

# DEVIKA

## SADAR BAZAAR

Delivering Happiness, Building Trust

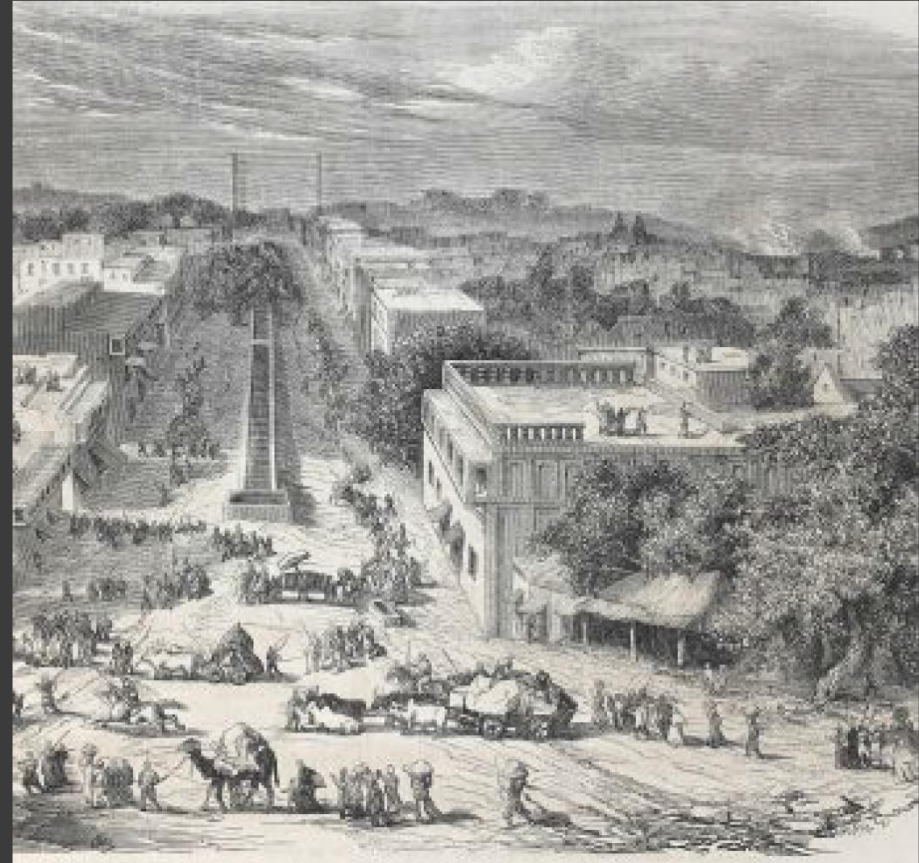




# Sadar Bazaar - New Delhi

The legacy of Sadar Bazaar is deep-rooted in the history of Delhi. It has been the heart of Delhi for last 600 years

Considered to be one of the biggest wholesale markets in Asia. According to the traders' association, the average footfall in the market is 1 lakh per day, which goes up by up to 30% during the festive season. The market, as a whole, not only deals in household goods, but also in various other items such as toys, imitation jewellery and stationery.



# Devika Sadar Bazaar

Devika Sadar Bazaar is an upcoming commercial project at India's biggest trading hub Sadar Bazaar Delhi by well known player Devika Group and the project is Delhi RERA approved.

- 1600 Sq. Yards project with multi level car parking allotted by NDMC.
- Air Conditioned Retail and common area on Ground and First.
- Modern elevation and lighting in the building with 100% power back up.
- Semi automated car parking with 2 car lifts, 2 passenger lift and 2 stair cases.
- Hygienic toilets planned on international standards.



