

Investment Opportunity – Commercial Real Estate

Building

Property Overview

Address: JVLR, Andheri East, Mumbai

Total Saleable Area: 2,86,776 sq. ft

Features

- LEED Green Building with IGBC Gold rating
- Excellent Frontage & Visibility
- Anti-glare Double Glazed Glass Façade
- Convenient Mumbai Metro Station for Lines 6 & 7A at building Doorstep

The Design

Contemporary Design by Renowned Architect



The Design

Grand 9 Story High Atrium Lobby



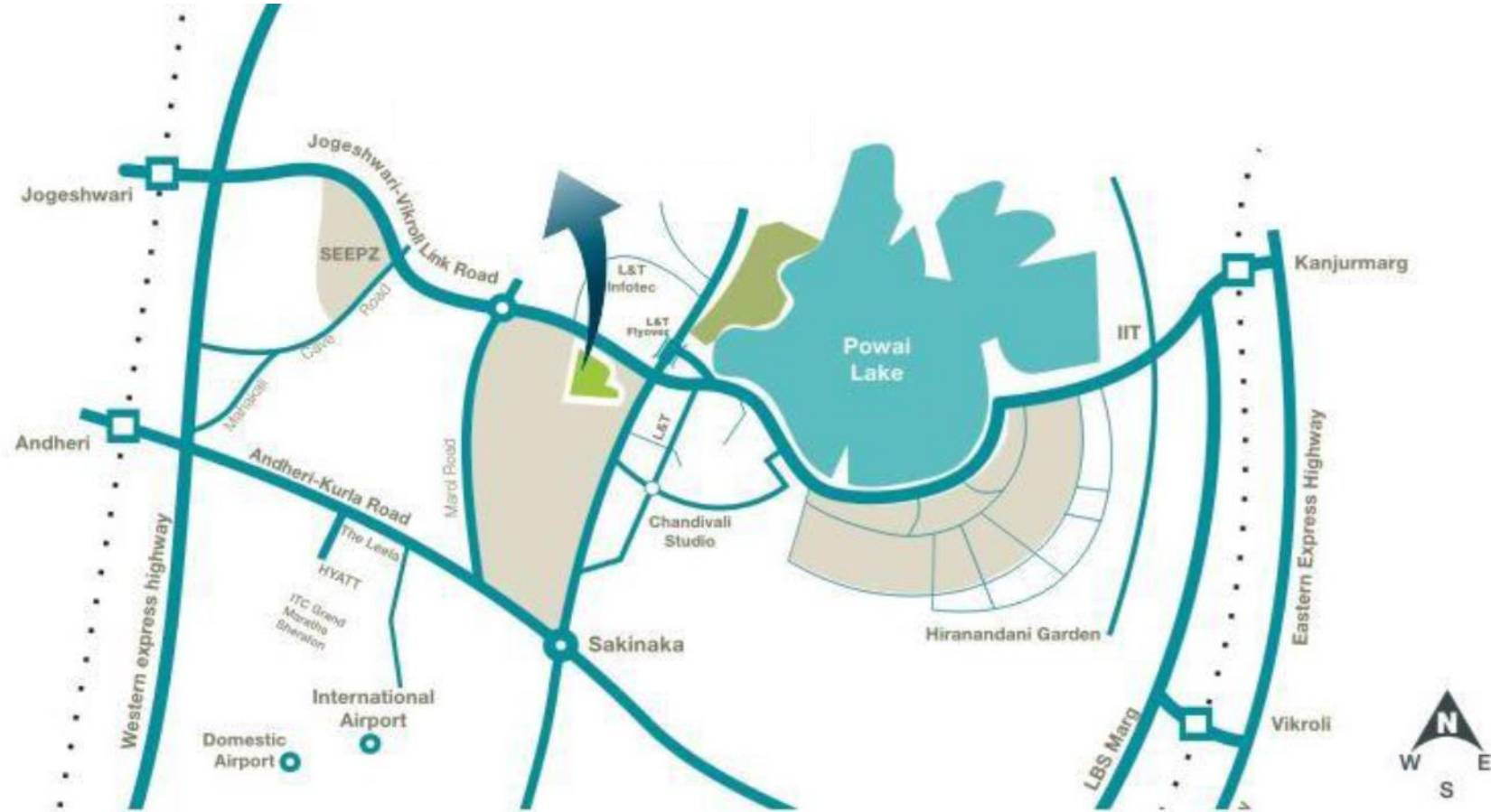
Project Highlights

Convenient Accessibility

- Strategically located on the JVLR in Andheri East connecting West and East Mumbai
- Mumbai Metro Line 6 & Line 7A Station at Doorstep providing excellent Connectivity
- Project offers up to approx. 286,000 sq. ft of Commercial Non IT / ITeS office space for single user
- LEEDs Pre-Certified Green Building with IGBC Gold rating
- Designed with large, efficient rectangular floor plates, wide column span and high floor to floor clearance for optimal space utilization
- Premium finish with a combination of attractive glass façade, stones and metal panels
- Asset offers the advantage of corporate text access to wide talent pool
- Convenient access to Mumbai Metro, residential development, schools, colleges, business hotels, banks, recreation facilities, etc.
- Service areas well planned which meet safety, security and redundancy parameters for occupiers

