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PARAS

BUILDTECH

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# BACKED BY A STRONG BRAND LINEAGE

SINCE  
2002

WITH OVER 15  
MILLION SQ. FT.  
DELIVERED

APPROX.  
1 LAKH  
HAPPY  
CUSTOMERS

# 12 Completed projects



**PARAS TIEREA**



**PARAS SEASONS**



**PARAS PANAROMA**



**PARAS TWIN TOWERS**



**PARAS TRINITY**



**PARAS DOWNTOWN  
CENTER**



**PARAS DOWNTOWN  
SQUARE**



**PARAS TRADE CENTRE**



**PARAS IRENE**



**PARAS QUARTIER**



**PARAS ONE33**



**PARAS SQUARE**

## 2 Ongoing projects



**PARAS DEWS**



**PARAS AVENUE**

# OUR BRAND PARTNERS



# GURUGRAM: A LAND OF OPPORTUNITIES



**LOCATION -  
AT THE CUSP  
OF DELHI AND GURUGRAM**



## Gurugram 2.0

## All-round accessibility

## Hub of commerce



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

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

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

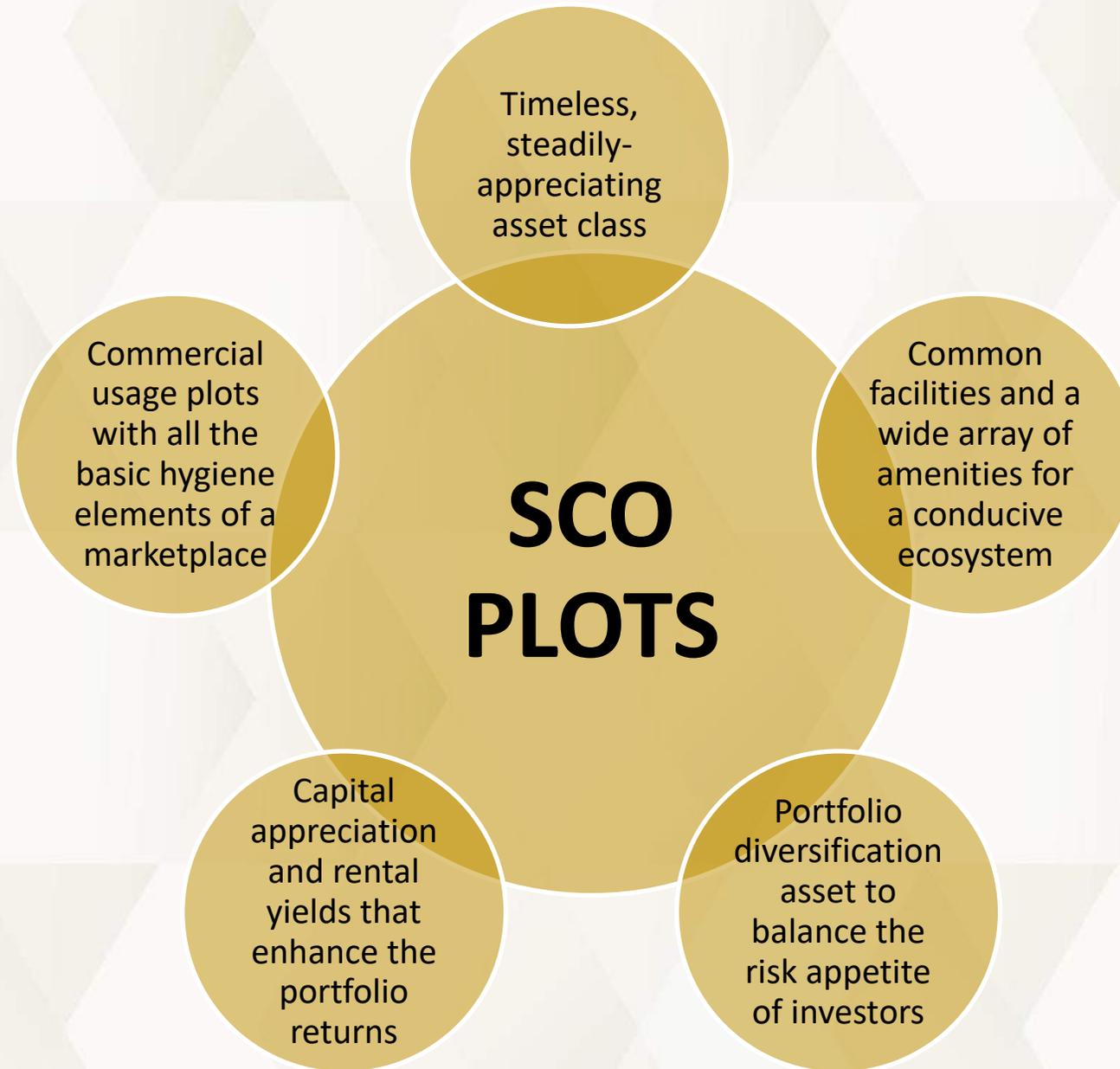


### Dwarka Expressway



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.**



