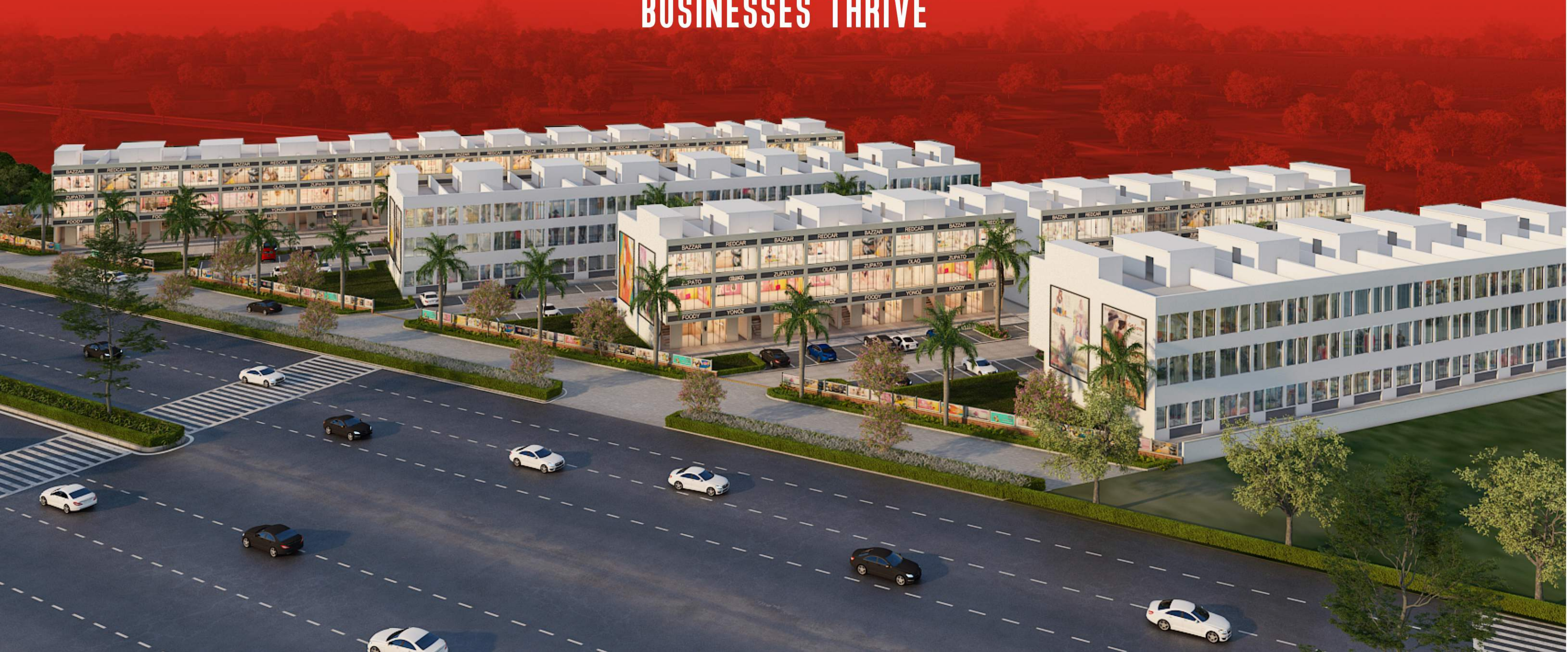


ONE
CITYHUB
SCO PLOTS

SECTOR 98, MOHALI

**A LANDMARK DESTINATION WHERE
BUSINESSES THRIVE**



ONE GROUP PRESENTS

ONE
CITYHUB
SCO PLOTS

SECTOR 98, MOHALI

FIRST OF ITS KIND PROJECT IN THE REGION



THE FUTURE OF TRICITY IS HERE.

Introducing ONE CITYHUB - another Landmark commercial development in One Group's sprawling 150 acre community of residential plots, independent floors, group housing, office spaces, retail spaces, institutional sites, and more.

At ONE CITYHUB, we believe in providing a modern and sustainable commercial experience that caters to the needs of contemporary businesses. With state-of-the-art amenities and facilities, it's the perfect blend of functionality, style, and convenience.

Join our thriving business community at ONE CITYHUB - the perfect place to set up your business. Contact us today to explore our wide range of commercial options and take the first step towards success.



