



SHOP CUM OFFICES, SCO UNITS

AT SECTOR 103, GURUGRAM

THE JEWEL RIGHT ON DWARKA EXPRESSWAY



ABOUT SCO

The properties offer luxury at their peak with affordable pricing. The project is strategically located in a prime location so that you can avail maximum advantage of your location. The SCO is developed by the best architectures with efficient spaces for retail shops and office outlets. All shops here are double heightened with a low-maintenance module. Office spaces stuffed with modern facilities. Start investing in one of the elegant properties of Gurgaon, this is the opportunity you would regret missing

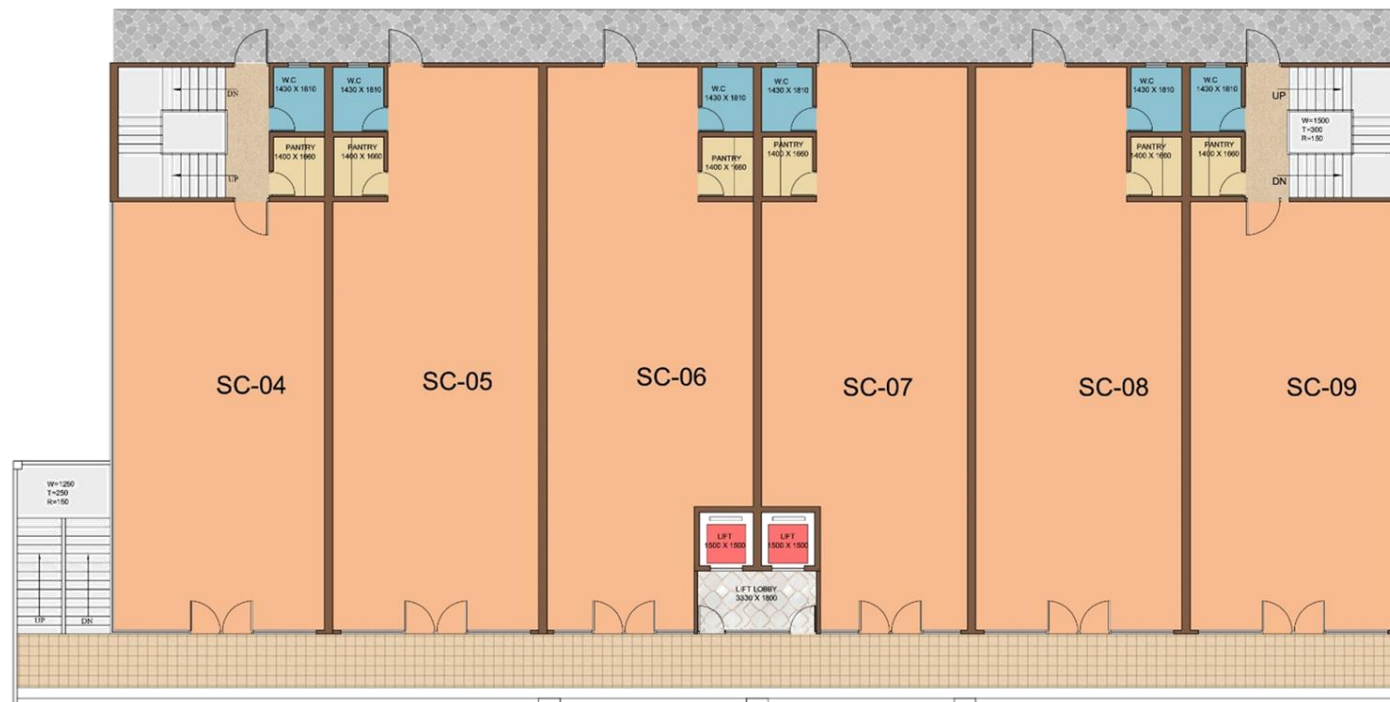


HCBS
Developments Ltd.

