






The best opening partner for home buyers.


Pranaam
MEGASTRUCTURES PVT. LTD.

PRACTICAL DESIGNS. SENSIBLE LIVING.
www.pranaamindia.in

Toll Free No. 18001028203



Our Vision

**“To enhance the way India lives through best in class technology,
global knowledge and local application.”**

Pranaam Megastructures

Gurgaon. New Delhi. Uttar Pradesh



Progressive architecture. Sustainable living.

Pranaam Megastructures aspires to be one of *the fastest growing real estate companies in the Indian landscape*. We are committed to build a real estate enterprise that promises to deliver high performing & sustainable lifestyle choices. Pranaam will stand for the highest level of transparency and superior customer experience in terms of quality, on time completion of projects & operational excellence.

Our projects will offer “Sensible” living options that simplify your life. Our team of seasoned professionals including architects, engineers & marketing specialists will work together to enhance the way India lives through best in class technology, global knowledge and local application.



Pranaam Megastructures

Gurgaon. New Delhi. Uttar Pradesh

Expertise. Resources. Technology.



A hand picked team of industry veterans with years of experience in world class real estate companies in India and abroad.



Backed by promoters owning reputed, established and profitable manufacturing and export ventures with Pan-India and International presence.



Access to world class technology like pre-fabrication and shuttering ensures world class quality while meeting timelines.





THE PARK

BY PRANAAM

*A PREVIEW OF THE
PROPOSED PROJECT*

*Artists rendition, final design
to be subject to approvals*

THE PARK

BY PRANAAM

Each tower in the complex is a 22 floor architectural marvel , designed by Oliver Vidal, “The Park” will offer modern living with great attention to practicality and sensibility. Ensuring optimum usage of available space, the township is designed to offer the best of living to children, grown ups and the elderlies.



PRACTICAL DESIGNS AND LAYOUT

At “The Park” every resident will be able to enjoy open living with 3 side open apartments with reasonably sized balconies without consuming the livable area within the apartments.



HIGH LIFE @ THE PARK

An exquisite hangout for all age group, Club@The Park offers a wide range of sports, fitness and entertainment activities to keep you and you family entertained and healthy.



WORLD CLASS INTERNAL AND EXTERNAL SPECIFICATIONS

Landscaped green area

**Wood Floorings in
Bedrooms**

**Luxury fitting in
bathrooms**

Split Air Conditioning

**Shower Cubicle in all
bathrooms**

**Wardrobes in all
bedrooms**

**Modular Kitchen with
chimney and hob**

**Amphitheatre and sports
facility**

**Imported Marble
Floorings in living area**

**Spacious bedrooms and
study**

Sohna



The most promising realty destination in Delhi NCR



Sohna, set to grow at an exorbitant rate

The population of Sohna town in 2011 AD including the population of villages falling in urbanisable limit is 67,785 persons approximately and for the decade 2011-2021 the projected population is assumed to be 2,08,777 persons. Further it is envisaged that upto 2031 A.D. the population would be 6,40,000 persons. This exorbitant growth rate is expected to be induced by the following factors:

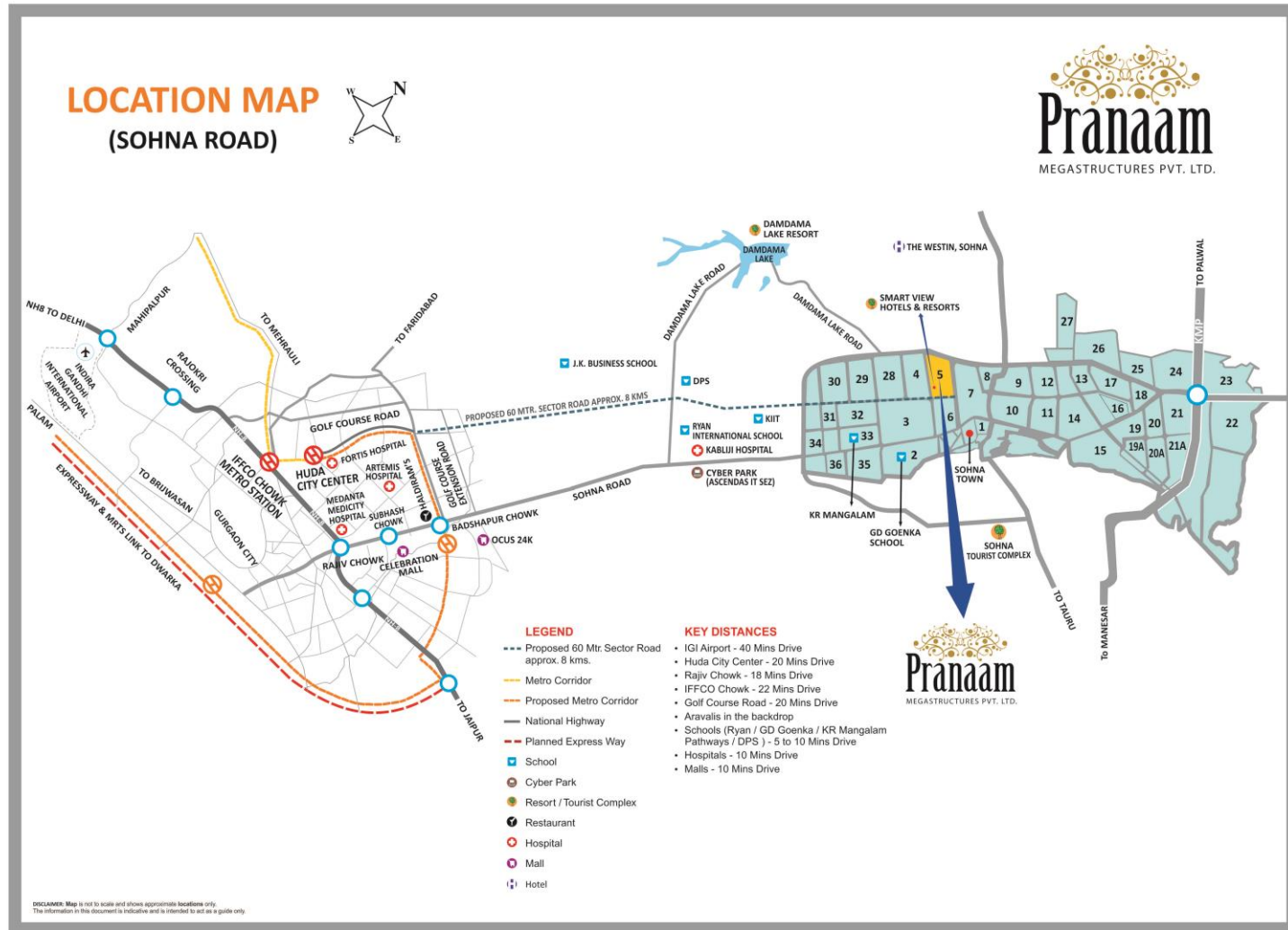
1. Kundli- Manesar-Palwal (KMP) Expressway passing by the southern side of Sohna Town.
2. Dedicated Freight Corridor (DFC) passing by the south-eastern side of Sohna Town.
3. Haryana State Industrial & Infrastructure Development Corporation (HSIIDC) has already acquired approximately 1500 acres land for development of an Industrial Model Township (IMT) between Sohna Town and KMP Expressway.
4. HSIIDC is further demanding additional 1500 acres for expansion of IMT.
5. Haryana Government envisaged development of theme hubs namely Leisure Hub, Sports Hub and Leather Hub along KMP Expressway in proximity of Sohna Town.

Link to TCP Haryana's Notification about connectivity to Sohna from Golf Course extension.

<http://tcpharyana.gov.in/DevelopmentPlan/Gurgaon/FDP-2031%20%20GMUC%2015.11.2012.pdf>

