

The Big Bang Moment in
retail & entertainment is here

86044-06044



Spotlight

THE MALL OF JOY

- Who We Are
- About Rajnagar Extension
- About Spotlite

Who We Are

Who We Are



Spacetech is not just a brand but a vision of setting an example in real estate industry about framing long lasting relations with all stakeholders by creating iconic landmarks that exemplify the principles of good quality construction practices driven further by deep seated customer oriented approach.

At Spacetech, an organisation where Trust and Technology work together, we aim to be **'Truly Progressive'** in positive decisions and commitments that will shape a better world for tomorrow.

Who We Are



At Spacotech we understand the power of a simple adage, “Just Tell The Truth” and this is our governing belief. Our projects bear witness to our ideology. You will be able to feel it in all your interactions with us. The zeal to be truthful and transparent in every action that we perform and succeed lays the basic foundation of this organisation.

With over a decade of background and expertise in this Sector, Spacotech Group is admired and trusted real estate development organization among our customers, vendors and other valuable stakeholders, with a nationwide footprint. We aspire to achieve this and bring about a progressive change in the way business is conducted and delivered.

Rajnagar Extension-an Overview

Spotlite
THE MALL OF JOY



100+

Successfully completed/promising Group-Housing Projects



Strategically located



65k+

Lively Residential Units



360+

Acres of sprawling Total Land Development Spread



4

Lakh + aspirational consumers



150

Acres of lush green City Forest developed by GDA

Location Advantages

Spotlite
THE MALL OF JOY



**5 mins from
Hindon Elevated
Road**



**Well Connected
To Eastern
Peripheral
Expressway**



**45 Meter Wide
Access Road**



**Nearby Hindon
River Metro
Station**



**Nearby Proposed
International Cricket
Stadium**



Spotlight

THE MALL OF JOY

With the existing / potential residential base, and the absence of **Quality & 100% Leasehold** retail development in the vicinity, there exist a great opportunity for retail development in the region with modern outlook and amenities.

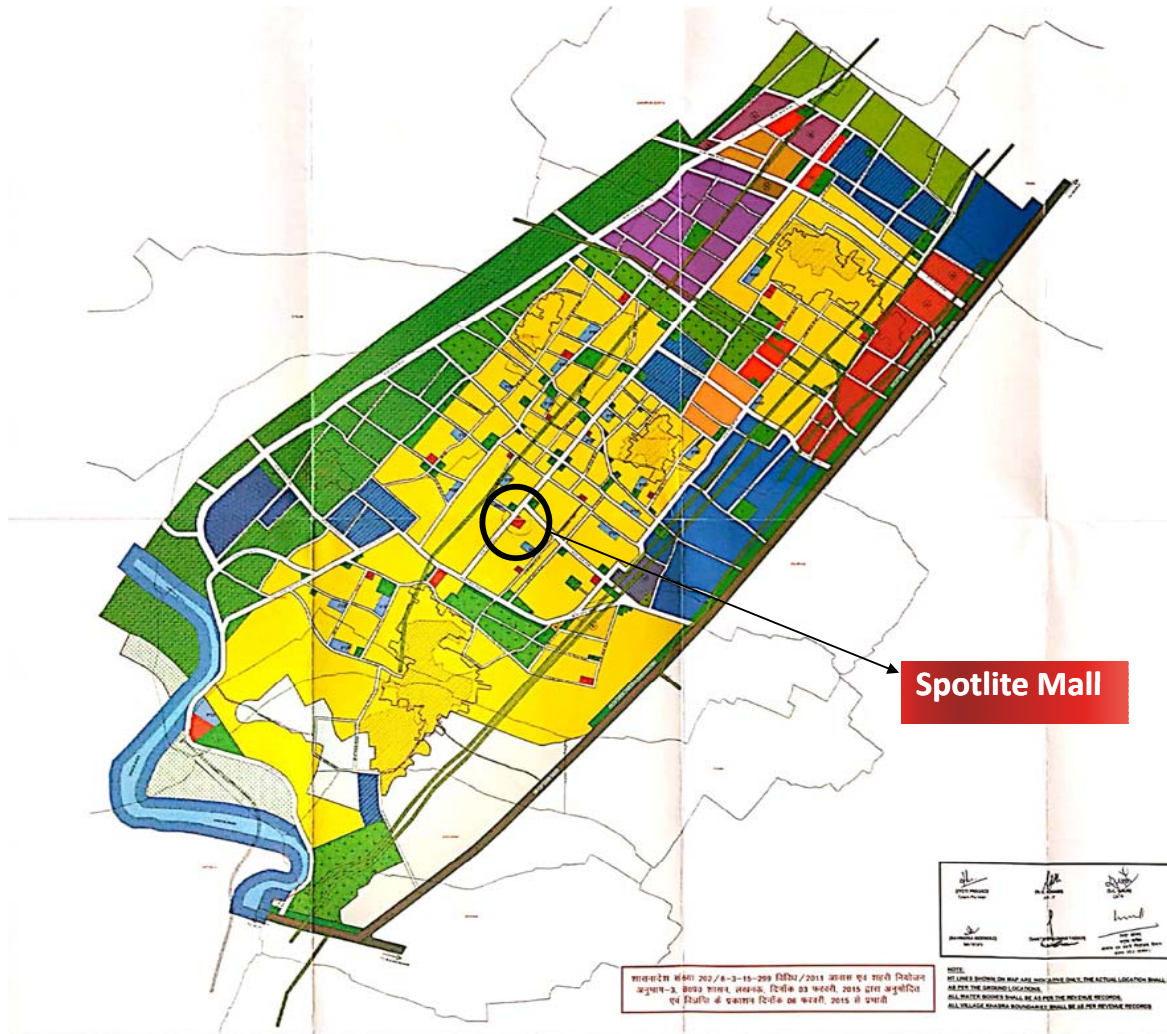
We have asked ourselves how do we create an experience that is beyond conventional regular shopping and entertainment set-up; a **One Place Stop for All Ages** & not a mere shopping destination but a rare and delightful hub of exploration.

