

GRAND
CENTRAL 114



ARTISTIC IMAGE



THE GRANDEST SCO OF GURUGRAM

Grand Central 114 is a distinctive Shop-cum-office (SCO) format with rich social infrastructure, a bustling ecosystem and a strong base of consumers. It's the perfect amalgam to showcase your business on a grand scale and to let the shoppers get the best in a glance.

- Sprawling across 12.3* acres
- Land ownership
- Two-side entry
- B + G + 4 Floors + Terrace (As per DTCP approved standard architectural control sheet)
- Grand entrance with security
- Ample parking space
- Terrace rights

INTELLIGENTLY CONCEIVED AT AN UNBEATABLE LOCATION

Sector 114 is the ultimate investment destination for any business to prosper. Stretching along a 75 m. wide road in the front and a 24 m. wide road at the back, it enjoys seamless connectivity and superior access between Delhi, Gurugram and Manesar.



- Located at the junction of Delhi and Gurugram
 - 10 mins drive* to IGI Airport
 - 10 mins drive* to India International Convention & Expo Centre
 - Catchment of approx 3,00,000+ families
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GRAND CENTRAL M2

75 M. Road

Dwarka Expressway

Bijwasan Road

Old Delhi Gurgaon Road

NH-8

Toll Booth

Majpathi Road

Bijwasan

Dwarka

Palam Vihar

Toll Booth

Dwarka Link Road

IGI Airport

Aerocity

NH-8



Map not to scale

AN ALL-IN-ONE DELIGHT

From its massive and varied plot sizes to its classical facade and landscape, Grand Central 114 provides your business with unmatched scale, size and visibility for a clutter-free experience, all at the same time.

- A dedicated area for hosting cultural shows, exhibitions and a lot more
- Spacious plots to establish- spa, restaurant, clinic, gym, car showroom, salon etc.
- Park and shop concept offering a clutter-free public realm
- Separate entries for retail and office
- Double height corridors

Plot Sizes

66 sq. yd. | 75 sq. yd. | 89 sq. yd. | 105 sq. yd. | 126 sq. yd. & many more..

THE PERFECT OPPORTUNITY FOR ROBUST BUSINESS GROWTH: SCO

Shop-cum-office (SCO) is the next big thing when it comes to commercial spaces. These plots inherit the traditional concept of a marketplace while offering the flexibility of owning a commercial land parcel with a plethora of common amenities, services and facilities that enable smooth functioning of the marketplace.

- For investors, it offers a great return on investment
- Bespoke architecture and more visibility to shops
- Low operational cost
- Lively ambience
- Easy parking

SITE PLAN



GRAND CENTRAL



S.no	Plot Type	Size (mt.)		Area (sq.mt.)	Area (sq.yd.)	No. Of Units
		W	L			
Regular Sizes						
1	Type-A	5	11	55.00	66	27
2	Type-B	6	9.5	57.00	68	1
3	Type-C	5	12.5	62.50	75	32
4	Type-D	5	13	66.00	78	9
5	Type-E	5.5	12	66.00	79	1
6	Type-F	5.5	13	71.50	86	1
7	Type-G	5.5	13.5	74.25	89	31
8	Type-H	5.5	14	77.00	92	3
9	Type-I	5.5	14.5	79.75	95	1
10	Type-J	5.5	16	88.00	105	34
11	Type-K	6.3	16	100.80	121	1
12	Type-L	6	17.5	105.00	126	32
13	Type-M	6.65	16	106.40	127	1
14	Type-N	8.3	13.5	112.05	134	2
15	Type-O	7	16	112.00	134	1
16	Type-P	6	19	114.00	136	13
17	Type-Q	7	17.5	122.50	147	2
18	Type-R	7.2	17.5	126.00	151	2
19	Type-S	6.3	13.5	85.05	102	1
Premium Sizes						
20	Type-I	AS/PROFILE		67.05	80	2
21	Type-II	AS/PROFILE		72.32	86	1
22	Type-III	AS/PROFILE		76.5	91	1
23	Type-IV	AS/PROFILE		77.16	92	2
24	Type-V	AS/PROFILE		105.4	126	1
25	Type-VI	AS/PROFILE		111.11	133	1
26	Type-VII	AS/PROFILE		125.61	150	1
27	Type-VIII	AS/PROFILE		126.15	151	1
28	Type-IX	AS/PROFILE		133.35	159	1
29	Type-X	AS/PROFILE		125.65	150	1
30	Type-XI	AS/PROFILE		150.11	180	1
31	Type-XII	AS/PROFILE		156.07	187	1
32	Type-XIII	AS/PROFILE		165.26	198	1
Total						210



GRAND CENTRAL 114

SECTOR II4, COMMERCIAL SECTOR, GURUGRAM - 122017, HARYANA
HARERA REGISTRATION NUMBER: RC/REP/HARERA/GGM/540/272/2022/15

70560-12345

CANDEO PROJECTS PRIVATE LIMITED | CIN: U70101DL2010PTC207716
UG-39, UPPER GROUND FLOOR, SOM DUTT CHAMBER-II, BHIKAJI CAMA PLACE, NEW DELHI-II0066

HARE Reg. No.:15 of 2022 - dated 21.02.2022 for Grand Central 114, Vide Certificate no. RC/REP/HARE /GGM/540/272/2022/15, a Planned Commercial Colony project, also available at www.haryanarera.gov.in, is being developed on land measuring 12.33675 acres (4.993 hectare) approx. situated at Village Bajghera, Sector 114, Tehsil and District Gurugram, Haryana, owned by Candeco Projects Private Limited License No. 05 of 2022 dated 19.01.2022 valid upto 18.02.2027 issued by Director, Town and Country Planning, Haryana. Candeco Projects Private Limited (CIN: U70101DL2010PTC207716) registered office at UG-39, Upper Ground Floor, Som Dutt Chamber-II, Bhikaji Cama Place, New Delhi-110066. Tel: (+91 11) 24473800 Email: candepo@gmail.com.

MEP Consultant: Plumbing: Mr. C.P.Vaidya (CP Vaidya & Associates) Electricals: Kanwar Krishen Associates (P) Ltd. Landscape Consultant: Mr. Suneet Mahendru (Oracles Landscape) Architects: Mr. Vijay Kataria (IE Design Integrated Environments)

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Unit No 01 to 16 are mortgaged as per DTCP Policy.

Please refer 1 Square Yard=0.8361 Square Meter; 1 Square Meter=10.764 Square Feet.
HARE Website haryanarera.gov.in/