



**VEDATAM**

VALUES INBUILT

**Sector 14, Gurugram**

# INDIA'S REAL ESTATE IS ON THE RISE.

India's GDP is projected to grow at **6.6% - 6.7%** in **FY 2025** and **FY 2026**, according to the (RBI)

Source : Knight Frank

Real estate to be a key driver in India's growing GDP, expected to contribute **13%** to the national GDP by **2025**.

Source : Business Standard

Real estate is projected to become a **\$1 trillion** market by **2030**

Source : Business Standard





# GURUGRAM, THE MILLENNIUM CITY

The dynamic hub driving sales, innovation, and global attention.



57% YoY jump for retail leasing



ICRA projects 8-9% growth in Grade A malls



Accounted for 52% of the retail leasing in NCR



Vacancy in retail space stayed low at around 4-6%

Over the past decade, Sector 14 flat rates have risen **12.5%**, showing steady capital appreciation.

Source : housp

Property prices in sector 14 have shown steady appreciation, ranging from **₹ 4,736** to **₹ 31,277** per sq ft.

Source : Housing.com

Sector 14 delivers approximately **7%** rental yield due to high demand from families and professionals in nearby tech parks.

Source : housp



UNVEILING GURUGRAM'S NEXT BIG STORY IN

# SECTOR 14

FOR THE FIRST TIME EVER  
IN THE HEART OF GURUGRAM.

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PRESENTING

# VEDATAM

VALUES INBUILT

Sector 14, Gurugram

OLD GURGAON  
— KA —  
NAYA MALL



THE  
FIRST FULLY  
AIR-CONDITIONED  
MALL IN THE  
HEART OF  
GURUGRAM.



ENTER AN ERA OF  
NEW BEGINNINGS.



# VEDATAM OFFERS AN EXCLUSIVE BLEND OF:

## SECTOR 14

Vedatam Mall is not just a destination. It is the evolution of Sector 14 into a landmark of luxury, redefining urban retail for the modern city.



Premium retail boutiques



Entertainment and leisure zone



Gourmet food court



Fine dining & global cuisine



Multiplex



Club & lounge

NO FORECAST,  
ONLY FOOTFALL.

SPJ  
TRUE REALTY

VEDATAM  
VALUES INBUILT

NOURISHING  
THE ROOTS OF  
GURUGRAM AT  
SECTOR 14  
WITH RENEWED  
ENERGY.

A thriving residential and commercial hub, Sector 14 has long been at the heart of Gurugram's urban landscape. With its prime location and well-planned infrastructure, it has always been a preferred choice for families and businesses alike.



With an existing residential catchment of 4.5 lakh people, Sector 14 promises renewed business opportunities. Today, Sector 14 stands at the root of development. The next great chapter in its history is about nurturing the future. A future built on a strong foundation, propelled by momentum, and poised for an enduring legacy.

# LOCATION MAP



<b>URBAN POPULATION:</b>	32,00,000 (approx)
<b>COMMERCIAL PARKS:</b>	DLF Phase III: 8.6 km Cyber City: 2 - 3 km IFFCO Chowk & HUDA City Centre: 4-6 km Mehrauli-Gurgaon Road: >1 km
<b>RESIDENTIAL CATCHMENT AREAS:</b>	Sector 15 (1 & 2): 1-2 km Sector 17 & 18: 2 -3 km Sector 22 & 23: 5 km Palam Vihar: 6 km Sushant Lok: 8 km
<b>CONNECTIVITY:</b>	Airport: 15 km Dwarka Expressway: 5 km
<b>SCHOOLS:</b>	The English School: 0.3 km Sunrise Public School: 0.45 km
<b>HOSPITALS:</b>	Saraswati Hospital: 0.31 km Medanta-The Medicity: 5 km

