

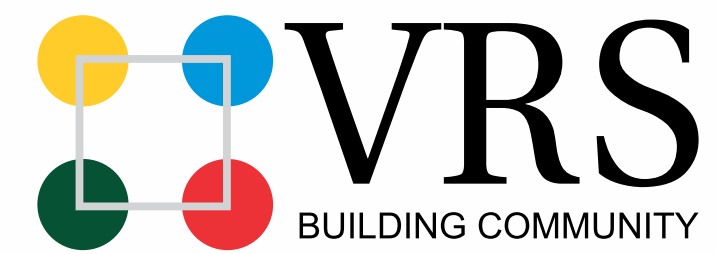


Establishing District One
as the Most Attractive Commercial Destination.



VRS Builders & Promoters
Sector 68, Adjoining MC office, Mohali
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www.vrsventures.com





Always Adding a Little Extra to the Ordinary

VRS Group brings to you the commitment for Value, Responsibility and Sustainability... Value for our customers, Responsibility towards our word and Sustainable solutions for a healthy and happy future, is what we look forward to.

VRS Group is demonstrating the finest illustration of epitomized brilliance amidst Chandigarh's newness. The Company is well-known for its wide array of Plots, Floors, Villas, Apartments and Penthouses. VRS Group has always strived to deliver the best and fulfill the aspiration of having a perfect address in the best possible way.



THE DESIGN THAT MAKES A STATEMENT



Envisioned by VRS as a destination for people who always want the best in life, DISTRICT ONE, on prime location - dividing road of sector 67 & 68, right between the Airport road & Municipal Corporation, blends form with function to represent the imagination to create a unique premium commercial destination with Food Hub & Convenience Market.

The Food Hub & Convenience Market helps drive foot fall into the retail areas and this helps create an integrated commercial destination.

Destined to emerge as the hot spot for urban shoppers, this project is designed to entice everyone from window shoppers to big spenders and offers an entire gamut of experiences ranging from food court to anchor stores and vanilla stores; each complimenting the other to augment return on investment for investors as well as end users.

The development has a good frontage and is overlooking a plaza space with pedestrian walkways extending into a vast open and green space.

The open plaza, housing attractive landscape, water features and other attractions is proposed to be developed as an extremely vibrant activity zone with planning, design, street furniture and landscaping of high standards.

This public space is envisaged as a platform for multi-dimensional social and commercial activity.

- GMADA Allotted 4.05 Acres Land
- Double Storey Shops with 100% Ground coverage
- SCO Sites with 100% Ground coverage
- High-End Retail
- Food Hub & Convenience Market



WHERE PRESENT MEETS THE FUTURE



Mohali – a place where
opportunities never end!

Mohali is not just a vibrantly developing city; it is also one of the most dynamically growing real estate markets in northern India. Proximity to transit points like Chandigarh & New Delhi, easy accessibility, and multi model connectivity in addition to special governmental focus to accelerate infrastructural growth has positioned Mohali as a dream destination for intelligent investors in real estate.



World Class Hospital in
proximity



Close to Mohali Cricket
Stadium



New International Airport
makes Mohali a viable
investment option



Mohali IT HUB with more
than 150000 employees



Landran

Gurudwara
Shri Singh
Saheedan

FORTIS Hospital

PCA Stadium

RYAN
International
School

IISER
ISB

Railway Station
SAS Nagar

IT-City
66-B

WTC

IT-City
82-A

ZIRAKPUR

200ft. Airport Road (PR-7)

CHARTING DREAMS

POSITIONED FOR MAXIMUM GROWTH



All upcoming commercial spaces are on the outskirts of Mohali where convenience requirements for buyers has no possible answer currently. District One is only commercial project situated in the heart of the city, the project is surrounded by posh habitat of approx. 3 lac. people. District 1 is encircled by 12000-15000 corporate employees working in IT Park.

