

BE A PART OF THE GROWTH MOMENTUM



**JUBILEE
JUNCTION**
THE GROWTH MOMENTUM

LOCATION MAP



DIRECT ACCESS & HIGH VISIBILITY

from airport road, will make Jubilee Junction a desirable halt.

IN THE 5 KMS RADIUS

- Densely populated residential areas of Sectors 64, 65, 66, 67, 79, 80, 82 etc.
- Prominent government offices like Mandi Board, Municipal Corporation, Forest Bhawan etc.
- Key educational institutions like ISB, IISER, Ryan International School, NIPER and Army Institute of Law.
- Nearby industrial areas naturally attracts the footfall.
- Direct access and high visibility from Airport Road, will make Jubilee Junction a desirable halt.

MAJOR LANDMARK DISTANCE FROM JUBILEE JUNCTION

- NABI: 3 Km
- Aerocity: 3.3 Km
- PCA Stadium: 3.5 Km
- Fortis Hospital: 4.3 Km
- IT City: 4.5 Km
- Aerotropolis City: 4.5 Km
- Amity University: 4.7 Km
- Infosys: 6.7 Km
- Ashoka University: 7.3 Km
- Mohali International Airport: 9 Km

CATCHMENT



THE NEW LIFELINE OF MOHALI



- PRE-APPROVED COMMERCIAL SITE ALLOTTED BY GMADA
- IMPRESSIVE FRONTAGE OF 1000 FT. WIDE ON INTERNATIONAL AIRPORT ROAD, MOHALI
- 3 SIDE OPEN SITE WITH ENTRY/EXIT FROM AIRPORT ROAD AND RESIDENTIAL AREA OF SECTOR 66
- FIRST SCO DEVELOPMENT WITH GRAND ENTRANCE

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RENOWNED CONSULTANTS



LANDSCAPING



True to the genesis of its name, Oracles constitutes outstanding professionals associated with the field of landscape architecture, geared towards providing site planning, landscape design and construction administration services. Following closely the dictionary definition, Oracle as advisors to the patrons believe in offering work of remarkable quality and value relationships nurtured on mutual trust. Straddling between the scales of gardens, complexes and regions, the firm offers holistic perspective on planning, design and management of landscape.



ARCHITECTURE



IE Design Studio is an agglomeration of young and motivated individuals who desire to practice good architecture. With the belief that all design spheres are interwoven and work in tandem to create a masterpiece, the firm focuses on the synergy of architecture the built and un-built environment and tries and keeps the bigger picture in the mind always. The firm strongly believes in an approach of spatial and functional morphing in accord with the budget, time and trend program. The attempt of every project is to relate to its context and think afresh keeping in mind its constraints.



LIGHTING



Lucent Worldwide is an internationally recognized architectural lighting design firm and one of the pioneers of lighting design in India. Though the core strength of the firm is Landscapes, City Scapes and High-end homes and Hospitality, Lucent has also earned many accolades for the lighting design of monuments, spiritual and religious institutions and lighting master plan of large residential and commercial areas. Design of customized architectural and decorative lighting fixtures is another acknowledged strength. The company not only believes in beautifying spaces by lighting, but also aims at creating designs that reduces light pollution and preserves dark skies.

PRE-LEASED SCO FLOORS 180 SQ. YDS.



