

C21 PARADISE

BY C21 GROUP



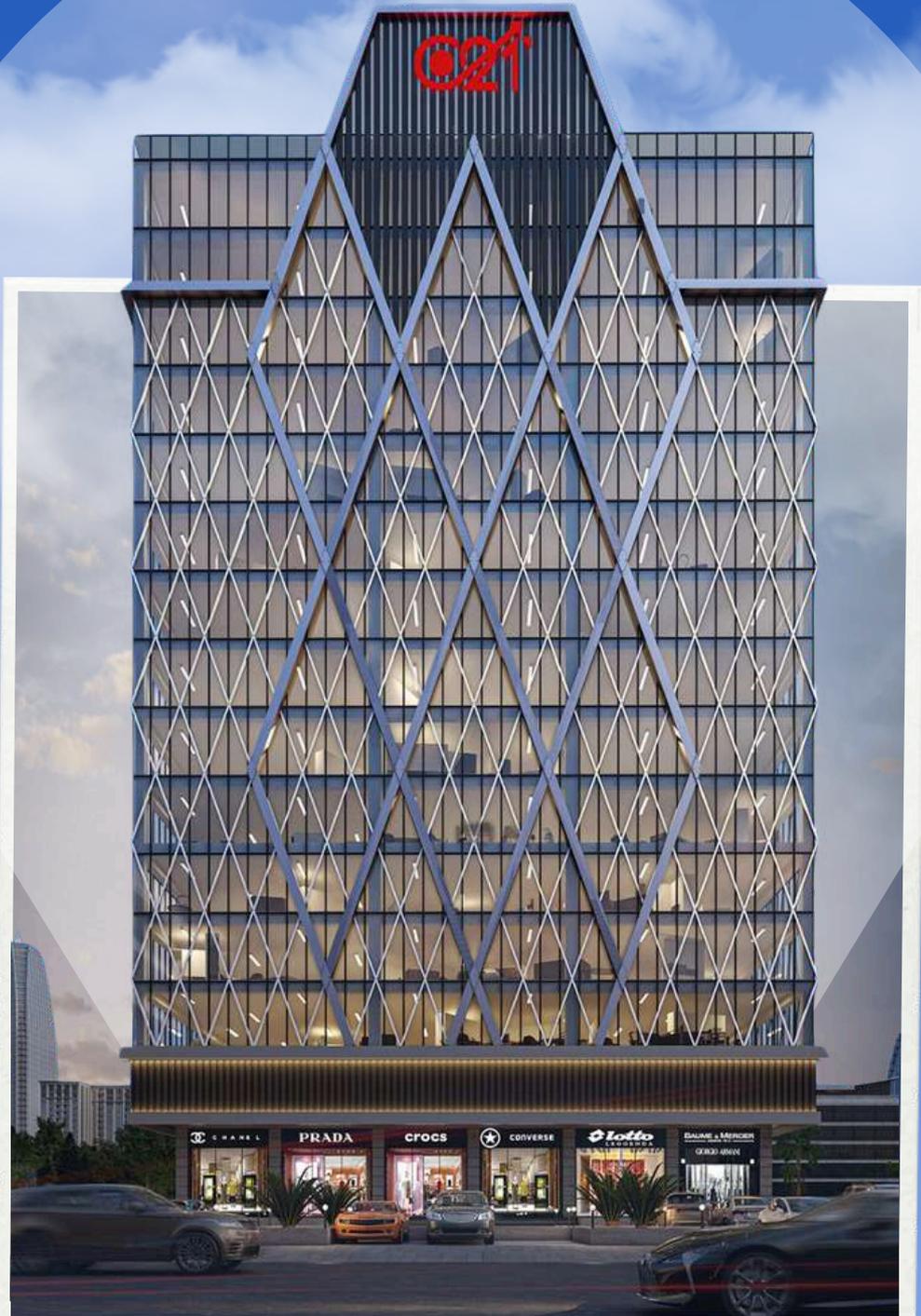


Welcome to C21 PARADISE.