- In close proximity with IBM, HCL, SBI, Dr. ITM, SEBIZ and Municipal Corporation.
- New International Airport makes Mohali a viable investment option.
- Easy Accessibility via a 200-ft Ring Road.
- Multi model connectivity to Delhi, Chandigarh, Himachal and all other major cities in neighbouring states.



MASTERPLAN





SPECTACULAR VISION
FOR A GRAND REALTY
ON THE DIVIDING ROAD
OF SECTOR 67 & 68,
RIGHT BETWEEN
AIRPORT ROAD &
MUNICIPAL
CORPORATION.

To Amplify the Project & its salient features and positioning District One as the Best choice for commercial establishments and investments



Premium Retail Exquisite Shopping Experience

A new age structure designed to set new standards in retail spaces with wide frontage and double height, visibility are some of the key factors to attract good brands and shoppers.

The front facing units enjoy visibility and scale to attract the best brand names and shopaholics will enjoy a great experience and brand names to choose from



A wide-angle architectural rendering of a modern, two-story commercial building with a curved facade, featuring numerous retail storefronts and large glass windows. The building is situated along a wide street with a green median and landscaped areas with trees and shrubs. Several cars are visible on the road. The sky is clear blue. In the top left corner, the text "MAXIMUM VISIBILITY FOR ALL ESTABLISHMENTS" is displayed. In the top right corner, the "DISTRICT ONE" logo is visible, with the tagline "EXCELLENCE WITH EMINENCE" below it.



ESTABLISHED
CATCHMENT AREA





HI STREET RETAIL AT THE DISTRICT 1

Shopping would be a pleasure at District 1 with its specialty outlets, cafes, restaurants, health clubs, beauty clinics and much more. With luxury residential developments and proximity to Mohali sectors, VRS District 1 will be right where the action is.

UNIQUE AT DISTRICT 1

- Located on dividing road of sector 67 & 68, right between Airport road and Municipal Corporation
- Carefully master planned to blend the mixed use components in this commercial complex.
- High visibility and efficient circulation to drive footfall.
- From food court to fine dining, exquisite attractions for everyone.
- Proximity to premium residential & commercial development.
- Established IT Park in vicinity
- Gaming zone for kids
- Tie-ups with best brands
- First commercial complex on Airport road with 5 entry / exit points
- Wide Frontage on the sector Road
- Double Height on the second floor which is first of its kind in this Area
- Best connectivity to Punjab, Haryana, Himachal and J&K
- Parking for showroom owners on ground level



THE MEETING HUB

RESTAURANTS | CAFES | LOUNGES

The hub is planned as one-of-a-kind open air lifestyle and social space comprising of beautiful landscape, open air seating, restaurants, cafes and lounges. With a number of activities planned throughout the year; this zone will become the place to network, catch up and unwind with family and friends.

District 1 will offer Food & Beverages outlet operators, a destination to introduce new food concepts and brands to the discerning clients and take advantage of the foot fall created by offices and retail.

Proximity to premium residential developments and offices will also contribute to the success of such operations.

The concept of multiple businesses under one roof benefits businesses and consumers in many ways. Businesses and investors are assured of a large foot fall and consumers get a wider choice.



