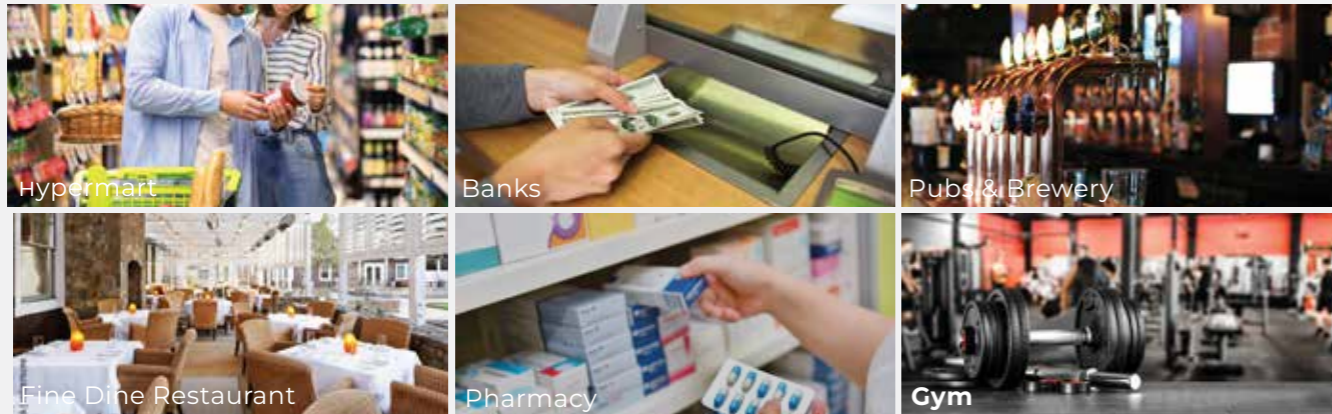




Artistic Impression

The Golden Address

Superior connectivity, ready catchment and a bustling neighbourhood mean that retail shops at Swarnim will be busy as they can be. The address is auspicious for all retail, F&B and services outlets.



Bakery	Pharmacy	Daily Need Shops
Café	Health Clinic	Dry Cleaners
Club	Cosmetic Clinic	Boutique
Gift Store	Pathology Clinic	Wellness Centre
Chocolatiers & Sweets	Stationery Shops	Make Up
Pet Supplies	Handloom	Electronics
Patisseries	Footwear	Furniture
Fashion Accessories	Home Furnishing	Luxury Apparel

TATHASTU REALTY PVT LTD.

10th Floor, Tower B, Vatika Tower,
Golf Course Road, Sector 54, Gurugram, Haryana 122011

Disclaimer: All designs, specifications are illustrative and subject to change.
All images are graphic depiction and purely artistic in nature.



