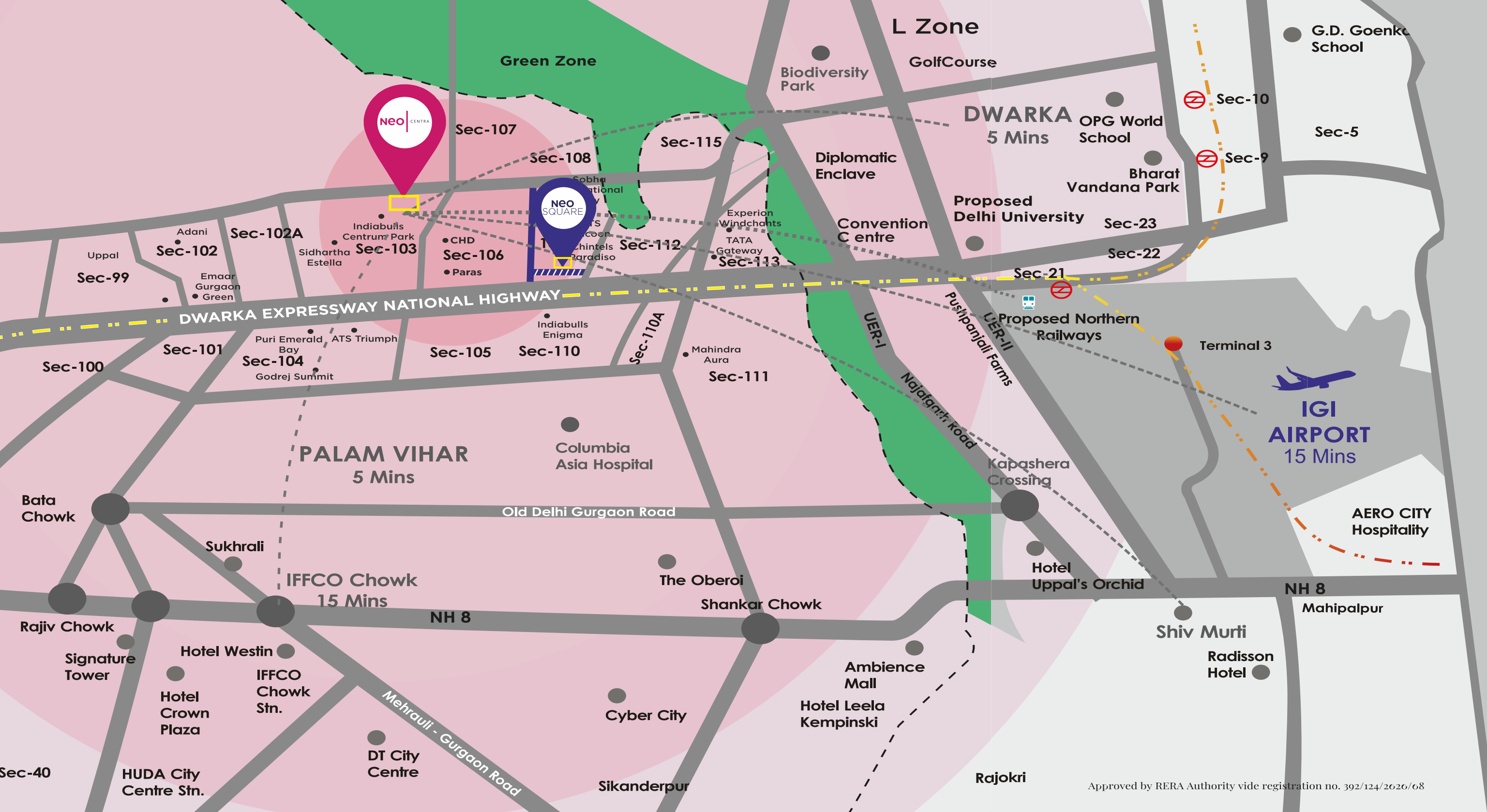
Columbia Asia Hospital  
DAV Public School  
Dwarka Sector - 21 Metro Station  
NH-8 Shiv Murti  
IGI Airport  
Cargo Hub



