



elevate
reserve

CONSCIENT *SOHO*

conscient⁷

Retail, Reassured !

A First-of-Its-Kind Retail Investment



ARTISTIC IMPRESSION

PROJECT OVERVIEW

- Located in **Sector 62 off Golf Course Ext Road** - One of Gurgaon's most promising real estate corridors
- **Conscient SOHO at Elevate Reserve** is integrated with **240 residences** above and serves a walkable, high-density catchment of more than **15,000 families**
- Spread across **three levels** and **over 170,000 sq. ft.**
- Situated on a **60 Mtr. wide road** with a **85 Mtr. Retail frontage** ensuring high visibility
- Designed by globally renowned architect – **Ricardo Bofill (RBTA)**
- Construction in progress by **Shapoorji Pallonji**



SITE PLAN FEATURES

- **Spaces from 500 to 5,000 sq. ft.** — tailored for flagship stores, boutiques, and curated concepts
- **~ 5m floor to floor height** — enabling flexible interior design and high-impact façades
- **Every unit has great visibility**— ensuring prominence and consistent footfall
- **Anchor-ready formats** — to house marquee names that shape the retail ecosystem
- **Dedicated zones for F&B** — with options for alfresco, terrace, and experiential dining
- **Mixed-use planning ethos** — blending commerce, leisure, and community seamlessly

PROJECT USP'S

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- **Dedicated drop-off at retail entrance and valet services** — ensuring a seamless arrival experience
- **Shaded promenades and curated public seating** — inviting people to pause, and return
- **Discreet access points for residents and retail** — ensuring intuitive and uninterrupted flow
- **Escalators and elevators across levels** — designed for effortless vertical movement
- **Daylight-optimized architecture** — storefronts feel open, vibrant, and welcoming
- **Zoning across three levels** — thoughtfully layered for retail, dining, and experiences



ARTISTIC IMPRESSION

WHY INVEST IN COMMERCIAL?

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There is mismatch between demand and supply.