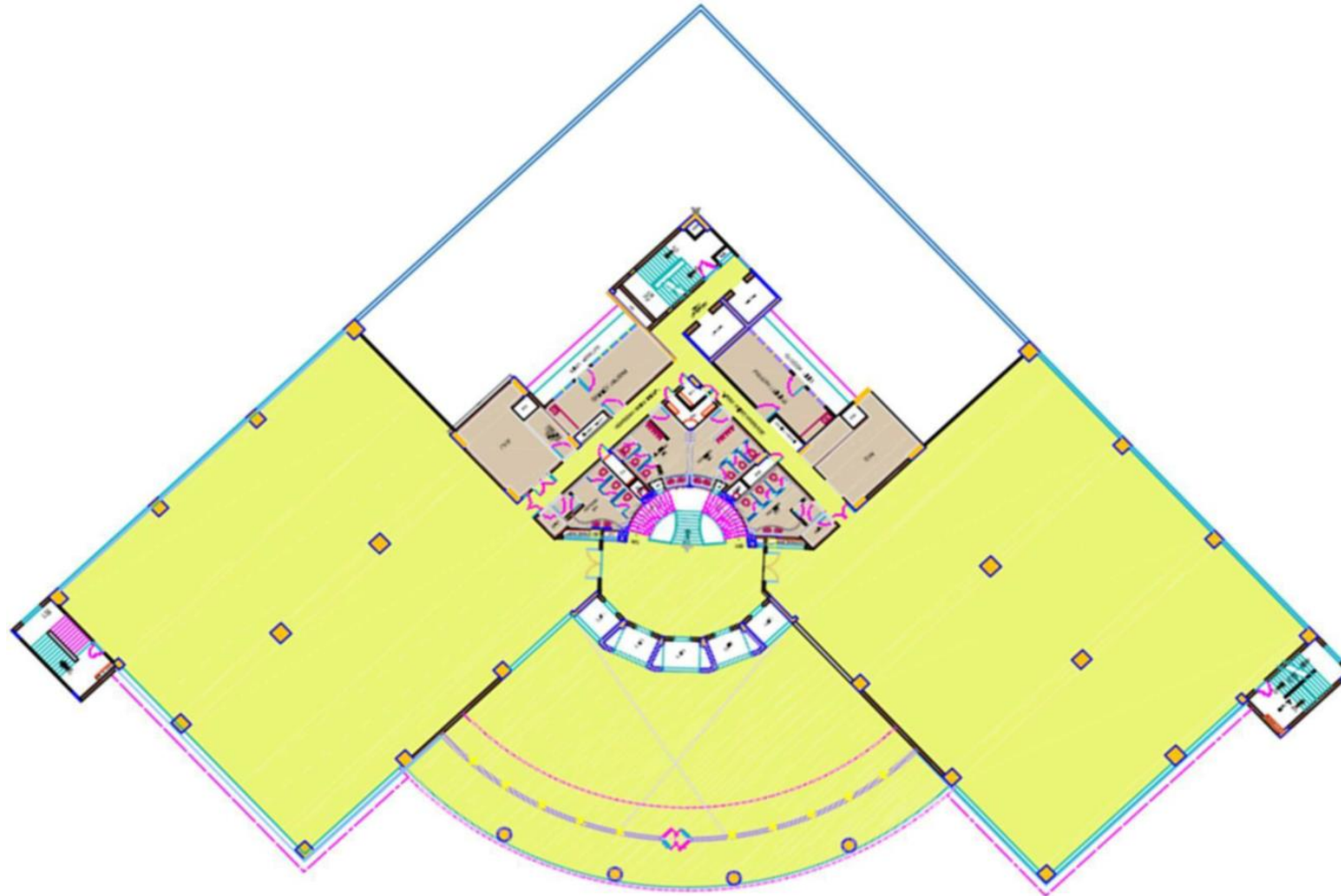
The Location

Convenient Accessibility



The Work Floor

