



FOR THE LOVE OF CINEMA™

at

83 MetroStreet

Sector 83, Dwarka Expressway, Gurugram

www.realtyventuresindia.com

NY CINEMAS

Born to Celebrate the Love for Cinemas

Founded by Bollywood actor, director and producer **Mr. Ajay Devgn**, NY Cinemas is aiming to bring back the old-world charm of watching movies with unique concept-driven theatres.

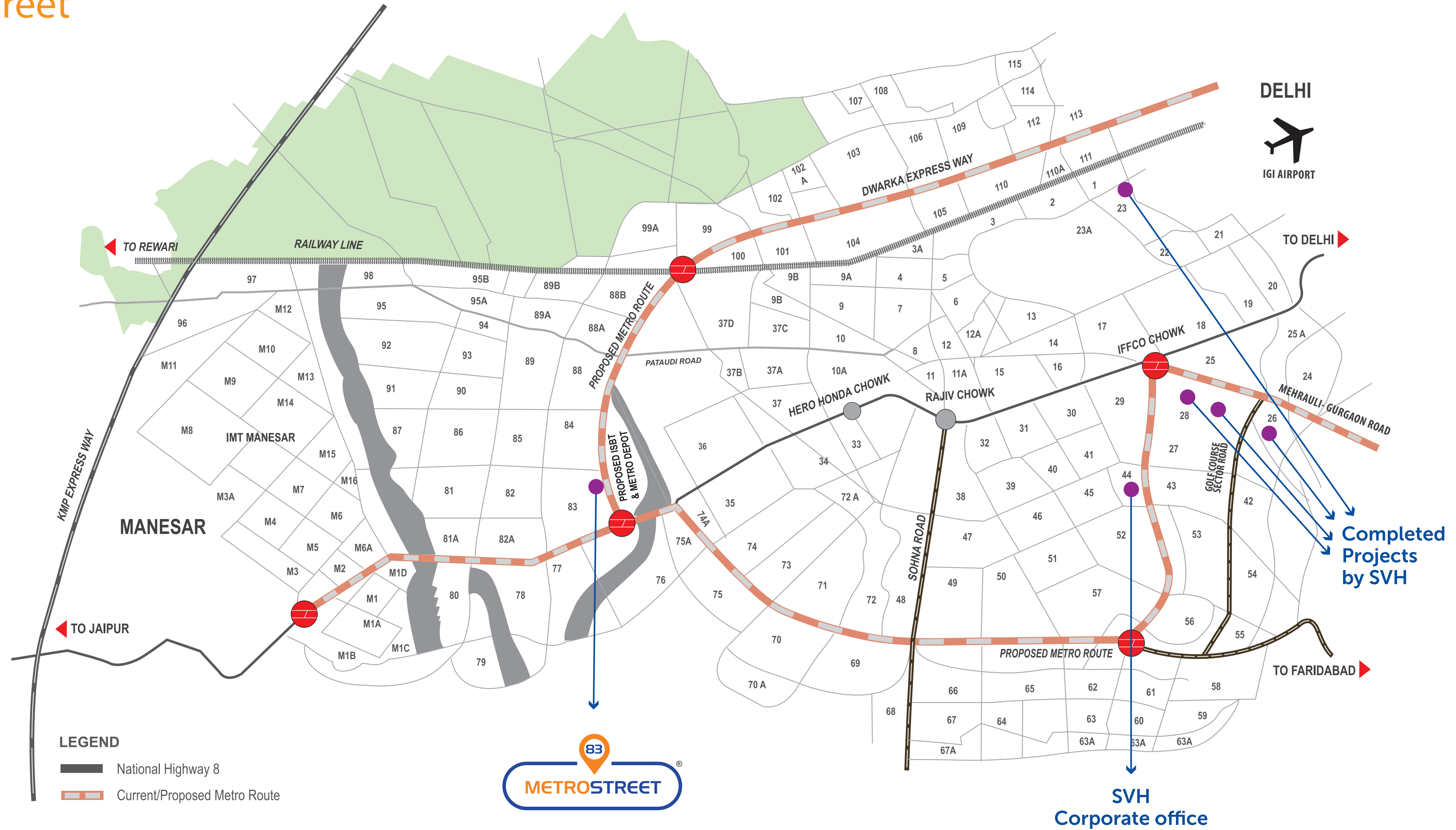
Rooted with the core mission of making movies accessible to everyone, NY Cinemas focuses on creating a high caliber multiplex experience that will boast of all the advantages of modern multiplexes, including the best in seating, sound and projection technology, and F&B that borrows from local flavours and influences and never seen before live action area for patrons to enjoy their time at the multiplex.

