



RETAIL READY SPACES

PLAZAat106

Designed to rethink retail spaces and studios - PLAZAat106 is a research led project with an in-depth insight into the location, catchment and demand in the area, all of which coalesced the retail-ready impact. Every single element of the project is crafted with an ergonomic elegance to attract tens of millions of people to work, meet, shop and enjoy all of its possibilities.

PLAZAat106 quintessentially owns the space at an envious location, amongst the host of upcoming residential complexes on the Dwarka-Gurugram Expressway, the retail /commercial complex has direct access and maximum visibility from the 60- meter wide road.

These are just a few attributes that leverages it to being Retail-Ready.



**SOME ARE BORN TO SELL.
SO, THEY GET SOLD SOONER.**



**BRANDS LOVE RETAIL-READY SPACES.
THEY SENSE THEIR FOOTFALL.**

WHERE SIZE MEETS SIZEABLE ADVANTAGES

70,000 sq.
ft.

of retail space spread
across Ground &
First floor

250-1500 sq.
ft.

sized units to match
diversified operations

15 OFFICE
SPACES

94 BANKS &
ATM'S

74 RESIDENTIAL
CLUSTERS

250+ EDUCATIONAL
INSTITUTES

54+ MARKET
PLACES

Within 6 KM

PLAZAat106 IS A CROWD-GENERATED VENTURE

Perhaps, yes. The manner in which demand is clearly visible in the vicinity, not just the geographical analysts, anyone can foresee the need for a project of this stature in this location. Hence, PLAZAat106 is something born out of this need of the moment.

5000+ Households

in the vicinity. Direct access and maximum visibility

POPULATION-

Young, affluent and well-educated

BUYING POWER-

With major stake of people in the vicinity

2nd Diplomatic Enclave-

Project brings in elite crowd

CORPORATE-

Crowd with Leading IT, Corporate Parks & MNC's in the surroundings

CONVENIENCE-

With leading banks, ATM's & market places around the site



**PHENOMENAL
CATCHMENT AREA**

STRATEGICALLY LOCATED



Off the upcoming Dwarka - Gurugram Expressway, on the Metro corridor



15 Minutes from the Delhi Airport



A short drive from MG Road, the high-street of Gurugram



Adjacent to a thriving neighborhood with world-class schools, universities, hospitals and malls



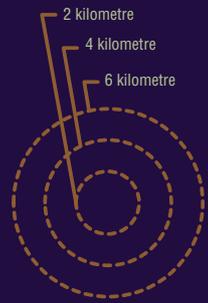
Close proximity to major centres of commerce