An architectural rendering of a modern, multi-story building with a prominent glass facade and a copper-colored metal frame. The building is situated on a street corner. In the foreground, there is a paved plaza with a grid pattern, a landscaped area with green plants, and a street with several cars. People are walking and sitting on benches in the courtyard area. The sky is blue with some clouds. A semi-transparent yellow banner is overlaid across the middle of the image, containing the word "PRESENTING" in white, bold, sans-serif capital letters.

**PRESENTING**

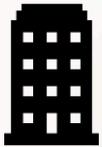
# KEY PROJECT HIGHLIGHTS



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, Parus 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 SCOs.  
SOME INDULGENCES, GUARANTEED.**





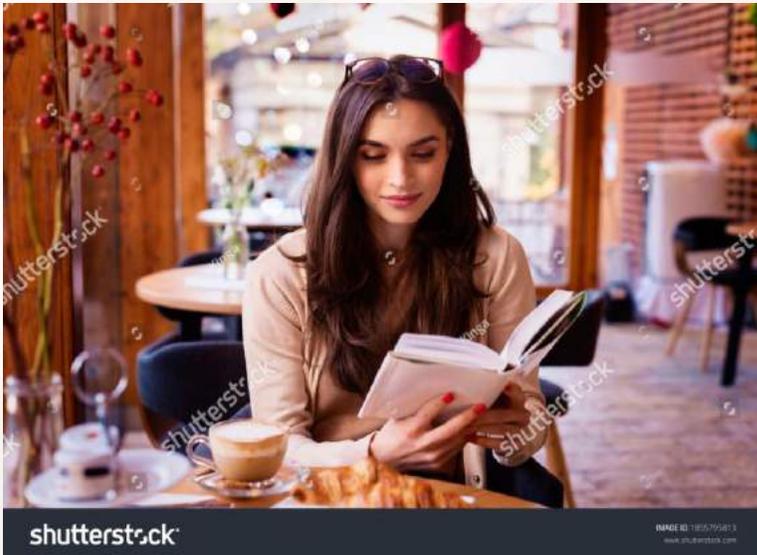
Designated spaces for cafes and bakeries



Better visibility



Higher and sustained footfalls

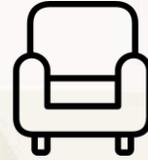


Lounge. Rejuvenate. Work. Relax. Have it all.





www.shutterstock.com - 566440309



Comfortable, spacious seating



Food and beverage services



www.shutterstock.com - 1993569578



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.