A vision of creating something never seen before in the region, **Spotlite – The Mall of Joy**, the name itself carves an aspirational value towards creating an elated experience; a **feeling of joy in every corner of it.**

The logo for 'Spotlite THE MALL OF JOY' is centered on the right side of the slide. The word 'Spotlite' is written in a large, white, serif font. Above the letter 'o' in 'Spotlite' is a yellow, three-dimensional ribbon that spirals upwards. Below 'Spotlite' are the words 'THE MALL OF JOY' in a smaller, white, sans-serif font. A bright red spotlight beam originates from the top right corner and illuminates the logo, creating a starburst effect at its source and a soft glow on the dark blue background.

Spotlite
THE MALL OF JOY

Approved Commercial as per GDA Master Plan



ZONAL DEVELOPMENT PLAN ZONE-1 OF GHAZIABAD MASTER PLAN 2021

LEGEND

RURAL BUILT-UP	DEVELOPMENT INDUSTRIAL BUILT-UP
PROPOSED COMMERCIAL	HIGH LEVEL COMMERCIAL
MEDIUM LEVEL COMMERCIAL	LOW LEVEL COMMERCIAL
RESIDENTIAL LIGHT & SMALL	PROPOSED MIXED-USE
OFFICE	M-LAND
COMMUNITY FACILITIES	M- BUFFER (M AT BOTH SIDE)
INSTITUTIONAL AREA	NATURAL CONSERVATION ZONE
INSTITUTIONAL GREEN	M-USE
REGIONAL/LOCAL RECREATION	
TOWN OPEN SPACES	
GREEN BUFFER BELT	
AREA RESERVED FOR RIVER BANK FRONT DEVELOPMENT	
TRANSPORT NAGAR BUS STATION	
STP WITH BIO-UTILITIES	
RIVER WATER BODIES	
NON-CONFIRMED USE (HEALTH-OFFICE, ETC.)	
PROPOSED ROAD	
VILLAGE BOUNDARY	
ZONE BOUNDARY	

