

tapasya

70 grand walk



THE EPICENTRE
OF RETURNS
AND PROFITS

EXCELLENT LEASING OPPORTUNITY



THE RETAIL EPICENTRE
READY TO SHINE

BIG UPDATE

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SECTOR 70, GURUGRAM



OCCUPATION
CERTIFICATE
RECEIVED FOR
GROUND, 1ST AND
2ND FLOOR

Ready for Business



ACTUAL IMAGE WITH CREATIVE RENDITION

BIG UPDATE



**PREMIUM HOTEL
REGENTA SUITES**
Signed

BIG UPDATE

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KWALS
CATERING HAPPINESS

12000 SQ.FT. MEGA FOOD COURT



Pita Pit



AFFINITYeleve
SALON

BRANDS
on Board

BIG UPDATE

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**FORTUNE 500 AND LARGE
COMPANIES LEASE WORK SPACES
*in The Neighbourhood***

**TATA
AIR INDIA**

**BMW
INDIA**

**AMERICAN
EXPRESS**

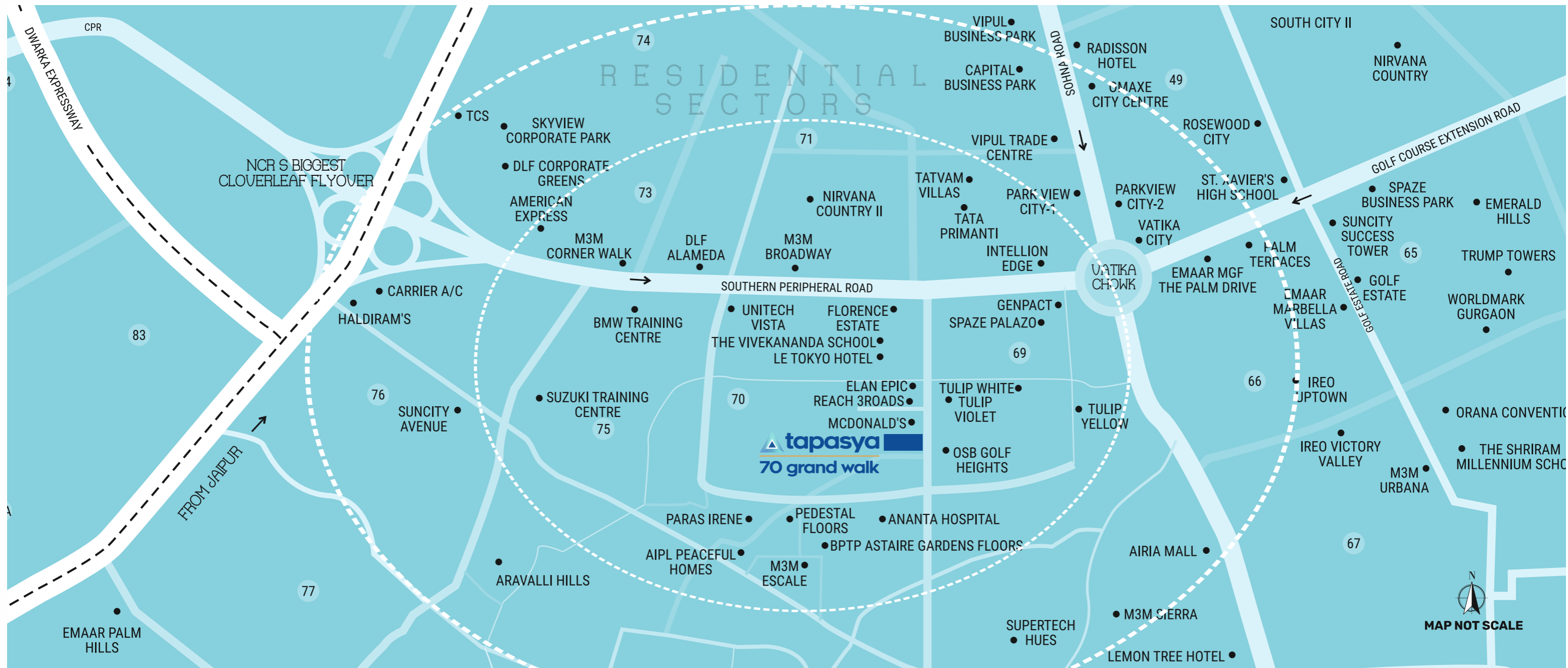
**JOHNSON
CONTROLS**

PEPSICO

AND MANY MORE BIG NAMES WITHIN 5-10 MIN DISTANCE

LOCATION

SECTOR 70, GURUGRAM



Epicentre of Growth

LOCATED AT THE HEART OF
SECTOR 70, GURUGRAM

AT THE JUNCTION OF
60M & 24M WIDE ROAD

CORNER PLOT ADVANTAGES OF
MULTIPLE ENTRIES AND EXITS

EPICENTRE OF SPR, SOHNA ROAD
AND GOLF COURSE EXTENSION ROAD

LOCATION

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SECTOR 70, GURUGRAM

The Area Flourishes

3 MAJOR ROADS

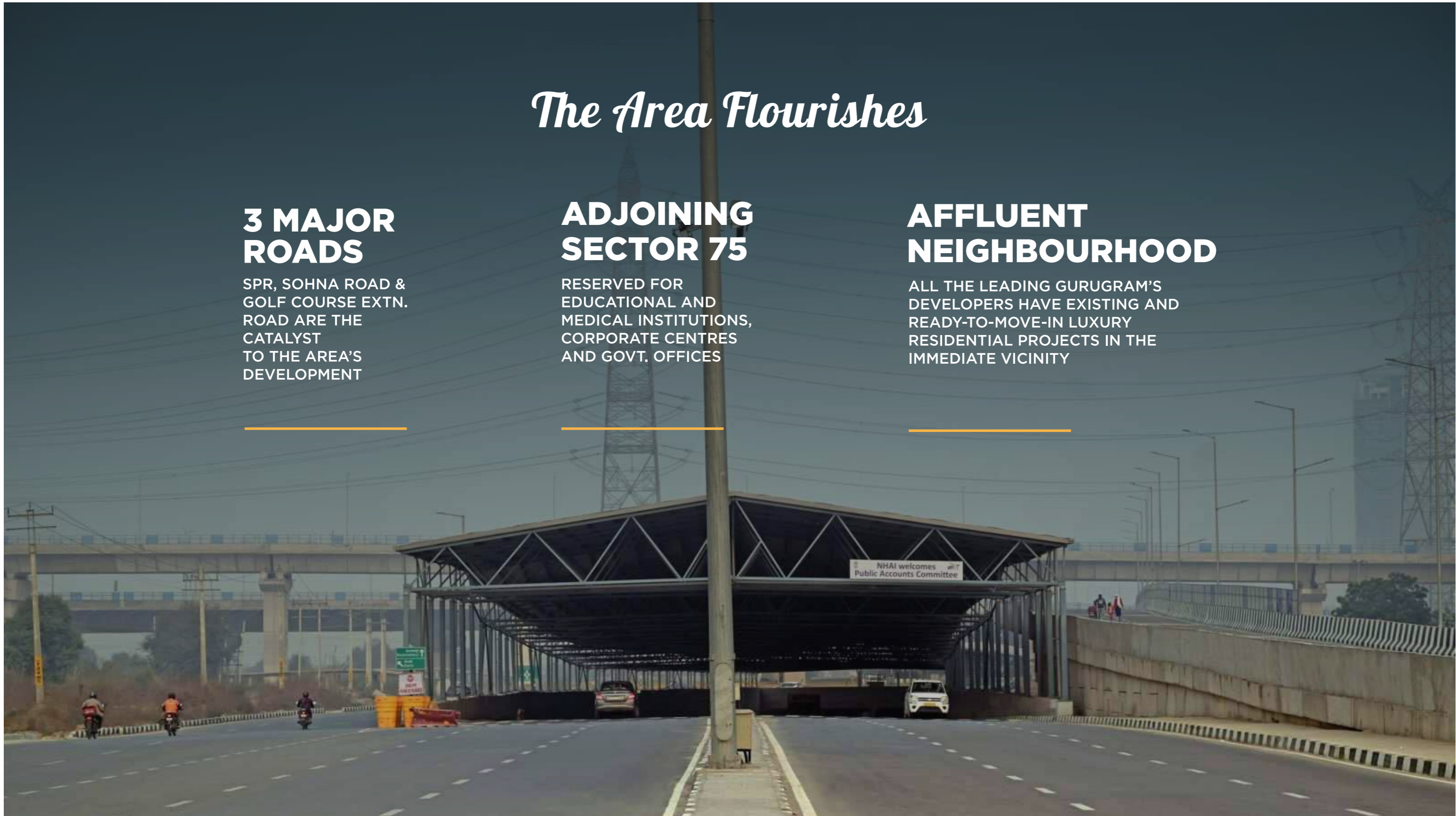
SPR, SOHNA ROAD &
GOLF COURSE EXTN.
ROAD ARE THE
CATALYST
TO THE AREA'S
DEVELOPMENT

