

A PROJECT BY
IBS GROUP

**SHOWROOMS
BOOTHS
RESIDENTIAL PLOTS**

Terminal **21**
The Joy Junction



GREAT
ADDRESS
GREATER
OPPORTUNITIES



Northern Gateway of Punjab, Himachal & Jammu
well Connected with Tricity Chandigarh
connected to PR-5 & PR-1

CLASSIC
ARCHITECTURE
WITH MAGNIFICENT
HIGHWAY FRONTAGE



IBS GROUP presents "TERMINAL 21" a new prime for smart business. A modern commercial complex that comes with many advantages built-in. European style design and practical sizes, strategic location and unmatched connectivity, meticulous detailing and scrupulous facade , scenic views and market potential - it all comes together in a high-potential business opportunity called "TERMINAL-21"

WHY TERMINAL-21 COMMERCIAL PLAZA...?

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MODREN FEATURES FOR MODREN WORLD



FIBRE OPTIC WIRING



**UNDERGROUND
ELECTRIC SUPPLY**



**HEAVY DUTY
LOCKING TILES ROADS**



LED STREET LIGHTS

Terminal-21 is the most premium mixed development on NH - 21. Its appealing architecture, immaculate detailing, wide frontage towards highway makes it an ideal place, giving the much-needed growth to businesses. Here, you will see residential development and commercial area that have spacious retail spaces and ample parking to easily accommodate a large number of people.

AMENITIES & KEY FEATURES

- Open High Street Market.
- Unmatched Visibility on Chandigarh Ropar Highway. NH-21.
- Ideal Mix of Retail Shops and Showrooms.
- All Showroom Facing NH-21.
- Ample Parking.
- Huge Catchment for Showroom.
- Potential of high lease rental & Capital Appreciation.
- Best Developed Market in the proximity as of now.
- Neo classic retail plaza.
- Impressive Highway frontage on NH-21.
- Secured and gated development
- Minutes away from Max Hospital & VR Punjab Mall
- Surrounded by renowned universities & institutes



BEST ORGANISED MIXED USED DEVELOPMENT IN THE PROXIMITY

Terminal-21 is the best commercial plaza on NH-21 in Mohali's suburbs surrounded by numerous residential developments. In the last 10 years, the proximity has emerged as an education hub, comprising of world-class engineering and IT colleges, private Universities, and other well established educational institutes. This is an ideal catchment for any commercial development, attracting footfall in high numbers from the commuters, students, residential population and office goers, along with natural traffic from NH-21.



SHOWROOMS

The rise in residential areas increased the demand of retail spaces so that the residents can meet their everyday requirements easily. The showrooms at Terminal 21 are intricately designed to offer the best shopping experience and attract daytime and evening visitors from NH-21 and surrounding areas



BOOTHS

An apt place for well established as well as budding entrepreneur, booth spaces at Terminal-21 offers utmost maximum utilization of space ensuring smooth functioning of everyday business operations. It offers a new age business address in the area.