NORTH ↑

SCALE 1:10000

MAP TITLE:
PROPOSED LANDUSE MAP

GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD

आवधिकार नं० 101/202/4-3-15-209 दिनांक 20/11/2015 अन्वये एतत् स्थल अन्वये-3, 8000 चौरस मीटर, स्थिति 03 नवंबर 2015 एतत् अर्जाद्वारे एतत् स्थल अन्वये 03 नवंबर 2015 अन्वये

NOTE:
RELINQUISHING ON MAP AND NOT ON SITE SINCE THE ACTUAL LOCATION SHALL BE AS PER THE GRADING LOCATION.
ALL THE RIVER BODIES SHALL BE AS PER THE REVENUE RECORD.
ALL VILLAGE BOUNDARIES SHALL BE AS PER REVENUE RECORD.

Map Not to Scale.
For Representation Purpose Only

The Mall of Joy

Spotlite
THE MALL OF JOY

It's called Spotlite – The Mall of Joy for a reason. Every single moment consumers spend here, they make memorable memories.

JOY *of* EASE
all essentials under
one roof

JOY *of* GAMING
play your heart out in
the Kids Zone

JOY *of* MOVIES
blockbusters that distress
you

JOY *of* ENTERTAINMENT
eat, talk, play, enjoy

JOY *of* WELLNESS
relax, exercise,
stay healthy

JOY *of* ELECTRONICS
check out the
latest gadgets

Joy *of* FASHION AND
ACCESSORIES
brands that you want
in your wardrobe

JOY *of* FOOD AND
BEVERAGES
scrumptious food
for your taste buds



Project Details:

PROJECT TYPE	COMMERCIAL MALL
Area (Sq. Yd.)	7686
Location	Rajnagar Extension, Ghaziabad
Built-Up Area (Sq. Ft.)	Approx. 3,30,000
Start of Construction Date	Jan - 2019
Expected Possession Date	Dec - 2021

MALL FRONT NIGHT VIEW

Spotlite
THE MALL OF JOY



Artistic Impression

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MALL ENTRY & EXIT FOR PARKING

Spotlite
THE MALL OF JOY



Artistic Impression

BIRD'S EYE VIEW



BASEMENT PARKING AREA WITH MALL LIFT LOBBY



Spotlite
THE MALL OF JDT

Artistic Impression

MALL ATRIUM VIEW



GROUND FLOOR ATRIUM AREA



Spotlite
THE WAY OF JOY

Artistic Impression

THIRD FLOOR FOODCOURT & FAMILY ENTERTAINMENT CENTRE



FOODCOURT “THE NEST”



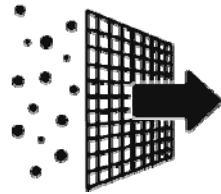
Spotlite
THE MALL OF JOY

Artistic Impression

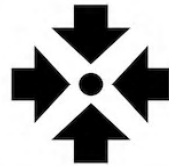
Salient Features



Platinum/ Gold
Rated Building



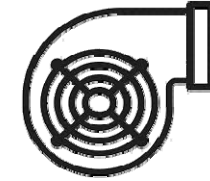
PM 2.5 AND PM 10
TREATED AIR



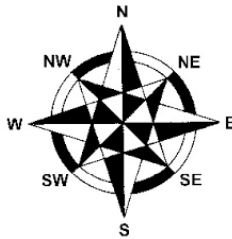
Atrium Facing Stores



Fully Air- Conditioned



Atrium Hot Air
Extraction Damper



Vastu Compliant



Special Abled
Provisions



Baby Care Facilities



Wi Fi Enabled Mall



24x7 Power Back-Up



Waste Water
Management



Alarm System/ Fire
Fighting/ Protection As
Per NBC Norms



24 X 7 security With
Electronic Surveillance

The Architecture - SPOTLITE



The project is a perfect mix of Hypermarket, Anchor, Retail Space, Multiplex, Food Court, Entertainment Zone, etc.