ADJOINING SECTOR 75

RESERVED FOR
EDUCATIONAL AND
MEDICAL INSTITUTIONS,
CORPORATE CENTRES
AND GOVT. OFFICES

AFFLUENT NEIGHBOURHOOD

ALL THE LEADING GURUGRAM'S
DEVELOPERS HAVE EXISTING AND
READY-TO-MOVE-IN LUXURY
RESIDENTIAL PROJECTS IN THE
IMMEDIATE VICINITY



Dynamic Demographics

THE SOUTHERN PERIPHERAL ROAD (SPR) AREA HAS EXPANDED IMPRESSIVELY IN LAST FEW YEARS, MAKING IT GURUGRAM'S HOTTEST MICRO-MARKET

APPROX.
1,00,000+

RESIDENTS IN A
7 MINUTES DRIVE TIME

OVER
2,00,000+

RESIDENTS IN A
15 MINUTES DRIVE TIME

OVER
+10%

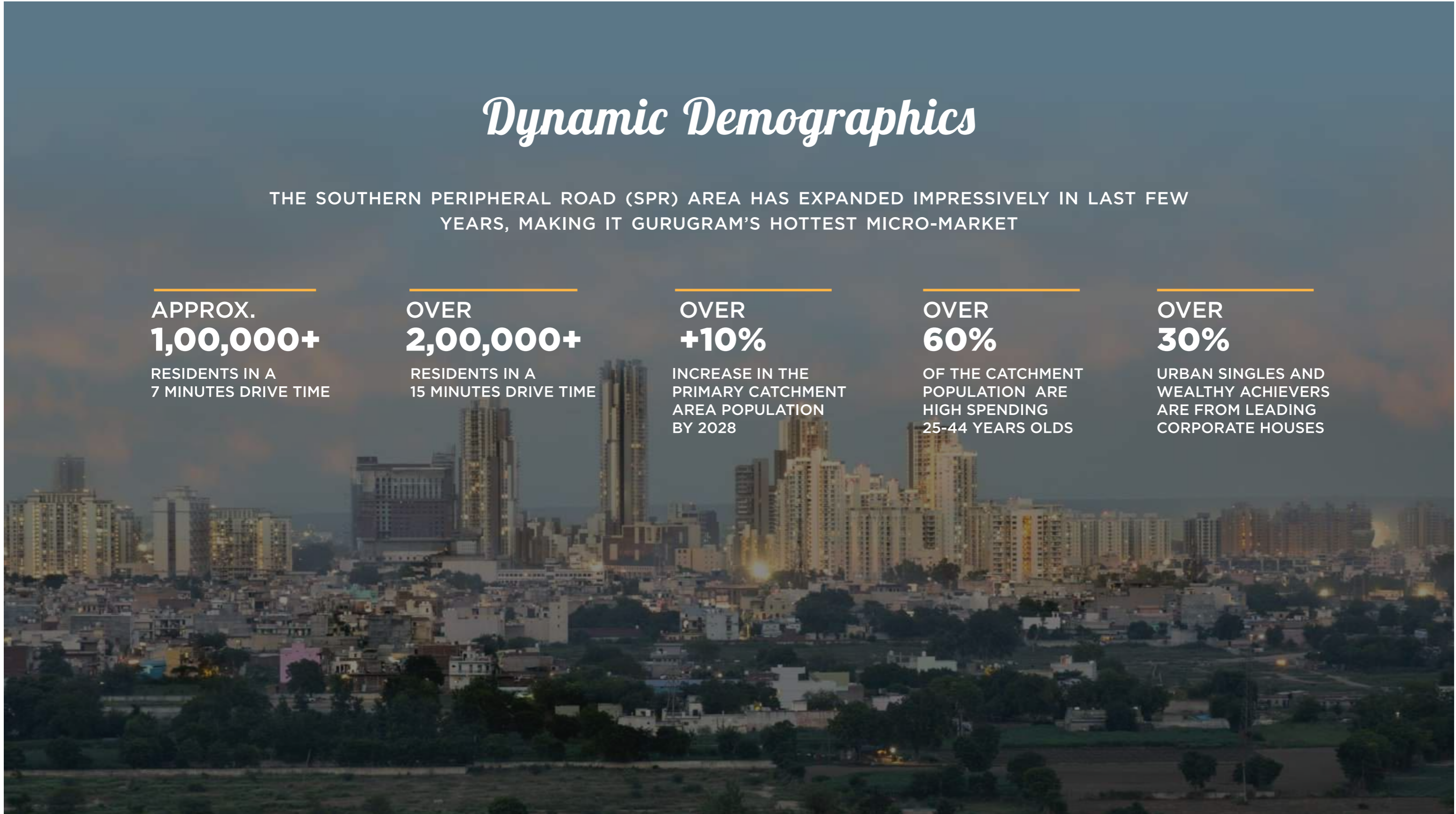
INCREASE IN THE
PRIMARY CATCHMENT
AREA POPULATION
BY 2028

OVER
60%

OF THE CATCHMENT
POPULATION ARE
HIGH SPENDING
25-44 YEARS OLDS

OVER
30%

URBAN SINGLES AND
WEALTHY ACHIEVERS
ARE FROM LEADING
CORPORATE HOUSES



LOCATION



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SECTOR 70, GURUGRAM

CORPORATE OFFICES WITHIN 2 KMS

TOTAL LESEABLE AREA IN SQ.FT

INTELLION EDGE 471159
SECTOR - 72

BMW TRAINING CENTRE 115000
SECTOR - 75

SPAZE PALAZO 265830
SECTOR - 69