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C21 Paradise is a 14-floor commercial high-rise by C21 Group, strategically located on MR10 Road, Indore. Founded by Mr. Karan Singh Chhabra, the C21 Group is a well-established name in Indore's real estate market. The group has successfully developed some of the city's most iconic commercial and hospitality projects. With a legacy of delivering quality real estate projects, C21 Group brings C21 Paradise as a prime opportunity for businesses and investors looking for premium office spaces in a high-growth location.





M R 1 0 R O A D , N E A R
I S B T M E T R O S T A T I O N
I N D O R E , M . P .

Indore's first 14-story commercial marvel! Ground-floor showrooms, a stunning rooftop restaurant, and just 400 meters from ISBT Metro Station.



OVERVIEW

366 sq.ft.

Office Size Available

563 sq.ft.

Office Size Available

622 sq.ft.

Office Size Available

819 sq.ft.

Office Size Available

909 sq.ft.

Office Size Available

1094 sq.ft.

Office Size Available

Key Features

Prime Location

Located on MR10 Road, Indore, C21 Paradise offers excellent connectivity, just 400m from the Metro Station and 500m from ISBT Bus Stand.

1

Modern Amenities

Featuring 8 high-speed lifts, AC lobbies, individual washrooms, parking, 24/7 security, and a rooftop restaurant, C21 Paradise ensures comfort, safety, and convenience in a prime business location.

2

Spacious Layout

With offices from 366 to 1,094 sq. ft., wide AC lobbies, and ample parking, C21 Paradise offers a well-planned and efficient workspace.

3

Energy Efficiency

Built for sustainability, C21 Paradise features energy-efficient design, centralized AC lobbies, and optimized lighting, ensuring a green and cost-effective workspace.

4

C21'S PROJECTS

The group has successfully developed some of the city's most iconic commercial and hospitality projects, including: **C21 Mall, Malhar Mall, TI Mall, TI Next ,C21 Business Park, The Grand Bhagwati Hotel, Sayaji Hotel, Effotel Hotel, and Amber Garden, C21 Estate (Phoenix Mall Front Land).**



Amenities



8-High Speed Lifts

Indore's First high rise commercial building with the planning of 8 High-Speed Elevators for Effortless Access



Individual Washrooms

Every office comes with its own private washroom, ensuring hygiene, comfort, and privacy.



Centralized AC Lobbies

Fully air-conditioned lobbies offer a premium and comfortable experience to visitors and professionals.



Rooftop Restaurant

A beautifully designed rooftop dining area, perfect for meetings, breaks, or hosting guests.



Amenities

3-Level Basement Parking

Dedicated parking spaces for both owners and visitors, ensuring hassle-free access at all times.



6 Refuge Area Gardens

Green safety zones on higher floors provide fire safety compliance and a peaceful breakout space.



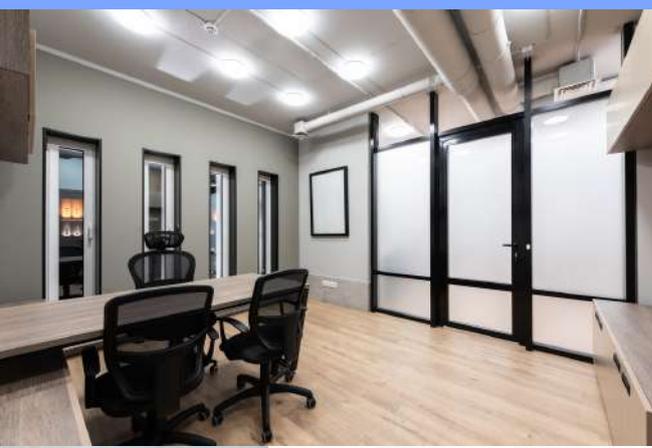
Spacious Office Layouts

Offices ranging from 366 to 1,094 sq. ft., designed for maximum space utilization and comfort.