SCO
Basement Floor Plan

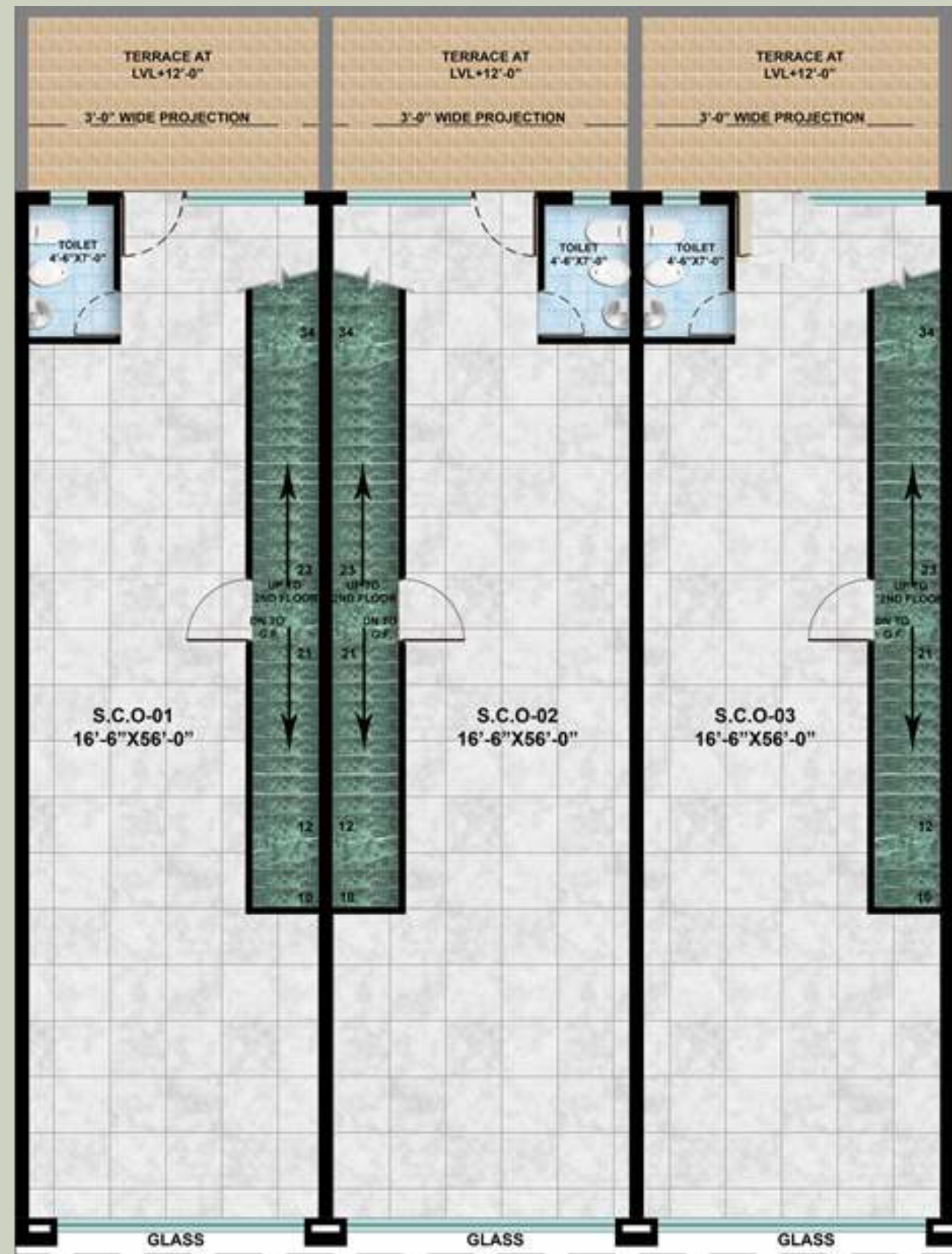


SCO
Ground Floor Plan



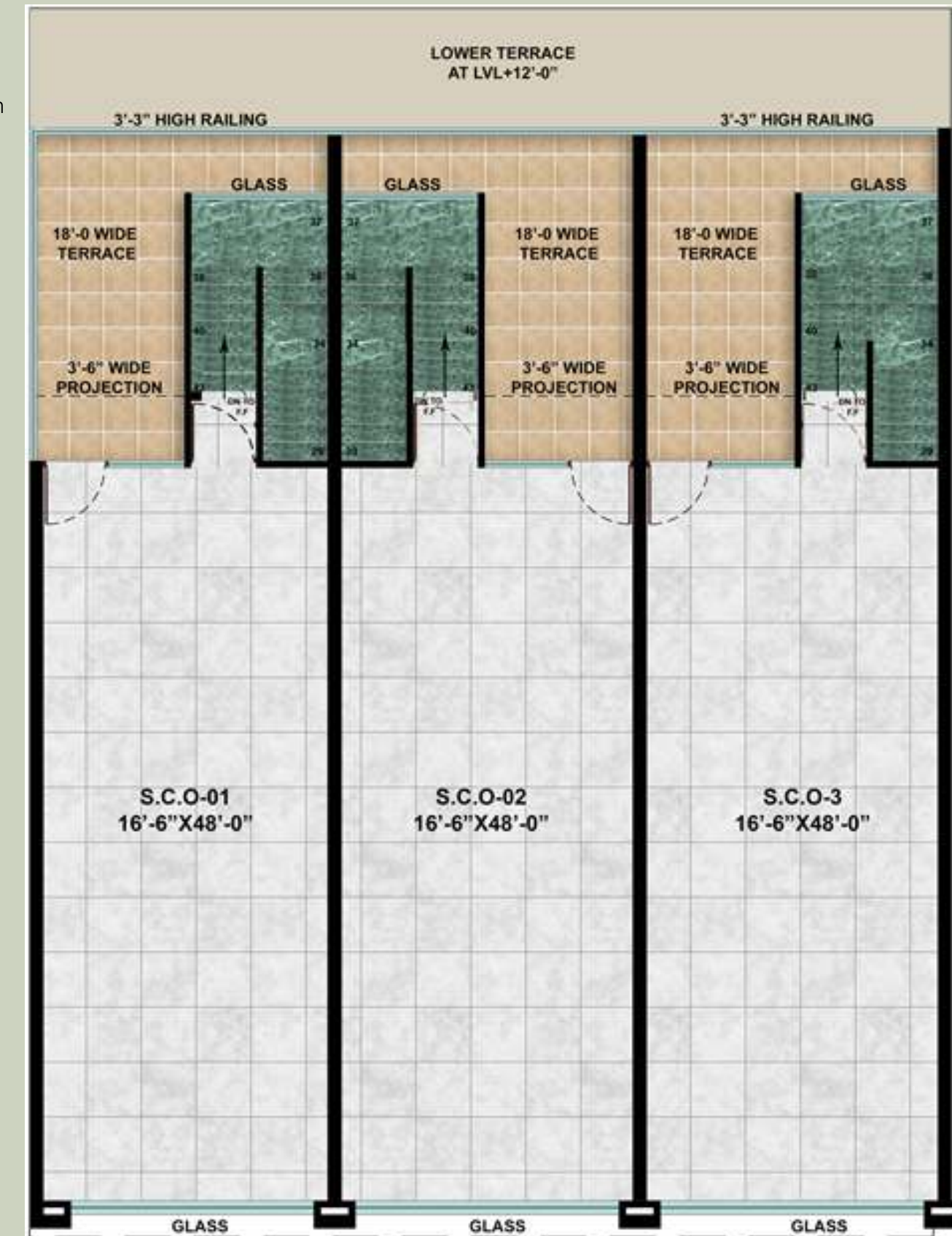
SCO

First Floor Plan



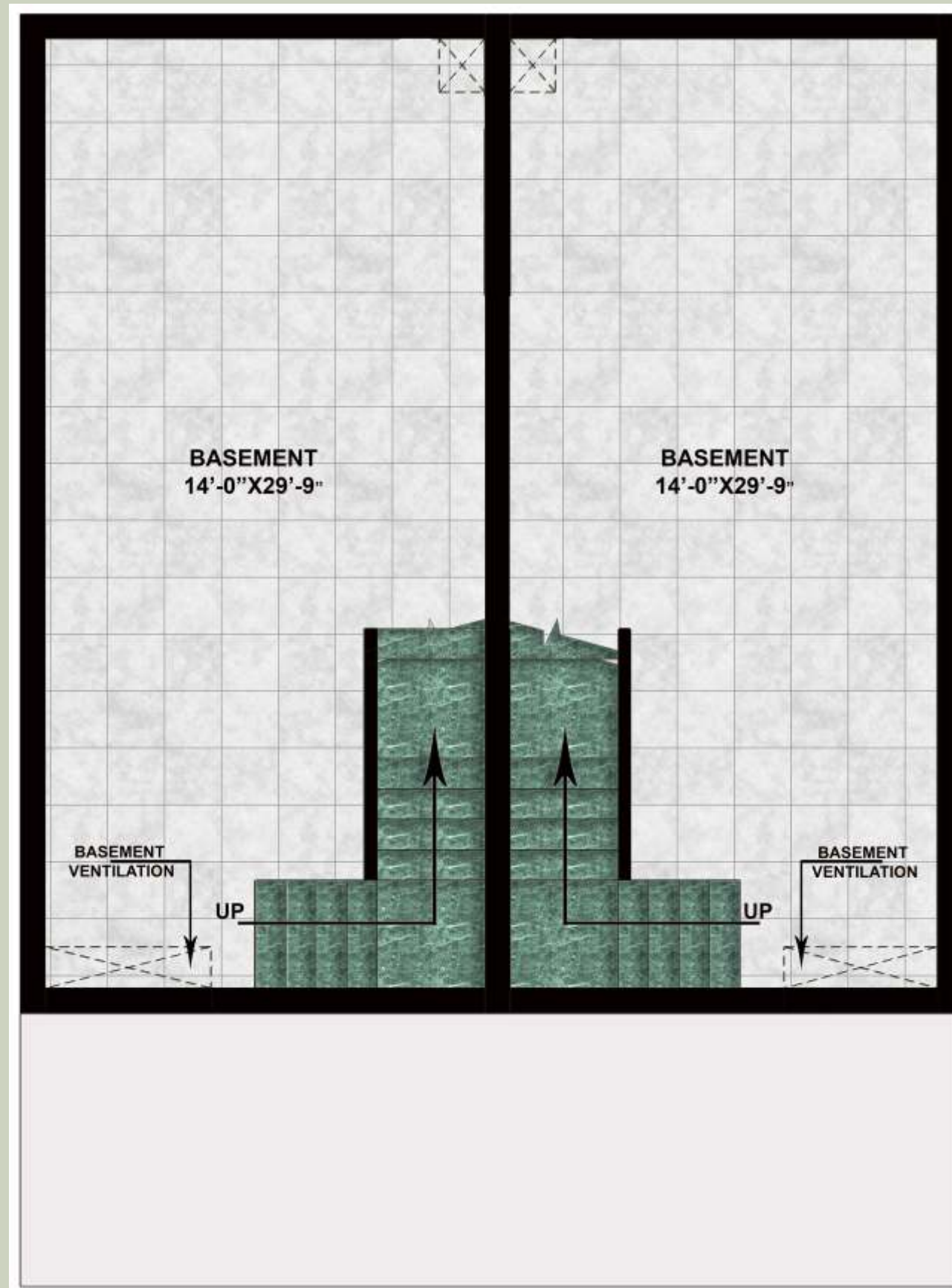
SCO

