

# VSR 85 Avenue Project









# Creative Routes

1. Acclaimed Masterpieces
2. 360<sup>0</sup> Business Solutions
3. Futuristic Business Destination







# Creative Route 1

## Acclaimed Masterpieces

VSR has developed two Successful Projects:

- 114 Avenue & 68 Avenue have been two Successful Commercial Projects of VSR.
- Taking the legacy forward, 85 Avenue is another hi – end Commercial Project
- 85 Avenue is another Masterpiece which offers modern architecture with an exquisite blend of contemporary design and world class amenities.
- Hence taking forward 85 Avenue will be another Acclaimed Masterpiece of VSR.



## Corporate Brochure





## Corporate Brochure



### *An Overview*

We bring you 85 Avenue, the finest conglomerate of contemporary architecture and advanced technology, combined to give you world class living and comfort.

This upcoming project is situated in Sector 85, Gurgaon. The project abuts a 135 m wide road and is just 1 km from Dwarka Expressway. 85 Avenue is located next to fast upcoming residential projects which are Orris Aster Court Premier, Orris Carnation Residency, Orris Spring Homes, DLF Primus, Mapsko Projects, Vatika Floors etc.

85 Avenue is a profitable venture for all Real Estate Investors as it is not just a promising commercial development but also a lucrative investment opportunity assuring promising returns.



## Corporate Brochure



### *Retail*



- Efficient and advanced design for retail spaces
- Convenient and organized parking area
- A contemporary blend of cutting edge shopping experience with wide promanade to give you the comfort of high street retail
- Shopping center has exquisite allurement of plants and designer fountain and installations for soothing views



## Corporate Brochure



### *Office Spaces*



85 Avenue office are designed to suit the requirement of the world class office spaces. Office caters to the dynamic business needs. The place has state-of-the-art and modern technology. Corporate office aspires for their personal spaces.

- Well Designed office to increase your productivity
- Well Defined Environment for comfort of working
- 100% Power Back-up
- 24x7 Video Surveillance
- Sufficient Parking space
- Advanced Security System
- Automated Fire Detection
- Wi-Fi Connectivity & Voice and Data Risers



## Corporate Brochure



## *Managed Homes*





Managed Home on 85 Avenue, are designed to become new age business accommodation solution for the stalwarts of globally competitive commercial ventures. Designed to be in proximity of spaces designated as business areas in the compound, these Managed Home are the finest design examples that offer sublime luxury along with efficient contemporary designs and world class infrastructure. Provided with access to luxury spa, swimming pools, jacuzzi and modern gymnasium etc these managed home are equipped to be the oasis of rejuvenation in the midst of fast pace commercial interaction. A beautiful amalgamation of extraordinary interiors, alluring ambience and quick access to office floors. Managed homes offer integrated solution for a positive work - life balance




# Route 1 Acclaimed Masterpieces


## Full Page Print Ad






### The Acclaimed Masterpieces









HIGH STREET RETAIL • SERVICED APARTMENTS • MINIPLEXES • OFFICE SPACES  
FINE DINING RESTAURANTS • FOOD COURTS • SOSA – SMART OFFICE SERVICED APARTMENTS

TIE-UP WITH INTERNATIONAL SERVICED APARTMENTS




## Unleashing the World Class Infrastructure & Finest Architecture

COMING SOON\*




*Business | Leisure | Stay*




Toll Free Call  
**1800 3070 4900**

Promoted and Developed by



Corporate office :  
Plot No. 14, Sector 44, Institutional Area, Gurgaon 122003  
Tel: +91 124 4753700  
email: info@vsrinfratech.in | Visit: www.vsrinftratech.in

Corporate office :



19 & 20, Ground floor, Centrum Plaza, Sector 54, Gurgaon 122002  
Tel: +91 124 4844900 | M: +91 9810806913  
email: info@vsquareindia.in | visit: www.vsquareindia.com


\*Licence No. 4 of 2012 dated 22/07/2012 Granted to 805 Shreevastu Infrastructure Pvt. Ltd. For development of commercial colony on the area measuring 2.271 acre. Total commercial space as per approved plan F202-1/10000/76. The project is a commercial project 1.46.104 sq. ft. and 1.46.104 sq. ft. and is a joint venture between 805 Shreevastu Infrastructure Pvt. Ltd. And 805 Shreevastu Pvt. Ltd. (Building plan approved memo no. DP 179421/2012/12/108 dated 11/07/12). Licence No. 72 of 2011 dated 21/07/2011 granted to 805 Shreevastu Pvt. Ltd. for the development of Commercial colony on the area measuring 1.384 Acre. Total Commercial space as per approved plan F212/1/2010/76. No. and Date of approved building plan Memo no. DP 179421/2012/12/108 dated 11/07/12.

\*Disclaimer: All images are an artistic representation and does not support to replicate the exact products. All the approvals can be seen at the office of the company. \*This Commercial Project is presently not offered for sale.





## Route 1 Acclaimed Masterpieces


### Full Page Print Ad



### The Acclaimed Masterpieces




HIGH STREET RETAIL • SERVICED APARTMENTS • MINIPLEXES • OFFICE SPACES  
FINE DINING RESTAURANTS • FOOD COURTS • SOSA – SMART OFFICE SERVICED APARTMENTS


TIE-UP WITH INTERNATIONAL SERVICED APARTMENTS | 

## Unleashing the World Class Infrastructure & Finest Architecture

COMING SOON\*




Business | Leisure | Stay



Toll Free Call  
1800 3070 4900


Promoted and Developed by



**VSR**  
VIRAJ SANGHVI REAL ESTATE

Corporate office :  
Plot No. 14, Sector 44, Institutional Area, Gurgaon 122003  
Tel: +91 124 4753700  
email: info@vsrinfotech.in | Visit: www.vsrinfotech.in

Corporate office :  
19 & 20, Ground floor, Centrum Plaza, Sector 54, Gurgaon 122002  
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\*Licence No. 4 of 2012 dated 22/07/2012 Granted to 805 Shreevastu Infrastructure Pvt. Ltd. For development of commercial colony on the area measuring 2.271 acre. Total commercial space as per approved plan FNO-1/18880/76. The project is a commercial project 1.46.146 sq. ft. and 1.46.146 sq. ft. and is a joint venture between 805 Shreevastu Infrastructure Pvt. Ltd. And 805 Shreevastu Pvt. Ltd. (Building plan approved memo no. DP 179421/2012/12/108 dated 11/07/12). Licence No. 72 of 2011 dated 21/07/2011 granted to 805 Shreevastu Pvt. Ltd. for the development of Commercial colony on the area measuring 1.384 Acre. Total Commercial space as per approved plan FNO-1/2012/24 sq. ft. and 1.384 of approved building plan Memo no. DP 179421/2012/12/108 dated 11/07/12. \*Disclaimer: All images are an artistic representation and does not support to replicate the exact products. All the approvals can be seen at the office of the company. \*This Commercial Project is presently not offered for sale.



# Hoarding 1



**Delivering  
Acclaimed Masterpieces**



**Toll Free Call  
1800 3070 4900**

Development Management Company





## Hoarding 2



### The Acclaimed Masterpieces



**Toll Free Call**  
**1800 3070 4900**

Development Management Company





## Hoarding 3



**VSR**   
DELIVERING A BETTER TOMORROW

**World Class Infrastructure  
& Finest Architecture**

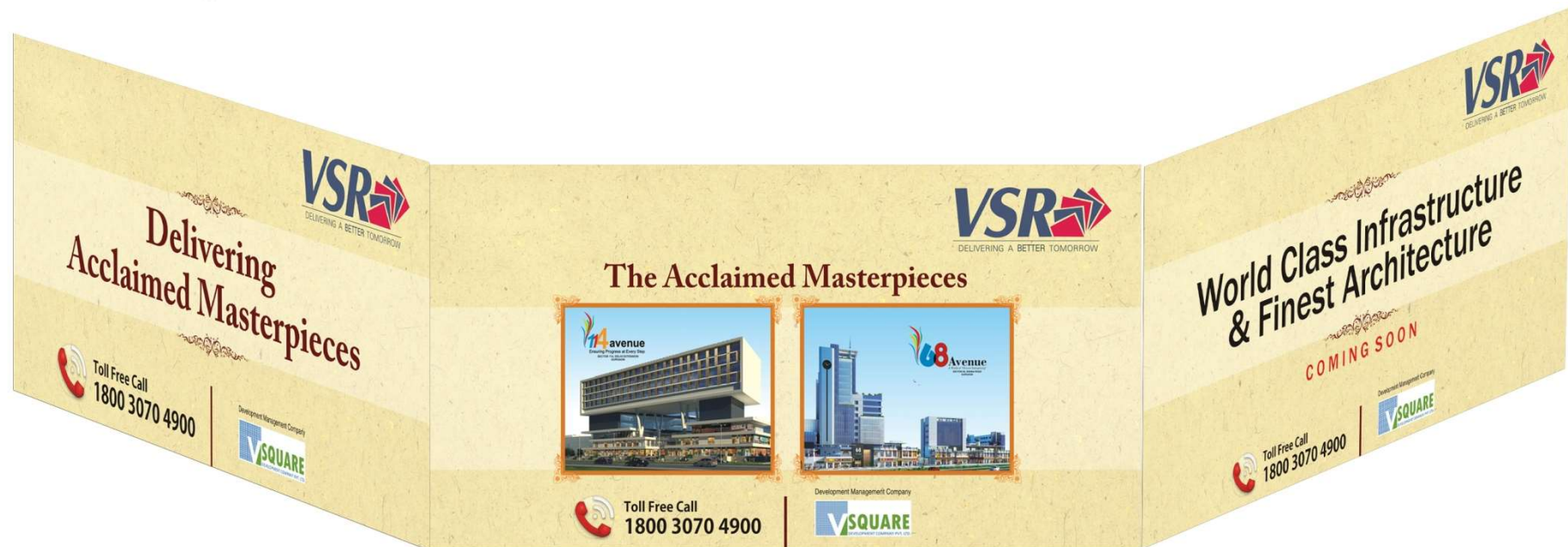
**COMING SOON**

 **Toll Free Call  
1800 3070 4900**

Development Management Company  
**VSQUARE**  
DEVELOPMENT COMPANY PVT. LTD.



# An Overall View







**AFTER 15 DAYS WHEN 85 AVENUE  
HAS BEEN LAUNCHED**





# Hoarding – Launch of 85 Avenue

**LAUNCHING**

**VSR**  
DELIVERING A BETTER TOMORROW

**85 Avenue**  
*Business | Leisure | Stay*

 **Toll Free Call**  
**1800 3070 4900**

Development Management Company  
**VSQUARE**  
DEVELOPMENT COMPANY PVT. LTD.





