



BAANI  
CITY  
CENTER

---

Elevated Lifestyle

 +91 8586866824

## Contemporary international architecture



Artist impression of developers inspiration



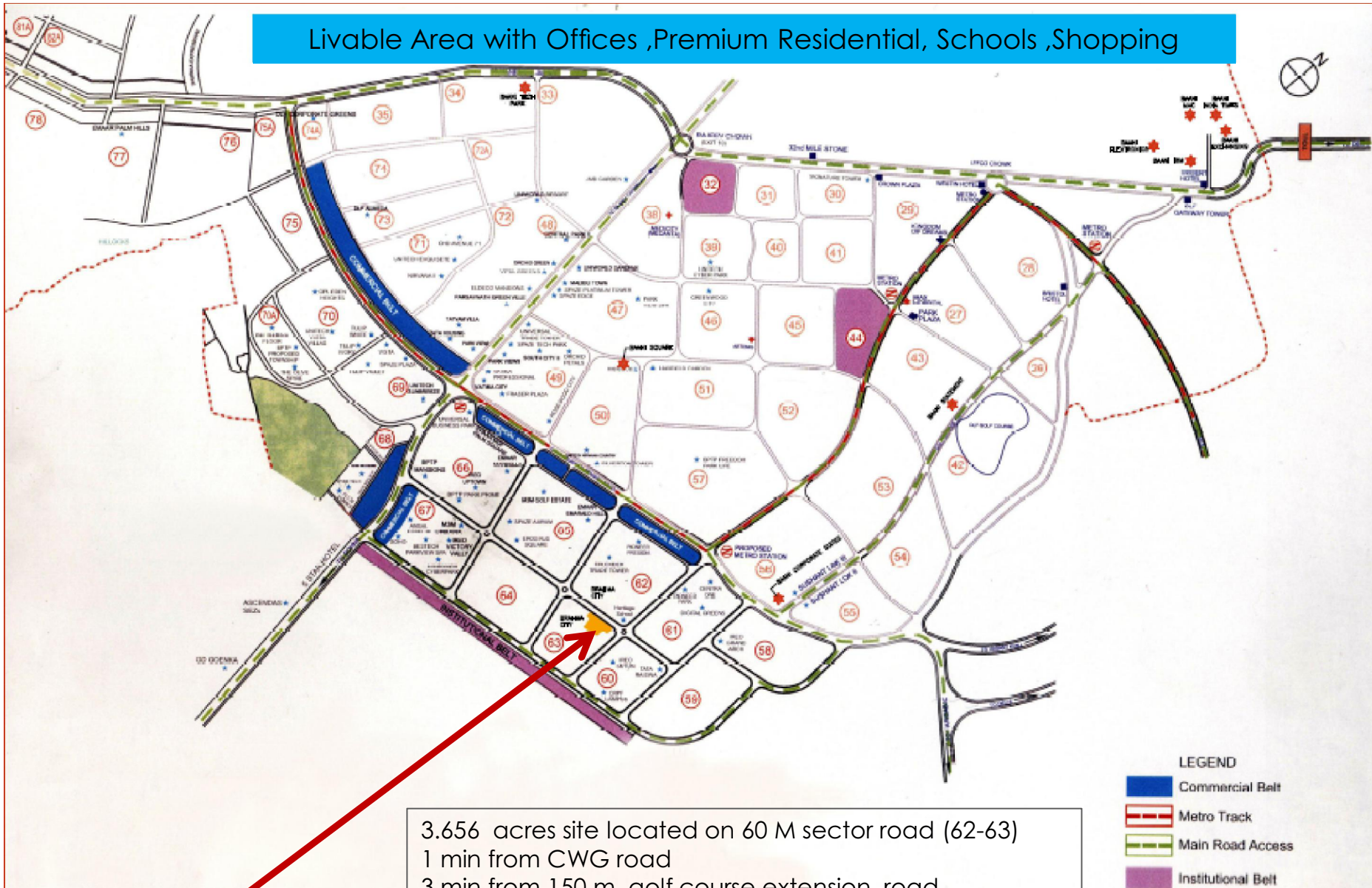
Real Estate : Hospitality : Facility Management



Mixed Use development comprising of Retail, Service Apartment ,Commercial and Hospitality ,Sec 63,Gurgaon



## Livable Area with Offices ,Premium Residential, Schools ,Shopping



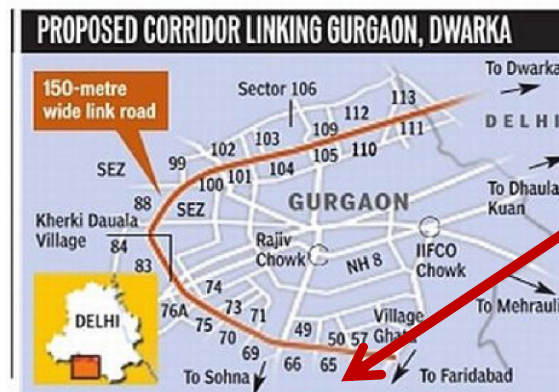
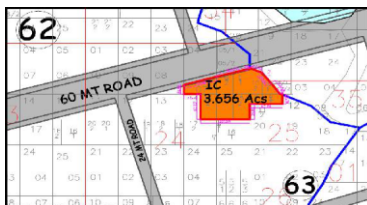
3.656 acres site located on 60 M sector road (62-63)  
 1 min from CWG road  
 3 min from 150 m golf course extension road  
 30 min from International Airport  
 15 min from NH8 and IFFCO Chowk  
 7 min from DLF gold course road  
 10 min from cyber park





