



70 GRANDWALK

SECTOR 70, GURGAON

HIGH-STREET RETAIL

LOW MAINTENANCE HIGH-STREET RETAIL

SECTOR 70, GURGAON



THE NEW GALLERIA OF GOLF COURSE EXTENDED ROAD (SPR)

SPREAD OVER
2.90
ACRES

GROUND, FIRST &
SECOND FLOORS
RETAIL & ANCHOR

THIRD FLOOR
MULTIPLEX, FOOD COURT
& RESTAURANTS

FIFTH AND ABOVE
MANAGED
STUDIOS

3 LEVELS OF
BASEMENT
CAR PARKING



THE LOCATION

GOLF COURSE EXTENDED ROAD (SPR) THE FUTURE HUB OF NEW GURGAON

Situated in the heart of sector 70 Gurgaon, 70 Grandwalk is a corner plot surrounded by a 60 metre and 24 metre wide road and direct access to the Golf Course Extended Road (SPR)

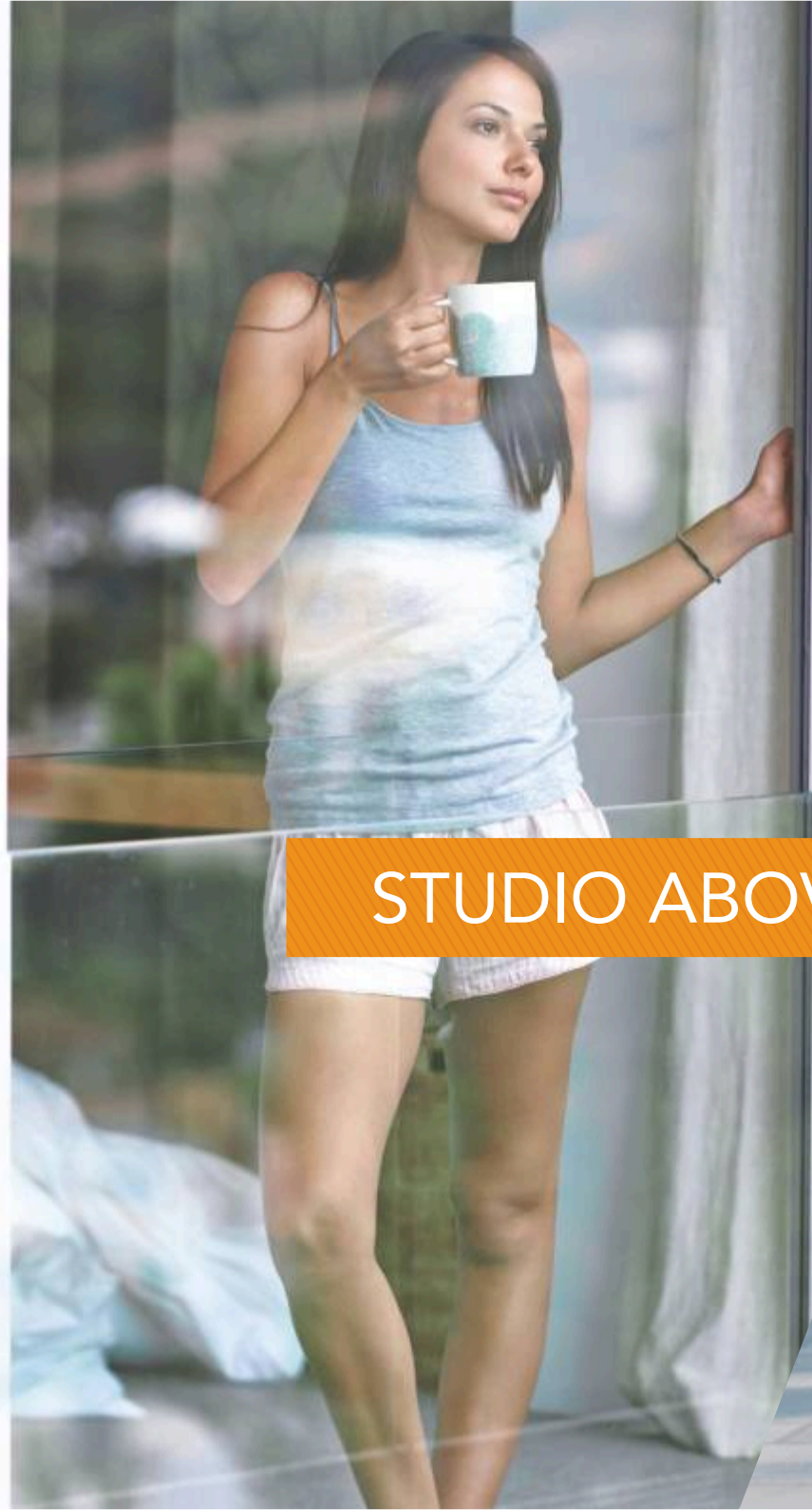
- / A 150 m wide and 16 km long expressway will connect Golf Course Extension to National Highway and intersecting Sohna Road at Badshahpur
- / Direct metro connectivity
- / It will decongest central Gurgaon and boost connectivity to Delhi-NCR, Golf Course Road and Mehrauli
- / IGI Airport is in the near vicinity & and easily accessible
- / High catchment area for residences with over 200 affluent families residing in the neighbourhood in premium developments by TATA, UNITECH, BPTP and more under progress