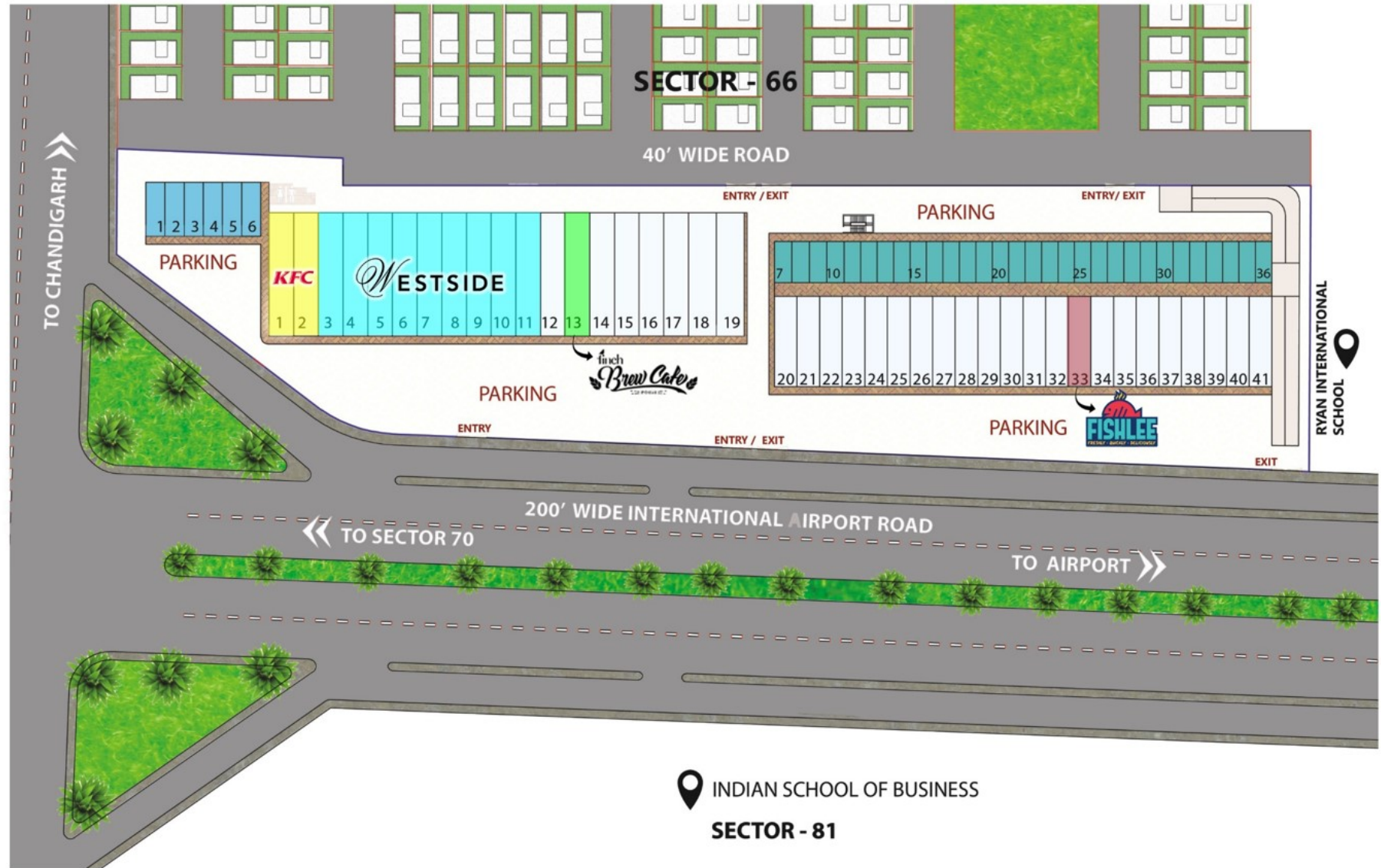
- TWO SIDE OPEN SCO FLOORS
- ALL SCOs FACING INTERNATIONAL AIRPORT ROAD
- 22.6 FT. WIDE COURTYARD ON THE REAR SIDE OF GROUND FLOOR
- 4 FT. WIDE BALCONY ON THE REAR SIDE OF 1ST 2ND & 3RD FLOOR
- SCOs WITH BEST FLOOR TO FLOOR HEIGHT IN THE REGION
- HEIGHT OF BASEMENT 11.25 FT.
- HEIGHT OF GROUND FLOOR 15.5 FT.
- HEIGHT OF FIRST FLOOR 13.5 FT.