10 mins from Rajiv Chowk

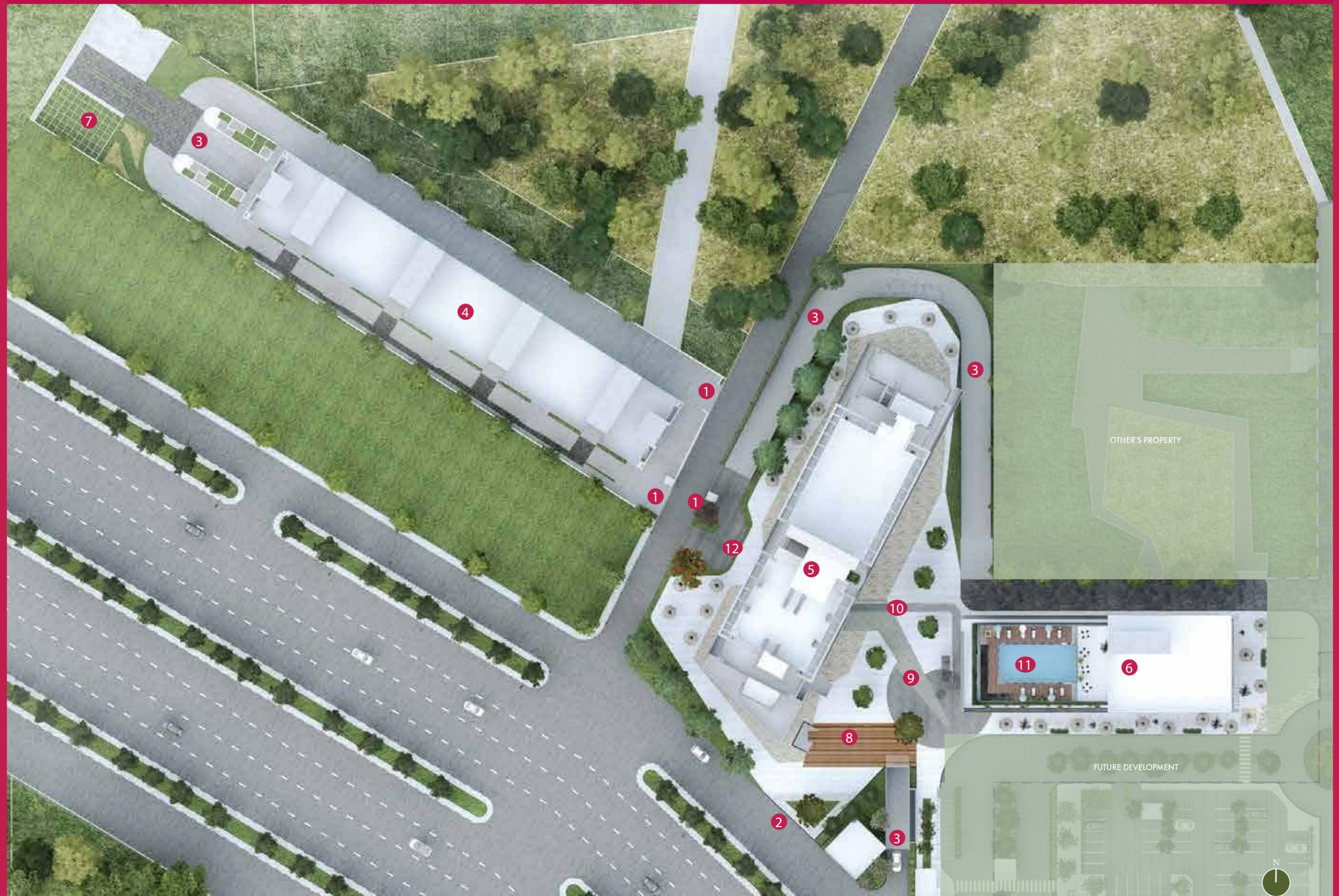


SOMETIMES, YOU DON'T NEED LOCATORS TO LOCATE



Map not to scale

- EXISTING EXPRESSWAY
- PLANNED EXPRESSWAY
- EXISTING APPROACH TO LOCATION
- PLANNED METRO CORRIDOR
- IMPORTANT ROADS
- IMPORTANT NODES
- IGI AIRPORT
- RESIDENTIAL-ESTABLISHED
- RESIDENTIAL-UPCOMING
- COMMERCIAL



- | | | | |
|---------------------------|------------------|--------------------|----------------------|
| ① Vehicular Entry / Exit | ④ Block A (G+4) | ⑦ Landscape Garden | ⑩ Metal Bridge |
| ② Pedestrian Entry / Exit | ⑤ Block B (G+23) | ⑧ Wooden Deck | ⑪ Club Swimming Pool |
| ③ Basement Ramp | ⑥ Block C (G+2) | ⑨ Plaza | ⑫ Vehicular Drop-off |



**SOMETIMES, EVERYDAY IN LIFE
IS FRESH AS A FLOWER**



POISED TO SET NEW TRENDS IN THE STUDIO DESIGN

Studios of PLAZAat106 reflects new age lifestyle hues in living places, offering multi-use spaces – where design meets smart life concepts, structure merges with natural surroundings and features are planned in a futuristic appeal.

All needs and imaginations of life has been thought of in the venture, with a holistic approach, fostering liveliness and vibrancy in life.

Modular Offices

High Street Retail

Club & Spa

Food Court
and Fine
Dining outlets

Recreational
Facilities

Multi-level
basements
catering to the
growing parking
requirements

Large
contiguous
green & Open
spaces

High activity
Pedestrian
Plaza

Segregated
entrances to
Studio &
Retail areas



**FEATURING THE BEST OF
LIFESTYLE EXPECTATIONS**

Studios that focus on every detail
Of modern lifestyle features.