## An upcoming strategic location for investment

- Located close to 150 meter wide link road
- Located on 60 mtrs main sector road between sec 62 and 63
- Commercial zoned land part of mixed use development comprising of retail, service apartment, office and hotel.
- Integrated mixed use development providing
- Walking distance from many luxury residential developments like IREO, Pioneer Park, Tata Raisaina, Heritage One ,Brahma City, Emaar ,DLF.
- Central spine with new premium development on both sides will become most premium destination.





Shopping at ....

BAANI  
CITY  
CENTER

---

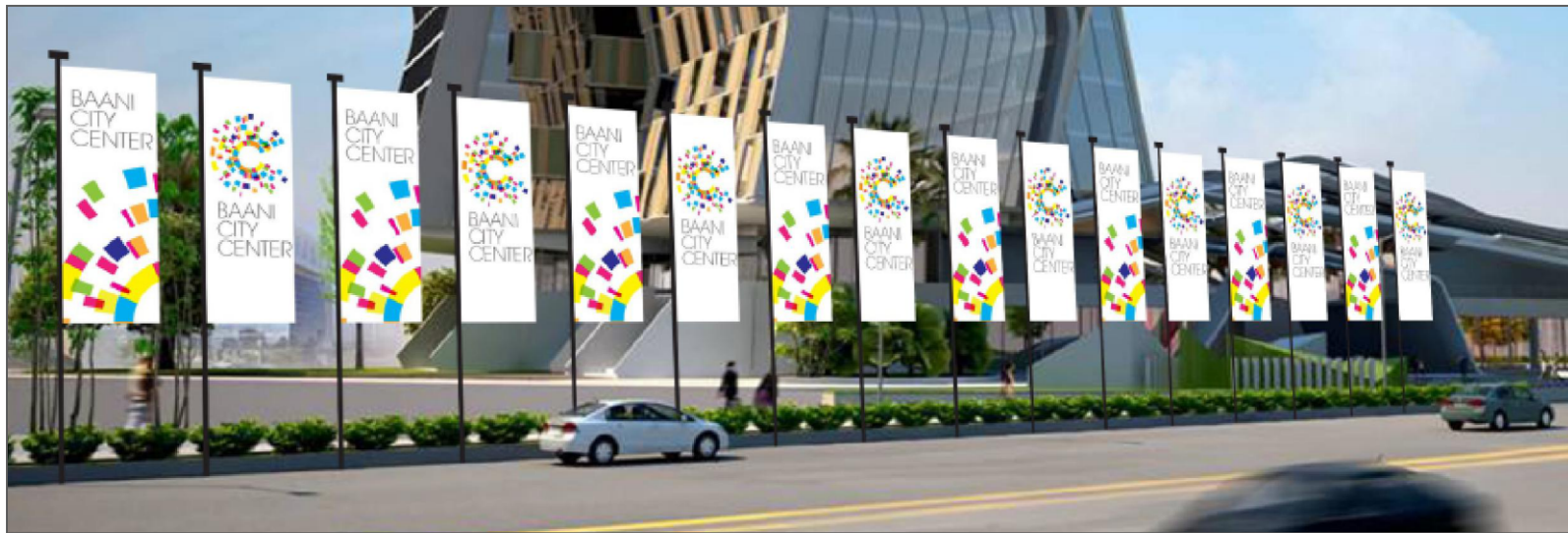
Elevated Lifestyle



## Shopping at ....



- Contemporary Architecture
- Large storefronts for retail units
- Arcade along all store fronts
- Road facing premium shops
- Iconic specialty restaurants in promenade
- Nicely landscaped central plaza with paving and decorative features
- Ample surface and basement parking
- Dedicated drop off zones and entrance for retail
- Service apartment and Hospitality projects part of complex creating high visibility and footfall