AMERICAN EXPRESS 300000
SECTOR - 74A

AMERICAN EXPRESS 300000
SECTOR - 74A

E-NOVATION CENTRE B 296340
SECTOR - 75

DLF CORPORATE GREENS 230000
SECTOR - 74A

RESIDENTIAL COMPLEXES WITHIN 2 KMS

NUMBER OF UNITS

TULIP IVORY - 312

TULIP ORANGE - 440

GOLF HEIGHTS - 802

TULIP VIOLET - 1350

TULIP LEMON - 754

UNITECH SOUTH PARK - 1020

TATA PRIMANTI - 1105

EMAAR PALM DRIVE - 935

KRRISH FLORENCE ESTATE - 510

AIPL PEACEFUL HOMES - 600

PARAS IRENA - 456

CORPORATE OFFICES WITHIN 6 KMS

TOTAL LESEABLE AREA IN SQ.FT

CAPITAL BUSINESS PARK 439238
SECTOR - 48

SPAZE BUSINESS PARK 82100
SECTOR - 66

SKYVIEW CORPORATE PARK 234315
SECTOR - 74A

VIPUL BUSINESS PARK 324890
SECTOR - 48

SUNCITY SUCCESS TOWER 447000
SECTOR - 65

M3M URBANA BUSINESS PARK 447088
SECTOR - 67

RESIDENTIAL COMPLEXES WITHIN 6 KMS

NUMBER OF UNITS

M3M ESCALA - 152

BPTP ASTAIRE GARDEN - 892

EMAAR MGF MARBELLA - 264

PARK VIEW CITY - 516

EMAAR EMERALD HILLS - 970

M3M GOLF ESTATES - 870

DLF ALAMEDA - 166

TATVAM VILLAS 2 - 255

VATIKA CITY - 1350

