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 the **hillside** mall

Site Address : Khaniyara Road, Kotwali Bazaar, Dharamshala
NCR Address : E-19, Sushant Enclave, Sushant Lok I, Gurgaon
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the **hillside** mall

Welcome to a whole new world of
SHOPPING
&
ENTERTAINMENT



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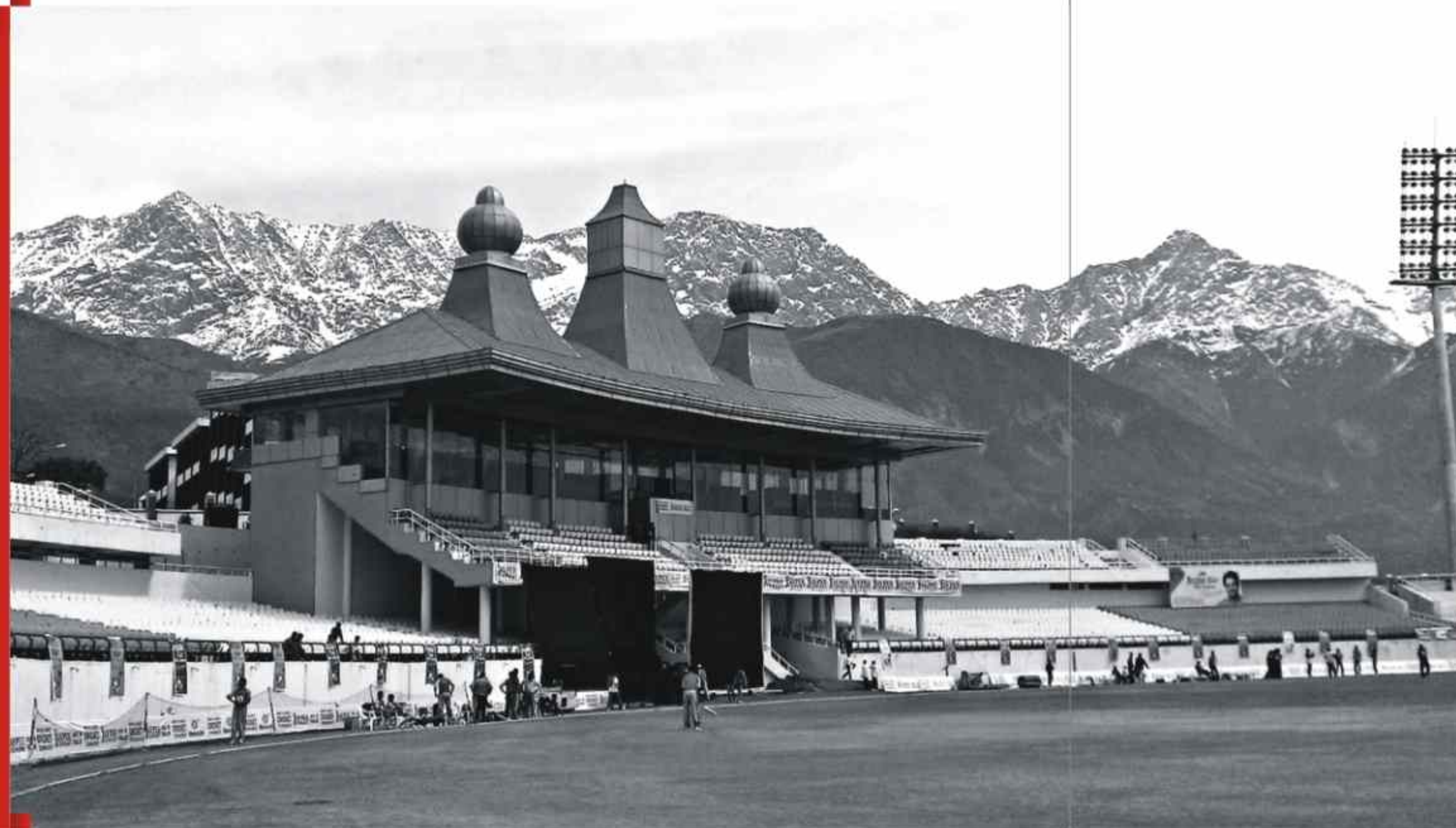


A whole new world is waiting to be explored

A new mall is leading the force

An opportunity is there for the taking

Come be a part of it !