HARERA Registration No - RC/REP/HARERA/GGM/764/496/2023/108 Date: 04.12.2023

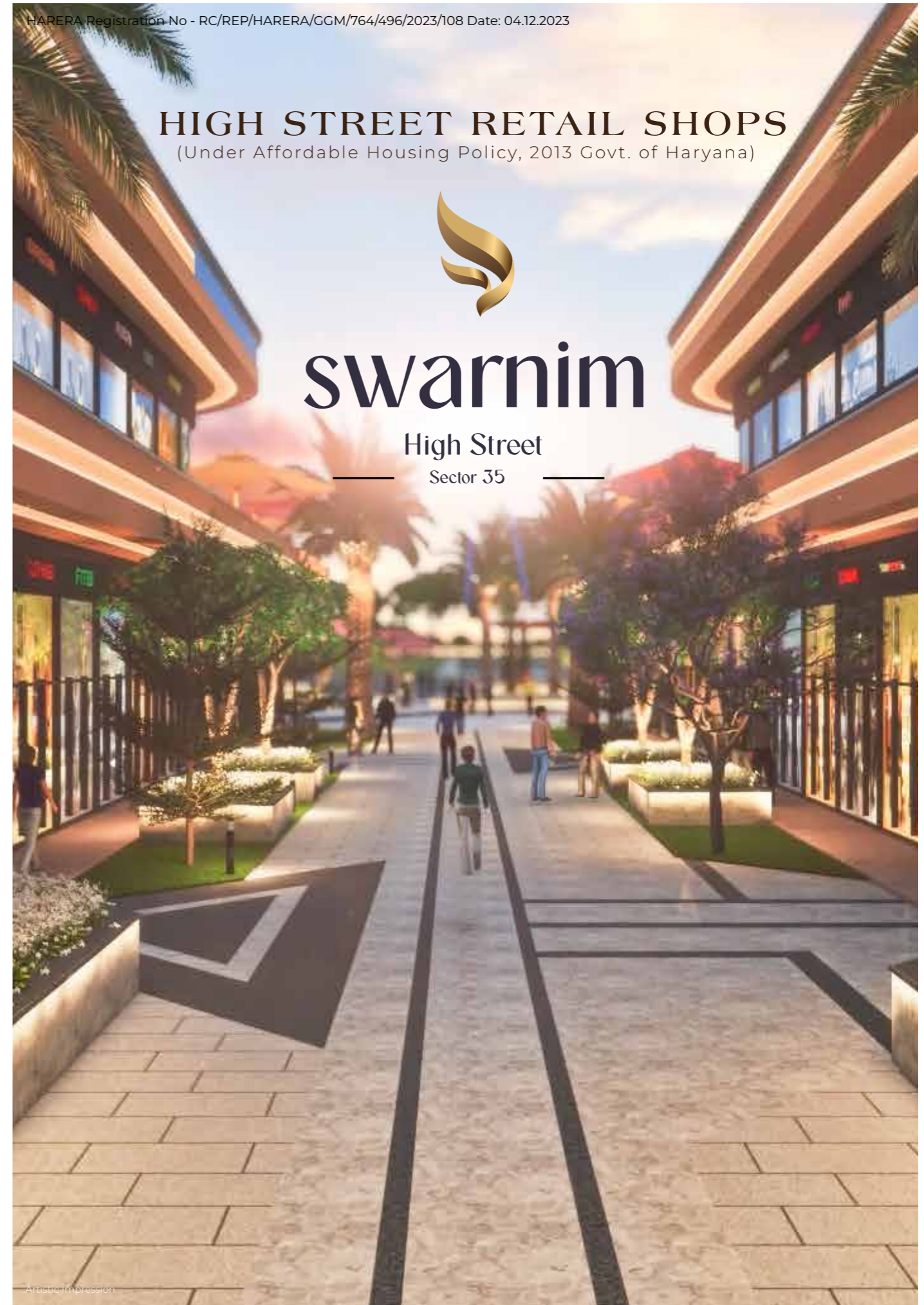
HIGH STREET RETAIL SHOPS

(Under Affordable Housing Policy, 2013 Govt. of Haryana)



swarnim

High Street
Sector 35



Artistic Impression



The Golden Life

A high-street retail project in the heart of an auspicious region, Swarnim is a landmark. And, a worthy investment for the far-sighted. When you own your part of Swarnim, you own a pure asset, a bright opportunity. It is your step to the golden life.



The Golden Sub-city

Artistic Impression

Today

- ▶ Excellent public infrastructure with renowned educational institutions, hospitals and malls.*
- ▶ Push for the growth of luxury and ultra-luxury development in the region by the NRI segment.*
- ▶ Superior connectivity to NH 48, IGI Airport, Golf Course Road & Delhi.

By 2031

- ▶ A population of 20lakh*.