PARSVNATH GREENVILLE - 535

ALAMEDA CITY - 166

M3M SIERRA - 1100



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Dynamic Demographics

SITE PROGRESS

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SECTOR 70, GURUGRAM



ACTUAL IMAGE WITH CREATIVE RENDITION

READY FOR
Handover

THE MIX

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SECTOR 70, GURUGRAM

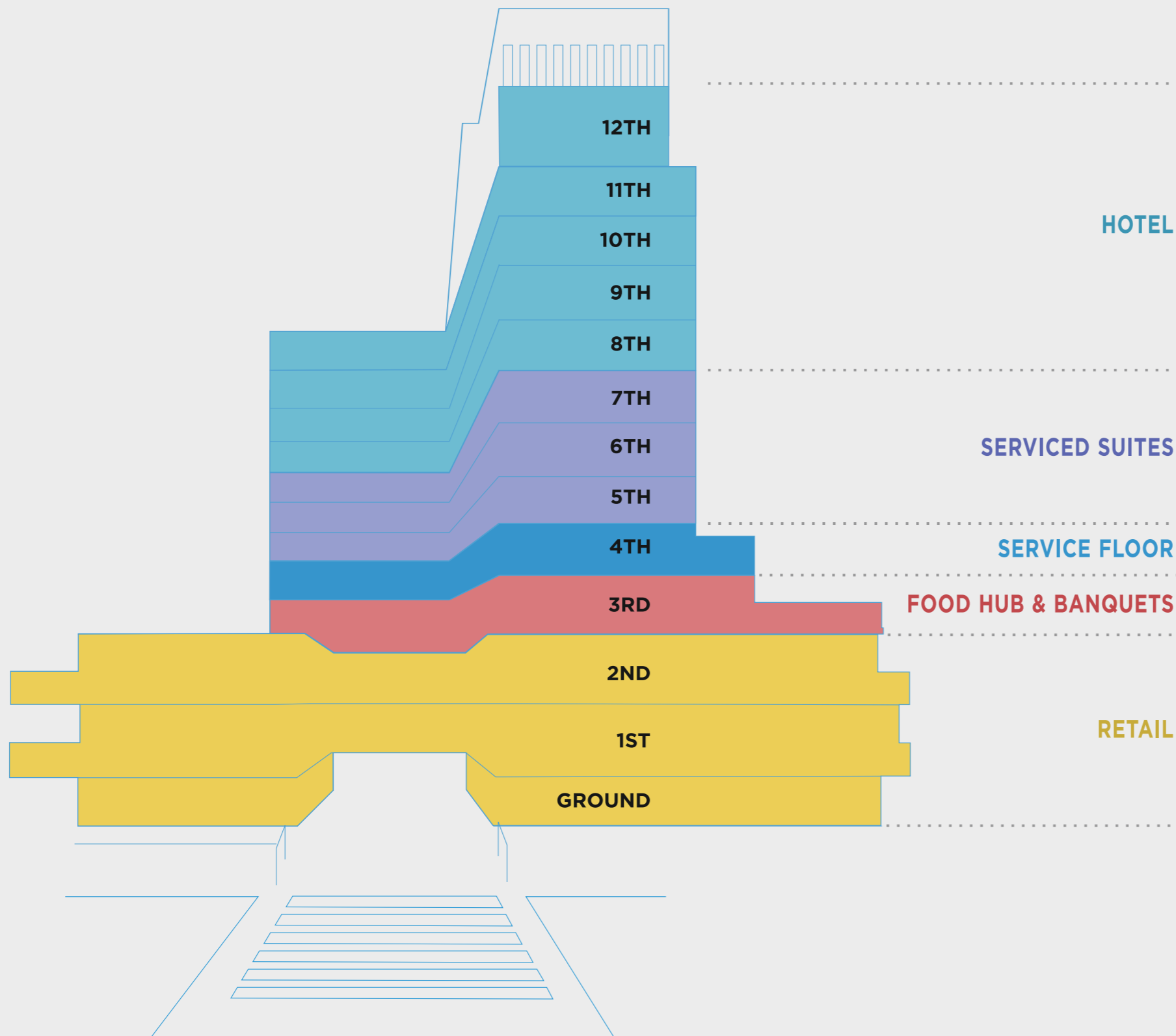


ACTUAL IMAGE WITH CREATIVE RENDITION

Eclectic Mix



THE MIX



GENEROUS
SPREAD OVER
2.90 ACRE



320FT. WIDE
FRONTAGE ON
60M ROAD &
200FT WIDE
FRONTAGE ON
24M ROAD



ESCALATORS
AND HIGH
SPEED **LIFTS**



LATEST BUILDING
MAINTENANCE
SYSTEM WITH
CCTV, SMOKE
DETECTORS, AND
FIRE FIGHTING
SYSTEM



OVER 30%
SHOPS FACING
60 M & 24 M
WIDE ROADS



LARGE ATRIUM,
FOR EVENTS &
FLEA MARKETS,
ATMS & HELP
DESK



3 LEVEL
BASEMENT
CAR PARKING



MULTIPLE
ENTRY
AND EXIT
POINTS

SECTOR 70, GURUGRAM

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DON'T MISS OUT IN AVAILING THIS

*Excellent Leasing
Opportunity*





ACTUAL IMAGE

