

# Advitya

— TECHNO PARK —

Industrial Township on  
Sohna-Ballabgarh Highway





The Center Of  
**Growth**

# SOHNA

## Strategic Growth Corridor

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### WHERE CONNECTIVITY, LOCATION, AND OPPORTUNITY CONVERGE.

Advitya Technopark is a thoughtfully planned industrial destination by Advitya Group, a joint venture between JBM Group and Shivalik Group. Spread across a prime 26-acre footprint, the development offers well-planned industrial plots suited for manufacturing, logistics, and allied industries. Positioned in Sohna along the Delhi–Mumbai Expressway, the project benefits from strong connectivity and strategic location advantages within a rapidly expanding industrial landscape.



# Gated Industrial Township

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## **CONNECTIVITY SUPPORTED BY SAFETY AND STRUCTURED PLANNING.**

Advitya Technopark is envisioned as a gated industrial township offering a secure and well-organised environment for progressive enterprises. Strategically positioned near the Delhi-Mumbai Expressway in Sohna, the development benefits from strong regional connectivity. Planned with controlled entry, surveillance systems, and structured internal infrastructure, the park provides industries a reliable setting where operations, logistics, and workforce movement function with safety, efficiency, and long-term confidence. Developed in compliance with statutory norms and approvals, the project holds HREERA Registration No. 704 | Dated 21.5.2025 and License No. 104 | Dated 21.2.2026, ensuring transparency and regulatory assurance.

# Strategic Industrial Destination

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## DESIGNED TO EMPOWER BUSINESSES WITH CONNECTIVITY AND GROWTH.

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# Planned Industrial Ecosystem

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## **DESIGNED FOR SCALE, MOVEMENT, AND SEAMLESS OPERATIONS.**

Advitya Technopark unfolds across a thoughtfully planned 26-acre industrial precinct, offering 94 well-configured plots tailored for modern enterprises. Plot dimensions begin from 309.33 sq. yd. and extend up to 3048.11 sq. yd., enabling businesses of varied capacities to establish and expand seamlessly. The master planning emphasizes organized zoning, accessibility, and spatial efficiency—creating a structured environment where industries can operate with clarity, convenience, and room for future growth.



# Advanced Industrial Ecosystem

## EVERYTHING IN PLACE FOR EFFICIENT INDUSTRIAL FUNCTIONING.

Advitya Technopark incorporates thoughtfully planned support infrastructure including utilities, mobility planning, security systems, and sustainability measures, ensuring a well-equipped environment that enables industries to operate efficiently and comfortably every day.



# Multi-Industry Destination

## AN ECOSYSTEM DESIGNED FOR DIVERSE AND EVOLVING ENTERPRISES.

Advitya Technopark is envisioned as a dynamic industrial destination, thoughtfully planned to support a wide spectrum of industries. From logistics and manufacturing to engineering and technology-driven enterprises, the development fosters a balanced environment where diverse businesses can operate, collaborate, and grow efficiently.

### INDUSTRY PRESENCE

1. Warehousing & Logistics Hubs
2. Textile & Handcrafted Garment Units
3. Engineering & Technical Services
4. Automotive Service & Support Units
5. Auto Component & Ancillary Operations
6. Paper & Packaging Industry
7. Electronics & IT Enabled Units