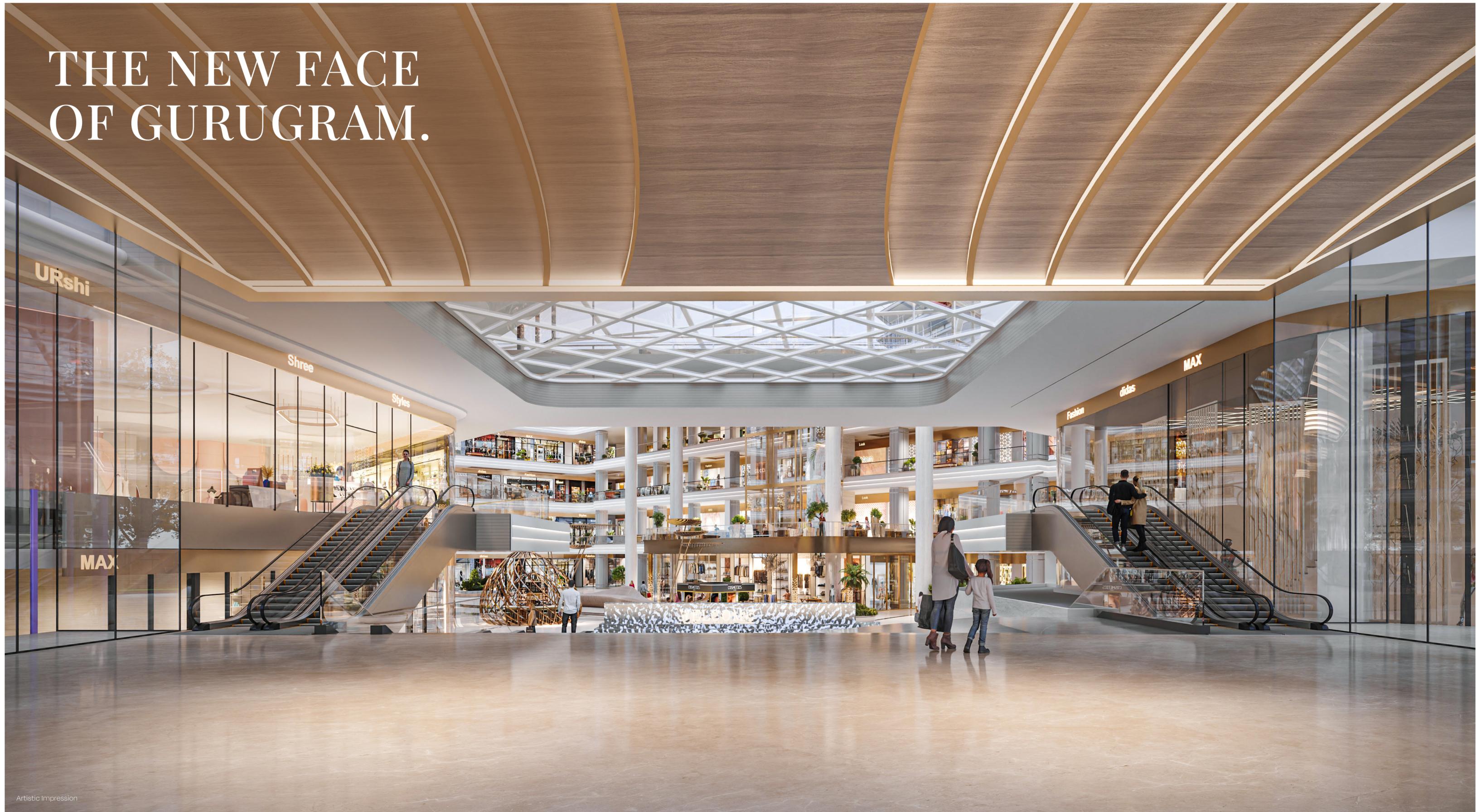
# CONNECTED TO CONVENIENCE



# AN ARCHITECTURE THAT RESONATES WITH YOU



# THE NEW FACE OF GURUGRAM.



ENTER AN ERA OF  
ELEVATED COMFORT.





**KANAKA: Lower/Upper/First Floor**

## Retail therapy for the connoisseurs.

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Discover a world of style and sophistication at Vedatam's lower ground, upper ground, and first floor. A gateway to timeless and exceptional shopping experience.

The curated selection of premium brands at Vedatam cater to every indulgence. Here it isn't just about what one buys; it's about how it makes one feel.



