

Backed by a strong brand lineage, Paras Buildtech, inceptioned in 2006, is progressing fast “Towards Tomorrow”. With “timely delivery” as its core strength, the company has already delivered approx. 6.5 Million Square Feet and has multi scale projects spread across a land bank of approx. 92 Acres. With 8 projects already delivered, currently, the team is aggressively working towards delivering another 5 projects in NCR.

An impressive project spectrum includes a mix of Residential, Commercial and Retail Spaces, with developments spread across GURGAON, NOIDA, ZIRAKPUR & MOHALI. Paras Buildtech enjoys an absolute edge in these markets right from land acquisition, to procurement, construction, project management and property management services.

Paras Buildtech is a team of highly experienced professionals constantly working on upscaling their own benchmarks of unmatched quality and timely delivery.



PROJECTS DELIVERED RETAIL & COMMERCIAL

□ PARAS DOWNTOWN CENTER

□ PARAS TWIN TOWERS

□ PARAS DOWNTOWN SQUARE MALL

□ PARAS TRADE CENTRE

□ PARAS TRINITY





**PARAS DOWNTOWN
CENTER**

Sector - 53, Golf Course Road,
Gurgaon
Office and Retail Spaces
Area : 1.06 Lacs Sq. Ft.



PARAS TWIN TOWERS

Sector - 54, Golf Course Road,
Gurgaon
Office Spaces
Area : 2.40 Lacs Sq.ft.



PARAS TRINITY

Sector - 63, Golf Course Extension Road,
Gurgaon
Office and Retail Spaces
Area : 2.05 Lacs Sq.ft.





PARAS DOWN TOWN SQUARE

Zirakpur, Punjab
Shopping Mall
Spread over 3.34 Lacs Sq.ft.



PARAS TRADE CENTRE

Sector - 2, Gwal pahari, Gurgaon
Office and Retail Space
Spread over 2.78 Lacs Sq.ft.



PROJECTS DELIVERED RESIDENTIAL

▣ PARAS PANORAMA

▣ PARAS TIEREA

▣ PARAS SEASONS

ZRICKS





PARAS PANORAMA

Kharar, Punjab
Area : 5.1 Acres
Saleable Area : 4.41 Lacs Sq.ft.
No. of Units : 260
Towers : 5 Nos.



PARAS TIERIA

Sector - 137,
Expressway, Noida
Area 30 Acres
Saleable Area :
4.5Mn Sq. ft.
No. of Units – 3954 Nos.
No. of Towers – 28 Nos.



PARAS SEASONS

Sector - 168,
Expressway, Noida
Area 7.4 Acres
Saleable Area : 11.5 Lacs Sq.ft.
No. of Units - 1058 Nos.
No. of Towers - 8



PROJECTS UNDERWAY RESIDENTIAL & COMMERCIAL

- PARAS QUARTIER (ULTRA LUXURIOUS RESIDENTIAL)
- PARAS IRENE (RESIDENTIAL)
- PARAS DEW'S (RESIDENTIAL)
- PARAS SQUARE (MULTI PURPOSE)





PARAS IRENE

Sector – 70A, Gurgaon
Residential Project
Spread over approx. 7.78 Acres
Saleable Area: 9.19 Lacs Sq.ft.
Total no. of Units - 456
Total no. of Towers - 7



PARAS DEW'S

Sector - 106, Gurgaon
Area : 13.76 Acres | Saleable Area : 12.55 Lacs Sq.ft.
Total no. of Units - 724
Total no. of Towers - 6



PARAS QUARTIER

Sector - 2, Gwal Pahari, Gurgaon
Area :10 Acres | Saleable Area:8.46 Lacs Sq.ft.
Total no. of Units - 148
Total no. of Towers - 3



PARAS SQUARE

Sector 63A, Gurgaon,
Mix Land Use Project
Area : 2.25 Acres | Saleable Area : 2.25 Lacs Sq.ft.
No. of Units – 318 | No. of Towers – 1



