



Artistic Impression

The Golden Address

Superior connectivity, ready catchment and a bustling neighbourhood mean that retail shops at Swarnim will be busy as they can be. The address is auspicious for all retail, F&B and services outlets.



Bakery	Pharmacy	Daily Need Shops
Café	Health Clinic	Dry Cleaners
Club	Cosmetic Clinic	Boutique
Gift Store	Pathology Clinic	Wellness Centre
Chocolatiers & Sweets	Stationery Shops	Make Up
Pet Supplies	Handloom	Electronics
Patisseries	Footwear	Furniture
Fashion Accessories	Home Furnishing	Luxury Apparel

TATHASTU REALTY PVT LTD.

10th Floor, Tower B, Vatika Tower,

Golf Course Road, Sector 54, Gurugram, Haryana 122011

Disclaimer: All designs, specifications are illustrative and subject to change.

All images are graphic depiction and purely artistic in nature.

TATHASTU
REALTY

HARERA Registration No - RC/REP/HARERA/GGM/764/496/2023/108 Date: 04.12.2023

HARYANA AFFORDABLE SHOPS

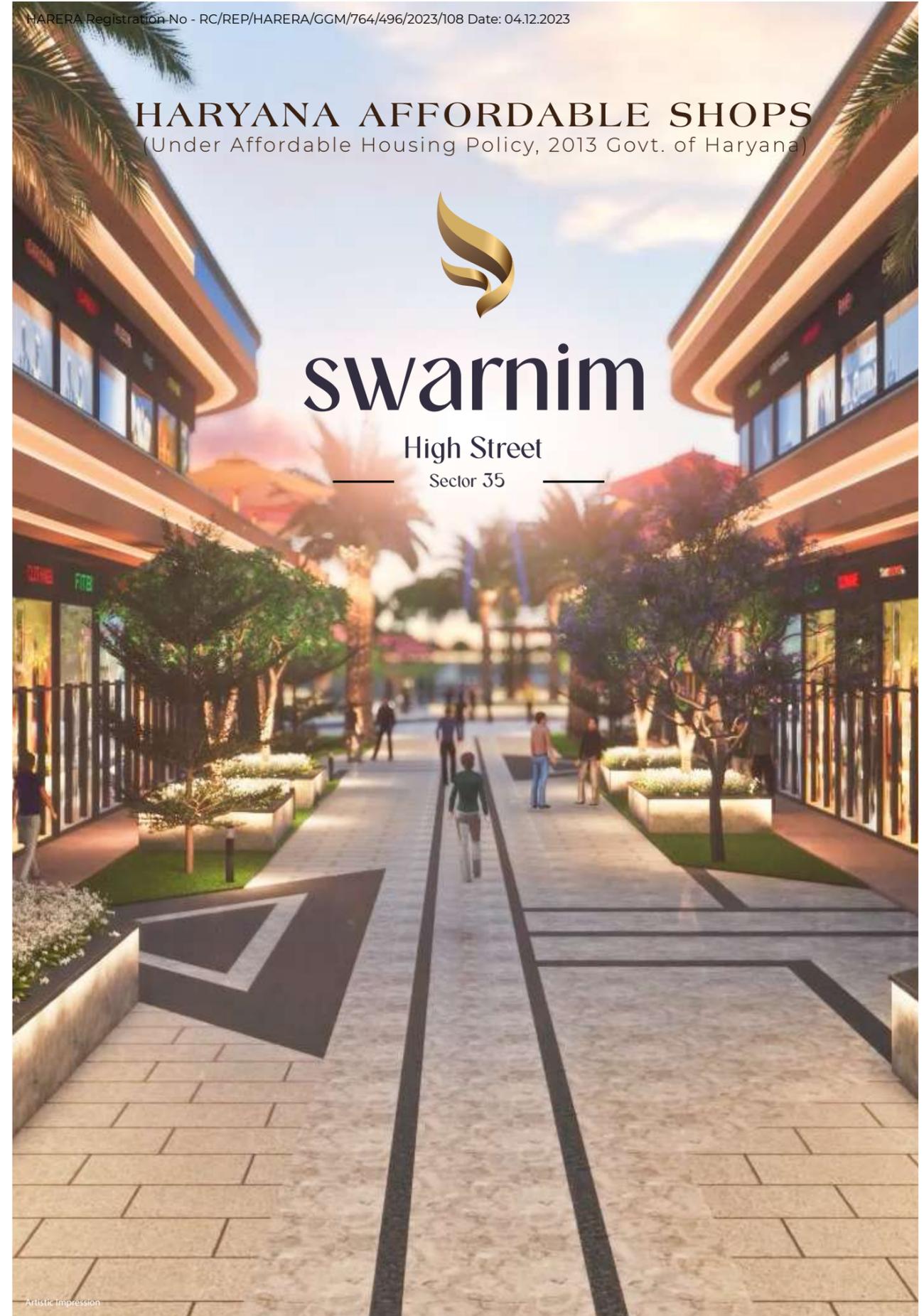
(Under Affordable Housing Policy, 2013 Govt. of Haryana)