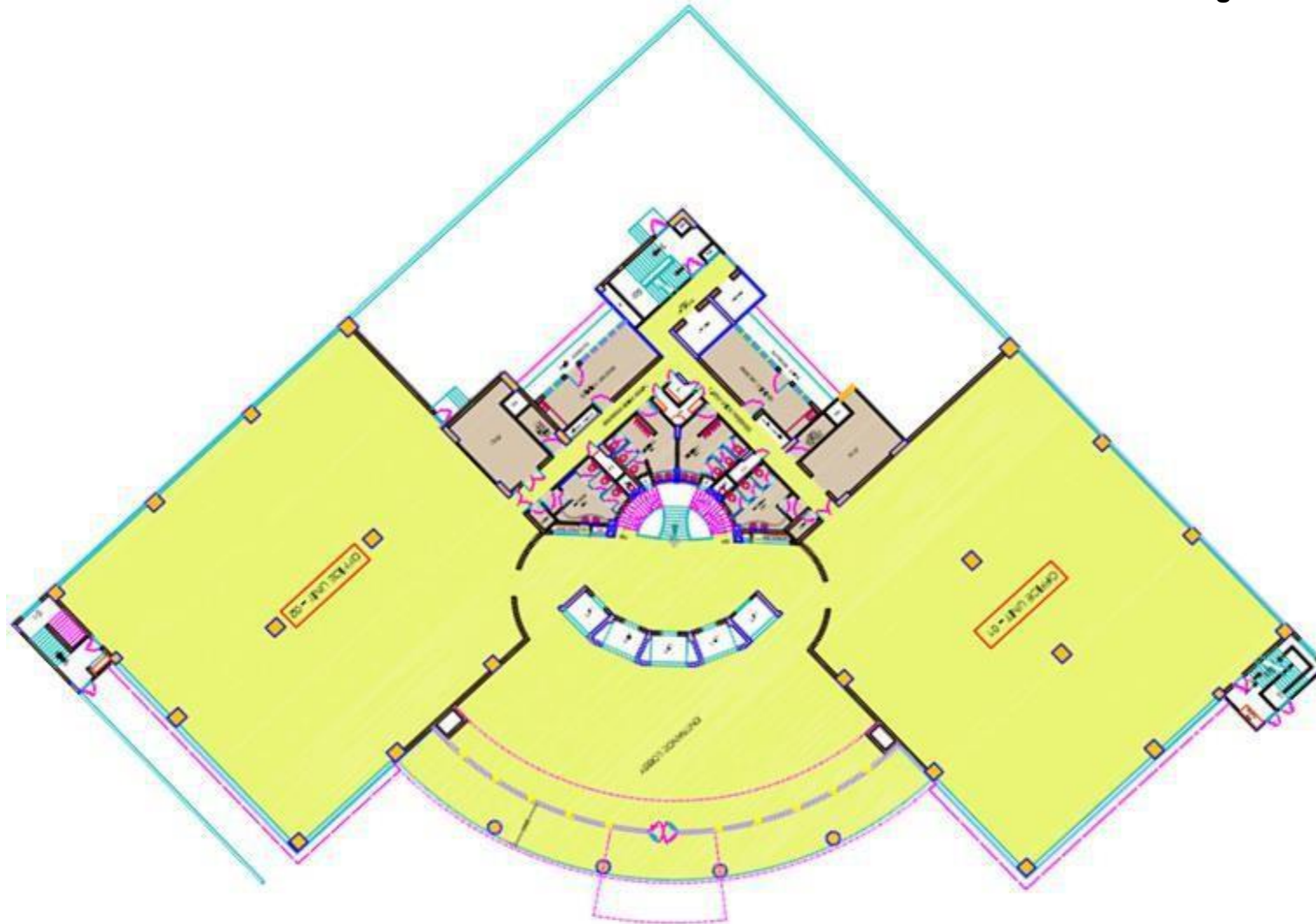
Efficient Rectangular Floor Plates



The Work Floor