- Dunnhumby (UK Based - Data Analytical Company)
- Cisco Technologies (IT)
- Artsana (Baby & Health care Products – Chicco)
- Carlsberg India (Beer Company)
- Navisite Technologies (IT Infrastructure company)
- Baker Hughes (Oil & Gas)
- Federal Mogul (US Based – Motor Parts)
- M3M (Real Estate)
- Religare Finvest Limited
- Panchvaktra Holdings
- Group on (Nearbuy)
- ICICI Bank (Branch)
- Bank of Baroda (Branch)
- Pioneer Urban Infrastructures (Corporate Office)
- IL& FS. (Corporate Office)
- Share space realty Pvt. Ltd.
- Smart work Business Centre.
- SKN Infrastructures. (Corporate Office)
- HVS Hospitality
- Sampras Food products

- Numero Uno
- Vodafone
- PCC (Precision)
- Explomedia
- Kee Pharma
- Avon Cosmetics
- Parikh Steel
- Marshalls
- Inmito
- GRUB n GO
- Big Bazar
- Pantaloons
- Big Cinemas
- Mc Donalds
- Dominos
- Café Coffee Day
- Madame
- Barista
- Monte Carlo
- Pepe Jeans



A large, stylized letter 'Z' logo in a dark red color, positioned behind the text.

PARAS ONE33

ZRICKS[®]

Paras Buildtech presents a visionary, state-of-the-art low-rise mixed land use development designed to complement & enhance the city's cosmopolitan vibe. Spread across an area of 2 Acres in Sector-133, Noida-Greater Noida Expressway.

A development comprising Retail units, a Hotel & Serviced Residences, Paras One33 is envisaged to be the key convergence for business & leisure. An ideal destination for multi-national & regional businesses & a vibrant place for young executives to reside.

Jaypee Hospital

Delhi Public School,
Gautam Buddha Nagar

Shahpur
Govardhanpur
Bangar

Genesis Global School
SECTOR 132

BLOCK A

BLOCK B

Adobe Systems
(India) Pvt

Kensington Park

Shahpur
Govardhanpur
Kh
Google

Project Site in Sector-133, Noida



One of the prime development corridors in the country currently, and is unique of its superbly accessible & functional connectivity options.

A self sustaining urban pocket with excellent infrastructure, area adjacent to this 23km long corridor has witnessed a large scale & rapid residential development, thereby introducing multiple avenues for businesses.

Paras One33 is slated to be the new cynosure of the city.

ABOUT SECTOR – 133, NOIDA EXPRESSWAY

One of the landmark sectors of Noida Expressway, surrounded by well habited sectors.