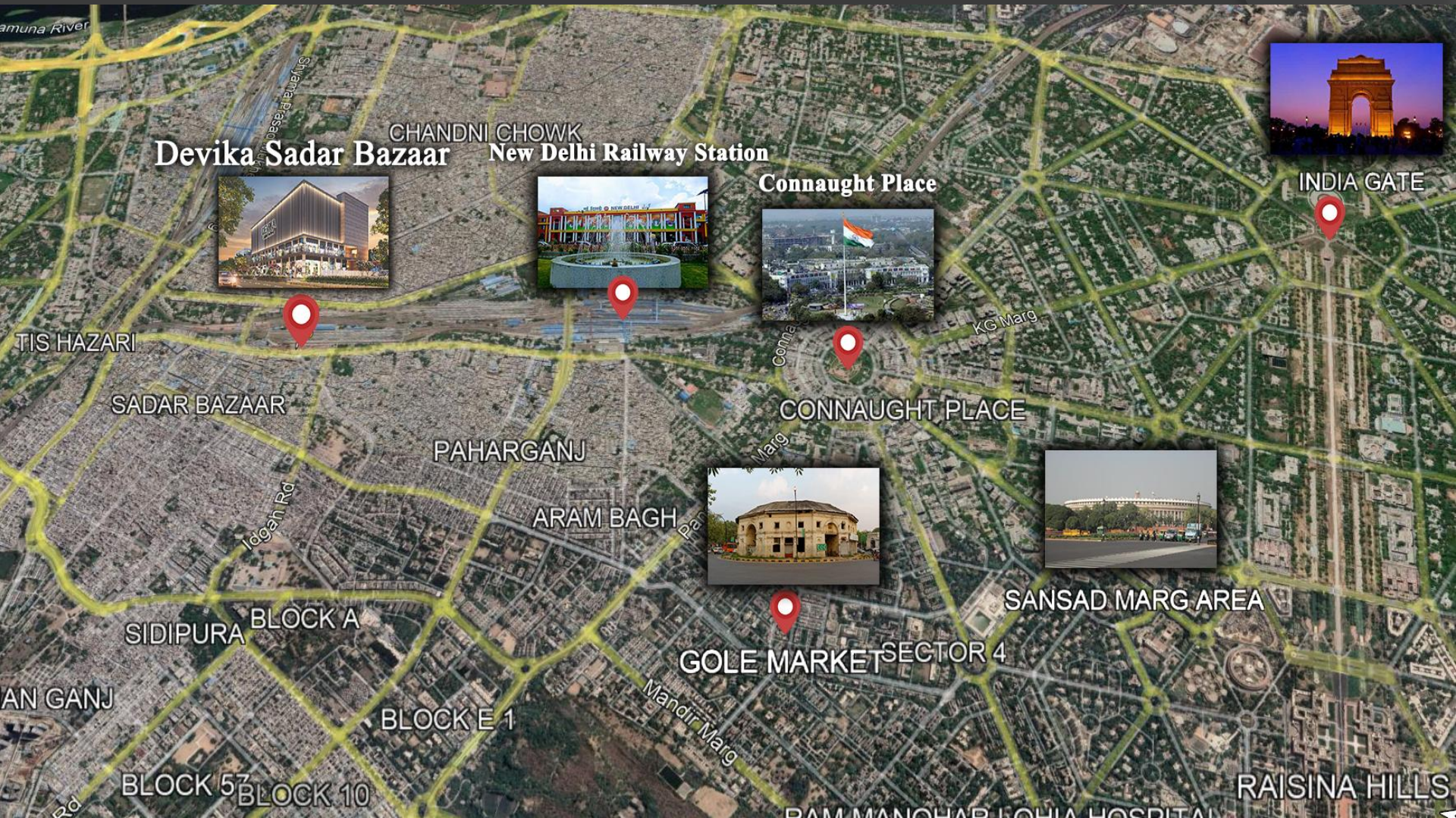
- Multi Branded food outlets and cafes.
- Low maintenance cost with professional maintenance services.
- Valet services available to take care of your vehicle parking.
- CCTV surveillance and security provision with in the building.
- Limited shops with flexible payment plan.
- Close Proximity to Railway Stations & Business Hubs
- Only Formal Meeting Point at Sadar







# Location Map



1.7 kms\* from New Delhi Railway Station

5.5 kms\* from Red Fort

3.1 kms\* from Connaught Place

16 kms\* from IGI Airport



# Project & Parking Area





# Construction Status



# Ground Floor Site Plan



SHEET

01

AT QUTUB ROAD, DELHI.

GROUND FLOOR SALE PLAN



# First Floor Site Plan



BRAND ASSOCIATED WITH KWALS

**KWALS**  
CATERING HAPPINESS



SHEET

02

AT QUTUB ROAD, DELHI.

FIRST FLOOR SALE PLAN



# Why to buy ?

Location ! Location ! Location !

- Only organized retail outlet at Sadar Bazaar with parking / clean toilet / power backup / 24x7 security in Sadar Bazaar.
- Sadar Bazaar is one of the biggest business hubs of India.
- No other organized retail planned in Sadar Bazaar .No plot or land available.
- Clean and clear title . Allotment done by NDMC.
- All approvals in place .
- Construction in advanced stage .
- Debt free project .
- All government dues paid.
- Reputed developer with strong financials and delivered projects across NCR.
- Once in a life time opportunity.