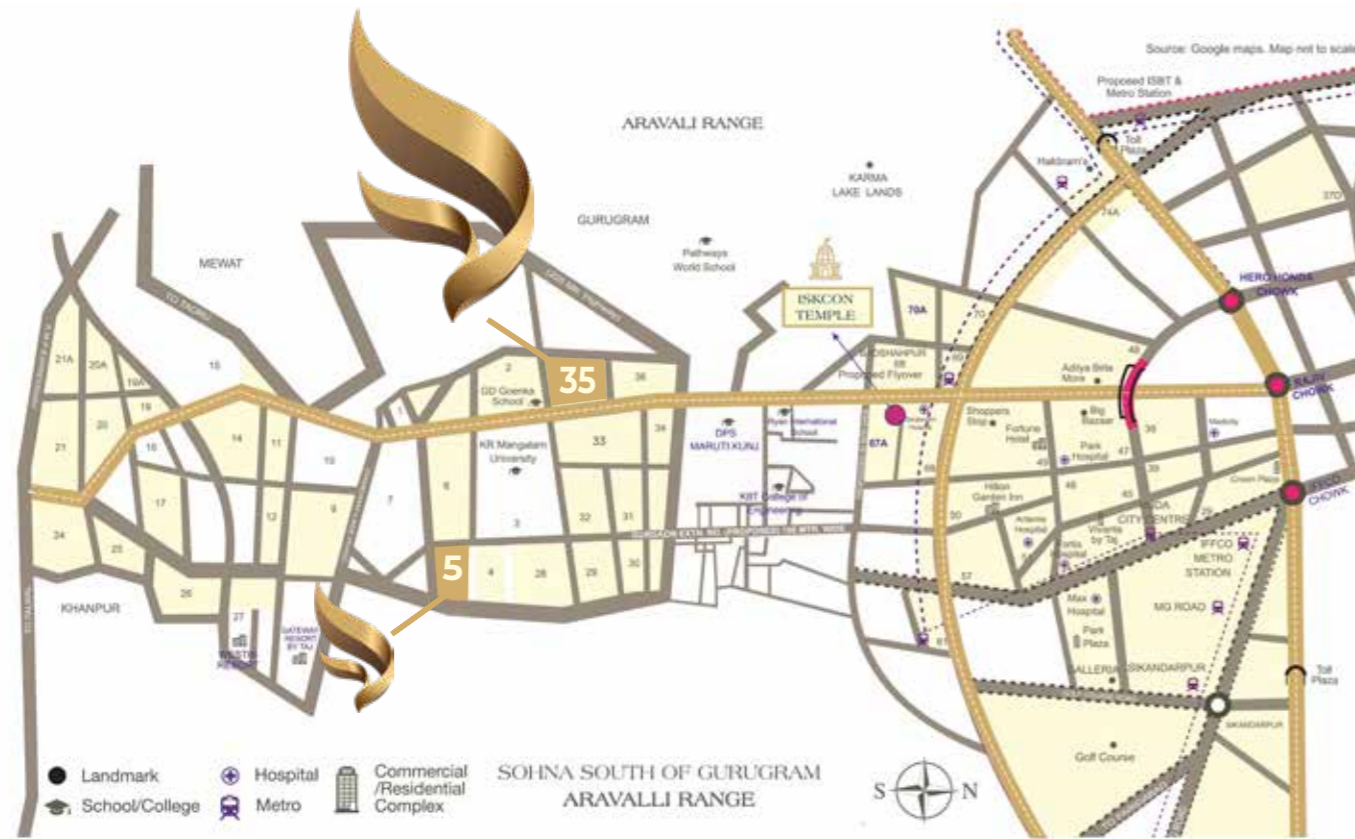


Reference image

Upcoming Mega Developments

- ▶ Dedicated Freight Corridor (DFC) connecting Delhi and Mumbai
- ▶ Haryana Orbital Rail Corridor (HORC) connecting Palwal to Sonapat
- ▶ Driving state-of-the-art infrastructural development with HSIDC's Industrial Model Township Sohna (IMT Sohna)

The largest retail destination on Sohna Road



Site Connectivity

This site is **approachable** from:

- **60.0m** wide Sector 35 road
- **24.0m** wide Sector road.



Ready footfall for
5000+ families



Bang on
**60.0m Road with
2 Side access**



Every shop has a
Drive-through



Ground floor shops
Double-heightened



Expected
Rental Yield
₹ 200*/sq.ft



Suitable for
**Banks, Electronics
Supermarkets and Foodcourts**

*T&C Apply



Located in a bustling
community of 25,000 families



Well-connected to
all major roads



Proximity and easy access to
Gurugram's city centre and Delhi



Medanta - The Medicity
12 minutes



Gurugram Railway Station
20 minutes



Proposed Metro
10 minutes



K.R. Mangalam University
2 minutes



Delhi Mumbai
Industrial Corridor – 2 minutes



IGI Airport
40 minutes



G.D. Goenka School
2 minutes

24m Wide Road

BLOCK A

DRIVE THROUGH

BLOCK B

12m Wide Service Road

60m wide Road

