

SPECTACULAR VISION FOR GRAND REALTY ON MAIN NH8



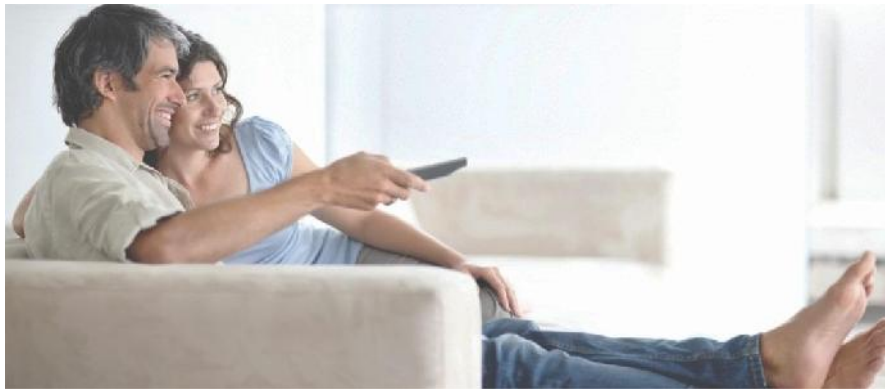
High Street Shopping : Living



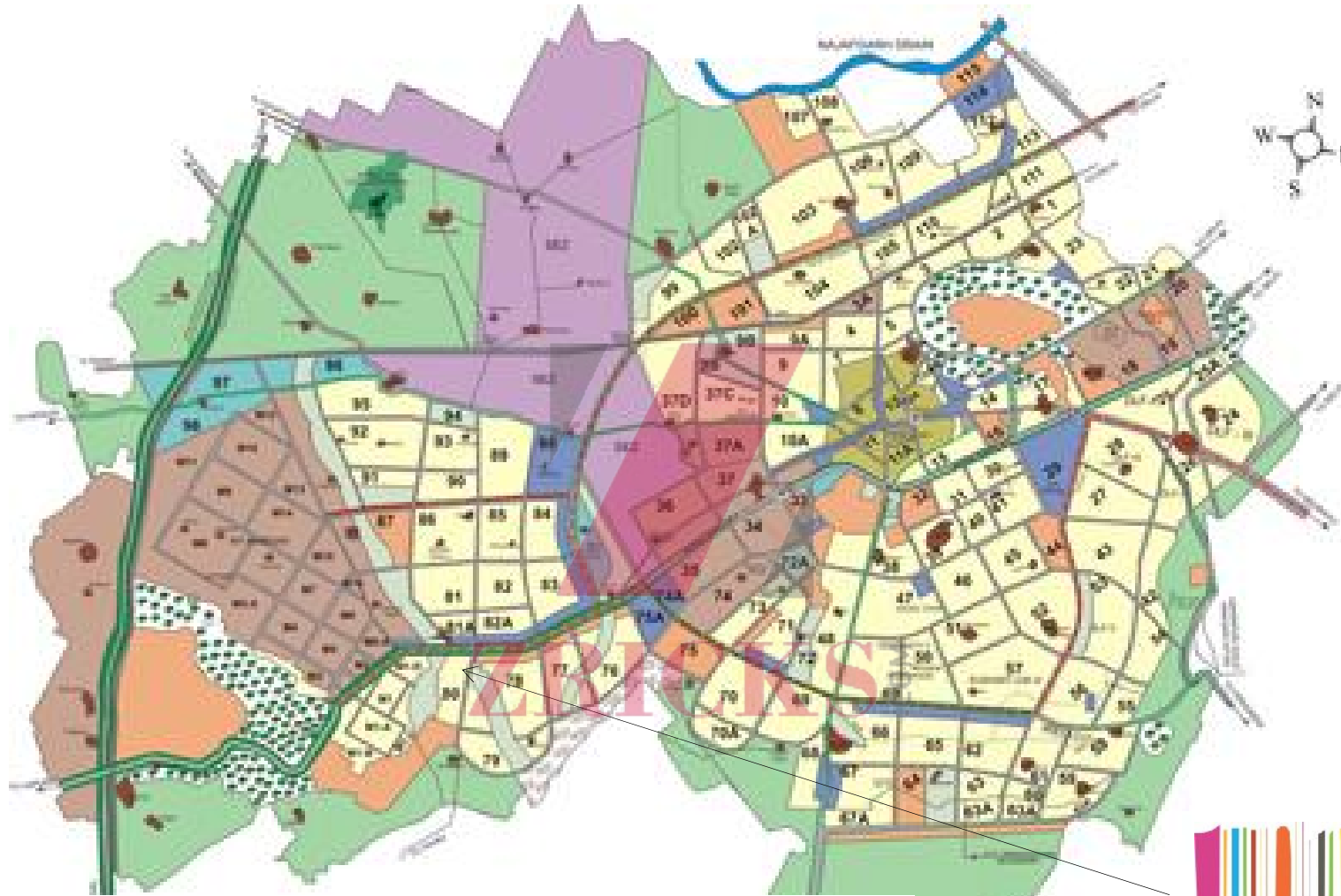


Located on main NH8 Sector M1D, Gurgaon – Manesar on a 150 meter wide highway , Bani Center Point offers you the opportunity to enjoy an international lifestyle at your doorstep. The project is a very good blend of living and high street retail .

A cool hip  
place to  
shop, dine,  
stay,  
entertain...