LOCATION MAP



70 GRANDWALK,
WITHIN WALKING DISTANCE
FROM GOLF COURSE
EXTENDED ROAD





STUDIO ABOVE



GALLERIA BELOW

SPREAD OVER 2.9 ACRES WITH 400 ft. WIDE FRONTAGE

Convenient drop off points and a huge entrance, which garners an extremely high visibility from both the sides of the road.



LOW CAM RETAIL MODEL WITH HIGH VISIBILITY

A well planned high street concept with provision of AC internally that will ensure low monthly maintenance charges for the shop owners.

Over 30% of shops face the 60 mt. and 24 mt. road. Multiple entry and exit points will ensure every shop of high visibility and footfalls.

ENSURING COMFORT AND CONVENIENCE



Strategically placed lifts, staircases and escalators will ensure smooth vertical circulation to shops, food court, ATMs and multiplex on the upper floors.

AN EATING PARADISE

A wide choice of cuisines at the 200 seat food court, fine dining restaurant and cafes, with a choice of open air restaurant, a perfect relaxation spot for the shoppers.



THE INDULGING LOUNGE

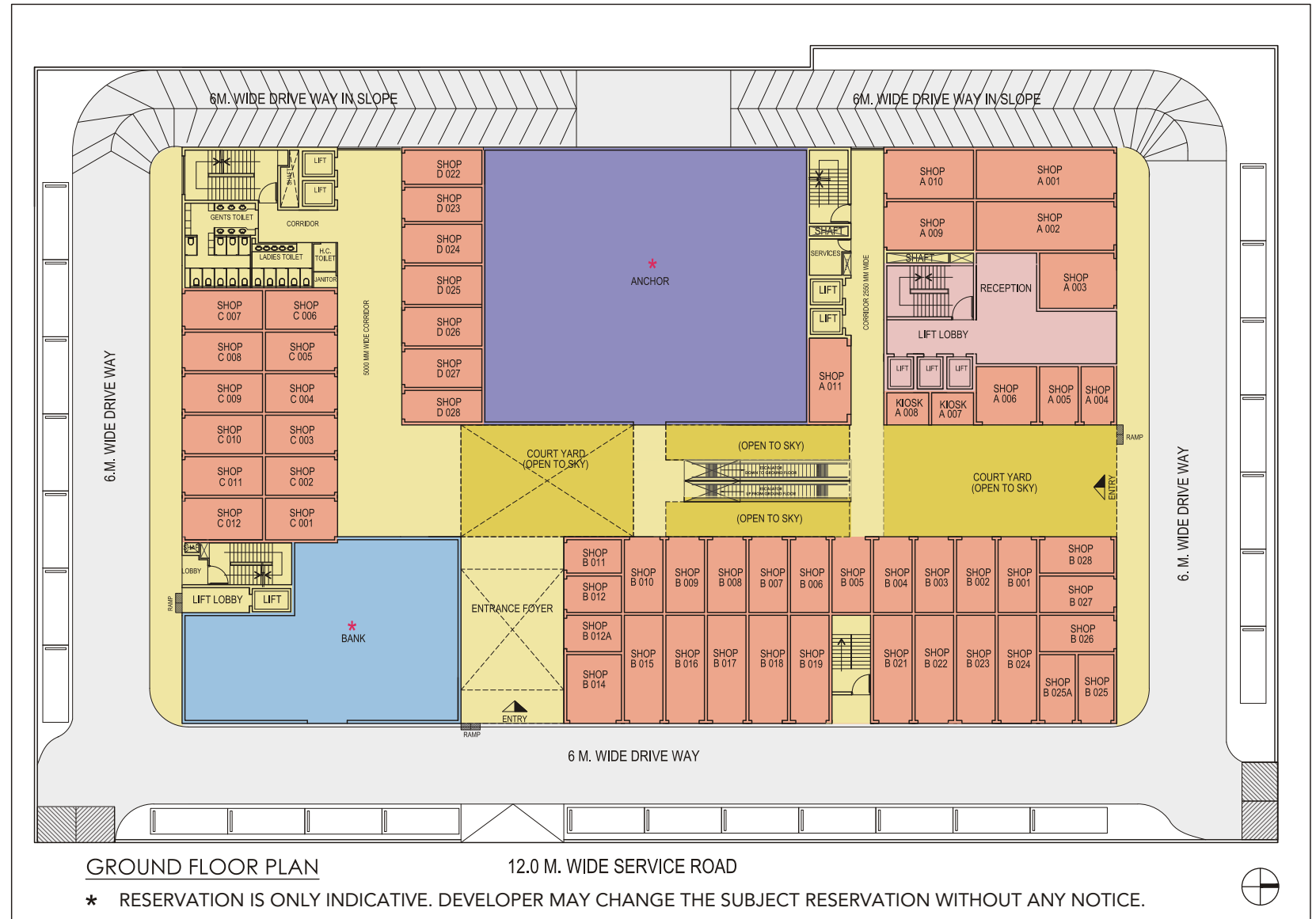
Located in an affluent neighborhood, the well appointed lounge at 70 Grandwalk is designed to become the hotspot for the young.