LOCATION HIGHLIGHTS

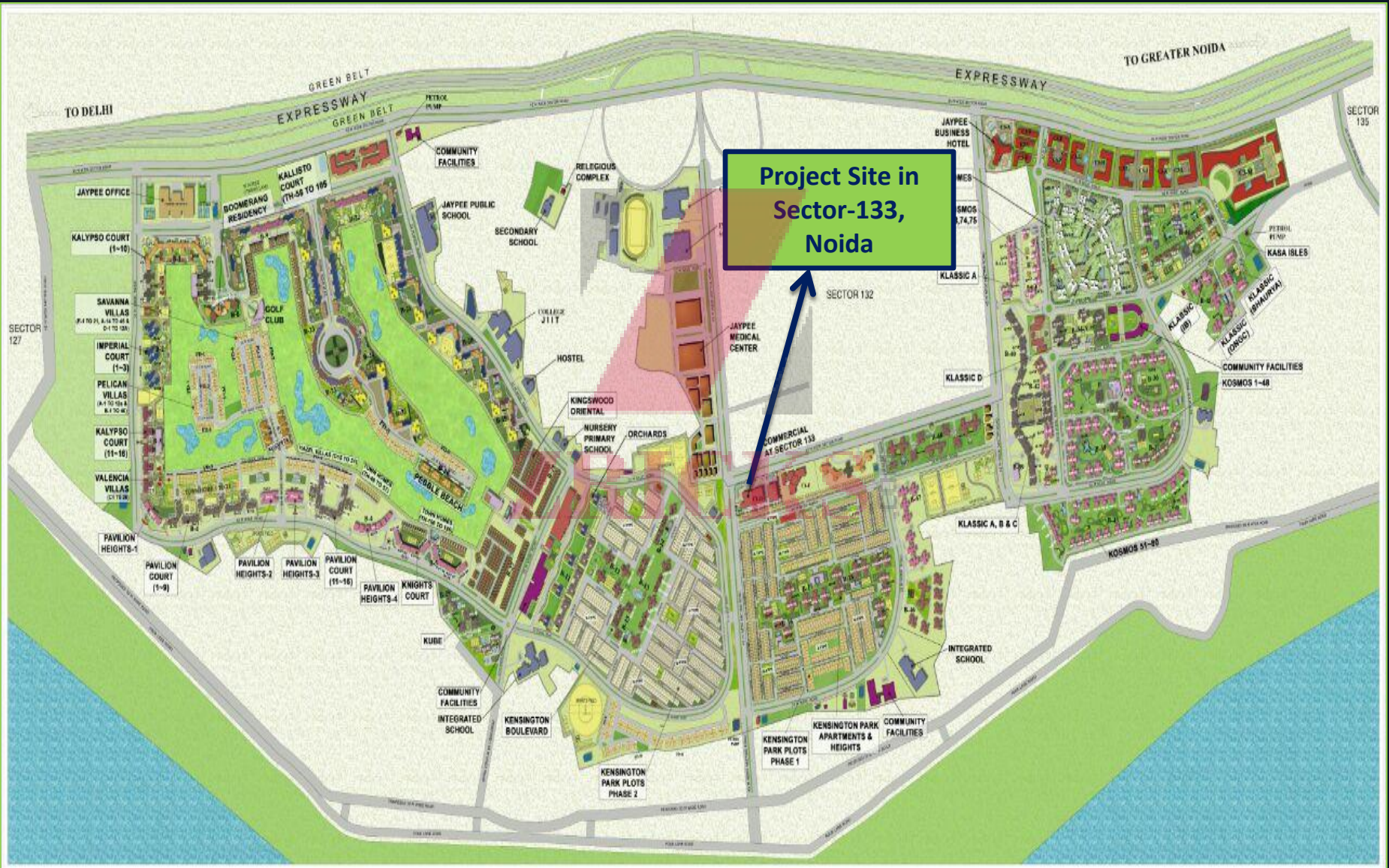
- Two side open corner plot.
- Located on the Noida- Greater Noida Expressway
- Near Jaypee Hospital
- Up coming metro stations on expressway is in sector 137, 142, 143, 144, 147 & 153.
- Site surrounded by around 30000 apartments.
- Limited supply of quality retail on expressway
- 5 Minutes from Mahamaya Flyover.
- 10 Minutes from Sector 18, Noida.
- 15 Minutes from DND Toll Plaza.
- 20 Minutes from Akshardham Temple.
- 35 Minutes from Cannaught Place
- 45 Minutes from New Delhi Railway Station
- 75 Minutes from IGI Airport

ABOUT WISH TOWN

Spread over 1162 acres, Jaypee Greens Wish Town is strategically located & easily accessible township

HIGHLIGHTS

- 18-hole and 9-hole signature Grahame Cook Golf Course
- Gated community
- Multiple residential options ranging from independent villas to premium high-rise apartments to mid-range apartments and plots.
- Nature reserves / landscaped parks
- Multiple social clubs with a range of health & recreational facility
- Jaypee Super Specialty Hospital (over 520 beds)
- Jaypee Institute of Information Technology
- Jaypee Public School
- More institutions and commercial developments planned within the township



MNCs & CORPORATES ON EXPRESSWAY

HCL | Accenture | Alstom | Oracle | Adobe | Accenture | KPMG | Samsung | Havells | Foresight | India Mart | BHEL | British Council | HDFC Bank Yes Bank | ICICI Bank | India TV | TCS | Met Life | Genpact

RESIDENTIAL SECTORS & SOCIETIES IN THE VICINITY

Jaypee Wish Town | ATS Village | Eldeco Utopia | Supertech Emerald Court | Parsavnath Prestige | Silver City | Omaxe Grand Woods | Omaxe Forest Spa | Paras Tieria | Purvanchal Royal Park | Supertech Eco Citi | Exotica Fresco | Paramount Floraville | Gulshan Vivante | Ajnara Daffodil | Logix Blossom County | Paras Seasons | Sunworld Arista | 3C – Lotus Zing | Nimbus | Today Homes | ATS One Hamlet | 3C – Lotus Boulevard | Lotus Panache | Sunworld Vanalika | Prateek Stylome | Prateek Edifice | Gardenia | Amrapali Sapphire | Mahagun Moderne | Mahagun Maple | Omaxe Twin Towers | Meghdootam | Prateek Wisteria | Supertech North Eye & Cape Town | Ajnara Heritage | Amrapali Silicon City, etc.