Ground Floor

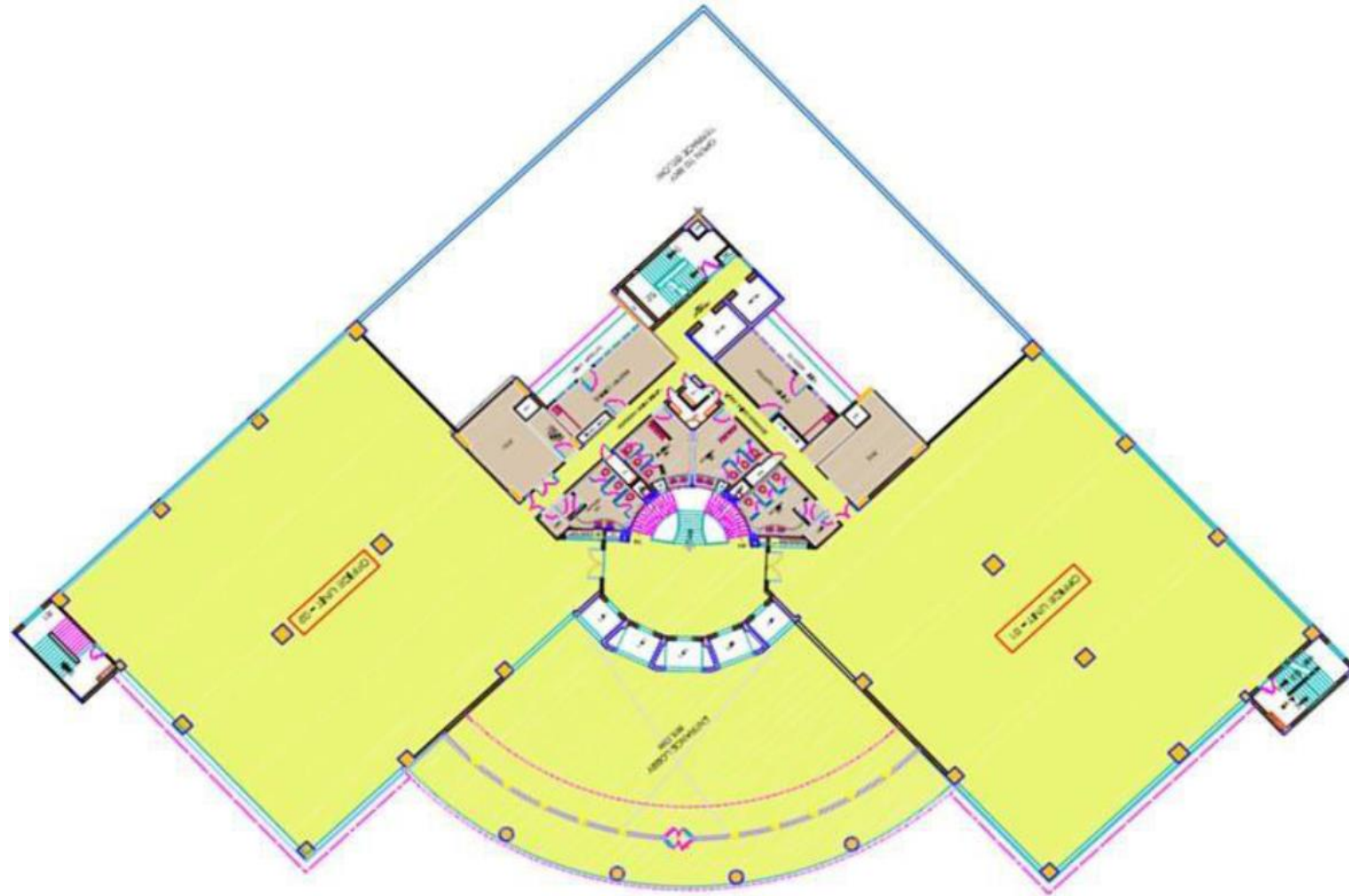
Chargeable Area: 25,546 sq. ft.



