

# WHITELAND

Global Outlook | Indian Values



URBAN  
CUBES 71



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## FROM THE CHAIRMAN'S DESK

Welcome to our exclusive commercial offering, Urban Cubes 71,  
An exemplification of the finest SCO crafted for the privileged.

The concept of the SCO's reveals itself layer by layer, beginning with the modern design vision of the world renowned **UHA London** and architecture by most reputed **ACPL** that creates a contemporary paradigm of seamless shopping, dining and entertainment. The design planning and architecture reflects a modern eclectic discourse attuned to the tastes of the global elite. This experience is further accentuated by water bodies, fountains, amphitheatre and alfresco dining intuitive to ensure a global shopping experience amidst opulent calm and magnificence.



At Whiteland Corporation, We aim to create landmark destinations across Delhi NCR especially Gurugram focusing on clientele delight. The company has massive expansion plans for the next five years. We believe in creating a positive ecosystem based on utmost professionalism and integrity with a long term horizon of catapulting Real Estate in India. We are also bringing on board the best Industry talents to fuel the growth and advancement of the company and all stakeholders.

**NAVDEEP JP SARDANA**  
**FOUNDER & CHAIRMAN,**  
**WHITELAND CORPORATION**



## CREATING VALUE FOR URBAN COMMUNITIES

Aspiring to reinvent the realm of Real Estate in India, Whiteland Corporation headquartered in Gurugram is a new-age real estate development company based on the unique foundation "Committed to Excellence". Our passion is to build innovative, international standard projects that set the benchmarks for craftsmanship, sustainability, and customer satisfaction.

Guided by our vision to 'Build a Better tomorrow' with a culture of Trust, Honour, and Commitment, we aim to offer unmatched experiences for the elite who seek the finest landmarks crafted with the highest level of precision. A company driven by professionals and best in class associates, Whiteland Corporation yearns for excellence and mutual growth.

Being a zero-debt company, led by industry experts, Whiteland's associations aren't limited to one continent, but globally. Entailing clear titles and compliances.





# WHY GURUGRAM?

Gurugram is not a satellite of 'Delhi' as some still believe it to be. It is a city in its own right.

A city of over 2 million residents, a buzzing retail hub that serves not just its population but also that of neighbouring Delhi, a thriving manufacturing centre that houses, amongst others, the factory of India's largest car maker, home to numerous multinational companies, and the birthplace of India's business process outsourcing (BPO) boom.

