

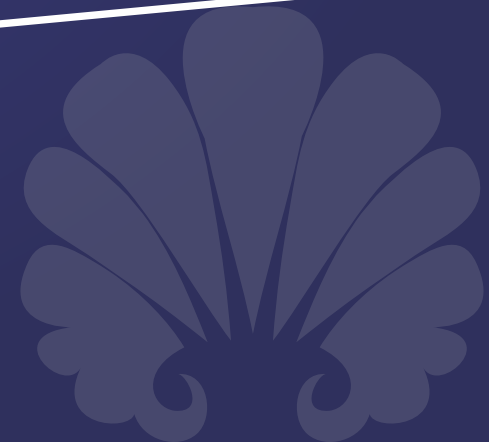
# CENTRUM

RETAIL • OFFICES • HOTEL • STUDIOS • SOHO

Chandigarh-Ambala Expressway, NH-22, Zirakpur



Third Largest Commercial **Project of Tricity**

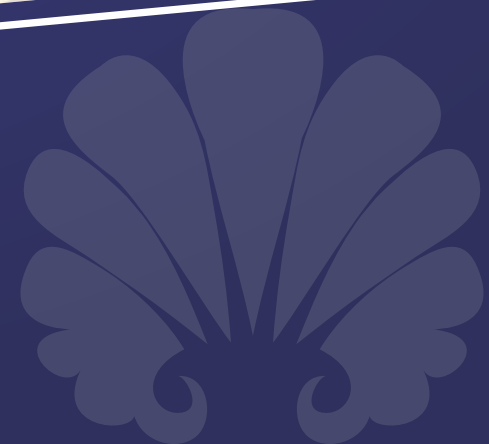




# CENTRUM

RETAIL • OFFICES • HOTEL • STUDIOS • SOHO

The Landmark of **Commercial Excellence**



## About



An end-to-end solution provider for all facets of luxury real estate, Sirius D&E is headquartered in New Delhi and led by a team of young and energetic professionals, driven by their passion for excellence and supported by vast knowledge and hands-on experience. We are servicing the country's reality market through our branches in South Mumbai and Bangalore. Sirius D&E has spread its wings far and wide and it is highly acclaimed for delivering prestigious reality projects in India and abroad.

Pioneers in developing exotic retail destinations, high-end luxury malls and stunning residences, we are differentiated by our 360 degree approach which enables us to cater to all the needs of our clients under one roof.

Predominantly servicing the premium and plush brands, our offerings includes:

Conceptulization | Planning | Positioning & Staging | Retail Marketing Strategy | Construction | Architecture & Interiors | Mergers & Acquisitions Consultancy | Private Equity & Structure Debt | Realty Asset Consultancy | Managing Realty Assets.

Sirius D&E specializes in the business of consolidation of stressed assets in retail sector, creating brown field ready projects, preferably fund ready giving the developers a healthy return.



## **Ms. Shabnam Singhal**

(Managing Partner - Sirius)

Shabnam Singhal is graduate in Economics and established SIRIUS as a Luxury Real Estate Marketing and Management Firm in 2009. The firm is engaged in leasing, interiors, project management and building retail concepts. She has diversified and started a new venture, Sirius Luxury Affairs, which offers customized services for weddings, events & soirees.

Shabnam is a graduate in Economics with over two decades of experience in product development and marketing in varied fields of the group of companies such as trading, marketing and product development.

She has been appointed as a member of the core Group of CII-ET Dialouge on Luxury. She has been invited as a speaker in Conferences like ISCF, GRI, Asian Retail Congress, IRF, East Indian Retail Luxurion World amongst others. She has been a regular attendee at International conferences like World retail Congress, Berlin, WWD CEO Retail Summit, New York and IHT Conferences.

Her achievements have been awarded multiple times. Some of them are:-

- Young Women Entrepreneurs Awards by 4th International Women Entrepreneurial Challenge, FICCI Ladies Organisation (FICCI-FLO) and Confederation of Asia Pacific Chamber of Commerce & Industry in Cape Town, South Africa.
- She has won the Best Emerging Entrepreneur Award 2018 @INDIA-UAE Business Summit & Awards 2018 at Dubai.

## About



Gupta Builders and Promoters Pvt Ltd, sets a vision to expedite real estate transformation through high quality projects constructed with world-class amenities. Since its establishment, it has laid down a landscape that is germane to a fulfilled livelihood and a bright future.

Widely acclaimed for its wide array of 2, 3, 4 BHK Apartments, Multiplex, Residential Plots, Industrial Plots, Retail, Villas, Independent Floors, Office Spaces, Hotels and Studios, it has created a canvas for a better lifestyle .

With 14 successful projects in more than 150 acres, 7 ongoing projects and 8 more in the pipeline, we take pride in being the fastest growing company in the real estate sector. Ranging from a magnificent 20 Storey edifice in Zirakpur, a lavish 22 acres township on Chandigarh-Manali Highway to a symbolic Greek Architecture based high-class residential project, GBP has a gamut of resolute establishments with an international standard of design.

The Group is building sustainable communities that create an environment of shared beliefs between them and their customers. GBP Group leads by example in building trust along with total clarity of thought and vision that helps transform the living standards of many.

Wide Array of  
top Quality  
Establishments



The Real Estate Player Curating **Happy Spaces**

**8000** HAPPY CUSTOMERS

**8** UPCOMING PROJECTS

**14** PROJECTS DELIVERED

**7** ONGOING PROJECTS



## Director's Profile

GBP Group boasts of a competent & visionary management that is comprised of industry experts with an extensive experience in all aspect of architecture & Real estate.



### **Mr. Satish Gupta**

Managing Director

Mr. Satish Gupta, 46, using his entrepreneurial dexterity, enthusiastic attitude and experience of more than two decades has led the company through many successes. A graduate in Bachelor of Commerce, he has always believed in transcending the boundaries of imagination to lead India's urban infrastructure into the future.



### **Mr. Raman Gupta**

Director, Branding & Construction

GBP Group's glorious expedition into the realty sector is all due to the hard work of Mr. Raman Gupta, 44. A graduate in Commerce, his immense support, inspiring vision & an experience of more than a decade, has led GBP Group to a new level of growth.



### **Mr. Anupam Gupta**

Director, Sales & Marketing

Mr. Anupam Gupta, 42, MBA in Finance with a diverse experience of two decades, has played a vital role in shaping the real estate skyline. From a small beginning in 2014, his farsightedness has led to the creation of world-class, affordable housing.



