

The pleasure of business



now meets the

pristine beauty of nature.



PARAS TRADE
c e n t r e



PARAS TRADE CENTRE

We at Paras believe in building landmarks. Paras Trade Centre is just another example of our ambitious vision. Surrounded by the picturesque Aravali hills, Paras Trade Centre is an office cum shopping arcade nestled amidst the virgin greenery of nature that provides more than just business space. Paras Trade Centre not only offers opportunities for global & exclusive Indian brands but also redefines this sector by using expertise to provide comprehensive amenities and support services.



Paras Trade Centre

An Address with Perfect Business Sense



COMMERCIAL



Creating a Customized Workspace for the Indian Economy

The office space at Paras Trade Centre is not just a workspace, its strategic location amidst Aravali Hills provides peaceful serene environment to keep you away from the stress of today's complex work nature. That's not all, its easy accessibility makes commuting a hassle free experience. Hence, a second home for you. State-of the-art infrastructure and globally adapted resources management system adds another feather to Paras Trade Centre, making it an efficient workspace for better tomorrow.



Paras Trade Centre

A Global Standard Office Space



RETAIL



Shopping a new experience The PTC Way

Paras Trade Centre makes shopping a unique and a memorable experience with its serene strategic location that brings best of the retail opportunities at your disposal. With its two dedicated floors to retail space, Paras Trade Centre will bring alive the spirit of shopaholic India.



Paras Trade Centre
Equipped to Handle the
Challenges of Fast Moving
Business World



Paras Trade Centre
Redefining the International Business Experience



RETAIL SPECIFICATIONS

1. RETAIL SHOPS:-

- Retail Floors - Ground & First
- Large store fronts and glazing areas for Retail Units
- Arcade along all retail units
- Dedicated signage areas for all units as per design

2. STRUCTURE:-

- RCC slab and column structure with masonry partitions
- Escalators and staircases connecting retail levels

3. LANDSCAPE: -

- Richly landscaped central plaza with paving and decorative features
- Pedestrian plaza designed with seating areas and food kiosks
- Dedicated drop-off zone and entrance for office
- On-site parking areas with lush canopy trees and landscape features

4. FINISHES: -

- Exterior
- Lobbies
- Basement
- Tenant floor finish
- Common Toilets

Combination of glazed store fronts, windows, stone and painted surface
Combination of stone and painted surface
Broom finish concrete
Concrete floor
Finished toilets with modern fittings and fixtures

5. PARKING:-

- Basement for parking and services. Adequate surface parking
- Provision of access control and video surveillance

6. SECURITY: -

- Video surveillance
- Manned security

Basement parking and basement & Ground floor lobbies
Boom barrier at all vehicular entry & exit points

7. LIFE SAFETY:-

- Wet Riser/Hose Reels/Sprinklers/Fire extinguishers
Provided as per norms
- External Fire Hydrant
Provided as per norms

8. HVAC:-

- AC Systems
- Ventilation and Exhaust

Split AC units provision
Provided for common toilets and basement

9. ELECTRICAL:-

- Distribution
- Metering
- Lightening protection & Earthing Pits
- Emergency Lighting

Provision of cable up to tenants distribution board

Tenant load will be metered

Provided

Emergency lighting in selected common area

10. DIESEL GENERATORS:-

- 100% automatic backup provided for lighting, power, and AC

11. SIGNAGE:-

- Internal
- External

Main lobby equipped with tenant directory and directional signs
External signage as per developers design and Conditions



Floor Plan



Ground Floor



First Floor



OFFICE SPECIFICATIONS

1. OFFICE SUITE:-

- Office Floors-Second to Seventh
- Landscape terrace area on selected floors

2. STRUCTURE:-

- RCC slab and column structure with masonry partitions
- Passenger & service elevator and staircases connecting office levels

3. LANDSCAPE: -

- Richly landscaped central plaza with paving and decorative features
- Pedestrian plaza designed with seating areas and food kiosks
- Dedicated drop-off zone and entrance for office

4. FINISHES: -

- Lobbies
- Basement
- Tenant floor finish
- Common Toilets

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Concrete floor
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Floor Plan



