



elevate  
reserve

---

**CONSCIENT SOHO**

---

*conscient*<sup>7</sup>

**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**

# PROJECT USP's

- **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?**

# WHY INVEST IN COMMERCIAL?

There is mismatch between demand and supply.



## Demand-Supply Mismatch

Lowest Inventory in 7 Years with 5 Months of Stock Left



## Infrastructure-Driven Growth

Upgraded Metro & Road Networks Driving Demand



## Investor Sentiment Up

Recent Retail Unit Sales Driving Investor Confidence



## High Absorption, Limited Availability

Demand for Commercial Units Outweighs The Limited Supply



## Attractive Rental Yields

High Rents Yielding Strong Returns for Investors



## Operational Upside

Huge Upside for Well Planning Operators to Ramp-up Occupancy

# **COMPETITION BENCHMARKING**

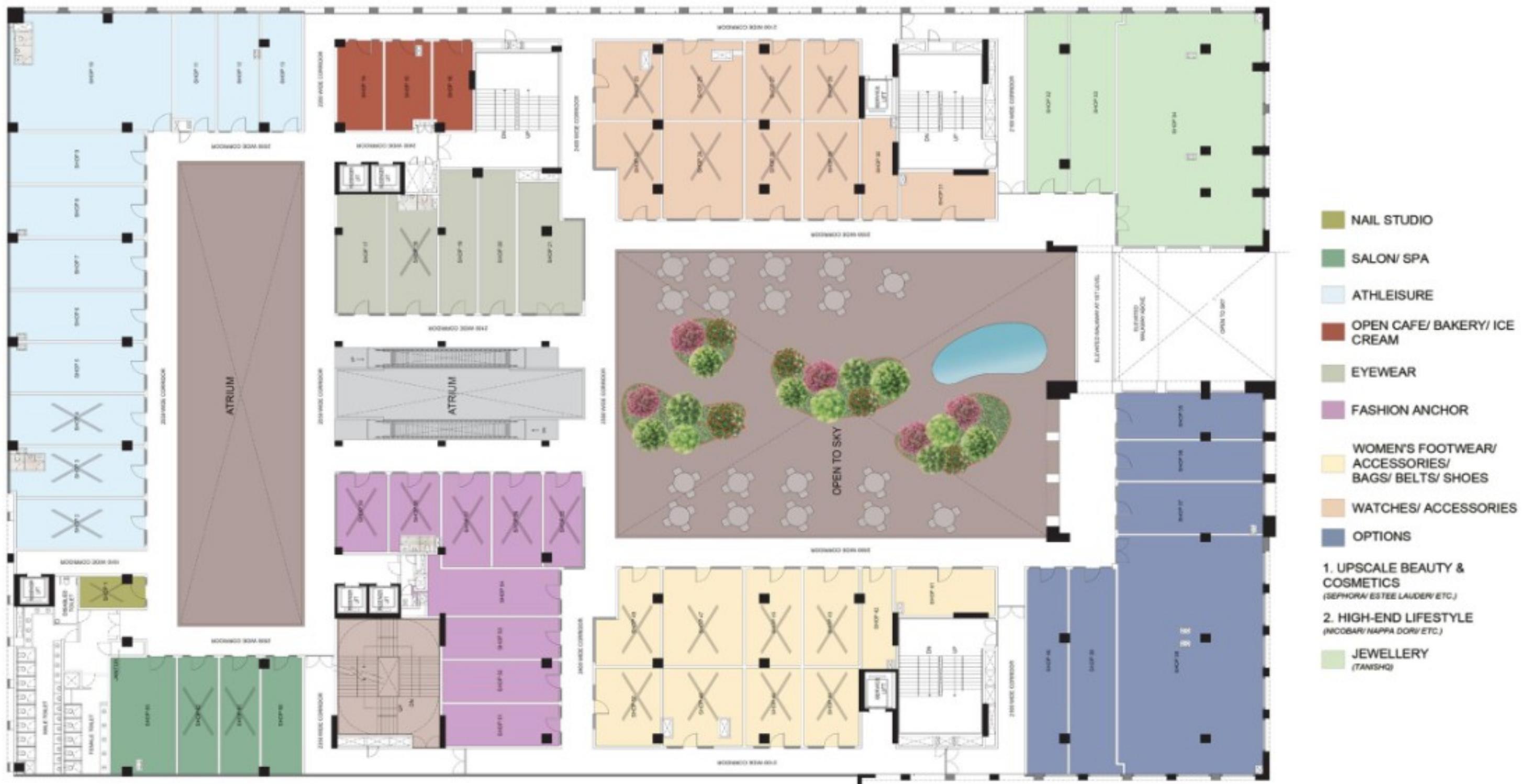
## Rental Pricing Summary

### 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**



## RETAIL FIRST FLOOR ZONING





## RETAIL SECOND FLOOR ZONING



# **PAYMENT PLAN**

## **50 : 50**

# PAYMENT PLAN

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

# **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**