CAPTURE OPPORTUNITY

Dharamshala - An Untapped Market

The scenic and fascinating Dharamshala in the Kangra district of Himachal Pradesh is a dreamland surrounded by snow-capped Dhauladhar mountain ranges. The city is a major tourist destination of Himachal Pradesh known for its unmatched beauty. A large number of foreigners throng this place throughout the year to enjoy its pristine serenity that refreshes the soul. A number of them have even settled here permanently or made it their second home. Quite close to, in fact walking/trekking distance from, McLeodganj — the home to His Holiness Dalai Lama — Dharamshala is a routine stopover for all the visitors to McLeodganj. The newly built International Cricket Stadium in the heart of the city attracts visitors from far of places of Himachal Pradesh as well as other parts of north India.

And soon, Dharamshala is going to have another landmark which will add a glittering feather to its crowning glory — **The Hillside Mall**. Modernity is finally set to embrace tradition. Coming up in the city's nerve centre, the complex will comprise of a hotel as well as shopping and commercial spaces housing a number of national & international brands.

So, exploit the untapped business potential and reap a rich harvest of business opportunities.



Highlights

- High street infrastructure consisting of Commercial and retail spaces
- High speed elevators
- Green certification planned
- An impressive and beautiful landscape all around
- Spacious and open design pattern for smooth flow of shoppers and business employees.
- Retail sector on ground and first floor facing the central atrium.
- Ample parking space to accommodate 50-60 cars
- 100% power back up
- Wi-fi enabled environment
- 24 hrs security surveillance
- Modern fire detection; suppression systems with sprinklers, fire/smoke detectors meeting all NBC norms
- Seismic design compliant as per zone



CAPTURE THE CONSUMER with the Hillside Mall

The Hillside Mall, an integrated commercial & shopping centre, is set to become a landmark destination. Designed as a lifestyle mall, THM features specialty commercial spaces, retail outlets, restaurants, to address the growing lifestyle needs of a vast segment of the population. It will cover 30,000 sq. ft. well-designed space and is strategically located within an exclusive 1300 sq. mtrs. of prime commercial plot in the central part of the town.

THM offers many outstanding advantages: a range of world-class facilities, easy access, a well-planned product mix and-as a result of the great exposure of these products and services, a regular stream of both new and repetitive customers.



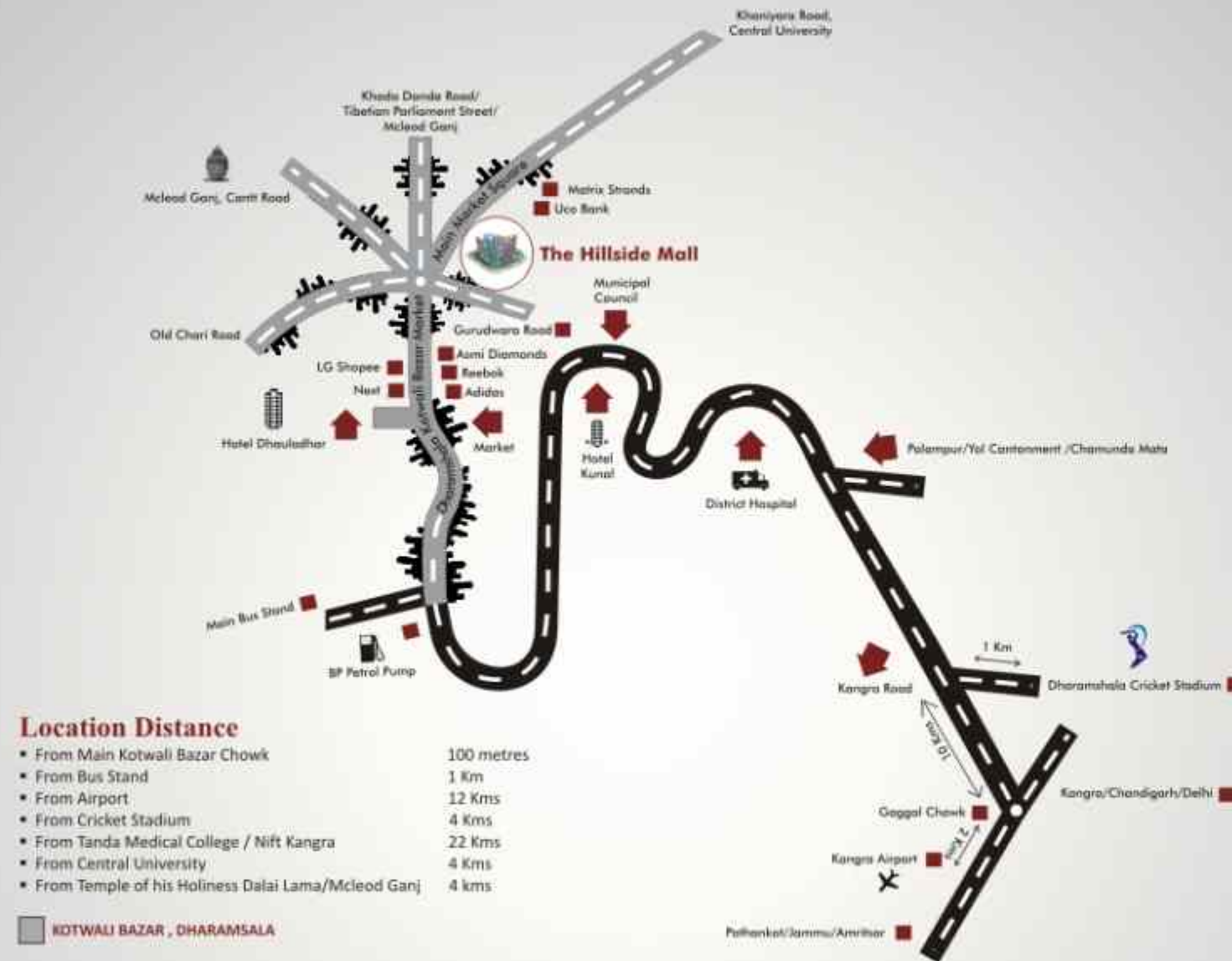
Contiguous areas that will serve as a catchment include:

Palampur | Kangra | Old Chari Road | Bus Stand | Cantt Road | Mcleod Ganj
 Khaniyara | Central University | Indrunag | Bypass for Bhagsunag | HPCA 5
 Star Huts | Site for Akshardham Temple | Gurudwara Road | Police Station

Imagine the Potential Footfalls

Demographics and mathematics will be in favour of anyone running a business from The Hillside Mall. Consider these facts:

- The population of neighbouring areas is educated, up-market and mobile.
- Ideally located 100 mts from main Kotwali bazar, THM will provide more than 30% of the local personnel with jobs in the corporate world.
- It's the only **privately owned**, prominent and potential land where a project of this scale can ever come up. All other land holdings within this vicinity are either government owned or forest land, the private holdings are in fragments and too small.
- Dharamshala's first world-class shopping and entertainment complex is being developed and promoted by Adroit Infotech Pvt. Ltd.
- The Company has partnered with internationally acclaimed Architects Consortium headed by Indrajit Puri & Neeraj I. Puri and leading contractors of Delhi-Axis Construction
- The Hillside Mall, with its many components, is designed to draw people from and around the city, building a strong captive audience of visitors to the mall.

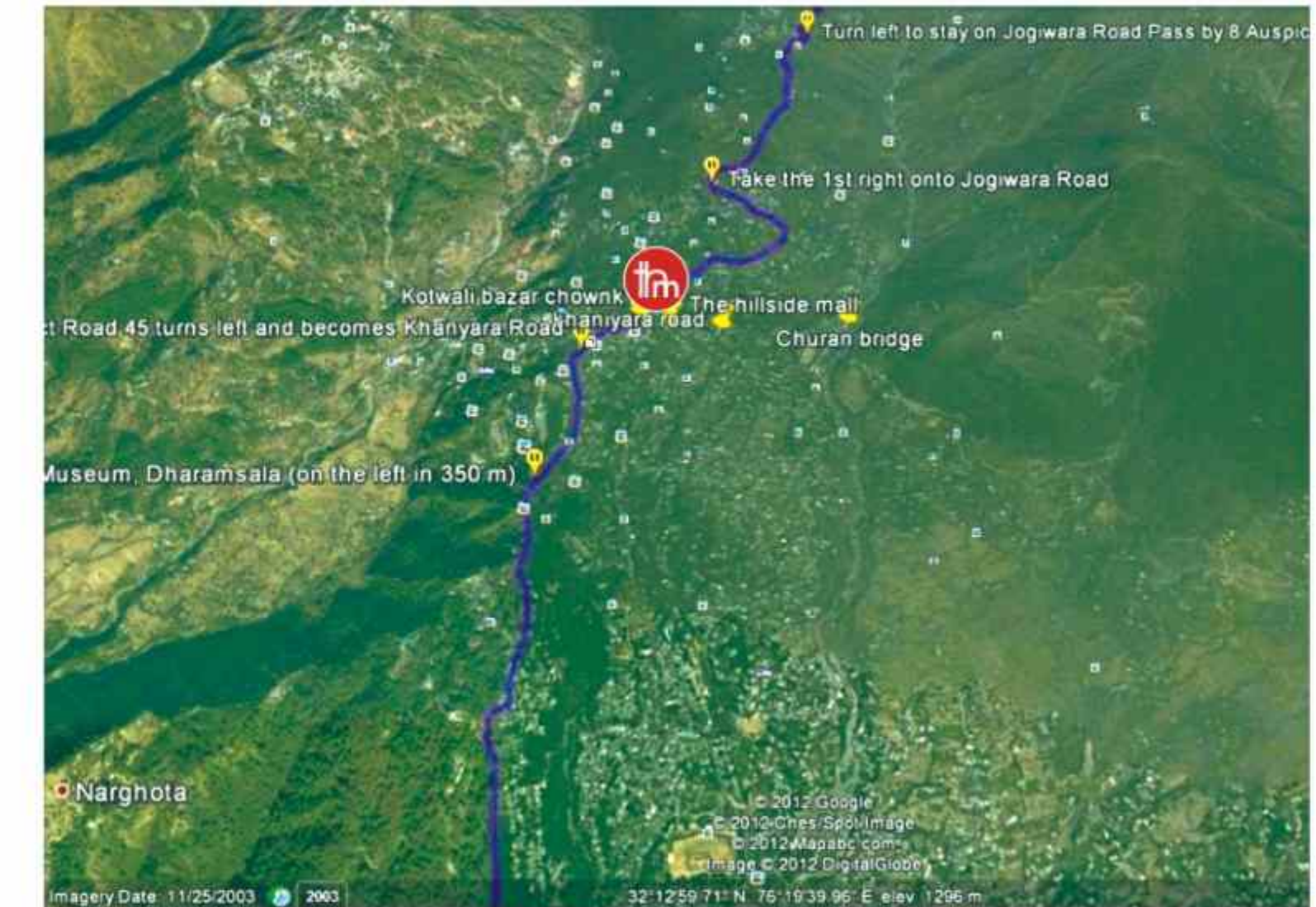


THE POTENTIAL FOOTFALLS

Just have a glance on the adjoining location map and imagine the potential footfalls in The Hillside Mall.

Consider the following facts:

- The population of the neighbouring areas is educated, up-market and mobile.