## Modern Day Open Shopping...



Artist impression of developers intent. Subject to change

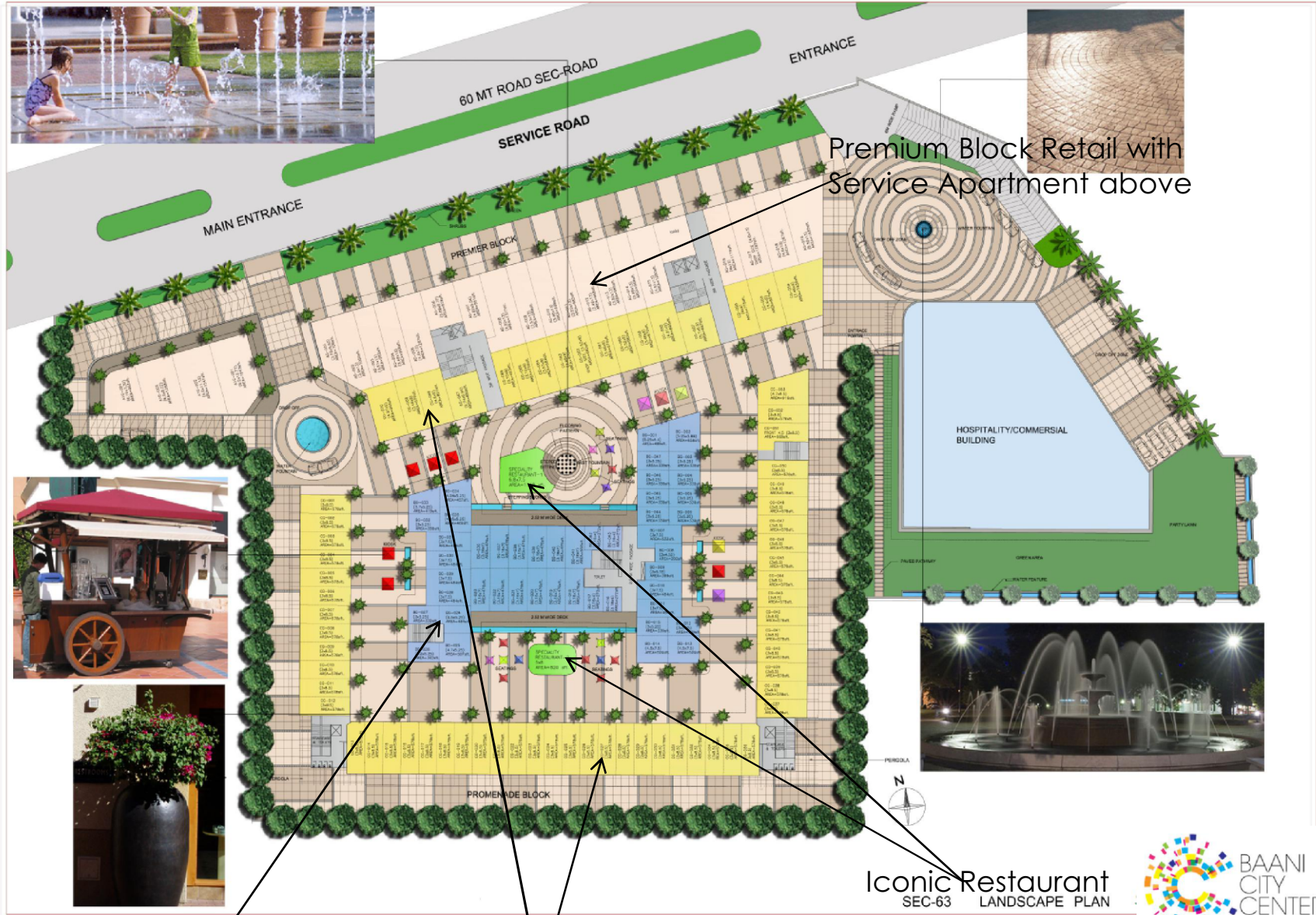


- Mixed use project at Sec-63, Gurgaon. High Street format as seen in Europe and America . Located on 60 meters Road, It will have 'Ground+1 Floor of retail space. 2<sup>nd</sup> floor to have restaurants on some blocks.
- Food Court and Iconic Restaurants in the landscaped courtyard . All shops will have high visibility due to open concept design.
- Facilities and quality standards will be grade A. Courtyard style mixed-use development enhancing open-air convenience retail. Internal court is connected to service apartment and hospitality project.
- Shopping would be a pleasure as it will combine high end retail with specialty outlets such as café, bakery, restaurants, pubs ,health clubs, beauty clinics, boutiques.
- All first floor units will have high visibility from promenade . Provision for lifts ,bridges and escalators
- High shop heights in some blocks giving flexibility for mezzanine floor
- Project Features - Provision for A/C ,Power backup, Ample Parking Space, State of the Art Security and Safety Systems and some of the features that will ensure smooth and efficient operations.