The Work Floor

First and Second Floor

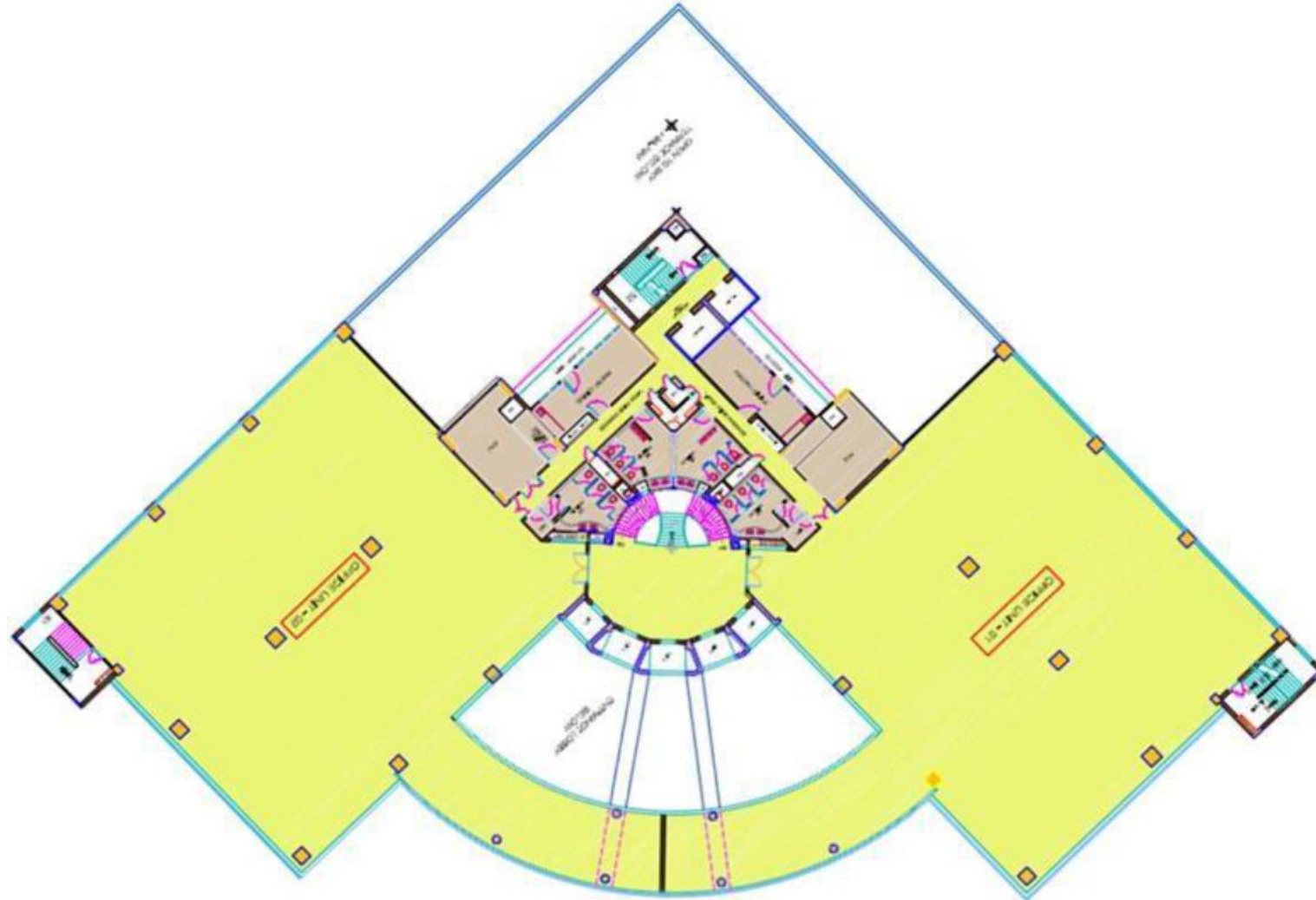
Chargeable Area: 26,387 sq. ft



The Work Floor

Third, Sixth and Eighth Floor

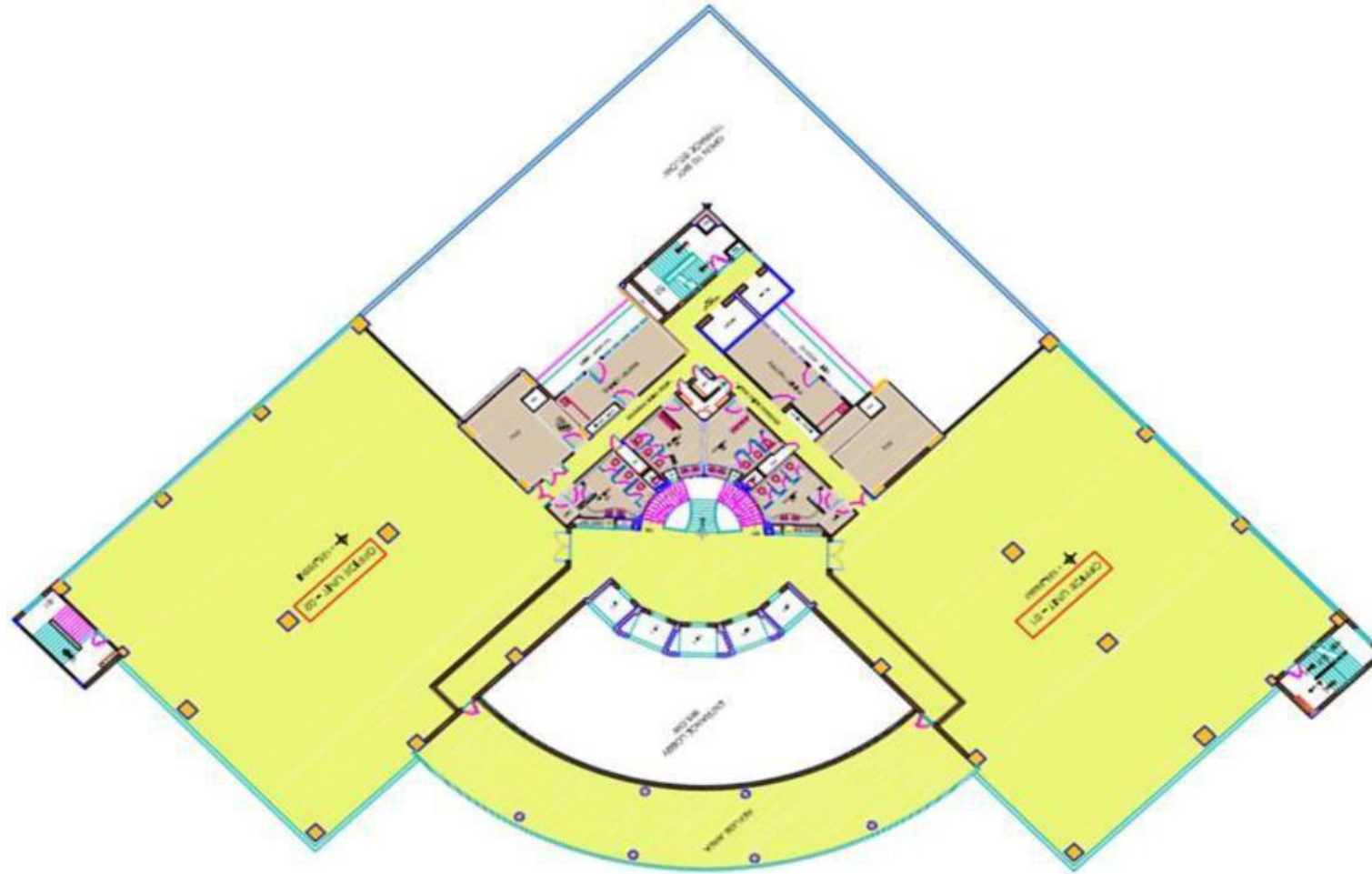
Chargeable Area: 30,450 sq. ft



The Work Floor

Seventh Floor

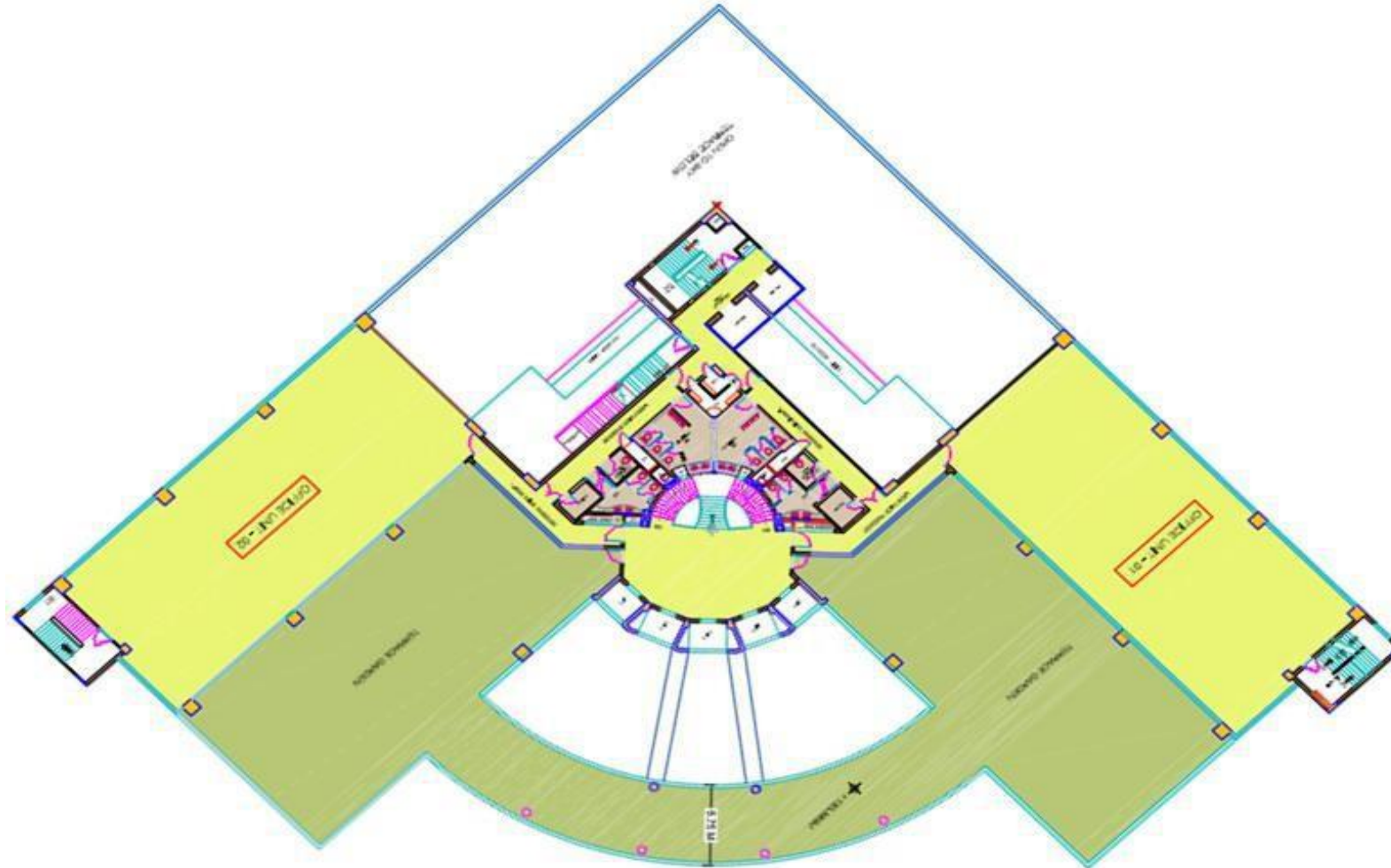
Chargeable Area: 25,580 sq. ft



The Work Floor

Ninth Floor

Chargeable Area: 19,927 sq. ft



Select Technical Features

Structural Attributes

- 2 levels of Basement, Ground and 9 Upper Floors
- Approx. chargeable area of 286,000 sq. ft
- Structure is a combination of PT Slabs & Conventional RCC
- Floor plates that can be divisible into two halves
- Typical floor plate of approx. 30,000 sq. ft
- International standards of construction
