

# Gupta Group of Companies

G-3, Deepali – 92, Nehru Place, New Delhi – 110019.

Ph – 26431151, 26431148

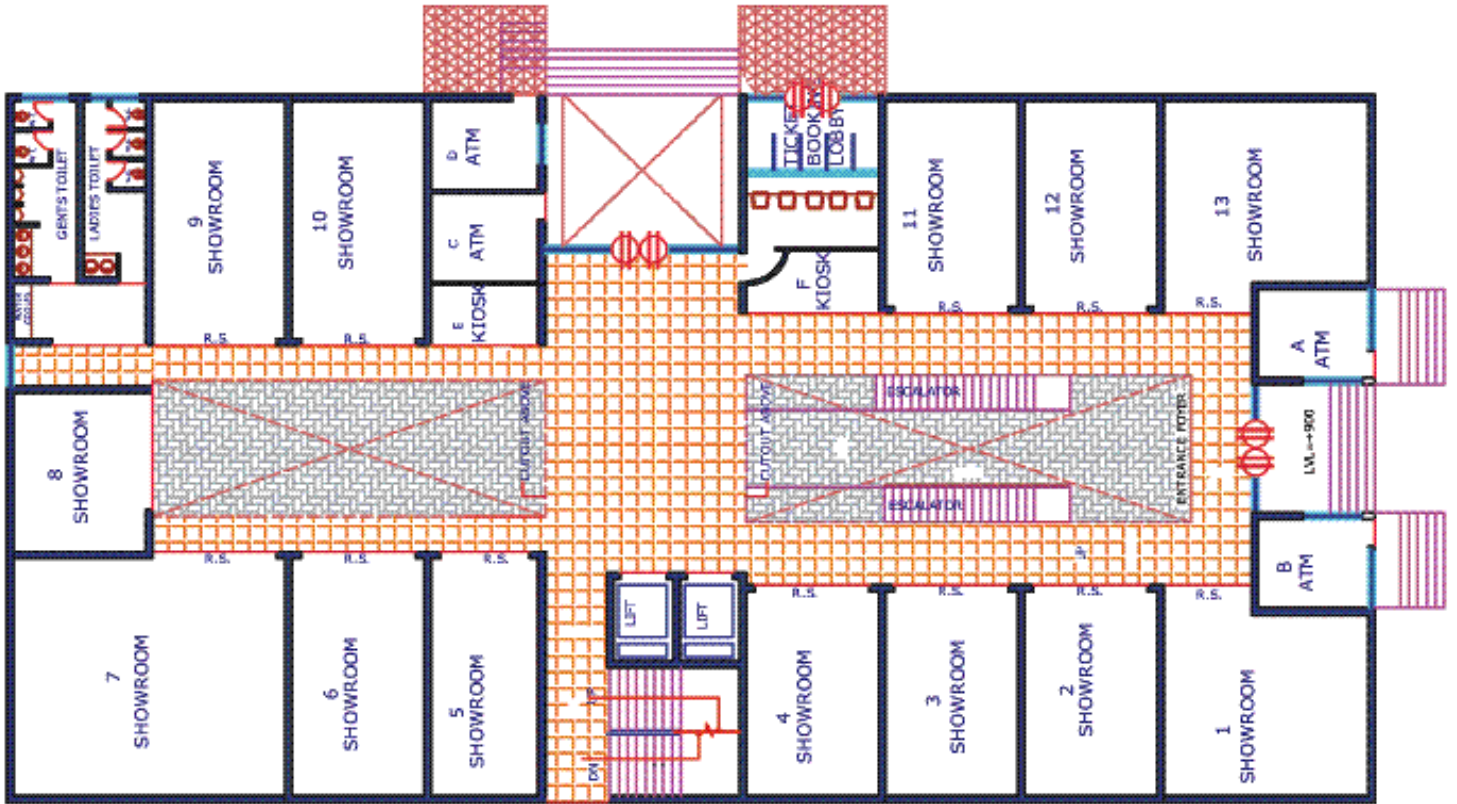
Fax – 26485936.

Name of the project	Pristine Mall 'n' Multiplex Sector – 31, Faridabad (NCR Delhi)			
Developer	Roopa Construction Pvt. Ltd.			
Site Location / Nearby Land mark/ Catchments area / Population	Sector – 31, Faridabad (NCR Delhi)			
Arterial Road	Mathura Road (NH – 2)			
Catchments	Residential sectors 18, 19, 28, 29, 30, 31, 32, 35, 36, 37, Ashoka enclave, IP Colony, Residential sectors (21 A, 21 C, Sec 46, 47, 45, 27 C & D, 38) flowing through Gymkhana Club till surajkund.			
Total Population	1.5 Million			
Land Size / Total built up area	2,250 Sq mt.			
Total Built Up Area	1,00,000 Sq ft.			
Number of floors	LG+G+F.F+S.F+T.F			
Floor Plate	LG-15,000 sq.ft. , G-12,000 sq.ft. , F.F-12,000 sq.ft. , S.F- 12,000, T.F – 28,000 sq.ft.			
Frontage	ft.			
Multiplex Details	Screens 3	No. of Seats 750	E. Tax Policy	E. Tax Exempt
	Floor 3 <sup>rd</sup> & 4 <sup>th</sup>	Rental Rs/per sq.ft.	Leas able Area 28,000 sq.ft.	Multiplex Approval
Food court	Floor SF	Rental Rs/per sq.ft.	Leas able Area 6,500 sq.ft.	Availability No
Hyper market	Floor LG	Rental Rs/per sq.ft.	Leas able Area 15,000 sq.ft.	Availability no
Parking cars	650 cars out side the mall at the Ground level			
Brands finalized	SRS Multiplex, 7 days, Kwality walls, Dominos, Café Coffee Day, Subiksha, Dhaba – 31, Just 4 Fun, DD Collection, Armando Shoes			
Lease rates (Retail)	GF =120, FF = 100, SF = 100			
Efficiency	64%			
Ready For Fit Outs	Ready Now 2007			
Maintenance charges	18/-			
Hotel/ Motel/ Office/ if any	NA			

## Features / Unique Selling Point

1. Located in the heart of the residential sectors having colonies with a mix of high income group and a higher middle income group.
2. The residential sectors constitute a perfect mix of government, semi – government & public sector employees.
3. City accounts for the largest proportion of 86.46 % of the total urban population.
4. FCA (Faridabad City Authority) had announced an ambitious development plan for Faridabad city to create necessary infrastructure and amenities to accommodate a population of 19.75 lakhs by 2011.
5. Ensure maximum footfall because of only multiplex in the residential vicinity.

# Ground Floor



# First Floor