High street shopping has done well always

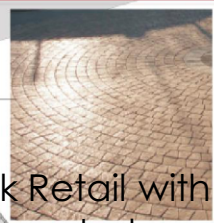
# Proposed -Landscape Plan



Central /Island Block

Promenade Block

Tentative Plans -All plans are subject to change



Premium Block Retail with Service Apartment above





Proposed Shopping  
Ground Floor Plan – 139 Units

Tentative Plans -All plans are subject to change





BAANI  
CITY  
CENTER

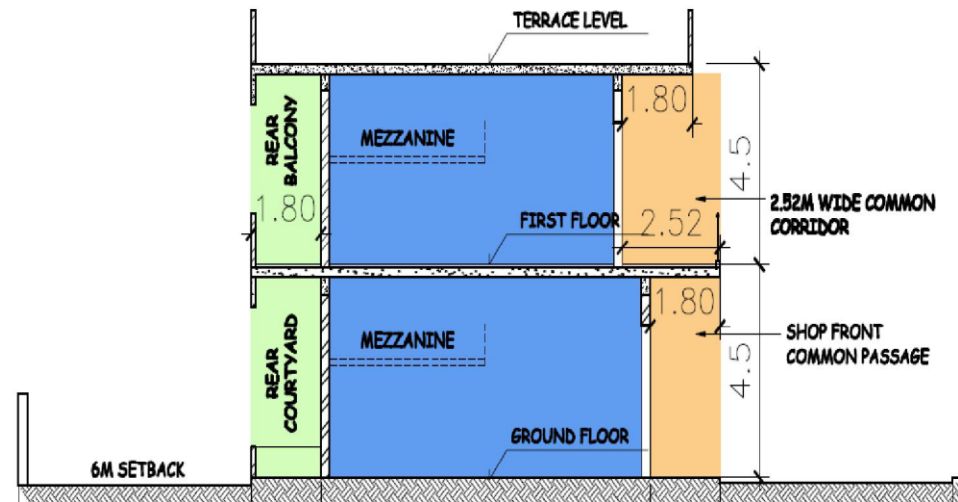
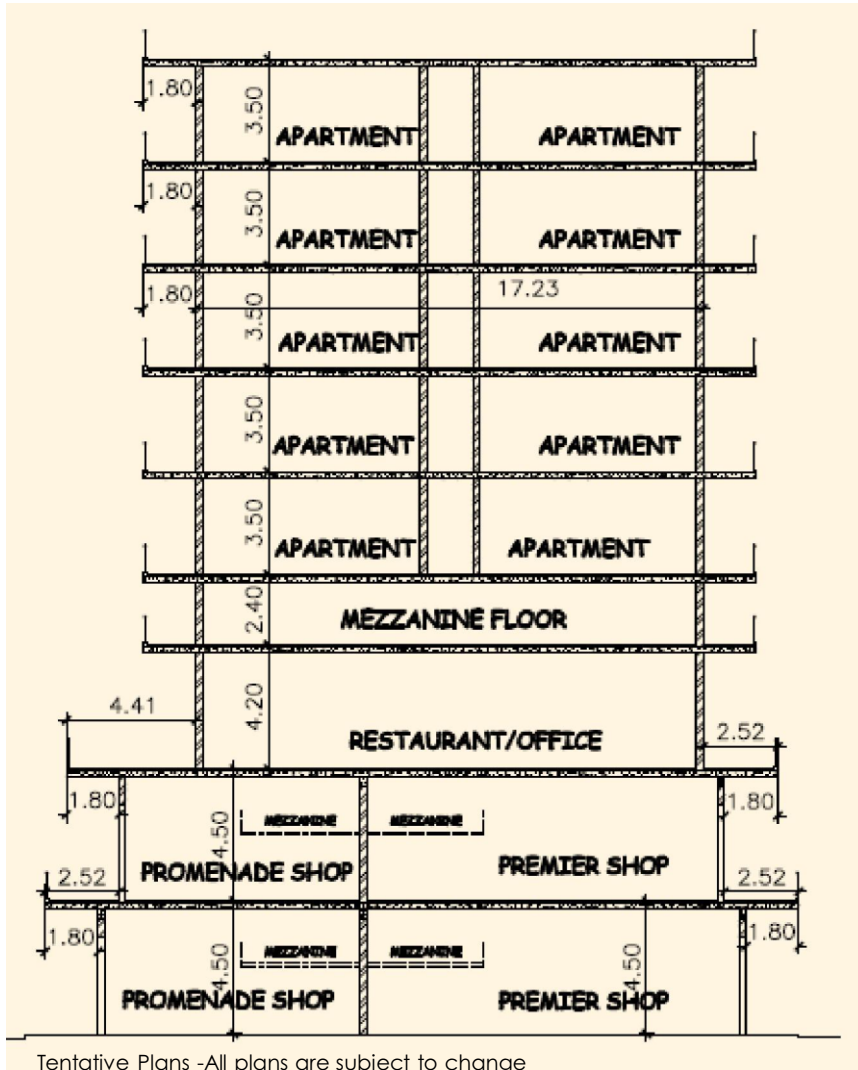
Tentative Plans -All plans are subject to change

Proposed Shopping -First Floor Plan- 135 Units





## Promenade block shop section Rear Block



High Ceilings with 4.5 M Floor to Floor Height

Rear side promenade shops have dedicated courtyard /balcony

### Front Block Section:

Service apartment block sits over the front block





# Modern Day Open Concept Retail -Specifications

Retail shops on GF and FF.  
Restaurants with terrace dining on 2<sup>nd</sup> floor on some blocks  
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 4.5 m in Promenade and Premium block and 4 M in central block  
Stairs connecting retail levels. Provision for Escalator /Lifts/Bridges

## Landscape:

Contemporary landscape in promenades 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

## Finishes:

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



## HVAC

Provision for Split AC units . Location of Outdoor units will be predetermined

## 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







Living at

BAANI  
CITY  
CENTER

---

Elevated Lifestyle

## Living at ....

### Service Apartment -Studio and One Bedroom Suites

- Prestigious address facing the sector 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.
- Offering a unique opportunity to own a Studio /One Bedroom unit which provides prestige and style with a great return on investment .
- Fresh modern interiors.

