



*Always in Style!*





## LEGACY

ROF Group, one of the fastest growing real-estate development companies with a diversified portfolio is strongly rooted with solid foundations of innovation & trust. With a dream to create a better infrastructure, the group focuses on maintaining high living standards for everyone. A unique customer centric business coupled with a proven track record plus quality has been instrumental in the group's rapid growth. Ramada Gurgaon Central, a prestigious 4-star property is one of its impressive signature achievement along with various other commercial and housing projects.

With an efficient and diligent disposition, a clear vision of the ROF group is to contribute to the Indian Real Estate industry while carving out a niche for the brand.



## CORPORATE PHILOSOPHY PANCHABHOOTAS

ROF embraces the ideology of the five elements of creation and the principles of harmony, balance & perspective that brings them together. We believe in the right combination of attention to the five dimensions – associates, employees, leadership, customers and the environment. Just like the way balance of the elements made for the best designs and the best working relationships, our designs reflect a delicate balance of our customer's priorities as well as the environment.

We strive to work towards imbining attributes of strength, passion, flexibility, and solidity, both in our work culture and our projects. We believe we are an extension of the dream, the desire and the demand of our patrons and stakeholders. That's what makes us, us!









## THE DEVELOPMENT

ROF group has showcased projects that excel and diversify into 'Built to Suit' workplaces and domestic spaces. We have delivered various successful projects within the residential, workplace and hospitality domains. With humble beginnings in 1983, the ROF Group took a noteworthy jump into the realty area in 2003.

The ROF Group is founded on a vision that seeks to usher in a better tomorrow by providing comprehensive solutions to all our valued customers across the Real Estate Industry. Our solutions combine high-end technology, design, and aesthetics to meet customer aspirations and expectations through superior standards of performance and service.



94 well-appointed rooms catering to your varying needs, combining outstanding service and state-of-the-art technology in an elegant ambience. Café Rouge and the Bar & Lounge, along with our spectacular banquet halls and meeting venues are amongst the top favorites of our patrons.



ROF  
*alante*



Alante is inspired by an innovative approach of designing places where we live, work and create healthy and productive habitats. In perfect consonance with our philosophy of 'panchmahabhootas', Alante blends contemporary designs seamlessly with the fragile ecology of the area.

ROF  
*Galleria*  
A DREAM COME TRUE



ROF Galleria - The High Street Retail Shopping Complex, at Sector 102, Gurugram, is equipped with latest facilities and amenities. With zero maintenance for five years, it promises to be the most celebrated shopping destination for necessity shoppers and affluent spenders alike.

ROF  
*ananda*  
Where Dreams Come Home



ROF Ananda is an Affordable Housing Project, comprising of 1, 2 & 3BHK apartments in an environmentally clean & peaceful area of sector-95, Gurugram. It boasts of spacious & well ventilated rooms designed to maintain high living standards at an affordable price.

ROF  
*aalayas*  
A DREAM COME TRUE



ROF Aalayas, an affordable residential project, spread across 5 acres of land, is strategically located on the 75mtr road, close to Dwarka expressway with excellent connectivity to schools, hospitals & the International Airport.









## ALWAYS IN STYLE!

ROF Portico is a tribute to the technology savvy and ever dynamic people of Gurugram. Nestled in the very posh locality of Sector 43 and surrounded by a bustling Sushant Lok Phase-1, ROF Portico is meant to become an exclusive and sought-after destination.

The ground plus two-floor ultra-modern retail landmark with its glass-fronted shimmering façade has class written all over it. The lavish and elegantly adorned entrance lobby, high-speed elevators and the remarkable floor to ceiling height imparts a striking ambience which will attract the connoisseurs of a great shopping experience.











## IDYLIC INSIDE OUT

The contemporary architecture and the well thought of design showcases the environment-friendly attributes of ROF Portico. With the open deck spaces, naturally ventilated corridors, and sunlit exteriors, Portico brings back the charm and sustainability of a green and invigorating ambience.

ROF Portico provides an air-conditioned shopping experience to the customers. The air-cooled atrium area has fully controlled temperature settings for an undisturbed all-weather experience.