swarnim

High Street

Sector 35



Artistic Impression



The Golden Life

A high-street retail project in the heart of an auspicious region, Swarnim is a landmark. And, a worthy investment for the far-sighted. When you own your part of Swarnim, you own a pure asset, a bright opportunity. It is your step to the golden life.



The Golden Sub-city

Today

- ▶ Excellent public infrastructure with renowned educational institutions, hospitals and malls.*
- ▶ Push for the growth of luxury and ultra-luxury development in the region by the NRI segment.*
- ▶ Superior connectivity to NH 48, IGI Airport, Golf Course Road & Delhi.

By 2031

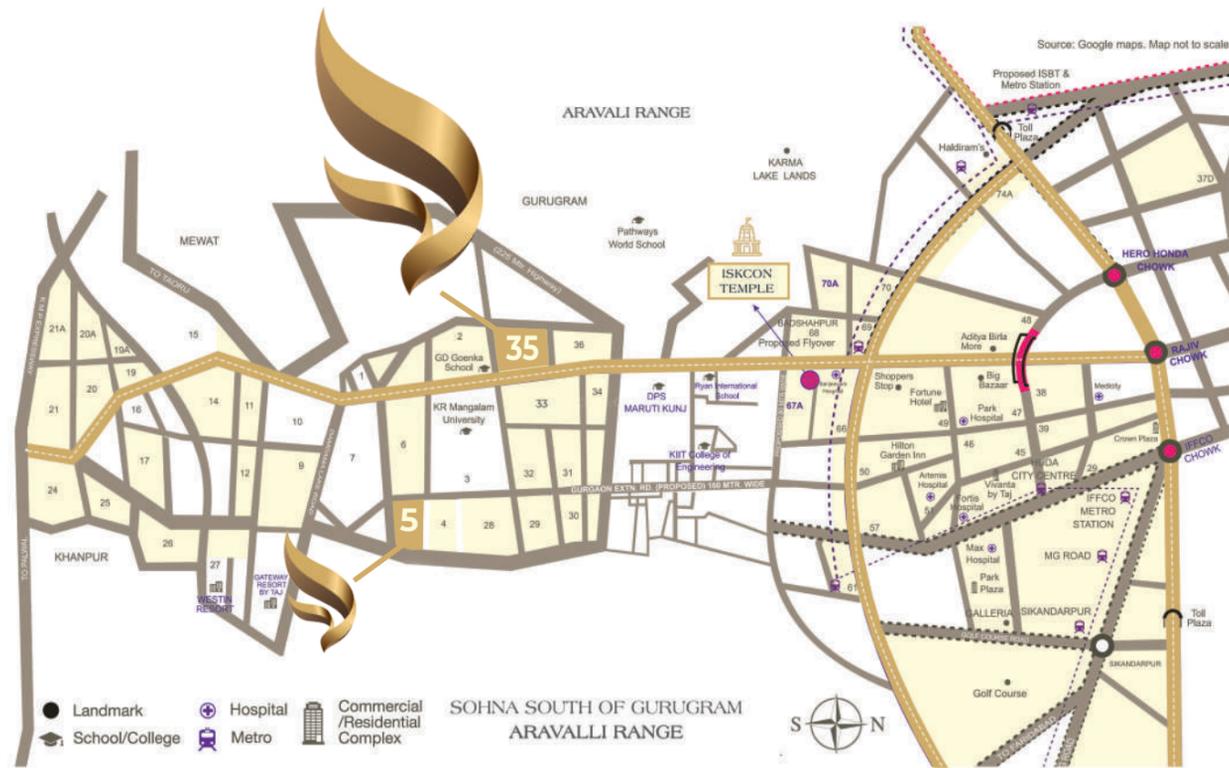
- ▶ A population of 20lakh*.



