



THE WISEST & SAFE INVESTMENT

IN REAL ESTATE



About Developer

Ahuja and Anand Buildwell Pvt Ltd is the well known juggernaut of the real estate industry of Delhi-NCR. The enterprise has rich expertise in the construction arena and is dedicated to sheer commitment and quality in their works. The enterprise has installed great pride in itself in delivering many top-notch, unique projects across various locations like the iconic Corenthum & I-thum in Noida, Ice Skating and Rink & Indoor stadium in Dehradun, Vasudhara CGHS Ltd, Nishat CGHS Ltd, Bhagwati CGHS Ltd and Lords CGHS Ltd in Dwarka.

About Mohan Nagar

Mohan Nagar is one of the thriving real estate hotspots with excellent infrastructure, connectivity and affordable homes. Mohan Nagar is centrally & strategically located with good connectivity provided by NH-58 & main Hapur Road to Delhi border & other key locations like Loni, Shahdara, Sahidabad, Hindon & Rajinder Nagar. The forthcoming metro link from Dilshad Garden to the New Bus Stand has triggered the prospects of real estate of Mohan Nagar to achieve newer heights soon.

Welcome to the World Square Mall

World Square Mall is the one stop paradise with all multi faceted facilities like shopping, dining and entertainment to relish the leisure time to its peak. The ultimate hub of vanilla brands, multi screen multiplex, kids play zone, delicious food courts, besides efficient services like hotels and banquets. Sweeping across 6 Lakh sq ft, the mall will drive the shopping frenzy to next level.



Project Highlights

World Square Mall is a perfect illustration of how a commercial property should define itself. Every minute details of this mall is planned and implemented meticulously so as to put out a brand new experience for you. The venture is enacted with an amalgam of features to satisfy all the multi-faceted shopping needs of the diverse community. Finally, provided the booming residential segment of Ghaziabad, World Square Mall will facilitate round the clock footfall and will be a commercial phenomenon in itself.



Features:

- ◆ Fully operational mall
- ◆ Built up area of 6 Lakh sq. ft.
- ◆ Presence of vanilla brands
- ◆ Consists of Hypermarket, Showrooms, Shops, Entertainment Zone, Multi-screen Multiplex, Food Court, Hotel, Gaming Zone, Banquet Hall etc
- ◆ 1 Lakh sq ft leased out at 12% to Dutch multinational retail chain SPAR
- ◆ Ample Parking Space (2 basement)
- ◆ Strategically Located in Mohan Nagar adjoining residential segments
- ◆ Nearby Proposed Metro Station

Attractions

Shopping

This phenomenal shopping destination will unlock an all-round shopping spree as it is well stocked with modern retail spaces to cater all the multi faceted needs for the diverse communities.



Fashion

Breaking the contemporary shackles, fashion trends are constantly evolving and changing. Imbibe the most updated notion about fashion by the presence of global brands like Woodland,Puma,Wrangler,Flying Machine etc.

Restaurants

Delicious foods always compliment well to your shopping spree. Have some delicious break outs between your shopping at Haldiram's,Cafa Coffee Day and Pizza Hut.



Kids Play Zone

Interesting and fun-filled separate play zones for kids and toddlers to cherish.

Entertainment

An unmatched entertainment destiny in making your weekends more extravagant. The presence of Fun Cinemas & 7D Movie hall gives a great experience.



स्पर



Already
Leased at
12%

हाइपरमार्केट





Already Leased at 12%

Investors are getting the best investment opportunity with Spar Hypermarket to accomplish the targeted portfolio. The 12 % lease guarantee is the best prevailing in the market, which assures convenient returns. Investors also need to perform less work out of the calculations for the anticipated future growth as it promises assured rental escalation. Finally, a global phenomenon like SPAR in the bustling residential corridor of Ghaziabad can always be expected to provide an unmatched portfolio growth.