- also to extend the western outer road of sector-70A upto the proposed extended road of sector-69-70. The land use of triangular space generated due to this amendment is proposed as town park.
- ii. As large chunk of additional land has been proposed for public and semi public use (university) in sector 68. Hence, land use of half of the public and semi public zone proposed in sector 115 may be converted into commercial as it will fetch revenue to Government exchequer being its proximity to Delhi. It is also suggested that rest of public and semi public zone in this sector should be exclusively developed by Government. It will improve the aesthetics of the entry point of Gurgaon from Delhi side.
 - iii. The right of way of the newly proposed bye-pass starting from Sohna Road to NH-8 may be increased from 75 m to 90 m with 30 m green belt on either sides and width of additional link road for Sohna starting from sector dividing road of sector 63 & 64 of GMUC may be increased from the 60 m to 90 m with 30 m green belt on either sides.
 - iv. As requested by Chief Administrator, HUDA, a 60 m wide new road in sector-54 may be proposed to provide connectivity to HUDA acquired land with Golf Course Road (V2 type). This road may further be extended upto Gurgaon-Faridabad road.
 - v. The land use of already acquired HSIIDC land on southern side of N.H.-8 along KMP may be changed to industrial use as requested by STP, HSIIDC.
 - vi. The sector dividing road of sector-101 & 104 may be slightly amended to align it with sector dividing of sector 9A & 9B and a flyover may also be proposed on the junction of these sector roads with existing railway line. The land use of triangular space generated due to minor change in the alignment of sector road, which part of sector 101 (public utility zone) will remain unchanged. This amendment and flyover will provide a great loop to connect northern and southern side of Gurgaon.
 - vii. The Municipal Corporation, Gurgaon boundary beyond sector 67A may be amended as per actual.
 - viii. The existing Gurgaon- Sohna road, beyond urbanization, may be widened to 60m with 50m green belt on either sides to bring it at par with the Draft Development Plan of Sohna-2031AD.
 - ix. The existing Naurangpur road, above sector 79 up to proposed bye-pass may be widened to 60 m.
 - x. The fashion hub, world trade hub and entertainment hub proposed along KMP Expressway may also be depicted in the draft plan.

Location Map- The Park, by Pranaam Sector-5, Sohna



Key Real Estate Developers- Sohna

The best developers of India have already started or on the verge of starting residential projects in Sohna