Sector 45, 47, 50, 75, 76, 77, 82, 100, 105, 107 are all near by habited Residential Sectors with good occupancy rate

COLLEGES & UNIVERSITIES ON EXPRESSWAY

Amity Business School
Galgotia University, G. Noida
Sharda University, G. Noida
HCL University
G L Bajaj
NIIT
Noida International University

MEDICAL FACILITY IN THE VICINITY

Felix Hospital, Sector 137
Jaypee Hospital, Sector 128
Yatharth Hospital, Sector 110
Max Hospital, Sector 19
Apollo Hospital, Sector 27
Kailash Hospital, Sector 27 & Greater Noida

SCHOOLS ON EXPRESSWAY

Shiv Nadar | Mothers Pride | Shriram Millennium | Step by Step | Genesis Global | JBM Business School | DPS Expressway | Jaypee School | Lotus Valley School | Gyan Shree | Mayoor International | Amity International | Pathways School

ABOUT PRODUCT

□ INVENTORY TYPE, SIZE AND SALEBALE AREA

□ PHASE-1 INVENTORY DETAILS

□ PRICE LIST

□ PAYMENT PLANS



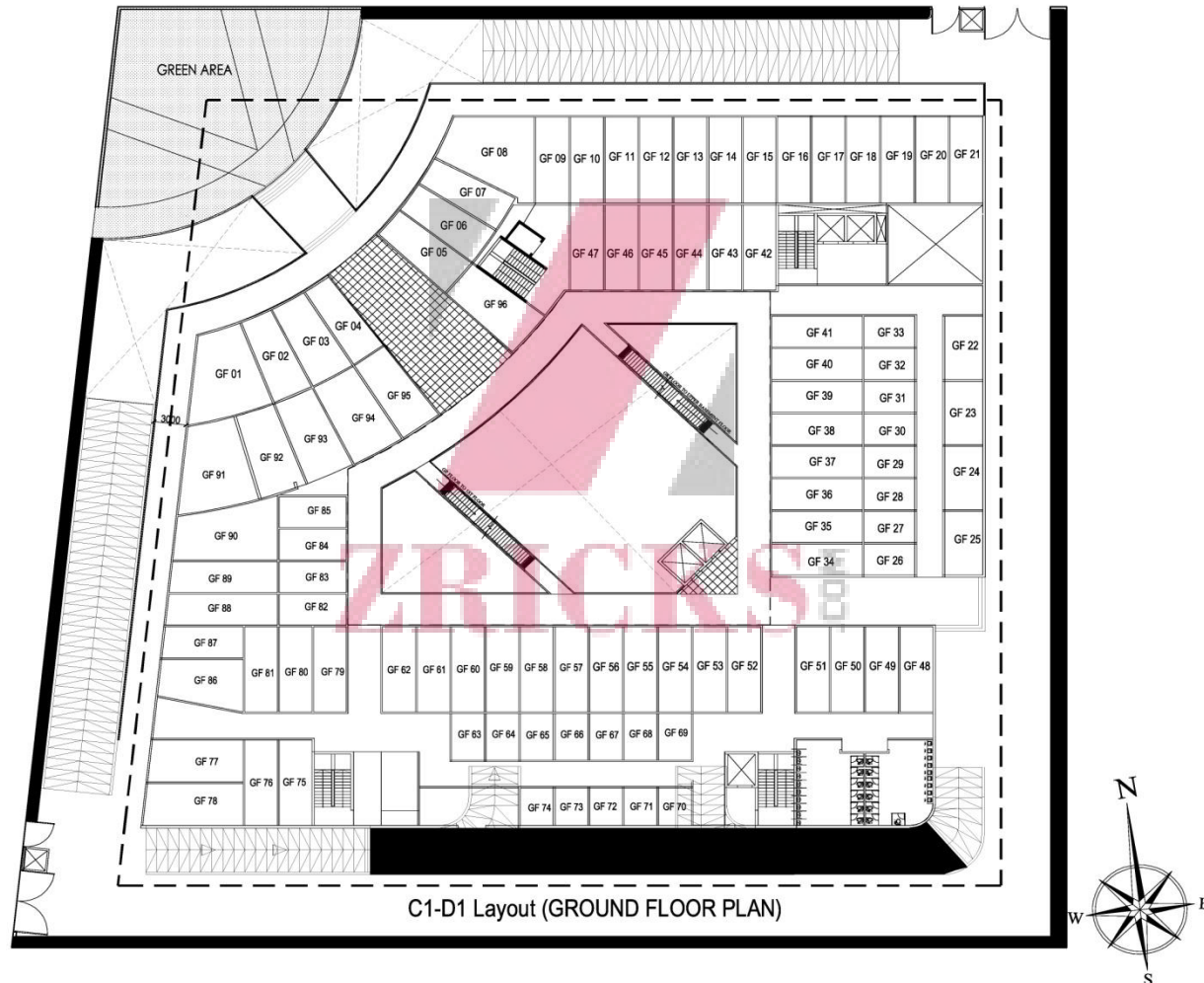


2 ACRE MIXED LAND USE DEVELOPMENT | GOLD RATED LEED CERTIFIED GREEN BUILDING
DESIGNED BY : HAFEEZ CONTRACTOR

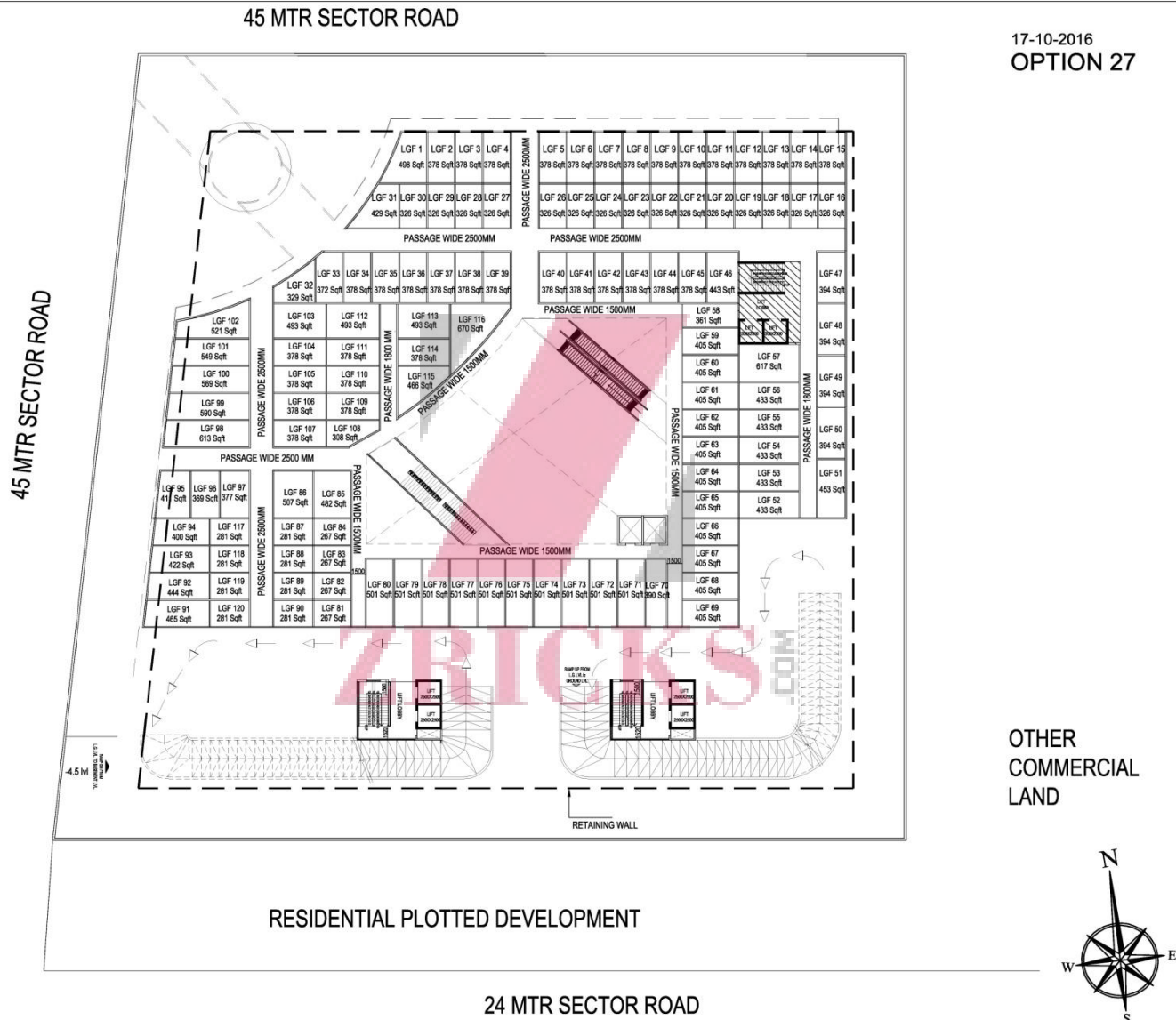








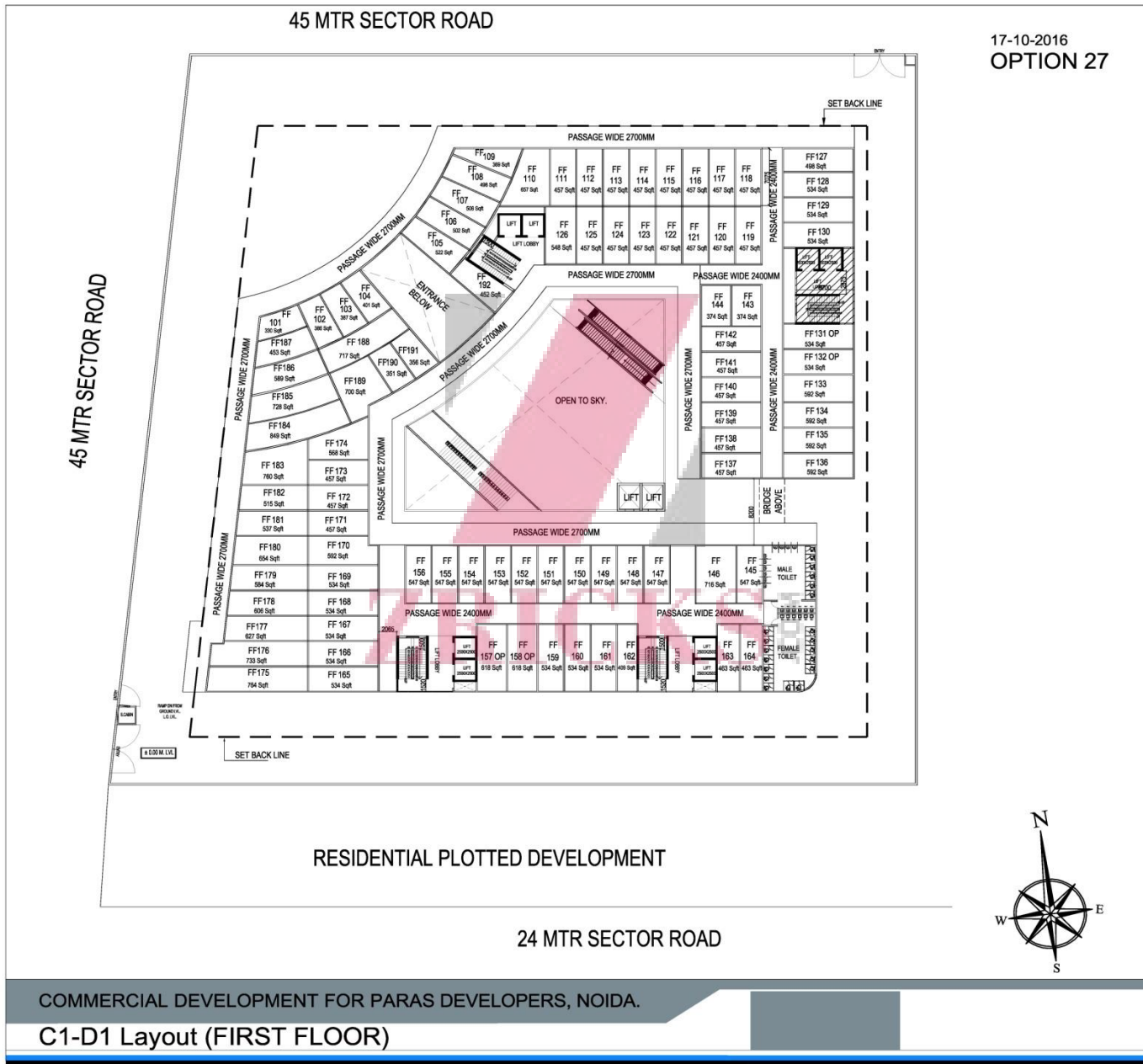
17-10-2016
OPTION 27



COMMERCIAL DEVELOPMENT FOR PARAS DEVELOPERS, NOIDA.