GROWTH LANE OF TRICITY, PR-8 MOHALI

ONE CITYHUB - the ultimate investment destination and Mohali's first commercial project on PR-8. Located in a highly promising integrated sector, this prime property is poised to deliver exceptional returns. With a 200 ft wide road in front and close proximity to international airport investing in ONE CITYHUB offers a rare opportunity to secure a valuable piece of real estate in the most coveted neighborhood.



ADJACENT TO THE
150-ACRE GREEN PARK
(BEING DEVELOPED BY GMADA)



**WELL-CONNECTED TO
CHANDIGARH**

EASY ACCESSIBILITY & STRONG CONNECTIVITY

INTL. AIRPORT 7.5 KM

MOHALI GOLF
RANGE 6.9 KM

MOHALI CRICKET
STADIUM 4.5 KM

HOCKEY STADIUM 4 KM

ELANTE MALL
17 KM

INDIAN SCHOOL OF BUSINESS 1.2 KM

ONE
CITYHUB

PUDA BHAWAN 3.5 KM

FORTIS HOSPITAL 3.5 KM

ISBT MOHALI 3.4 KM



ADDRESS OF GROWTH ON PR-8

One Group has brought the bankable concept of Shop-Cum-Office (SCO) to life, creating ONE CITYHUB - the premium SCO project in Sector 98, Mohali. With rich social infrastructure, a bustling ecosystem, and a strong base of consumers, ONE CITYHUB offers a distinctive and flexible concept for commercial spaces, allowing owners to create and operate everything from modern offices to fine dining restaurants or shopping facilities.

Complete ownership, low operational cost and high rental yield make SCO Plots a worthwhile investment for a wide range of investors. Explore the opportunity for growth at ONE CITYHUB.

— ONE CITYHUB SCO PLOTS

SUMMARY

DEVELOPER
ONE GROUP

PROPERTY TYPE
COMMERCIAL PLOTS

TYPE
SCO PLOTS

LAND AREA
4.52 ACRES

NO. OF PLOTS
69 SCO

NO. OF BOOTHS
11

NO. OF STOREYS
BASEMENT + 3

PLOT AREA
120.38 SQ YDS PER PLOT

RERA NO.
PBRERA-SAS81-PC-0046

ONE INVESTMENT, MANY BENEFITS

An investment opportunity you can bank on, thriving business ecosystem on PR 8.

**Fully
Paid-Up
Land**



**Debt
Free
Developer**



**22
Years of
Experience**



**Bank
Loan
Available**



**Complete
Land
Ownership**



**Catchment
of 4.5 Lakh
People**



**Facing
200 ft
Main Road**



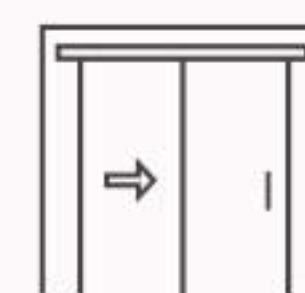
**35 ft Wide
Service Road**



**Ample
Parking space
for 500 cars**



**Multiple Entry
& Exit Points for
Smooth Access**



**Low
Maintenance**





SCO PLOTS MASTER PLAN



Sr.no.	Detail	Category (SIZE IN MTS)	Area (in sq mts.)
1.		SCO (5.5 x 18.30)	100.65
2.		Booth (3 x 9.15)	27.45

Sector-98

ONE PROJECT, MANY FACETS

Type of businesses that may find ONE CITYHUB a right fit

RETAIL SHOP

GAMES HALL

SOCIO-CULTURAL CENTRE

SHOWROOM

IT-OFFICES

CONVENTION CENTRE

OFFICE SPACE

CLINICS

YOGA MEDITATION CENTRE

BANK/ATM

FOOD COURT

PERSONAL SERVICE SHOP

GYM

R&D CENTRE

LODGING BOARDING HOUSE

TRAINING INSTITUTE

CLINICAL LAB

AUTOMOBILE SHOWROOM

These are a few of the many possible business options. Unlock many more in the space of retail, office, micro, small and medium businesses.

A TALE OF SUCCESS

One Group is a recognized name in the Indian real estate industry. The Group's vision is to be the biggest real estate brand in India by delivering customer-centric projects. One Group has delivered a slew of affordable as well as luxurious residential developments and premium commercial projects. These developments provide personalized lifestyle options along with top-notch facilities and amenities.