Upcoming Mega Developments

- ▶ Dedicated Freight Corridor (DFC) connecting Delhi and Mumbai
- ▶ Haryana Orbital Rail Corridor (HORC) connecting Palwal to Sonapat
- ▶ Driving state-of-the-art infrastructural development with HSIDC's Industrial Model Township Sohna (IMT Sohna)

The largest retail destination on Sohna Road



Site Connectivity

This site is approachable from:

- 60.0m wide Sector 35 road
- 24.0m wide Sector road.



<p>Ready footfall for 5000+ families</p>	<p>Bang on 60.0m Road with 2 Side access</p>	<p>Every shop has a Drive-through</p>
<p>Ground floor shops Double-heighted</p>	<p>Expected Rental Yield ₹ 200*/sq.ft</p>	<p>Suitable for Banks, Electronics Supermarkets and Foodcourts</p>

*T&C Apply

<p>Located in a bustling community of 25,000 families</p>	<p>Well-connected to all major roads</p>	<p>Proximity and easy access to Gurugram's city centre and Delhi</p>
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<p>Medanta - The Medicity 12 minutes</p>	<p>Gurugram Railway Station 20 minutes</p>	<p>Proposed Metro 10 minutes</p>	<p>K.R. Mangalam University 2 minutes</p>
<p>Delhi Mumbai Industrial Corridor – 2 minutes</p>	<p>IGI Airport 40 minutes</p>	<p>G.D. Goenka School 2 minutes</p>	

24m Wide Road



12m Wide Service Road

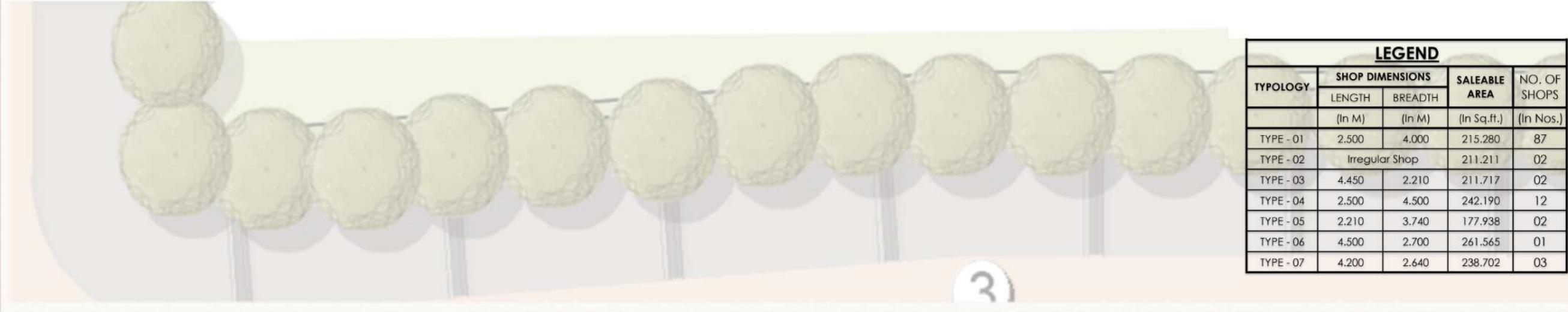
60m wide Road

- SHOP - 059
(TYPE - 01)
- SHOP - 058
(TYPE - 01)
- SHOP - 057
(TYPE - 01)
- SHOP - 056
(TYPE - 01)
- SHOP - 055
(TYPE - 01)
- SHOP - 054
(TYPE - 01)
- SHOP - 053
(TYPE - 01)