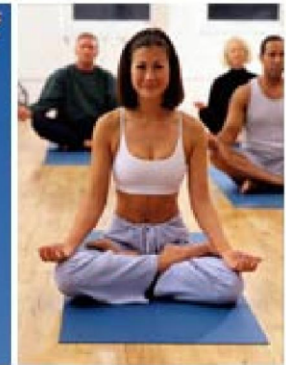
- **Studio** **666 SFT**
- **Studio Premium** **754 SFT**
- **One Bedroom** **1013 SFT**
- **One Bedroom Premium** **1018 SFT**



Operator for service apartment is yet to be decided.



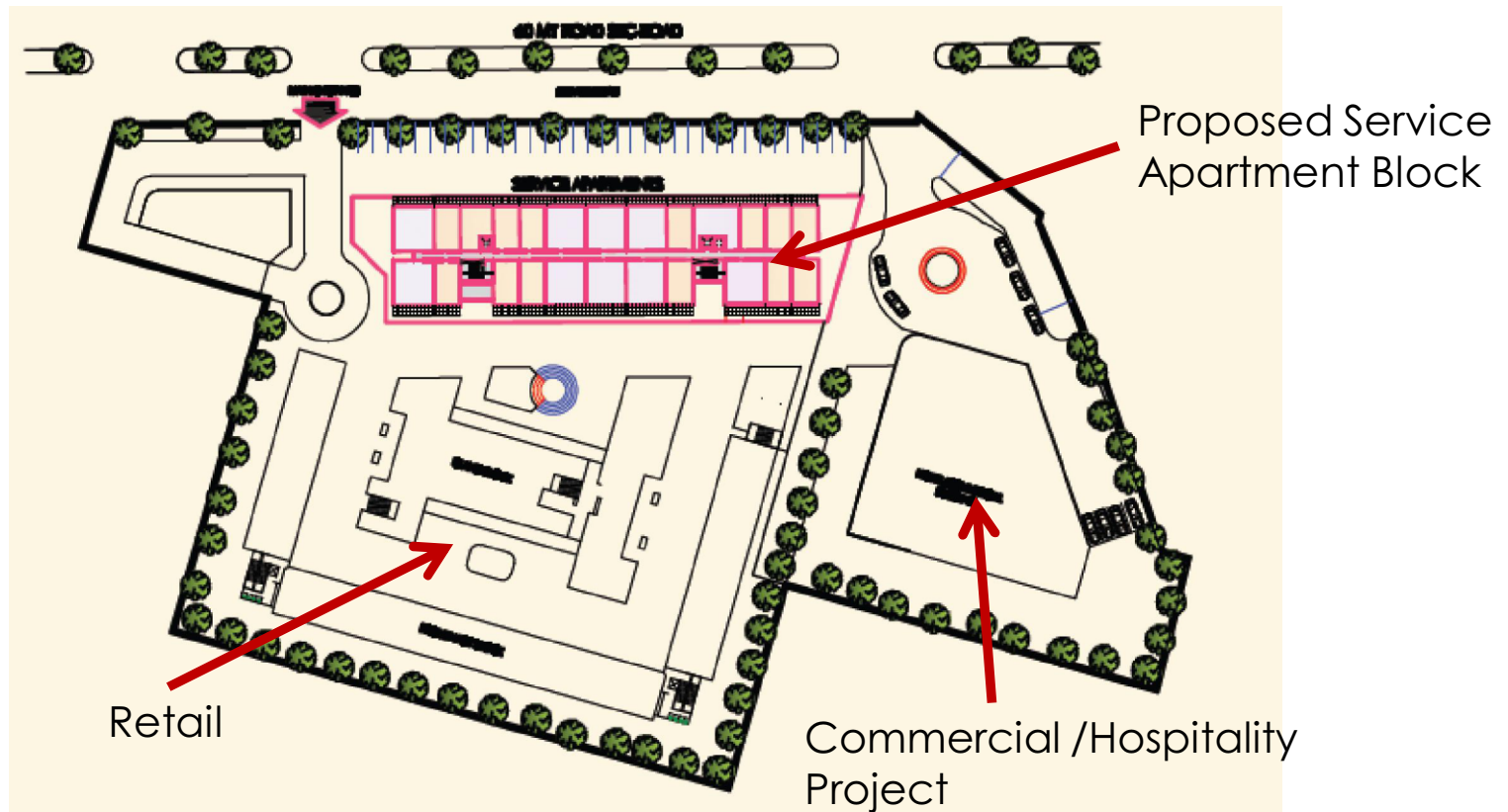
Modern way of living and working ...



- Offering a unique opportunity to own a flexible office cum residential suite which gives flexibility ,prestige and style with a great return on investment .