21

PROJECTS

8

CITIES

5000+

HAPPY CUSTOMERS

12

COMPLETED PROJECTS

EMBLEMS OF OUR GLORY



COMPLETED PROJECTS

RESIDENTIAL

One City, Rohtak

One City, Agra

One Farms, Sohna

One Rise, Mohali

One City Hamlet, Mohali

COMMERCIAL

City Mart, Rohtak

City Plaza, Rohtak

One Square, Indirapuram

One Mart, Vasundhara

One Mall, Indirapuram

CURRENT ENDEAVORS



ONGOING PROJECTS

RESIDENTIAL

Anand Lok, Bhiwadi

One City, Bahadurgarh

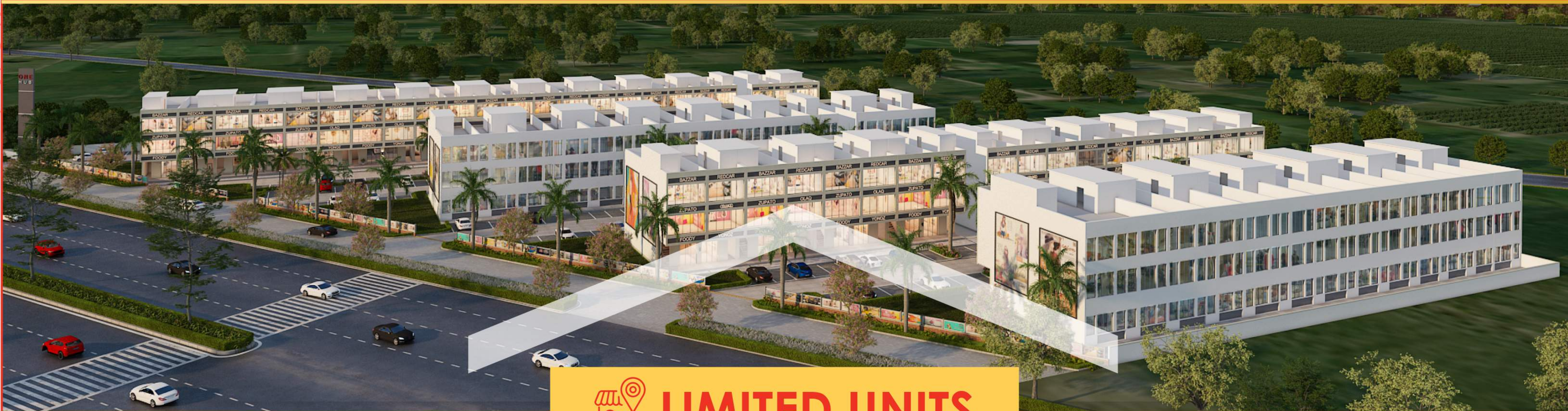
One City Homes, Rohtak

COMMERCIAL

One City Hub, Mohali

High Street, Rohtak

RIDE ON THE GROWTH LANE OF TRICITY – PR 8



LIMITED UNITS

SHOP-CUM-OFFICE (SCO) PLOTS ON PR 8 IN  SECTOR 98, MOHALI

69 PLOTS (120.38 SQ. YARD EACH)

BANG ON PR 8

200 ft Wide sector road
& 35 ft wide service road

AMPLE PARKING & ACCESSIBILITY

Plots with 50 ft-wide spaces on both sides,
easy access via multiple points

BANK LOAN AVAILABLE



DEVELOPMENT ALLOWANCE

Approved plan for three floors
with basement

CATCHMENT

Nearly 4.5 lakh people within
5 km radius

UNIFORMITY IN DESIGN

Identical plots with uniform
exterior design

INVEST NOW

ONE CITYHUB

SCO PLOTS

BANK LOAN AVAILABLE



Site Office: GBK-201, One Rise, Sector - 99, Mohali

 Project Location: ONE CITYHUB, PR 8, Sector 98, Mohali  sales@onecity.in

 +91 9779771130 / 31  www.onecity.in

 OneGroup |  @onegroupdevelopers6729 |  one-group-developers | 

RERA No.-PBRERA-SAS81-PC-0046 | www.rera.punjab.gov.in

"Developer: M/s Puma Realtors Pvt Ltd ; CIN: U70101DL2005PTC141373 ; Project: ONE CITYHUB; RERA No.-PBRERA-SAS81-PC-0046;

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