Sector-5, Sohna

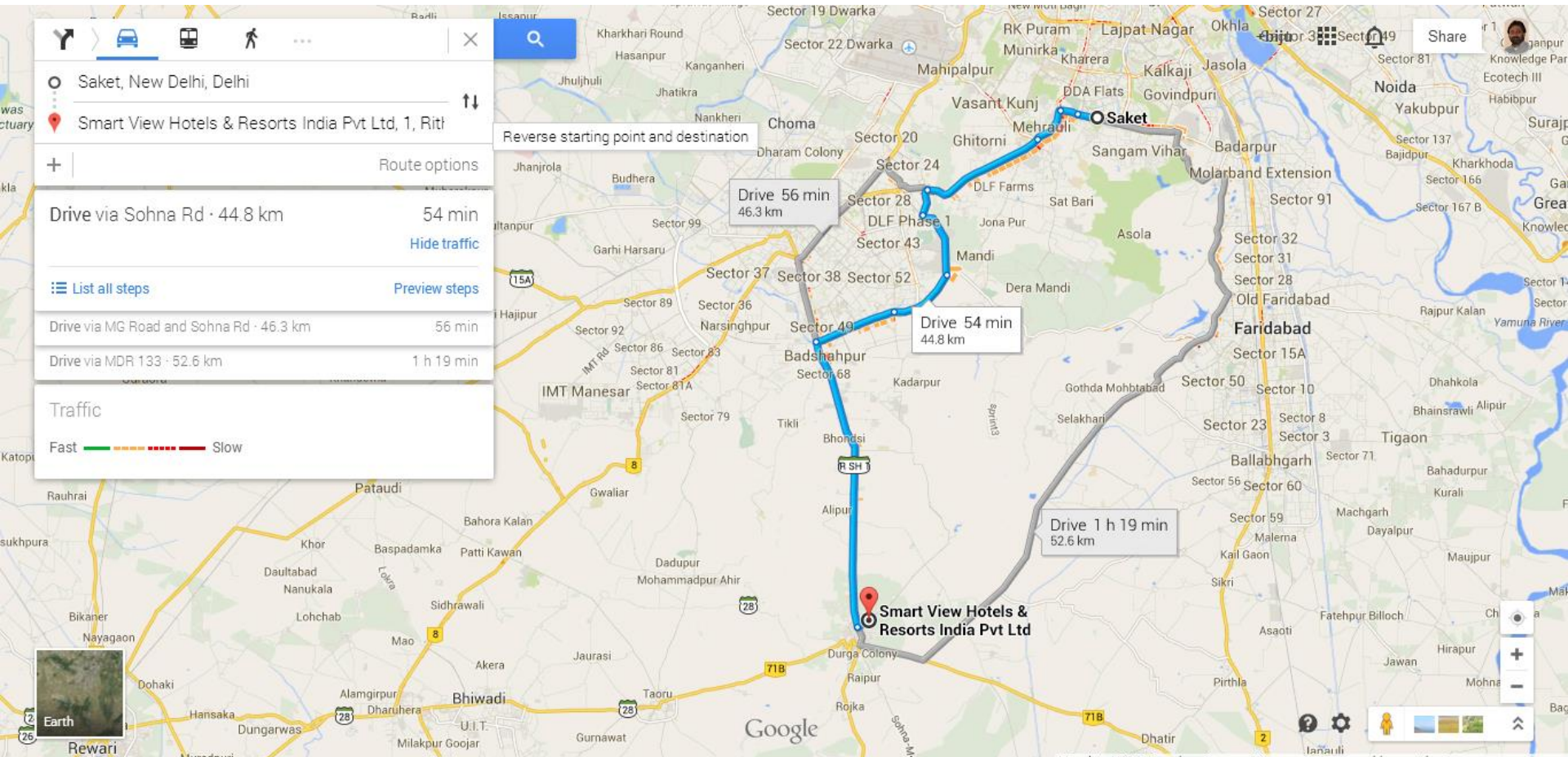
- IREO
- Paras Build Tech

Sohna

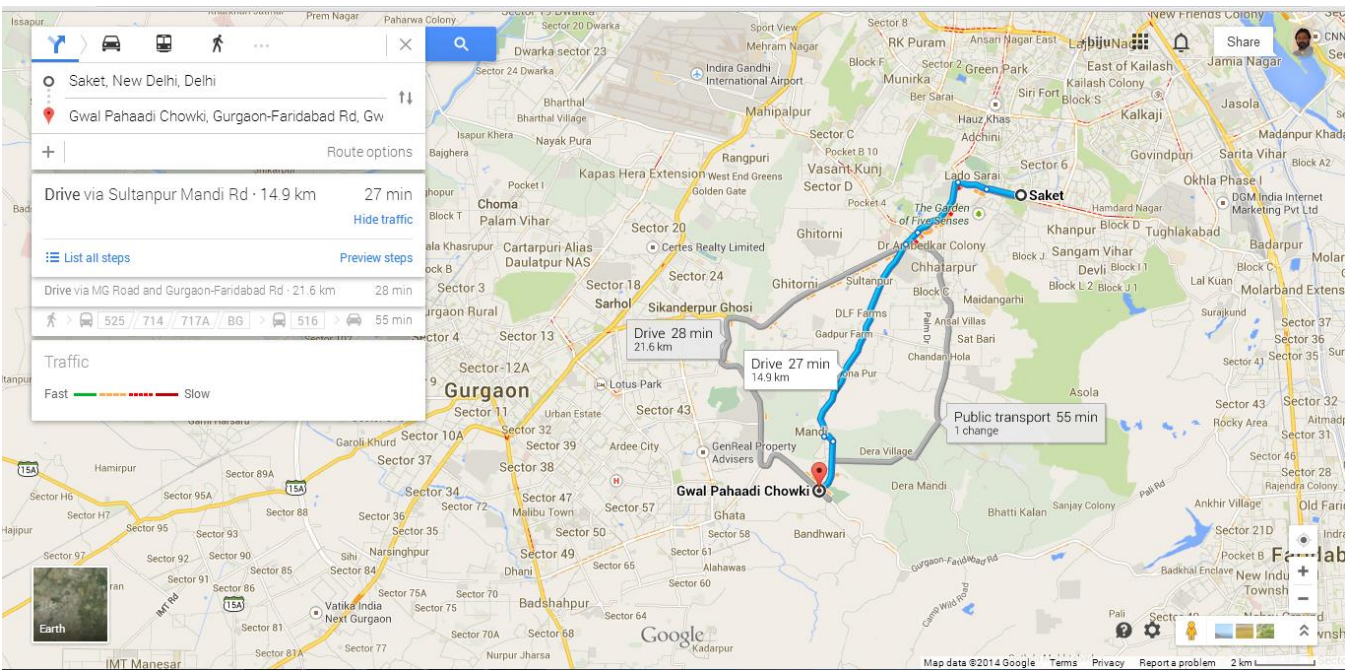
- Tata Housing
- Raheja
- Eldeco
- Silverglades (Laburnum)
- ILD
- Homestead