VERSATILE USES

- FIRST HOMES
- SMALL OFFICES
- STUDIOS
- WEEKEND HOMES
- LONG STAY HOLIDAY HOMES
- SERVICED APARTMENTS
- SOHOS
- STARTUP OFFICES
- CORPORATE GUEST HOUSE

BEST-IN-CLASS FEATURES



Multi-tier security
at entrances of the
complex, the lobby &
at your doorstep



Wi-fi & Satellite
Television connectivity



Intercom facility
within the complex



Gym & Healthcare



Fire-fighting system



Fine Dining Restaurant



Convenience Shopping
within the complex



100% Power Back-up







OTHER PROJECTS BY VIRIDIANRED®



WORLD TRADE CENTER™
NOIDA • GIFT CITY • CHANDIGARH • NOIDA CBD

Project Site: The PLAZAat106, Sector 106, Gurugram, Haryana

Developer- Magic Eye Developers Private Limited; CIN :U45400DL2007PTC162243

Project: PLAZAat106 – I, RERA Registration No.- 72 of 2017 dated 21.08.2017, License No 65 of 2012 dated 20-06-2016 and renewed on 02-12-2016 via Memo No LC-2652-PA(B)/2016/26431, both issued to M/s Magic Eye Developers Private Limited for commercial development of 3.725 acres. Building Plans approval memo number ZP-833/JD(BS)/2013/28633 dated 15-01-2013. Total units – 534, Facilities – Club and Swimming Pool.

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PLAZAat106 PAYMENT PLAN - RETAIL & STUDIOS

DOWN PAYMENT PLAN (10% DISCOUNT)

S. No	When Payable by Allottee	Instalment Number	What is Payable by Allottee
1	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2	Within 30 days of submission of application form	1st Instalment/ Booking Amount	10% of BSP Less initial amount
3	Within 60 days of submission of application form	2nd Instalment	85% of BSP
4	On offer of possession	Final Instalment	5% of BSP + all other applicable charges + stamp duty + registration charges and expenses

DOWN PAYMENT PLAN (5% DISCOUNT)

S. No	When Payable by Allottee	Instalment Number	What is Payable by Allottee
1	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2	Within 30 days of submission of application form	1st Instalment/ Booking Amount	10% of BSP Less initial amount
3	Within 60 days of submission of application form	2nd Instalment	40% of BSP
4	On offer of possession	Final Instalment	50% of BSP + all other applicable charges + stamp duty + registration charges and expenses

FLEXI PLAN

S. No	When Payable by Allottee	Instalment Number	What is Payable by Allottee
1	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2	Within 30 days of submission of application form	1st Instalment/ Booking Amount	10% of BSP Less initial amount
3	Within 60 days of submission of application form	2nd Instalment	10% of BSP
4	Within 180 days from date	3rd Instalment	30% of BSP
5	On offer of possession	Final Instalment	50% of BSP + all other applicable charges + stamp duty + registration charges and expenses

Terms & conditions apply. For detailed terms & conditions, please refer to the application form and agreement issued by the developer.

PLAZAat106 PAYMENT PLAN ONLY FOR STUDIOS

CONSTRUCTION LINKED PAYMENT PLAN

S. No	When Payable by Allottee	Instalment Number	What is Payable by Allottee
1	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2	Within 30 days of submission of application form	1st Instalment/Booking Amount	10% of BSP Less initial amount
3	Within 60 days of submission of application form	2nd Instalment	25% of BSP
4	Within 180 days of submission of application form	3rd Instalment	15% of BSP
5	Within 180 days of submission of application form	4th Instalment	8% BSP + all other applicable charges + stamp duty + registration charges and expenses
6	At the end of First Calendar Quarter after date of offer of possession	5th Instalment	3.5% of BSP
7	At the end of Second Calendar Quarter after date of offer of possession	6th Instalment	3.5% of BSP
8	At the end of Third Calendar Quarter after date of offer of possession	7th Instalment	3.5% of BSP
9	At the end of Fourth Calendar Quarter after date of offer of possession	8th Instalment	3.5% of BSP
10	At the end of Fifth Calendar Quarter after date of offer of possession	9th Instalment	3.5% of BSP
11	At the end of Sixth Calendar Quarter after date of offer of possession	10th Instalment	3.5% of BSP
12	At the end of Seventh Calendar Quarter after date of offer of possession	11th Instalment	3.5% of BSP
13	At the end of Eighth Calendar Quarter after date of offer of possession	12th Instalment	3.5% of BSP
14	At the end of Ninth Calendar Quarter after date of offer of possession	13th Instalment	3.5% of BSP
15	At the end of Tenth Calendar Quarter after date of offer of possession	14th Instalment	3.5% of BSP
16	At the end of Eleventh Calendar Quarter after date of offer of possession	15th Instalment	3.5% of BSP
17	At the end of Twelfth Calendar Quarter after date of offer of possession	16th Instalment	3.5% of BSP