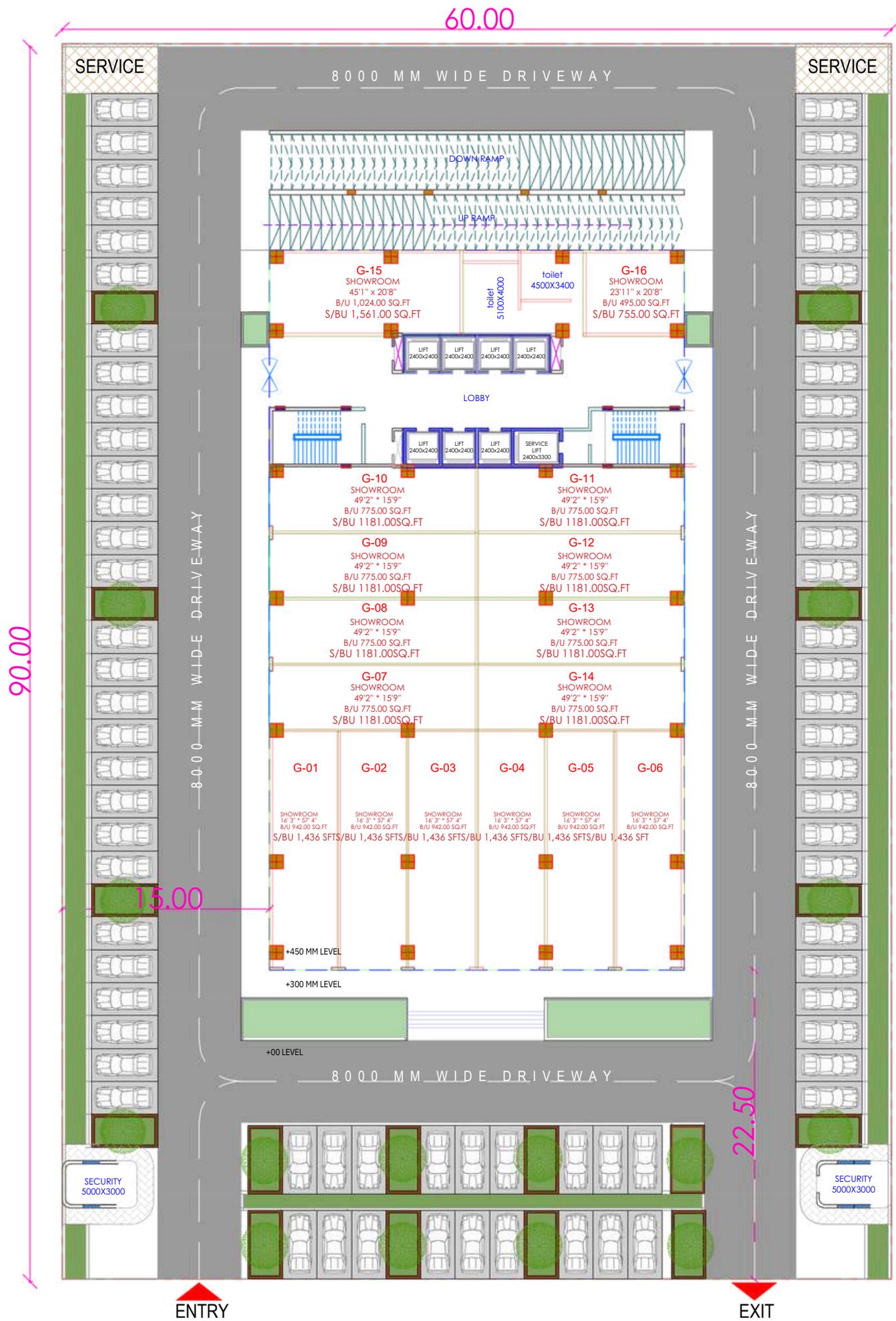


24/7 Security & CCTV

Round-the-clock surveillance with advanced CCTV systems ensures a safe and secure work environment.