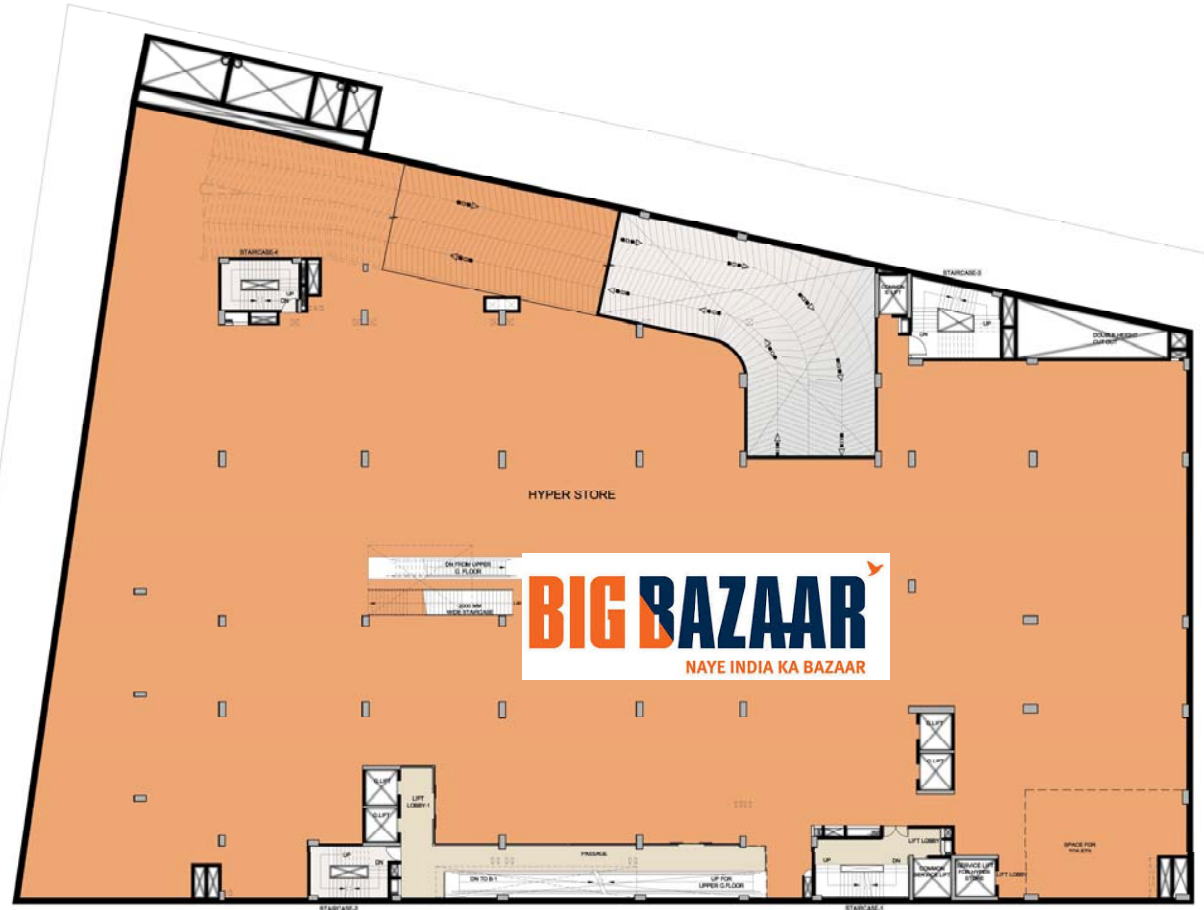
Basement (-2 Level)	Multi-Level Car Parking
Basement (-1 Level)	Multi-Level Car Parking
Lower Ground Floor	Hypermarket
Upper Ground Floor	Vanilla Stores, Anchor Store & Kiosks
First Floor	Vanilla Stores & Anchor Store
Second Floor	Vanilla Stores & Anchor Store
Third Floor	Food Court and Entertainment Zone
Fourth & Fourth (A) Floor	Multiplex (6 Screen) + Specialty Restaurant + Open Terrace Restrobar