Livable area with proximity to offices ,premium residential developments on Mani NH8



2.681 acres site located on main NH8 .Sector M1D Gurgaon-Manesar  
25 min from Airport  
12 min from IFFCO Chowk  
5 min from IMT Manesar Gate  
2 min from Mc Donalds on NH8  
15 min from NH8 Gurgaon Toll





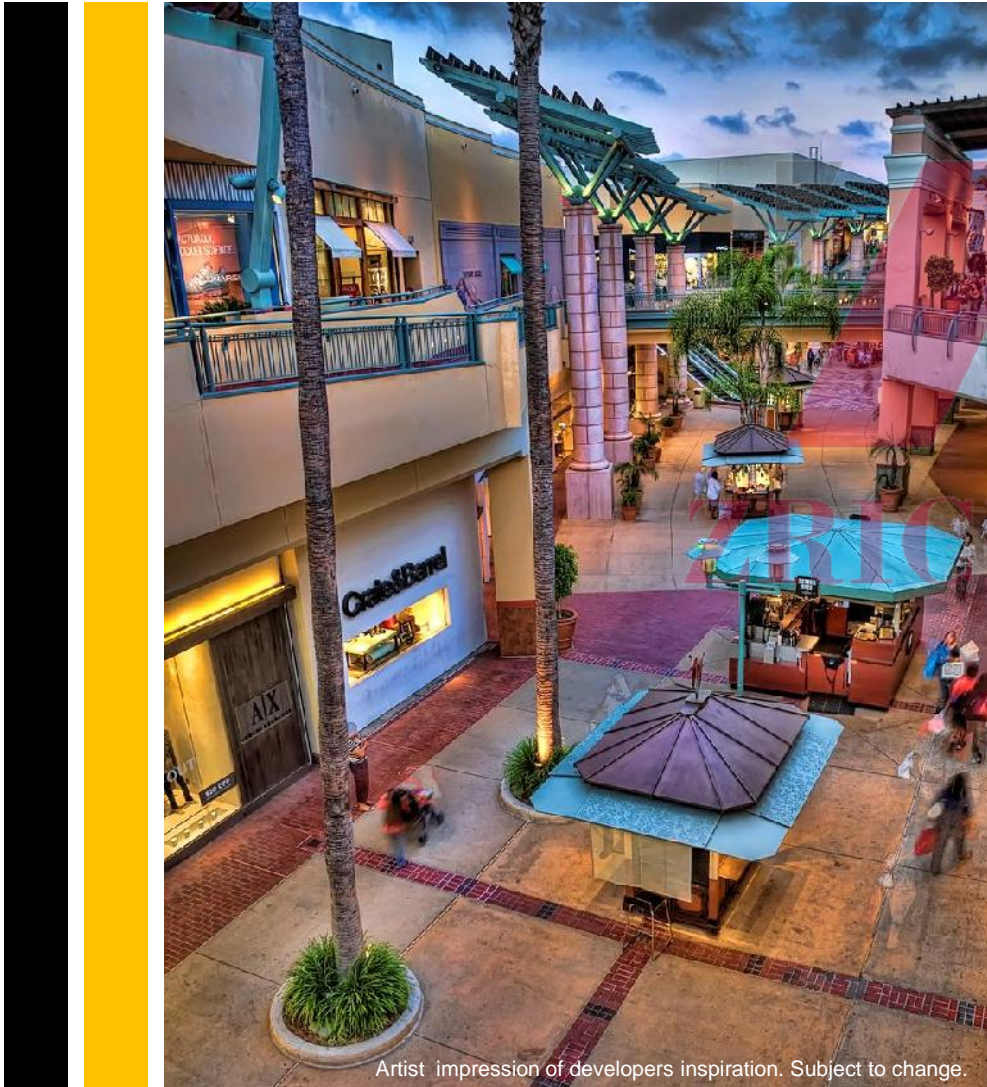
150 Mtrs. NH8



### Proposed Shopping -First Floor Plan

Tentative Plans -All plans are subject to change

Shopping at ....