**AFTER 7 DAYS WHEN 85 AVENUE  
HAS BEEN LAUNCHED**





**Route 1**  
**Acclaimed Masterpieces**



 **85 Avenue**  
*Business | Leisure | Stay*

  
DELIVERING A BETTER TOMORROW

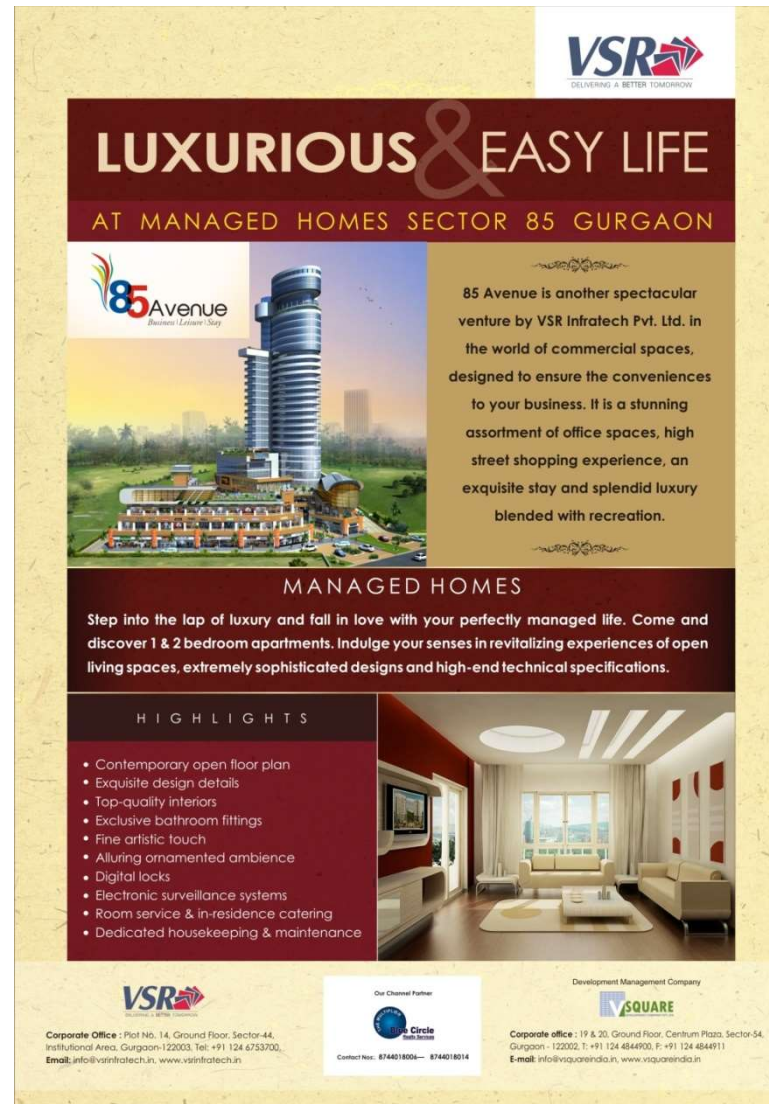
**World Class Infrastructure  
& Finest Architecture**

 **Toll Free Call**  
**1800 3070 4900**

Development Management Company  
  
VSQUARE  
DEVELOPMENT COMPANY PVT. LTD.



## Managed Homes Emailer



The flyer is titled "LUXURIOUS & EASY LIFE AT MANAGED HOMES SECTOR 85 GURGAON". It features the VSR logo at the top right and the "85 Avenue" logo on the left. A central image shows a modern, multi-story building with a glass facade. To the right of the image, a text block describes the project as a spectacular venture by VSR Infratech Pvt. Ltd. designed for commercial spaces, offering office spaces, shopping, and luxury. Below this, a section titled "MANAGED HOMES" describes the lifestyle and amenities. A "HIGHLIGHTS" section lists features like contemporary floor plans, digital locks, and housekeeping. At the bottom, there are logos for VSR, 85 Avenue, and VSQUARE, along with contact information for the Corporate Office in Gurgaon.

**VSR**  
DELIVERING A BETTER TOMORROW

# LUXURIOUS & EASY LIFE

AT MANAGED HOMES SECTOR 85 GURGAON

**85 Avenue**  
Business Lifestyle Stay

85 Avenue is another spectacular venture by VSR Infratech Pvt. Ltd. in the world of commercial spaces, designed to ensure the conveniences to your business. It is a stunning assortment of office spaces, high street shopping experience, an exquisite stay and splendid luxury blended with recreation.

## MANAGED HOMES

Step into the lap of luxury and fall in love with your perfectly managed life. Come and discover 1 & 2 bedroom apartments. Indulge your senses in revitalizing experiences of open living spaces, extremely sophisticated designs and high-end technical specifications.

### HIGHLIGHTS

- Contemporary open floor plan
- Exquisite design details
- Top-quality interiors
- Exclusive bathroom fittings
- Fine artistic touch
- Alluring ornamented ambience
- Digital locks
- Electronic surveillance systems
- Room service & in-residence catering
- Dedicated housekeeping & maintenance

**VSR**  
DELIVERING A BETTER TOMORROW

**85 Avenue**  
Business Lifestyle Stay

**VSQUARE**

**Corporate Office :** Plot No. 14, Ground Floor, Sector-44, Institutional Area, Gurgaon-122003, Tel: +91 124 6753700, Email: info@vsntratech.in, www.vsntratech.in

**Our Channel Partner**  
**85 Circle**  
Sector-44  
Contact Nos. : 8744018004 — 8744018014

**Development Management Company**  
**VSQUARE**  
**Corporate office :** 19 & 20, Ground Floor, Centrum Plaza, Sector-54, Gurgaon - 122002, T: +91 124 4844900, F: +91 124 4844911  
E-mail: info@vsquareindia.in, www.vsquareindia.in



# Managed Homes Brochure



The brochure cover features a dark red background with a central cream-colored band. The band is decorated with white floral patterns at the top and bottom. On the left side of the band, the VSR logo is displayed above the text 'VSR Infratech Pvt. Ltd.' and contact information. In the center, the VSQUARE logo is shown above the text 'Development Management Company' and contact information. On the right, the 85 Avenue logo is displayed above the text 'Business Leisure Stay'. The title 'Managed Homes' is written in a large, elegant script font at the bottom right of the cover.

**VSR**  
VSR Infratech Pvt. Ltd.  
Corporate Office : Plot No.14, Ground Floor,  
Sector-44, Gurgaon - 122003  
Tel: +91 124 6753700, E-mail : info@vsrinfratech.in  
www.vsrinfratech.in  
In JDA with AMD Estate & Developers Pvt. Ltd.

**VSQUARE**  
Development Management Company  
Corporate office : 19 & 20, Ground Floor,  
Centrum Plaza, Sector-54, Gurgaon - 122002  
T: +91 124 4844900, F: +91 124 4844911  
E-mail : info@vsquareindia.in, www.vsquareindia.in

**85 Avenue**  
Business Leisure Stay

*Managed Homes*



**Route 1**  
**Acclaimed Masterpieces**



Welcome  
to the world of  
*magnificence*





## Route 1

### Acclaimed Masterpieces



## Managed Homes

Managed Homes in 85 Avenue, are designed to become new age business accommodation solutions for the stalwarts of globally competitive commercial ventures. Designed to be in proximity of spaces designated as business areas in the compound; these Managed Homes are the finest design examples that offers sublime luxury along with efficient contemporary designs and world class infrastructure. Provided with access to



luxury spa, swimming pools, jacuzzi and modern gymnasium etc. these managed homes are equipped to be the oasis of rejuvenation in the midst of fast pace commercial interactions. A beautiful amalgamation of extraordinary interiors, alluring ambience and quick access to office floors, Managed homes offer integrated solutions for a positive work - life balance.



## Route 1

### Acclaimed Masterpieces



## Recreate & Rejuvenate

Managed homes are open living spaces with extremely sophisticated designs and specifications. Designed to provide easy access to a range of 'Top of the Line' recreation facilities including the world class swimming pools, modern spa & gymnasiums, exclusive hairdressing salon, cafes & restaurants and



HAIRDRESSING STATION



GYM



INDOOR SWIMMING POOL



FINE DINING

impeccable fine dining etc. enable our guests to unwind, relax and rejuvenate. Excellence in service delivery that offers best of everything 24 X 7 for our clients, is something far beyond comfort and makes the experience of stay and business a bliss.



## Route 1

### Acclaimed Masterpieces

## A' La Carte-

*Customized and dedicated features*

This has an essence of boutique luxury homes with World's Finest Features. Our Managed Homes would elevate your soul to the best of living standards. The Spacious Rooms with balconies, centralized air-conditioning and beautiful interiors will be the object of visual feast that will mesmerize you. All these facilities appropriately matched by the international service experience shall make your experience another day in your own paradise.

- Mail delivery and packaging services
- Travel Agency and Car or Aircraft Rental services
- Room service and in-residence catering services
- Dedicated housekeeping and maintenance
- Laundry and Dry Cleaning services

The experience that managed homes offers are sure to create for you the finest of living experiences one can expect.