- Efficient rectangular floor plates that gives 65% efficiency in terms of usable space
- Use of alternative materials and technologies as prescribed by Eco Housing
- Designed by renowned architect – ABC

Power

- System designed for electrical load of lighting, air- conditioning, computer & other office equipment
- 100% Power backup

Additional Amenities

- Ample car parking space
- High speed elevator system
- Sewage Treatment Plant and Rain Water Harvesting Systems
- Gold Rated Green Building as per LEED

Safety & Security

- Provisions hydrants, sprinklers and fire extinguishers
- 24-hour security system within the complex
- Advance Fire Fighting and Fire Detection Systems

Area Statement

SR.NO.	FLOOR	OFFICE "A"	OFFICE "B"	ENTRANCE LOBBY	TOILETS & JANITOR ROOMS	PANTRY	AHU	PASSAGES	TOTAL CARPET	Saleable Area 65% Efficiency (sqm)	Saleable Area 65% Efficiency (sqft)
1	GROUND	660.50	657.12	402.42	74.77	50.53	47.37	52.31	1,945.02	2992.41	32210.34
2	FIRST	685.67	682.74	0.00	74.77	50.53	47.37	52.31	1,593.39	2451.43	26387.20
3	SECOND	685.67	682.74	0.00	74.77	50.53	47.37	52.31	1,593.39	2451.43	26387.20
4	THIRD	806.07	807.70	0.00	74.77	50.53	47.37	52.31	1,838.75	2828.92	30450.46
5	FOURTH	806.07	807.70	0.00	74.77	50.53	47.37	52.31	1,838.75	2828.92	30450.46
6	FIFTH	806.07	807.70	0.00	74.77	50.53	47.37	52.31	1,838.75	2828.92	30450.46
7	SIXTH	806.07	807.70	0.00	74.77	50.53	47.37	52.31	1,838.75	2828.92	30450.46
8	SEVENTH	661.98	657.67	0.00	74.77	50.53	47.37	52.31	1,544.63	2376.41	25579.71
9	EIGHTH	806.07	807.70	0.00	74.77	50.53	47.37	52.31	1,838.75	2828.92	30450.46
10	NINETH	389.05	385.29	0.00	74.77	23.38	23.30	48.36	944.15	1452.57	15635.51
11	TOTAL	7113.22	7104.06	402.42	747.70	478.15	426.33	519.15	16,791.03	25,868.85	2,78,452.27
12	U. STILT	0.00	0.00	0.00	32.18	0.00	40.07	20.67	92.92		
13	L. STILT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
14	TOTAL	7113.22	7104.06	402.42	779.88	478.15	466.40	539.82	16,883.95		

NOTE: Terrace on 9th floor 797.41 sq. m. Upper stilt FSI areas – 2621sq 4032
 Parking Upper 106 Nos. Add 9th floor Terrace @50% 4291
 Parking Lower 144 Nos.

Total Saleable Area: 2,86,776

Disclaimer

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