Successfully established and already operational with 19 screens including Hapur, Ghazipur, Ratlam and Bhuj amongst others, NY Cinemas is set to bring in this special multiplex experience to a total of **250 screens** in different cities including Gurugram in the next 5 years.



LOCATION MAP

83MetroStreet



LOCATION USP's

Stellar entertainment at the prime address of Dwarka Expressway

- An charming state of the art with 5 Screen Multiplex lounged at the centre of life.
- Located at the confluence of 8 lanes Dwarka expressway and NH-8 along with SPR.
- Established bang opposite to the proposed ISBT & Metro Hub with excellent involvement.
- Prudent location to drive impressive foot-fall of entertainment-lovers.
- The high-rise arena surrounded by more than 40,000 upscale residential developments.
- Decent proximity to the proposed Industrial Development by HSIIDC.
- Direct connectivity to IGI Airport acts a favourable reason for the visitors to come.



IN THE SURROUNDINGS OF ARENA

*Approximately
8045 footfall daily*

*catchment area population
4.8 million*

*40,000 upscale residential
developments in the vicinity*



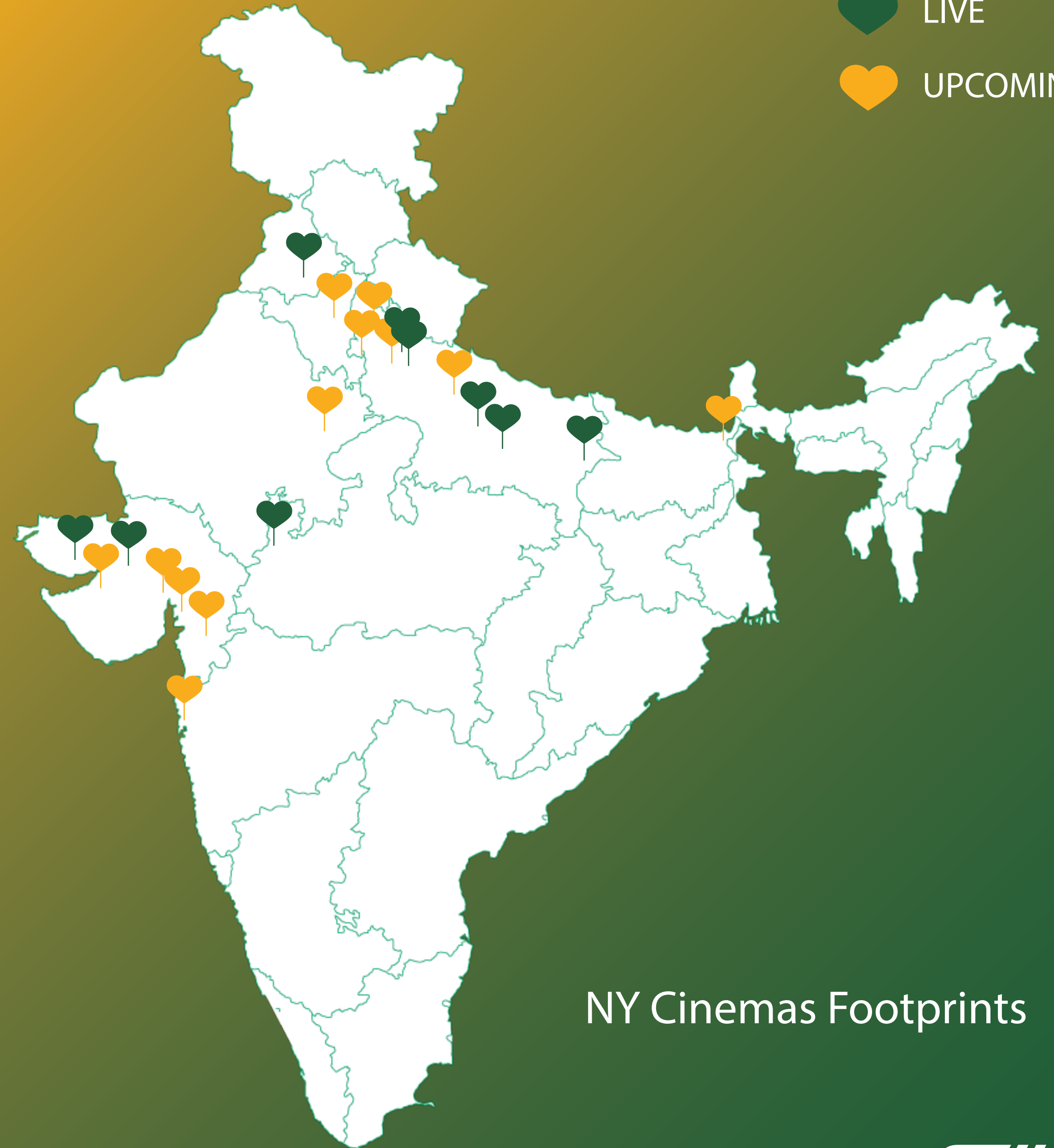
NY CINEMAS

Footprints in India

- ♥ BHUJ
- ♥ GHAZIPUR
- ♥ GREATER NOIDA
- ♥ HAPUR
- ♥ PILKHUWA
- ♥ RAEBARELI
- ♥ RATLAM
- ♥ SANGRUR
- ♥ SURENDRANAGAR

- ♥ AHMEDABAD
- ♥ ANAND
- ♥ BAHADURGARH
- ♥ GHAZIABAD
- ♥ GURUGRAM
- ♥ JAIPUR
- ♥ KANPUR
- ♥ MEERUT
- ♥ MUMBAI
- ♥ NOIDA
- ♥ RAJKOT
- ♥ SURAT