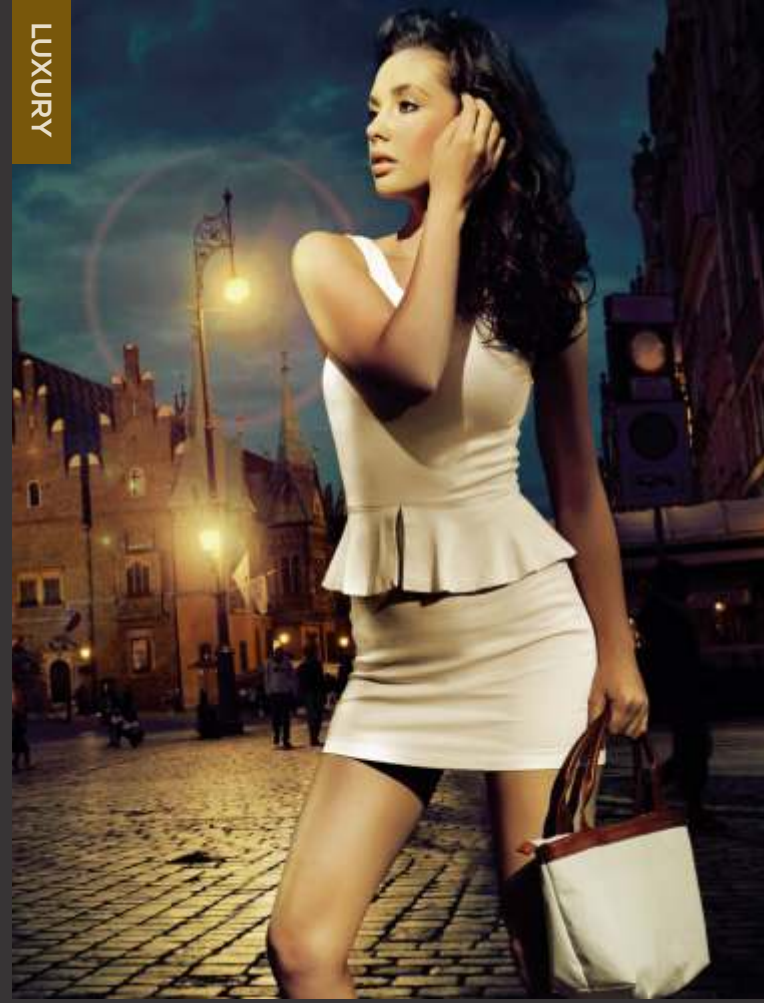




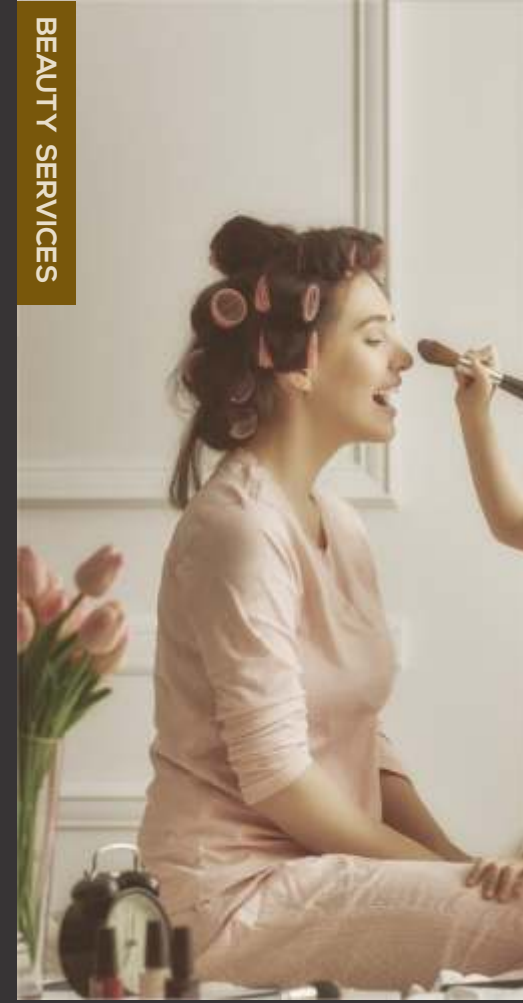
FITNESS



FINE DINING



LUXURY



BEAUTY SERVICES



LIFESTYLE



HIGH END SHOPPING









## MODERN DESIGN

Portico, as the name suggests, is an Italian derivation. It is a perfect example of the right mix and blend of contemporary and modern design. ROF Portico provides all types of internal finishes and architectural spaces which beautify the surroundings. The landscaped rooftop of ROF Portico will be decked with posh bars and restaurants. ROF portico's design is based on European Architecture, which not only makes it picturesque but also very well ventilated.



