

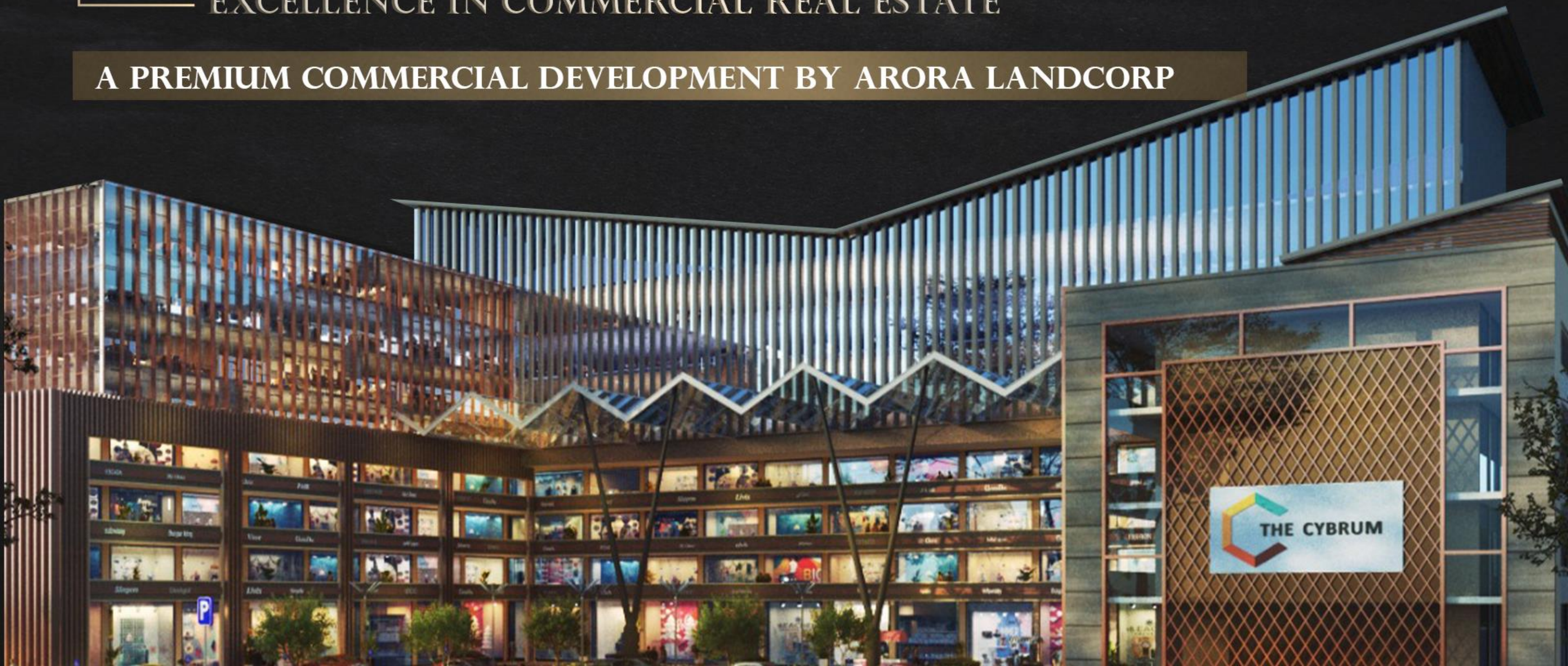


— BUILDING LEGACIES —

THE CYBRUM

EXCELLENCE IN COMMERCIAL REAL ESTATE

A PREMIUM COMMERCIAL DEVELOPMENT BY ARORA LANDCORP



ABOUT ARORA LANDCORP



A DISTINGUISHED REAL ESTATE
FIRM ROOTED IN FAMILY VALUES

ESTABLISHED BY

Chairman Mr. Rajesh Arora
with a focus on quality and trust

ADVANCED BY

Managing Director Mr. Sanchan Arora
with innovative leadership

Renowned for timely project delivery
and superior client service

*"Crafting Aspirational Spaces
with Precision"*



THE CYBRUM

A BENCHMARK IN COMMERCIAL DEVELOPMENT



Three-side open
commercial project
on a 2-acres corner
site



Features a
commanding
350 ft frontage



Constructed with
premium branded
materials



Embodies ALC's
commitment to
superior quality

THE CYBRUM'S

COMMITMENT TO QUALITY



Utilizes
high-quality branded
materials for durability
and aesthetics

Certified by
Project Management
Consultants

TQ oversees
execution to
ensure precision
and reliability



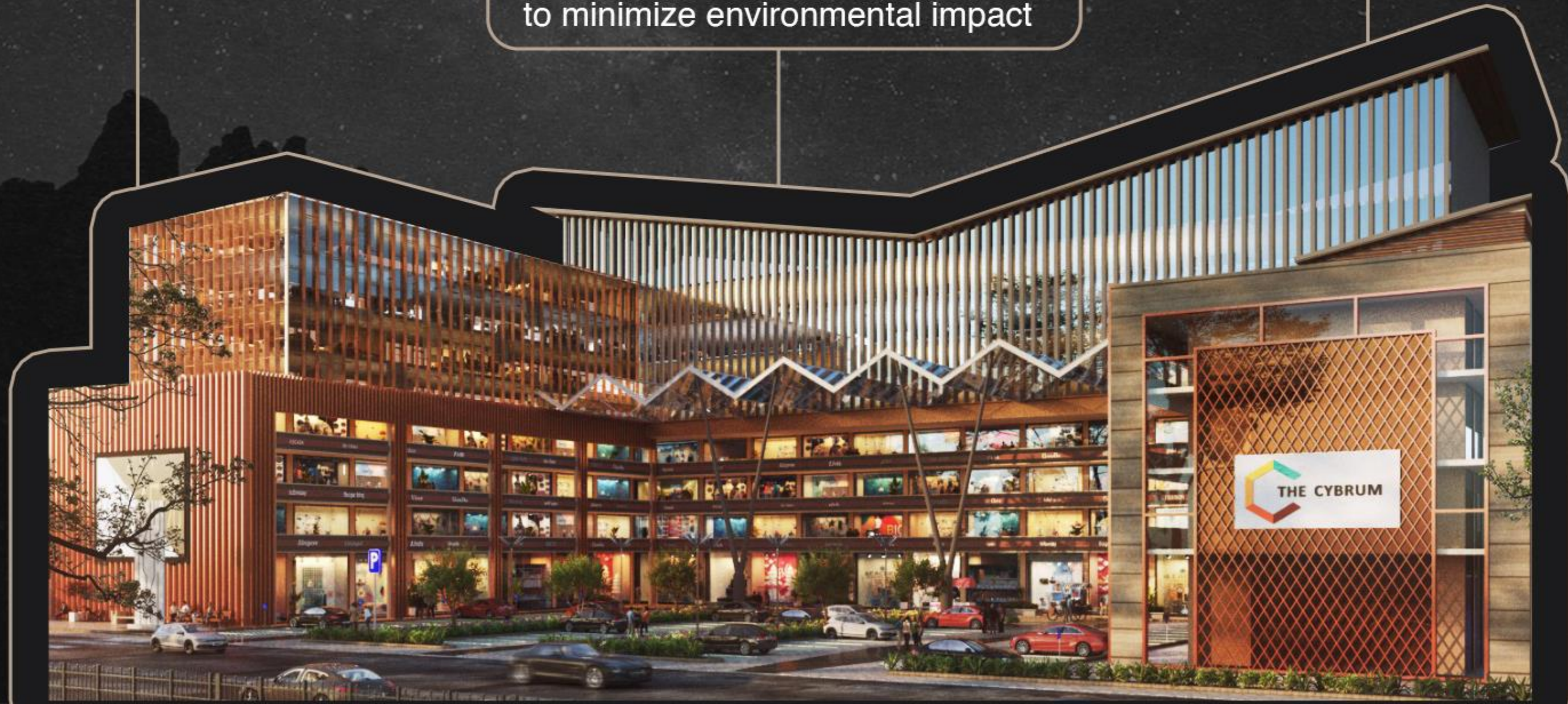