Demand-Supply Mismatch

Lowest Inventory in 7 Years
with 5 Months of Stock Left



High Absorption, Limited Availability

Demand for Commercial Units
Outweighs The Limited Supply



Infrastructure- Driven Growth

Upgraded Metro & Road
Networks Driving Demand



Attractive Rental Yields

High Rents Yielding Strong
Returns for Investors



Investor Sentiment Up

Recent Retail Unit Sales
Driving Investor Confidence



Operational Upside

Huge Upside for Well Planning
Operators to Ramp-up Occupancy

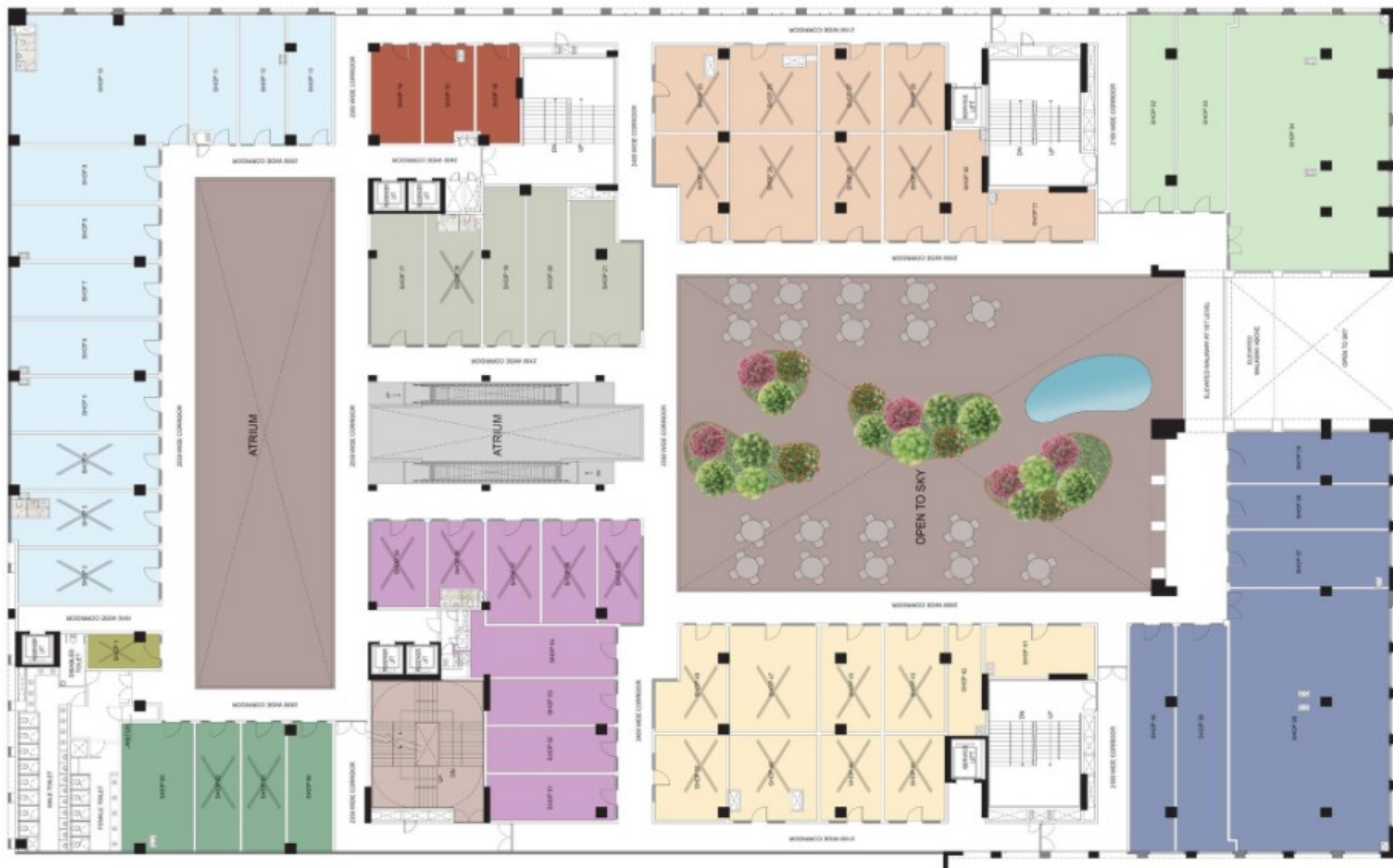
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COMPETITION BENCHMARKING

Rental Pricing Summary		
Prices (INR/Sq.Ft.)		
Project Name	First Floor	Second Floor
AIPL Joy Street	₹150	₹120
Emaar Colonnade	₹150	₹120
M3M 65th Avenue	₹120	₹100
Elan Empire	₹165	₹120
Elan Nirvana Country	₹120	₹100
M3M Orchid	₹150	₹120

WHY INVEST?