Location Map



NH8-12.6 KM( HALDIRAM) | RAJIV CHOWK- 14.8 KM | DWARKA 23 METRO STATION-39.1 KM | IGI-34.5 KM | DLF GOLF COURSE ROAD(SUNCITY)-25.5 KM

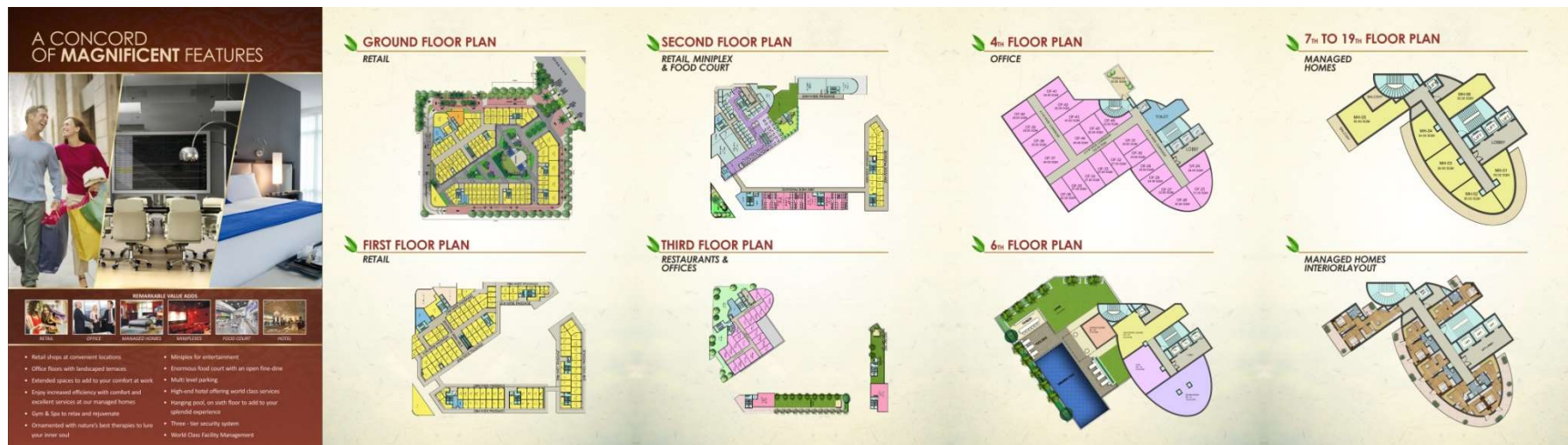


## Folder (front side)





# Folder (back-side)







## Creative Route 2

### 360<sup>0</sup> Business Solutions

- 85 Avenue is a perfect synchronization of different commercial mix well connected to each other to give an impression of grandness.
- The Project offers a Complete Business Environment where every ingredient is clubbing together to give the perfect picture of ideal commercial development.
- The Project offers Retail, Office Space, Managed Homes, Miniplexes, Food Court and Hotel in one Commercial Building.
- Hence in a fast pace business environment, we recommend the 360<sup>0</sup> Business Solutions as the Proposed Route for 85 Avenue.



## Corporate Brochure





## Route 2 360<sup>0</sup> Business Solution

### Overview



VSR bring you 85 Avenue, the finest conglomerate of contemporary architecture and advanced technology, combined to give you world class living and comfort.



This upcoming project is situated in Sector 85, Gurgaon. The project abuts a 132 m wide road and is just 1 km from Dwarka Expressway. 85 Avenue is located next to fast upcoming residential projects which are Orris Aster Court Premier, Orris Carnation Residency, Orris Spring Homes, DLF Primus, Mapsko Projects, Vatika Floors etc.

85 Avenue is a profitable venture for all Real Estate Investors as it is not just a promising commercial development but also a lucrative investment opportunity assuring promising returns.








## Route 2 360° Business Solution



• Efficient and advanced design for retail spaces.  
• Convenient and organized parking area.  
• A contemporary blend of cutting edge shopping experience with wide promenade to give you the comfort of high street retail.

**RETAIL**

• Shopping center has exquisite allurement of plants and designer fountains and installations for soothing views.





## Route 2 360° Business Solution

85 Avenue Business suites are designed to suit the requirement of the world class office spaces. Business suite caters to the dynamic business needs, the place has state - of - art and modern technology. Corporate offices aspire for their personal spaces.



### BUSINESS SUITES



- Well Designed Offices to increase your productivity
- Well Defined Environment for comfort of working
- 100% Power Back-up
- 24x7 Video Surveillance
- Sufficient Parking space
- Advanced Security System
- Automated Fire Detection
- Wi-Fi Connectivity & Voice and Data Risers





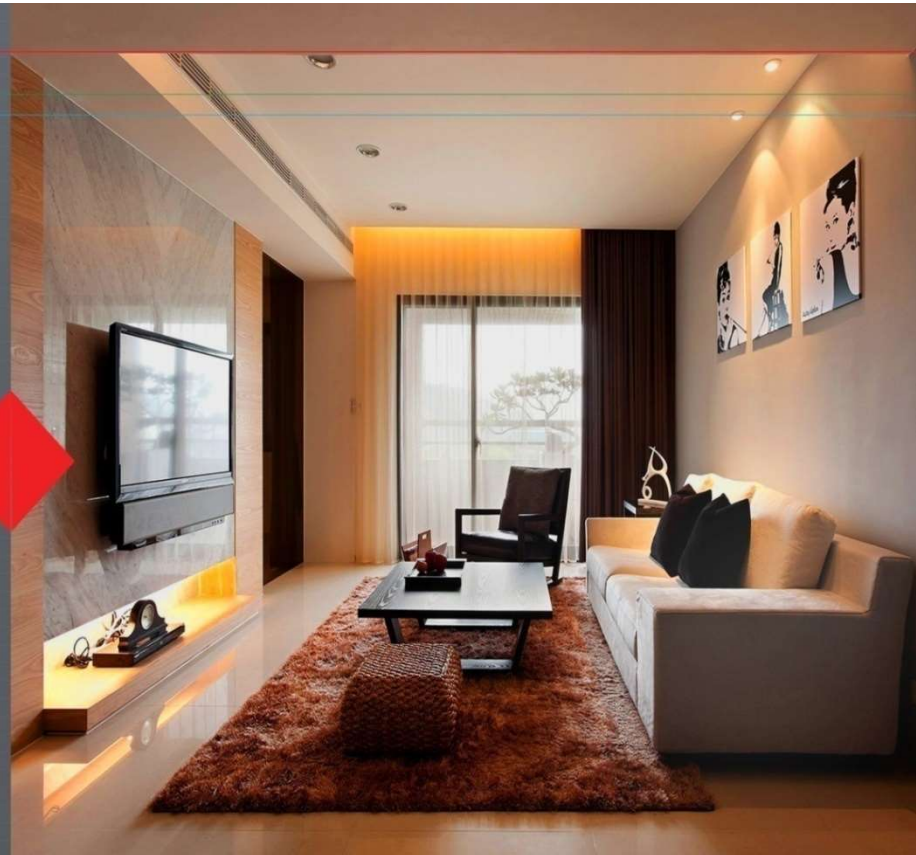
## Route 2 360<sup>0</sup> Business Solution



Managed Homes in 85 Avenue, are designed to become new age business accommodation solutions for the stalwarts of globally competitive commercial ventures. Designed to be in proximity of spaces designated as business areas in the compound; these Managed Homes are the finest design examples that offers sublime luxury along with efficient contemporary designs and world class infrastructure. Provided with access to

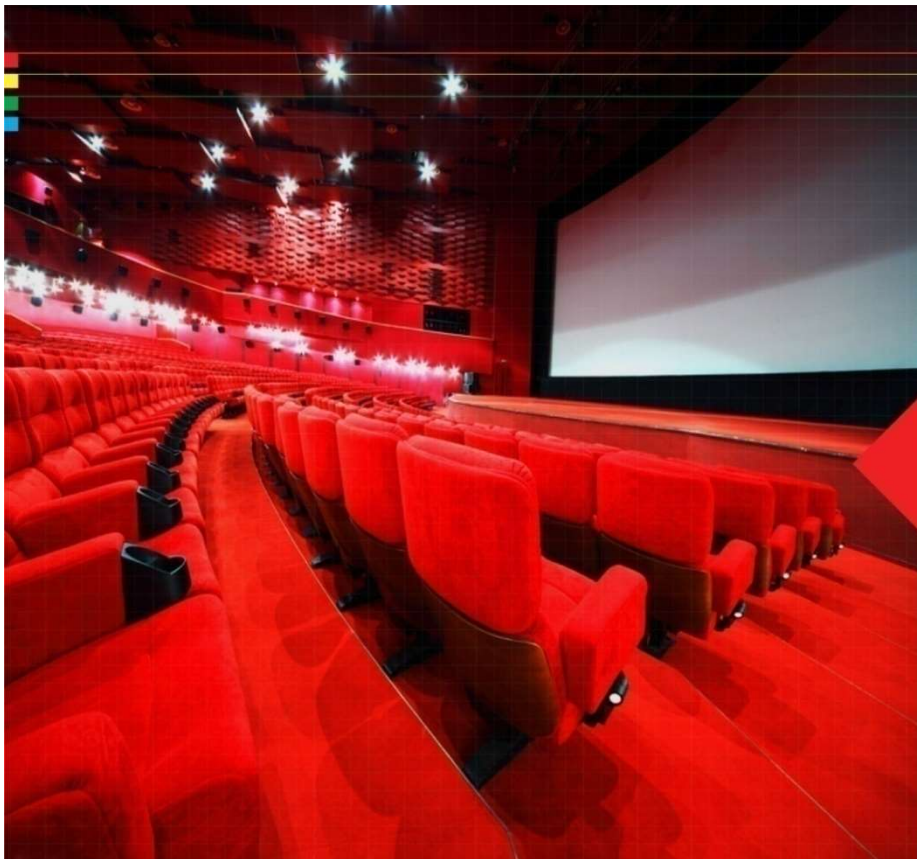
### MANAGED SUITES

luxury spa, swimming pools, jacuzzi and modern gymnasium etc. these managed homes are equipped to be the oasis of rejuvenation in the midst of fast pace commercial interactions. A beautiful amalgamation of extraordinary interiors, alluring ambience and quick access to office floors, Managed homes offer integrated solutions for a positive work - life balance.





## Route 2 360<sup>0</sup> Business Solution



the project endeavours to accord word class facilities to its users. considering entertainment a best way to enliven our senses we bring you.

### MINIPLEXES

- three screen miniplexes
- Comfortable seats with ample leg space
- Dedicated arena for housing miniplexes screen for a better visibility
- Hi-tech Digital Technology
- State of the art technology
- A high Resolution Picture Quality





## Route 2 360<sup>0</sup> Business Solution



Pleasure of eating and the best of cuisines across the world, perfect place to taste wide variety tempting multi-cuisines in this ambience. You are going to find so many options in a same floor. So if you want to increase your taste buds and really want to have some thing delicious you have to be in 85 Avenue Food Court.



### FOOD COURT

- Fine Dining Multi-Cuisine Restaurants
- Fast Food Joints
- Premium Coffee Shops And Bakeries
- Ice-creame and Cake Parlours





## Route 2 360<sup>0</sup> Business Solution



85 Avenue what guest wants and deserve from a quality hotel. A very welcoming attentive, courteous staff, soothing ambience, located in truly unbeatable locations with exceptionally comfortable rooms, modern facilities, visitors have a very pleasant time. Designed to provide you with world class experience and everything is planned accordingly.