IMT University  
G.D. Goneka School  
Hotel Oberoi, Gurgaon  
Proposed Cyber City  
Akash Hospital

Your Neighbourhood Mall





# ACCESSIBLE *Location*

  
**IGI Airport**  
15 minutes

  
**Metro**  
5 minutes

  
**Golf Course**  
10 minutes

  
**Dwarka Expressway**  
5 minutes

Approved by RERA Authority vide registration no. 392/124/2020/08



# A WELL DEVELOPED Vicinity



## RESIDENTIAL SOCIETIES

- Indiabulls Centrum Park
  - Spiretech
  - Paras Dews
  - M3M woodshire
  - CHD Golf avenue
- Emaar Imperial Garden
- Emaar Gurgaon Greens
  - Ansal API
  - Siddhartha ERA



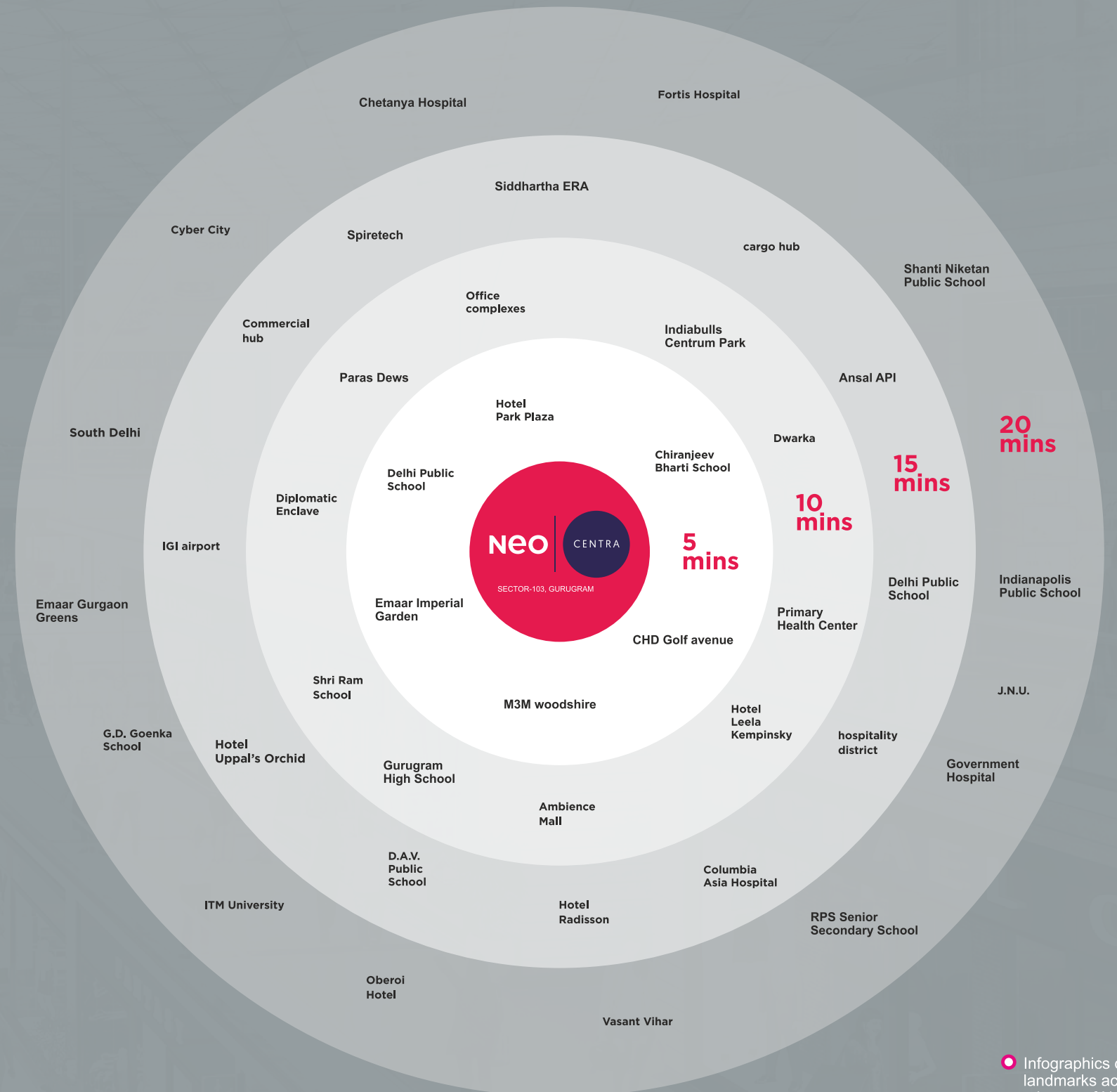
## SCHOOLS

- Delhi Public School
- Gurugram High School
- Shanti Niketan Public School
- Indianapolis Public School
- RPS Senior Secondary School



## HOSPITALS

- Chetanya Hospital
- Primary Health Center
- Government Hospital



Infographics depicting landmarks accessible within minutes of Neo Centra



# A WELL PLANNED MASTERPLAN

- Maximised open space for courtyard typology Microclimate design.
- Reduced heat island effect with shaded public area reducing need for air-conditioning.
  - Optimized floor plate depth.
  - Reduced light pollution.
- Use of internal courtyards and sensitive site lighting to make the area feel more spacious.
- Optimised floor-plate dept to achieve optimum daylight penetration and reduce need for artificial light.
  - Use of passive/active sun shading louvers and projections.

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SITE  
PLAN



Your Neighbourhood Mall



# NEO DEVELOPERS ...

a trusted name in the real estate industry... which boasts about its construction quality, work ethics, post sales services and transparency.

# Neo SQUARE

SECTOR 109, DWARKA EXPRESSWAY NATIONAL HIGHWAY