TATA GROUP'S RETAIL VENTURE



20 YEARS.
28 IN-HOUSE BRANDS.
132 STORES.

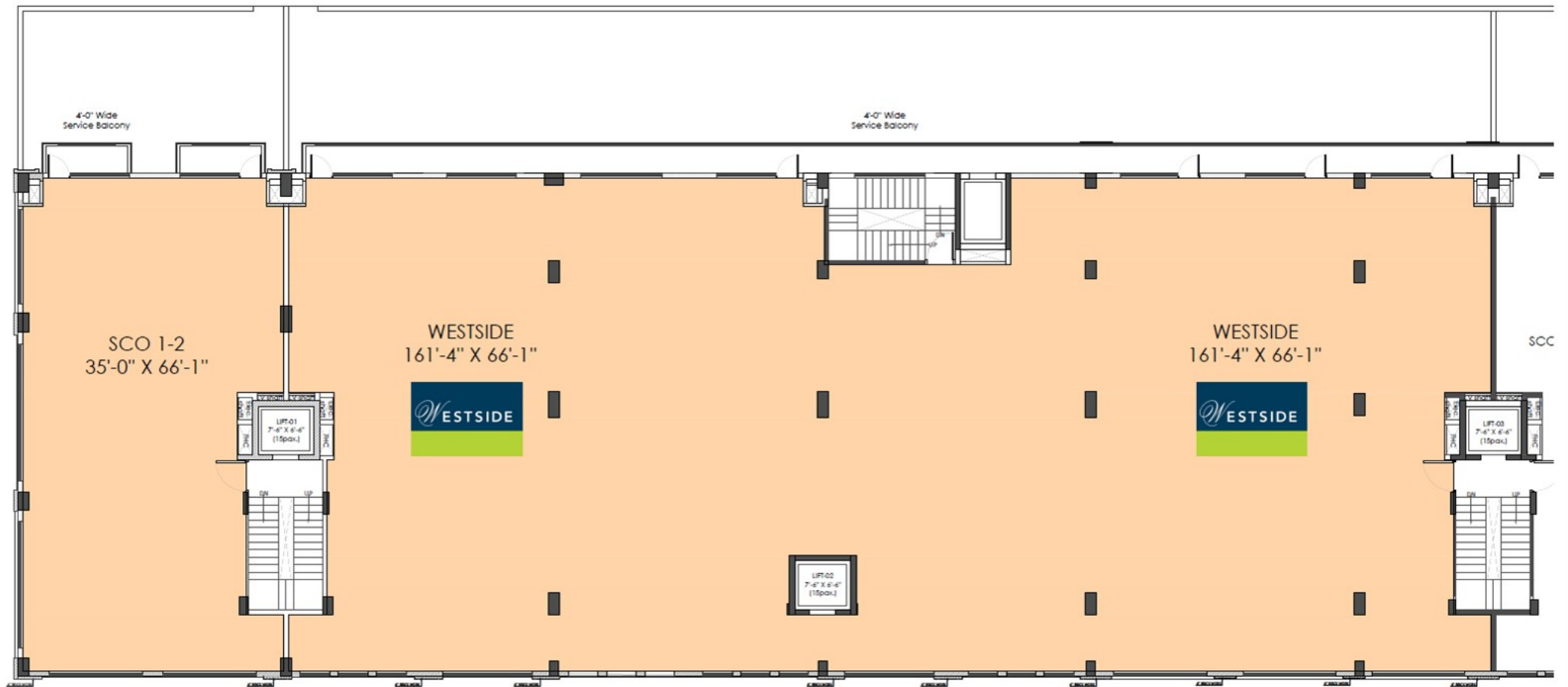
TATA WESTSIDE IS ONE OF INDIA'S LARGEST AND FASTEST GROWING CHAINS OF RETAIL STORES. THE WESTSIDE FORMAT OFFERS A PREDOMINANTLY EXCLUSIVE BRANDS MODEL ACROSS WOMEN'S WEAR, MENSWEAR, KIDS' WEAR, FOOTWEAR, LINGERIE, COSMETICS, PERFUMES AND HANDBAGS, HOUSEHOLD FURNITURE AND ACCESSORIES. WELL-DESIGNED INTERIORS AND PRIME LOCATIONS ENHANCE THE CUSTOMER'S SHOPPING EXPERIENCE, MAKING A WESTSIDE STORE A POPULAR PLACE TO SHOP AT FOR THE WHOLE FAMILY!