**2 SCREENS WITH
400 SEATS MULTIPLEX
BY INDIA'S LARGEST
CINEMA CHAIN,
BIG CINEMAS**



RETAIL FLOOR PLANS

GROUND FLOOR



KEY AREAS

ANCHOR STORES



BANK



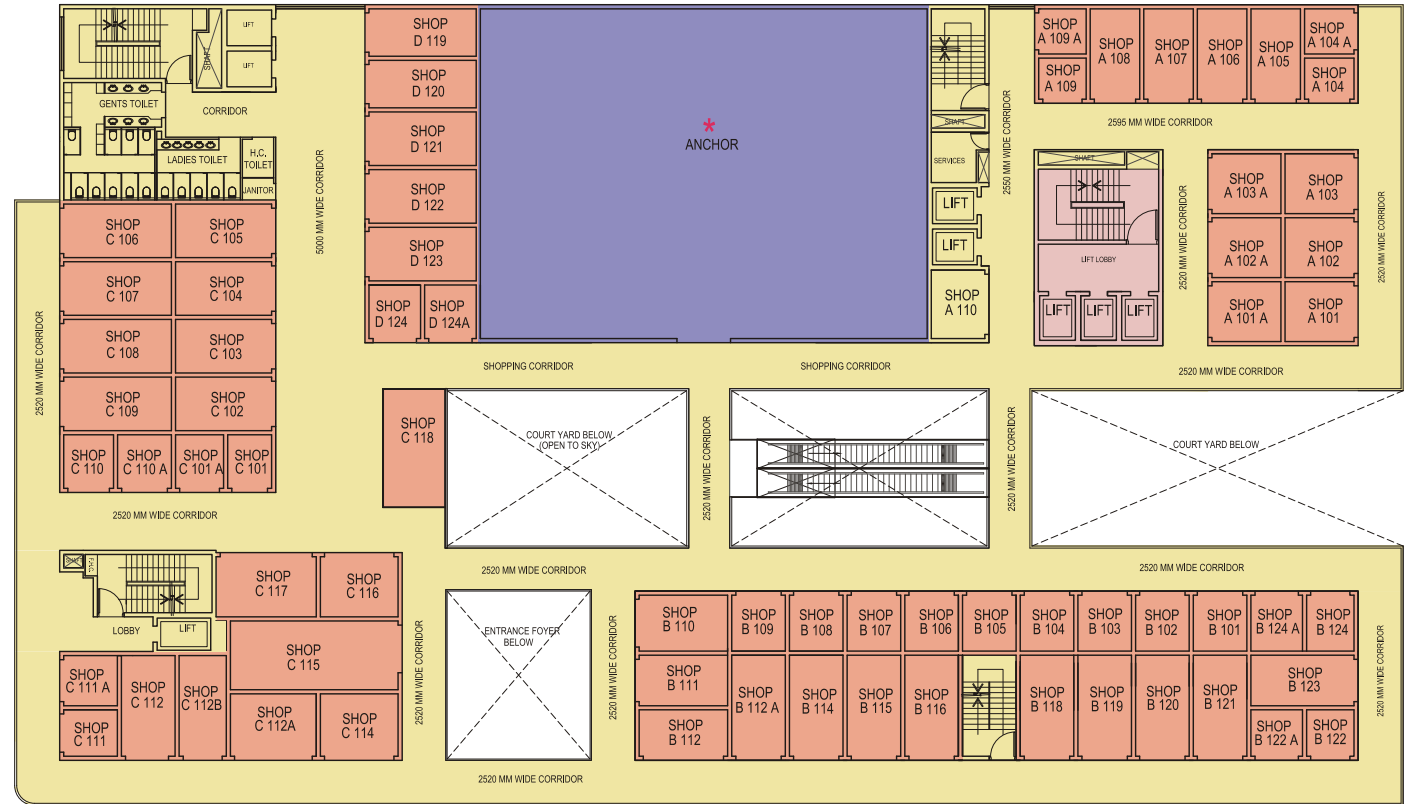
COURTYARD



SHOPS