A milestone by Neo Developers at sector - 109 on Dwarka expressway which stands tall with the world class retail entertainment food & gaming facilities along with smart office spaces. Will be a destination for shopping and commercial activities.

## Largest Mall on Dwarka Expressway, Gurugram

An Integrated Lifestyle Architectural Marvel

Has a complete mix of commercial spaces such as retail, food courts, restaurants, along with office spaces all in one.

Gold Rated Building



\*Actual Image



[www.haryanarera.gov.in](http://www.haryanarera.gov.in)  
HARERA (Reg.)392/124/2020/08

IN ASSOCIATION  
WITH



## TECHINICAL CONSULTANTS



PARADISE  
CONSULTANTS

MEP  
Consultant



Architecture  
Consultant



IGBC  
Consultant



Structure  
Consultant

Disclaimer:

\* All the images, specifications, and amenities are artistic Impressions / conceptualization and do not purport to replicate the exact products(s) and can be changed anytime at the sole discretion of the developer company.

\* This commercial project in sector 103, Gurgaon is duly approved/licensed by the office of Director General, town and country planning dept., Haryana vide License No. 144 of 2014 dated 01.09.2014. License holder M/s Ocimum Estates Pvt. Ltd. and others. Building Plans approved vide DGTCP office memo no. ZP-1161/AD(RA)/2018/33866 dated 13.12.2018. RERA registration memo no. HARERA (Reg.)392/124/2020/08. All the approvals can be checked in the office of the developer. The developer reserves the right to get the approved building plans revised at any stage till completion of the building as per prevailing government norms.

\* This does not constitute a legal office. All sites plans, areas, dimensions, prices and specifications etc. are subject to change till final completion of the project. The company shall not be liable for any loss or damage as caused or which may be caused weather direct or indirect to any of the party concerned owing to such changes.