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PARAS

BUILDTECH

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# TABLE OF CONTENTS

01

PARAS: AN OVERVIEW

04

PRODUCT INGRESS

02

LOCATION BUILD-UP

05

SOCIAL INFRA AROUND

03

SHOP-CUM OFFICE PLOTS

# BACKED BY A STRONG BRAND LINEAGE

SINCE  
2002

WITH OVER 15  
MILLION SQ. FT.  
DELIVERED

APPROX.  
1 LAKH  
HAPPY  
CUSTOMERS

# 11 Completed projects



PARAS TIERA



PARAS SEASONS



PARAS PANAROMA



PARAS TWIN TOWERS



PARAS TRINITY



PARAS DOWNTOWN  
CENTER



PARAS DOWNTOWN  
SQUARE



PARAS TRADE CENTRE



PARAS IRENE



PARAS QUARTIER



PARAS ONE33

# 3 Ongoing projects



PARAS DEWS



PARAS SQUARE



PARAS AVENUE

# OUR BRAND PARTNERS



# 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 30,000 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.





# PRESENTING

PARAS

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ARCADE 114

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THINK GROWTH.  
THINK PARAS ARCADE 114.





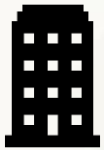
# KEY PROJECT HIGHLIGHTS



3-acre development with arresting frontage leading to SCO plots ranging from 100 to 136 sq. yd.



Power backup for common areas



Development allowance up to G+4 floors



Dedicated parking for visitors



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



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 30,000 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:

- Chintels Corporate Park
- D21 Corporate Park
- DLF Corporate Park



Residential developments like:

- Raheja Atharv
- ATS Kocoon

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





Designated spaces for cafes and bakeries



Higher and sustained footfalls



Better visibility



POWERFUL. STRATEGIC. ASSURED.





Diversification option in your portfolio



Low maintenance charges



High efficiency in terms of area  
usage



100% Land ownership

LOCATION. BRAND. NEIGHBOURHOOD.  
GET IT ALL.





## SECTOR 114 - PRIME CATCHMENT MEETS GREAT CONNECTIVITY.



0 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

## DISTANCE PROXIMITIES TO KEY LOCATIONS

**5mins** from Delhi

**10mins** from Dwarka Expressway

**10mins** from Upcoming Metro  
(Blue Line)

**30mins** from the IGI Airport

**20mins** from NH 48

**15mins** from Proposed  
Diplomatic Enclave

# LOCATION MAP

# SECTOR 114, AND THE WORLD AROUND IT.



## EDUCATION

- AAVAZ School of Music - 6 mins
- Gyaananda School - 12 mins
- Delhi International School - 12 mins
- Mount Carmel School - 15 mins
- Red Roses Public School - 15 mins
- DPS, Sector 103 - 16 mins
- MBS International School - 16 mins
- Management Development Institute - 24 mins



## HEALTHCARE

- Encephalon Healthcare - 10 mins
- Rion's Hospital - 12 mins
- Jai Sai Ram Hospital - 14 mins
- Indira Gandhi Hospital - 14 mins
- Aakash Healthcare Super Specialty Hospital - 18 mins
- Lotus Hospital - 22 mins
- Aarvy Healthcare Super Specialty Hospital - 24 mins



## CORPORATE PARKS

- Chintels Corporate Park - 5 mins
- D21 Corporate Park - 16 mins
- DLF Corporate Park - 24 mins
- Global Business Park - 26 mins
- One Qube - 28 mins
- SVH 83 Metro Street - 30 mins
- VSR Park Street - 30 mins
- M3M Broadway - 35 mins
- Eros Corporate Park, Manesar - 40 mins

# A FUTURE-READY ASSET.



# UPCOMING DEVELOPMENTS

Proposed Diplomatic Enclave  
[approx. 15 mins]

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 [20 mins]

# AMENITIES



WATER FEATURE



STAGE WITH LED SCREEN



EVENT PLAZA



FLEA MARKET KIOSKS



INTERACTIVE FOUNTAIN WITH LIGHTS



TREE SEAT WALLS



KIOSK AREA



PLANTERS



PAVER ROAD



SHADE TRELLIS











EVENT PLAZA



# | MASTER PLAN



## LEGEND

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

# | FLOOR PLAN



# | DISCLAIMER

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# THANK YOU

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