FIRST FLOOR



KEY AREAS

ANCHOR STORES



SHOPS

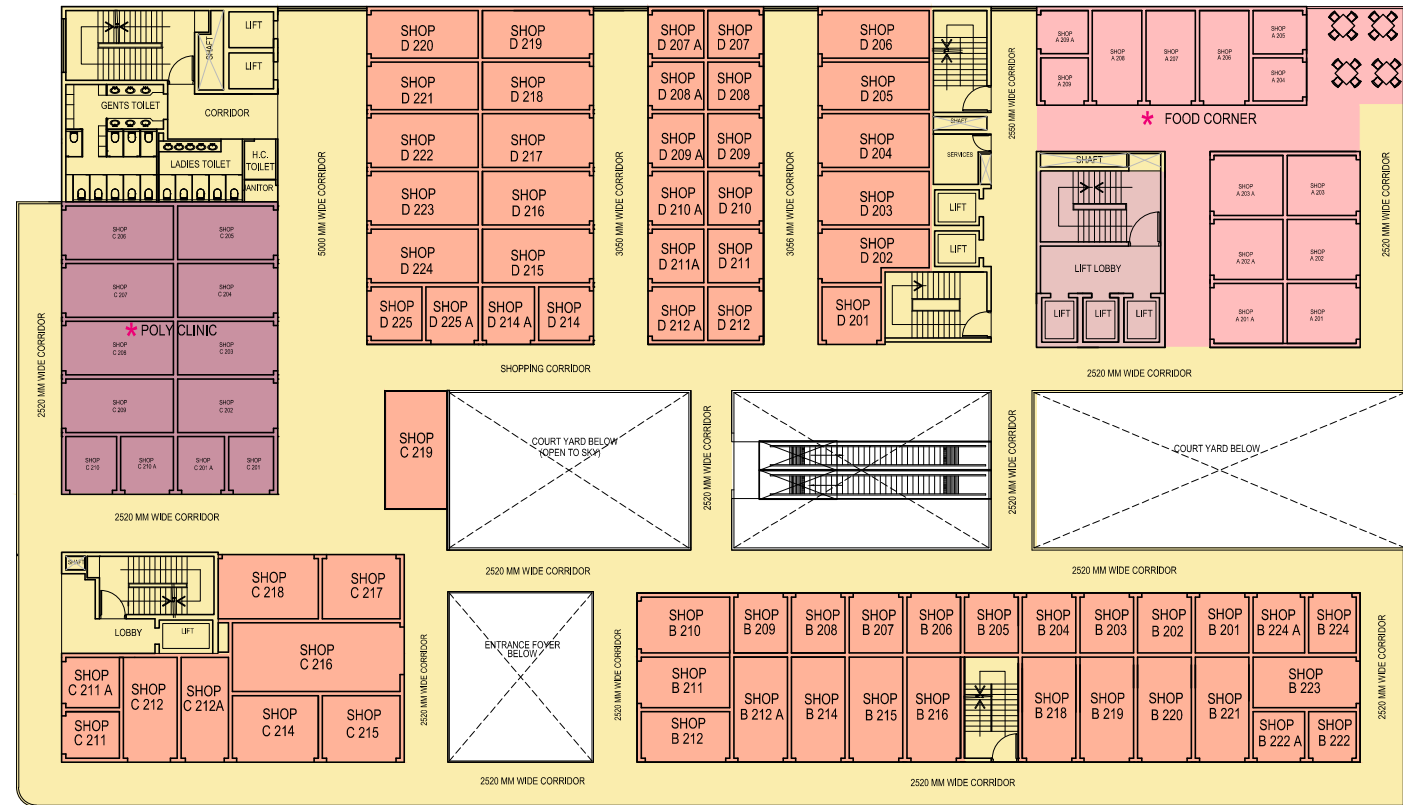


FIRST FLOOR PLAN

* RESERVATION IS ONLY INDICATIVE. DEVELOPER MAY CHANGE THE SUBJECT RESERVATION WITHOUT ANY NOTICE.