HOUSING AT SECTOR 103 , GURUGRAM

All approvals in place

6 SCO UNITS FRONT VIEW FROM MAIN ROAD



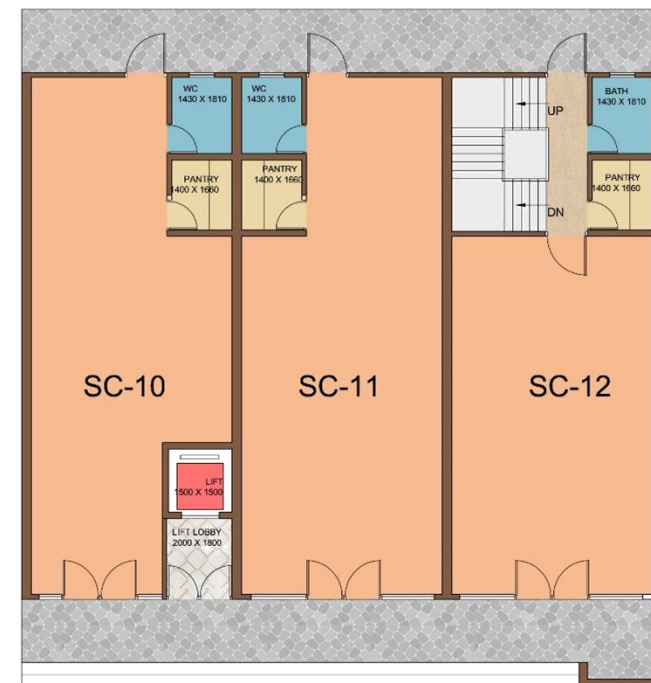
KEY PLAN

HOUSING AT SECTOR 103 , GURUGRAM

All approvals in place



3 SCO UNITS FRONT VIEW FROM MAIN ROAD



KEY PLAN