## GURUGRAM IS A BOOMING GROWTH CORRIDOR OF INDIA

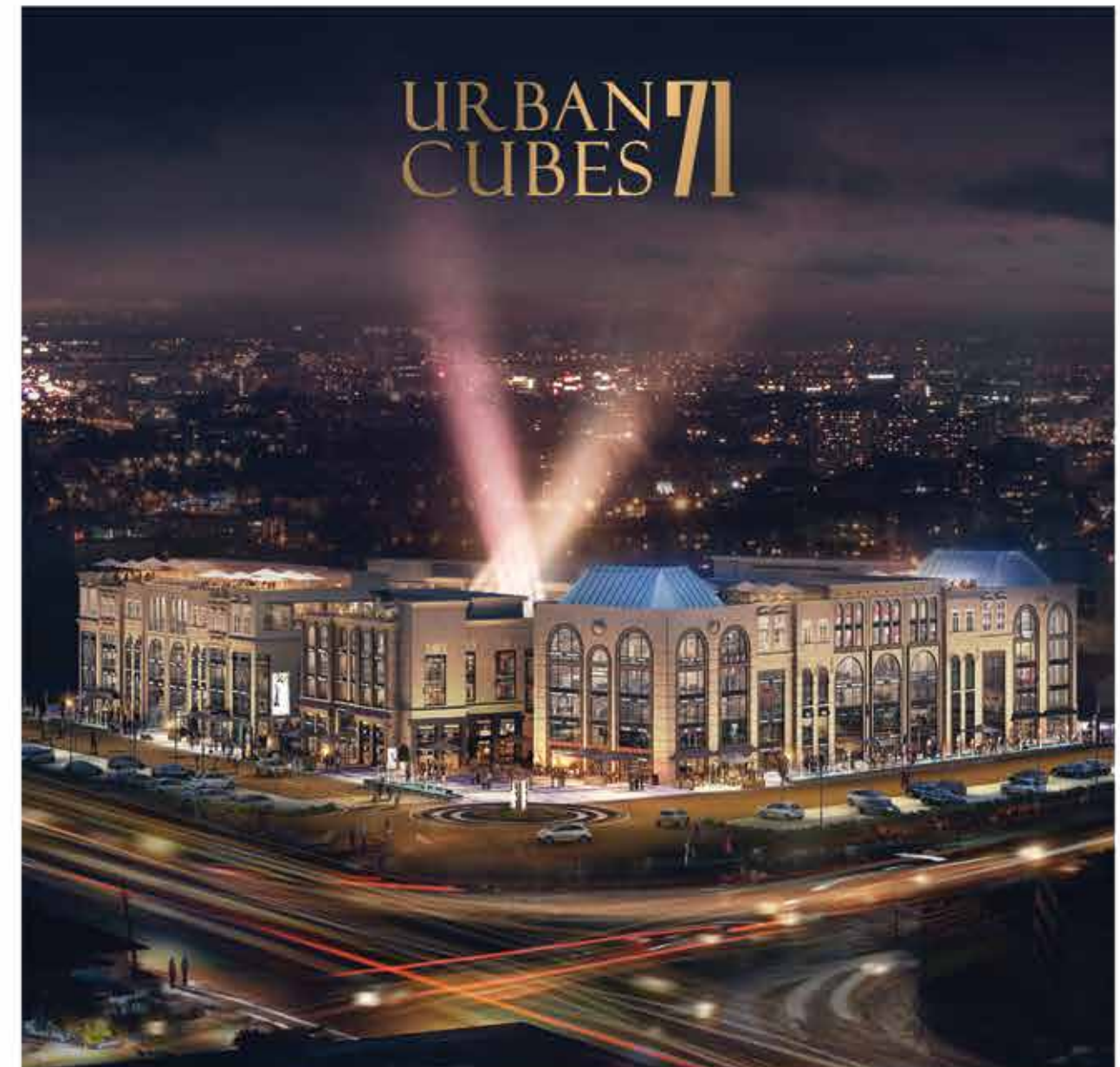
With the third highest per capita income in India, the crown of Delhi is witnessing a real estate boom owing to the rapid industrialisation and massive infrastructural transformation. The industrial growth rate is surging in Gurgaon with a rate of 40 per cent as against the national growth rate of 28 per cent and is now rightly named as 'Millennium City' or 'India's Singapore'.



## INFRASTRUCTURE & COMMERCIAL HUB

Fortune 500 companies, High end condominiums, entertainment and recreation centres, and big malls, 11 national highway projects in the State that ensures smooth connectivity from Haryana to other States.

From corporate to entertainment to connectivity, you have it all. If real estate is on your mind, Gurugram is the ultimate destination.