Artist impression of developers inspiration. Subject to change.

BAANI



- International Style Architecture
- Large storefronts for retail units
- Arcade along all store fronts
- Road facing premium shops
- Nicely landscaped central plaza with paving and decorative features
- Ample surface and basement parking
- Dedicated drop off zones and entrance for retail
- Flexi living /Service apartment part of complex creating high visibility and footfall

Attention to detail with modern international appeal -good circulation and visibility



Artist impression of developers inspiration. Subject to change .





# Modern Day Open Concept Retail –Proposed Specifications

Retail shops on GF and FF.  
Dedicated Signage Area for all units as per design  
All common area lighting as per norms.

## Structure:

RCC slab column structure with masonry partitions  
High floor to floor heights provided . 4 .0 to 4.5 Mtrs  
Stairs connecting retail levels. Provision for Lifts / Bridges

## Landscape:

Contemporary landscape with paving and decorative features /water bodies.  
Wide pedestrian plaza with seating areas and food kiosks  
Dedicated drop off and entrance for retail  
On site parking areas with lush canopy trees and landscapes features  
Large open event space/clubhouse.

## Finishes:

Exterior – Combination of shutter /glazing/painted surface as per  
Lobbies – Combination of stone/tile and painted surface  
Tenant floor – Concrete Floor  
Common Toilets – Finishes toilet with modern fitting and fixtures

## HVAC

Non A/C shopping with provision for Split AC unit at predetermined locations.

## Electrical:

Distribution – Provision of cable up to tenants distribution board . Tenant load will be metered .  
Power Back up – Automatic power back up for lighting ,power and A/C provided with PLC based auto load manager.

All provisions for security, life safety, will be made as per norms and maintenance agreements .



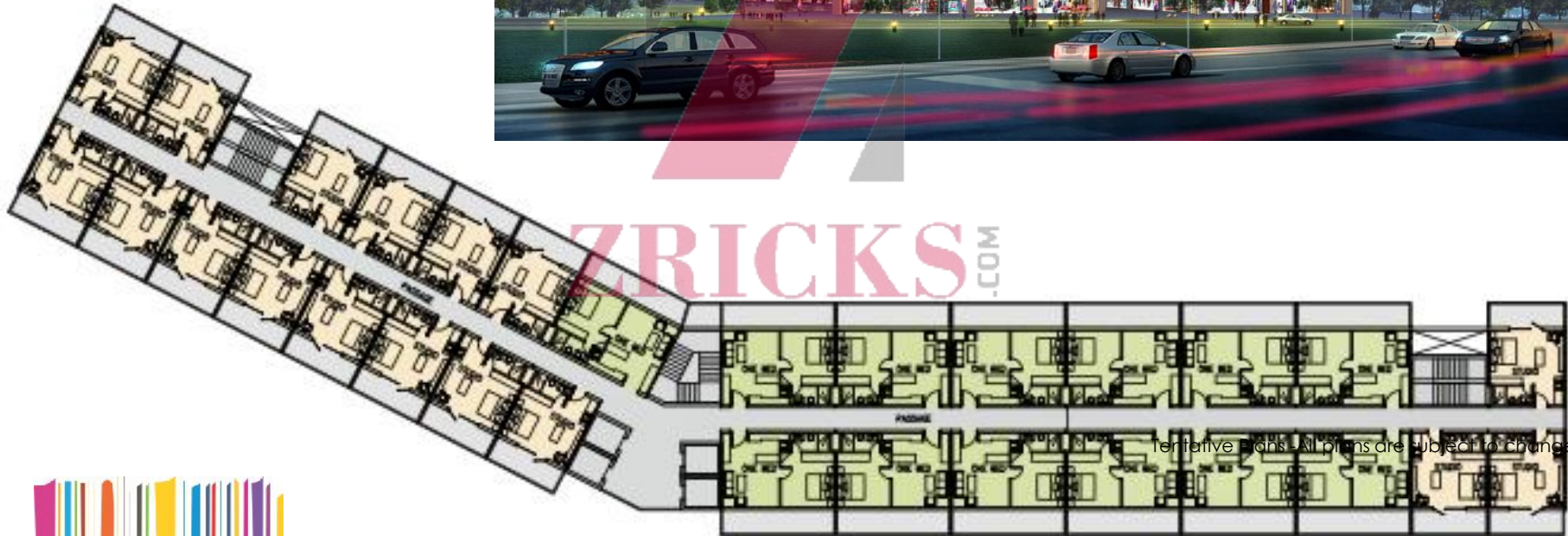
# Modern Living at IKON-2 Tower (Services Apartments )



Life is a constant buzz, optimize your performance as life is about living . As you zip from city to city, serviced apartments offer you the freedom to navigate the world for business, pleasure or spontaneous travel. Discover your second home.