Second Floor Plan



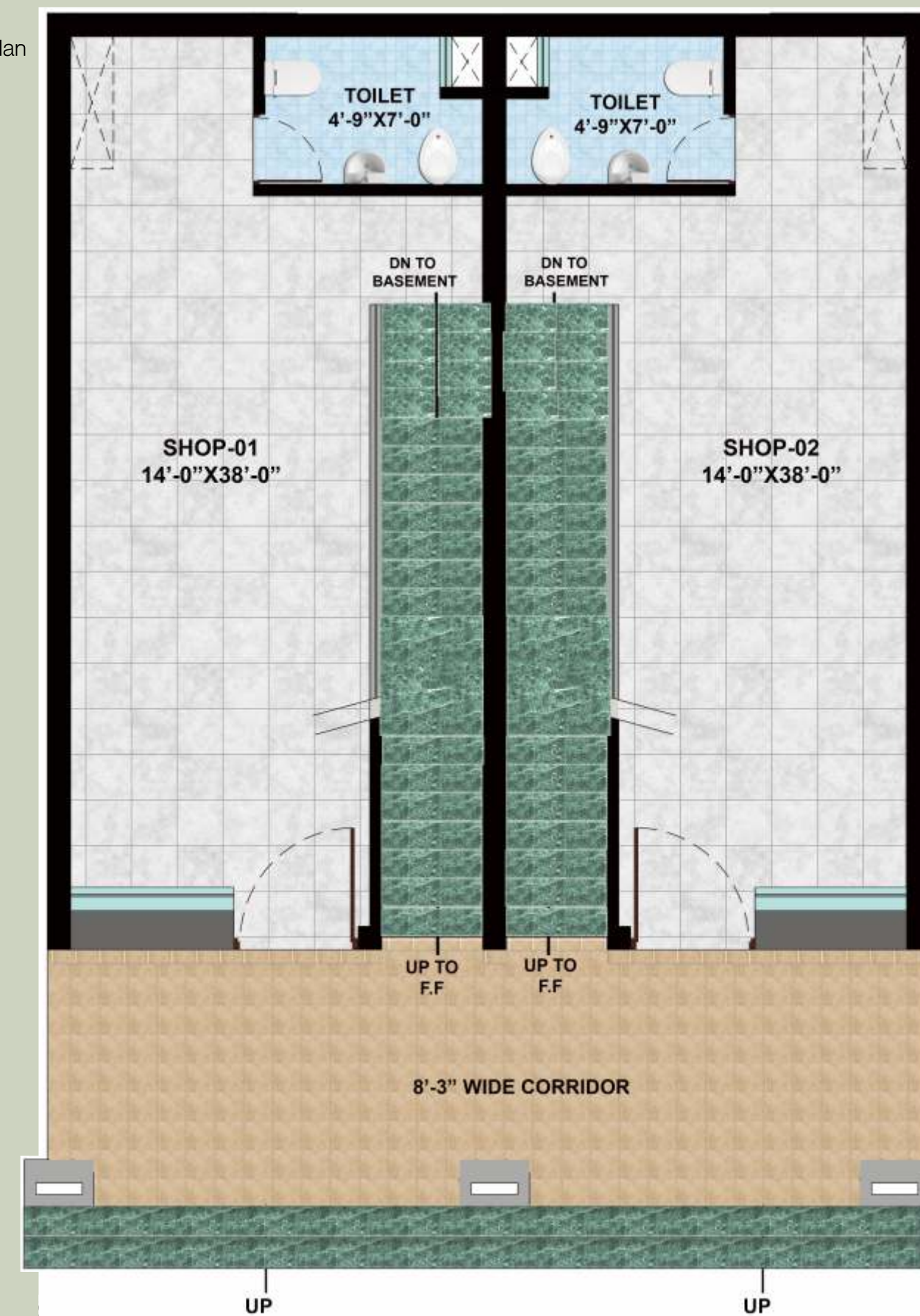
DSS

Basement Floor Plan



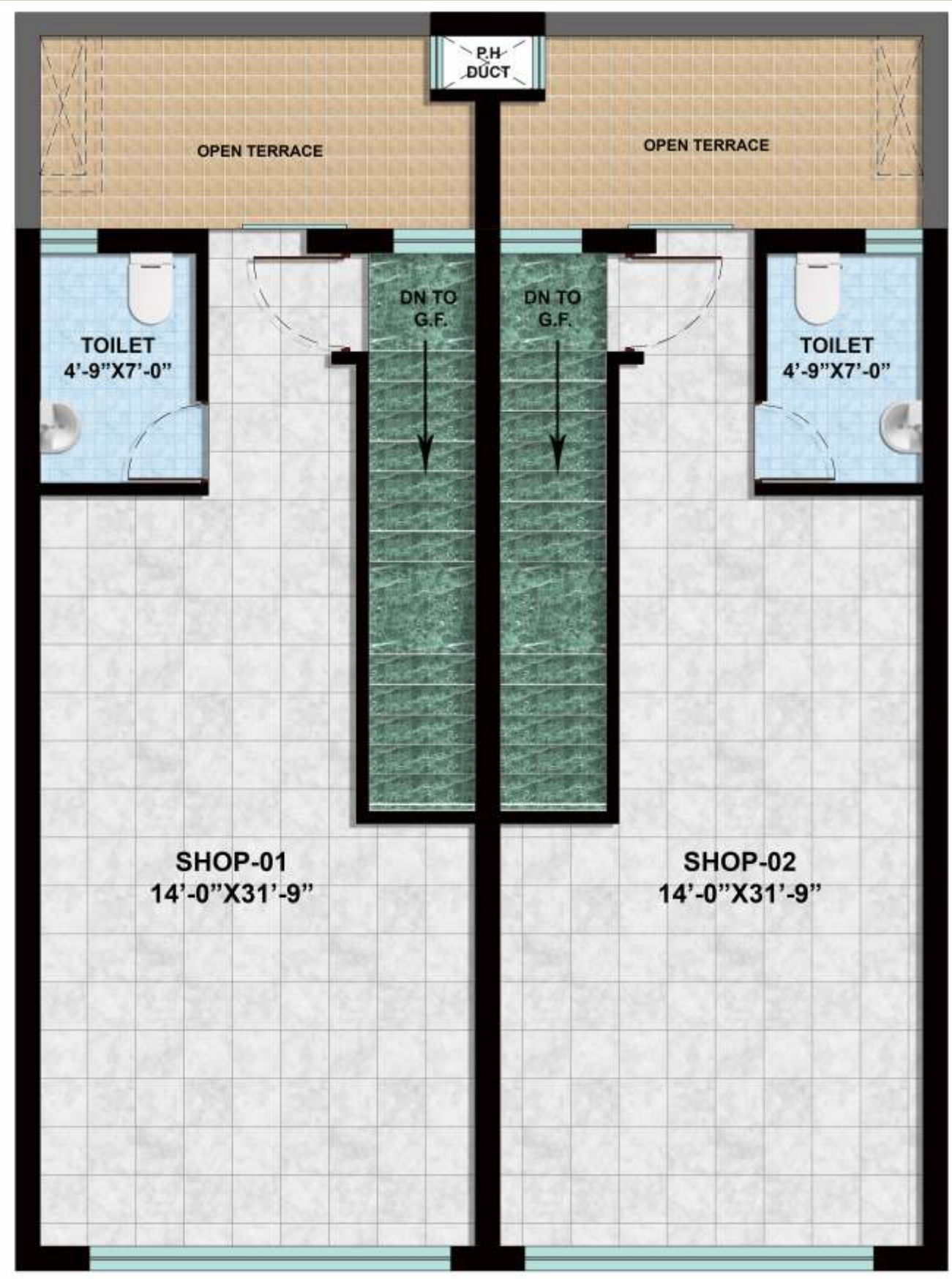
DSS

Ground Floor Plan



DSS

First Floor Plan



CONSERVING NATURAL RESOURCES

We conduct business in an environment that's sensitive to nature and achieve annual energy savings through optimum energy management.

- High performance insulated glass imported from US for maximum ingress of natural light.
- Air & Noise pollution control.
- Rainwater harvesting.
- Low water flow fixtures & fittings in toilets.
- Segregated garbage disposal.
- 100% water conservation with Sewage Treatment Plant.



Best Way to Predict Future
is to
Create It...

Hence the journey continues...

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#1 sq. mtr. = 10.764 sq. ft. 1 sq. mtr. = 1.19599 sq. yards