Service apartment block facing the main road and promenade



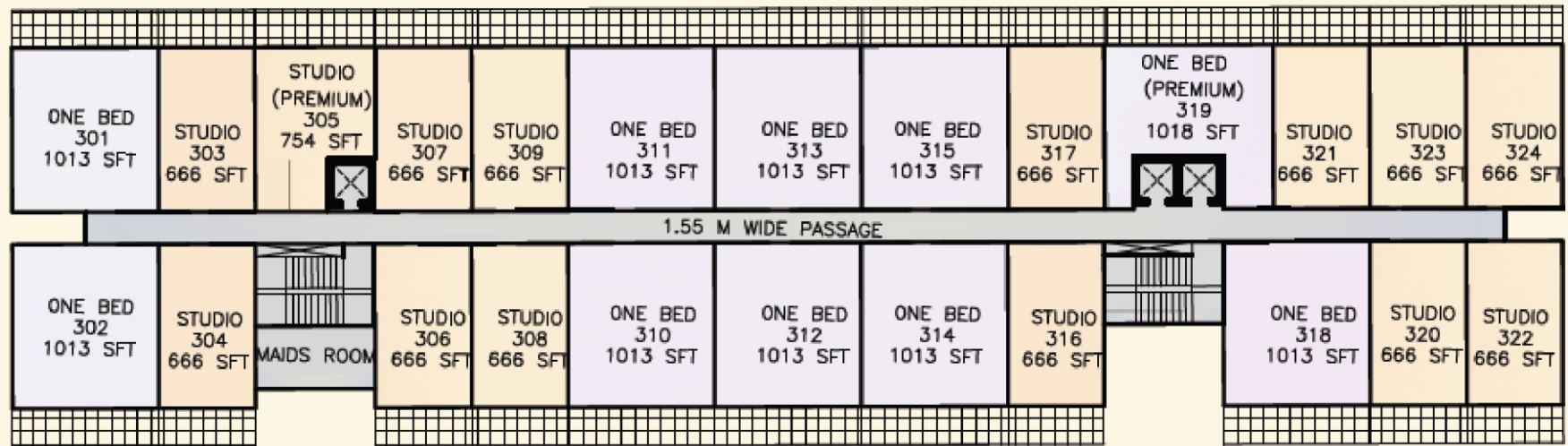
Tentative Plans -All plans are subject to change



## Service apartments at Baani City Center



24 Units per floor with a total of 120 Units



Typical Floor 3,4,5,6,7



### Service Apartment Block –Typical Floor

- **Studio** 666 SFT 13 Nos.
- **Studio Premium** 754 SFT 1 Nos.
- **One Bedroom** 1013 SFT 9 Nos.
- **One Bedroom Premium** 1018 SFT 1 Nos.



# STUDIO UNITS



## STUDIO APARTMENT

Tentative Plans -All plans are subject to change



Artist impression of developers intent. Subject to change

Studio Apartment Area :666 SFT





# Modern Day Living – Studio Suites



Tentative Finishes- Subject to revision

- Wood/MDF/Laminate work as per design.
- Double bed with side units.
- Study table with chair.
- Dining chair.
- Sofa /chair in room
- Wardrobe unit
- Laminated wooden flooring /Carpet in sleep area
- Ceramic tile in kitchenette and bathroom.
- Modern Bathroom with 3 fixtures
- Granite counter top with sink in kitchen
- 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 decorative light fixture