### HOTEL

- Stylish and Contemporary Interior
- Complimentary Bathroom Amenities and Designer light fitting
- Spacious Lobby and Waiting Lounge
- Spa, Gymnasium and Swimming Pool
- Dry Cleaning and Self-service Laundry System





# Route 2 360° Business Solution

## FLOOR PLAN



All Specifications, design, layout, images are only indicative and some of these can be changed at the discretion of the builder/ architect/ authority these are only conceptual and constitute no legal offerings.





# Route 2 360° Business Solution





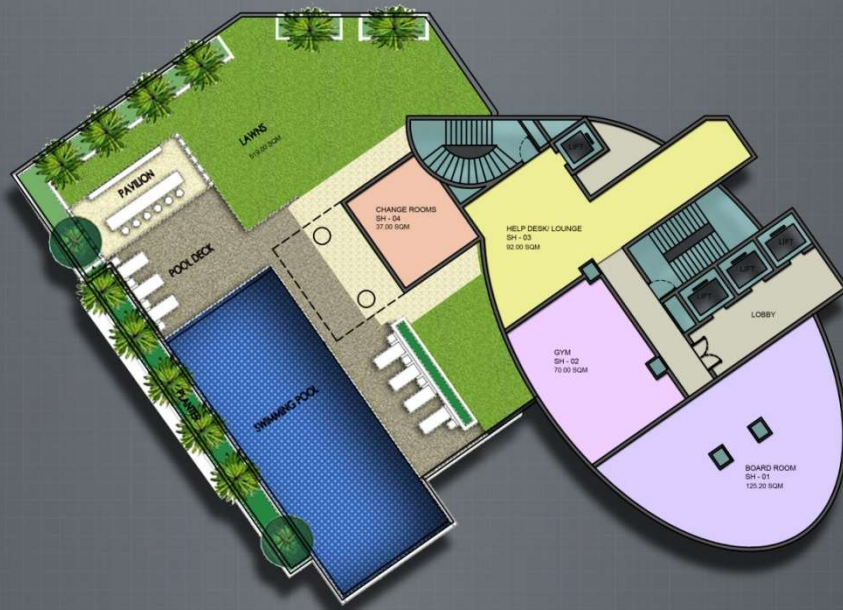
# Route 2 360<sup>0</sup> Business Solution



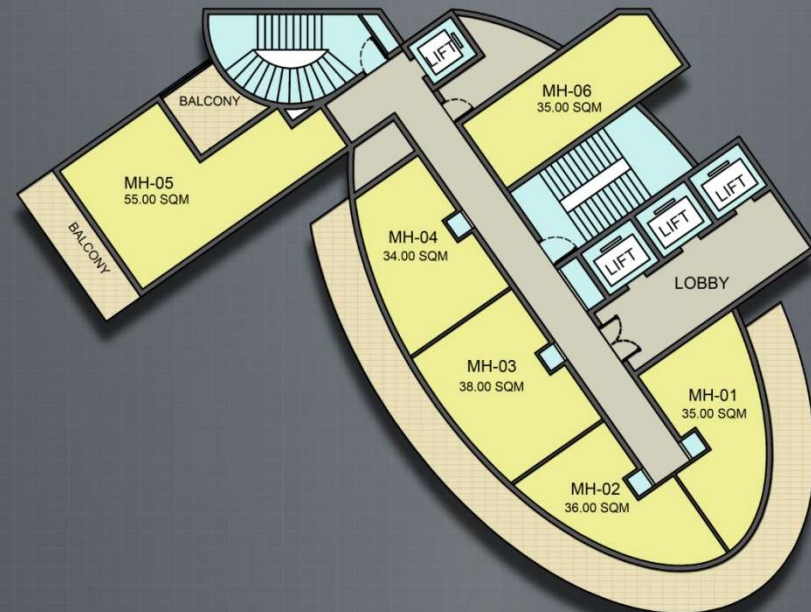


## Route 2 360° Business Solution

Sixth Floor Plan



Seventh Floor Plan

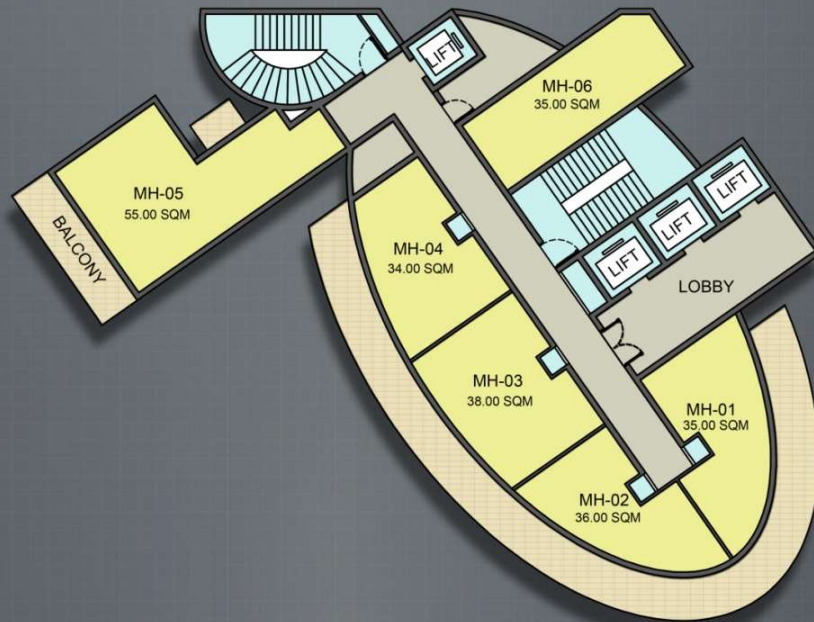


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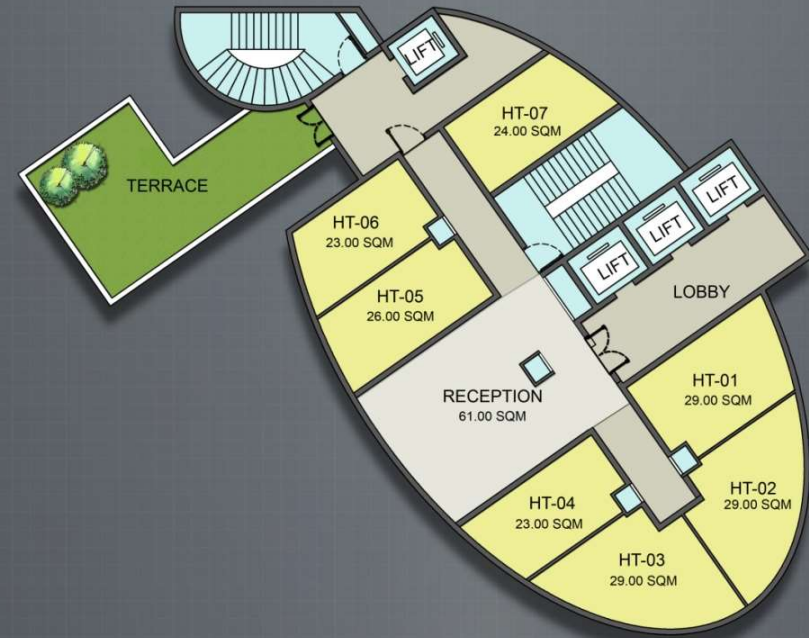


## Route 2 360<sup>0</sup> Business Solution

8<sup>th</sup> - 19<sup>th</sup> Floor Plan



20<sup>th</sup> Floor Plan

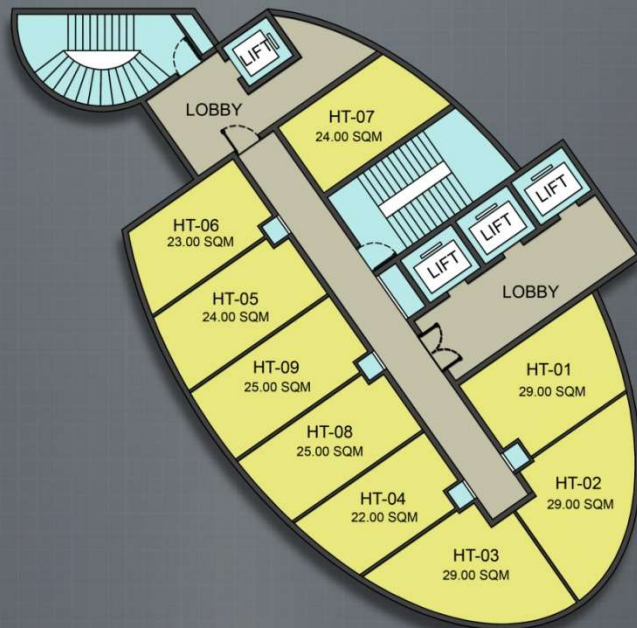


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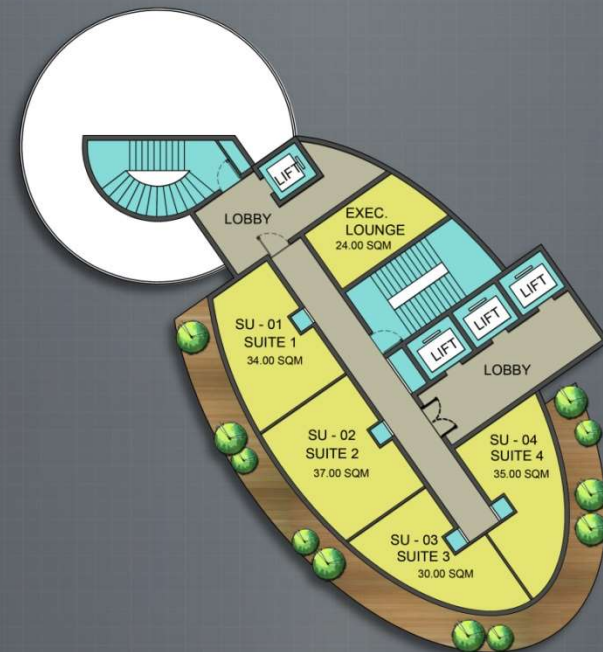


## Route 2 360<sup>0</sup> Business Solution

21<sup>st</sup> - 24<sup>th</sup> Floor Plan



25<sup>th</sup> Floor Plan

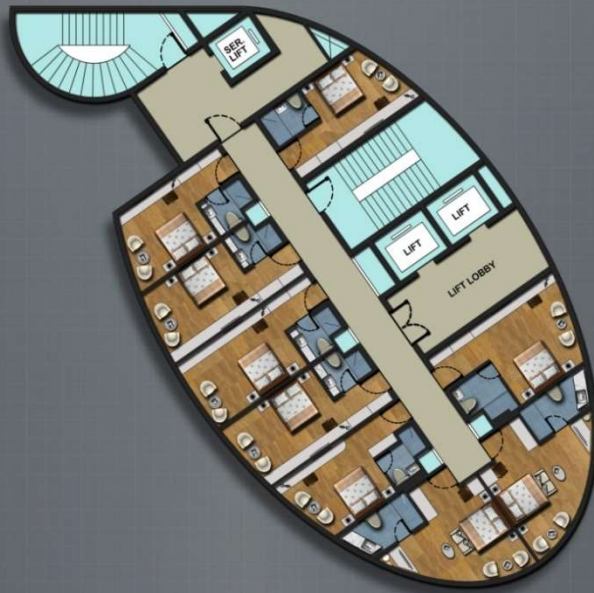


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## Route 2 360° Business Solution

Hotel Plan



Layout Plan



All Specifications, design, layout, images are only indicative and some of these can be changed at the discretion of the builder/ architect/ authority. these are only conceptual and constitute no legal offerings.