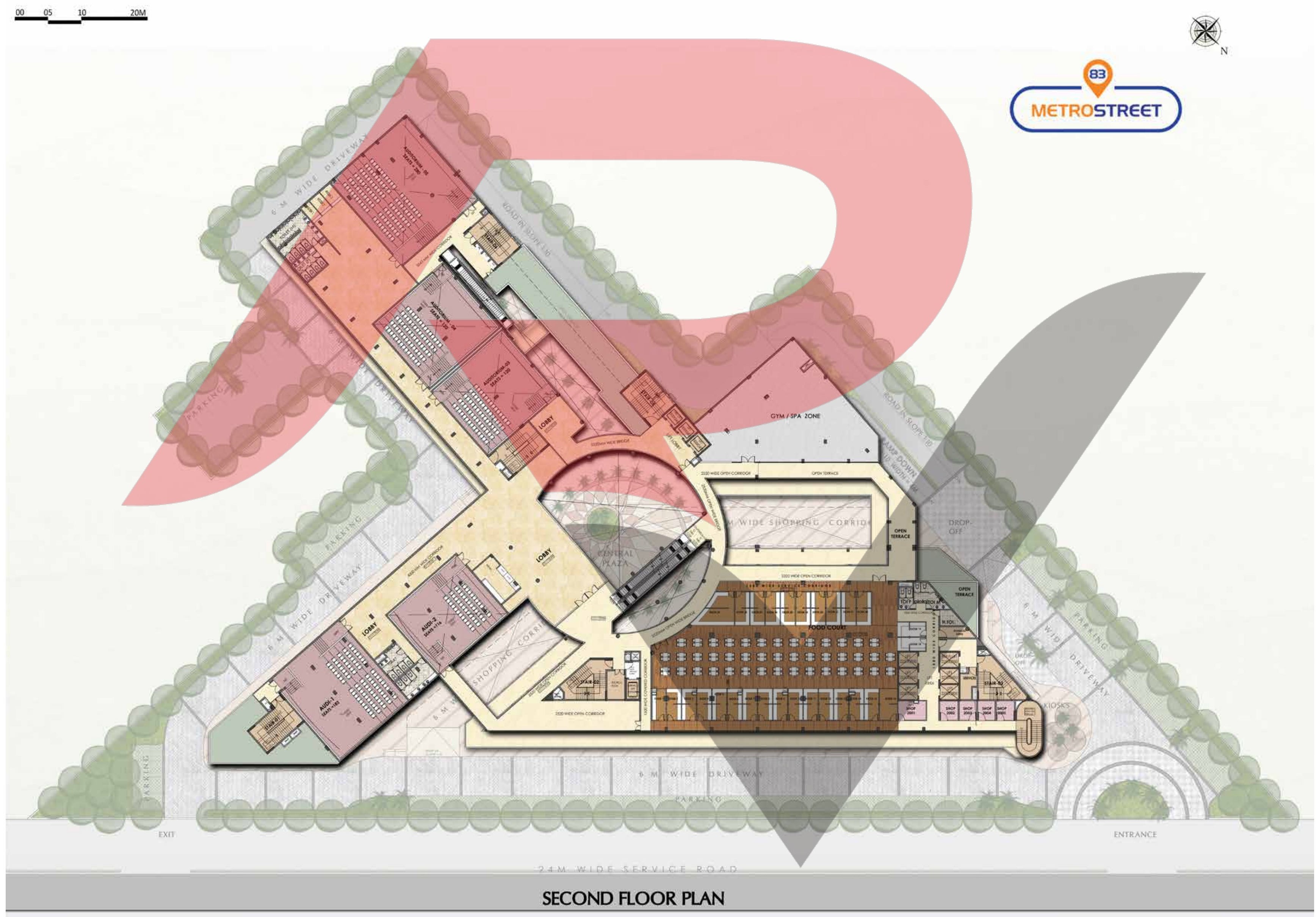
- ♥ LIVE
- ♥ UPCOMING



NY Cinemas Footprints

FLOOR PLANS

Multiplex



FLOOR PLANS

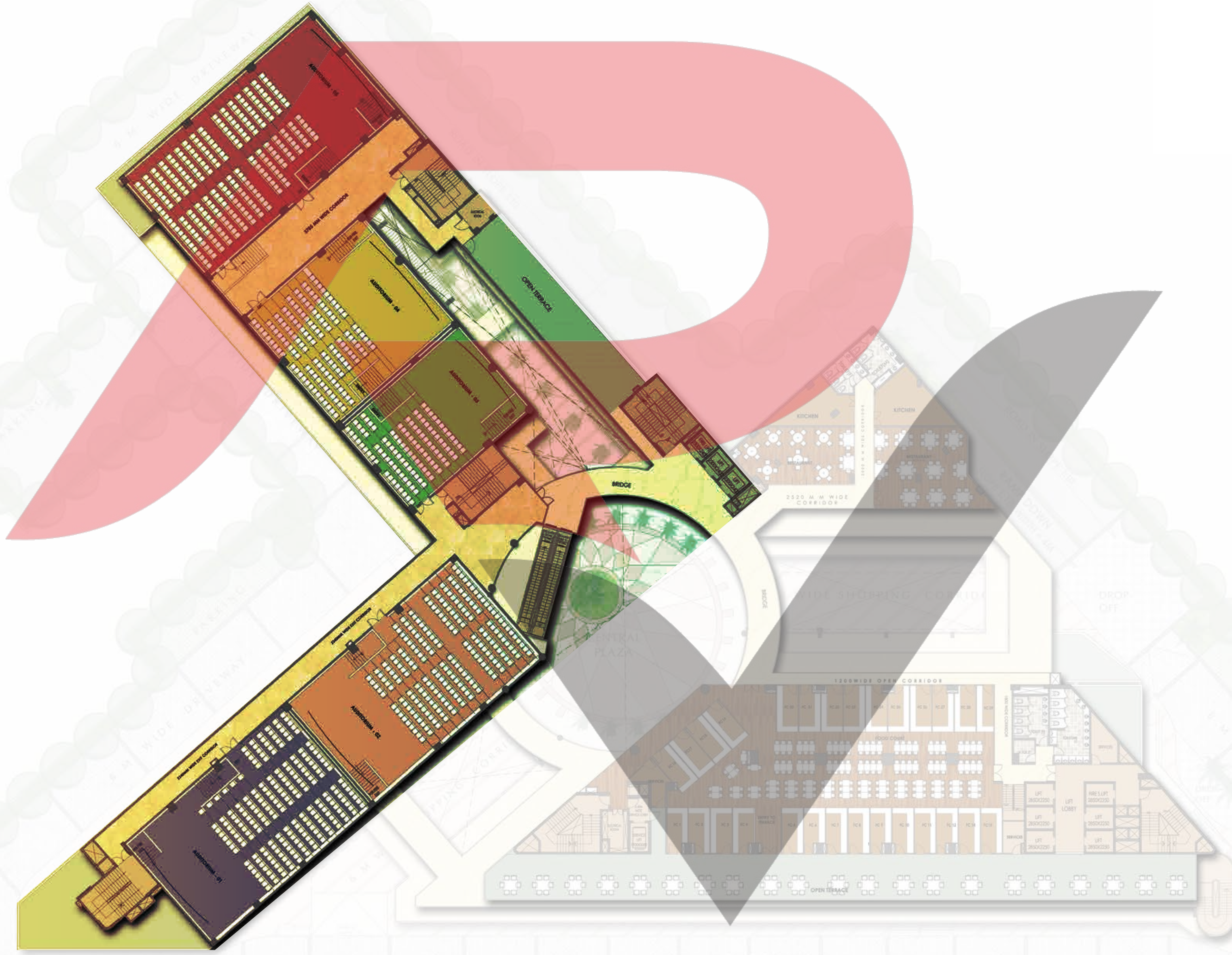
Multiplex

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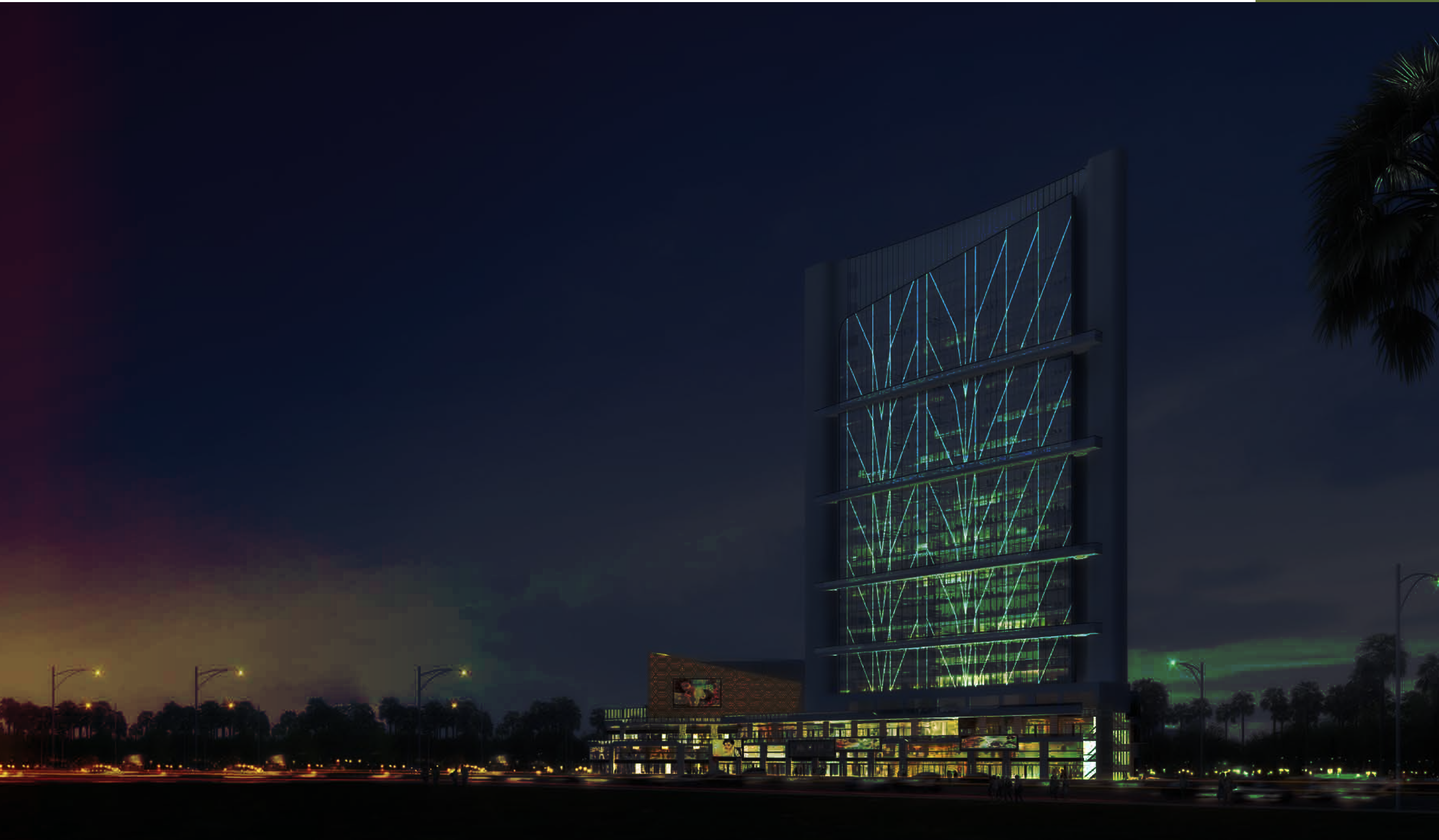
ZONE PLAN

Multiplex



COMMERCIALS

Advertise as per the policy and price



BSP

Rs. 10,500/- per sq. ft.

EDC/IDC

Rs. 591/- per sq. ft.

IFMS

Rs. 100/- per sq. ft.

LEASE TERMS

Seize the Lease on these terms

Rental

Rs. 22 Lacs or 15% revenue sharing
whichever is higher

Lease Term

21 years

Lock in Period

5 years

Security Deposit

6 months

Total Multiplex area

38,447.48 sq. ft.

Rent escalation

15% on last paid rent after every 3 years





83

METROSTREET

Walk through the gallery





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Disclaimer : 83MetroStreet is developed under license no 110 of 2012 dated 26.10.2012 for an area measuring 4.20 acres falling in the revenue estate of Village Sihi, Sector-83, Gurugram. Name of the colonizer: M/s S V Housing Private Limited. Revised Building Plans approved vide Memo No. ZP-875/AD(RA)/2019/26441 dated 25.10.2019, Images shown in the advertisement are pictorial conceptualization and representation only. Also, this advertisement shall not constitute any legal offer. HRERA registration No. 337 of 2017 dated 27.10.2017 under RERA Act, 2016 and HRERA Rules, 2017.



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