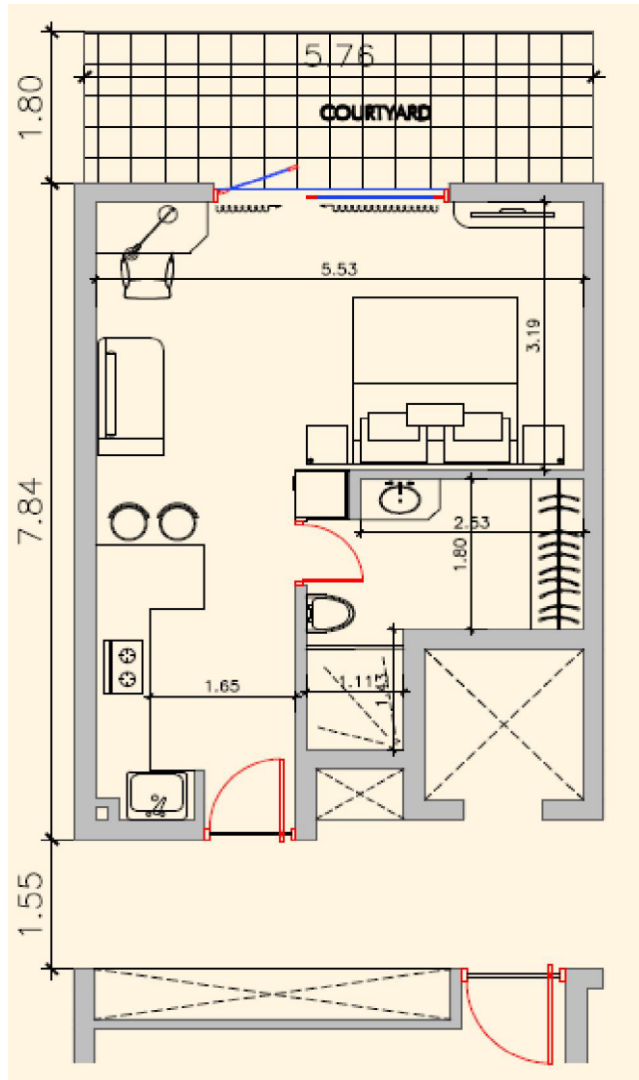


Artist impression of developers intent. Subject to change

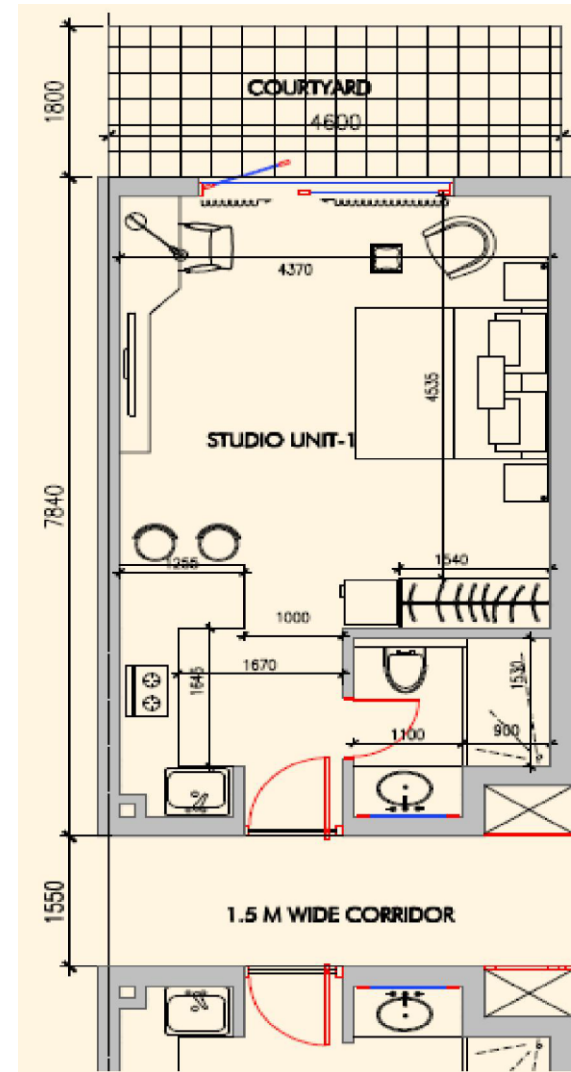
Studio Apartment Area :666 SFT



# Modern Day Living



Premium Studio Apartment Area : 754 SFT



Studio Apartment Area : 666 SFT

Artist impression of developers intent. Subject to change





## ONE BEDROOM UNITS



Tentative Plans -All plans are subject to change

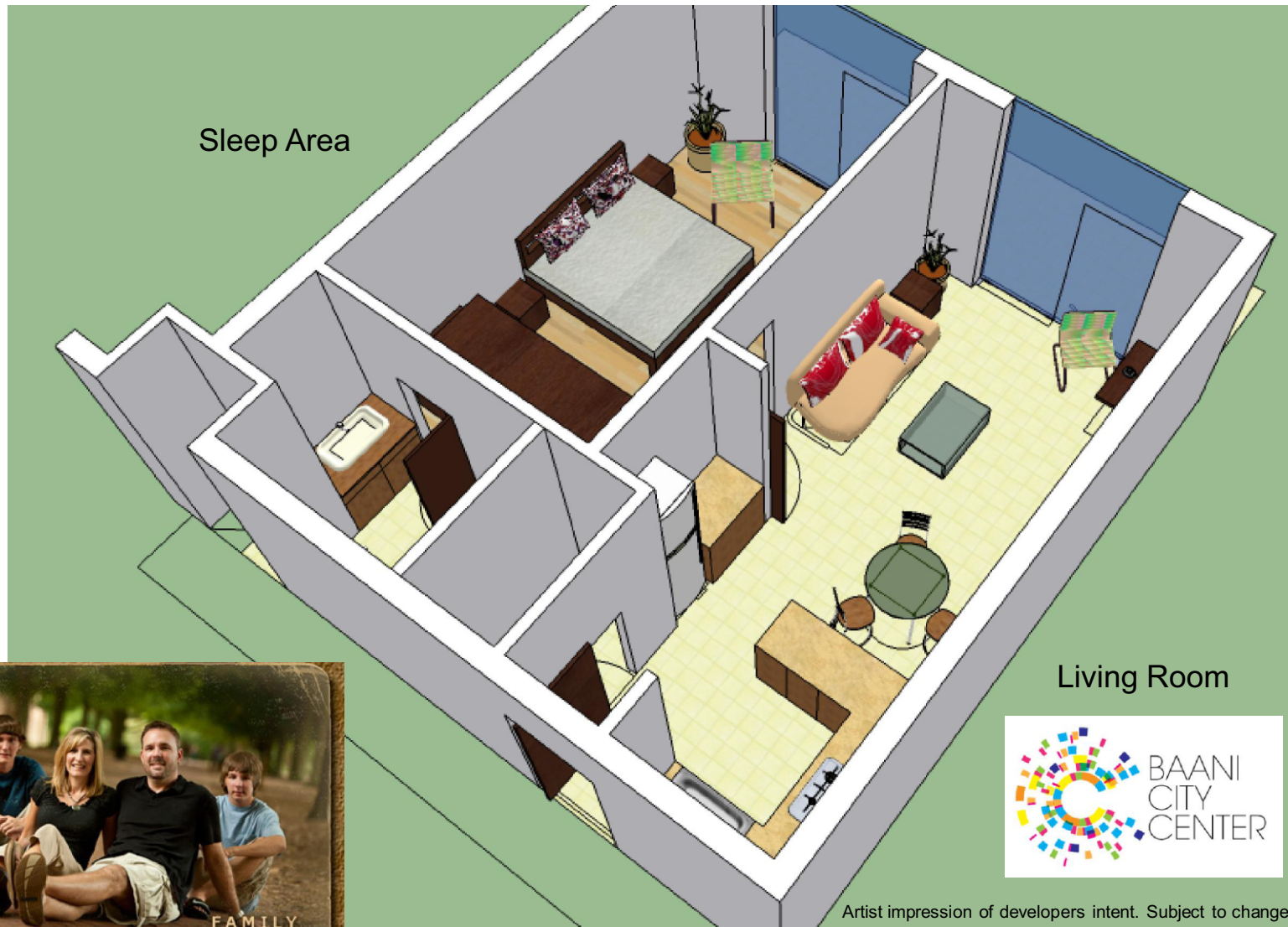
Artist impression of developers intent. Subject to change