.....
ZERO DEBT
COMPANY WITH
20 YEARS OF
EXPERIENCE
.....





WELL DIVERSIFIED
GROUP WITH STRONG
CREDENTIALS OF
DELIVERING
COMMERCIAL SPACES
FOR LARGE
REPUTED INDIAN &
MULTI-NATIONAL
COMPANIES
ACROSS DELHI NCR.

COMPLETED PROJECTS

- Tapasya One, Gurugram
- Tapasya Independent Tower, Noida
- Tapasya Head Quarters, Gurugram
- Tapasya Corp Heights, Noida
- Tapasya BTS Tower, Noida
- Rose Garden Apartments, Kanpur

ONGOING PROJECTS

- 70 Grand Walk, Gurugram

UPCOMING PROJECTS

Several mixed-use and commercial projects in Delhi NCR are at an advanced stage of planning



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FOR LEASING ENQUIRY

M +91-98106 88776 | W 70grandwalk.com

CORPORATE OFFICE

Tapasya Projects Ltd
281, Udyog Vihar, Phase-2
Gurugram 122015

SITE ADDRESS

Tapasya 70 Grand Walk
Sector 70, Gurugram

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Project Area:- 2.893 Acres • 1 Hect:- 2.471 Acres • 1 Acre – 4840 Sq Yds. Or 4046.86 Sq Mts. • 1 Sq Mt. – 10.764 Sq. Ft.

RERA Registration No.: HRERA 28 OF 2017