

# RETURNS INVESTMENTS

“

The First Rule Is  
Not To Lose Money.

The Second Rule Is  
Not To Forget  
The First Rule

WARREN BUFFET

”

# DIVERSIFY

# BULLS ARE BACK

:::

::: A PRESENTATION ON :::

•

GURGAON'S NEXT BOOMING RETAIL AND COMMERCIAL SPACES  
WITH SUSTAINABLE GROWTH PROSPECTS

•

CREATIVE FINANCING SCHEMES BOOSTING PROFITS

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RISK-FREE INVESTMENT VEHICLES ( **RFIV**) FOR *Pro-Investors*

*An Initiative By*

**PIVOTAL**  
**INFRASTRUCTURE**

# GURGAON-

## India's Retail Capital

- World's most preferred destination for commercial, retail and business investments
- Highest real-estate appreciation / returns in the last decade
- Excellent infrastructure and growth drivers to boost business prospects
- Master plan 2031 with excellent provision for growth opportunities
- World-class amenities

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# RETURNST INV GURGAON UNLEASHES- The new trump in Retail

## PROSPECTS RETAIL MICRO-MARKETS



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# NEW RETAIL FRONTIERS:

A study by Cushman & Wakefield

Indian retail destinations are undergoing a metamorphosis; established malls and main streets are becoming more sophisticated as shopping destinations and a number of new locations are emerging.

The report delves into the potential of such upcoming, new retail catchments and analyses each one from a 360 degree view point

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# KEY OBSERVATIONS OF THE REPORT

The next boom in retail is in the form of - Retail Micro Markets.

The most natural reason for the emergence of new retail micro markets is that Indian cities are now overflowing at helms, leading to creation of new residential catchment areas.

As is true for most real estate related business decisions, location holds the key; structuring a business model synchronized to the expected footfalls is the key to the success of this concept.

Micro-Markets definitely have a cost advantage. On an average, we estimate that investments are 20-30%, and even 50% lower and the running costs are very very low.

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PRESENTS

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DownStreet

A WORLD OF  
SHOPPING &  
ENTERTAINMENT





your world, right  
in your neighbourhood

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# 84

## DownStreet

### RETAIL + COMMERCIAL SPACES

A revolutionary concept in Neighbourhood Shopping





## RETAIL + COMMERCIAL SPACES

A revolutionary concept in Neighbourhood Shopping





Biggest Ever Shopping  
Market in an approved  
residential society

(28,500 sq.ft. super area)

in the vicinity of  
5000+ residing families  
in the neighbourhood

(Major residential establishments in close vicinity)



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Bang on  
Dwarka Expressway

Alongside a 24 meter  
wide road

Close proximity to NH-8



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Only 2 mins  
from Metro Station



100 % Power  
Back-up

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## Negligible Maintenance

As compared to other retail formats

## Risk - Free Investment



# PLANNED WITH A BUSINESS ACUMEN

TO REAP MAXIMUM PROFITS



## PROFIT FROM BUSINESS SENSE



- **OWN A PROPERTY IN GURGAON BY INVESTING AS LOW AS RS. 5 LACS**
- **GUARANTEED BUY-BACK OFFER**
- **UPTO 12 % ASSURED RETURN TILL POSSESSION**
- **FLEXIBLE PAYMENT PLANS**
- **SECURE AND RISK-FREE INVESTMENT**
- **SUSTAINABLE PROFITS**

## PAYMENT OPTIONS

**DOWN PAYMENT PLAN @ 12 %**

**5 LACS NOW ( BOOKING AMOUNT)  
& REST WITH-IN 30 DAYS**

**Rate:::: Rs 11000 :::: EDC/IDC (if applicable) :::: Taxes/Duties ( if any) as applicable**

## PAYMENT OPTIONS

### FLEXI PLAN @ 11 % TILL POSSESSION

5 LACS NOW ( BOOKING AMOUNT)

50 % WITH-IN 30 DAYS

25% IN YEAR 1

25% IN YEAR 2

Rate:::: Rs 11000 :::: EDC/IDC (if applicable) :::: Taxes/Duties ( if any) as applicable

## PAYMENT OPTIONS

### SUPER FLEXI PLAN @ 10 %

5 LACS NOW ( BOOKING AMOUNT)

25 % WITH-IN 30 DAYS

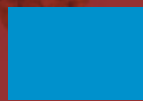
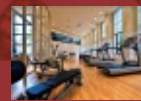
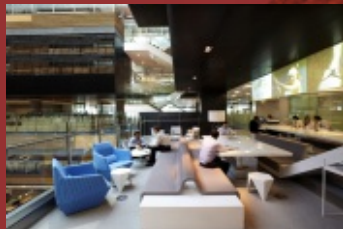
12.5% X 6 MONTH

Rate:::: Rs 11000 :::: EDC/IDC (if applicable) :::: Taxes/Duties ( if any) as applicable

## KEY FEATURES AND FACILITIES

### DownStreet

- World class design and construction
  - Efficient Building Management System
  - Strategically located and planned for maximum productivity
  - Divisible Retail Spaces
- 
- Modern design and Aesthetics
  - 4 meter height (approx. 14 ft for better spacing)
  - Ideal for Multicuisine Restaurants, ATMs, Convenience Store and Coffee shops etc.