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

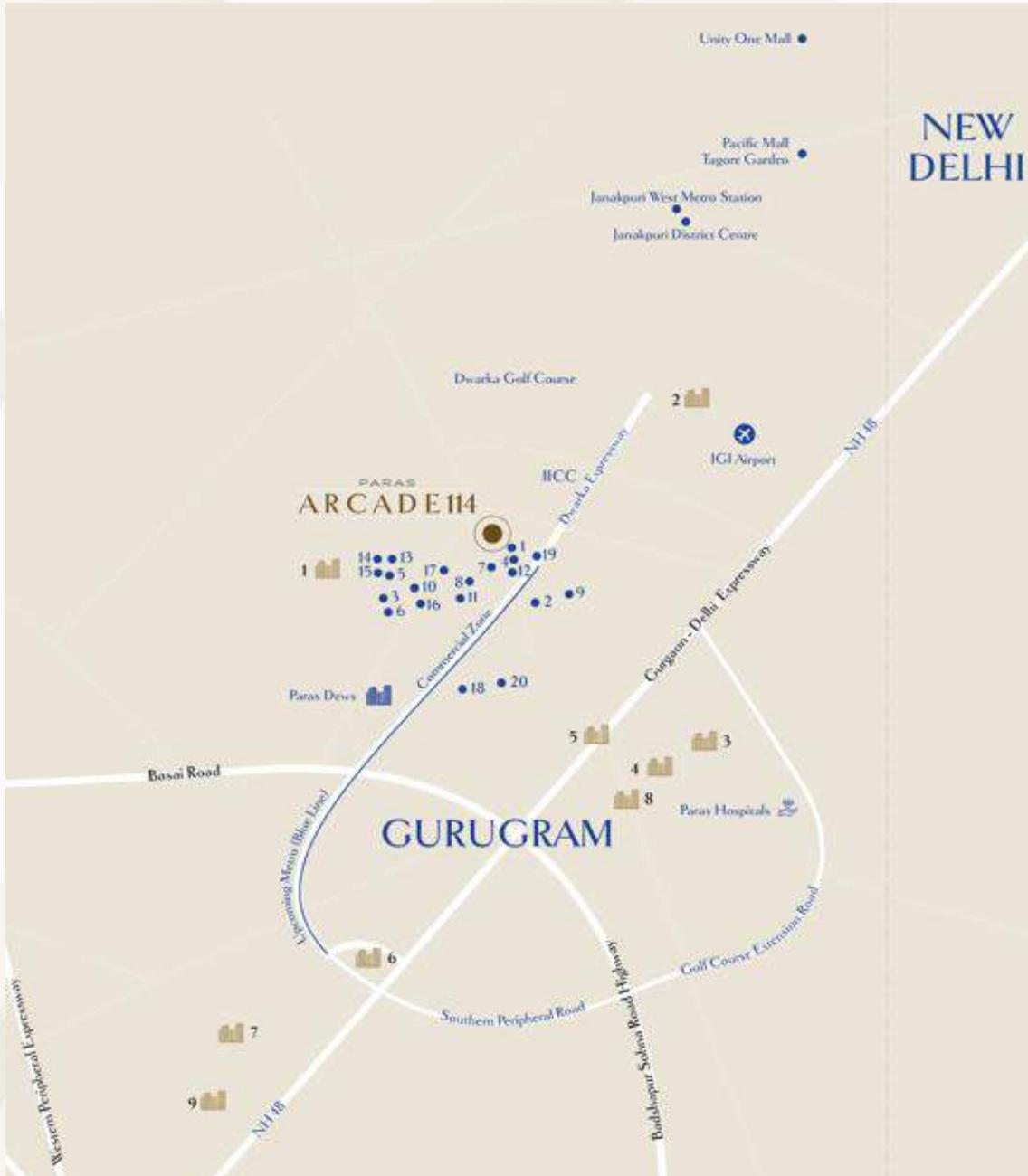
**10mins** from Upcoming Metro  
(Blue Line)

**30mins** from the IGI  
Airport

**20mins** from NH 48

**15mins** from Proposed  
Diplomatic Enclave

# 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 Windsants
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. Raheja Vedaanta
16. Chintels Acropolis
17. ATS Tourmaline
18. Godrej Summit
19. M3M Capital
20. Godrej Habitat



## CORPORATE PARKS

1. Chintels Corporate Park 5 mins
2. D2I Corporate Park 16 mins
3. DLF Corporate Park 24 mins
4. Global Business Park 26 mins
5. One Qube 28 mins
6. SVH 83 Metro Street 30 mins
7. VSR Park Street 30 mins
8. M3M Broadway 35 mins
9. Eros Corporate Park, Manesar 40 mins

Strategically located with over 30,000 families in the vicinity.

# 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



- 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) |                        |



# | FLOOR PLAN

# | DISCLAIMER

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**THANK YOU**

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