C1-D1 Layout (LOWER GROUND FLOOR)

17-10-2016
OPTION 27



RETAIL

| | |
|-------------------|-------------|
| Ground Floor | - 96 Units |
| Central Courtyard | - 120 Units |
| First Floor | - 92 Units |

SERVICE APARTMENTS

| | |
|-----------------------|------------|
| 2 nd Floor | - 43 Units |
| 3 rd Floor | - 43 Units |
| 4 th Floor | - 43 Units |
| 5 th Floor | - 43 Units |



PHASE - 1 :- INVENTORY

| | |
|-------------------|------------|
| Ground Floor | - 40 Units |
| Central Courtyard | - 65 Units |
| First Floor | - 85 Units |

PRICE LIST :

| | |
|-------------------|--|
| Ground Floor | BSP @ Rs. 14,750/- Sq.ft. + Rs. 500/- Sq.ft. (Add-ons) + Car parking + PLC, If any |
| Central Courtyard | BSP @ Rs. 12,750/- Sq.ft. + Rs. 500/- Sq.ft. (Add-ons) + Car parking + PLC, if any |
| First Floor | BSP @ Rs. 11,250/- Sq.ft. + Rs. 500/- Sq.ft. (Add-ons) + Car parking + PLC, if any |

Add-ons includes :-

- * Lease Rent @ 100/- Sq.ft.
- * IDC @ Rs. 200/- Sq.ft.
- * Power Back up @ Rs. 75/- Sq.ft.
- * Fire Fighting Charges @ Rs. 75/- Sq.ft.
- * Electric Sub Station Charges @ Rs. 50/- Sq.ft.

- Car Parking Usage Rights – Rs. 3,00,000/- Per Slot
- **Preferential Location Charges (PLC's) :-**
 - Road Facing @ Rs. 750/- Sq.ft.
 - Corner Shops @ Rs. 500/- Sq.ft.

PHASE - 1 :- INVENTORY

| | |
|-----------------------|------------|
| 2 nd Floor | – 20 Units |
| 3 rd Floor | – 20 Units |
| 4 th Floor | – 26 Units |
| 5 th Floor | – 26 Units |

PRICE LIST :

2nd to 5th Floor - BSP @ Rs. 7,500/- Sq.ft. + Rs. 500/- Sq.ft. Add-ons + Car parking + PLC, if any

Add-ons includes :-

- Car Parking Usage Rights – Rs. 3,00,000/- Per Slot

- * Lease Rent @ 100/- Sq.ft.
- * IDC @ Rs. 200/- Sq.ft.
- * Power Back up @ Rs. 75/- Sq.ft.
- * Fire Fighting Charges @ Rs. 75/- Sq.ft.
- * Electric Sub Station Charges @ Rs. 50/- Sq.ft.