## ...& the iconic URBAN CUBES 71

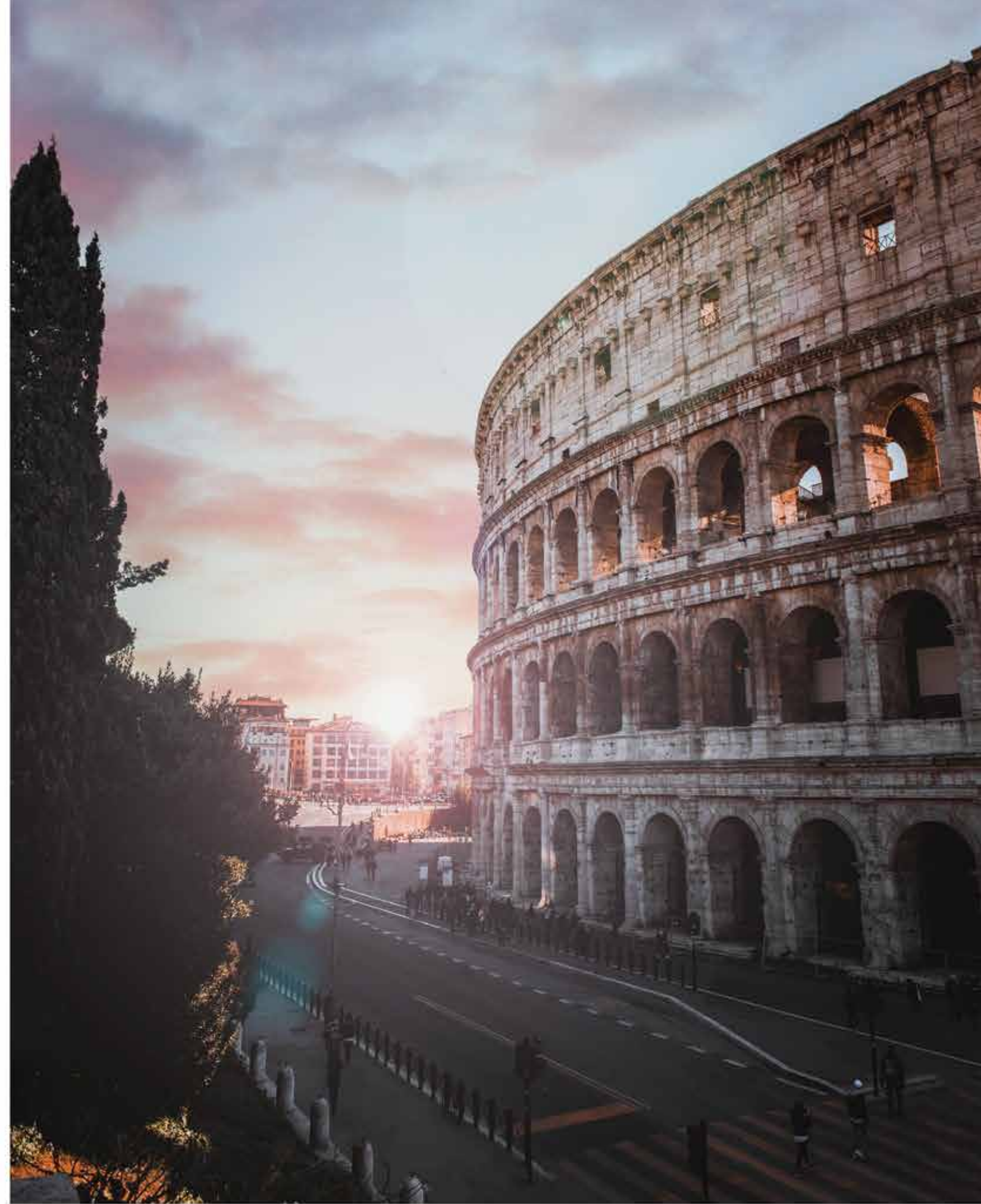
Situated on the junction of 150 m wide Golf Course Road Extension and 84 m wide sector dividing road at Sector 71, Gurugram. Whether it's fashion, food or entertainment you'll find it all in the sprawling landscape. **Think Exclusive, Think Elegant.** A bold, exciting concept integrating with all modern facilities like Retail Shopping, Fine Dining, Night life and Entertainment, serving over 3,00,000 inhabitants living in the vicinity with care, craft and a reassuring calm. We have it all!

WE ARE URBAN CUBES 71.



*They say Rome wasn't built  
in a day, neither was...*

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## A SENSATION IN PREMIUM RETAIL

### Neo Classical Façade - Designed by the best, For the best

Urban Cubes 71 has been designed and planned by UHA London & ACPL, loaded with unprecedented features meeting the service requirements of all major retail players. With excellent connectivity at every level and incorporating larger floor plates, it surely is a retailer's delight. Adding jewels to the crown are integrated corridors for seamless pedestrian movement, Central Piazza, Amphitheatre with LED screen & exotic waterbodies.