## Route 2 360<sup>0</sup> Business Solution

## Full Page Launch ad

VSR  
VENTURES

# 360° COMPLETE BUSINESS SOLUTIONS

COMING SOON

## World Class Infrastructure & Finest Architecture

Toll Free No.: 1800 3070 4900

Promoted and Developed by  
**VSR**  
Ventures & Real Estate Solutions

Corporate office :  
Plot No. 16, Sector 44, Institutional Area, Gurgaon 122003  
Tel: +91 124 6753700  
email: info@vsninfotech.in | Visit: www.vsninfotech.in

Development Management Company  
**SQUARE**  
Estate Builders

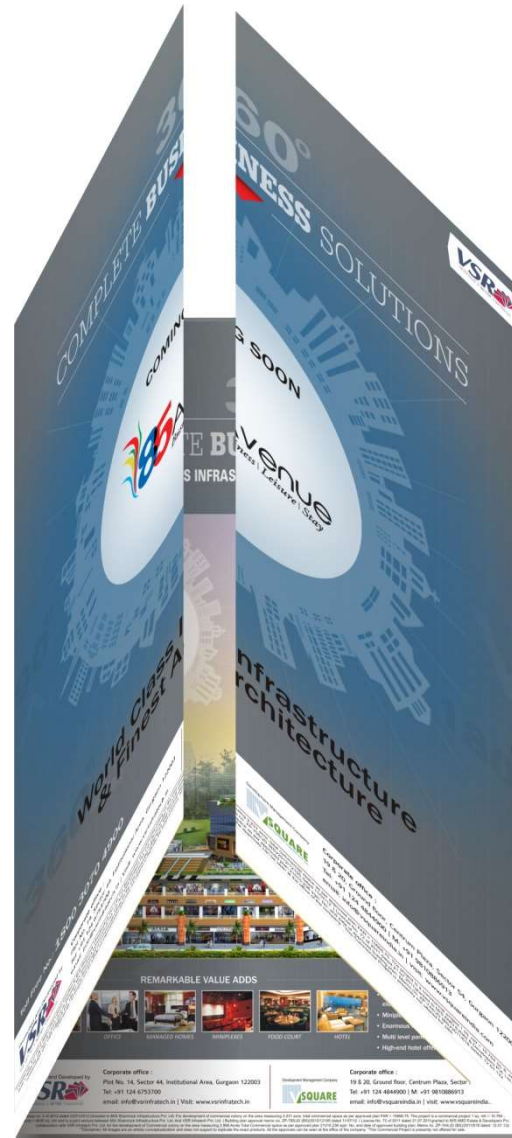
Corporate office :  
19 B 20, Ground floor, Centrum Plaza, Sector 54, Gurgaon 122009  
Tel: +91 124 4844900 | M: +91 9810886913  
email: info@vsquareindia.in | visit: www.vsquareindia.com

Licence no. 4 of 2012 dated 25/01/2012 Granted to 805 Sharmak Infrastructures Pvt. Ltd. For development of commercial colony on the area measuring 2.231 acrs., total commercial space as per approved plan F&O = 1088675. This project is a commercial project & as such is not eligible for any special provision under Section 54F of the Income Tax Act, 1961. Licence No. 20 of 2012 dated 27/07/2012 granted to VSR - SSE Estates & Developments Pvt. Ltd. for the development of Commercial colony on the area measuring 2.968 Acres. Total Commercial Space as per approved plan T11512 238 sqm. Rs. 496222 approved building plan Number:- 277744-01-085/2011/19/1 dated: 10/01/12.



## Full Split Page Launch ad

Route 2  
360° Business Solution









Hoarding 1



LET THE **WORLD** KNOW  
YOU'VE **ARRIVED**

Toll Free No.: **1800 3070 4900**

**VSR**  
DELIVERING A BETTER TOMORROW

Development Management Company

**V/SQUARE**  
DEVELOPMENT COMPANY PVT. LTD.

[vsrinfratech.in](http://vsrinfratech.in)



Hoarding 2

**360°  
BUSINESS SOLUTIONS**

**COMING SOON**

**VSR**  
DELIVERING A BETTER TOMORROW

Development Management Company

Toll Free No.: **1800 3070 4900**

**VSQUARE**  
DEVELOPMENT COMPANY PVT. LTD.

**vsrinfratech.in**



## Hoarding 3

The hoarding features a dark blue background with a circular graphic of stylized buildings. A large white circle in the center contains the '85 Avenue' logo, which includes a colorful flame-like icon next to the number '85' and the word 'Avenue' in a serif font, with the tagline 'Business | Leisure | Stay' below it. A red banner on the left contains the text 'WORLD CLASS INFRASTRUCTURE AND FINEST ARCHITECTURE'. The bottom left corner displays the toll-free number '1800 3070 4900' and the website 'vsrinfratech.in'. The bottom center features the 'VSQUARE' logo with the text 'Development Management Company' and 'DEVELOPMENT COMPANY PVT. LTD.' below it. The top right corner has the 'VSR' logo with the tagline 'DELIVERING A BETTER TOMORROW'.

**WORLD CLASS INFRASTRUCTURE  
AND FINEST ARCHITECTURE**

Toll Free No.: **1800 3070 4900**

**VSQUARE**  
DEVELOPMENT COMPANY PVT. LTD.

Development Management Company

[vsrinfratech.in](http://vsrinfratech.in)

**VSR**  
DELIVERING A BETTER TOMORROW

**85 Avenue**  
*Business | Leisure | Stay*



Route 2  
360° Business Solution

## Hoarding 4



**360°**  
**BUSINESS SOLUTIONS**  
— WORLD CLASS INFRASTRUCTURE & FINEST ARCHITECTURE —

Toll Free No.: **1800 3070 4900**  
Development Management Company

**VSQUARE**  
DEVELOPMENT COMPANY PVT. LTD.

[vsrinfratech.in](http://vsrinfratech.in)