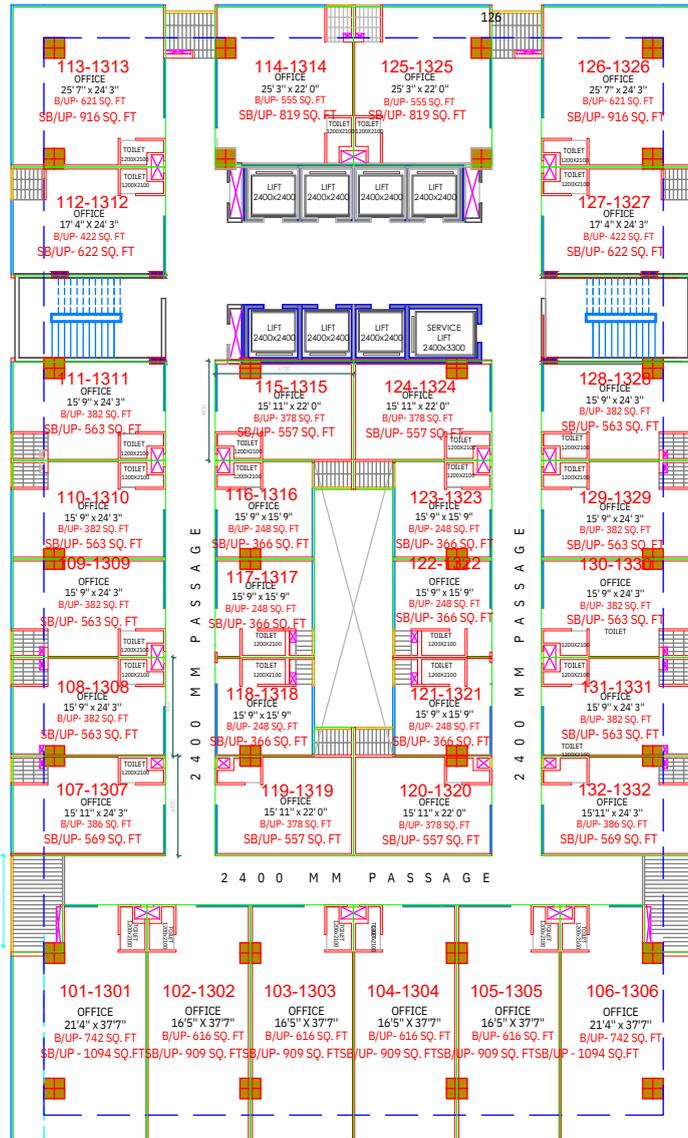
C21 PARADISE



GROUND FLOOR PLAN

C21 PARADISE

60000



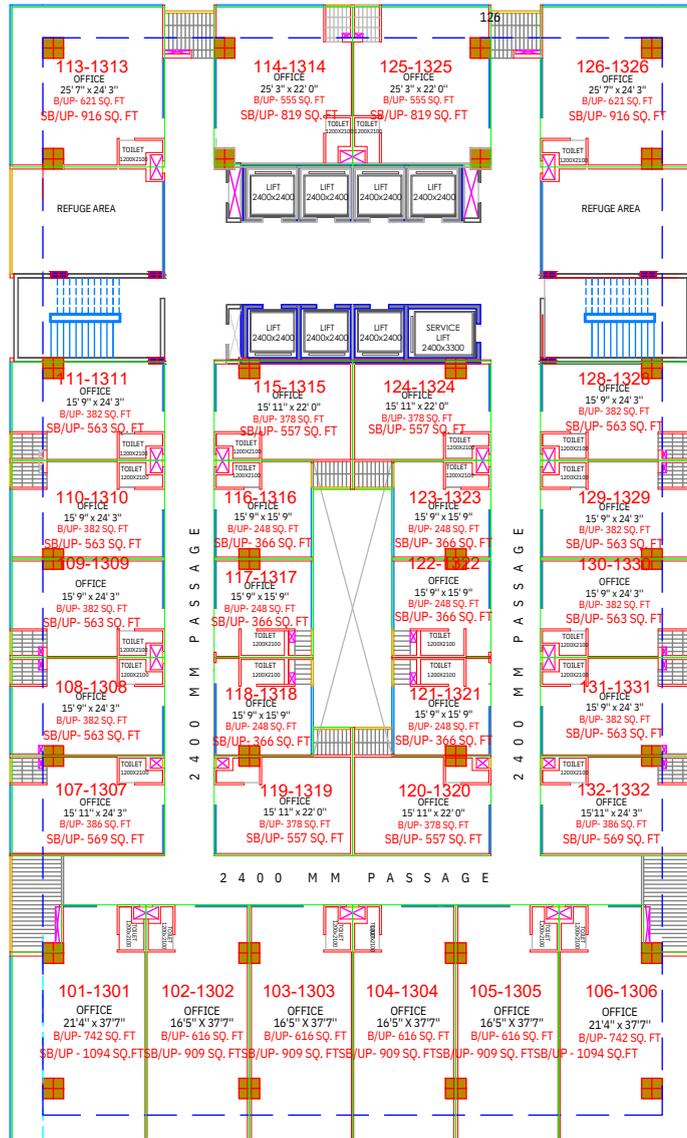
GROUND FLOOR
 B/UP- 13296 SQ. FT
 S. B/UP(52.5%)-20277SQ. FT