### **Mr. Pardeep Gupta**

Director, Finance

Mr. Pardeep Gupta, 38, a finance expert with an experience of more than a decade, has been able to reduce input cost and enhance efficiency. A graduate in commerce, he has ensured optimum utilization of limited resources.

## Vice Presidents



### **Ms. Diksha Gupta**

Vice President-Finance

The youngest member of the management, Ms. Diksha Gupta, 24, is an MBA in International Accounting & Finance. She administers finance & accounts operations and also acts as management head for various corporate events.



### **Ms. Manisha Gupta**

Vice President-Projects

Another young member of the management, Ms. Manisha Gupta, 24, is an Architect by profession who brings rich experience with herself and administers projects operations. She is an integral part of senior management.



### **Mr. Sunil K Pandey**


Board Advisor

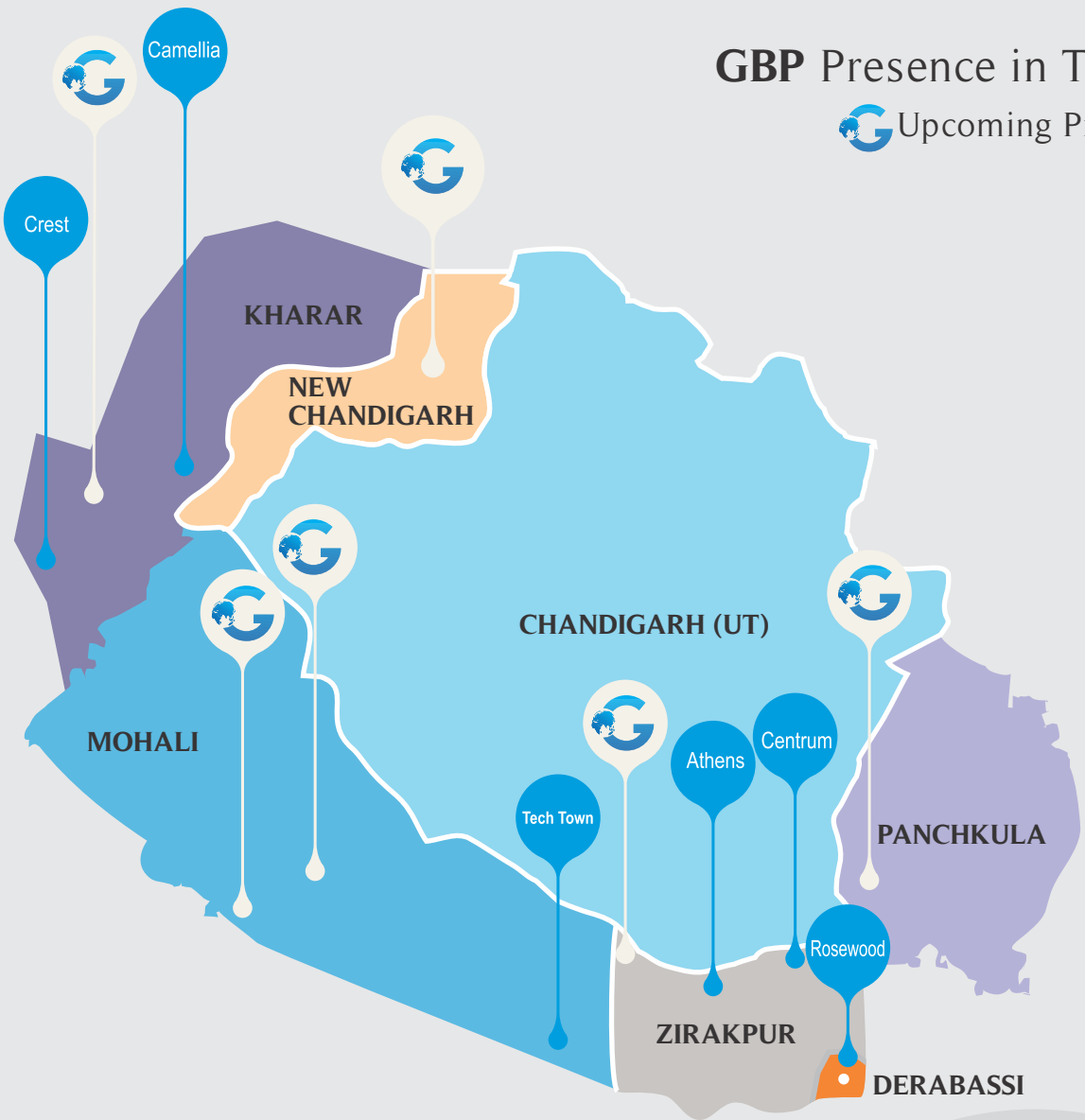
Sunil k Pandey is a Chartered Accountant, Cost Accountant and IIMC Alumnus, aged 44 years and based in Mumbai. He is the Director of Arth Vritt Capital. He has worked in the industry for more than 2 decades (hotel, oil & gas, shoes, trading) and lately for a decade as CFO of different companies, primarily from real estate domain. He is currently working as board advisor to different companies, primarily real estate groups based in Mumbai. Fund raising (both domestic and foreign) is his core competency. He has exposure to domestic as well as London Aim Equity listing. He is a man on a mission to take real estate companies from “good” to “great”.

## Board Advisor

# Manifestation Of Incessant Growth

## GBP Presence in Tricity

 Upcoming Projects



MAP NOT TO SCALE

# Our Projects

Projects at all entry and exit point of Chandigarh Region

A Glance at the location advantages that fetch additional benefits.