**85 Avenue**  
Business | Leisure | Stay

**VSR**  
DELIVERING A BETTER TOMORROW



Display on Actual site





Route 2  
360° Business Solution

Display on Actual site





Display on Actual site





## Route 2 360° Business Solution

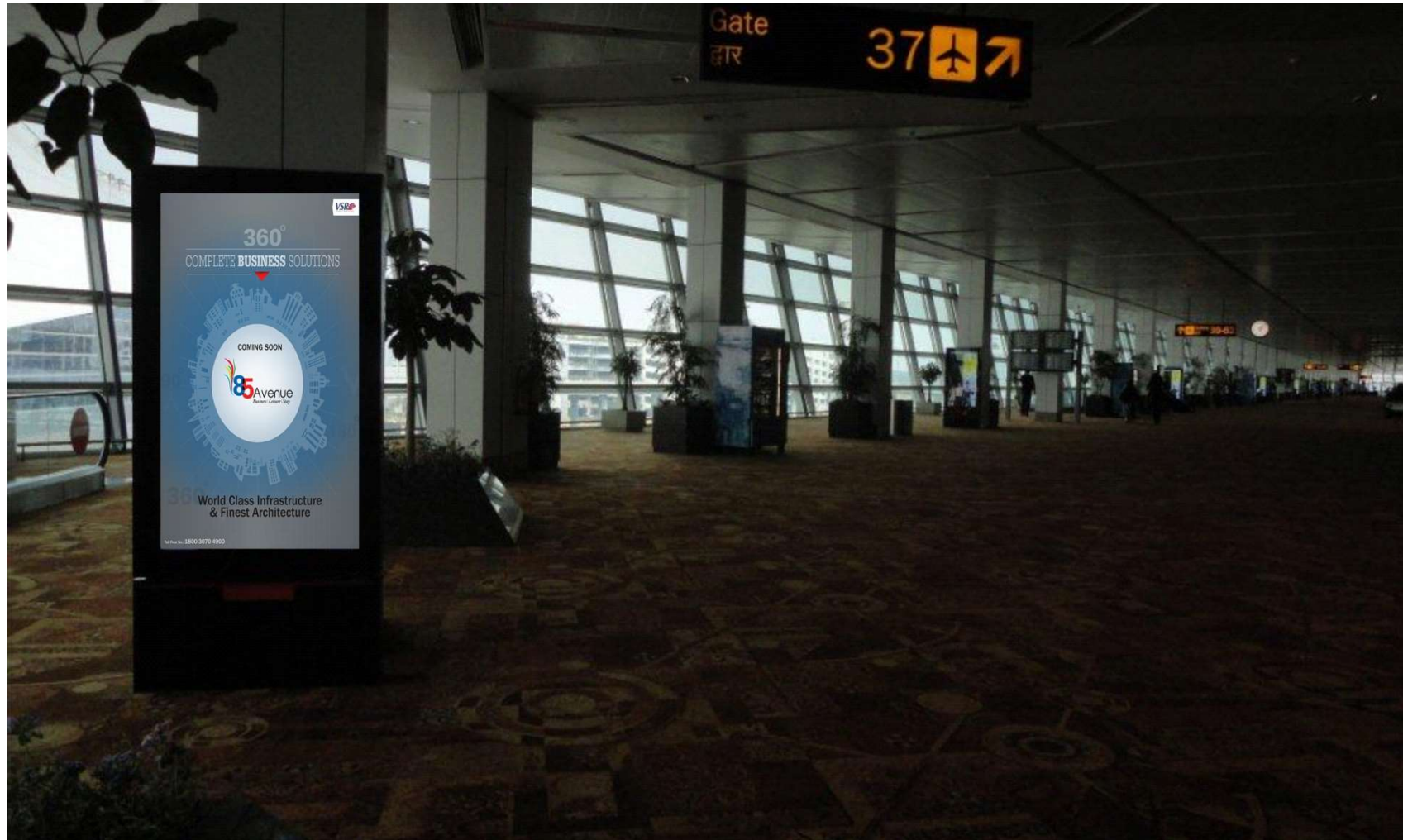
Display on Actual site





## Route 2 360° Business Solution

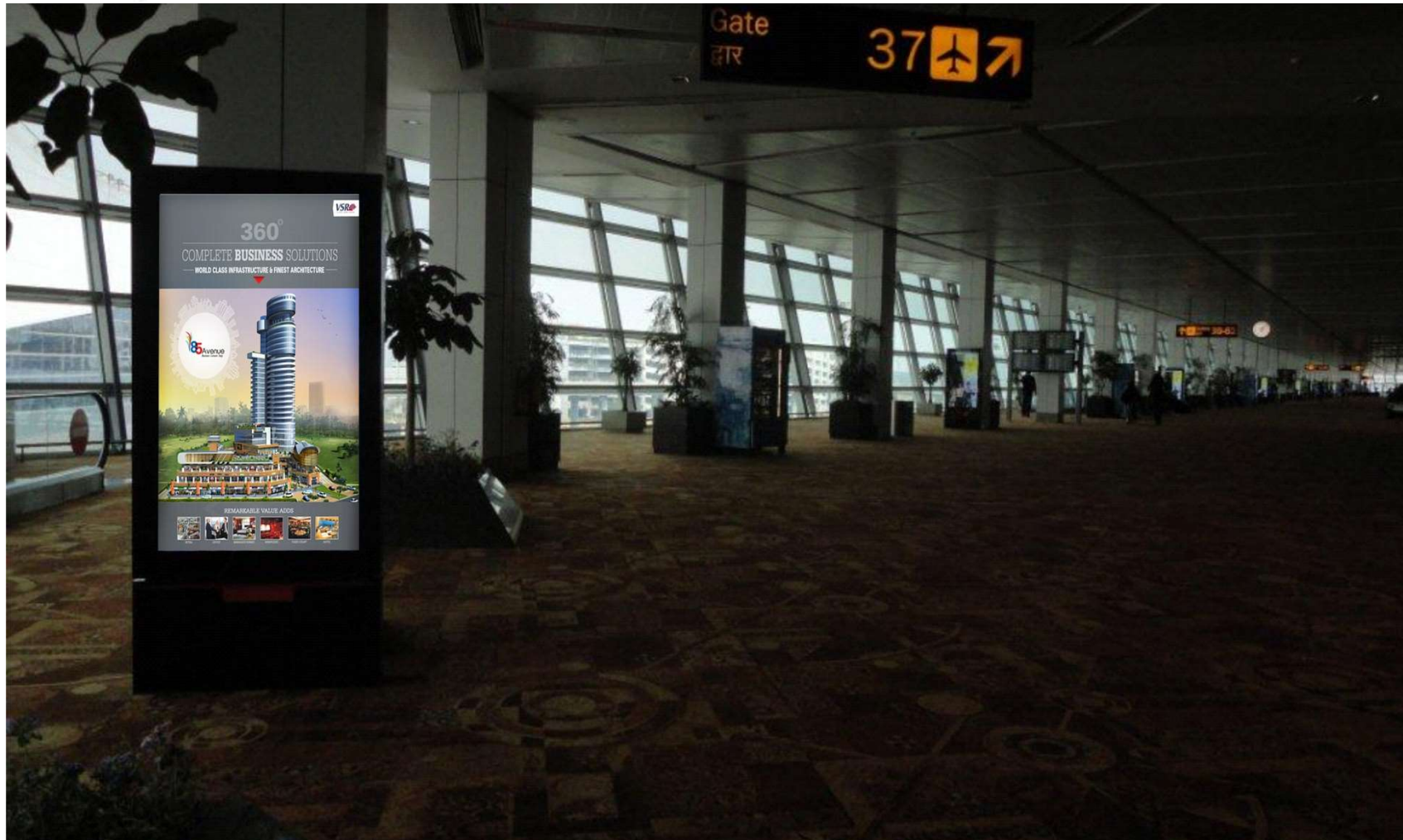
### Display on T3





## Route 2 360° Business Solution

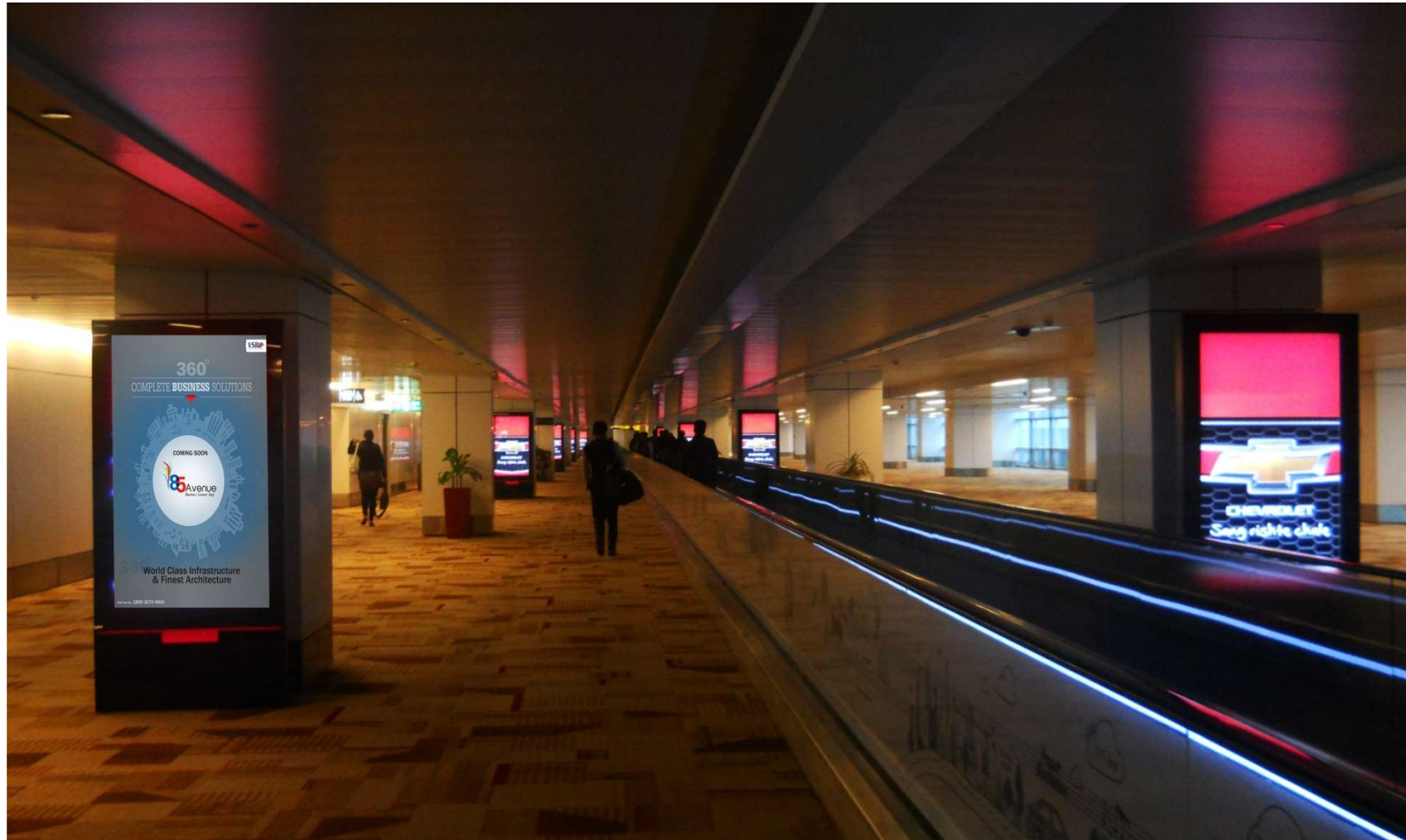
### Display on T3





Route 2  
360° Business Solution

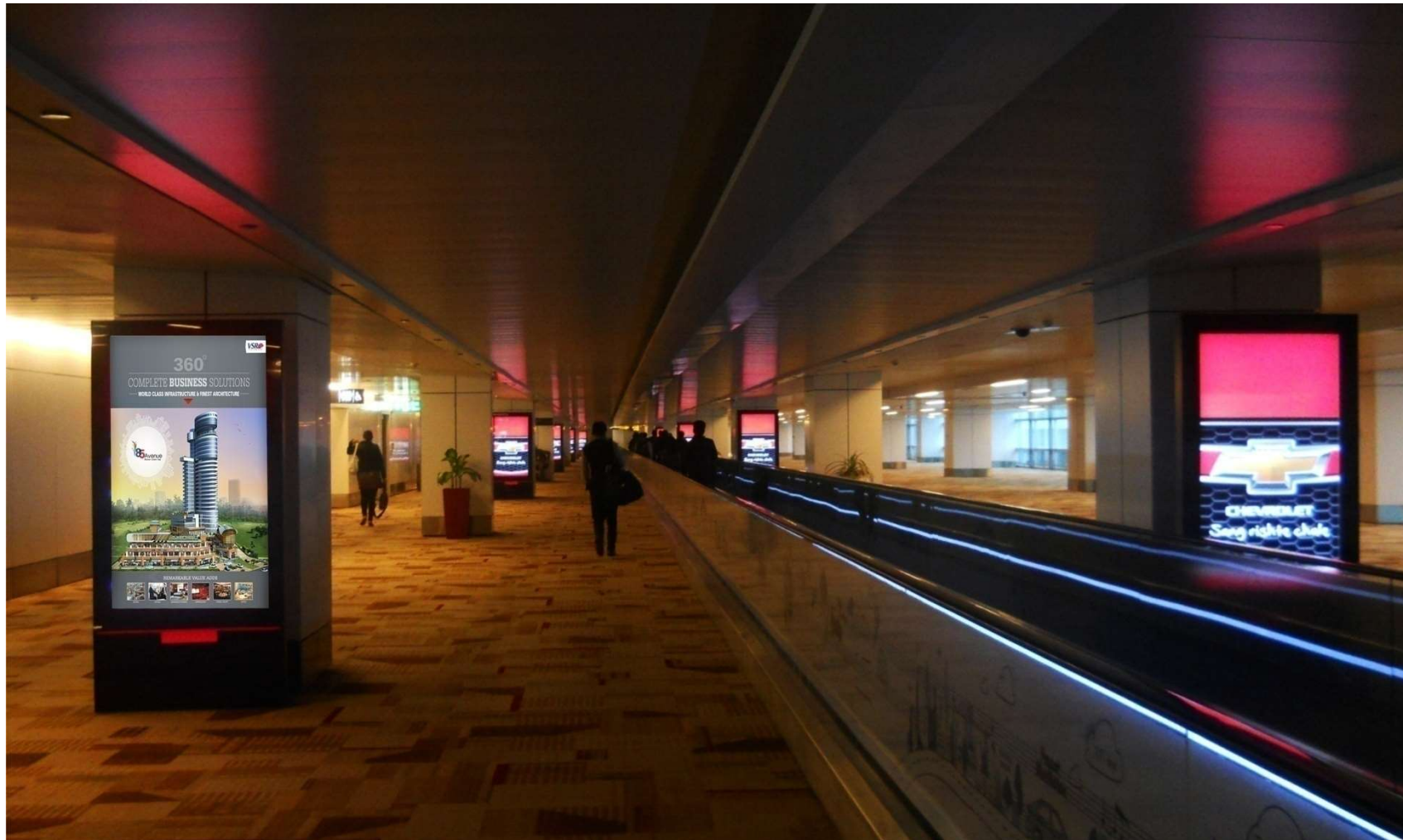
Display on T3





Route 2  
360° Business Solution

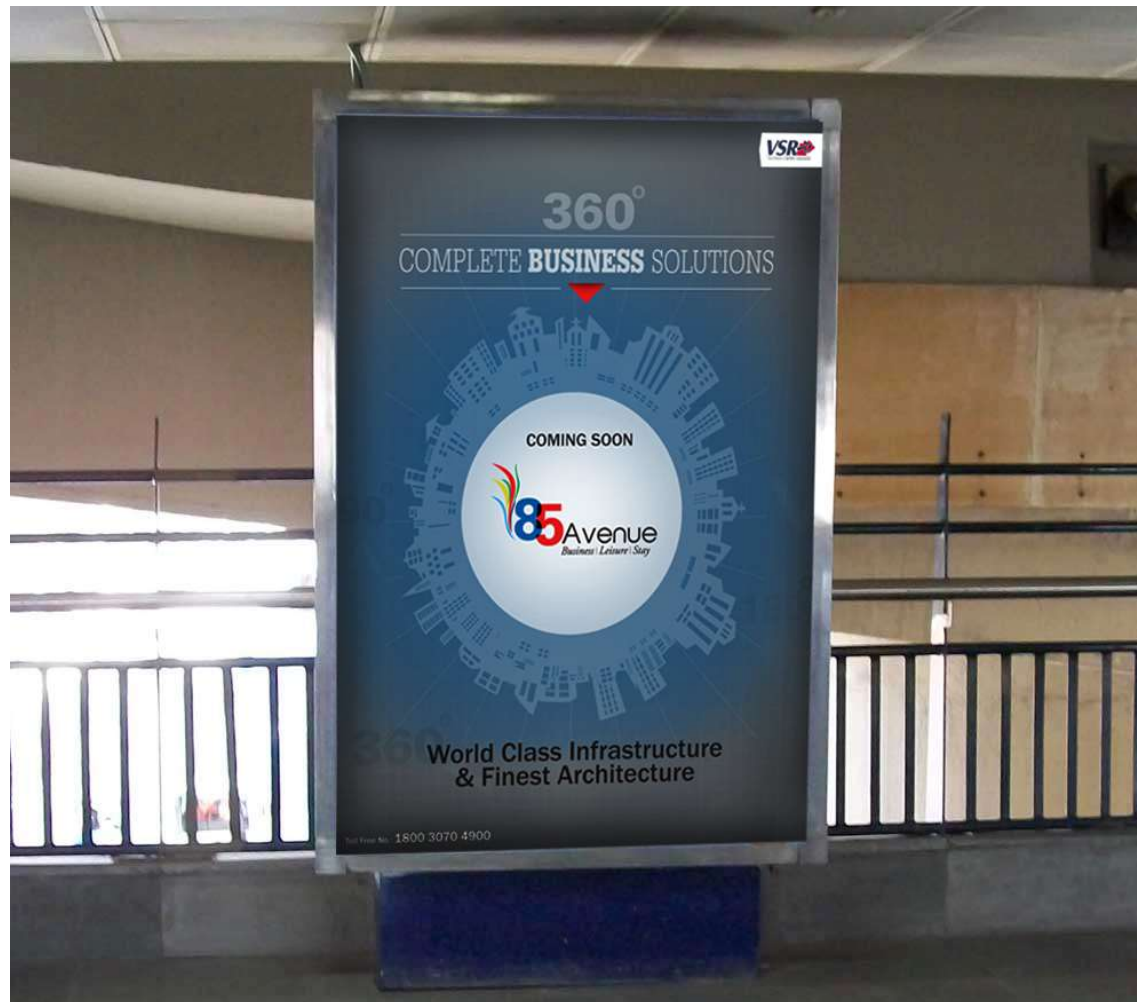
Display on T3





## Route 2 360° Business Solution

### Display on Metro Station





## Route 2 360° Business Solution

### Display on Metro Station







# Creative Route 3

## Futuristic Business Destination

85 Avenue has Strategic Advantages which makes the Project as Futuristic:

- The Project offers great advantage in terms of location as well as modern architecture and have exquisite blend of contemporary design and world class amenities. All the world class facilities are there to give the best of international experience.
- 5 years from now, in a fast changing Business Environment, the Concept of Managed Homes will be the business need. This will lead to Managing Business Smartly.
- Hence, we recommend the Futuristic Business Solutions as the Proposed Route for 85 Avenue.



## Route 3 Futuristic Business Destination

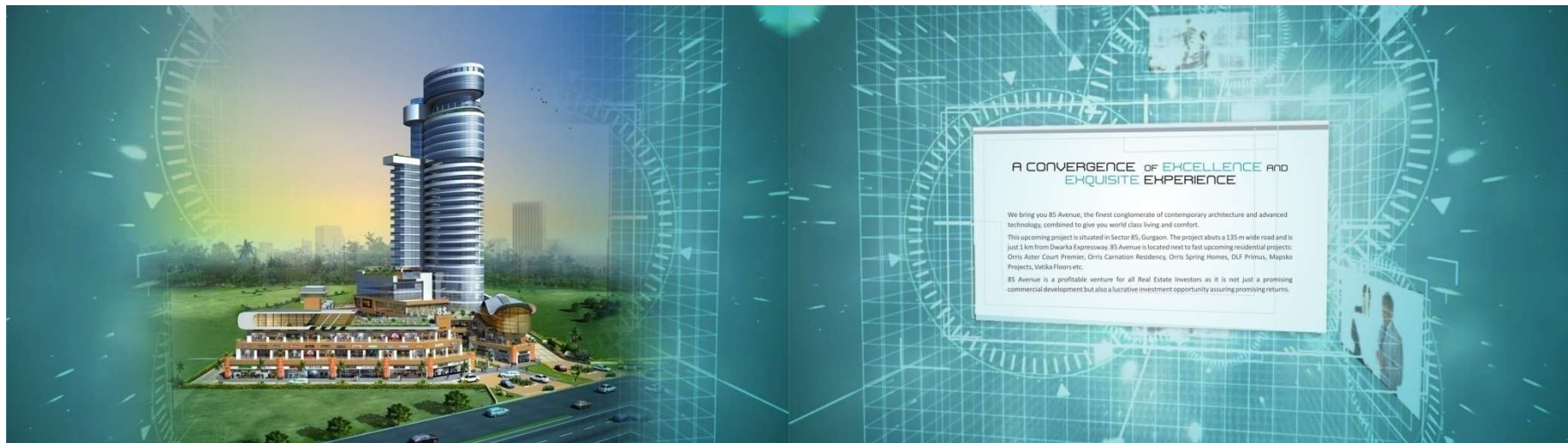
Corporate Brochure (cover)





## Route 3 Futuristic Business Destination

### Corporate Brochure (introduction page)





## Route 3 Futuristic Business Destination

### Corporate Brochure (Retail page)





## Route 3 Futuristic Business Destination

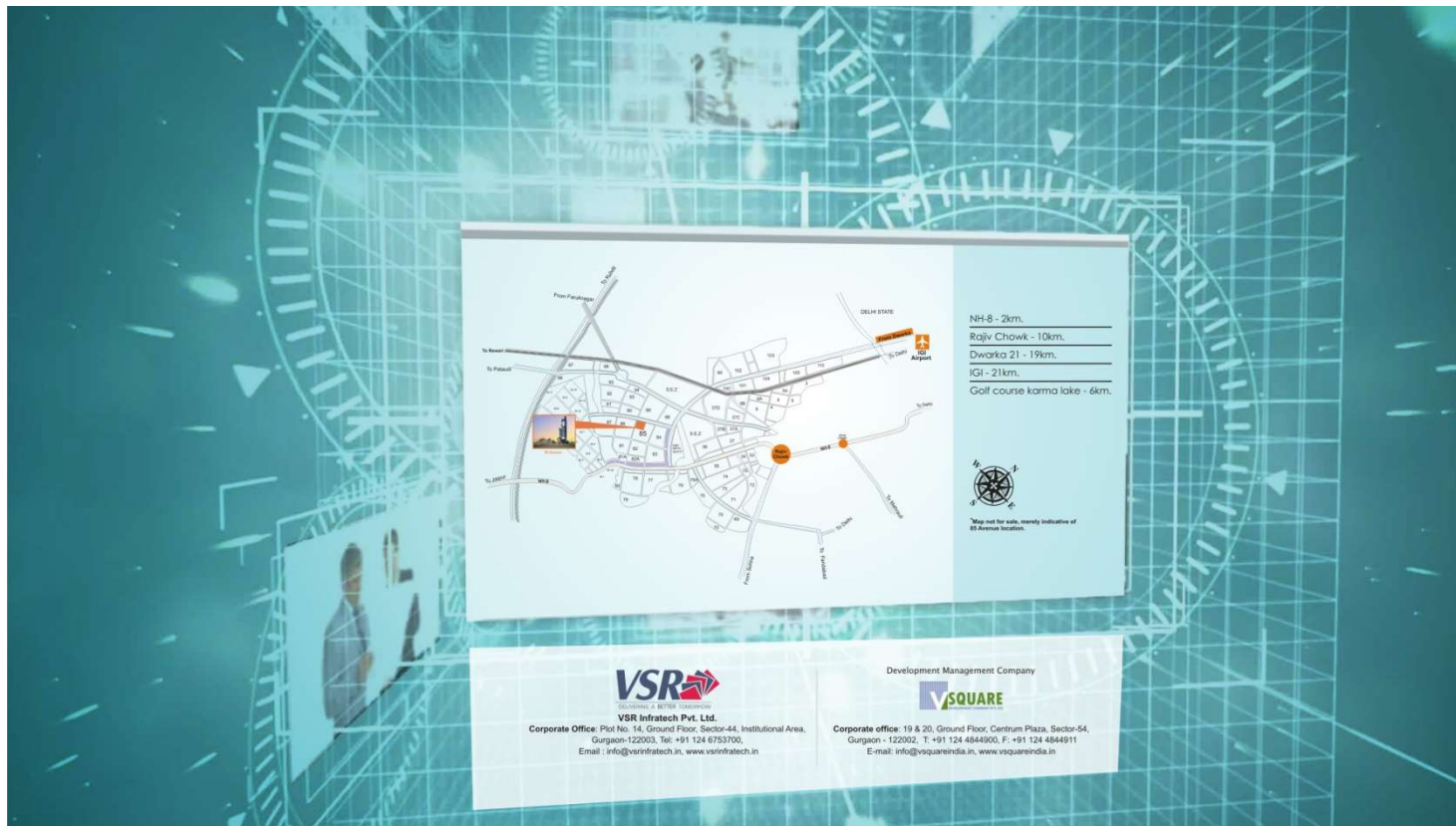
### Corporate Brochure (office page)