B/UP PER FLOOR-1298SQ. M/13979 SQ. FT
 S. B/UP PER FLOOR(47.5%) - 20619 SQ. FT

REFUGE AREA
 B/UP PER FLOOR-1220SQ. M/13134 SQ. FT
 S. B/UP PER FLOOR(47.5%) - 19373 SQ. FT

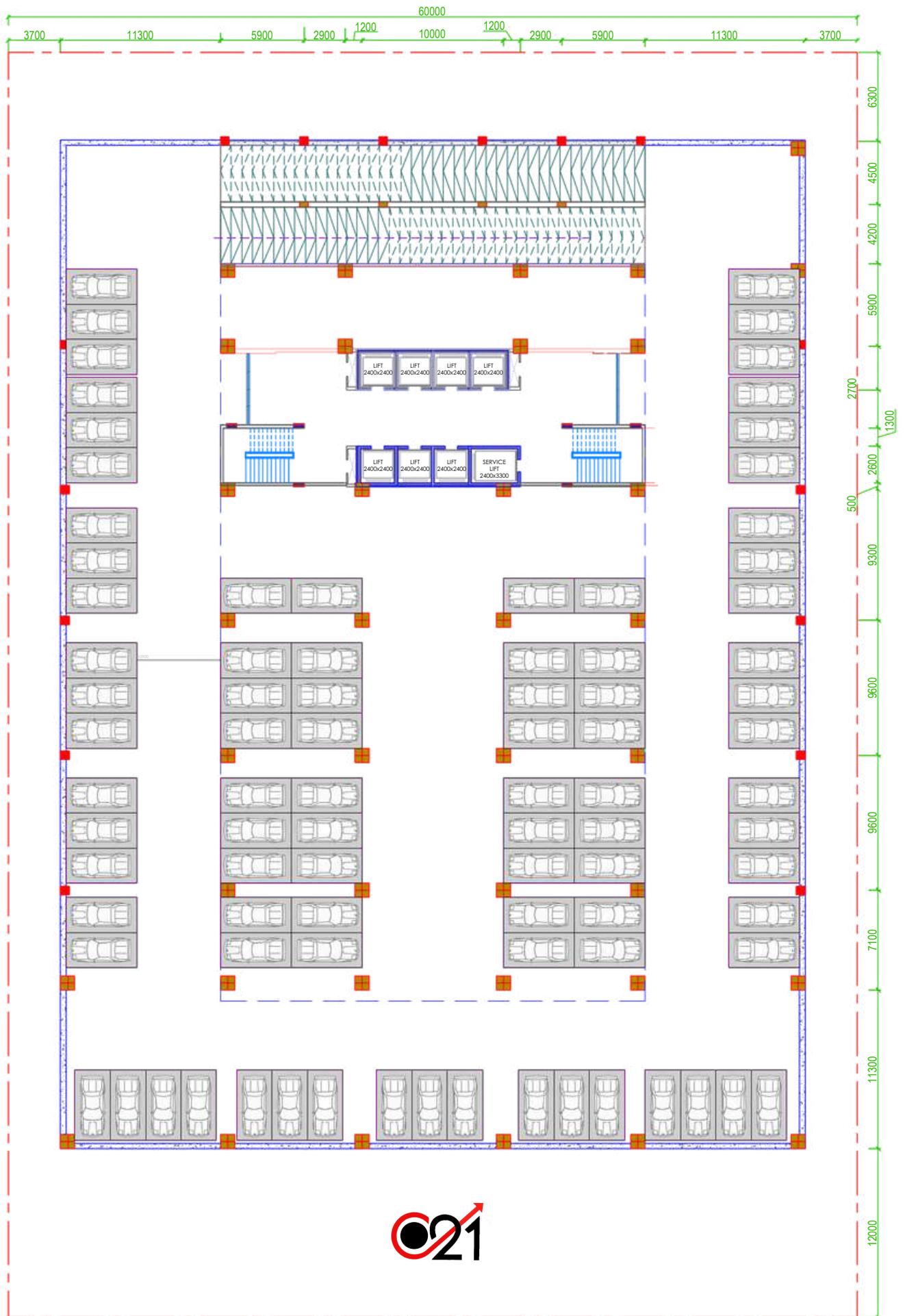
TYPICAL FLOOR PLAN

C21 PARADISE



B/UP PER FLOOR-1220SQ. M/13134 SQ. FT
 S. B/UP PER FLOOR(47.5%) - 19373 SQ. FT

TYPICAL(REFUGE) FLOOR PLAN 5TH/9TH/13TH FLOOR



BASEMENT FLOOR PLAN

C21 Paradise

PAYMENT SCHEDULE

S.No.	Particular	percentage
1	Booking Amount	30%
2	On Comencement Of Basement Level	5%
3	On Comencement Of Plinth Level	5%
4	On Comencement Of Ground Floor	5%
5	On Comencement Of First Floor	5%
6	On Comencement Of Second Floor	5%
7	On Comencement Of Third Floor	5%
8	On Comencement Of Fourth Floor	5%
9	On Comencement Of Fifth Floor	5%
10	On Comencement Of Sixth Floor	5%
11	On Comencement Of Seventh Floor	5%
12	On Comencement Of Brick Work	5%
13	On Comencement Of Plaster	5%
14	On Comencement Of Finishing	5%
15	The Time Of Possesion	5%