3 SCO UNITS FRONT VIEW FROM MAIN ROAD

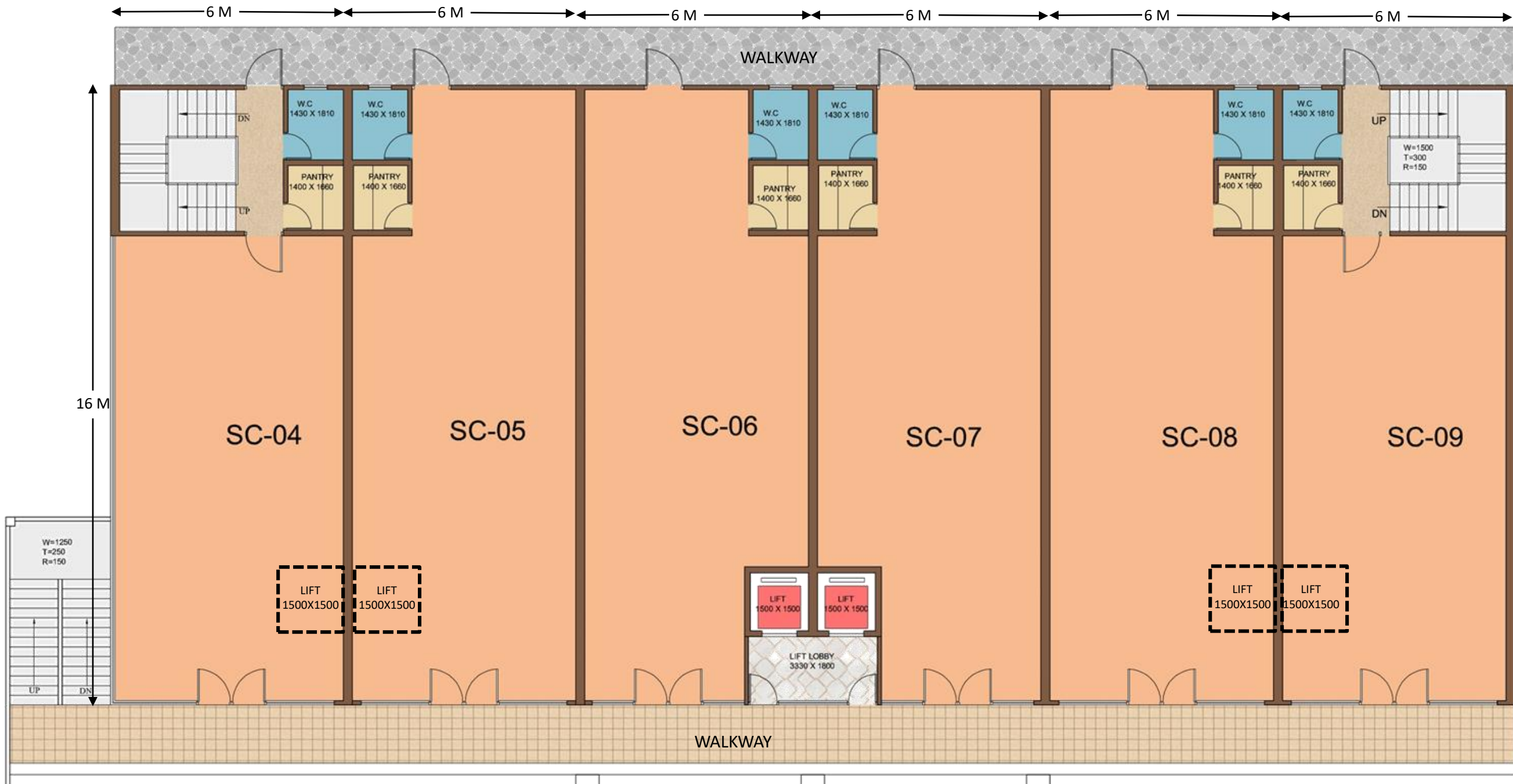


KEY PLAN



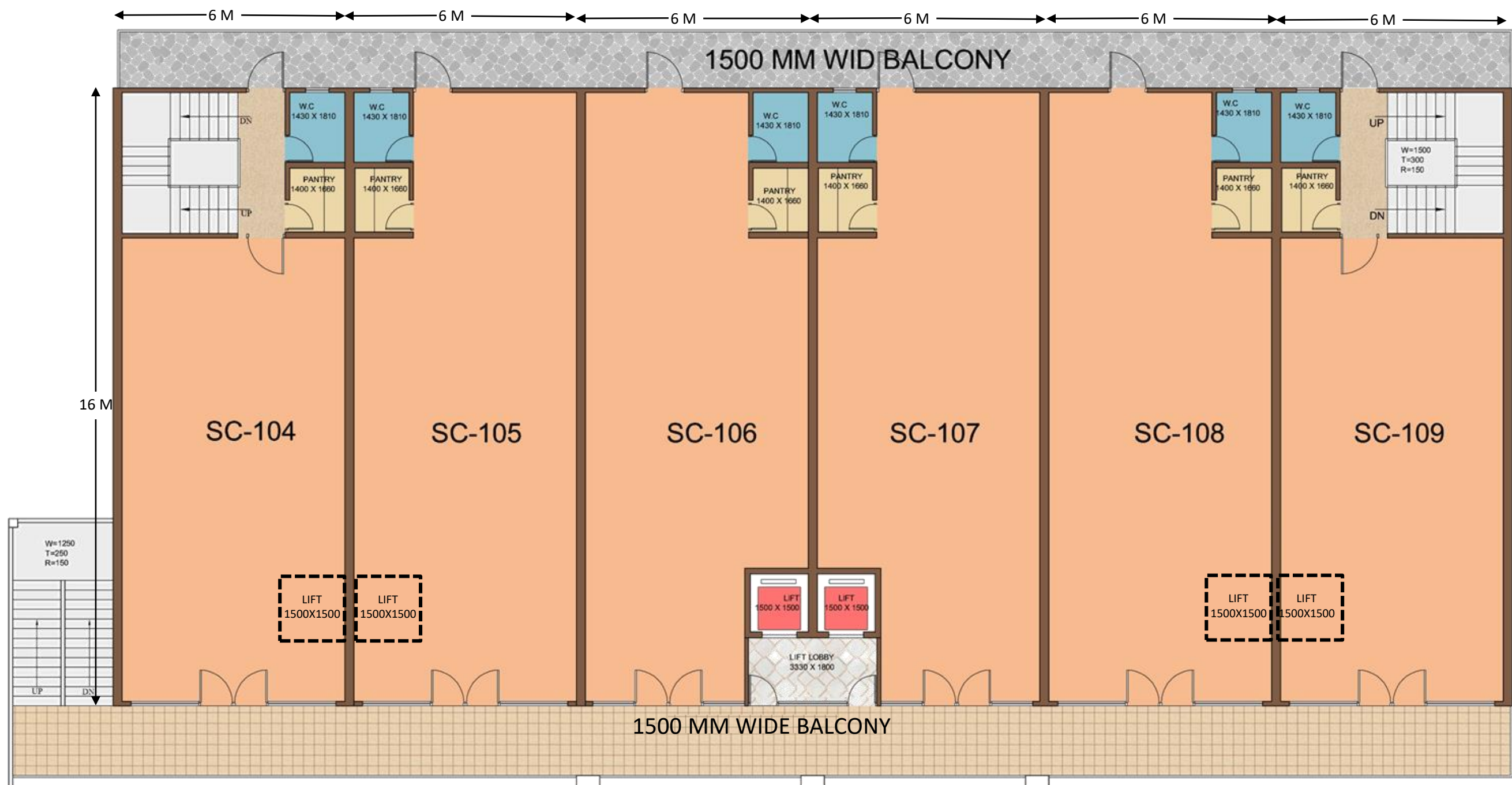


SC- 04, 05,06,07,08 & 09 115 SQ.YDS PLOTS



GROUND FLOOR PLAN

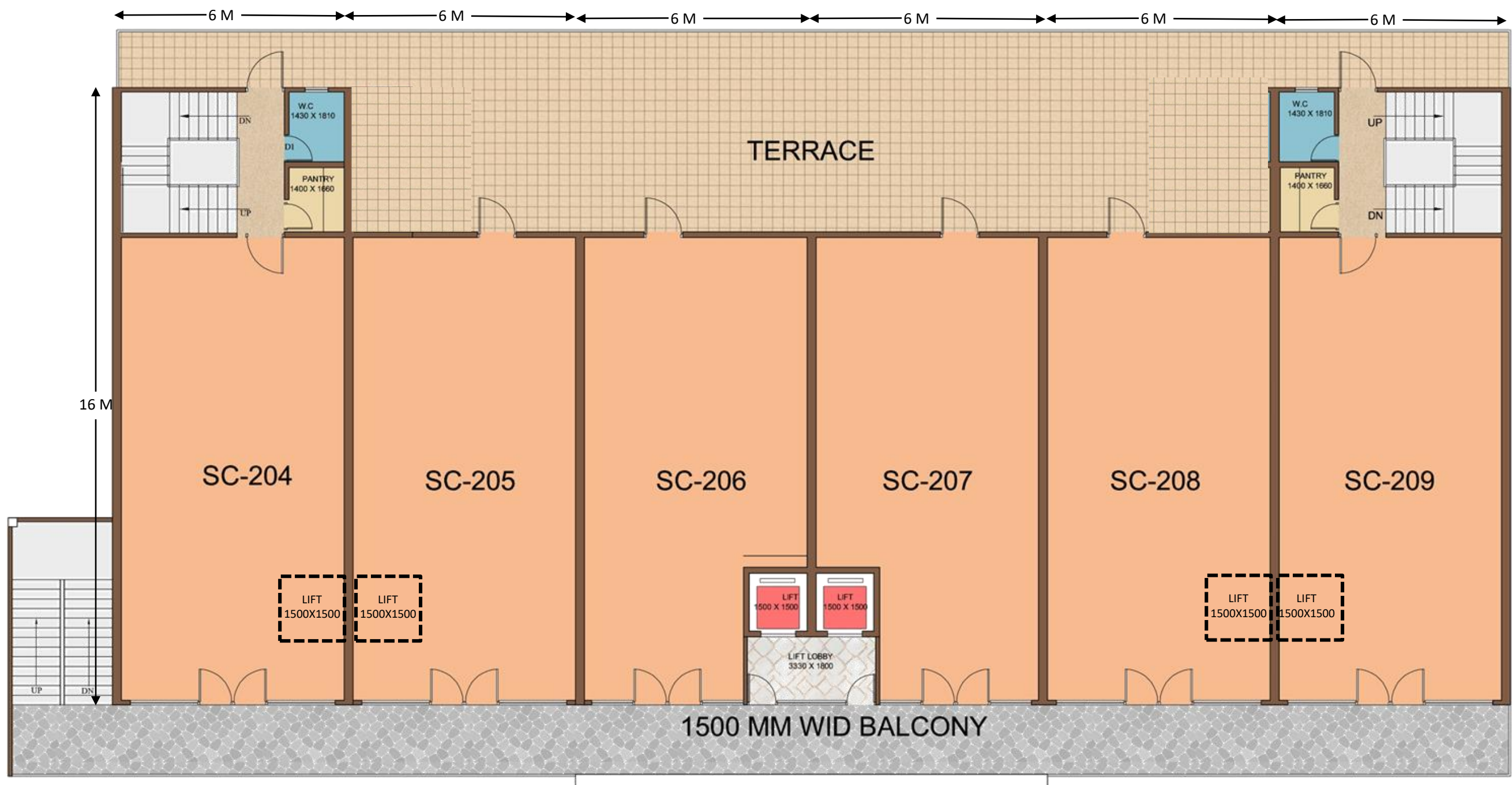
SC- 04, 05,06,07,08 & 09
115 SQ.YDS PLOTS