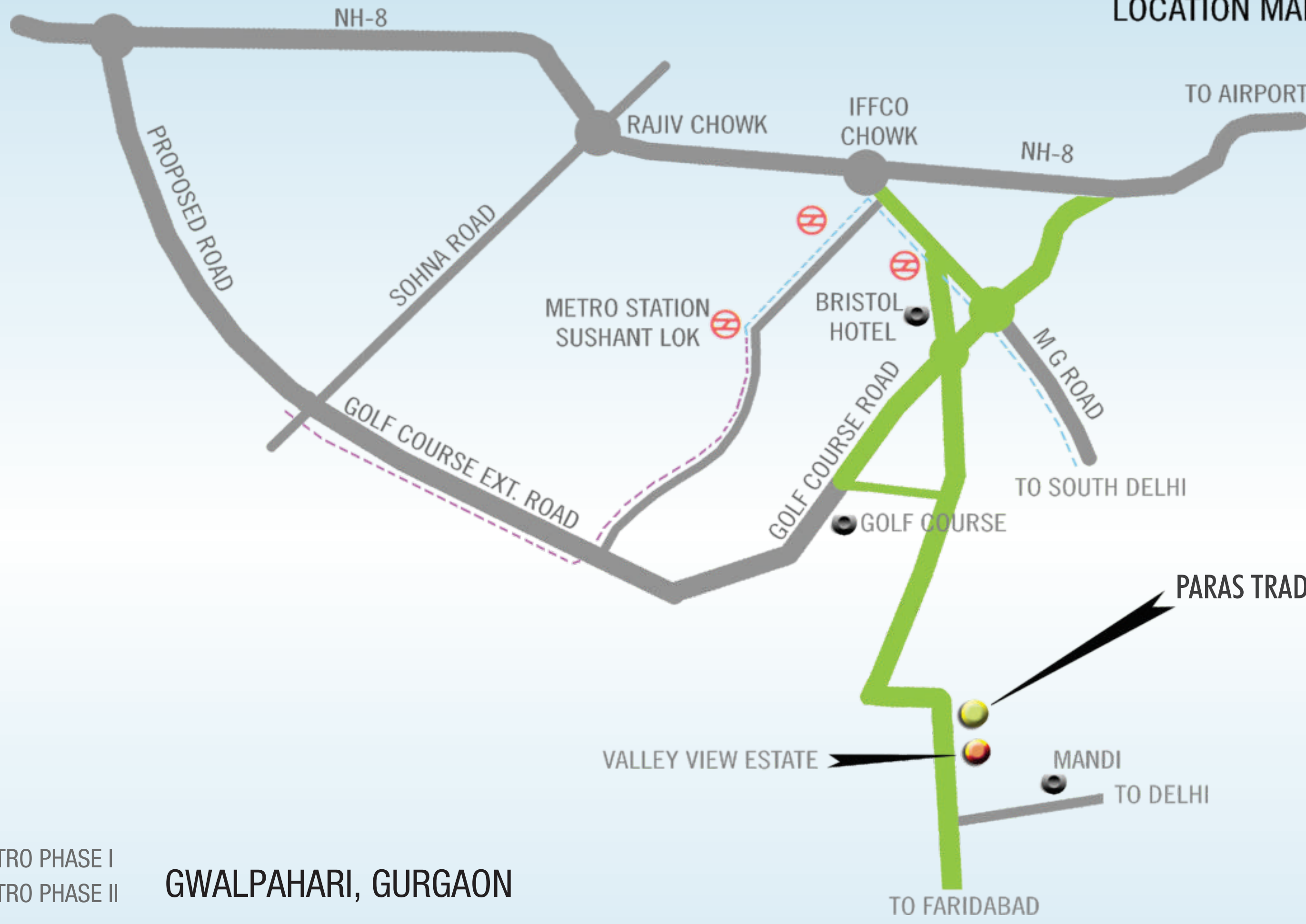
Typical Floor Plan



Seventh Floor

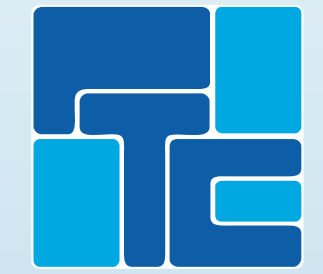


LOCATION MAP



- METRO PHASE I
- METRO PHASE II

GWALPAHARI, GURGAON



PAYMENT PLAN- PARAS TRADE CENTRE (RETAIL SPACE)