**RAASA: Second Floor**

**Where stories unfold  
through cuisines.**

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A dedicated culinary destination on the second floor, featuring fine dining options, diverse outlets, and a spacious food court. Its vibrant ambience ensures every visit is a delightful and unforgettable experience.



## TARANG: Third Floor

# Endless entertainment, unlimited excitement.

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Tarang, Vedatam's third floor is set to become the city's premier entertainment destination. Proud to partner with PVR cinemas to bring the only world - class multiplex to the neighbourhood. Complemented with upscale dining and entertainment options, this level promises an all-encompassing experience across age groups.

# EXCEPTIONAL FEATURES. EXTRAORDINARY AMENITIES.



Vedatam redefines commercial excellence with an array of world-class amenities, designed to enhance convenience, safety, and operational efficiency.



Up to 1100 car parking spaces with seamless ingress and egress



High speed elevators and escalators



Complete CCTV monitoring



Earthquake resistant structure



100% power back up



Dedicated family entertainment zone



Exclusive fine dining restaurants for families



One-stop shop for major fast fashion & lifestyle brands



Superior fire safety measures



Changing/feeding room for babies



Sprawling food court with national and international QSR brands



Full Structural Steel Development

# THREE-LEVEL CAR PARKING, THE ONLY ONE OF ITS KIND IN THE VICINITY



Over 1,100 car parking spaces



Seamless accessibility for goods and people, enhancing convenience



Advanced security measures for optimised safety



Generous 14 ft. basement height for easy movement

Vedatam sets a new benchmark in visitor convenience with its expansive car parking facility, with a capacity to accommodate upto 1100 vehicles.

A PLACE WHERE  
LIFESTYLES CONNECT.



# ARCHITECTURE THAT COMMANDS ATTENTION.



WHERE CRAFTSMANSHIP  
MEETS CURATION.



Pre-certified for Design

Gold



Indian Green Building Council

IGBC

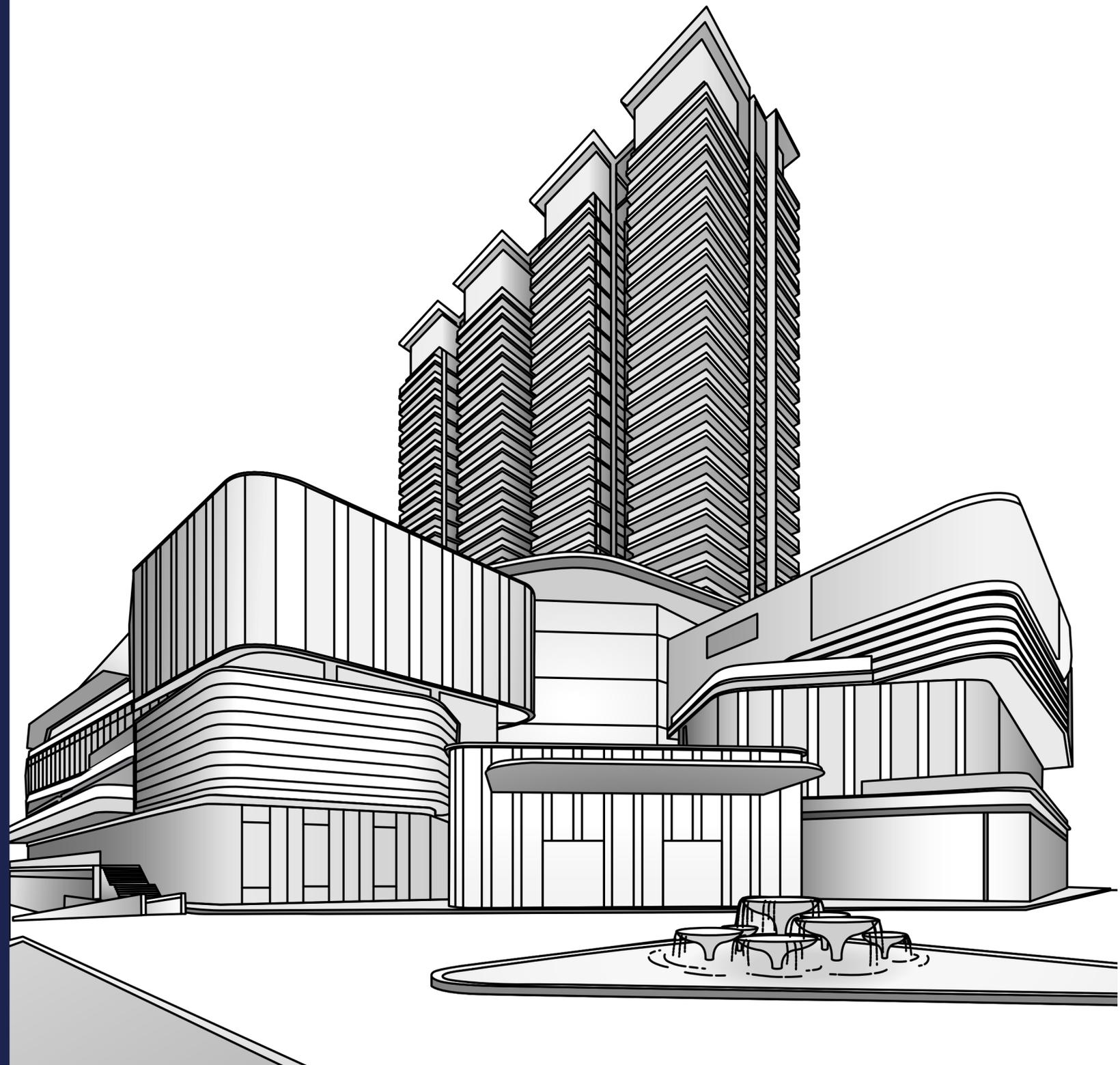
# THE CRAFTSMEN WHO BUILD LEGACIES.

