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# Jubilee **TECHYARDS**

Sector 102-A, Mohali

THE FUTURE  
BEGINS HERE.



A NATURAL EXTENSION OF JUBILEE'S VISION FOR THE NEXT ERA OF GROWTH, TECHYARDS HAS BEEN CONCEIVED AS A ONE-OF-ITS-KIND INTEGRATED IT PARK FOR THE TRICITY REGION. IN SCALE, INTENT, AND AMBITION, THE DEVELOPMENT MARKS A DEFINING SHIFT IN HOW NORTH INDIA'S EXPANDING TECH ECONOMY WILL FUNCTION, GROW, AND EVOLVE.

Jubilee  
**TECHYARDS**  
Sector 102-A, Mohali



DEVELOPED BY

# THE MOST TRUSTED DEVELOPER OF THE REGION.

Founded in 2017, Jubilee Group has emerged as one of the most influential forces reshaping the real estate narrative of Tricity. In less than a decade, the brand has distinguished itself through developments defined by the Group's sharp foresight, commitment to unparalleled excellence and on-time delivery. Building with the future in sight, Jubilee continues to make meaningful breakthroughs and act responsibly, all while staying connected to today's needs and advancing toward a better tomorrow.

**8+** Years of Trust  
& Commitment

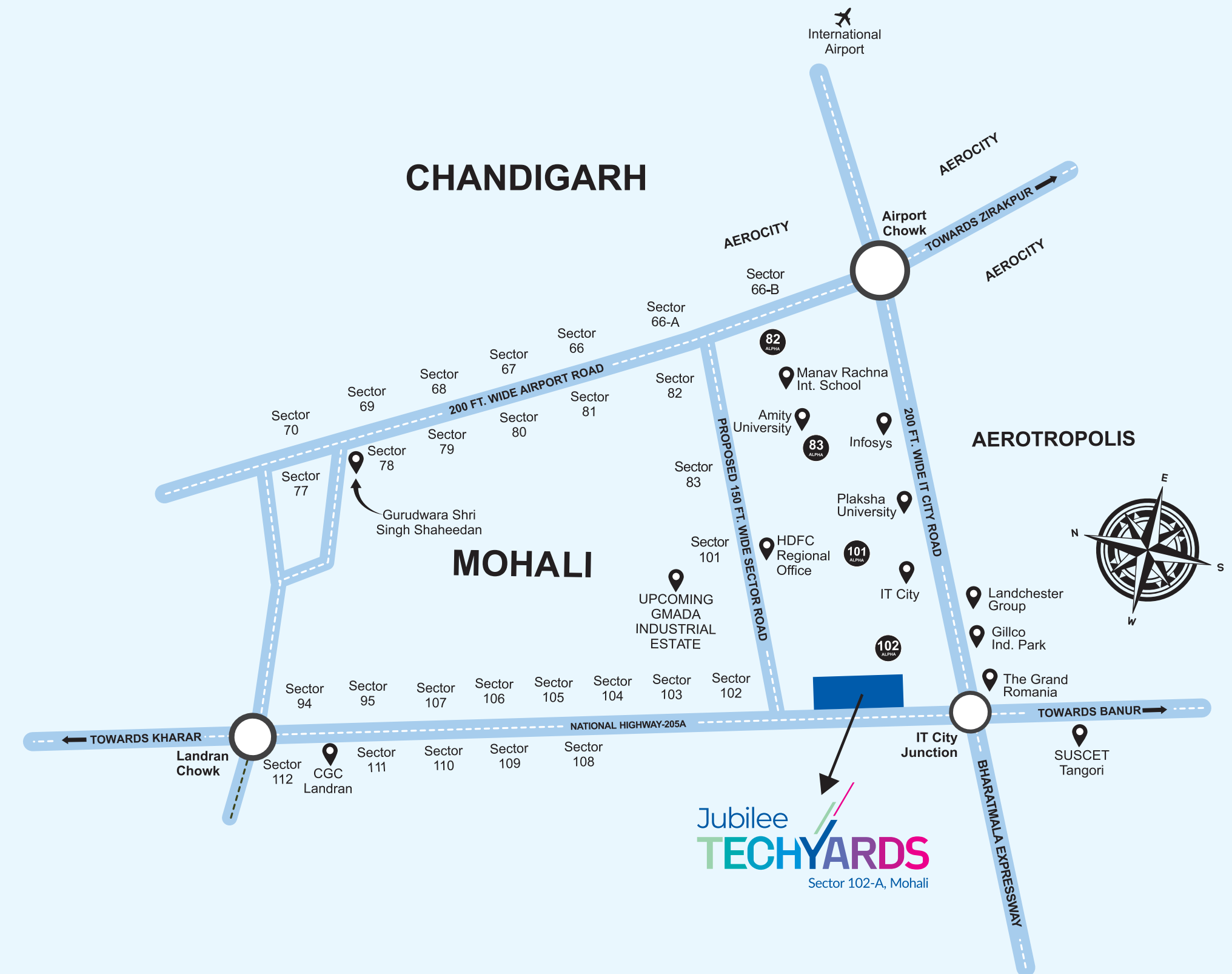
**21** Projects

# POSITIONED FOR DIRECT AIRPORT AND EXPRESSWAY ACCESS.

Located in Sector 102-A, Mohali, Jubilee Techyards enjoys a prime setting along Kharar-Banur Highway, with an impressive frontage of approximately 1480 ft. (approx.). Its strategic placement ensures high visibility while enabling swift access across the Tricity. The site will be directly connected to the proposed 150-foot-wide sector road, seamlessly linking Sectors 82-82A, 83-83A, 101-101A, 102 and 102A, and creating a vital corridor between PR-7 Airport Road and NH 205-A.

Further strengthening its locational advantage is its proximity to the Bharatmala Expressway and International Airport placing regional, national, and international connectivity firmly within reach. Together, these linkages position Jubilee Techyards as an address that promises strategic advantage and frictionless movement between business districts, residential zones, and regional gateways.

- Upcoming GMADA Industrial Estate : 1 KM
- Plaksha University : 2.8 KM
- HDFC Regional Office : 3 KM
- Infosys Limited : 3.5 KM
- Amity University : 4.5 KM
- Industrial Estate Sector 82 : 4.5 KM
- Manav Rachna International School : 5 KM
- Fortis Hospital : 8 KM
- International Airport : 10 KM