# SITE PLAN



## RESTAURANTS



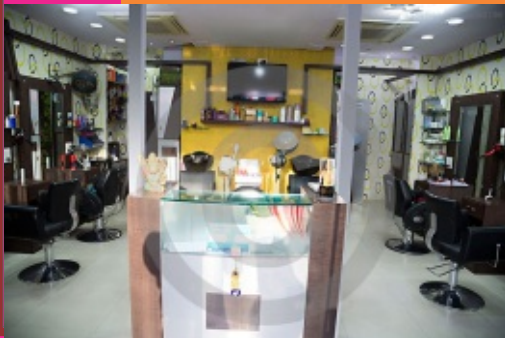
## GROCERY STORE



## PHARMACY & CLINICS



## BEAUTY & WELLNESS CENTRE



## APPARELS & CLOTHING



## GIFTS CENTRE





## BAKERY



## JEWELERS SHOP



## BOUTIQUES



## FAST FOOD



## SWEETS SHOP



## HARDWARE SHOP



## BANKS / ATMs



## COFFEE SHOP



## PROFESSIONAL SERVICES



## TRAVEL/TOURS



## TELE COM / DTH SERVICES



## HOME DECOR & FURNISHINGS





## ABOUT- PIVOTAL INFRASTRUCTURE PVT. LTD.

Pivotal Infrastructure Pvt. Ltd. has been one of the front runners in creating world-class infrastructure throughout the NCR. The company has conceived and is about to delivered some of the most innovative residential concepts and luxury residential avenues. The company is about to deliver in record-time some of the finest projects in Faridabad namely Royal Heritage and Faridabad Eye.

The company is well invested and is planning new projects in the region.



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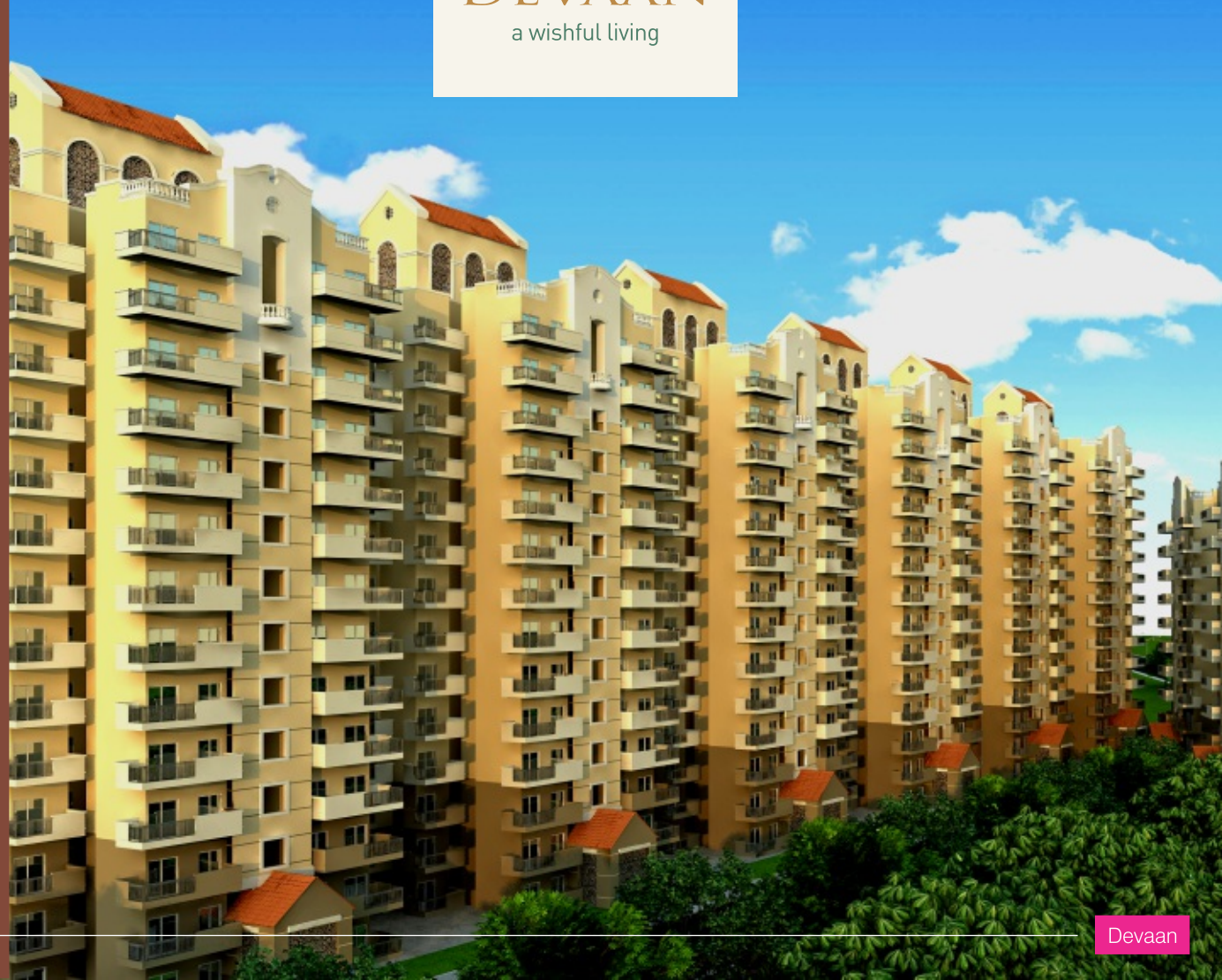


DEVAAN  
a wishful living

**84**

DownStreet

a wishful living



84 DownStreet

Devaan

## 84 DownStreet

### LOCATION MAP

Sec-84, Gurgaon



Location Highlights



Marketed by:



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Mathura | Meerut | Chandigarh | Dehradun | Solan

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