- International Airport**
- Aerosi** - 15-20 Min Drive
- Aeroporium** - 15-20 Min Drive
- Centrum** - 15-20 Min Drive
- Time Square** - 10-15 Min Drive

- Sector 35**
- Centrum** - 15-20 Min Drive
- Smart City** - 15-20 Min Drive

- Sector 17**
- Smart City** - 15-20 Min Drive



Map not to Scale



## PRAISES OF BRILLIANCE

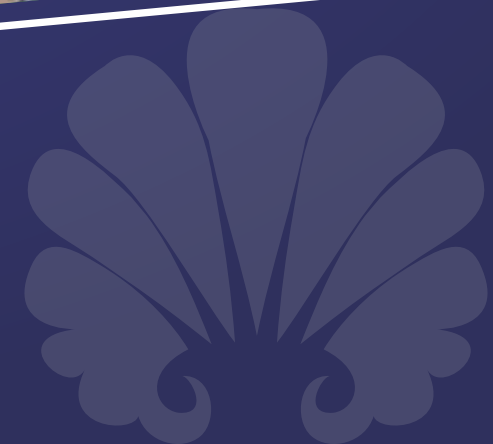
- ❖ Pride of Nation Award 2019
- ❖ Global Iconic Award 2019
- ❖ Social Impact Award 2019
- ❖ Star Realty Future Leaders 2019
- ❖ 94.3 My FM Entrepreneur Excellence Awards 2018
  - ❖ Samast Bharat Excellence Awards 2018
  - ❖ Veterans India Pride of the Nation 2018
    - ❖ Real Estate Icons 2018
    - ❖ India's Greatest Brands 2017-18
    - ❖ India's Greatest Leaders 2017-18
      - ❖ Golden Brick Awards 2017
      - ❖ Global Achievers Forum 2017
    - ❖ Asia One (Asia's Greatest Brand 2017)
  - ❖ Asia One (Asia's Greatest Leaders 2017)
    - ❖ Real Estate Icons 2017
    - ❖ North India's Ingenious Achievers

# A Glance at our Awards of Excellence

 <p>GBP Group awarded as Real Estate Icon of Chandigarh Region 2017 by Sh. V P Singh Badotra (Governor of Punjab) at an event by Times of India</p>	 <p>GBP Group awarded as 'Greatest Brands &amp; Leaders 2017' by PricewaterhouseCoopers P.L.</p>	 <p><b>GBP</b> creating landmarks</p>	 <p>Mr. Anupam Gupta felicitated by Sh. Manohar Lal Khattar (Chief Minister - Haryana) at an event by TOI</p>	 <p>Mr. Anupam Gupta receiving award from Mrs. Sonoma Kapoor Khosla as GBP Group awarded as 'Fastest Growing Real Estate Developer in North India' at International Realty Awards, Mumbai.</p>
 <p>GBP Centrum awarded as Best in Class Commercial Project at Global Achievers Forum 2017 by Sh. Kapil Singh Solanki (Governor of Haryana)</p>	 <p>GBP Group topped the list of Top Real Estate Leaders 2017 at Leadership Excellence Awards for Property. Mr. Anupam Gupta was felicitated by Sh. Sandeep Singhania, CEO Prime Minister of India and CEO PricewaterhouseCoopers</p>	 <p>GBP group gets awarded with 'Pride of Nation' Mr. Anupam Gupta receiving the honor from Sh. Rajnath Singh- Defence Minister, India</p>	 <p>Mr. Anupam Gupta as one of the Panel Member with Capt. Amarinder Singh (Chief Minister- Punjab) for Discussion on Growth of Mohali</p>	 <p>Ganeshy Dal getting recognized as national award Mr. Anupam Gupta receiving the award from Sh. Mirza for excellent contribution to the society.</p>
 <p>Mr. Anupam Gupta felicitated by Governor of Punjab Shri/ra Vishwanath Patil</p>	 <p>GBP Group &amp; Mr. Anupam Gupta received Asia's Greatest Brand and Leader 2017 Award at an event in Singapore.</p>		 <p>Mr. Ramesh Gupta felicitated by Sh. Jai Ram Thakur (Chief Minister - MP)</p>	 <p>GBP Group bags Global Iconic Award 2019. Mr. Anupam Gupta receiving award from Celebrity Chief Guest Mr. Parvati Chavra.</p>



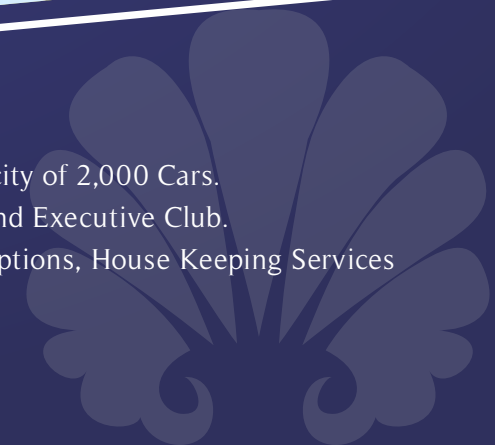
Centrum is spread Over **6.11 Acres**





## Project Highlights

- Underground parking with 2 Basement Levels with a Capacity of 2,000 Cars.
- “Tranquillity Zone” with a Spa, Gymnasium, Beach Deck and Executive Club.
- Business Centric Facilities such as Conference Rooms, Receptions, House Keeping Services
- Voice – over Internet Telephony.
- RFID and Biometric Access.
- 2 Side Visibility of the project.

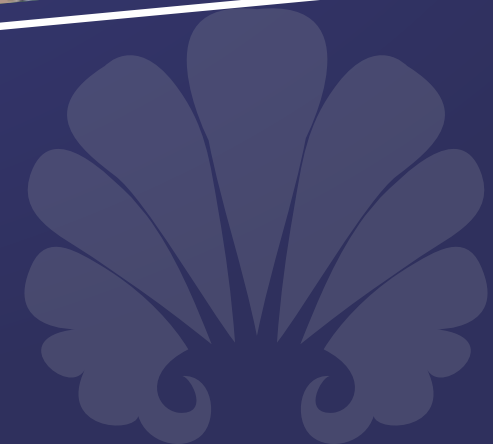






## Inventory

- Hotel
- Multiplex
- Food Court
- Banquet Hall
- Soho
- Office space
- Studio
- Retail





## Retail

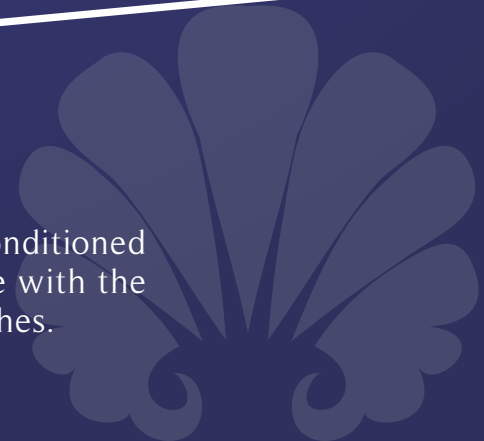
At Centrum, revel in a complete makeover of your business or retail business ideas with endless opportunities knocking at you. Hit the market with a number of brands of fashion & jewellery shops on the same platform. It is a golden chance to seize an elite commercial edge with pride.