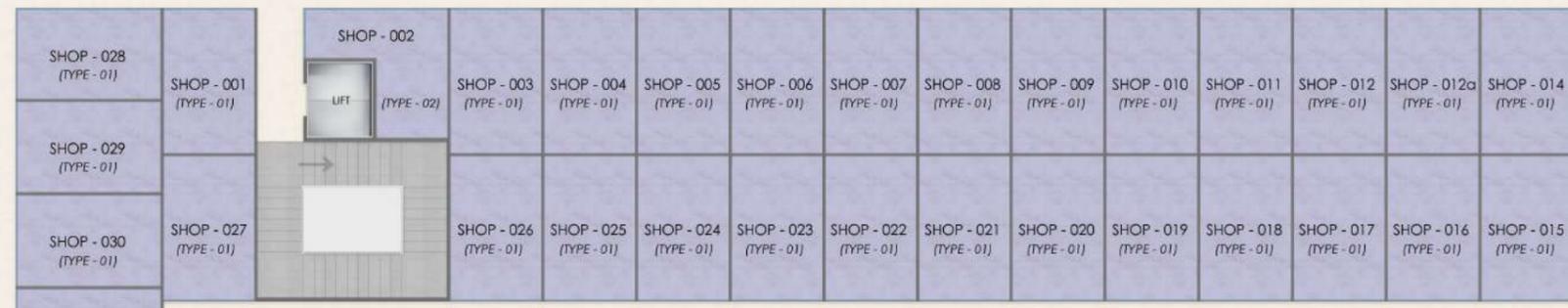
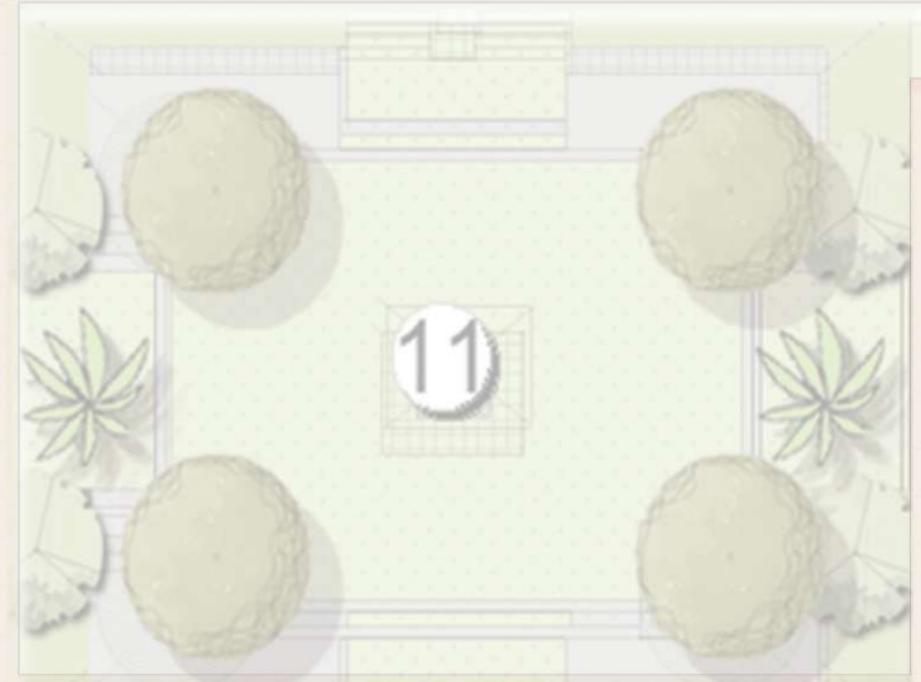


- SHOP - 052
(TYPE - 06)
- SHOP - 051
(TYPE - 04)
- SHOP - 050
(TYPE - 04)
- SHOP - 048 SHOP - 049
(TYPE - 05) (TYPE - 05)

- SHOP - 047 (TYPE - 04)
- SHOP - 046 (TYPE - 04)
- SHOP - 045 (TYPE - 04)
- SHOP - 044 (TYPE - 04)
- SHOP - 043 (TYPE - 04)
- SHOP - 042 (TYPE - 04)
- SHOP - 041 (TYPE - 04)
- SHOP - 040 (TYPE - 04)
- SHOP - 039 (TYPE - 04)
- SHOP - 038 (TYPE - 04)
- SHOP - 037 (TYPE - 03)
- SHOP - 036 (TYPE - 03)



LEGEND				
TYPOLOGY	SHOP DIMENSIONS		SALEABLE AREA (In Sq.ft.)	NO. OF SHOPS (In Nos.)
	LENGTH (In M)	BREADTH (In M)		
TYPE - 01	2.500	4.000	215.280	87
TYPE - 02	Irregular Shop		211.211	02
TYPE - 03	4.450	2.210	211.717	02
TYPE - 04	2.500	4.500	242.190	12
TYPE - 05	2.210	3.740	177.938	02
TYPE - 06	4.500	2.700	261.565	01
TYPE - 07	4.200	2.640	238.702	03



- SHOP - 028 (TYPE - 01)
- SHOP - 029 (TYPE - 01)
- SHOP - 030 (TYPE - 01)
- SHOP - 031 (TYPE - 01)
- SHOP - 032 (TYPE - 01)
- SHOP - 033 (TYPE - 01)
- SHOP - 034 (TYPE - 01)
- SHOP - 035 (TYPE - 01)

| GROUND FLOOR PLAN |
(TATHASTU - 35, SECTOR 35, SOHNA)