- The Mall has a huge location advantage. It is ideally located just 100 mts from the main Kotwali Bazar Chowk. It can be called the nerve centre of Dharamshala.
- THM is being built on the only **privately owned**, prominent land where a project of this scale can ever come up. All other land holdings within this vicinity are either government owned or forest land. All other private holdings are in fragments and too small for such enterprise.
- Parking facility for about 50-60 cars is another attraction for the potential visitors.
- THM is also well connected to the Gaggal Airport. Moreover, its easy connectivity to the Railway Station, ring roads, extensions and flyovers is certainly going to multiply its footfalls.



CAPTURE IMAGINATION

Distinguishing design features

A symbol of dynamism and growth, THM is a signature commercial building which stands out among the others. An innovative design with leading edge sustainability, the building contributes to:

- Five-storey high electronic and illuminated displays on mall façade
- A beautiful pedestrian plaza to offer picturesque views
- A wide Grand Staircase extending from the ground floor to top level
- Operable windows allowing natural ventilation
- Rich material palette creating a visually striking landmark
- Dramatic public view from building escalators
- Beautifully designed entrance lobby

Enhanced Customer Experience

- Floor plans designed to draw consumers from one area / level to the next
- Landscaping across all levels, with plenty of indoor and outdoor seating
- Soothing design features to create a beautiful, seamless feel