THE CYBRUM'S

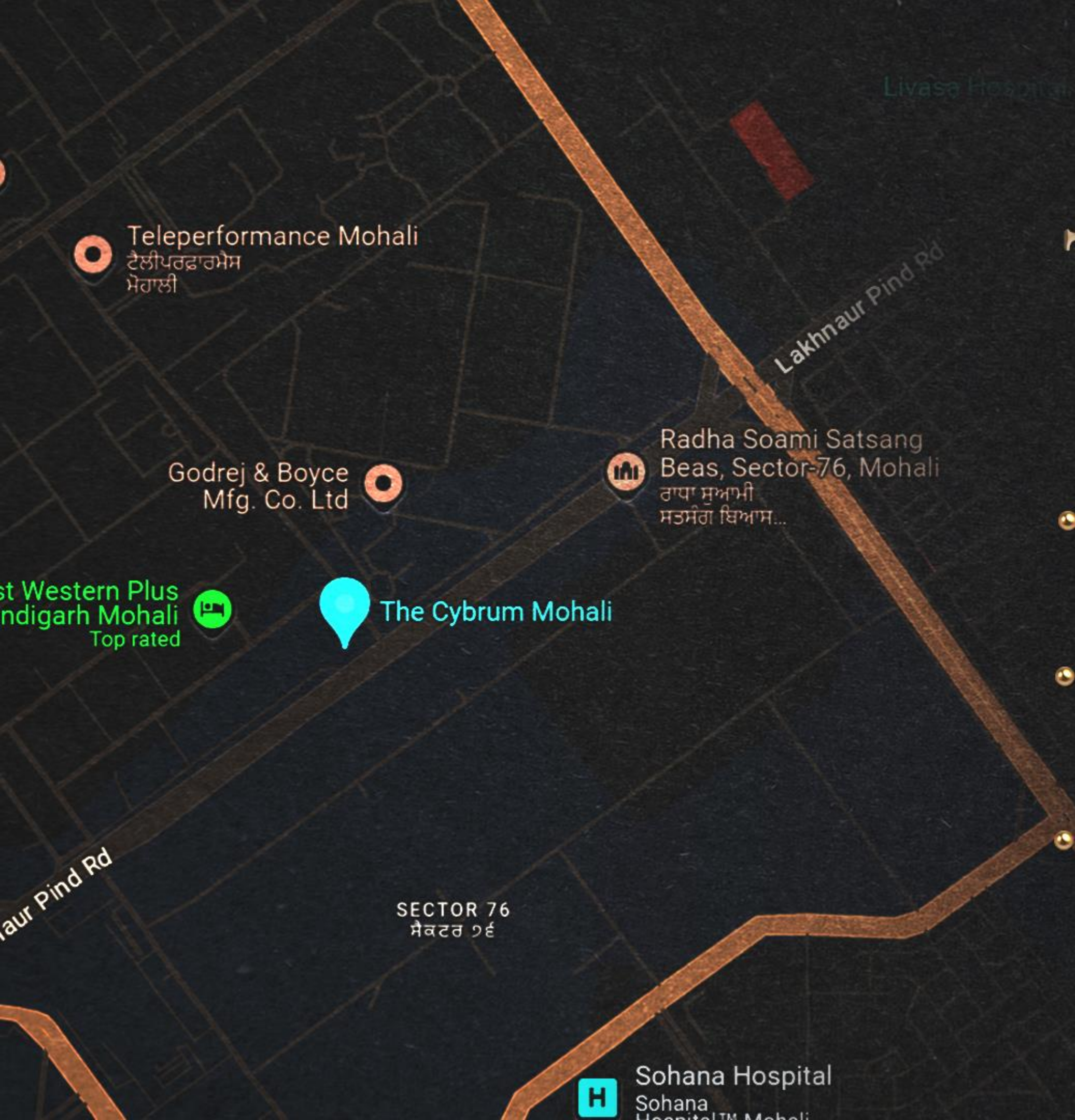
DESIGN PHILOSOPHY

Immaculate architecture
engineered for operational
excellence

Incorporates a sustainable approach
to minimize environmental impact

Balances form, function,
and future-readiness





THE CYBRUM'S PRIME POSITIONING

- ***Located in Sector 75, Mohali, a rapidly developing commercial hub.***
- ***Adjacent to one of the region's largest IT clusters.***
- ***Offers multiple entry/exit points for enhanced accessibility***

THE CYBRUM'S

INFRASTRUCTURE ADVANTAGE

**Ample Car Parking
Space on Surface
Parking**

**Ample Space
For Basement
Parking**

**Engineered for
efficient traffic
management**

THE CYBRUM'S

MODERN FACILITIES



**24/7 Security
with CCTV
surveillance**



**Fire sprinklers
and uninterrupted
power backup**



**High Speed
Lifts & Escalators**



**well-maintained
common
washrooms**



**Professionally
landscaped
green spaces**

THE CYBRUM'S

DIVERSE OFFERINGS



Premium
Retail
showrooms



Flexible office
spaces for
small and large
enterprises