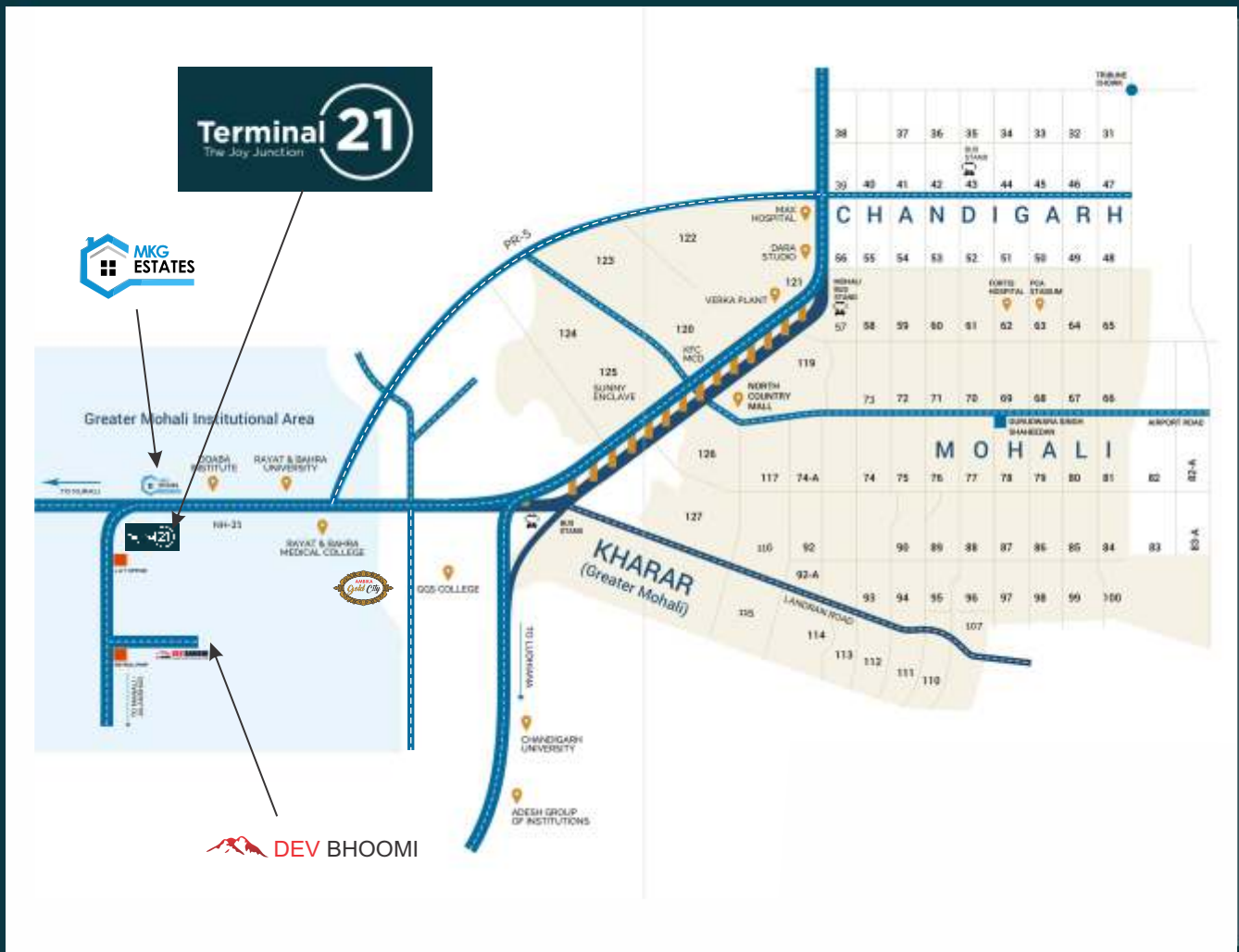


RESIDENTIAL PLOTS

With depth of thought that goes beyond the conventional parameters of building commercial and residential components, Terminal-21 delves deeper into the fabric of what is desirable lifestyle of the urbanites. That philosophy drove the creation of residential and commercial environment that imparts a different perspective: an appealingly healthier and easier pace of life. Move into Terminal-21, and you'll discover the difference of great connectivity and impressive entrance.

DAYDREAMS, FANTASIES AND FANCIES. MERE MINUTES AWAY.

CONVENIENCE IS LARGER THAN LIFE AT TERMINAL 21. EVERYTHING YOU NEED IS SIMPLY WITHIN REACH -LIKE EVERYDAY NECESSITIES, WEEKEND EXHILARATION, AND EVEN PEACEFUL GETAWAYS TO RECHARGE YOUR SOUL. IN FACT, THERE'S NEVER A DULL MOMENT, BECAUSE NOTHING IS EVER TOO FAR AWAY.