About SPAR

- ♦ Globally renowned Dutch multinational retail chain and franchise
- ♦ Incomparable network comprising of 12,314 stores across 40 countries on 4 continents
- ♦ Caters the needs of over 13 million consumers per day
- ♦ Healthy network in India with hypermarkets in locations like Bangalore, Mangalore, Hyderabad, Pune, Delhi, Chennai and Coimbatore, besides Ghaziabad.
- ♦ Formed as a the result of the license agreement with Dubai based Landmark Group's Max Hypermarket India Pvt Ltd and Amsterdam based SPAR International

The Road Towards Financial Freedom

**Functional
Mall**

**Already
Leased at
12%**

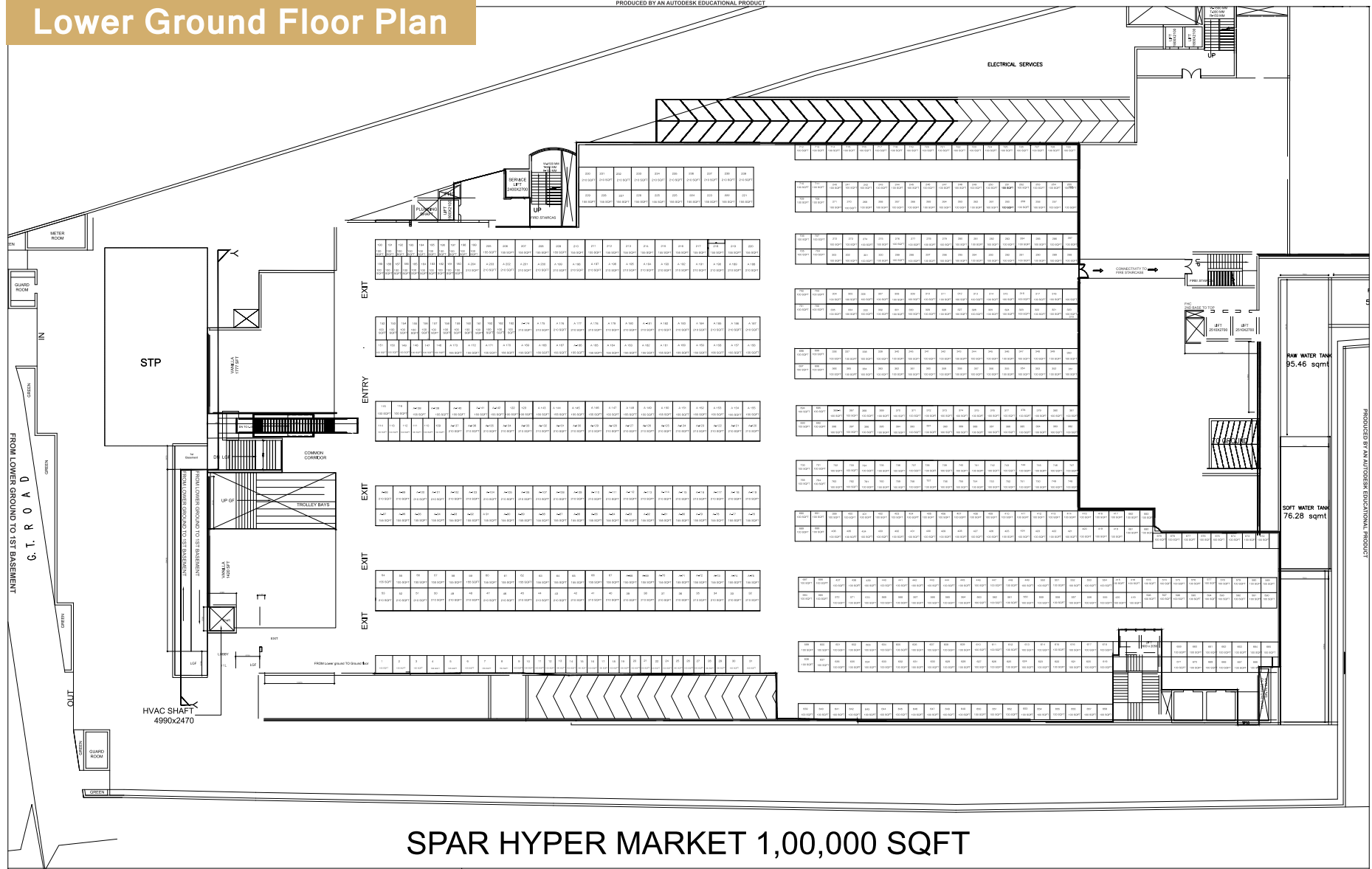