A.) Time & Construction Linked Payment Plan

| S.no. | Milestones | Total Price (%) |
|-------|--|--|
| 1. | On Booking | Rs.5,00,000/- for Ground Floor & Rs. 3,00,000/- for Central Courtyard & 1 st to 5 th Floor |
| 2. | Within 30 Days of Booking | 10% of Basic Sale Price – Less : Booking Amount |
| 3. | On Start of Excavation /60 Days from Booking Date, whichever is later | 10 % of BSP |
| 4. | On Completion of Lower Basement Roof Slab/150 Days from Booking Date, whichever is later later | 10% of Basic Sale Price |
| 5. | On Completion of 1st Floor Roof Slab /240 Days from Booking Date, whichever is later | 7.5% of Basic Sale Price + Lease Rent |
| 6. | On Completion of 3 rd Floor Roof Slab /300 Days from Booking Date, whichever is later | 7.5% of Basic Sale Price |
| 7. | On Completion of Top Floor Roof Slab /360 Days from Booking Date, whichever is later | 7.5% of Basic Sale Price + PLC (if applicable) |
| 8. | On Completion of brick work /420 Days from Booking Date, whichever is later | 7.5% of Basic Sale Price |
| 9. | On completion of external plaster work / 480 Days from Booking Date, whichever is later | 7.5% of Basic Sale Price + Car Park (Usage Rights) |
| 10. | On Completion of electrical conducting / 530 Days from Booking Date, whichever is later | 10% of Basic Sale Price |
| 11. | On Completion of External Façade / 630 Days from Booking Date, whichever is later | 10% of Basic Sale Price |
| 12. | On Installation of Services / 730 Days from Booking Date, whichever is later | 7.5% of Basic Sale Price + IDC |
| 13. | On offer of Possession Letter | 5% of Basic Sale Price + Power back up+ Electric Sub Sub Station charges + Fire Fighting Charges + Registration Registration and Stamp Duty Charges, as applicable |

B.) Flexi Payment Plan (6% Discount on BSP)

| S.no. | Description (Milestones) | Total Price (%) |
|-------|--|---|
| 1. | On Booking | Rs. 7,50,000/- for Ground Floor & Rs. 5,00,000/- for Central Courtyard and 1 st to 5 th Floor |
| 2. | Within 60 Days of Booking | 50% of Basic Sale Price – Less : Booking Amount |
| 3. | On Completion of brick work /420 Days from Booking Date, whichever is later | 7.5% of Basic Sale Price + PLC (if applicable) |
| 4. | On completion of external plaster work /480 Days from Booking Date, whichever is later | 7.5% of Basic Sale Price + Car Pak (Usage Rights) |
| 5. | On Completion of electrical conducting /530 Days from Booking Date, whichever is later | 10% of Basic Sale Price |
| 6. | On Completion of External Façade /630 Days from Booking Date, whichever is later | 10% of Basic Sale Price + Lease Rent |
| 7. | On Installation of Services /730 Days from Booking Date, whichever is later | 10% of Basic Sale Price + IDC |
| 8. | On offer of Possession Letter | 5% of Basic Sale Price + Power back up+ Electric Sub Station charges + Fire Fighting Charges + Registration and Stamp Duty Charges, as applicable |

C.) Down Payment Plan (11% Discount on BSP)

| S.no. | Description (Milestones) | Total Price (%) |
|-------|--------------------------------|--|
| 1. | On Booking | Rs. 7,50,000/- for Ground Floor & Rs. 5,00,000/- for Central Courtyard and 1 st to 5 th Floor |
| 2. | Within 60 - 90 Days of Booking | 95% of Basic Sale Price – Less : Booking Amount + PLC (if applicable) |
| 3. | On offer of Possession Letter | 5% of Basic Sale Price + Car Park (Usage Rights) + Lease Rent + IDC + Power back up+ Electric Sub Station charges + Fire Fighting Charges + Registration and Stamp Duty Charges, as applicable |

Transfer will be allowed after receiving of 35% of BSP.

- **First transfer free for first 24 months.**

Demand Draft / Cheques will be in favour of :

“ ADMIRED HEIGHT PROJECTS PVT. LTD. ”

Note: Demand Drafts / Cheques will be accepted w.e.f. 1st October 2016 and Allotment will be done on first cum first serve basis.



- Low Rise Development (G+5) with High End Retail/Service Apartment & Hotel.
- Separate F&B areas, Large Anchor Stores, Banquet Spaces, Kids Zone, Cafes, Entertainment Area & Club Area.
- Open to sky central courtyard with **extensive** range of activities.
- High visibility & excellent branding for **all** shops.
- Expected Delivery within 3 years.
- Attractive Pricing with exclusive **Payment** Plan options.
- Excellent catchment (Existing **Residential**/Corporates/It-ITES). More than 2 lacs residential units in nearby development with a lot of opportunity for the end user/investor.
- High Rental Opportunity
- Nearby Commercial Projects selling @ Rs 20000-25000/sqft (GF)
- Minimum Risk & Maximum return
- First Lease for the (Retail), to be done by the Company
- Elevation & Design concept by Hafeez Contractor
- Multiple Entry Points to shopping area & Ample Basement & Surface Car Parking Space.
- Low Maintenance