Living



Tentative Plans. All plans are subject to change.



Studio and One Bedroom Apartments.



## Modern international living

### Service Apartment -Studio and One Bedroom Suites

- Prestigious address facing the highway and large green spaces ,road providing high visibility, connectivity and view.
- Furnished Studio and One Bedroom apartment units providing high level of comfort and flexibility.
- Ample Car Parking.
- Beautifully landscaped complex with Gym and Pool.
- Offering a unique opportunity to own a Studio /One Bedroom unit which provides prestige and style with a great return on investment .

- Fresh interiors.

#### TENTATIVE AREAS

- **Studio** **619 SFT**
- **One Bedroom** **894 SFT**

Areas subject to revision as per final planning



## Modern international living- STUDIO APARTMENT -619 Sq. Ft.



### Tentative Finishes in Unit

- Wood/MDF/Laminate work as per design.
- Double bed with side units.
- Study table with chair.
- Sofa /chair in room
- Wardrobe unit
- Laminated wooden flooring in sleep area
- Ceramic tile in kitchenette and bathroom.
- Modern Bathroom with 3 fixtures
- Granite counter top with sink in pantry.
- Air conditioner in all rooms. - Split /Window type
- One LCD TV 26 Inch
- Ceramic tile in the balcony
- Oil bound distemper on ceiling
- Plastic paint on walls
- Fixed light fixture and switches.



## STUDIO UNITS

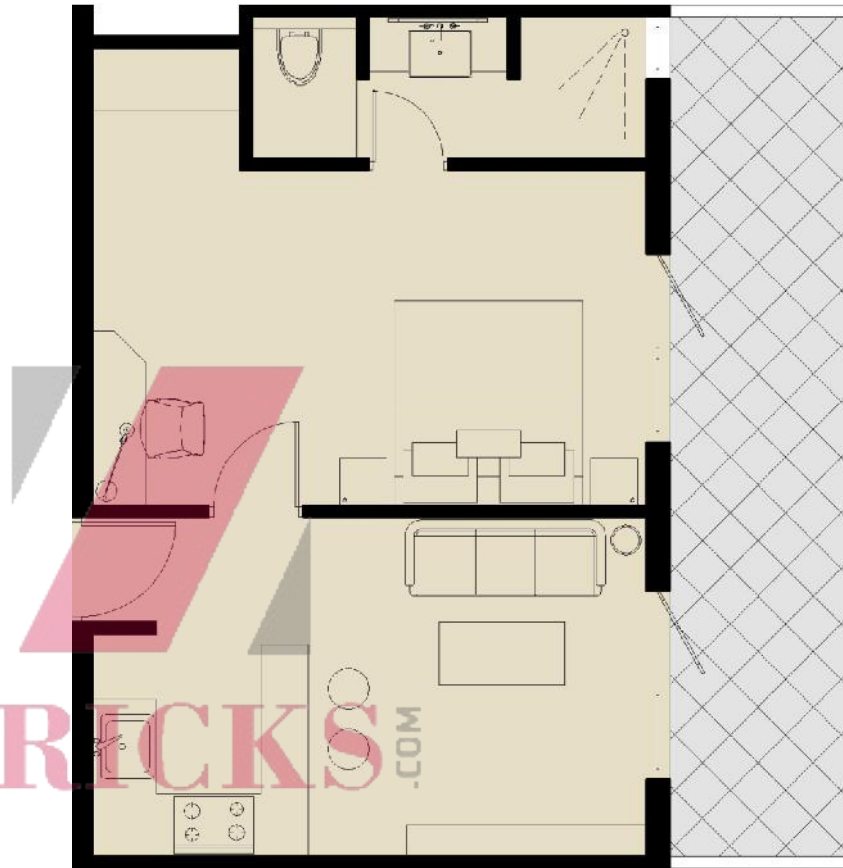


Artist impression of developers intent. Subject to change. Image shown with upgrade features