**Lockable
Retail
Space**

Brand Presence



Lower Ground Floor Plan

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

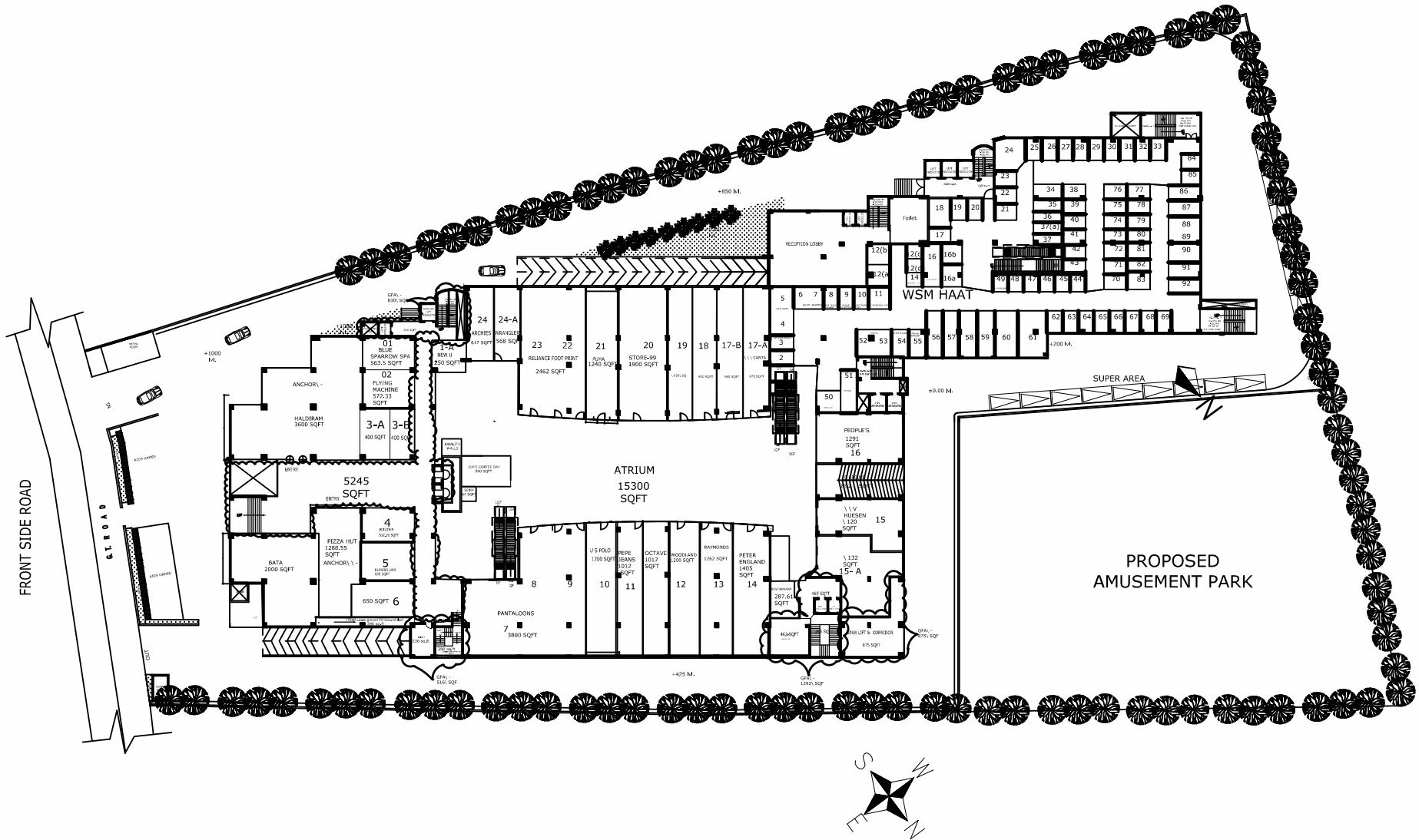


SPAR HYPER MARKET 1,00,000 SQFT

WORLD SQUARE MALL

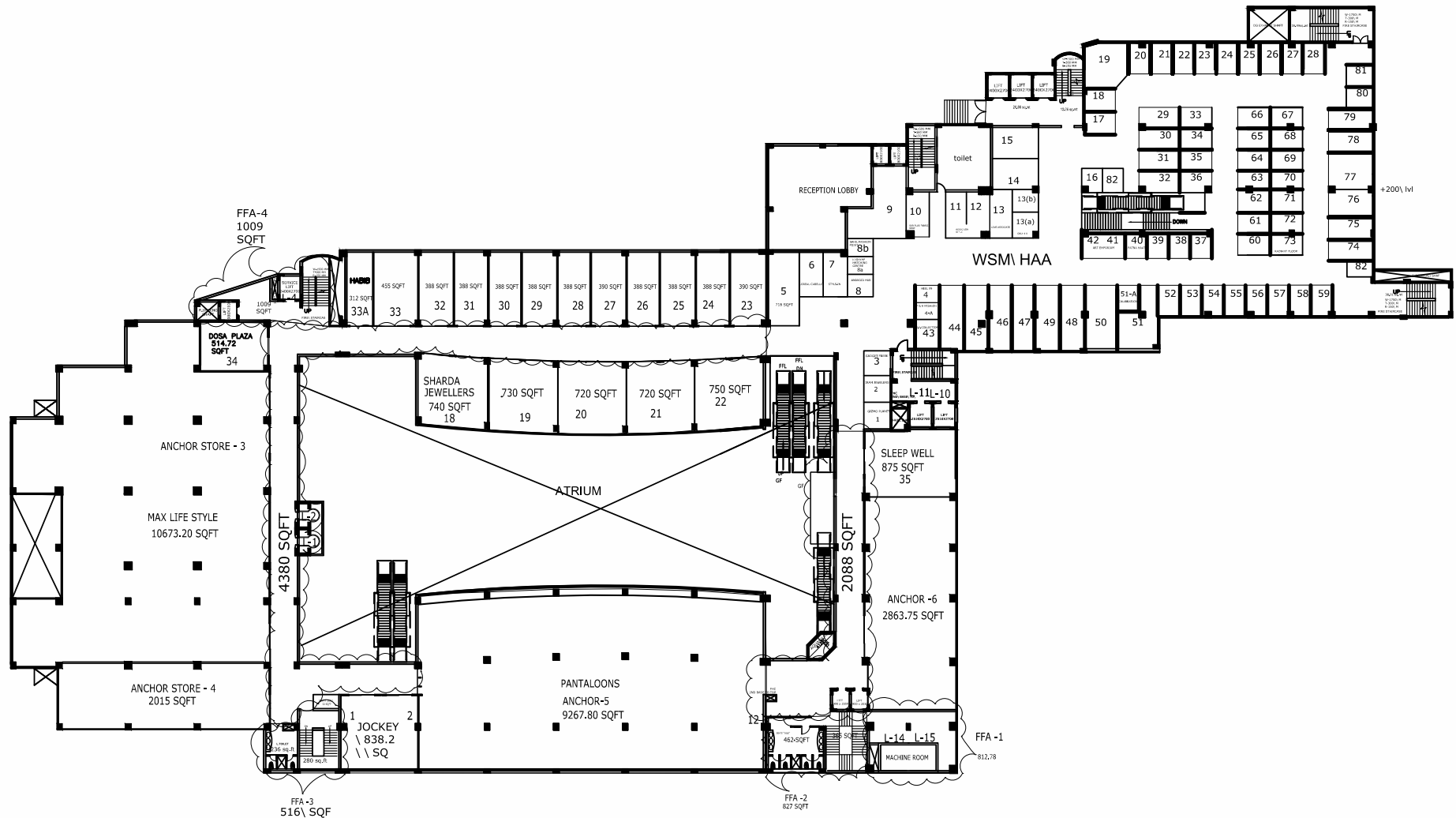
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Ground Floor Plan