**ACPL**<sup>®</sup>  
INDIA • DUBAI

Renowned for their innovative approach and meticulous attention to detail, ACPL Architects are pioneers in architectural excellence.

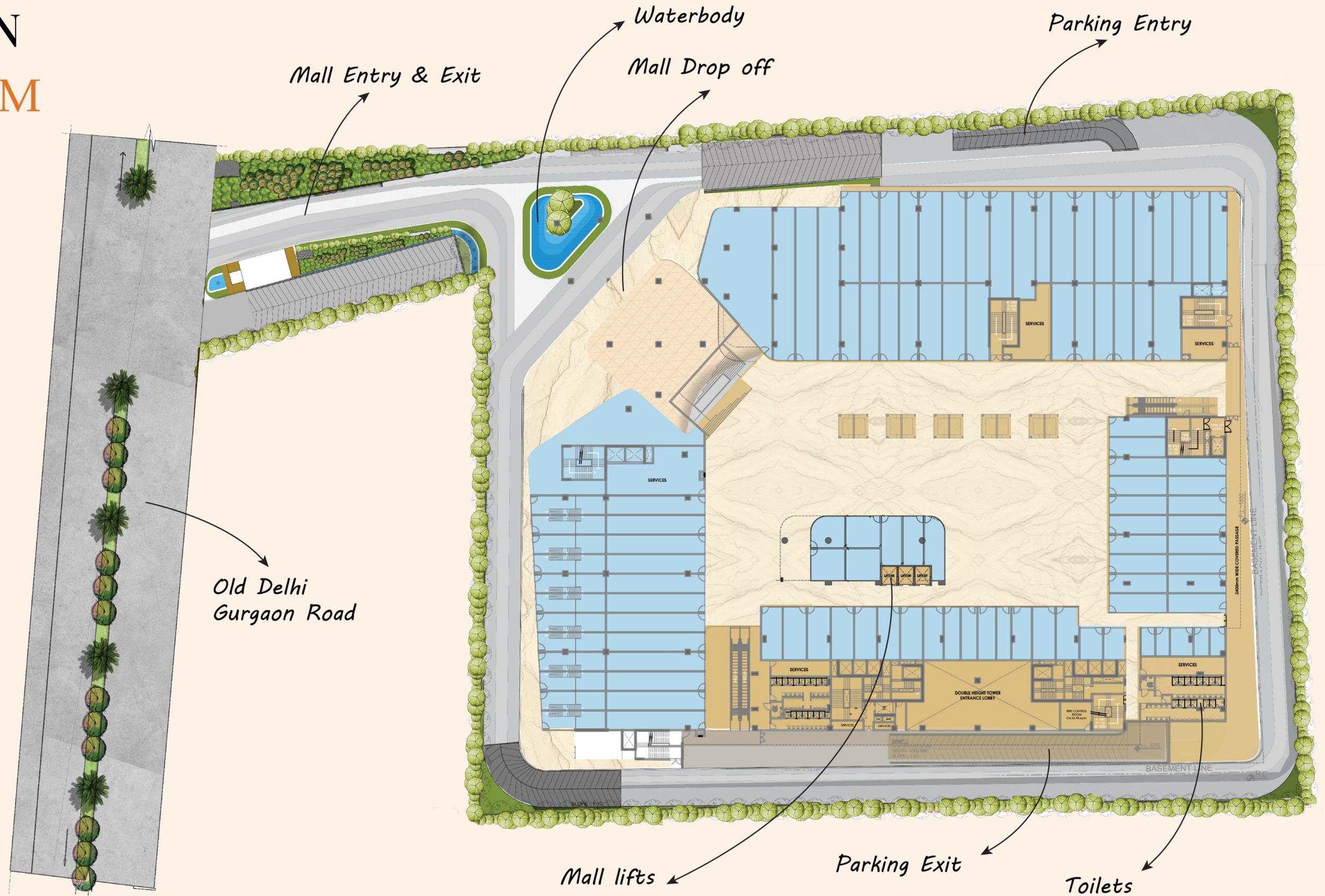
With a legacy of prestigious projects spanning commercial, residential, and institutional spaces across India, ACPL is dedicated to sustainable, user-centric design.