Extensive Parking

- Basement car parking to accommodate 50-70 cars, easing weekend and holiday traffic

Easy Flow & Movement

- Entrance: Lower basement, upper basement and ground floor, to provide a double opportunity for footfalls
- Lifts: Customer lifts (upto 13 People)
- Escalators: Escalator connecting ground & first floor in the retail area
- Disabled-friendly: Ramps, disabled parking and restrooms for physically challenged people



CAPTURE STYLE

Unisex fashion & Lifestyle

THM introduces a unique concept of shopping that brings the magic of international shopping experience to Dharamshala. High street stores, designer brands and quirky goods are all that THM houses, splurging harmony under one roof. With the contemporary architecture, it satisfies even the most sophisticated shopper. So whatever is the style, taste or pocket of a customer, it will be a pleasure discovering this blend.

The aesthetic designs and sumptuous feel is all so delightful that footfalls are guaranteed. While shoppers will love the ambience, the retailer will find the process of selling, equally joyful. The facilities, the elevators, the security and all other amenities will make it the perfect retailing destination.

Essence of shopping brought alive!!

Ground & First floor reserved for retail space

- Strategically located to draw high profile clients
- Exceptional architecture
- Customized area to suit individual client's budget & needs.
- Best fit-out option for Luxury Stores, Banks, ATM's and anchor stores etc.



CAPTURE BUSINESS VALUE

Conference, Meetings and much more

The lower basement has been designed to utilize every nook and corner of the floor and easily accommodate 200+ people. The flexible conference rooms to meet all your conferencing, training and video conferencing needs, so that you can hold effective meetings whenever and wherever you need to do business. Whether you are presenting to your largest client or holding off-site company meetings, the conference rooms provide the ideal professional working environment.

- Perfectly tailored hi-tech working space
- High ceiling designed for cross ventilation
- Large floor plates for efficient space management
- 100% power back-up ensures higher work efficiency
- High-speed Internet access
- Advance networking
- Equipped with modern security systems like CCTVs and alarm systems that ensure 24x7 protection



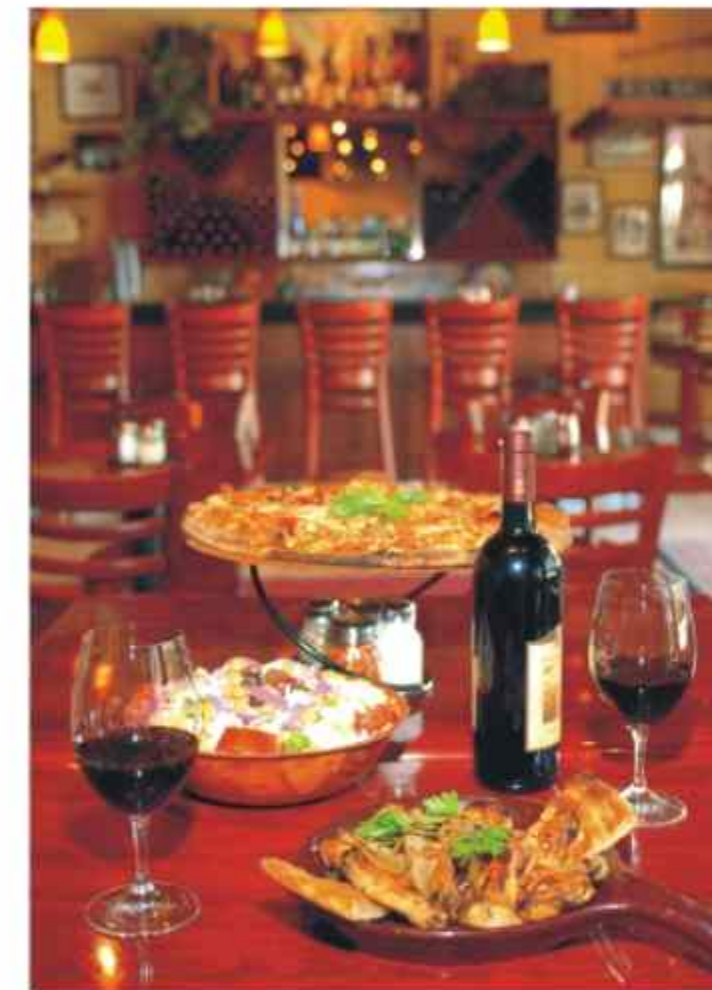
CAPTURE INDULGENCE

Food Court, Restaurants and Cafés and much more...