## LOW MAINTENANCE

ROF Portico has been built with an innovative approach to construction. The perceptive architectural design has made it sunlit, airy and devoid of any cramped spaces. Further, circulation areas have also been laid out keeping in mind the use of cleaning machines on a daily basis.











## CROWNING GLORY

Plush Bars and restaurants will adorn the rooftop of ROF Portico. The casual rooftop outdoor area will help you unwind and relax. It will be a perfect setting for social gatherings. The areas designated for pop- up markets and kiosks are bound to see high footfall. ROF Portico's rooftop will be an enthralling experience, spiced with good food and great fun.





**PORTICO ROOFTOP**









## EXCELLENT ACCESSIBILITY FOR EVERYONE

Sector 43, where Portico is located, is in the very heart of Gurugram's affluent residential and vibrant business locale. Portico has the tremendous advantage of being located in an infrastructure-ready environment. Right in the center of a burgeoning upscale locality, Portico is close to Gurugram's posh residential area, transport, and communication and business hubs. In the center of Sushant Lok Phase-1, and in the vicinity of shopping malls, entertainment hubs, and good restaurants. Portico's premium location is conducive to the growth of business in a comfortable and relaxed environment.



## STRATEGICALLY LOCATED

Located in the heart of the most premium part of Gurugram, Sector 43, this project has well planned connecting roads and is surrounded by the elite locality of Sushant Lok Phase-1

### Benefits:



10 minutes from Golf Course Road & NH8



5 minutes from Huda City Center Metro Station, South City-1, Vyapar Kendra & Super Mart 1 & 2









In Close Proximity to prominent hospitals like Paras, Fortis, Alchemist & institutes like Excelsior American School, Shiv Nadar and Amity International School



ROF Portico is surrounded by luxurious hotels such as Park Plaza, Taj City Centre, Courtyard by Marriot & Ramada Gurgaon Central



 0 MIN SUSHANT LOK 1	 3 MINS VYAPAR KENDRA
 10 MINS HUDA CITY CENTER METRO	 10 MINS GOLF COURSE ROAD
 16 MINS RAPID METRO	 15 MINS NH8



\*The above map is not to scale







## PORTICO OFFERS



Anchor stores catering to every basic  
need of customers



Multi-leveled parking with an option of valet  
services for the ease of the customers



Diverse vanilla stores will give rise to a  
revolutionary shopping experience and added  
convenience in shopping





