



INDEPENDENT COMMERCIAL
BUILDING (SCO's)

@

PLAZA at106
SECTOR 106, GURUGRAM

STRATEGICALLY LOCATED

AT THE JUNCTION OF DELHI & GURUGRAM

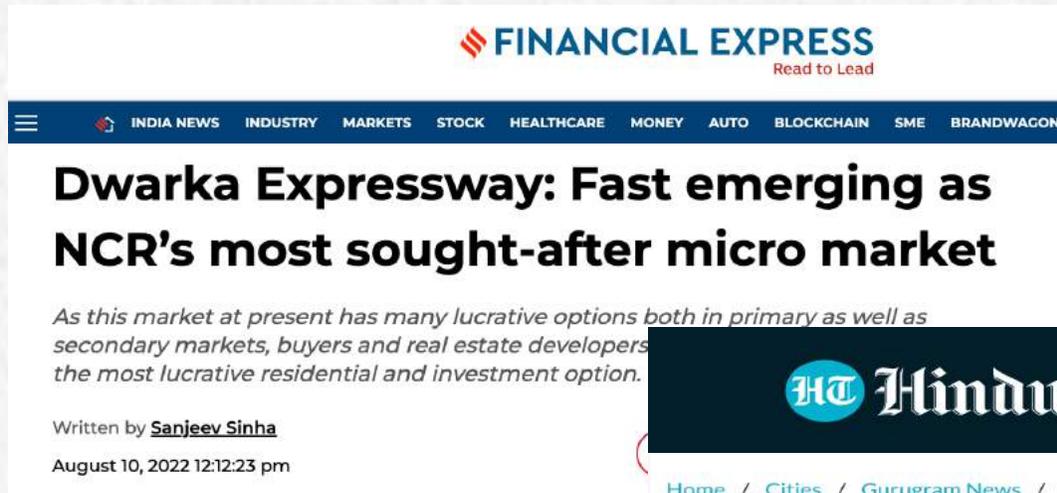
PLAZA at 106
SECTOR 106, GURUGRAM



An exclusive opportunity to be a part of growth in an upcoming part of Gurugram, that promises to be the Pulse of **Dwarka Expressway**.

WHAT ARE OTHERS SAYING

PROMISING FUTURE



FINANCIAL EXPRESS
Read to Lead

INDIA NEWS INDUSTRY MARKETS STOCK HEALTHCARE MONEY AUTO BLOCKCHAIN SME BRANDWAGON

Dwarka Expressway: Fast emerging as NCR's most sought-after micro market

As this market at present has many lucrative options both in primary as well as secondary markets, buyers and real estate developers the most lucrative residential and investment option.

Written by **Sanjeev Sinha**
August 10, 2022 12:12:23 pm



अमर उजाला

होम > दिल्ली-एनसीआर > गुरुग्राम गाजियाबाद नोएडा फरीदाबाद

Hindi News > Delhi NCR > Gurugram > Gurugram News: Gadkari Said- Dwarka Expressway Will Start From 2023

Gurugram News : गडकरी ने कहा- 2023 से शुरू हो जाएगा द्वारका एक्सप्रेस-वे

Updated Tue, 12 Jul 2022 05:56 AM IST

दिल्ली-एनसीआर ☆

गडकरी ने सोमवार को ट्वीट करके इसकी जानकारी साझा की।
नेर्माण हो रहा है।



NEWS 18
हिन्दी

देश

होम मनी क्रिकेट मनोरंजन फूड मोबाइल प्रदेश नॉलेज नौकरी

लेटेस्ट खबरें अजब-गजब फोटो हेल्थ राशिफल ऑटो धर्म करियर साहित्य ब्लॉग Missio

Home » Photo Gallery » Nation

Dwarka Expressway: देश का पहला अर्बन एक्सप्रेस-वे, कई मायनों में अनूठा; जानिए कब तक होगा चालू?

राष्ट्रीय राजधानी क्षेत्र (NCR) में करीब 9 हजार करोड़ रुपये की लागत से भारतमाला परियोजना के तहत 29 किलोमीटर लंबे द्वारका एक्सप्रेसवे (Dwarka Expressway NH-248BB) का निर्माण जारी है. यह देश का पहला एलियटेड अर्बन एक्सप्रेसवे है. दिल्ली को हरियाणा से जोड़ने वाला यह एक्सप्रेसवे कई मायनों में खास होगा. इसमें फ्लाईओवर के ऊपर फ्लाईओवर बनाए जा रहे हैं. देश की पहली अर्बन टनल भी इस प्रोजेक्ट में बनाई जा रही है. इससे सोहना रोड, गोल्फ कोर्स रोड और गोल्फ कोर्स एक्सटेंशन रोड की ओर ट्रैफिक में सुधार होगा. दिल्ली और उसके आसपास के इलाकों की हवा की गुणवत्ता में भी बेहतर होगी.