LGF – Hypermarket

LOWER GROUND FLOOR



HYPERSTORE



UGF - Vanilla Stores & Anchors

GROUND FLOOR ZONING

FASHION ANCHOR

UNISEX INTERNATIONAL

INTERNATIONAL ACTIVE WEAR

WOMEN BEAUTY

ACCESSORIES

JEWELLERY

WATCHES



1st Floor - Vanilla Stores & Anchors

FIRST FLOOR ZONING

FASHION EBO

ANCHOR EBO

WOMEN ETHNICS

CASUAL FASHION

SPECIALTY STORES/COFFEE SHOP



FIRST FLOOR

2nd Floor - Vanilla Stores & Anchors

SECOND FLOOR ZONING

KIDS WEAR & VALUE FASHION

HOME DÉCOR

CDIT & MOBILE ACCERORIES

SALON & SERVICES

LUGGAGES & ACCESSORIES



SECOND FLOOR

3rd Floor - Food Court & Entertainment Zone

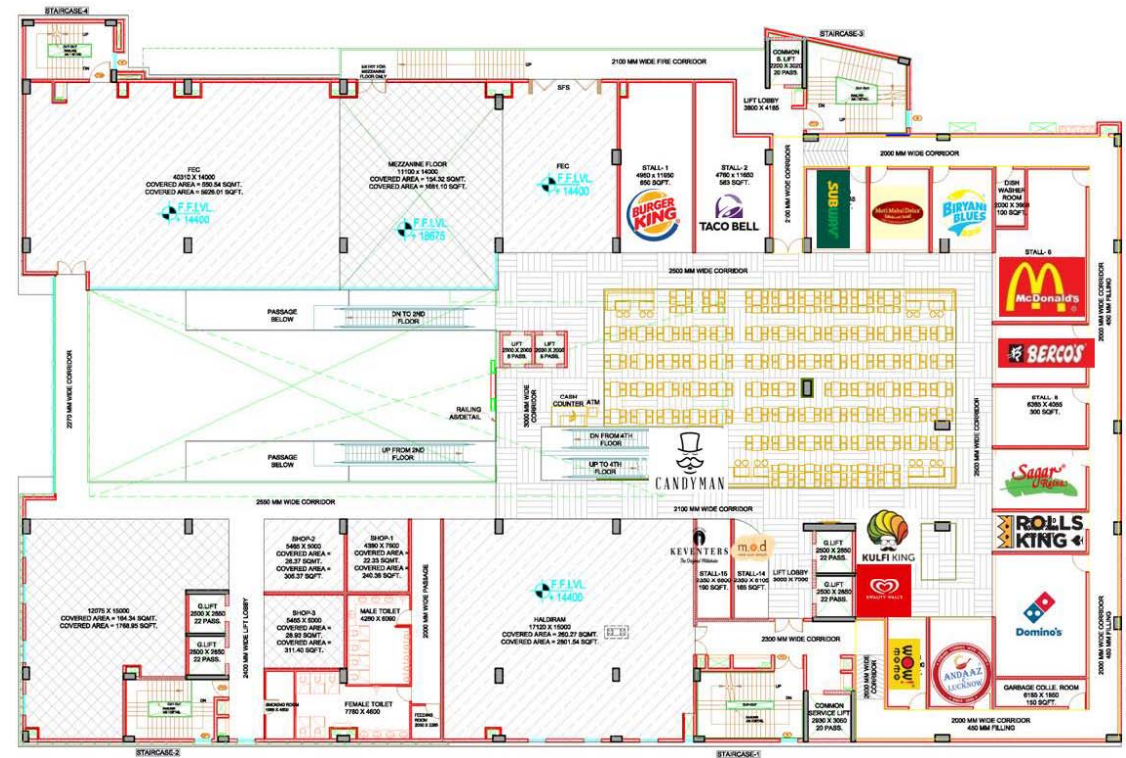
THIRD FLOOR ZONING

FOODCOURT

FAMILY ENTERTAINMENT CENTRE

FINE DINNING RESTAURANT

Proposed Brands for Food Court



Disclaimer: The Brand and their logos shown above are meant for representation purpose only.