CONSTRUCTION LINKED PAYMENT PLAN (GF & FF)	
ON BOOKING	3 LACS
WITHIN 60 DAYS OF BOOKING	15 % OF BSP (LESS BOOKING AMOUNT)
ON START OF EXCAVATION	15% OF BSP
ON CASTING OF UPPER BASEMENT SLAB	15% OF BSP
ON COMPLETION OF 1ST FLOOR SLAB	20% OF BSP + PLC (IF APPLICABLE)
ON COMPLETION OF EXTERIOR FAÇADE	20% OF BSP + CAR PARKING
INSTALLATION OF SERVICES	10 % OF BSP + EDC + IDC
ON NOTICE OF POSSESSION	5% + REGISTRATION + STAMP DUTY + IFMS

DOWN PAYMENT PLAN	
ON BOOKING	3 LACS
WITHIN 30 DAYS OF BOOKING	20% OF BSP (LESS BOOKING AMOUNT)
WITHIN 60 DAYS OF BOOKING	75% OF BSP LESS DOWN PAYMENT REBATE OF 10% + PARKING + PLC
ON NOTICE OF POSSESSION	5% OF BSP + EDC + IDC + IFMS + REGISTRATION CHARGES + STAMP DUTY

NOTE :-

ONE CAR PARKING PER UNIT IS MANDATORY
DOWN PAYMENT REBATE OF 10% IS ON THE BSP (RATE x AREA)

All floor plans, specifications, artistic renderings and images in this brochure are indicative and are subject to change as decided by the company or by any competent authority in the best interests of development.
1 sq.mtr. = 10.764 sq.ft.

PAYMENT PLAN- PARAS TRADE CENTRE (OFFICE SPACE)

CONSTRUCTION LINKED PAYMENT PLAN	
ON BOOKING	5 LACS
WITHIN 60 DAYS OF BOOKING	15 % OF BSP (LESS BOOKING AMOUNT)
ON START OF EXCAVATION	15% OF BSP
ON CASTING OF UPPER BASEMENT SLAB	15% OF BSP
ON CASTING OF 1ST FLOOR SLAB	10% OF BSP + CAR PARKING
ON CASTING OF 2ND FLOOR SLAB	10% OF BSP + 50% EDC & IDC
ON CASTING OF TOP FLOOR SLAB	20 % OF BSP + 50% EDC & IDC
ON COMPLETION OF EXTERIOR FAÇADE	10% OF BSP + PLC (IF APPLICABLE)
ON NOTICE OF POSSESSION	5% OF BSP + REGISTRATION CHARGES + STAMP DUTY + IFMS

DOWN PAYMENT PLAN	
ON BOOKING	5 LACS
WITHIN 30 DAYS OF BOOKING	20% OF BSP (LESS BOOKING AMOUNT)
WITHIN 60 DAYS OF BOOKING	75% OF BSP- DP REBATE OF 10% + PARKING + PLC
ON NOTICE OF POSSESSION	5% OF BSP + EDC + IDC + IFMS + REGISTRATION CHARGES + STAMP DUTY

NOTE :-

ONE CAR PARKING PER UNIT IS MANDATORY
DOWN PAYMENT REBATE OF 10% IS ON THE BSP (RATE x AREA)





Paras Buildtech India Pvt. Ltd.

Corporate Office: 11th Floor, Paras Twin Towers (Tower B), Sec-54, Golf Course Road, Gurgaon
Tel.: 0124-4561500, Fax: 0124-4561540

Site Office: Sec-3, Gurgaon Faridabad Road, Gwalpahari, Gurgaon, Haryana