News18Hindi
Last Updated :September 26, 2022, 09:10 IST

Written by
Chatursh Tiwari

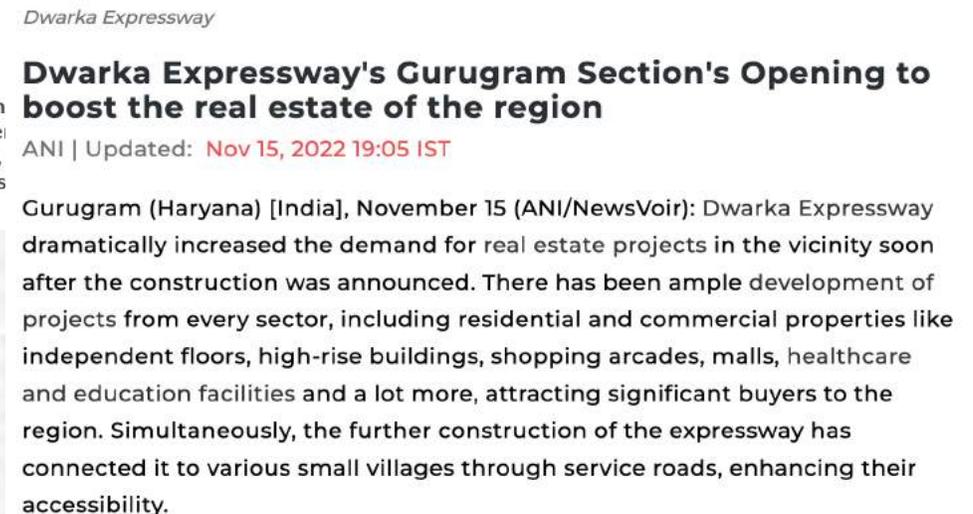


HT Hindustan Times

Home / Cities / Gurugram News / Gurugram: Bajghera underpass to be ready by December, Dwarka e-way by March

Gurugram News
Updated on Nov 26, 2022 12:06 AM IST

A senior NHA official said a key challenge for the project is to give finishing touches to the project as that is very consuming. "Putting up signboards, streetlights, and other works take time. Additional resources complete these works," he said



Dwarka Expressway

Dwarka Expressway's Gurugram Section's Opening to boost the real estate of the region

ANI | Updated: **Nov 15, 2022 19:05 IST**

Gurugram (Haryana) [India], November 15 (ANI/NewsVoir): Dwarka Expressway dramatically increased the demand for real estate projects in the vicinity soon after the construction was announced. There has been ample development of projects from every sector, including residential and commercial properties like independent floors, high-rise buildings, shopping arcades, malls, healthcare and education facilities and a lot more, attracting significant buyers to the region. Simultaneously, the further construction of the expressway has connected it to various small villages through service roads, enhancing their accessibility.

**STRETCHING ALONG
18 KM LONG
8-LANE, AND
150-METER-WIDE
EXPRESSWAY TO
PROVIDE SEAMLESS
CONNECTIVITY**



FORTUNE 500 COMPNIES

EMERGING AS ONE OF THE PROMINENT DESTINATIONS FOR IT/ ITES COMPANIES

PLAZA at106
SECTOR 106, GURUGRAM



SOMETIMES YOU DON'T NEED LOCATORS TO LOCATE



Off the Dwarka - Gurugram Expressway, on the Metro corridor; 10 mins from Rajiv Chowk



15 Minutes from the Delhi Airport



A short drive from MG Road, the high-street of Gurugram

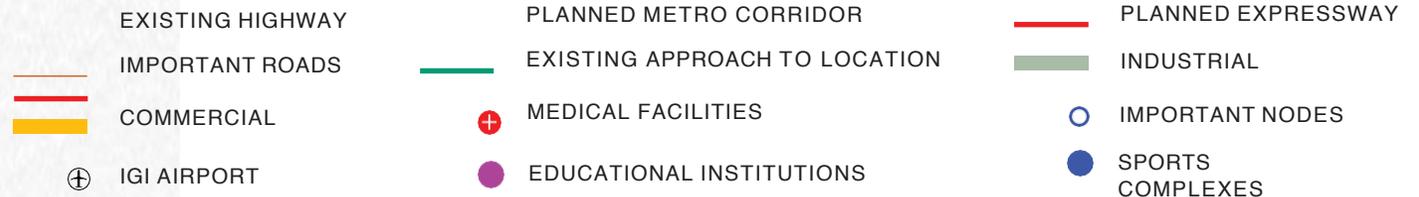


Adjacent to a thriving neighborhood with world-class schools, universities, hospitals and malls



Close proximity to major centres of commerce

Disclaimer: The driving time indicated is tentative and actual time may vary, depending upon traffic and other conditions.