TOTAL CARPET AREA OF GROUND FLOOR - 8651 SQ. FT.
CARPET AREA OF EACH UNIT - 961.22 SQ. FT.

GROUND FLOOR PLAN



TOTAL CARPET AREA OF FIRST FLOOR - 9995 SQ. FT.

CARPET AREA OF EACH UNIT - 1110.55 SQ. FT.

FIRST FLOOR PLAN

ESTIMATED ANNUAL SALE OF WESTSIDE	Rs. 36 CRORE
(JUBILEE JUNCTTION)	
PER UNIT SALE SHARE	Rs. 4 CRORE
REVENUE SHARING	7.50%
ANNUAL REVENUE SHARE PER UNIT	Rs. 30 LACS
(4CR * 7.5%)	
PER MONTH REVENUE SHARE	Rs. 2.50 LACS
(30LACS / 12 MONTHS)	
MINIMUM GUARANTEE	Rs.1,76,035/-
(@Rs.85/- PER SQ. FT. * 2071 SQ. FT.)	

TENANT	BASEMENT	LEASING RIGHTS WITH JUBILEE GROUP
	GROUND & FIRST FLOOR	TATA WESTSIDE
TENURE	BASEMENT	9 YEARS
	TATA WESTSIDE	19 YEARS 11 MONTH
LOCKIN PERIOD	BASEMENT	36 MONTHS
	TATA WESTSIDE	
SECURITY DEPOSIT	BASEMENT(3M)	Rs. 1,50,000/-
	TATA WESTSIDE (6M)	Rs. 9,30,000/-
ESCALATION ON LEASE RENT	15% AFTER EVERY 3 YEARS	
MONTHLY RENT	BASEMENT	Rs. 50,000/-
MONTHLY REVENUE SHARE	GROUND & FIRST FLOOR	Rs. 2,50,000/-
TOTAL EARNING MONTHLY		Rs. 3,00,000/-
TOTAL EARNING ANNUALLY		Rs.36,00,000/-

DOWN PAYMENT PLAN:

AT THE TIME OF BOOKING	10% of BSP
WITHIN 45 DAYS OF BOOKING	85% of BSP
ON OFFER OF POSSESSION	5% of BSP + IFMS
NOTE: GST & IFMS AS APPLICABLE	

NOTE: MINIMUM RENTAL WILL BE EFFECTIVE IMMEDIATELY UPON AVAILING DPP or ON MINIMUM 50% PAYMENT

DEVELOPMENT LINKED PAYMENT PLAN:

AT THE TIME OF BOOKING	10% of BSP
WITHIN 30 DAYS OF BOOKING	15% of BSP
ON COMPLETION OF SUPER STRUCTURE OF SCO	25% of BSP
ON OFFER OF POSSESSION	50% of BSP
NOTE: GST & IFMS AS APPLICABLE	

NOTE: RENTAL WILL BE EFFECTIVE UPON OFFER OF POSSESSION

POSSESSION

IN JULY 2022

LATEST CONSTRUCTION UPDATE



LATEST CONSTRUCTION UPDATE



LATEST CONSTRUCTION UPDATE



LATEST CONSTRUCTION UPDATE



LATEST CONSTRUCTION UPDATE



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LET'S TALK