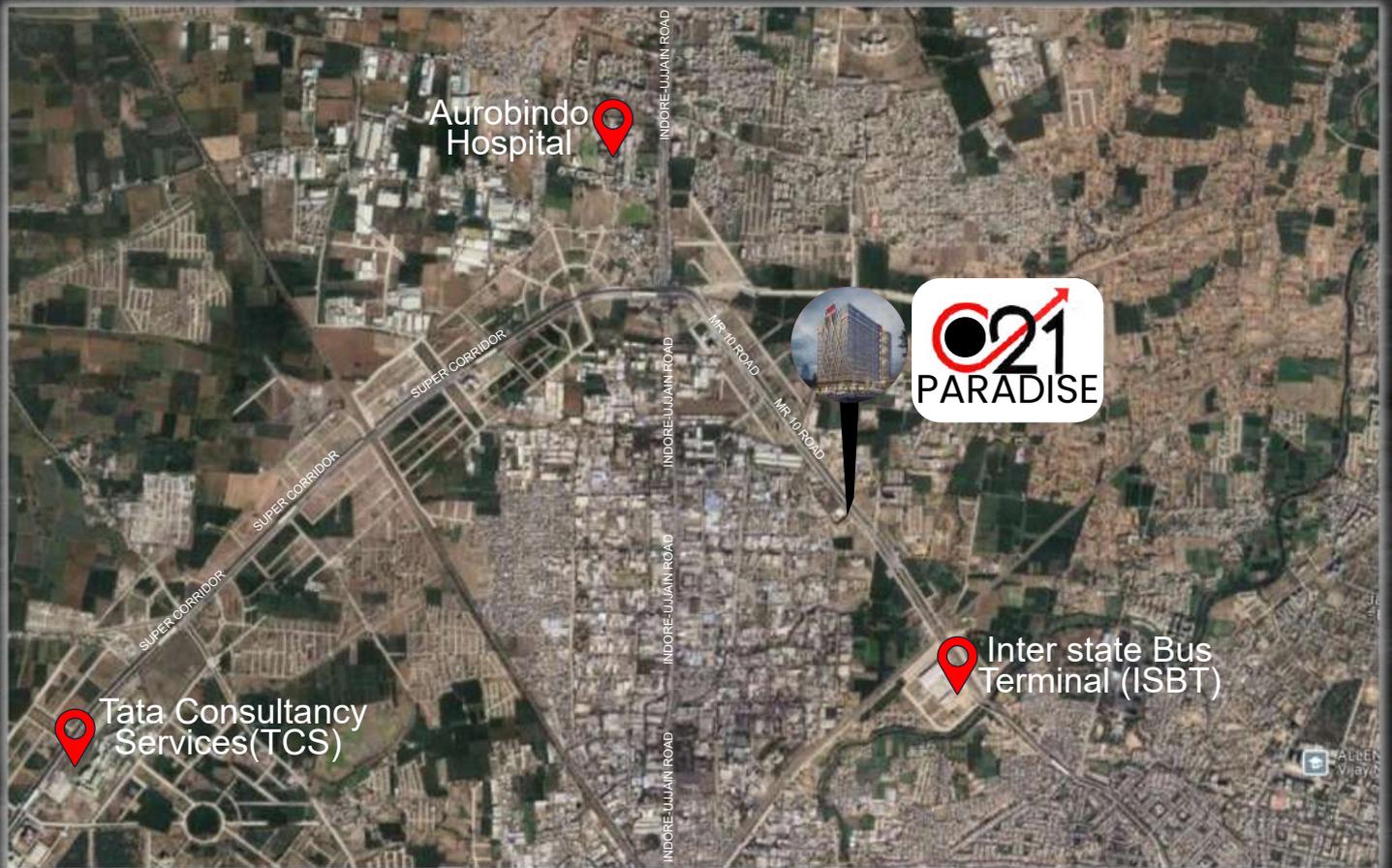
35% Current Booking Amount

Additional Charges:

Registration, Stamp Duty Fee, Personal Parking, Maintanance Charges, Sinking Fund, etc.

Late payment of installment or default will lead to cancellation & forfeiture of advance money.

Location Map



LOCATION ADVANTAGE

- Just 500 m from ISBT
- Just 500 m from Metro Station
- Just 1.4 km from Super Corridor
- Just 2.5 km from Medical Hub
- Just 12 km from Airport
- Just 3 km from Infosys Campus
- Just 4 km from Symbiosis University
- Just 4.5 km from Vedansh International School
- Just 11 km from Railway Station

Location Benefits

1

Prime MR10 Road Frontage

Positioned on the main MR10 Road in Indore, C21 Paradise enjoys unmatched road visibility and connectivity. This prime location connects key residential and commercial zones, making it ideal for businesses seeking accessibility and exposure.

2

400m from Upcoming Metro Station

With the metro station just 400 meters away, daily commute becomes fast, reliable, and cost-effective for employees, clients, and visitors. It adds immense long-term value as Indore's public transit infrastructure evolves.

3

500m from New ISBT Bus Stand

Being close to Indore's modern inter-state bus terminal gives businesses the advantage of easy reach for outstation customers, clients, and vendors. It enhances the project's logistical convenience and customer flow.

4

Opposite Upcoming Taj Hotel

Located right opposite the luxurious Taj Vivanta Hotel, the area reflects status and sophistication. This landmark not only uplifts the neighbourhood profile but also attracts elite clientele and corporate activity.

