

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
-

*Depending on traffic condition



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



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	65.00	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 114, COMMERCIAL SECTOR, GURUGRAM - 122017, HARYANA
HARERA REGISTRATION NUMBER: RC/REP/HARERA/GGM/540/272/2022/15

✉ INFO@GRANDCENTRAL114.CO.IN | CANDEOPL@GMAIL.COM 🌐 GRANDCENTRAL114.CO.IN ☎ 8130 55 20 20

CANDEO PROJECTS PRIVATE LIMITED | CIN: U70101DL2010PTC207716
UG-39, UPPER GROUND FLOOR, SOM DUTT CHAMBER-II, BHIKAJI CAMA PLACE, NEW DELHI-110066

HARERA Reg. No.-15 of 2022 - dated 21.02.2022 for Grand Central 114, Vide Certificate no. RC/REP/HARERA/GGM/540/272/2022/15, a Plotted Commercial Colony project, also available at www.haryanarera.gov.in, is being developed on land admeasuring 12.33675 acres (4.993 hectare) approx. situated at Village Baijhera, 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 U.G.-39, Upper Ground Floor, Som Dutt Chamber-II, Bhikaji Cama Place, New Delhi-110066. Tel: (+91 11) 24473800 Email: candeoopl@gmail.com.

MEP Consultant: Plumbing: Mr. C.P.Vaidya (CP Vaidya & Associates) Electricals: Kamwar Krishen Associates (P) Ltd. Landscape Consultant: Mr. Suneet Mahendru (Oracles Landscape) Architects: Mr. Vijay Kataria (IEDesign Integrated Environs)

Disclaimer: Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement. All image(s), perspective(s), specification(s), feature(s), figure(s) etc. are merely artistic conceptualization and do not replicate the exact product, amenities and services depicted herein and should not be relied upon as definitive reference and the company expressly disclaims any express or implied warranty of accuracy of any content. The Company (es) and/ or its Directors, employees, are not liable for any consequence or any action taken by the viewer relying on any such material or information provided herein. Nothing contained herein shall construe any scheme or deposit plan or investment advice / offer / proposal / commitment under SEBI Act, 1992 and/ or any other applicable law for the time being in force. Use of information for buying/ investing in the Project by any person shall be deemed to be on the basis of his/ her/ their independent analysis and judgment. Use of information will be governed by the Indian Laws, the courts at Gurugram only shall have exclusive jurisdiction over the matter.

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

Please refer 1 Square Yard=0.8361 Square Meter; 1 Square Meter=10.764 Square Feet.
HRERA Website <https://haryanarera.gov.in/>