4th Floor – Multiplex

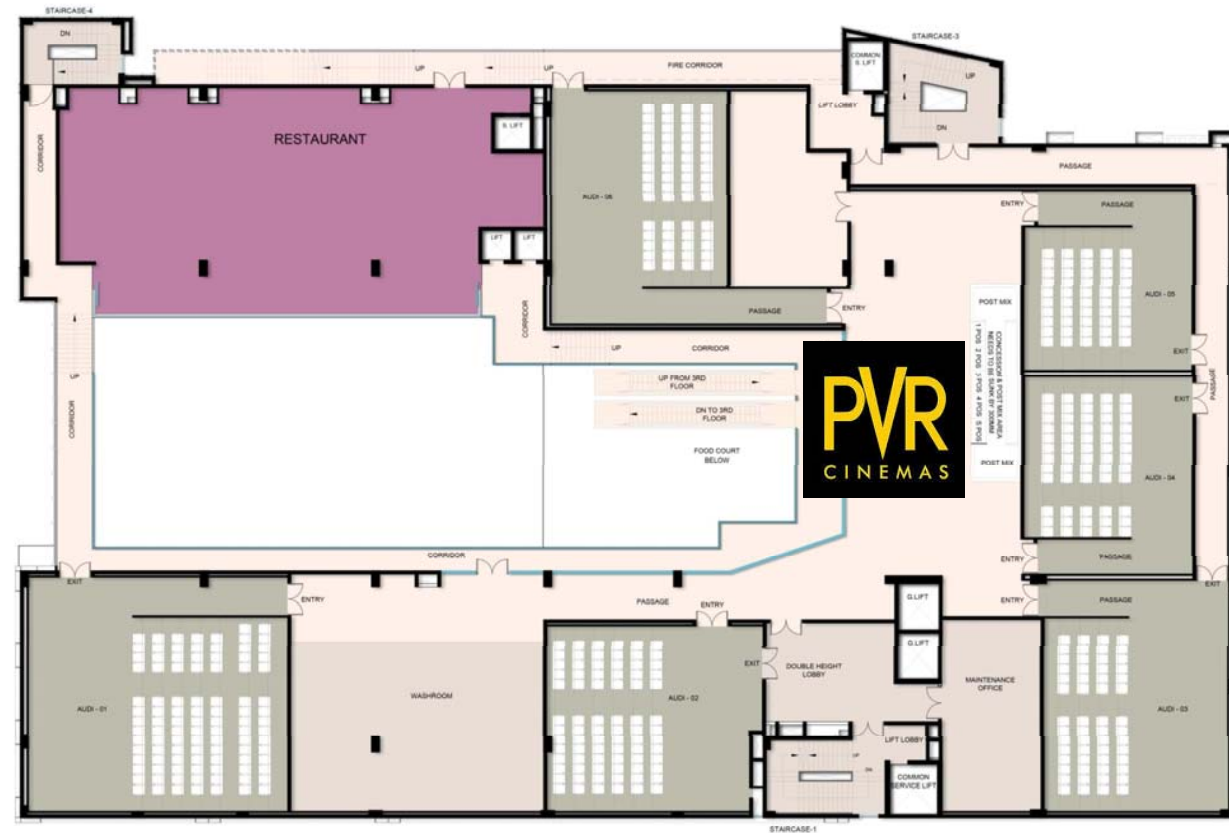


FOURTH FLOOR ZONING



MULTIPLEX

SPECIALTY RESTAURANT



FOURTH FLOOR (FOYER LEVEL)
F.F.LVL. (+18900)