## **Multiplex**

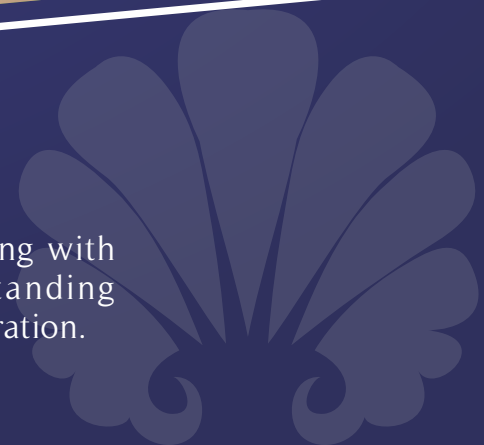
Capture the essence of the big screen in a fully air-conditioned auditorium designed to give you an astonishing experience with the newest sound technology & snuggle down on the comfy couches.





## **Banquet Hall**

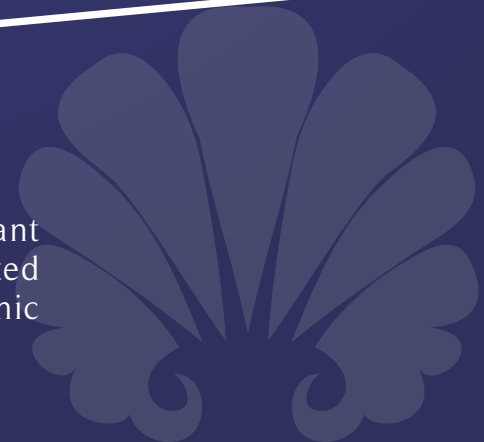
Specially designed spacious halls that offer a huge gathering with ample parking space. Compelling interiors & outstanding architecture makes it a perfect place for your incredible celebration.





## Hotel

International experience with true taste of extravagant hospitality and excellent services that make you feel elated every time you plan a stay. It is created according to the dynamic culture and unprecedented demands of the people.





## Office Spaces

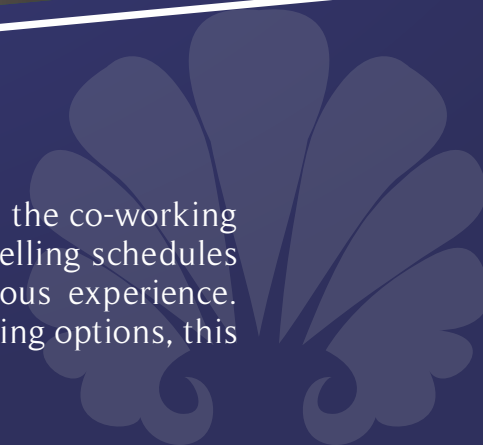
Give your ideas the space they deserve with the right ambience and perfect blend of latest technology and location advantage. Office spaces at Centrum are created with the thought of serving a rich experience to your business and entrepreneurial inclinations.





## SOHO

The concept of SOHO has brought a complete revolution in the co-working spaces as it saves your precious time from long hectic travelling schedules and helps you indulge in some relaxation with a luxurious experience. Technically equipped with office spaces at comfortable pricing options, this can be a spectacular place for your business endeavors.





## Studio

These modern apartments are unique in their own vibe as they accommodate your business aspirations and luxury lifestyle simultaneously. Reside & curate an ideal modest living while experiencing comfort affordability.

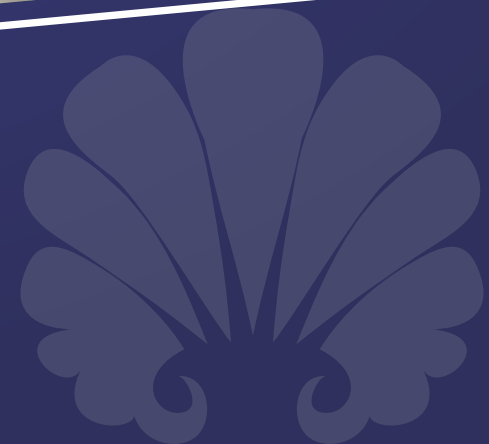






## **Food Court**

Revel in multi-cuisine delightful experience in Food Courts at Centrum. Feel the tempting sensation while dining in the high-end restaurants, pubs, cafes & ubiquitous bistros.





**RETAIL INSIGHT**





**CENTRUM INSIGHT**





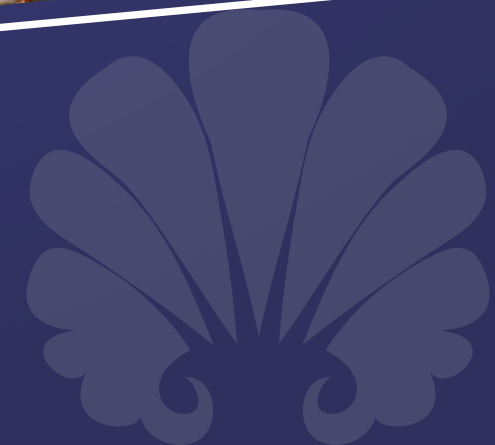
**CENTRUM INSIGHT**





## Location Advantages

1. Well connected to the Chandigarh Capital Region
2. On NH-22 Chandigarh-Ambala Highway
3. Attractive platform for business
4. 15 Minutes Drive to Chandigarh International Airport
5. Connects to prominent cities





## Connectivity to Major Landmarks

- 5 Mins. Drive to Amcare Hospital
- 10 Mins. Drive to JP Hospital
- 15 Mins. Drive to International Airport
- 23 Mins. Drive to Elante Mall