5

Access to Super Corridor & Airport

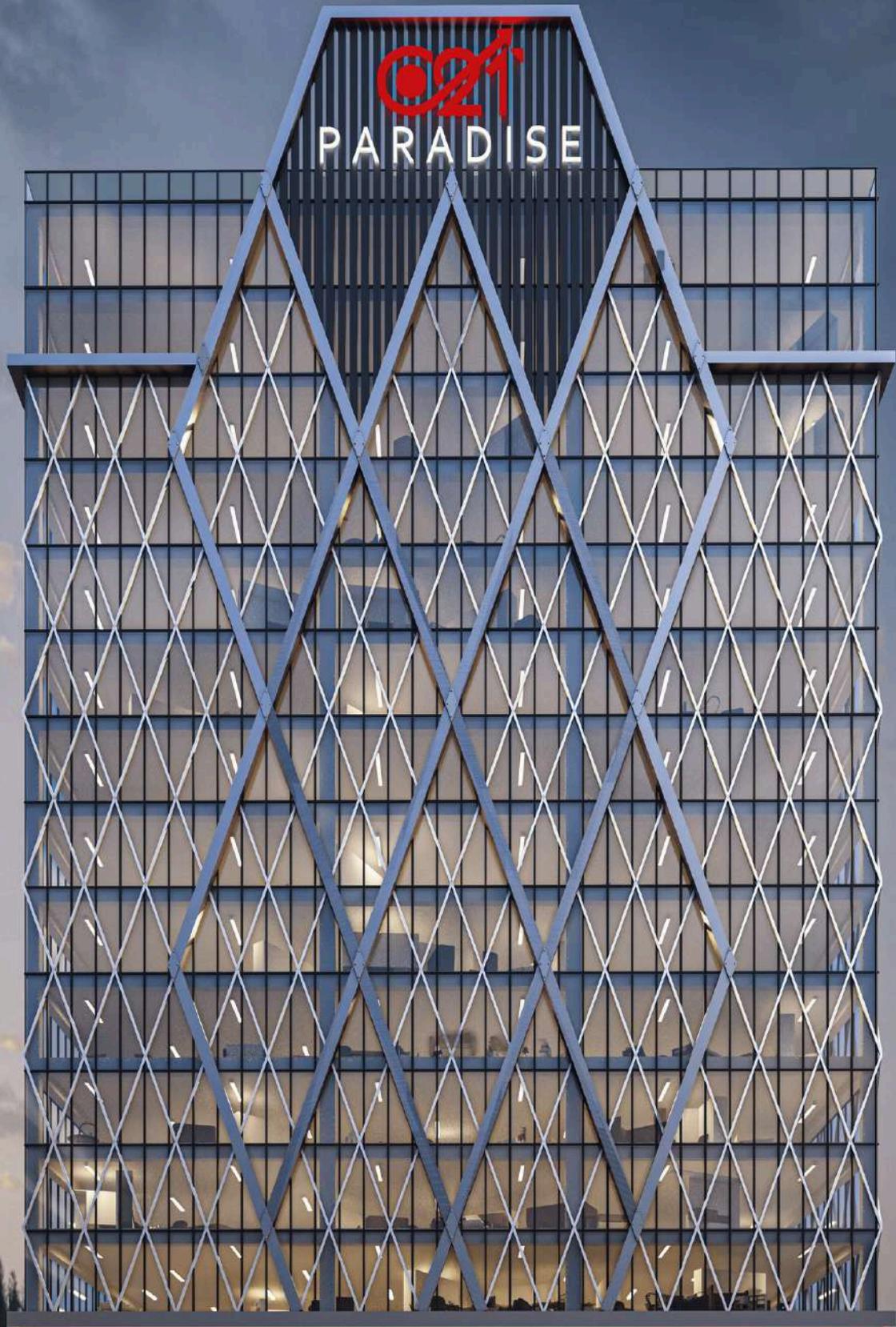
Just a short drive from Indore Airport and the fast-developing Super Corridor, C21 Paradise links seamlessly to IT hubs, educational institutes, and national transit routes—ideal for forward-looking businesses.

6

Thriving Commercial Neighbourhood

The project is surrounded by resorts, shopping malls, business parks, and reputed hotels, creating a thriving ecosystem. With continuous development, this location is becoming one of the most desirable commercial addresses in Indore.

THE FUTURE OF BUSINESS, BEGINS HERE



CHANEL

PRADA

crocs

CONVERSE

lotto
ESOGENDA

BAUME & MERCIER
GIORGIO ARMANI