Map not to scale. For reference only.

PLAZA@106

IS A CROWD-GENERATED VENTURE

Perhaps, yes. The manner in which demand is clearly visible in the vicinity, not just the geographical analysts, anyone can foresee the need for a project of this stature in this location. Hence, PLAZA@106 is something born out of this need of the moment.

1,00,000+ Households

in the vicinity. Direct access and maximum visibility

BUYING POWER

With major stake of people in the vicinity

2nd Diplomatic Enclave

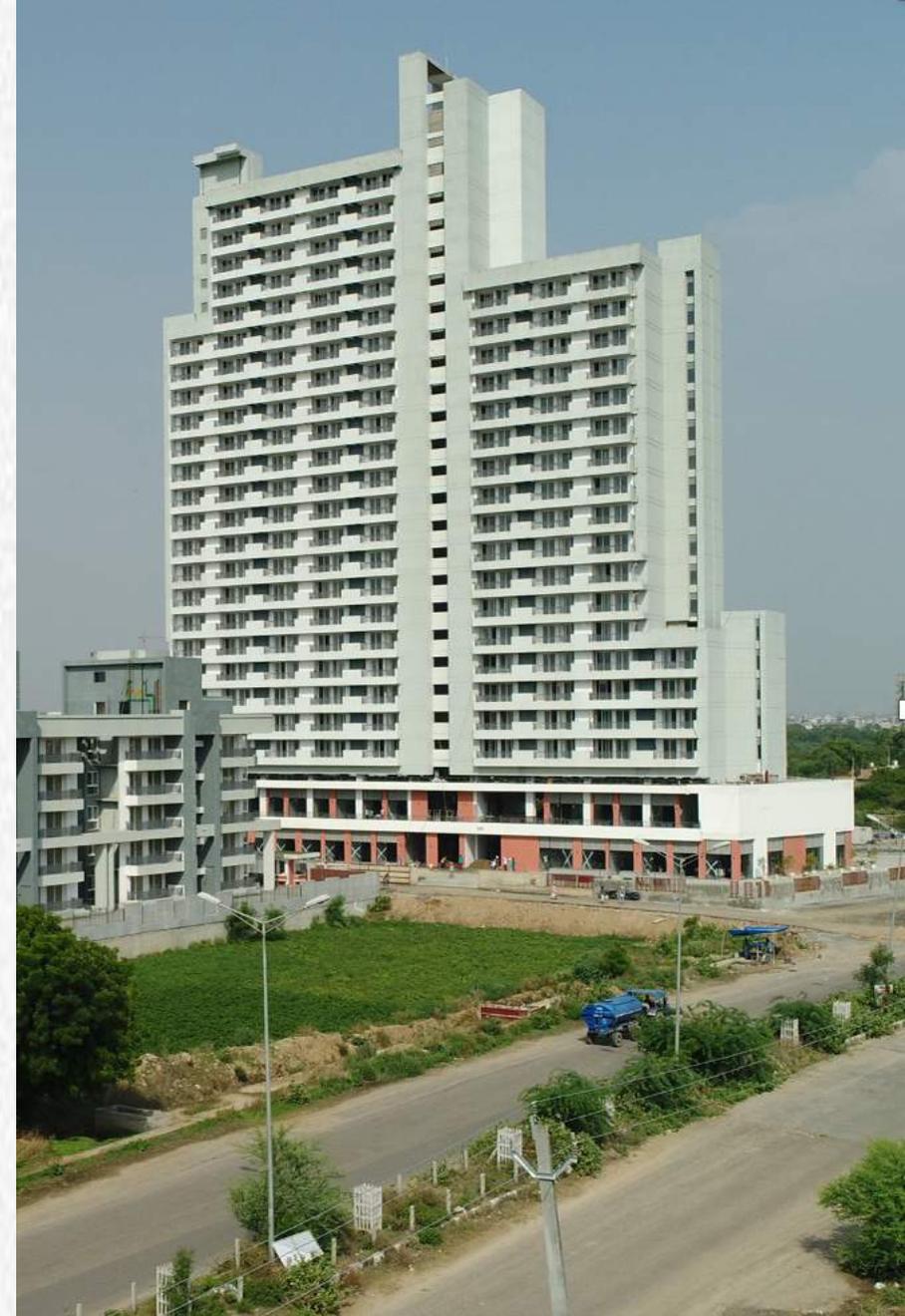
Project brings in elite crowd

CORPORATE

Crowd with Leading IT, Corporate Parks & MNC's in the surroundings

CONVENIENCE

With leading banks, ATM's & marketplaces around the site



PHASE – 1 DELIVERED



PHASE-1: DELIVERED | PHASE-2: SOLD-OUT | PHASE-3: LIMITED PREMIUM PLOTS



THE OPPORTUNITY

@

PLAZA at 106

SECTOR 106, GURUGRAM



TAKE A BIG LEAP

AN INVESTMENT WITH GROWTH BEYOND EXPECTATION

LAND
OWNERSHIP

OPPORTUNITIES
TO BUILD
B + G + 4 FLOORS
(AS PER DTCP GUIDELINES)

TERRACE
RIGHTS

DIRECT ACCESS
FROM SECTOR ROAD

1,00,000+
HOUSEHOLDS
IN THE VICINITY

CORPORATE CROWD
WITH LEADING
IT, CORPORATE PARKS
& MNC'S IN THE
VICINITY

2ND DIPLOMATIC
ENCLAVE

BUYING POWER
WITH MAJOR STAKE
OF PEOPLE IN THE
VICINITY



ARTISTIC IMPRESSION

PLOT SIZES

CONVERSION FOR REFERENCE

IN SQUARE METER

IN SQUARE YARDS

58.8	←—————→	70.32
81.48	←—————→	97.45
84	←—————→	100.46
100.05	←—————→	119.66

FOR EXPRESSION OF INTREST (EOI)

1. EOI @ Rs. 10 Lakh; cheque in the name of 'Medpl Project The Plaza 106 SCO Master Col Escrow Account'
2. Allotment and agreements to be executed post receipt of booking forms

SITE PLAN



- LEGEND :**
- ① ENTRY PLAZA
 - ② DROP-OFF
 - ③ LANDSCAPE PLAZA
 - ④ CAR PARKING AREA
 - ⑤ PEDESTRIAN PLAZA
 - ⑥ PUBLIC UTILITY

PLOT Name	TYPE	SIZE	AREA	TOTAL PLOT
A1-A10	TYPE B1	6.67 x 15.00	100.050	10