SECOND FLOOR



KEY AREAS

POLYCLINIC



FOOD CORNER



SHOPS

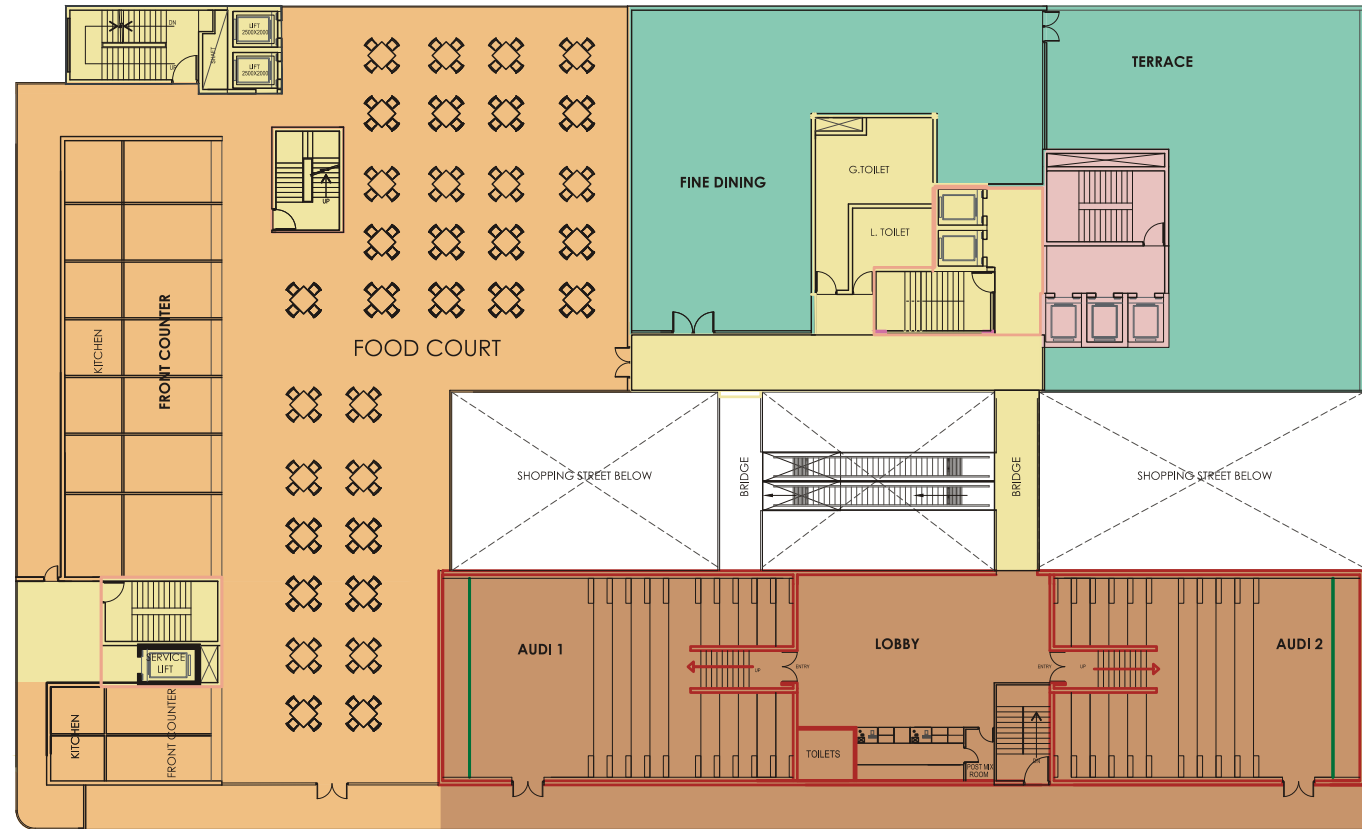


SECOND FLOOR PLAN

* TENTATIVELY RESERVED FOR POLY CLINIC & FOOD CORNER SUBJECT TO FINALISATION OF TERMS & CONDITIONS.