# KHARAR-BANUR HIGHWAY

## THE EMERGING FASTLANE OF PUNJAB'S TECH ECONOMY.

Once a quiet arterial stretch, Kharar-Banur Road has rapidly evolved into one of Mohali's most promising growth corridors. Strategically positioned and exceptionally well-connected, the region is emerging as a natural extension of Mohali's IT ecosystem.

What sets this corridor apart is the ecosystem taking shape around it. Proximally connected to the Bharatmala Expressway ensures seamless logistical accessibility. Leading universities and educational institutions supply a steady pipeline of skilled professionals, while a growing concentration of tech-focussed research and commercial spaces such as Infosys and Net Solutions signal a rising business confidence. Complementing this momentum is a wave of residential development, creating a balanced, live-work environment that today's knowledge economy demands.



## JUBILEE TECHYARDS - A SEAMLESS EXTENSION OF GMADA'S IT CITY.

Mohali has steadily evolved into the technology nucleus of Punjab, earning its reputation as the state's emerging Silicon Valley. This transformation has been led in large part by GMADA's vision to create a structured, future-ready IT City that could attract global capital, foster innovation, and generate high-value employment.

As this ecosystem expands, so does the need for integrated developments to support its next phase of growth. Jubilee Techyards is conceived as a seamless extension of GMADA's IT City vision, building upon the momentum already created. Strategically located and thoughtfully planned, Techyards complements GMADA's long-term roadmap by offering a cohesive environment that brings together workspaces, commercial avenues, and residential living. In doing so, it strengthens Mohali's evolution into a self-sustaining technology corridor designed for scale, stability, and the future.



## A FIRST-OF-ITS-KIND INTEGRATED IT ECOSYSTEM

Jubilee Techyards represents a new kind of development, one conceived not merely as an IT Park, but as a fully integrated ecosystem built for the future of Mohali's expanding tech economy. Strategically located along the region's high-growth corridor and aligned with the city's IT landscape, Techyards is being developed in two phases - Phase I and Phase II, representing a landmark development at the intersection of connectivity, talent, and opportunity.