THM integrates the second and third floor to Hotel Incover featuring the most spacious accommodation with a host of innovative features. The rooms feature landscape windows that bathe every room with abundant daylight offering a view of the Dhauladhar range of mountains. The Incover offers a range of gourmet experiences that encompasses cuisine from around the world. A unique and distinguishable identity from the surrounding buildings, THM is undoubtedly a prime destination for both work and leisure. This area has been designed to serve an expected 1600 guests and visitors to the building. Neighboring residential buildings will provide further footfall and catering opportunities will most certainly open-up for competitive operators.

Apart from this, the ground and 1st floor will also have food court, restaurants and cafés offering variety in cuisines, style of outlets and types of service.

- Large multi-cuisine food court with up to 20 counters
- Will feature indoor and outdoor seating for a good number of people
- Up to 4 specialty restaurants
- Proposed cafés



CAPTURE ENERGY

Fun and Entertainment

The entertainment facilities at The Hillside Mall will translate into a constant flow of people, who will come to the mall for a show or an event and also to shop or dine at THM in the course of their visit.

- Exhibition area in the part of the building
- Event space at ground floor lobby area
- Gymnasium, Health Club, Spa, Jacuzzi



CAPTURE OPPORTUNITY

Best investment opportunity with high returns

THM is ideal for investors looking for rewarding investment options. With its perfect fusion of design and vision, the property is assured to fetch great returns with lease guarantee.

Investment Highlights:

- 65-70% efficiency space provided per sq.ft.
- Centrally air conditioned
- Being at the centre of the market, ensures faster appreciation
- THM aims to be a certified Green Building with the highest rating



Developed & Promoted by **Adroit Infratech Pvt. Ltd**

Developing property and creating lifestyles is much more than just brick and mortar. It is creating life's defining moments and memories that last a lifetime. Adroit Infratech is committed to add to India's infrastructure. Trusted for uncompromising quality and trend-setting innovation, Adroit Infratech has earned an unmatched reputation for luxurious developments, distinct architectural landmarks and a wide selection of the finest offices, residential and retail addresses. Just what you would expect from one of Region's Largest Developers - **Adroit Infratech Pvt. Ltd.**

Contractors - **Axis Construction**

Headquartered in the hi-tech heart of New Delhi, the group has grown exceptionally in promoting modern, innovative, eco-sustainable and sophisticated large-scale living and commercial spaces. Some of the projects completed by them are Crown Plaza- 5 star Rohini, Rohini City Centre Mall, Aggarwal Corporate Heights and so on.

Architects - **Architects Consortium**

Here's a Glance at the Masterminds behind Architects Consortium-

Inderjit Puri - Equipped with a B.Arch Graduate in Design, F.I.I.A, A.I.T.P, M.I.N.S, a REGTD. C.A. and formerly been the Chief Arch of the Dept of Atomic Energy, he's a one-man army who has been the success factor behind major projects.

Neeraj Puri - Equipped with a B. Arch degree from J.J. School of Architecture along with M. ARCH, (Masters of Architecture and Urban Design) from The University of Texas at Austin he's a perfectionist who delivers work par excellence.



P A R K I N G

- Ample Parking Space (50-60 Cars)
- Drivers Waiting Room
- Security
- Charging Point for Mobiles
- High Speed Lift
- Indoor & Outdoor Seating
- Toilets
- CCTV Surveillance



GROUND FLOOR

- Dedicated to Retail
- High Speed Lift
- Luxury Stores , Bank and ATMs
- Indoor & Outdoor Seating
- CCTV Surveillance
- Escalators



FIRST FLOOR

- Retail Stores & Anchor Stores
- Escalators Connecting to Higher Levels
- High Speed Lift
- Indoor & Outdoor Seating
- CCTV Surveillance



SECOND FLOOR

- Hotel Inclover
- High Speed Lift
- Large Multi-Cuisine Food Court / Cafes
- Indoor & Outdoor Seating
- Conference Hall
- CCTV Surveillance



THIRD FLOOR

- Hotel Inclover
- High Speed Lift
- Specialty Restaurants
- Indoor & Outdoor Seating
- CCTV Surveillance