**Ludhiana**

Rupnagar

Baddi

Dharampur

Samrala

Khamano

Kurali

Pinjore

Doraha

Morinda

CHANDIGARH KHARAR ROAD

**Chandigarh**

Bija

Khanna

Bassi Pathana

Mohali

Panchkula

Mandi Gobindgarh

Sirhand

Zirakpur

Banur

Rajpura

**Ambala**

Nabha

**Patiala**

Sanaur

# Catchment Area

<b>SUPER PRIMARY CATCHMENT</b>		Within 30 min
		1, 442, 537
		₹ 172,867

<b>PRIMARY CATCHMENT</b>		30-60 min
		1, 341,709
		₹ 136,587

<b>SECONDARY CATCHMENT</b>		60-90 min
		2,163,289
		₹ 112,664



**DRIVE**



**POPULATION**



**AVERAGE  
PURCHASING  
POWER**

# The Tri-city Advantage

GDP  
**264 Billion**

CAGR  
**8.6%**

Percentage of GDP in  
Trade, Hotel & Restaurants  
**34%**





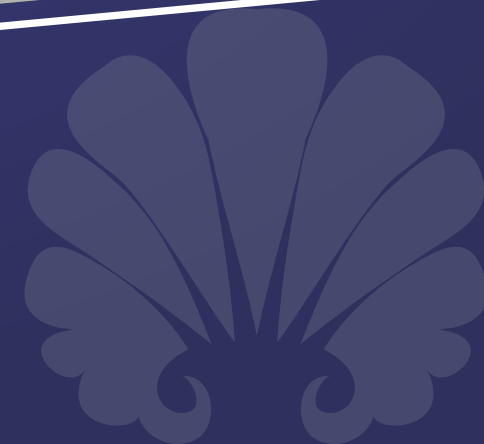


# Location Map





Construction in full **Swing**





## OVERVIEW



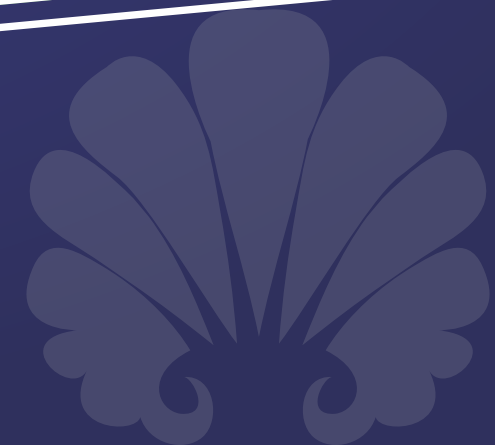


**OVERVIEW**





**OUR PRESTIGIOUS BANKING NETWORK**





# CENTRUM

RETAIL • OFFICES • HOTEL • STUDIOS • SOHO

# APPENDIX



## AMENITIES

Tallest 19 storey building in the region

Retail

World leading Hotel Chain

Multi Use Studio

Offices

SOHO

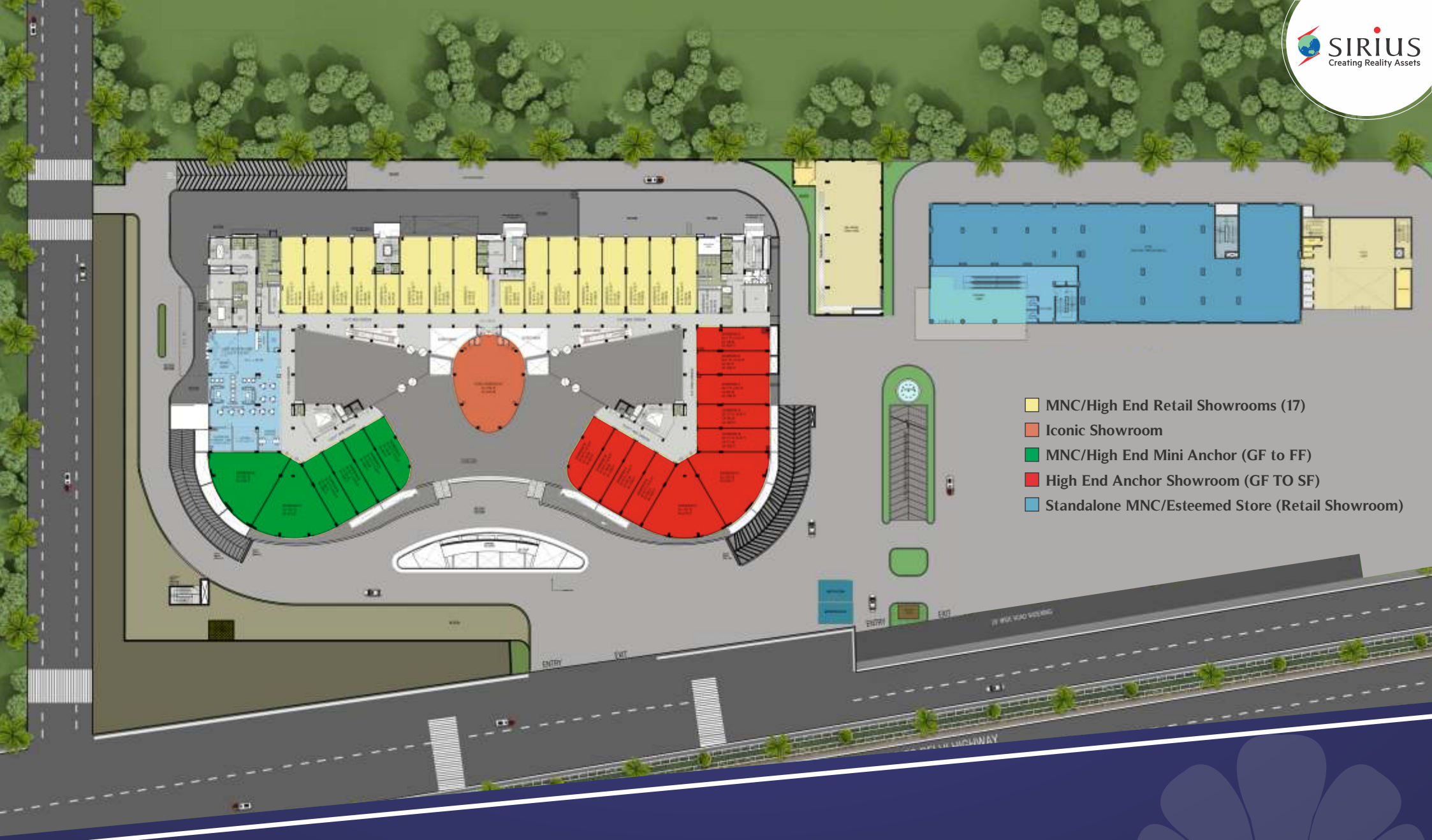
Iconic Tower

World Class Café Restaurant Disotheque

World Class Spa/Gym

Parking space for more than 3000 cars

Multiplex



- MNC/High End Retail Showrooms (17)
- Iconic Showroom
- MNC/High End Mini Anchor (GF to FF)
- High End Anchor Showroom (GF TO SF)
- Standalone MNC/Esteemed Store (Retail Showroom)