B1-B6	TYPE B2	5.60 x 15.00	84.000	6
C1-C8	TYPE B3	5.60 x 10.50	58.800	8
D1-D8	TYPE B3	5.60 x 10.50	58.800	8
E1-E8	TYPE B3	5.60 x 10.50	58.800	8
F1-F8	TYPE B4	5.60 x 14.55	81.480	8

PAYMENT PLANS

DESIGNED FOR YOUR CONVIENIENCE

PLAN - 1 : DOWN PAYMENT PLAN

STAGE	PAYMENT (IN LAKH)
Booking amount on EOI	10 Lacs
Within 45 days	90% of Cost of property Less booking amount
On offer of possession	10% of Cost of Property + ECC + Advance Maintenance

EXTRA CHARGES

1. EDC / IDC
2. PLC
 - Plaza Facing PLC – 10,000 / sq.yd.
 - Corner PLC – 10,000 / sq.yd
 - *Plots with 2 plc's will be charged 100% plaza facing Plc and 50% of corner Plc.
3. Advance maintenance Charges – 5,000 / sq.yd.
4. ECC

PLAN - 2 : DEVELOPMENT LINKED PLAN

STAGE	PAYMENT (IN LAKH)
Booking amount on EOI	As applicable (less EOI amount if any) 10 Lacs
Within 45 days	20% of Cost of Property Less booking amount
On Commencement of work related to STP and Roads	20% of Cost of Property
On completion of Water line and underground Tank	20% of Cost of Property
On application of OC	20% of Cost of Property
On commencement of work related to STP and Roads	20% of Cost of Property + ECC + Advance Maintenance

*ECC-electricity connection charges as & when demanded by developer

THANK YOU

OTHER PROJECTS BY VIRIDIANRED®



WORLD TRADE CENTER®
NOIDA • GIFT CITY • CHANDIGARH • NOIDA CBD

Developer- Magic Eye Developers Private Limited; CIN :U45400DL2007PTC162243. Project- PLAZA 106 SCO, RERA Registration No.- 116 of 2022 dated 18-12-2022, License No-44 of 2022 dated 18-04-2022, issued to M/s Magic Eye Developers Private Limited for commercial development of 2.518 acres. Building Plans approval memo number ZP-1601/PA(DK)/2022/36046 dated 01-12-2022. For further details, please refer www.haryanaera.gov.in.

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