RAILWAYS SATATION
5 MINUTES



SHOPPING MAAL
6 MINUTES



INTERNATIONAL AIRPORT
25 MINUTES



SUPER SPECIALITY HOSPITAL 10 MINUTES

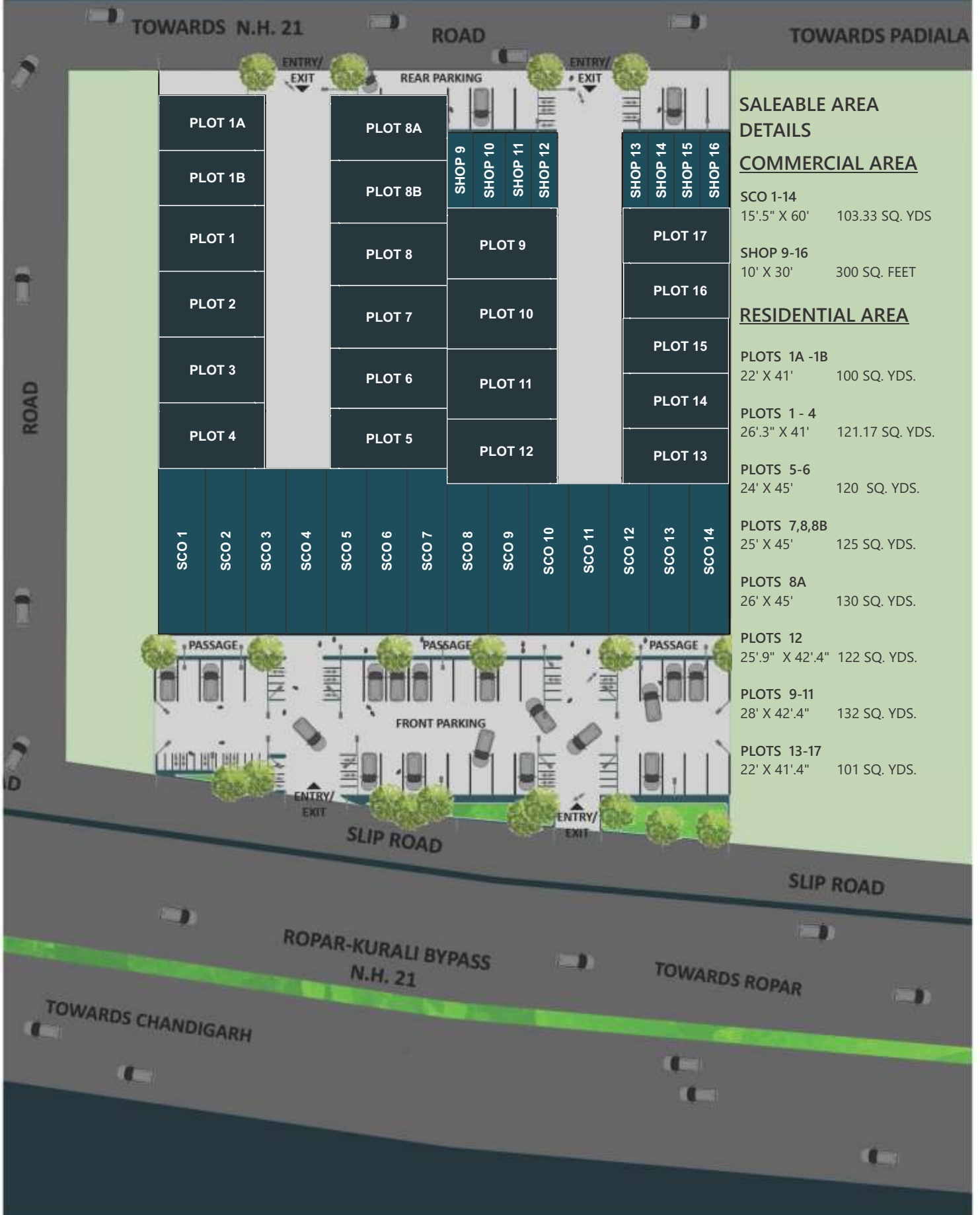


AC BUS STAND
8 MINUTES



EDUCATIONAL INSTITUTE & SCHOOL
2 MINUTES

LAYOUT PLAN



SALEABLE AREA DETAILS

COMMERCIAL AREA

SCO 1-14
15'.5" X 60' 103.33 SQ. YDS

SHOP 9-16
10' X 30' 300 SQ. FEET

RESIDENTIAL AREA

PLOTS 1A -1B
22' X 41' 100 SQ. YDS.

PLOTS 1 - 4
26'.3" X 41' 121.17 SQ. YDS.

PLOTS 5-6
24' X 45' 120 SQ. YDS.

PLOTS 7,8,8B
25' X 45' 125 SQ. YDS.

PLOTS 8A
26' X 45' 130 SQ. YDS.

PLOTS 12
25'.9" X 42'.4" 122 SQ. YDS.

PLOTS 9-11
28' X 42'.4" 132 SQ. YDS.

PLOTS 13-17
22' X 41'.4" 101 SQ. YDS.



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SITE OFFICE:

CHANDIGARH-ROPAR ROAD,
NH-21 KHARAR (GREATER MOHALI)

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Disclaimer: The specifications and images are used in this project brochure are conceptual. This brochure provides general information and can not form the basis of any legal commitment. The company reserves the right to make amendments as and when required. The construction of the project will be carried out as per the plans approved by the competent authorities.