FIRST FLOOR PLAN



SC- 04, 05,06,07,08 & 09
115 SQ.YDS PLOTS



SECOND FLOOR PLAN

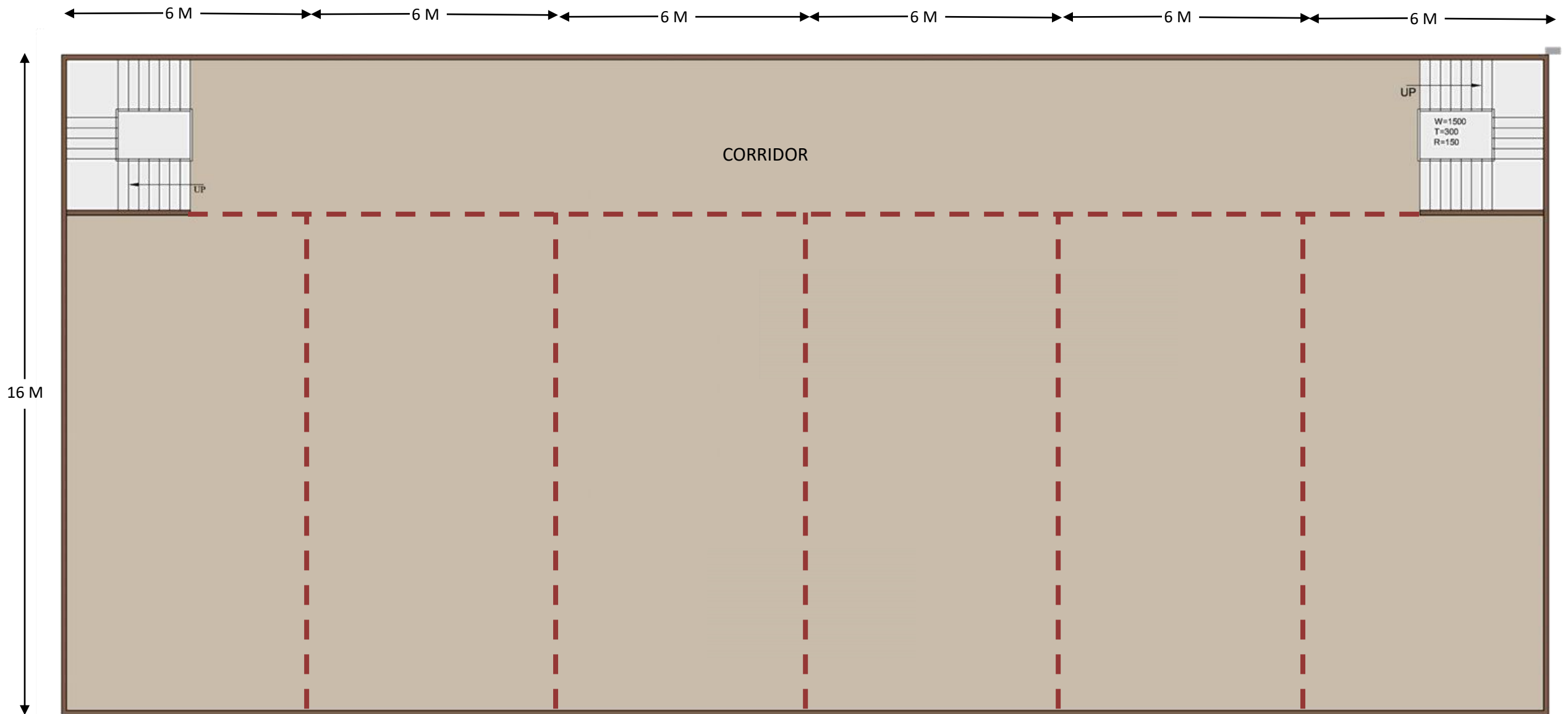


SC- 04, 05,06,07,08 & 09
115 SQ.YDS PLOTS



TERRACE FLOOR PLAN

SC- 04, 05,06,07,08 & 09
115 SQ.YDS PLOTS