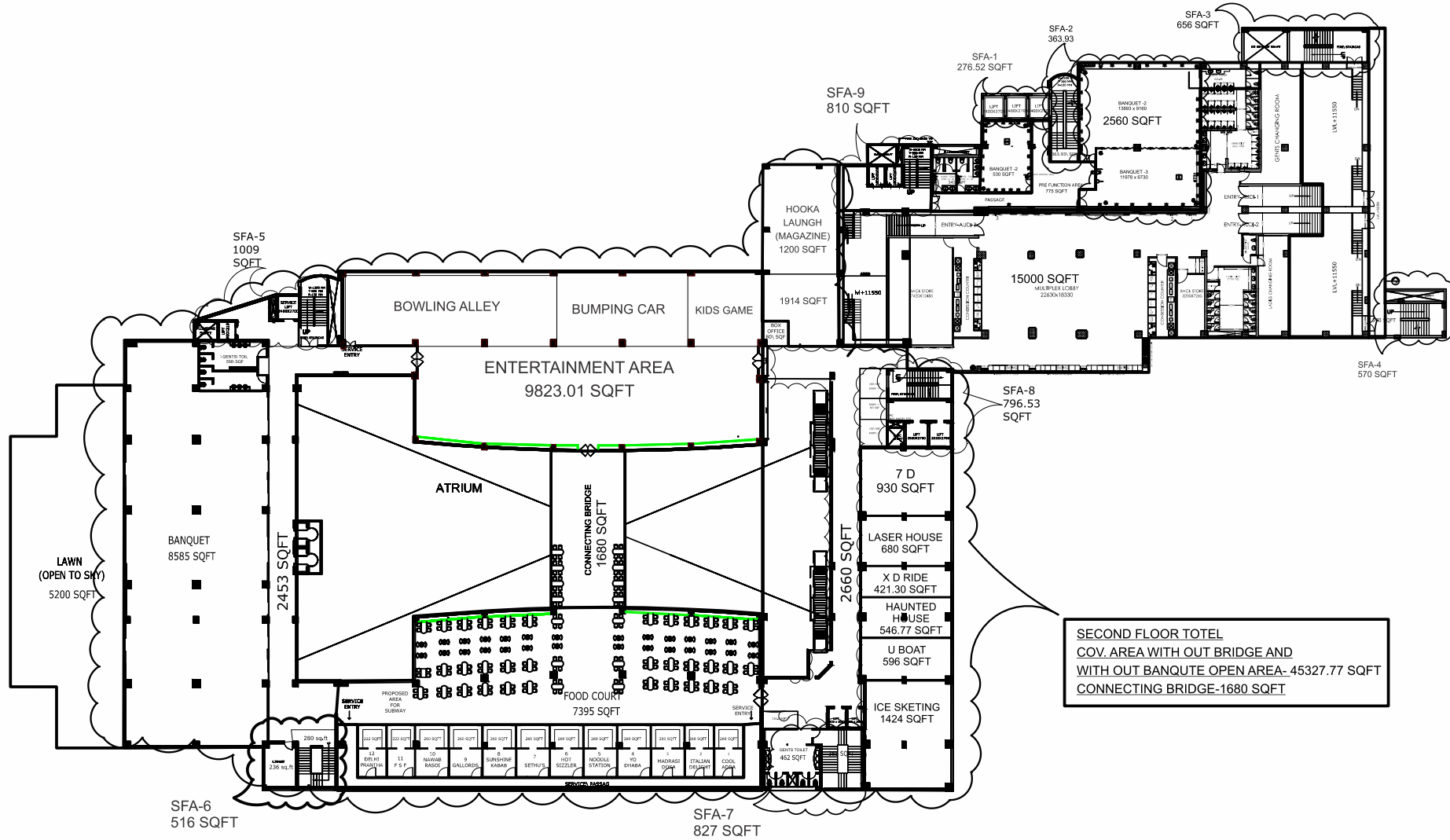
Covered Area without Atrium - 71700 Sq.ft.

First Floor Plan



Total: Floor Covered Area - 69104 Sq.ft.