# Ground Floor Plan



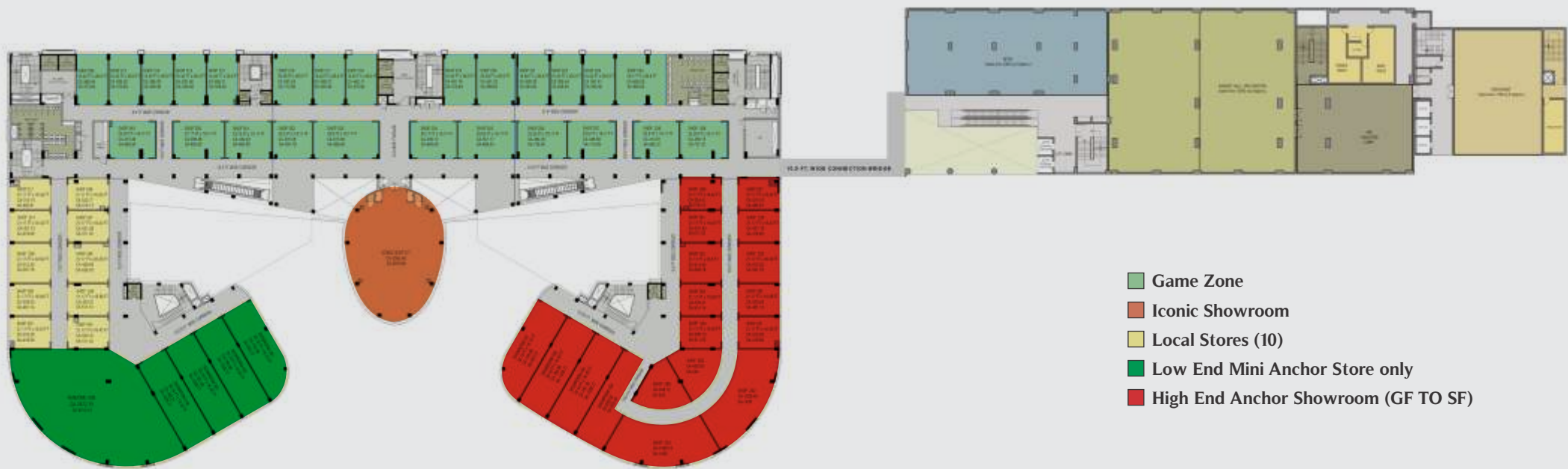




- MNC/High End Retail Showrooms (22)
- Iconic Showroom
- MNC/High End Mini Anchor (GF to FF)
- High End Anchor Showroom (GF TO SF)
- Standalone MNC/Esteemed Store (Retail Showroom)

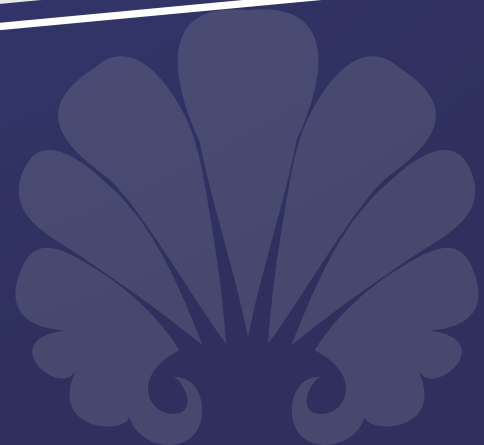
# 1<sup>st</sup> Floor Plan

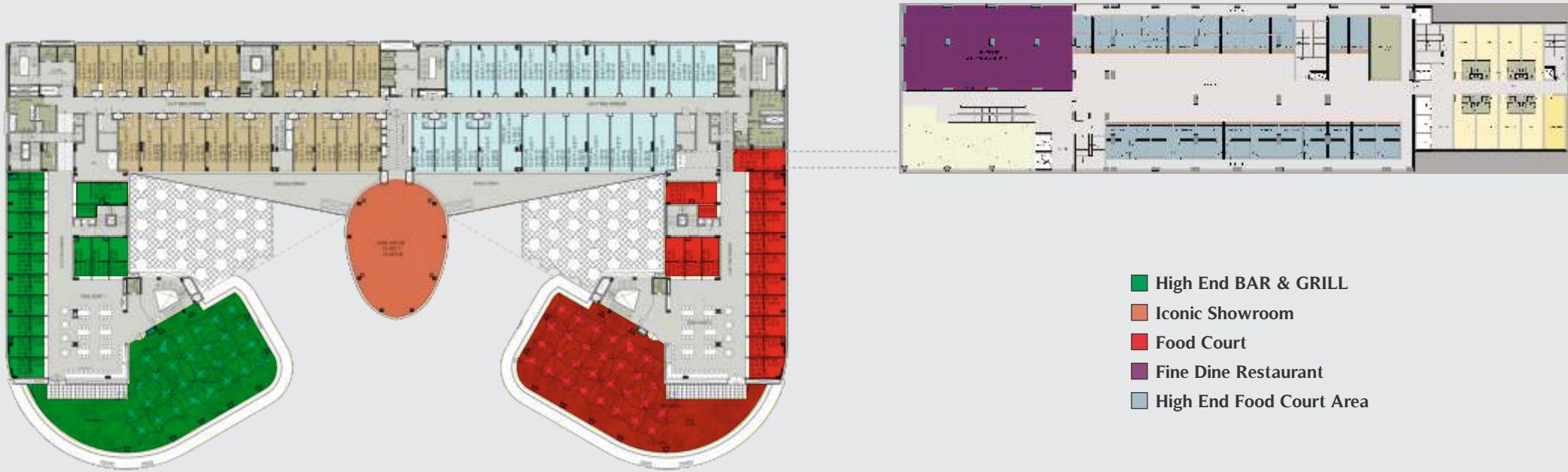




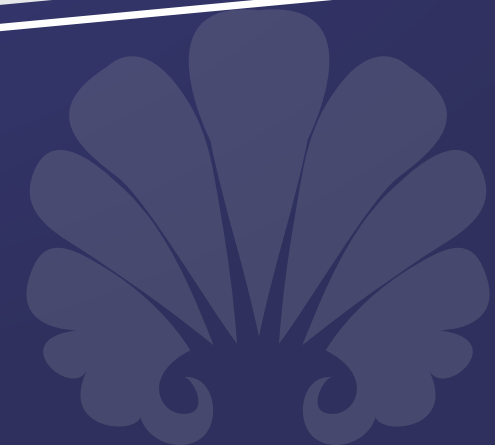
- Game Zone
- Iconic Showroom
- Local Stores (10)
- Low End Mini Anchor Store only
- High End Anchor Showroom (GF TO SF)