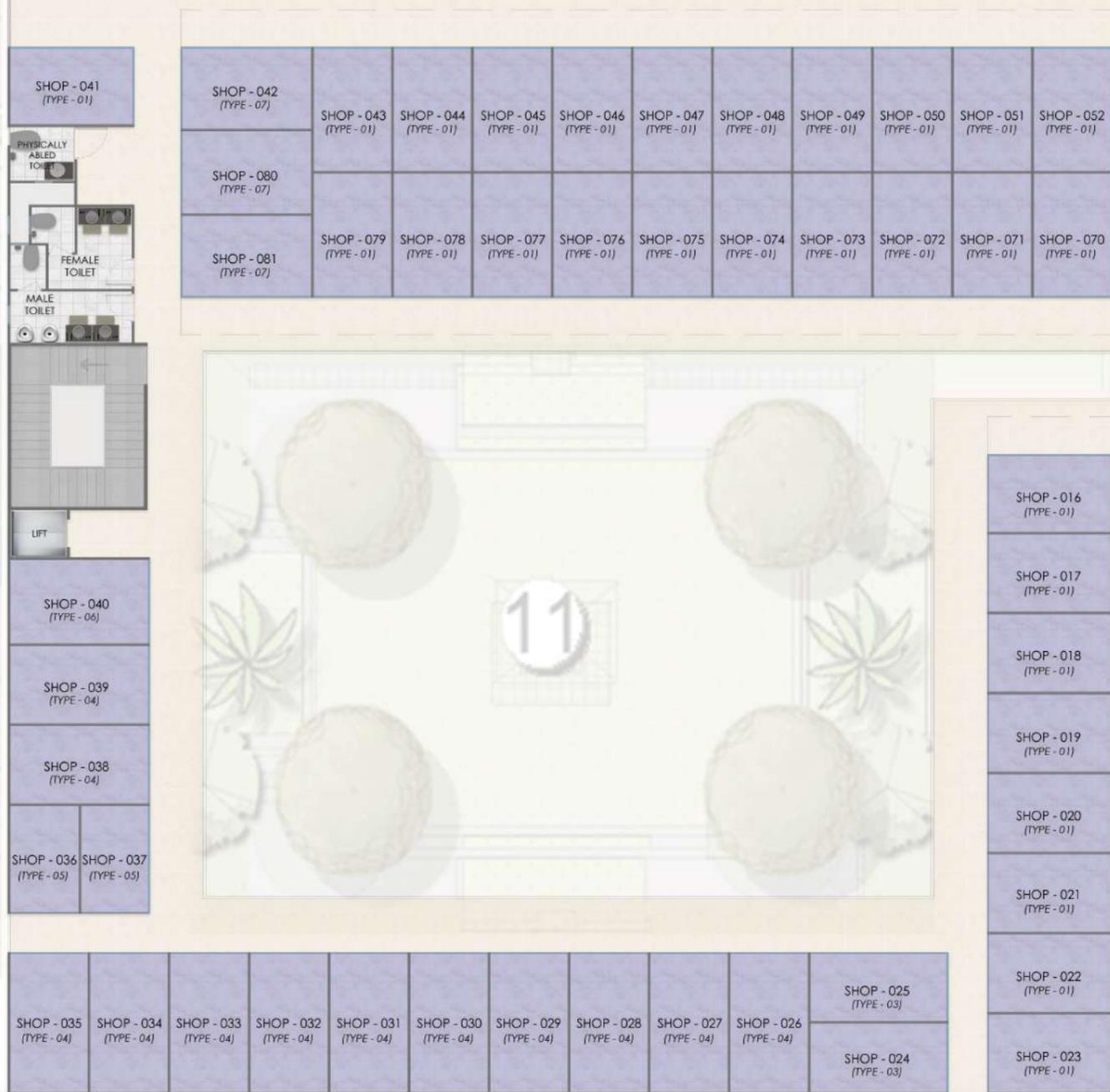


TERRACE



3

LEGEND				
TYPOLOGY	SHOP DIMENSIONS		SALEABLE AREA (In Sq.ft.)	NO. OF SHOPS (In Nos.)
	LENGTH (In M)	BREADTH (In M)		
TYPE - 01	2.500	4.000	215.280	61
TYPE - 03	4.450	2.210	211.717	02
TYPE - 04	2.500	4.500	242.190	12
TYPE - 05	2.210	3.740	177.938	02
TYPE - 06	4.500	2.700	261.565	01
TYPE - 07	4.200	2.640	238.702	03
TYPE - 08	3.080	4.000	265.225	04
TYPE - 09	Irregular Shop		251.596	02



| FIRST FLOOR PLAN |
(TATHASTU - 35, SECTOR 35, SOHNA)