## PORTICO OFFERS



A beautiful rooftop which will have various eateries and pop-up stores



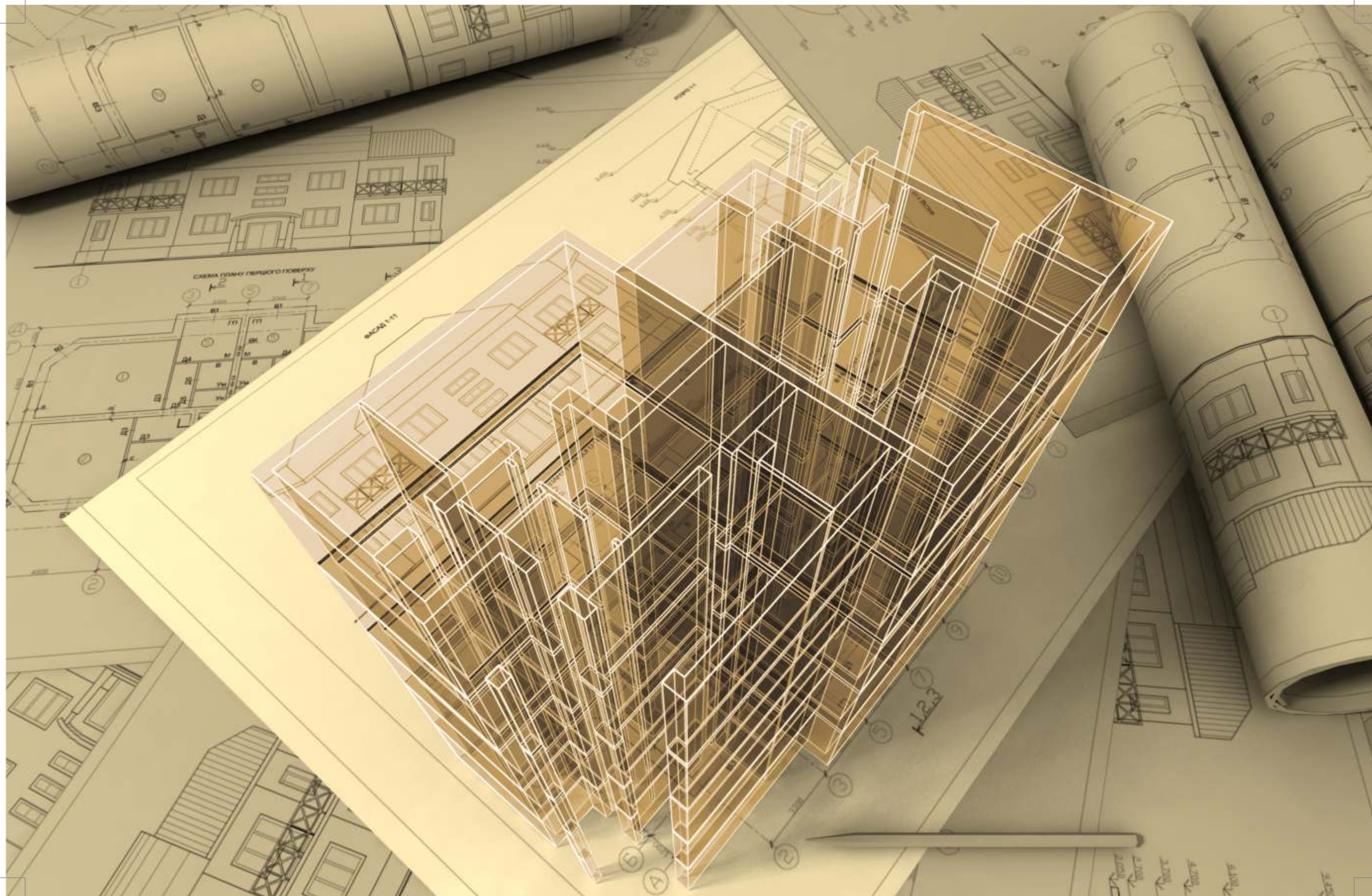
High street retail shops which will help bring in more footfalls



Entertainment zones for families











## FLOOR PLAN

ROF Portico will be created and spaced using the most environmentally sustainable construction techniques with unique designs on all the floors. Space Optimization allows to make smarter space decisions, so that revenues can be maximized and the floor space can be used more profitably.



# FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

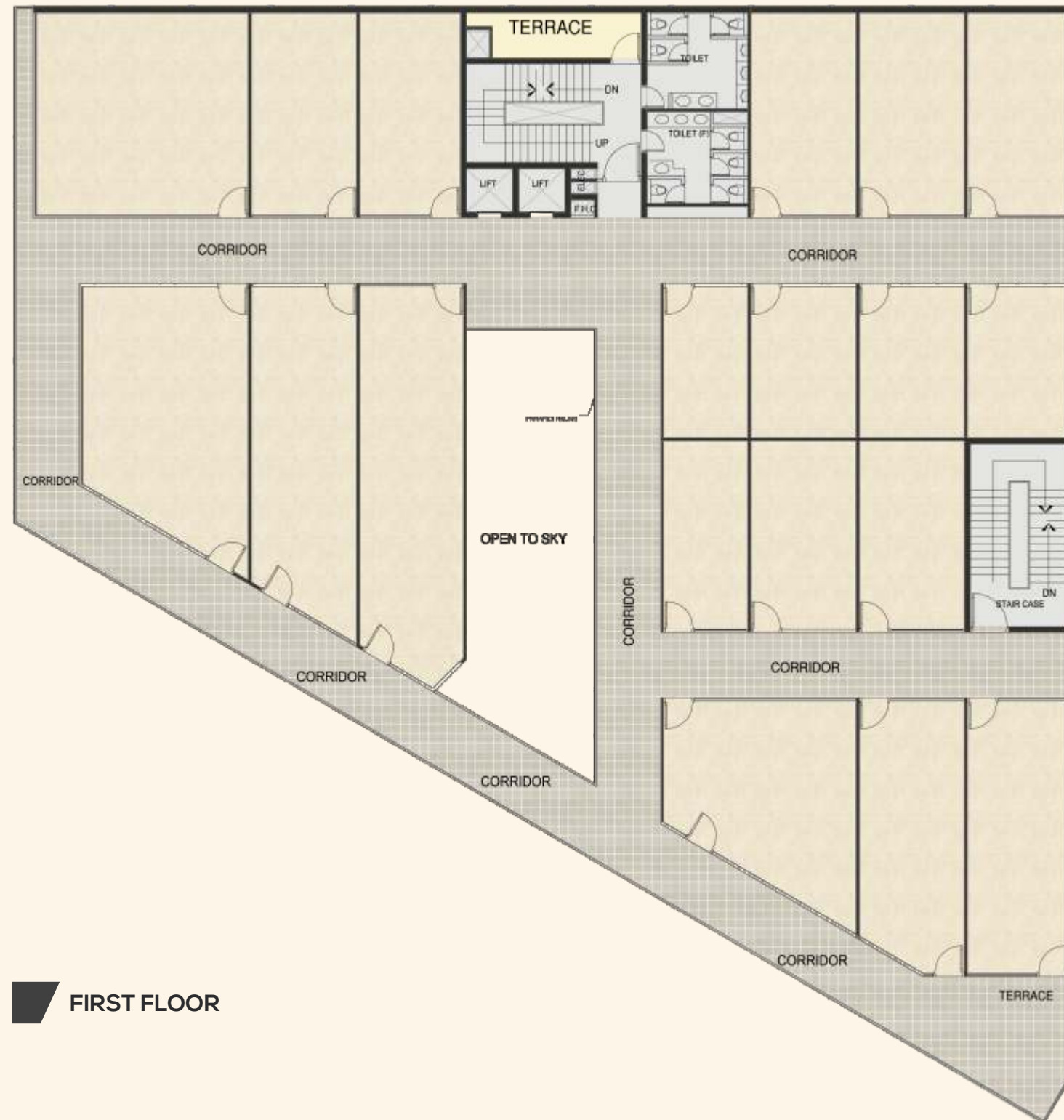
EXISTING 9.0 M WIDE ROAD

MAJOR SOMNATH MARG  
EXISTING 18M WIDE ROAD

GROUND FLOOR







 **FIRST FLOOR**



 SECOND FLOOR



 **THIRD FLOOR**



# FLOORED

The floor plan of Portico is an eclectic assortment of architectural magnificence. The floors have been designed to aptly optimize every inch of space. The floor plan has been strategically devised to ensure all stores are equally highlighted. Sunlit, properly ventilated and easily approachable stores along with a fluid movement of people are other highpoints of the Portico Floor Plan.



\* The images used are for representation purpose only.



### **Realty**

Realty lays the very premise for mankind. It gives us stability. It catapults us to the heights of our aspirations. It enables us to launch our dreams, start our families and thrive in its cocooned stability. We understand the sentiment involved in every piece of realty one owns. And with great conviction, we put in utmost care into conceiving, creating and delivering the best there can be.

### **Opportunity**

The time is now! With the ever-changing and dynamic life of urban India, landscapes have to evolve. At this very interesting juncture, we find ourselves, invariably redefining the industry. We are seizing every opportunity to bring about distinct, avant-garde offerings to our patrons. With over 2 million sq. ft. of the area under development, we sure will emerge as the game-changer!

### **Future**

With our feet firmly planted in the present, we are ready to take a leap into the glorious future that awaits us. A future, we are working so hard to perfect. A future, which will not only personify our ethos and philosophies but will also pave way for the metamorphosis of realty. Sustainable, green, eclectic and enchanting is how we have envisioned it to be!





## COME & BE A PART OF ROF PORTICO



RERA NO :  
03 OF 2018



BUILDING PLAN SANCTION NO :  
ZP-1154/SD (BS)/2017/32204 DATED 14/12/17



LICENSE NO :  
41 OF 2017





## CORPORATE OFFICE

— ROF GROUP —

Building No. 80, 1st Floor, Sector 44, Gurgaon - 122003

T- 01244399399 | E- [Info@rof.co.in](mailto:Info@rof.co.in)

[www.rof.co.in](http://www.rof.co.in)