# Modern Day Living – One Bedroom Suites- 894 Sq. Ft.

## Tentative Finishes in Unit

- Wood/MDF/Laminate work as per design.
- Double bed with side units
- Study table with chair
- Dining table with chair
- Sofa /Chair
- Wardrobe unit provided
- Laminated wooden flooring /Carpet in sleep area
- Vitrified tile in living room
- Ceramic tile in kitchenette and bathroom.
- Modern bathroom with 3 Fixtures
- Granite counter top.
- Air Conditioner in all rooms.-Split /Window type
- One LCD TV 26 Inch
- Ceramic tile in the balcony/courtyard
- Oil bound distemper on ceiling
- Plastic paint on walls
- Fixed light fixture with switches.
- Furniture in living room –Sofa cum bed and coffee table.



Artist impression of developers intent. Subject to change

## Tentative Finishes Corridor

- Granite/Vitrified Tile on floor
- Oil Bound Distemper on ceiling
- Plastic paint on walls
- Lights as per design and norms

## ONE BEDROOM UNITS

Artist impression of developers intent. Subject to change. Image shown with upgrade features





## ONE BEDROOM UNITS



Artist impression of developers intent. Subject to change. Image shown with upgrade features



## Plenty of demand generators to drive footfall..

- Strategically located on NH8 –close to New Gurgaon and Manesar.
- Located on main metro line (phase 2) .
- 1000,000 sq ft of IT/office space within 5 min of driving distance. Close to 25,000 premium homes within 5 km radius.
- Proximity to premium convention centers and hotels like Hyatt Regency, Radisson , JW Marriott and many other hospitality based projects on NH8
- 5 min from super luxury villas at Karma Lake Lands.
- Proximity to Northern Periphery and Southern Periphery roads.

ZRICKS.COM



*Gurgaon ranks among the well known urban cities in India. It is the sixth largest city in the country*



Real Estate & Beyond

Commercial: Retail: Hospitality: IT Parks: Residential

**Real Estate  
Hospitality  
Facility Management**



A proven track record of delivery of projects

## The world is watching .10 yrs in Real Estate

BAANI today is a well established and reputed real estate development company that has for long been well known for its excellence delivery, financial strength and innovative Real Estate Development Company.

Baani Group is a 3 decade old company that started as a fashion company in 1981 and diversified into real estate development 10 years back in 2003. Baani has established itself as a strong name in the real estate world with proven track record of delivering excellence in commercial, mixed use, hospitality, institutional and residential development sectors. Today the firm has successfully developed and handed over 1 million sq. ft. of spaces and has another 1 million sq. ft. under development. Baani group has 3 operating divisions- real estate development, facility management and hospitality.

Baani have shaped the Gurgaon skyline both in terms of IT, commercial properties, mixed use developments, hospitality in National Capital Region. Baani Group stands as a niche player amongst regional developers, with 10 projects covering over 1.8 million sq ft. already completed, and 1.3 million sq ft currently under development. These include mixed use development with a mix of commercial spaces, high street shopping and hospitality developments. Baani has strong and impressive list of brands like IBM, AVIVA, HYUNDAI, XCHANGING, FLEXTRONICS and CHAMBAL FERTILIZER & CHEMICALS, ORIFLAME who have been using our office and IT spaces.

Managed by a dedicated team of hard working professionals, BAANI's entrepreneurial approach, product design, strategic vision, forward thinking approach, disciplined work culture, technical expertise and on time execution of projects, has made BAANI respected with its investors and among the well known companies in India and abroad.

Tel: +91-124-4222264 Web: [baani.com](http://baani.com) Email: [info@baani.com](mailto:info@baani.com)

Delivering value to investors year by year...



Baani City Center 2012



The Address Gurgaon 2011



Hilton Hotel Sec 50 Gurgaon 2011



Corporate One ,New Delhi 2009



The Statement Sec 43 Gurgaon 2006



Baani Square Sec 50 2007



Tech Park, Gurgaon 2008



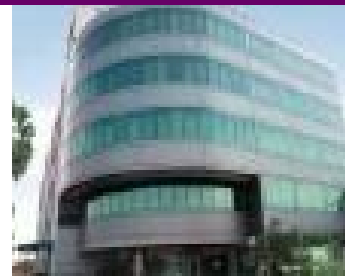
Under Development



2001 India Times



2002 MAC



2003 IBM  
Projects in NCR



2004 FLEXTRONICS



2005 Xchanging /Baani

The World is Watching .10 yrs in Real Estate...

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