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## GOLD IGBC CERTIFIED

Based on the unique concept of SHOP-DINE-UNWIND, Urban Cubes 71 by Whiteland is a Gold IGBC Certified Project. The masterpiece incorporates Green Footprints with sustainable designs which improves energy, water & light efficiency, using eco-friendly construction material. This assists in creating healthier indoor space along with superior air quality, abundant natural light, access to views and noise control, which benefits visitors and customers, making the building a better place to Shop, Work or Relax.

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## MASSIVE 850 FEET FRONTAGE

### A New Chapter in Retail History

The massive and refined structure of Urban Cubes 71 dominates it's surroundings. With a tasteful and phenomenal 850 feet frontage, created in 'Neo Classical' style, it surely stimulates the so-called 'Retail Therapy'!

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## HORIZONTAL LEASING

### A Never Before Concept in SCO Design

Space and quality should never be compromised. Urban Cubes 71 is the first SCO development with Horizontal leasing provision. This offers flexible & larger floor plates to suit a brand's needs, giving the customer a mall like shopping experience.

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## THE SKY IS YOURS

Witness the myriad hues of the sky as the seasons unfold! The sky is yours with Alfresco dining at Urban Cubes 71. A heaven for the foodies, enjoy the finest delicacies inspired by global flavours, or just scroll around with your folks enjoying music and live shows - all under the natural beauty of moonlit Central Courtyard.

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## CONVENIENCE PARKING

### Because Convenience is Priority

Retail is not shopping, it's an experience! Keeping that in mind, Urban Cubes 71 offers surface parking with multiple entry and exit points! The parking is 'senior citizen' and 'specially abled' friendly. No more driving up and down steep slopes, No more parking queues. Convenient surface parking to save your valuable time.

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## FUNCTIONAL TERRACES

### Dine in Grandeur Under the Moonlit Sky!

An ideal avenue to enjoy rooftop dining. A step in bringing you closer to the stars. Enjoy your favourite cuisines and beverages under the sky, with uninterrupted views of the central courtyard and the world beyond Urban Cubes 71.

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## CENTRAL COURTYARD WITH LED SCREEN

### Did we hear entertainment?

Urban Cubes 71 is committed to set standards in the realm of retail with an astounding design, superb quality and unparalleled entertainment. The central courtyard connects all of the interior spaces and constructs panoramic views. The design has been creatively layered like an amphitheatre to increase the range of visual contact, with the upper level looking down through the lower with minimal obstruction of the vistas.

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*A piece of art or....*

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## CRAFTED TO PERFECTION

Amenities not just end here! When we say crafted to perfection, it does not imply only design. Urban Cubes 71 is focussed towards providing an experience like none other.

- Conglomeration of Globally acclaimed professionals
- First SCO development with Centralized services; Power backup, & HVAC solutions
- Dense catchment of 70,000 families in immediate vicinity
- All plots enjoy dual frontage offering maximum visibility
- First SCO development with Horizontal leasing provision, offering larger floor plates