# Advantages of partnering with Devika

## Issues with Conventional Shops

- Unorganized market with no coherent design
- Due to unplanned development, commercial insurance not available
- Fire safety not available
- Lack of facilitative infrastructure, for example:
  - Limited parking space in market
  - Lack of toilets & basic amenities / public facilities
  - No sitting area for consumer convenience

## Advantages of Devika Sadar Bazaar

- Coherent design with all amenities under one roof
- Complete documentation, sanctioned plans gives the security of insurance
- Fire protection and round the clock security
- Facilitative infrastructure available:
  - MLCP & centrally air-conditioned facility
  - All basic amenities/ facilities & toilets on each floor
  - Café's & food-court for consumer convenience and breaks





# KWALS Food Court



## BRAND ASSOCIATED WITH KWALS



# About Developer

Devika Group is a part of a renowned conglomerate Devika Promoters & Builders in India. The group was incorporated in 1954, and since then, the company has been a launch pad of premium properties in India.

The foundation of **Devika Group's** glorious emergence rests on its unflinching policy of honoring commitments. The Group has always believed in building its reputation by delivering more than it promises.

The group strives to contribute to the overall growth and development of India's infrastructure by building the landmarks in residential and commercial segments of realty ensuring architectural excellence.

Devika Group pioneered the concept of 'Green Building' through innovation and environment consciousness. When we build, it is with a strong vision for the future. The group, with its leadership spanning over 3 generations, is now being lead by seasoned real estate professionals, and recognizes and values the trust of its clients. The group has unmatched experience in developing office and commercial buildings creating landmarks in Delhi.



# Projects Delivered

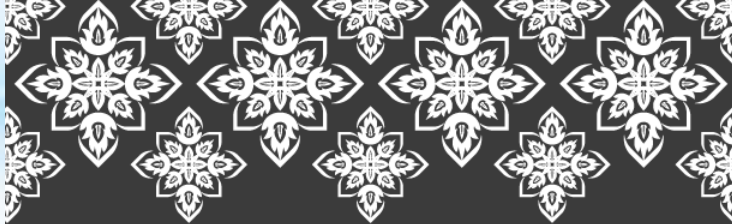
S. No.	Project Name	Type (R/C)	Year of Delivery
1	1500 Acres Farmhouses in Delhi		1954
2	250 Residential Hhouses in South Delhi		1970-1980
3	Ploting and Development	Residential	1973
4	Devika Tower, Ranjit Nagar, Delhi		1975
5	Saraswati House Nehru Place, New Delhi		1975
6	Saraswati House	Commercial	1976
7	Sheetla House Nehru Place, New Delhi		1978
8	Pragati Tower	Commercial	1980
9	Durga Chamber, Ghaziabad		1983
10	Devika Tower	Commercial	1985
11	Pragati Chamber	Commercial	1988
12	Devika Chamber	Commercial	1991

S. No.	Project Name	Type (R/C)	Year of Delivery
13	Durga Tower & Durga Chamber	Commercial	1991
14	Devika Tower	Commercial	1991
15	Development of Farm Land in Devika Capital Greens	Residential	1993
16	Devika Apartment	Residential	1998
17	Living Life Residences, Ghaziabad		2009
18	Living Legend- Indirapuram	Residential	2010
19	Living Legend- Swarnjayantipuram	Residential	2011
20	Devika Skypers Project	Residential	2014
21	Devika I Ring Sector 110 Noida		2016-2018
22	Devika Dynasty 12 cares high end luxury farmhouses, Chattarpur Delhi		2017
23	Devika Greens 4 acres luxury farmhouses, MG Road, Delhi		2018
24	Devika Gold Homz	Residential	2020
25	Devika- I Ring, Noida	Commercial	Ongoing
26	Devika Sadar Bazzar, New Delhi	Commercial	Ongoing





**Devika Apartments**



**Devika Tower**



**Durga Tower**



**Living Legends**



**Pragati Tower**





**Saraswati House**



**Devika Sadar Bazaar**



**Sheetla House**



**Devika Skypers**



**Devika Gold Homz**





# Rents & Sales

## High Streets

Category	Connaught Place ( ₹ per square foot )	Sadar Bazaar ( ₹ per square foot )	Khan Market ( ₹ per square foot )
Rentals	800-1100	750-1500	1000-1200
Capital Value	175000 - 225000	200000 - 250000	200000 - 250000



Source : Online portals / Channel partners \*

**THANK YOU**

---