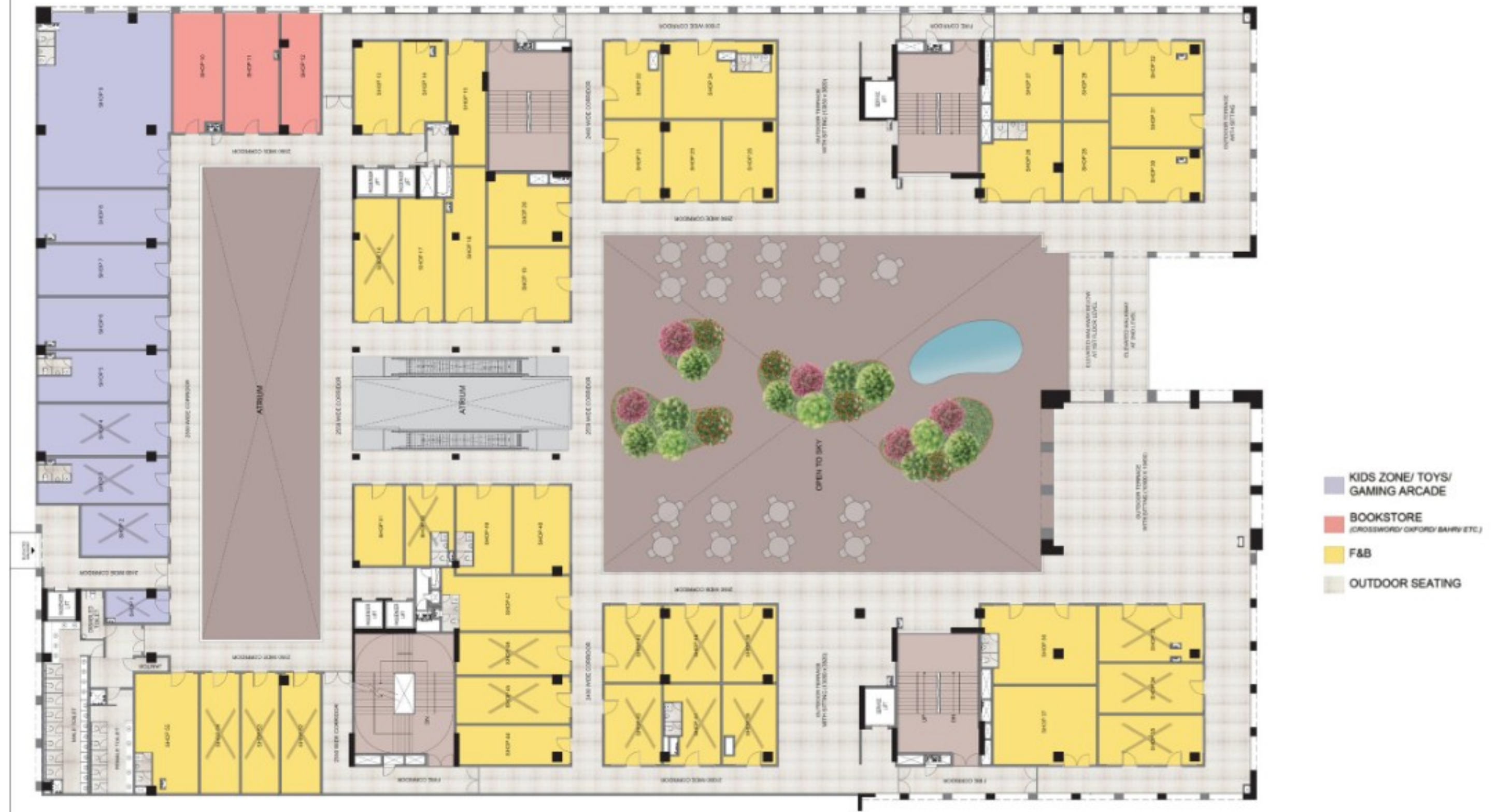
- Limited inventory available – **70 Units Only/ 70,000 Sq. Ft Approx**
- Large catchment – **240 Residences above** and **15000+ families around**
- **Marquee restaurant spaces** with terraces for sale
- **Leasing rights** will remain with company ensuring **top brand associations**



- NAIL STUDIO
 - SALON/ SPA
 - ATHLEISURE
 - OPEN CAFE/ BAKERY/ ICE CREAM
 - EYEWEAR
 - FASHION ANCHOR
 - WOMEN'S FOOTWEAR/ ACCESSORIES/ BAGS/ BELTS/ SHOES
 - WATCHES/ ACCESSORIES
 - OPTIONS
 - JEWELLERY (TANSHQ)
1. UPSCALE BEAUTY & COSMETICS
(SEPHORA/ ESTEE LAUDER/ ETC.)
2. HIGH-END LIFESTYLE
(NICOBAR/ NAPPA DOR/ ETC.)

RETAIL FIRST FLOOR ZONING





RETAIL SECOND FLOOR ZONING



PAYMENT PLAN

50 : 50

PAYMENT PLAN

Booking Amount	15 lacs
Within 30 Days	9.5% less booking amount
Within 60 Days	40.5% of unit value
On Offer of Possession applicable)	50% of unit value + other charges (As

PRICING

First Floor – INR 34,000 (BSP)

Second Floor – INR 27,800 (BSP)

INR 2000/ Sq. Ft Inaugural Discount

First 25 Units Only

THANK YOU