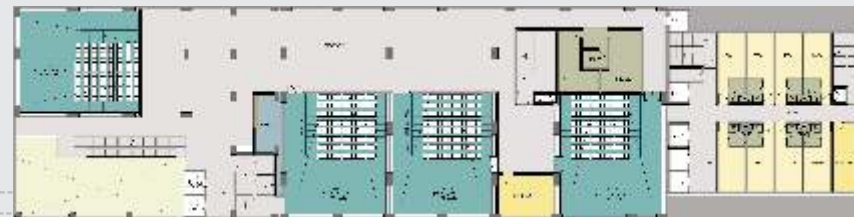
## 2<sup>nd</sup> Floor Plan





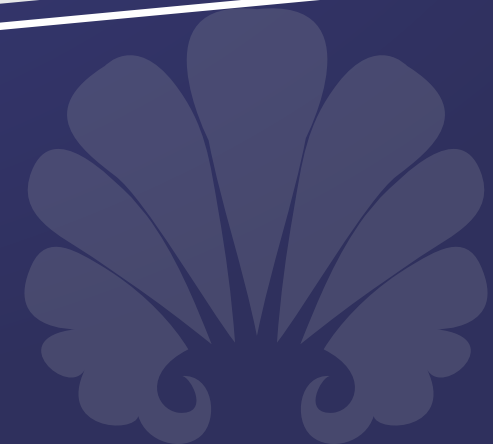
# 3<sup>rd</sup> Floor Plan





■ 4 Audi Multiplex Area

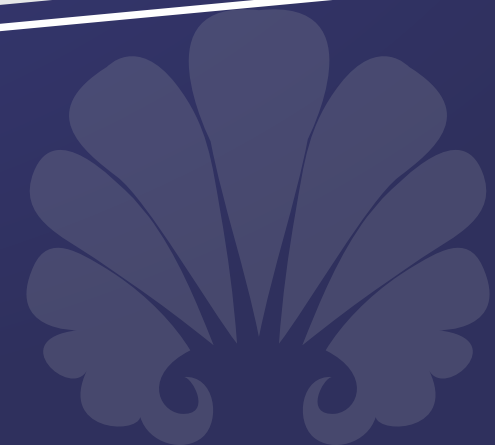
# 4<sup>th</sup> Floor Plan





■ 4 Audi Multiplex Area

# 5<sup>th</sup> Floor Plan





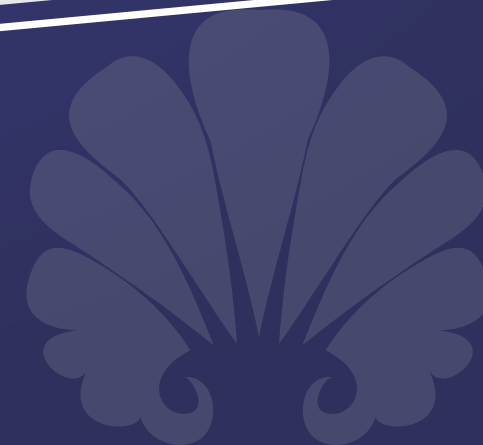
6TH - 12TH TYPICAL FLOOR PLAN

# 6<sup>th</sup> Floor Plan





7<sup>th</sup> Floor Plan



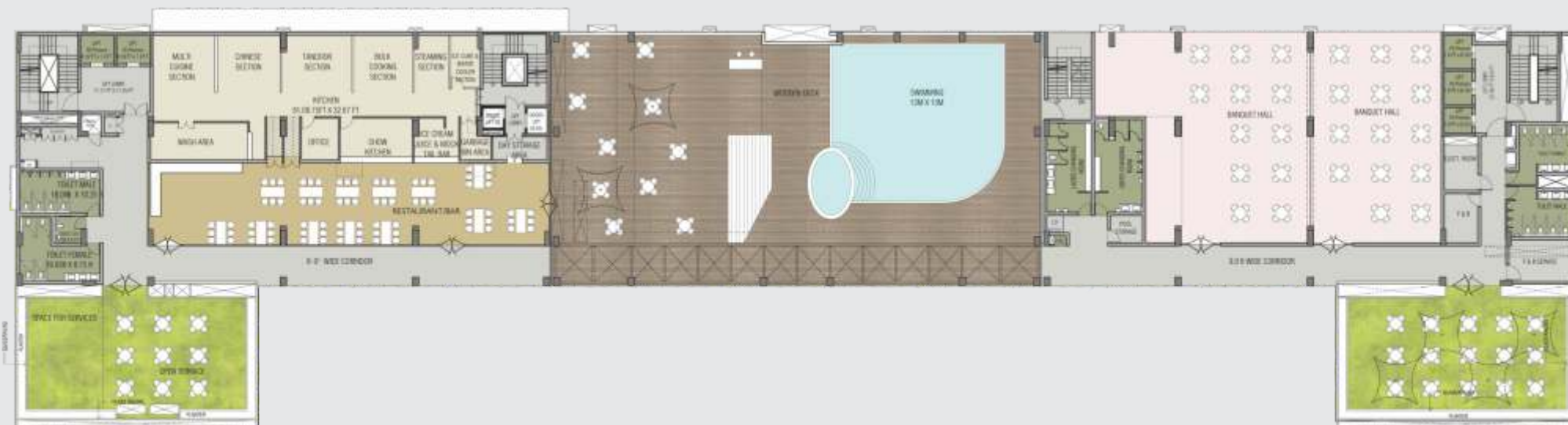


8<sup>th</sup> Floor Plan

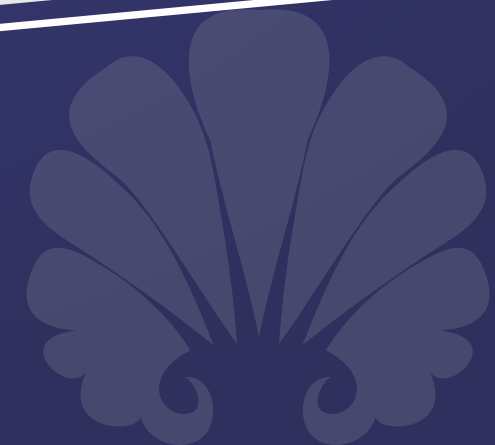








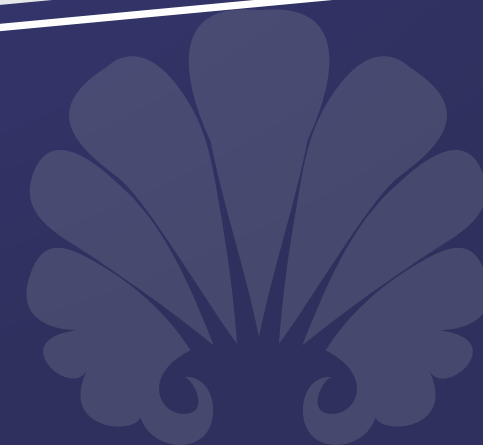
10<sup>th</sup> Floor Plan

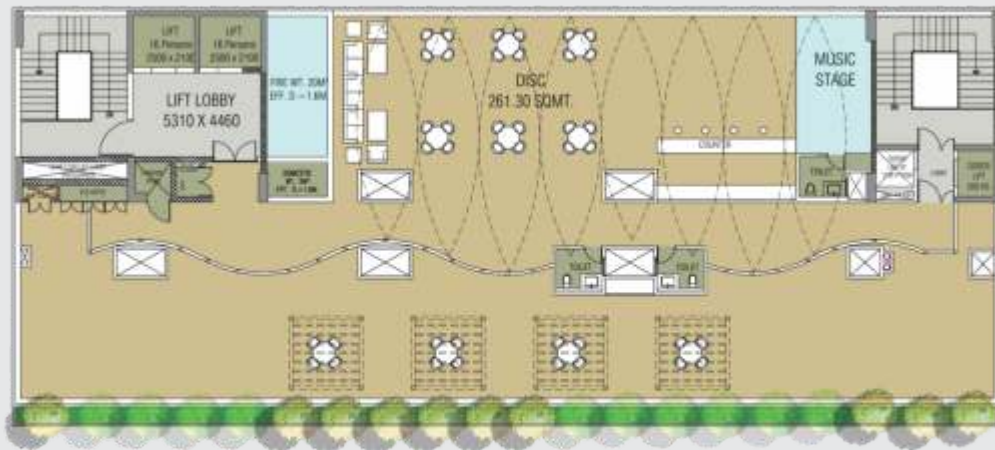