Connectivity between Delhi and Sohna



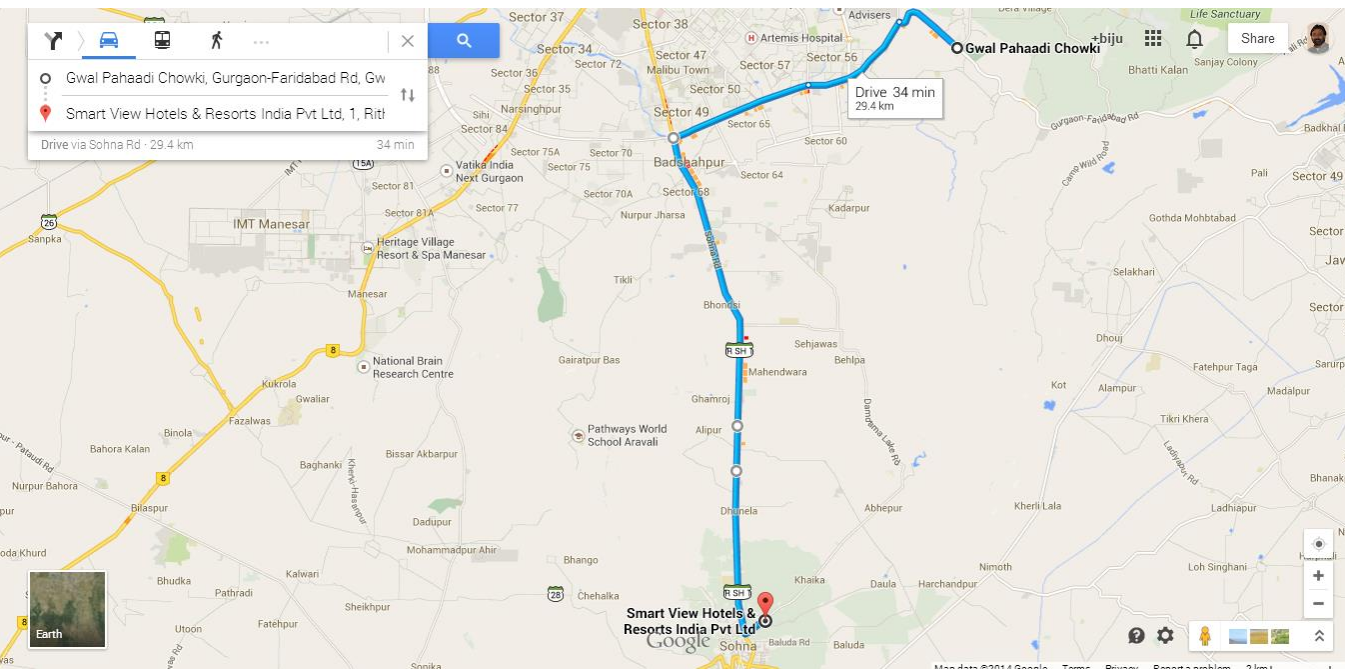
With current infrastructure, the distance to Pranaam site from Saket is 45 KM with a driving time of 54 minutes, only 9 more minutes compared to Saket-Dwarka Expressway.



As per the sanctioned plans there are two roads which will reduce the travel time from Saket to Pranaam site by more than 15 minutes and distance by approximately 12-14 KM.

1. Mehrauli to Gwal Pahari- via Mandi. To connected by a 60 mtr/8 Lane road. (<http://timesofindia.indiatimes.com/city/delhi/New-eight-lane-road-to-connect-South-Delhi-to-Gurgaon/articleshow/20009177.cms>)

2. Golf course extension to Sector 5 Sohna (http://epaper.timesofindia.com/Default/Scripting/ArticleWin.asp?From=Archive&Source=Page&Skin=TOI_NEW&BaseHref=CAP/2013/08/10&PageLabel=80&EntityId=Ar08000&ViewMode=HTML) Pranaam site is bang on this road.



LOCATION ADVANTAGE

From	Drive Time	Approx Distance
Golf Course Road, Gurgaon	10-12 Min	10 KM (to be connected by 60 Mtr wide road)
Rajeev Chowk	15 Min	18 KM (connected by Sohna Road)
Paras Hospital	20 Min	22 KM (Golf Course Ext link road)
Medanta/Medicity	20 Min	22 KM (Golf Course Ext link road)
GD Goenka School	5 Min	3 KM
KR Mangalam School	5 Min	3 KM
Sohna Road Offices	12-15 Min	15 KM (Via Sohna Road)
Vasant Kunj	40 Min	35 KM (To be connected by 90 Mtr road via Gurgaon-Faridabad Road)



PRANAAM MEGASTRUCTURE PVT. LTD.

CORPORATE OFFICE :

**MUDIT SQUARE 4TH & 5TH FLOOR PLOT NO. 24, SECTOR-32
GURGAON**

HARYANA - 122001

TOLL FREE No.- 18001028203