THIRD FLOOR



KEY AREAS

- FINE DINING
- FOOD COURT
- AUDITORIUMS



THIRD FLOOR



RETAIL SHOPS SPECIFICATIONS

STRUCTURE

RCC frame structure with brick partition wall

FLOORING

GF Central Plaza	Designer flooring
Common Toilets	Vitrified / Ceramic tiles
Corridors / Passage	Vitrified / Ceramic tiles
Retail Shops	Bare shell
Common Staircase	Kota stone

COMMON TOILETS

Dado	Vitrified / Ceramic tiles up to 7 ft. height
Sanitary Ware	White sanitary ware of standard make
Fittings	CP fittings of standard make
Other Fixtures	Mirrors

JOINERY

Shops Shutters	MS rolling shutters
----------------	---------------------

SERVICES

Electrical Work	Copper wiring up to MCB (DB & DB dressings on client side)
Power Backup	3 KVA power mandatory for shops upto 400 sq.ft. and 5 KVA mandatory for shops above 400 sq.ft. Extra load can be subscribed, subject to availability and prevailing rates

INTERNAL FINISHING

Walls	Plastered Walls
Corridors / Passage	Designer lift lobbies with granite / Vitrified tile cladding
Façade	Paint

HEIGHT

Ground Floor	4.5 m.
First / Second / Third floors	4.0 m.

EXTERNAL FINISHES

Texture / Weather proof paint / Permanent finish

Notes

- All floor Plans, layout plans, elevation and specifications are indicative and are subject change as per company / project requirement. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different retail shop units.
- In order to maintain the aesthetic value of shopping area external facade will be as per the rules laid by developer. Hence forth no external DG sets or cladding on external wall shall be permitted.
- Outdoor units of air conditioners have to be installed at designated niches only.
- To apply for additional power back up load customer has to inform to the company in writing prior to offer of possession.

Licensee: Shine Buildcon Private Limited (A Tapasya Group Company), H-334, New Rajindar Nagar, New Delhi - 110060 CIN: U45201DL2004PTC131675, Tel.: 011-28744111/12
70 Grandwalk has been duly approved by the office of Director General, Town & Country Planning Dept, Haryana vide license number 34 of 2012 dated 15/04/2012 for 2.893 acres as a commercial project.



CORPORATE OFFICE
Tapasya Projects Limited
281 Udyog Vihar, Phase 2, Gurgaon-122015

Call: 0124-2577877, 2577988
+91 87439 91333, 87439 91222
Toll Free No.: 1800-180-1700

E-mail: sales@tapasyagroup.in
www.70grandwalk.com

Licensee: Shine Buildcon Private Limited (A Tapasya Group Company), H-334, New Rajindar Nagar, New Delhi - 110060 CIN: U45201DL2004PTC131675, Tel.: 011-28744111/12
70 Grandwalk has been duly approved by the office of Director General, Town & Country Planning Dept., Haryana vide license number 34 of 2012 dated 15/04/2012 for 2.893 acres as a commercial project. Studios are commercial spaces and not residential spaces.

Disclaimer: Marble/ granite being natural materials have inherent characteristics of color and grain variations. Utility/ S. Room shall not be provided with air conditioning and double glass glazing for window. Specifications & Images are indicative and are subject to change as decided by the Company or competent authority. Marginal variations may be necessary during construction. The brands of the equipments/ appliances are tentative and liable to change at the sole discretion of the Company. Applicant/ Allottee shall not have any right to raise objections in this regards. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services. 1 Sq.mt. = 10.764 sq.ft. / 1 Acre = 4046.9 sq.mt.

The brand, impressions, depictions, illustrations, images, names, pictures, photographs, perspectives, models, graphics or any other similar things used herein are only artistic impressions and indicative and for illustrative purpose only.