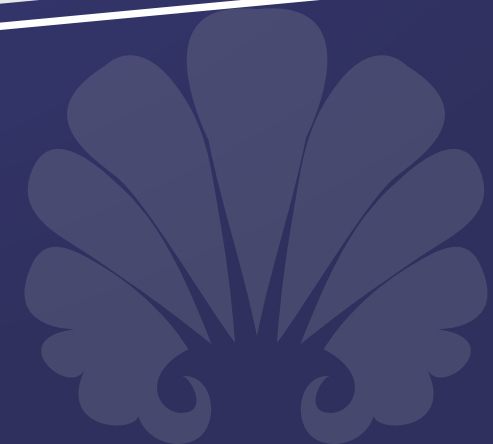


# 12<sup>th</sup> to 19<sup>th</sup> Floor Plan





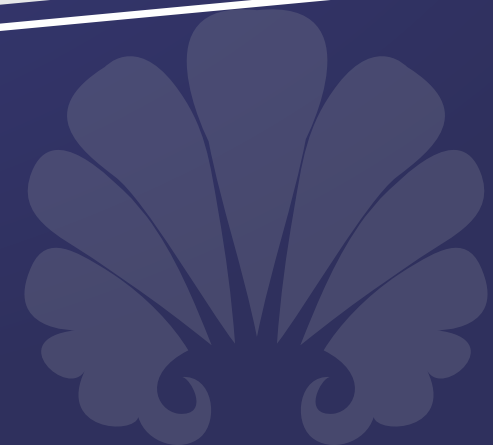
## Terrace Plan



# Isometric View



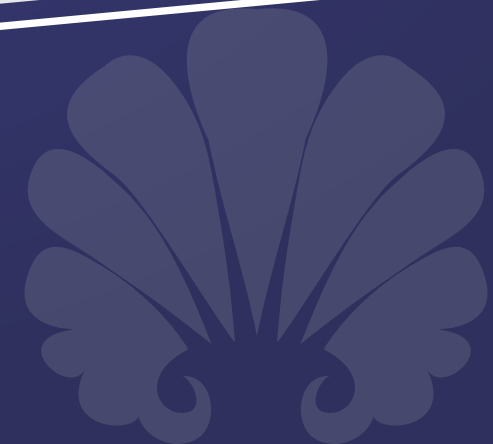
**Hotel Room**



# Isometric View



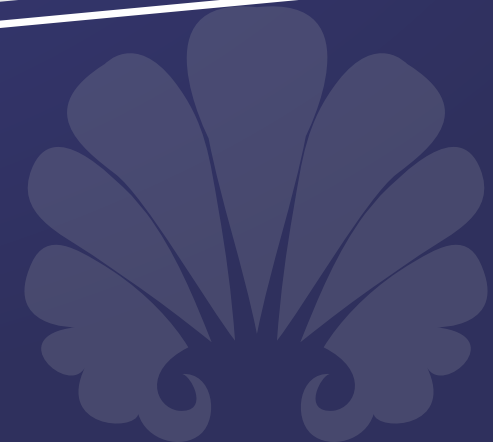
Office



# Isometric Views



Office Cabin





# Isometric View



**SOHO**



# Isometric View



Studio





**GBP CENTRUM MALL**  
**ZIRAKPUR, CHANDIGARH - AMBALA HIGHWAY**

Sirius D&E | Sirius Luxury Affairs

Exclusive Marketing Partner | For Leasing Inquiries. Please contact below:

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