Their expertise ensures that Vedatam is not only visually striking but also functionally superior, seamlessly blending aesthetics with practicality.



# MASTER PLAN

**SPJ** | **VEDATAM**  
TRUE REALTY | VALUES INBUILT



Great  
Place  
To  
Work<sup>®</sup>

Certified

INDIA

SPJ

OUR STORY

## A JOURNEY OF EXCELLENCE, A LEGACY OF DISTINCTION.

A legacy spanning 30+ years, SPJ Group is a business conglomerate serving communities, with customer centricity, integrity, sustainability, and an uncompromised commitment to quality at its core. Our legacy delivers premium residential and commercial developments rooted in meticulous craftsmanship and innovation. We create spaces that seamlessly blend luxury and functionality, nurturing joy in homes, businesses, and learning environments. Beyond real estate, our versatile portfolio spans hospitality, education, agriculture, and financial services. With in-depth financial engineering the company withholds a vision to touch lives of countless individuals upgrading lifestyle in various ways.

# A TESTAMENT TO EXCELLENCE.



From visionary real estate developments to transformative ventures in hospitality, agriculture, finance, and education, SPJ Group stands as a beacon of progress and innovation.

## ● SPJ REAL ESTATE

Our real estate ventures are dedicated to quality and finesse and enriching the Northern regions of India, Tricity, Himachal Pradesh and Delhi NCR with residential and commercial developments like The Orion and Jain Farms.

## ● SPJ HOSPITALITY

Our landmark projects in hospitality such as Ramada Ajmer has set new standards in hospitality. Our upcoming project in Sonmarg is all set to redefine leisure.

## ● SPJ AGRICULTURE

With a commitment to sustainability, our eco-conscious agriculture initiatives such as the Poly House Sustainable Farming Oasis in Alwar, help us reconnect with the nature.

Led by industry stalwarts, our journey is driven by passion, integrity, and the pursuit of innovation. As we continue to expand, SPJ remains steadfast in building a future that is responsible and impactful – one that honours our heritage while embracing boundless possibilities.

## ● SPJ EDUCATION

At SPJ, we have undertaken ventures that have ignited a passion for space exploration with the masses such as Space Global and Astroport.

## ● SPJ FINANCE

At SPJ, we specialise in providing tailored financial solutions designed to cater diverse investment goals, revive distressed units, provide venture capital and also facilitate leasing solutions.



[info@spj-group.com](mailto:info@spj-group.com)



[www.spj-group.in](http://www.spj-group.in)

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