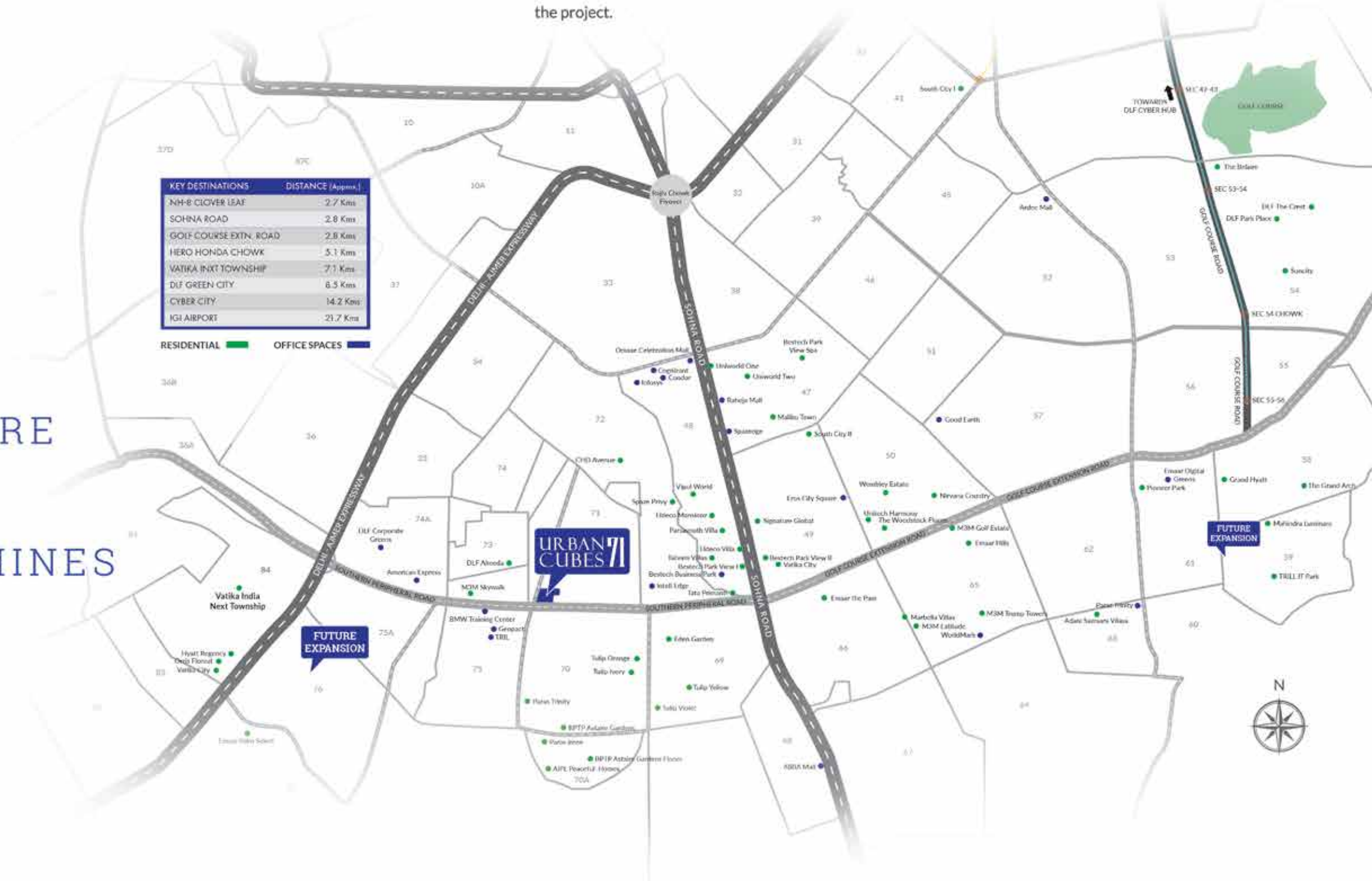
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# URBAN CUBES 71

## & THAT'S WHERE THE MASTERPIECE SHINES

Urban Cube 71, strategically located with a dual frontage of 850 feet facing the 150 metre wide Golf Course Road Extension & 84 metre wide Sector Road. The project enjoys excellent connectivity with NH-8 & Sohna Road with proximity to the offices of reputed MNCs. The upcoming Clover Leaf Flyover connecting SPR to NH-48 (Dwarka E-way) & CPR planned to be the biggest traffic hub of Gurugram is hardly 3 minutes away from the project.



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## GET IN TOUCH



0124-669-0100



[info@wlc corp.com](mailto:info@wlc corp.com)

Whiteland Corporation Private Limited,  
10<sup>th</sup> & 11<sup>th</sup> Floor, Tower 1, Worldmark  
Sector 65, Gurugram, Haryana 122001

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[www.wlc corp.com](http://www.wlc corp.com)