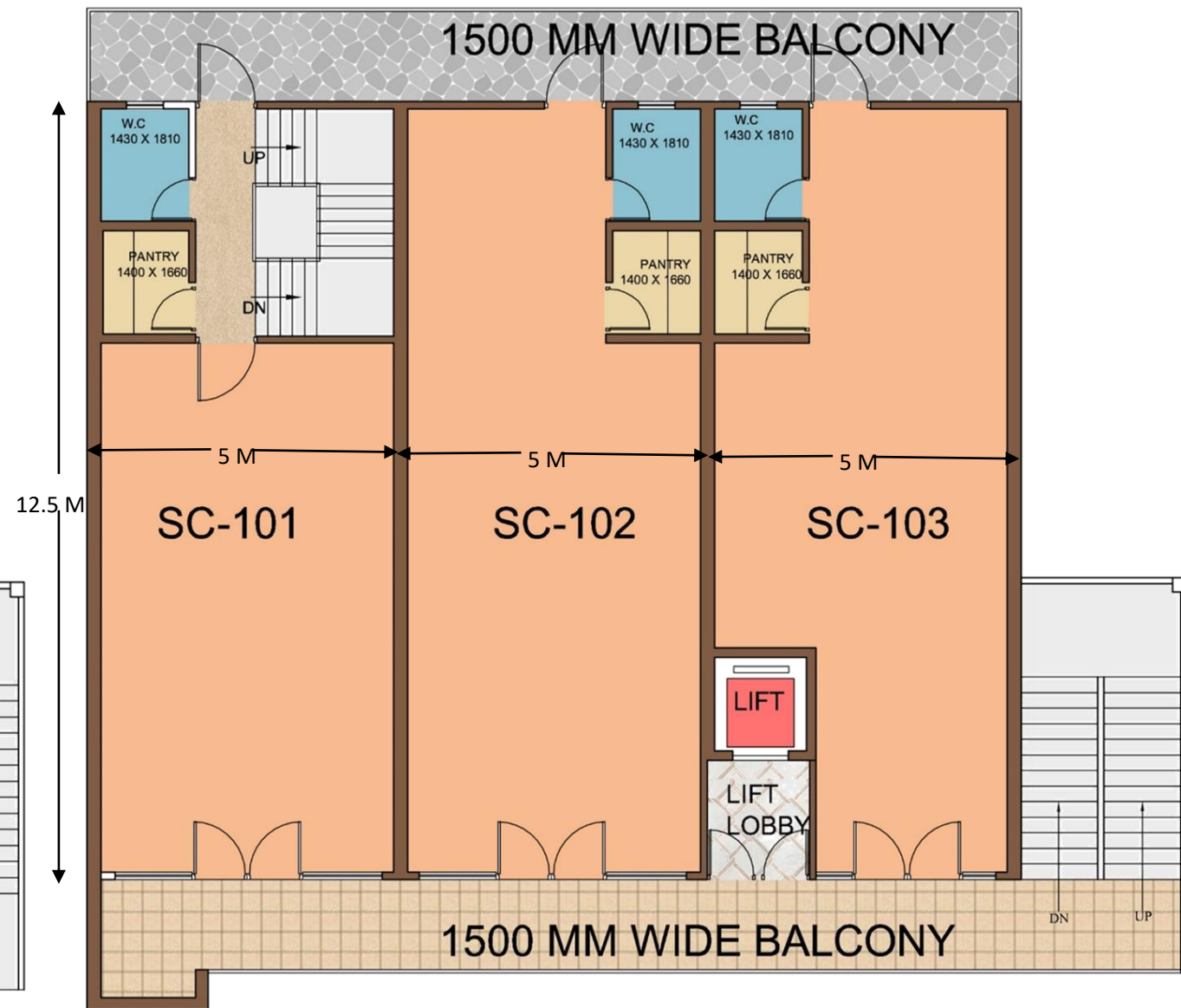
BASEMENT PLAN



SC- 01, 02 & 03
75 SQ.YDS PLOT



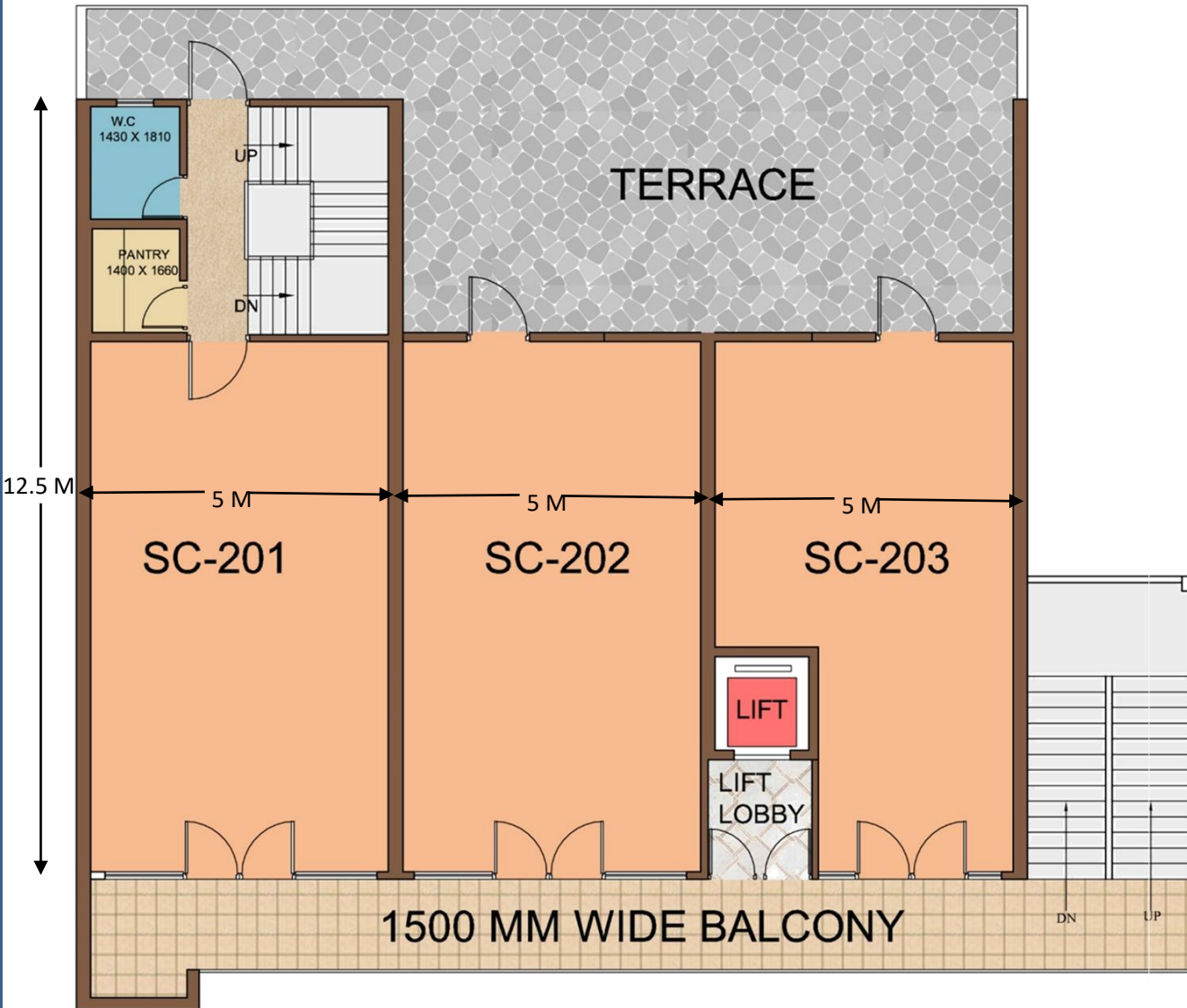
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SC- 01, 02 & 03
75 SQ.YDS PLOT