Designed to support the complete technology value chain, the development brings together IT plots, ultramodern office tower, independent SCO plots, and thoughtfully planned high-rise residences in Phase I and residential floors in Phase II. In its breadth and intent, Jubilee Techyards reflects Jubilee's commitment to building not just developments, but hyper-progressive destinations as an ode to the future.



AN INTELLIGENT  
AMALGAMATION OF  
TECH-LED ENVIRONMENTS,  
NEW-AGE WORKSPACES,  
AND ELEVATED LIVING.



JUBILEE TECHYARDS  
DEDICATED IT PLOTS

# A NEW PARADIGM FOR TECH ENTERPRISES.

A new and forward-looking concept in the Tricity region, the IT plots at Jubilee Techyards are designed to give technology enterprises the freedom to build, expand, and operate on their own terms. These 500 sq. yds. plots, all on the 60 ft. wide road, offer organisations the ability to create custom-built campuses within a master-planned IT ecosystem.

Set within a comprehensive, infrastructure-led environment, the IT plots are supported by robust connectivity, planned circulation, and future-ready utilities, reinforcing Jubilee Techyards' role as a long-term platform for enterprise-led growth.



JUBILEE BOULEVARD  
INDEPENDENT SCO PLOTS

# A LANDMARK COMMERCIAL FACADE.

Positioned prominently along the prime 1480 ft. (approx.) frontage on the Kharar-Banur Highway, Jubilee Techyards introduces a thoughtfully planned commercial zone designed for visibility, access, and long-term value. This zone is lined with independent 121 sq. yds. SCO plots offering F.A.R 3 and 100% ground coverage, promising businesses a rare opportunity to establish a strong, standalone presence within a high-growth IT ecosystem.

With ample parking, flexible configurations, and high street appeal complemented by green landscaping, these commercial plots are conceived to host retail, services, and F&B spaces.



## JUBILEE DENOVO ULTRAMODERN OFFICE TOWER

# FOR BOLD IDEAS AND BRIGHTER AMBITIONS.

The signature office suites form a foundation where global enterprises and ground-breaking ideas find a base. Designed for the entrepreneurs of tomorrow, these premium office suites combine flexibility with functionality, empowering organisations with the space to perform efficiently in an ever-evolving landscape.

Thoughtfully designed by Ar. Gian P. Mathur to meet the needs of forward-thinking enterprises, the suites cater seamlessly to tech innovators, global service providers, and next-generation digital businesses alike. Set within a thriving, integrated ecosystem across G+26 floors with an area of 6,40,000 sq. ft (approx.), the office tower features future-forward amenities, including access-controlled entry, and a 100% power backup facility, ensuring that innovation and ideas never stop.



JUBILEE ELVIRA  
HIGH RISE RESIDENCES

# ELEVATED LIVING ACROSS A 5.77 ACRES LANDSCAPE.

Sprawling across approximately 5.77 acres, this gated community is thoughtfully planned with 3 BHK and 3+1 BHK apartments across four elegantly planned towers, rising G + 29 floors with stilt and basement parking. Designed with precision and intent, each apartment is crafted as a corner unit, opening up to views of lush green parks while allowing abundant natural light to flow through the living spaces.

Every bedroom is complemented by a private balcony, framing expansive panoramic views and enhancing the sense of openness. This thoughtful planning creates a serene, refreshing atmosphere, where the comfort of home feels elevated and unhurried. Residents can unwind with leisurely walks through themed gardens, relax by the pool, and enjoy at the Clubhouse with a curated selection of first-class amenities, all coming together to deliver a refined and fulfilling living experience.



## QUICK FACTS

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Integrated IT Park

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1480 ft. (approx.) Frontage on Kharar-Banur Highway

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60 ft. wide Internal Roads

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Diverse Mix of Integrated Developments

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Direct Connectivity with NH-205A

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Proximally Connected to the Bharatmala Expressway

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24x7 Multi-tier Security

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EV Charging Stations

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AN EXPANDING PORTFOLIO  
DEFINED BY INNOVATION,  
QUALITY, AND COMMITMENT.



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VIRTUAL ASSISTANT ON