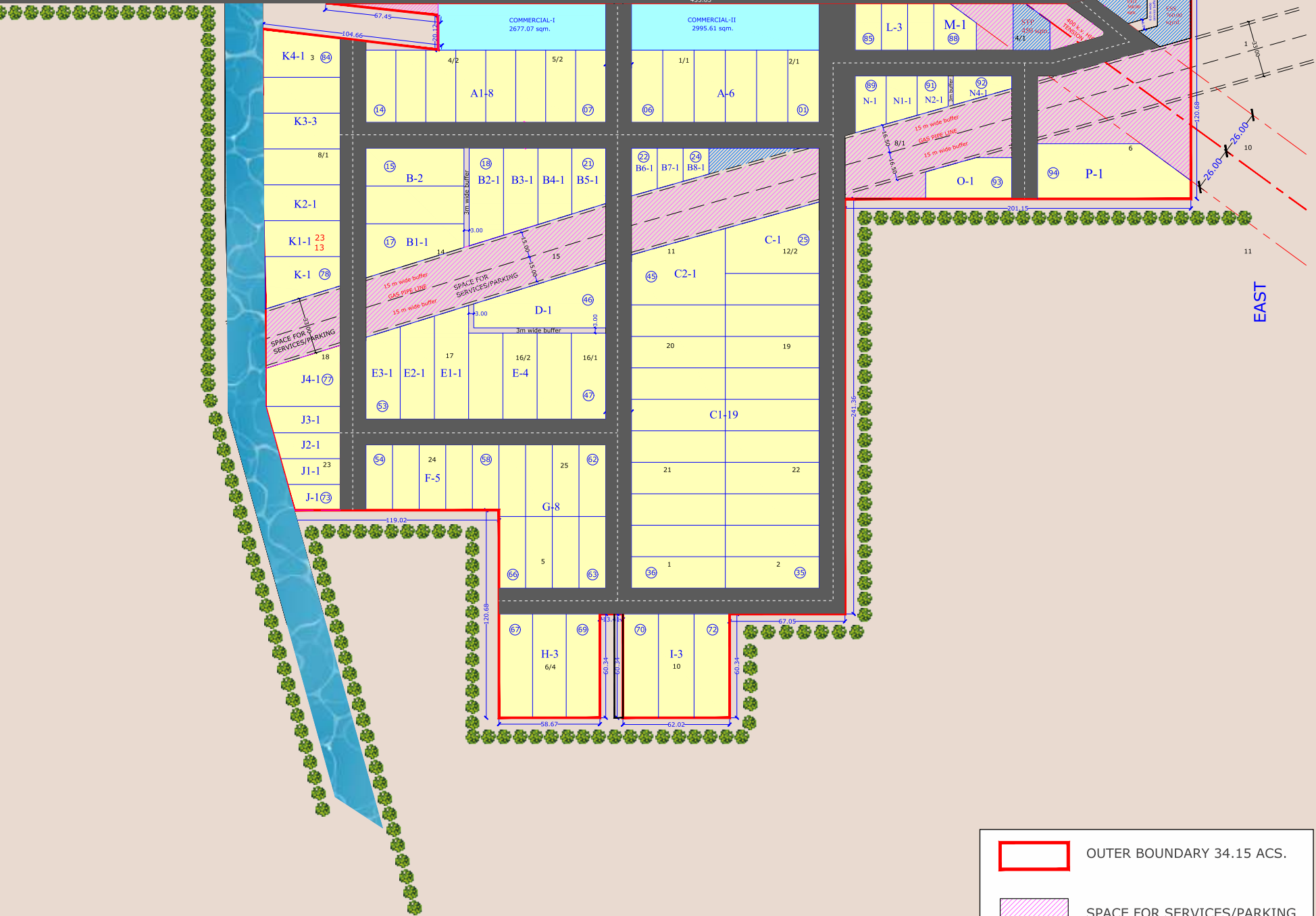






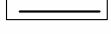


11 KARAM WIDE EXISTING ROAD

11 KARAM WIDE EXISTING ROAD

TO BALLABGARH



|   |                            |
|---|----------------------------|
|  | OUTER BOUNDARY 34.15 ACS.  |
|  | SPACE FOR SERVICES/PARKING |
|  | COMMERCIAL                 |
|  | 15M WIDE ROAD              |
|  | REVENUE RASTA              |



# Central Access Hub





# Distance

YOUR WORLD, PERFECTLY PLACED.

- COMING HILTON HOTEL  
01 KM
- AMAZON WAREHOUSE  
02 KM
- LODHA WAREHOUSE  
05 KM
- KMP EXPRESSWAY  
08 KM
- MUMBAI EXPRESSWAY  
08 KM
- THE WESTIN RESORT  
08 KM
- IMT SOHNA  
12 KM
- BALLABGARH  
18 KM
- FARIDABAD  
25 KM
- Palwal  
25 KM
- GURGAON RAJIV CHOWK  
30 KM
- IMT MANESAR  
35 KM



# Legacy of Excellence

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## WHERE TRUST, INNOVATION, AND COMMITMENT CREATE IMPACT.

Born from the distinguished legacies of two industry stalwarts, the Advitya Group embodies deep-rooted experience, visionary leadership, and a proven record of excellence. Drawing strength from its parent organizations, the Group has emerged as a formidable force, seamlessly blending innovation, precision, and long-term value creation.

Founded in 1983, the JBM Group is a USD 3.3 billion global conglomerate with a presence across more than 37 countries. Recognized among the world's leading manufacturers of critical automotive systems, electric vehicles, and buses, JBM Group has consistently created enduring value for nearly four decades. Its success is driven by an unwavering commitment to technological advancement, continuous innovation, and the empowerment of people, positioning it as a global benchmark in engineering and mobility solutions.

Established in 1998, Shivalik Prints Limited has carved a formidable reputation in the garment export industry through uncompromising quality, innovation, and operational excellence. A vertically integrated manufacturing powerhouse, Shivalik Prints oversees the entire production lifecycle, from knitting to the export of finished garments. Its ability to consistently exceed expectations has earned the trust globally.



## Delivered



**Ademan**

Delivered in 3 Years 3 Months



**Ademan 2**

Delivered in 3 Years 3 Months



**Ademan PLAZA**

Delivered in 3 Years 5 Months



**Advitya HOMES**

Delivered in 3 Years 3 Months



**Advitya PLAZA**

Delivered in 3 Years 5 Months



**NARENDRA TOWN SQUARE**

Delivered in 1 Year 3 Months

## Under Construction



**Advitya HEIGHTS**



**Advitya CENTRAL**



**NARENDRA TECHNO PARK**



## ADVITYA RESIDENCY LLP

RC/REP/HARERA/GGM/1047/779/2026/19, Dated 11.03.2026 | License No 197 of 2025, Dated:- 05-10-2025

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A JOINT VENTURE OF



SHIVALIK  
GROUP



Our milestones are touchstones

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