Fine dining,
food courts,
and virtual
entertainment
zones



Service suites
for rental
income potential

THE CYBRUM'S COMMERCIAL FLOORS

3rd Floor

Food courts and virtual gaming zones

2nd Floor

Fine dining restaurants and hospitality venues

Ground & 1st Floor

Luxury retail showrooms



THE CYBRUM'S

OFFICE AND SUITE SOLUTIONS

4TH FLOOR & 5TH FLOOR: ●

Boutique Office Spaces

● 6TH FLOOR & 7TH FLOOR:

Business Offices

8TH FLOOR: ●

Compact Office Spaces

● 9TH FLOOR:

Premium service suites (suitable for Airbnb/rental)

THE CYBRUM

INVESTMENT POTENTIAL

- **Situated in a high-growth IT corridor**
- **Multiple revenue streams:**
Retail, F&B, offices, and suites
- **TQ certification guarantees enduring quality**
- **Sustainable design enhances long-term asset value**



THE CYBRUM

DEFINING COMMERCIAL EXCELLENCE



A FLAGSHIP DEVELOPMENT
BY ARORA LANDCORP



www.aroralandcorp.com



SCO 38 - 39, ALC District One, Sector 68,
SAS NAgar, Mohali, Punjab - 160062



THREE CHORDS, INC.

3HC

Thank You

Lets Keep in Touch