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PLAZAat106 GROUND FLOOR



PLAZAat106

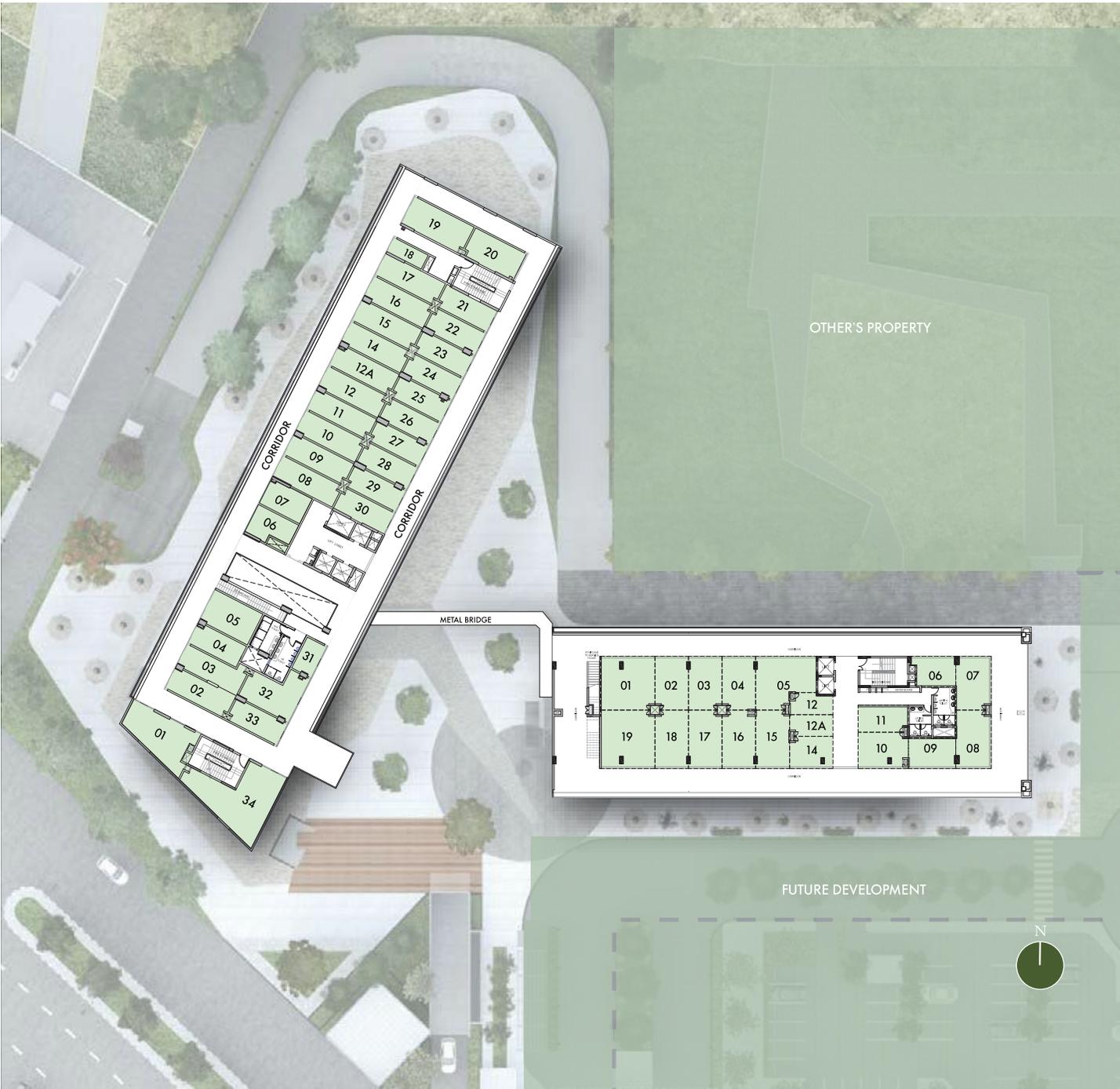
Ground Floor - Retail Layout

Developer- Magic Eye Developers Private Limited; CIN :U45400DL2007PTC162243

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PLAZAat106 FIRST FLOOR



PLAZAat106

First Floor - Retail Layout

Developer- Magic Eye Developers Private Limited; CIN :U45400DL2007PTC162243

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PLAZAat106 1 BHK 700 sq.ft.



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PLAZAat106 2 BHK 1000 sq.ft.



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