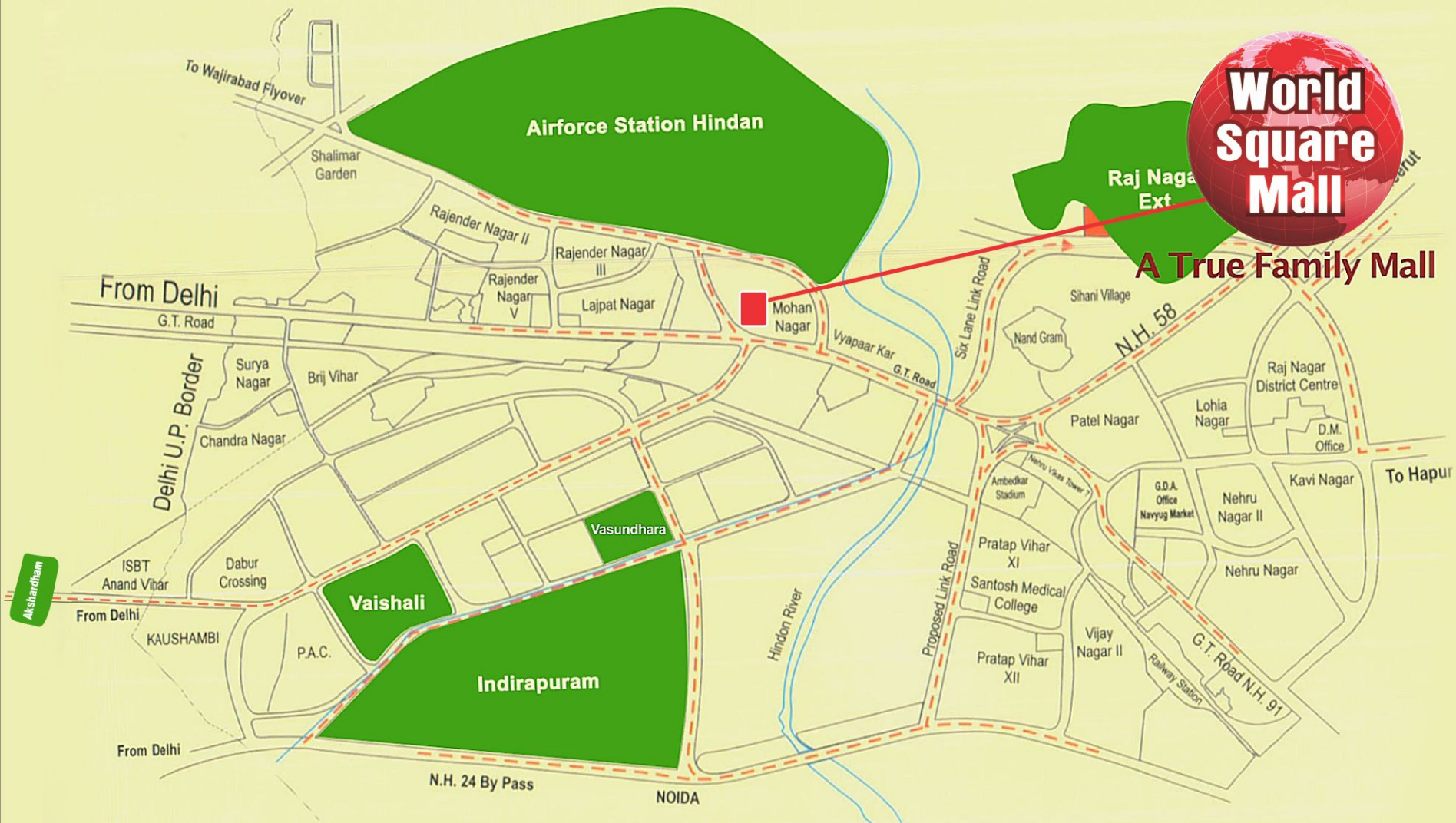
Second Floor Plan



This is a detailed architectural floor plan of a building, likely a hotel or resort. The plan shows a complex layout with various rooms, corridors, and common areas. Key features include:

- Central Atrium:** A large open space labeled "ATRIUM" with a curved wall and a curved ceiling.
- Corridors:** A central corridor labeled "CORRIDOR-5866 SQFT" and several other corridors connecting different sections of the building.
- Guest Rooms:** Numerous rooms are shown, many with dimensions. Examples include:
 - ROOM 101 (10'0" X 10'0")
 - ROOM 102 (10'0" X 10'0")
 - ROOM 103 (10'0" X 10'0")
 - ROOM 104 (10'0" X 10'0")
 - ROOM 105 (10'0" X 10'0")
 - ROOM 106 (10'0" X 10'0")
 - ROOM 107 (10'0" X 10'0")
 - ROOM 108 (10'0" X 10'0")
 - ROOM 109 (10'0" X 10'0")
 - ROOM 110 (10'0" X 10'0")
 - ROOM 111 (10'0" X 10'0")
 - ROOM 112 (10'0" X 10'0")
 - ROOM 113 (10'0" X 10'0")
 - ROOM 114 (10'0" X 10'0")
 - ROOM 115 (10'0" X 10'0")
 - ROOM 116 (10'0" X 10'0")
 - ROOM 117 (10'0" X 10'0")
 - ROOM 118 (10'0" X 10'0")
 - ROOM 119 (10'0" X 10'0")
 - ROOM 120 (10'0" X 10'0")
 - ROOM 121 (10'0" X 10'0")
 - ROOM 122 (10'0" X 10'0")
 - ROOM 123 (10'0" X 10'0")
 - ROOM 124 (10'0" X 10'0")
 - ROOM 125 (10'0" X 10'0")
 - ROOM 126 (10'0" X 10'0")
 - ROOM 127 (10'0" X 10'0")
 - ROOM 128 (10'0" X 10'0")
 - ROOM 129 (10'0" X 10'0")
 - ROOM 130 (10'0" X 10'0")
 - ROOM 131 (10'0" X 10'0")
 - ROOM 132 (10'0" X 10'0")
 - ROOM 133 (10'0" X 10'0")
 - ROOM 134 (10'0" X 10'0")
 - ROOM 135 (10'0" X 10'0")
 - ROOM 136 (10'0" X 10'0")
 - ROOM 137 (10'0" X 10'0")
 - ROOM 138 (10'0" X 10'0")
 - ROOM 139 (10'0" X 10'0")
 - ROOM 140 (10'0" X 10'0")
 - ROOM 141 (10'0" X 10'0")
 - ROOM 142 (10'0" X 10'0")
 - ROOM 143 (10'0" X 10'0")
 - ROOM 144 (10'0" X 10'0")
 - ROOM 145 (10'0" X 10'0")
 - ROOM 146 (10'0" X 10'0")
 - ROOM 147 (10'0" X 10'0")
 - ROOM 148 (10'0" X 10'0")
 - ROOM 149 (10'0" X 10'0")
 - ROOM 150 (10'0" X 10'0")
 - ROOM 151 (10'0" X 10'0")
 - ROOM 152 (10'0" X 10'0")
 - ROOM 153 (10'0" X 10'0")
 - ROOM 154 (10'0" X 10'0")
 - ROOM 155 (10'0" X 10'0")
 - ROOM 156 (10'0" X 10'0")
 - ROOM 157 (10'0" X 10'0")
 - ROOM 158 (10'0" X 10'0")
 - ROOM 159 (10'0" X 10'0")
 - ROOM 160 (10'0" X 10'0")
 - ROOM 161 (10'0" X 10'0")
 - ROOM 162 (10'0" X 10'0")
 - ROOM 163 (10'0" X 10'0")
 - ROOM 164 (10'0" X 10'0")
 - ROOM 165 (10'0" X 10'0")
 - ROOM 166 (10'0" X 10'0")
 - ROOM 167 (10'0" X 10'0")
 - ROOM 168 (10'0" X 10'0")
 - ROOM 169 (10'0" X 10'0")
 - ROOM 170 (10'0" X 10'0")
 - ROOM 171 (10'0" X 10'0")
 - ROOM 172 (10'0" X 10'0")
 - ROOM 173 (10'0" X 10'0")
 - ROOM 174 (10'0" X 10'0")
 - ROOM 175 (10'0" X 10'0")
 - ROOM 176 (10'0" X 10'0")
 - ROOM 177 (10'0" X 10'0")
 - ROOM 178 (10'0" X 10'0")
 - ROOM 179 (10'0" X 10'0")
 - ROOM 180 (10'0" X 10'0")
 - ROOM 181 (10'0" X 10'0")
 - ROOM 182 (10'0" X 10'0")
 - ROOM 183 (10'0" X 10'0")
 - ROOM 184 (10'0" X 10'0")