4th (A) Floor - Multiplex

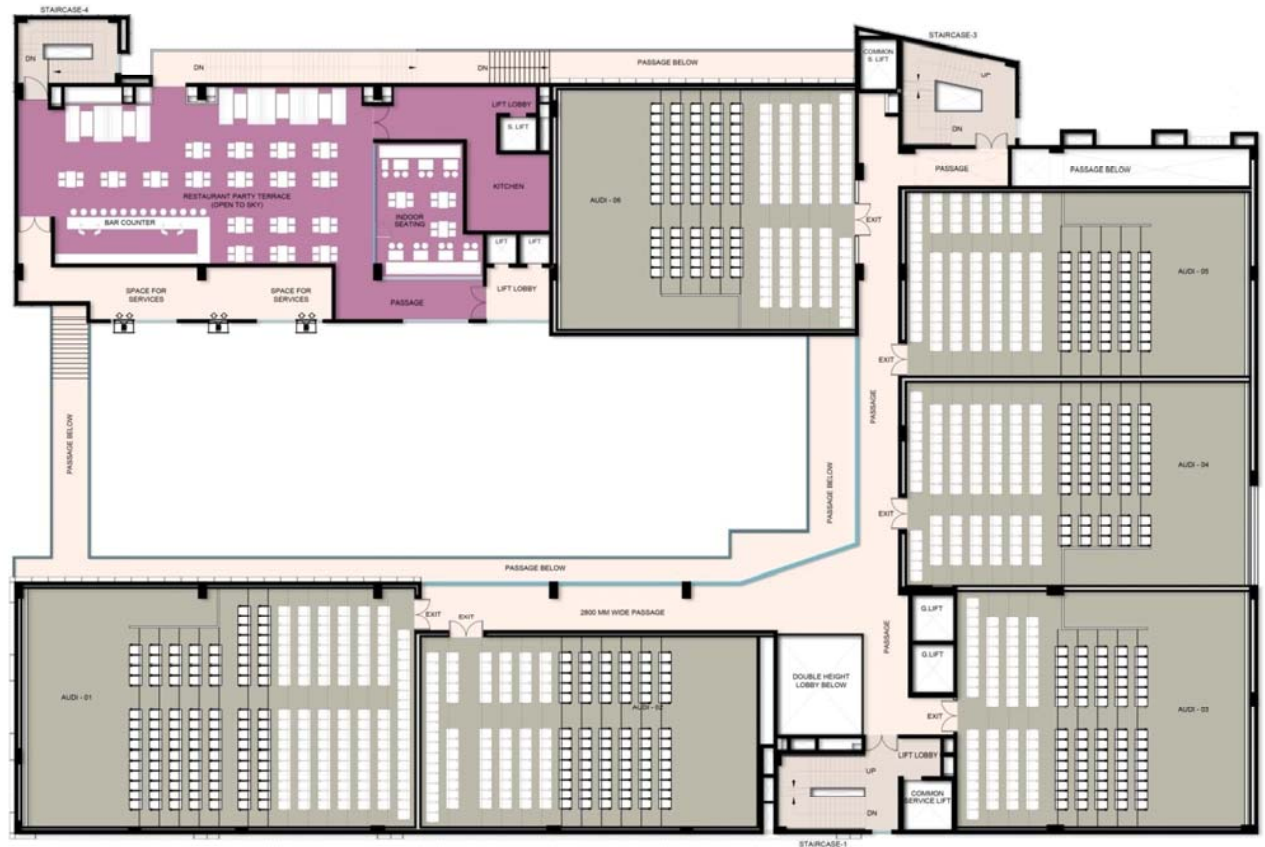


FOURTH (A) FLOOR ZONING



MULTIPLEX

RESTO-BAR/PUB/MICRO-BREWERY



FOURTH (A)

Consultants Associated with Spotlight



Principal Architect



Confluence

Structural Consultant



Green Building Consultant



MEP Consultant



PKV

Construction Update – as on 15 Mar 20



- **B-2 Roof Slab: 60% Completed**
- **B-1 Roof Slab: 60% Completed**
- **LGF Roof Slab (Ground Floor Slab): 60% Completed**
- **UGF Roof Slab (First Floor Slab): 30% Completed**
- **Balance 40% area- Foundation in progress**

Construction Update – as on 15 Mar 20



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Let's Join Hands and Spread Joy

Meticulously planned with incredible business potential. A hangout spot that brings together families and friends and has been created with the aim of spreading smiles, happiness, and JOY.

Come, be a part of

**Spotlite**
THE MALL OF JOY

Disclaimer: All perspective elevations, visuals, images, plans, designs and color schemes are purely conceptual and are just an artistic impression and not a legal offering. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1 Sq. Mt = 10.764 Sq. Ft

UPRERA Registration No.: UPRERAPRJ17962