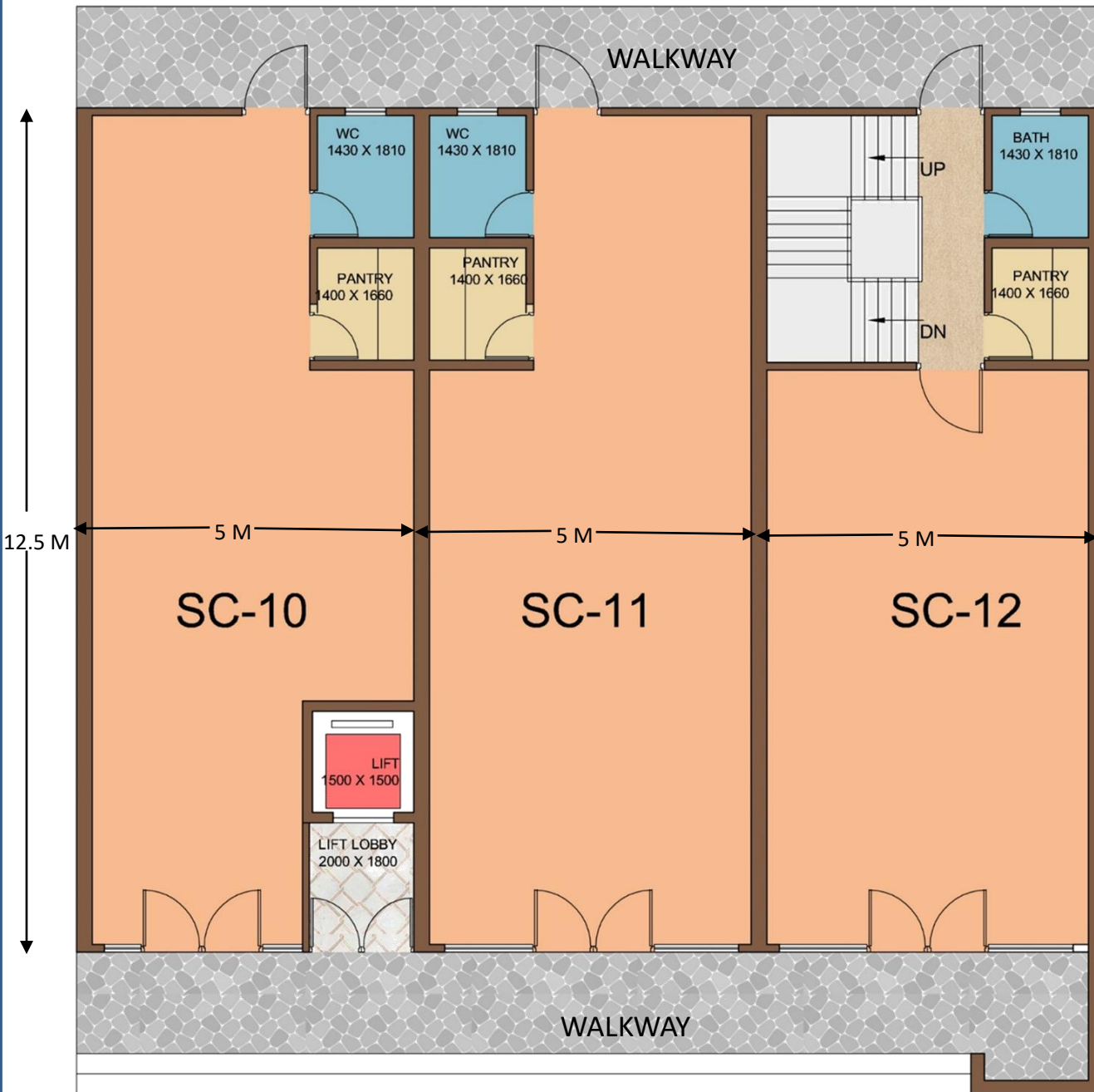
SECOND FLOOR PLAN



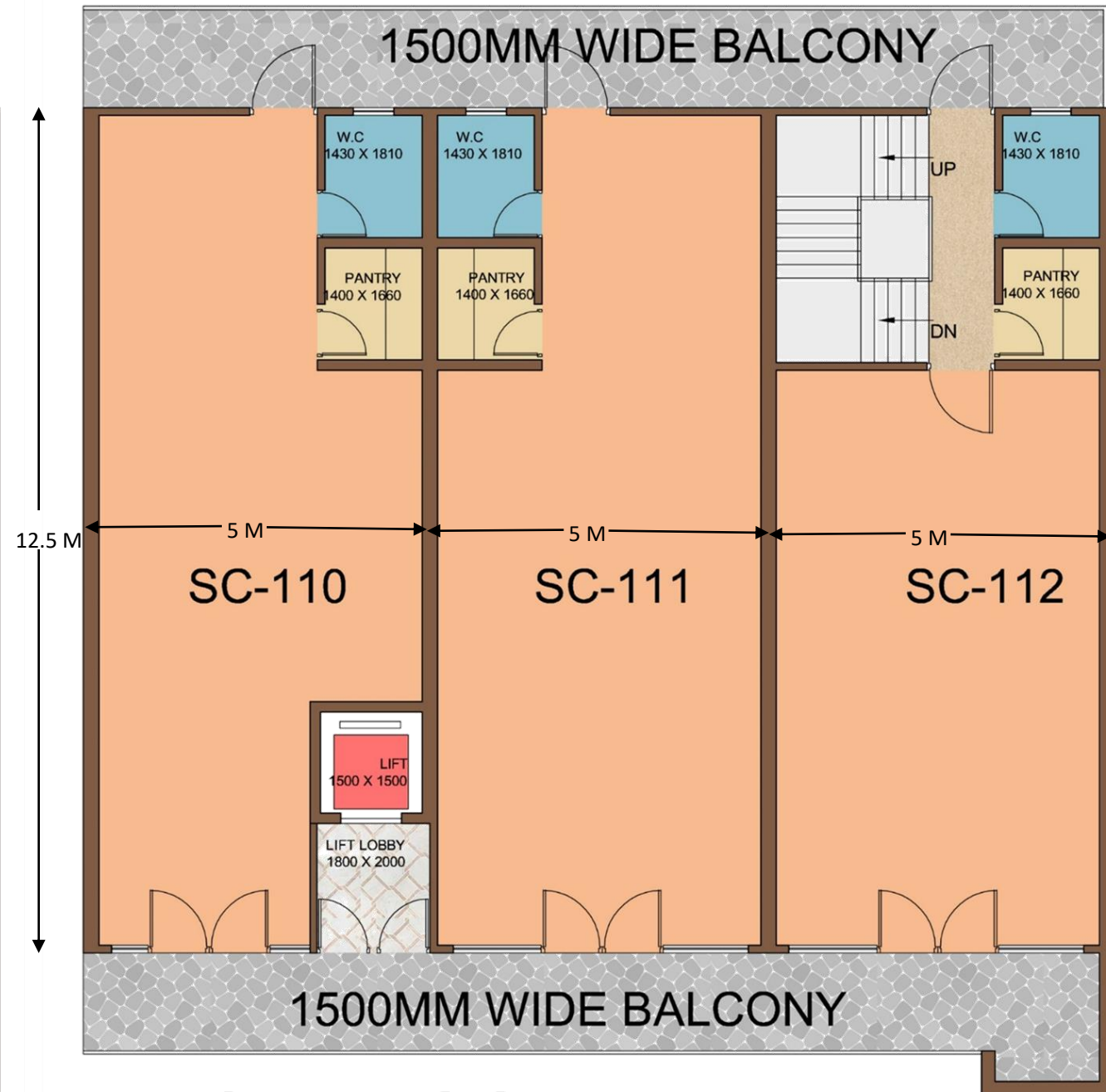
TERRACE PLAN



SC- 10, 11 & 12
75 SQ.YDS PLOT

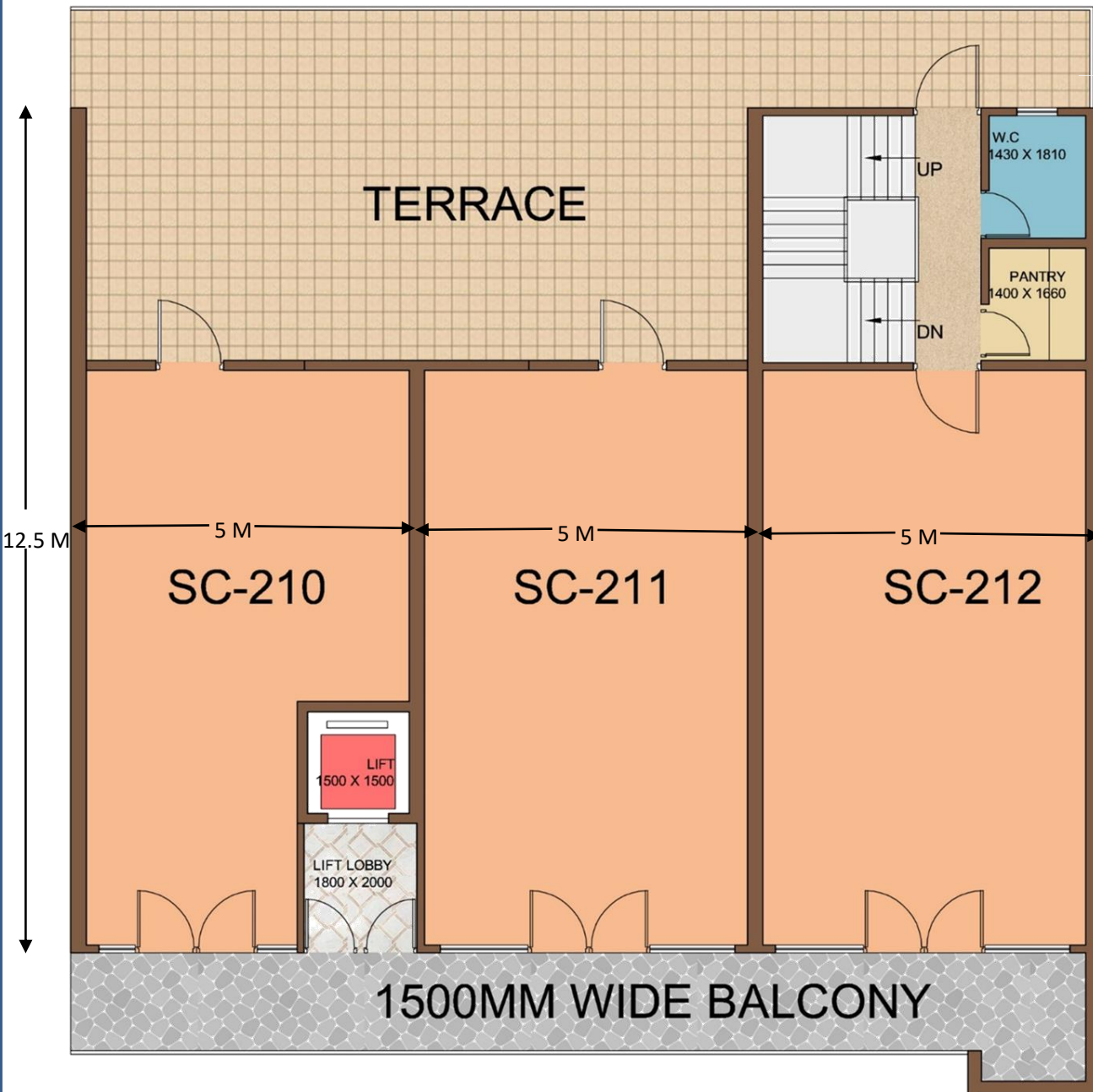


GROUND FLOOR PLAN



FIRST FLOOR PLAN

SC- 10, 11 & 12
75 SQ.YDS PLOT

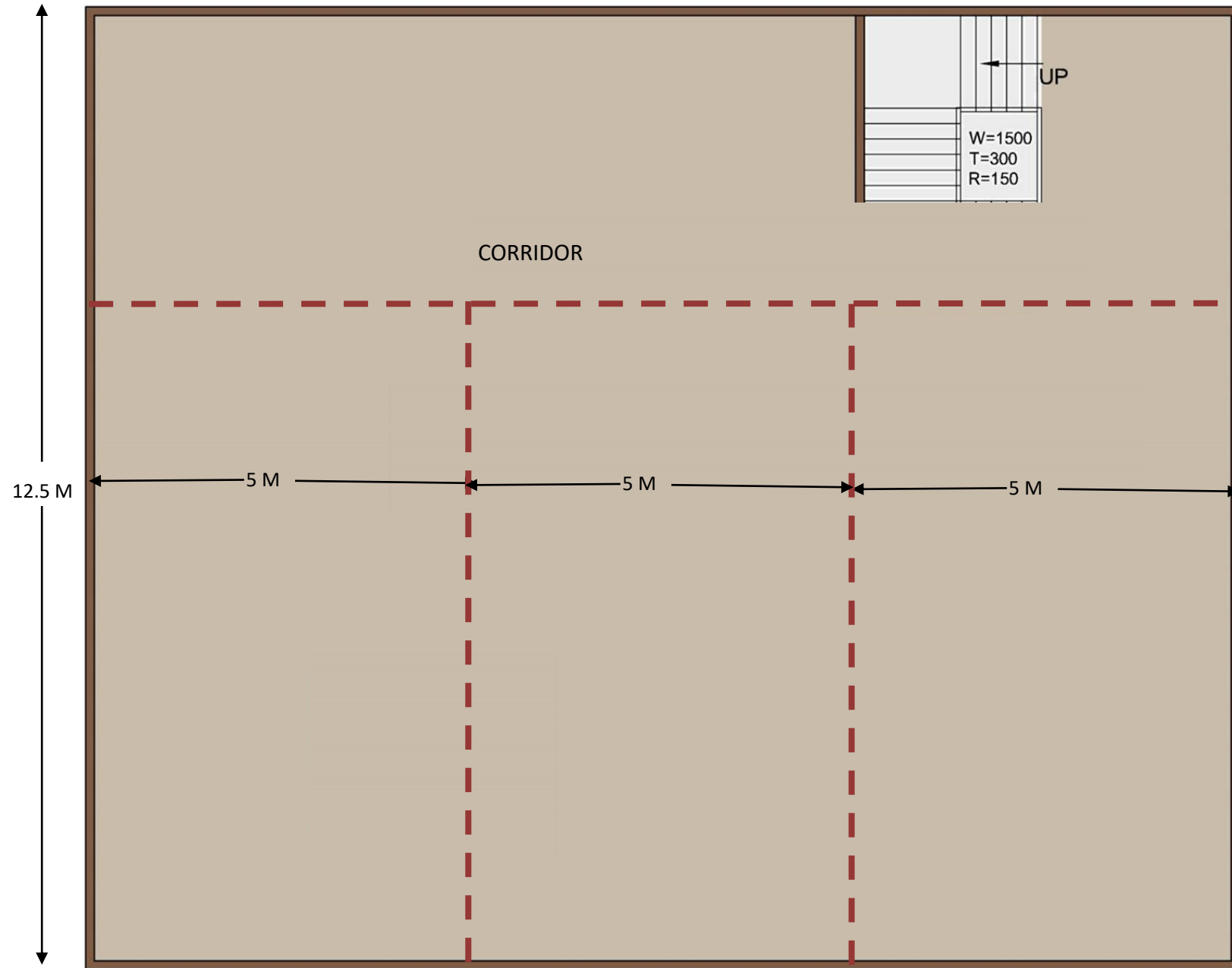


SECOND FLOOR PLAN



TERRACE PLAN

SC- 1, 2, 3 &
10, 11 & 12
75 SQ.YDS PLOT



BASEMENT PLAN



SCO-COMMERCIAL - 2

SHOP NO.	PLOT SIZE (IN SQ.MT)	PLOT AREA (IN SQ.YDS)	BUILT UP AREA (IN SQ.MT)	BUILT UP AREA (IN SQ.FT)
SC-01	5.0 X 12.50	75.00	232.26	2500.00
SC-02	5.0 X 12.50	75.00	232.26	2500.00
SC-03	5.0 X 12.50	75.00	232.26	2500.00