 - ROOM 185 (10'0" X 10'0")
 - ROOM 186 (10'0" X 10'0")
 - ROOM 187 (10'0" X 10'0")
 - ROOM 188 (10'0" X 10'0")
 - ROOM 189 (10'0" X 10'0")
 - ROOM 190 (10'0" X 10'0")
 - ROOM 191 (10'0" X 10'0")
 - ROOM 192 (10'0" X 10'0")
 - ROOM 193 (10'0" X 10'0")
 - ROOM 194 (10'0" X 10'0")
 - ROOM 195 (10'0" X 10'0")
 - ROOM 196 (10'0" X 10'0")
 - ROOM 197 (10'0" X 10'0")
 - ROOM 198 (10'0" X 10'0")
 - ROOM 199 (10'0" X 10'0")
 - ROOM 200 (10'0" X 10'0")
 - ROOM 201 (10'0" X 10'0")
 - ROOM 202 (10'0" X 10'0")
 - ROOM 203 (10'0" X 10'0")
 - ROOM 204 (10'0" X 10'0")
 - ROOM 205 (10'0" X 10'0")
 - ROOM 206 (10'0" X 10'0")
 - ROOM 207 (10'0" X 10'0")
 - ROOM 208 (10'0" X 10'0")
 - ROOM 209 (10'0" X 10'0")
 - ROOM 210 (10'0" X 10'0")
 - ROOM 211 (10'0" X 10'0")
 - ROOM 212 (10'0" X 10'0")
 - ROOM 213 (10'0" X 10'0")
 - ROOM 214 (10'0" X 10'0")
 - ROOM 215 (10'0" X 10'0")
 - ROOM 216 (10'0" X 10'0")
 - ROOM 217 (10'0" X 10'0")
 - ROOM 218 (10'0" X 10'0")
 - ROOM 219 (10'0" X 10'0")
 - ROOM 220 (10'0" X 10'0")
 - ROOM 221 (10'0" X 10'0")
 - ROOM 222 (10'0" X 10'0")
 - ROOM 223 (10'0" X 10'0")
 - ROOM 224 (10'0" X 10'0")
 - ROOM 225 (10'0" X 10'0")
 - ROOM 226 (10'0" X 10'0")
 - ROOM 227 (10'0" X 10'0")
 - ROOM 228 (10'0" X 10'0")
 - ROOM 229 (10'0" X 10'0")
 - ROOM 230 (10'0" X 10'0")
 - ROOM 231 (10'0" X 10'0")
 - ROOM 232 (10'0" X 10'0")
 - ROOM 233 (10'0" X 10'0")
 - ROOM 234 (10'0" X 10'0")
 - ROOM 235 (10'0" X 10'0")
 - ROOM 236 (10'0" X 10'0")
 - ROOM 237 (10'0" X 10'0")
 - ROOM 238 (10'0" X 10'0")
 - ROOM 239 (10'0" X 10'0")
 - ROOM 240 (10'0" X 10'0")
 - ROOM 241 (10'0" X 10'0")
 - ROOM 242 (10'0" X 10'0")
 - ROOM 243 (10'0" X 10'0")
 - ROOM 244 (10'0" X 10'0")
 - ROOM 245 (10'0" X 10'0")
 - ROOM 246 (10'0" X 10'0")
 - ROOM 247 (10'0" X 10'0")
 - ROOM 248 (10'0" X 10'0")
 - ROOM 249 (10'0" X 10'0")
 - ROOM 250 (10'0" X 10'0")
 - ROOM 251 (10'0" X 10'0")
 - ROOM 252 (10'0" X 10'0")
 - ROOM 253 (10'0" X 10'0")
 - ROOM 254 (10'0" X 10'0")
 - ROOM 255 (10'0" X 10'0")
 - ROOM 256 (10'0" X 10'0")
 - ROOM 257 (10'0" X 10'0")
 - ROOM 258 (10'0" X 10'0")
 - ROOM 259 (10'0" X 10'0")
 - ROOM 260 (10'0" X 10'0")
 - ROOM 261 (10'0" X 10'0")
 - ROOM 262 (10'0" X 10'0")

Location Map



Location Advantages

- 6 KM from Vaishali Metro Station
- 10 KM from Raj Nagar
- 7 KM from Indirapuram
- 8 KM from Raj Nagar Extension
- 12 KM from Crossings Republik
- 0 KM from Proposed Mohan Nagar Metro Station



Madhyam.com

Follow us on:  /teammadhyam  Info@madhyam.com

Coporate Address: B-4, 4th Floor, Matrix Tower
Sector - 132, Noida (U.P) - 201301

 **80 1010 7070**

USA: California | India: Noida, Gurgaon, Faridabad, Delhi, Bhiwadi, Mathura, Chandigarh, Dehradun, Haldwani, Singrauli