## Route 3 Futuristic Business Destination

### Corporate Brochure (back-cover)





## Route 3 Futuristic Business Destination

Half page ad

COMING SOON

**85 Avenue**  
*Business | Leisure | Stay*

FUTURISTIC BUSINESS DESTINATION

VSR  
DELIVERING A BETTER TOMORROW

Toll Free No.: 1800 3070 4900

Development Management Company  
**VSQUARE**  
Development Company Pvt. Ltd.



## Route 3 Futuristic Business Destination

### Full Page Launch ad

**FUTURISTIC  
BUSINESS DESTINATION**

**VSR**  
VIRAJ SAHAS REAL ESTATE

**A CONVERGENCE OF INTELLIGENCE AND  
ENQUIRTE EXPERIENCE**

We bring you 85 Avenue, the finest conglomeration of contemporary architecture and advanced technology combined to give you world class living and comfort.

This upcoming project is situated in Sector 85, Gurgaon. The project offers a 120 m wide road and is just 1 km from DDA Market.

85 Avenue is located near to fast growing residential complex DDA, Arun Court, Premier DDA, Capital Building, DDA Spring Homes, DDA Plaza, Maple Heights, Vihar Heights.

85 Avenue is a profitable venture for all Real Estate investors as it is not just a promising commercial development but also a lucrative investment opportunity ensuring promising returns.

**85 Avenue**  
Sector 85, Gurgaon

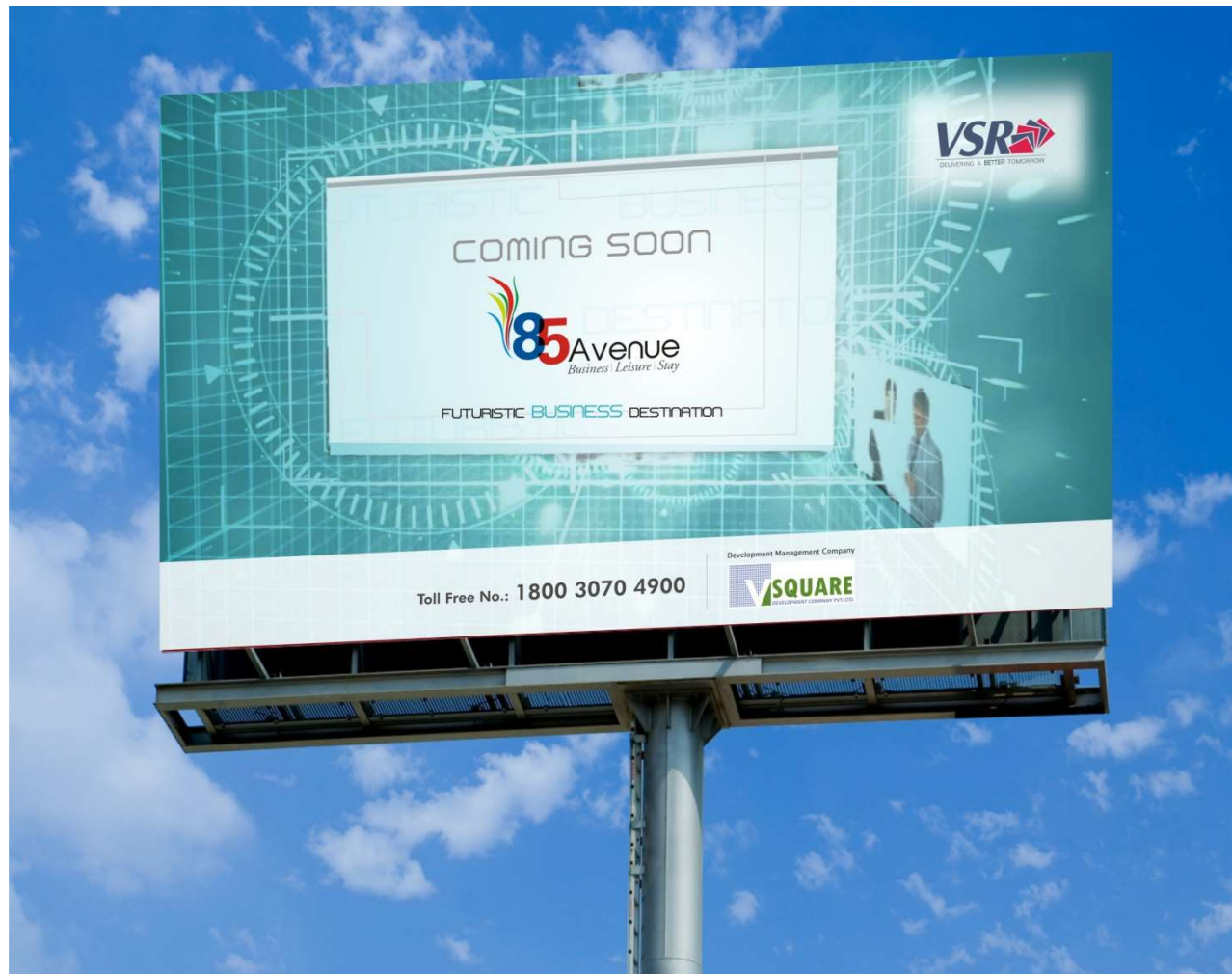
Toll Free No.: 1800 3070 4900

**SQUARE**



## Route 3 Futuristic Business Destination

### Hoarding





## Route 3 Futuristic Business Destination

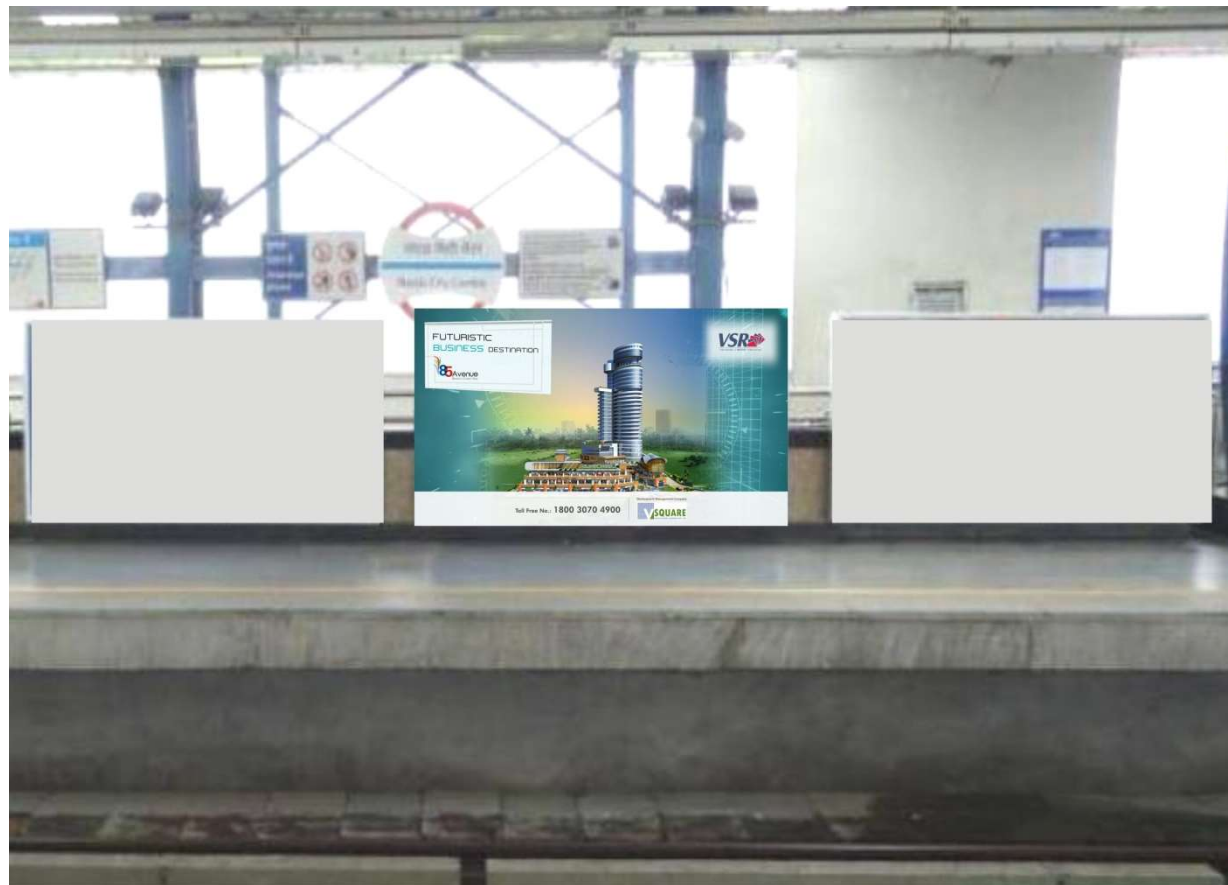
### Metro Hoarding





## Route 3 Futuristic Business Destination

### Metro Hoarding







Thank you