SC-04	6.0 X 16.00	115.00	362.32	3900.00
SC-05	6.0 X 16.00	115.00	362.32	3900.00
SC-06	6.0 X 16.00	115.00	362.32	3900.00
SC-07	6.0 X 16.00	115.00	362.32	3900.00
SC-08	6.0 X 16.00	115.00	362.32	3900.00
SC-09	6.0 X 16.00	115.00	362.32	3900.00
SC-10	5.0 X 12.50	75.00	232.26	2500.00
SC-11	5.0 X 12.50	75.00	232.26	2500.00
SC-12	5.0 X 12.50	75.00	232.26	2500.00
TOTAL			3567.00	38400.00



FEATURES:

- ✓ Land Ownership with Terrace Rights
- ✓ Low and technically zero maintenance
- ✓ 16 ' High Grand ground floor
- ✓ Efficient Pedestrian Path
- ✓ Ample Car parking space on the surface
- ✓ Promising development in the neighboring area
- ✓ Flexible plot module for Retail & office spaces
- ✓ The commercial spaces available can be leased to Gyms, Salons, Restaurants, Cafeterias, Groceries , Departmental stores, Doctor Clinics, Architects, CA's etc

Amenities

- 100% Power Back Up
- 24 Hour Water Supply
- 3 Tier Security
- Air conditioning
- Car Paking
- Club House
- Gymnasium
- Kids Play Area
- Lift
- Sports Facility
- Swimming Pool
- Wi-Fi





**RERA NO 913 OF 2021
RC/REP/HARERA/GGM/499/231/2021/67
Dated- 12-10-2021**

**License No-02 of 2021
Dated- 21-01-2021**

**APPROVAL BUILDING PLAN
Memo No ZP-1460/SD(DK)/2021/17720
Dated- 23-07-2021**