One Bedroom Apartment Unit Area : 1013 SFT





# Modern Day Living – One Bedroom Suites



One Bedroom Apartment Area : 1013 SFT



# Modern Day Living – One Bedroom Suites

## 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 decorative light fixture

## Tentative Finishes Corridor

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

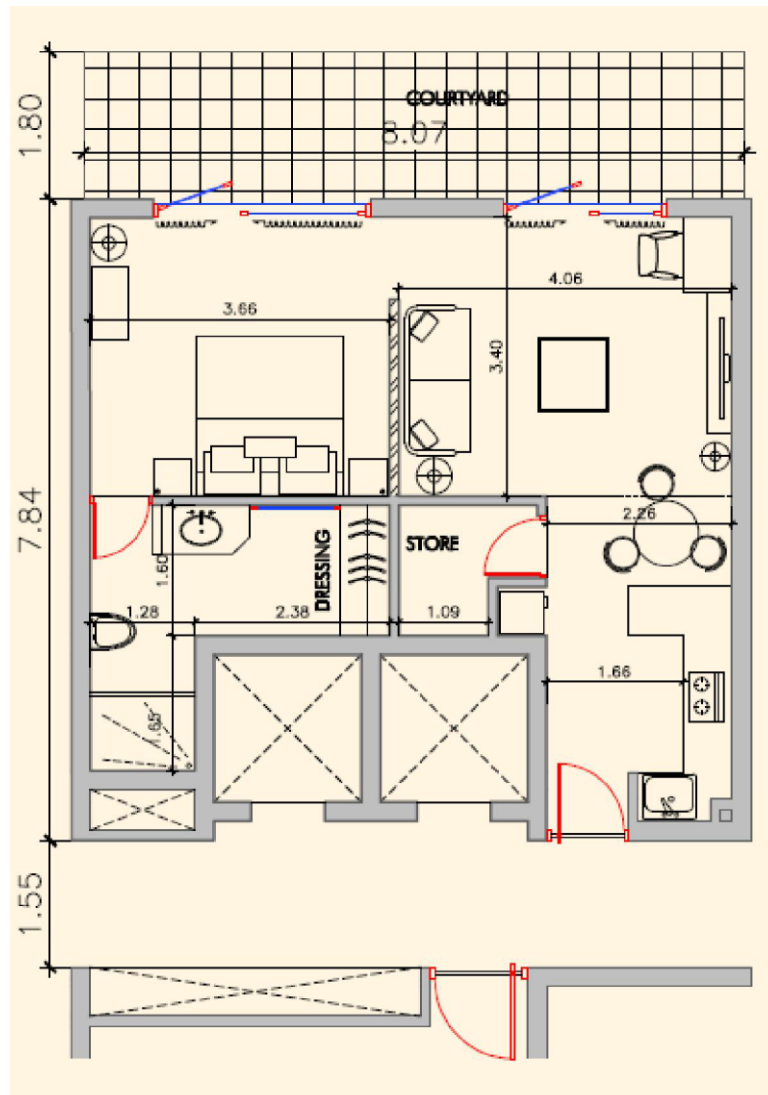


Artist impression of developers intent. Subject to change

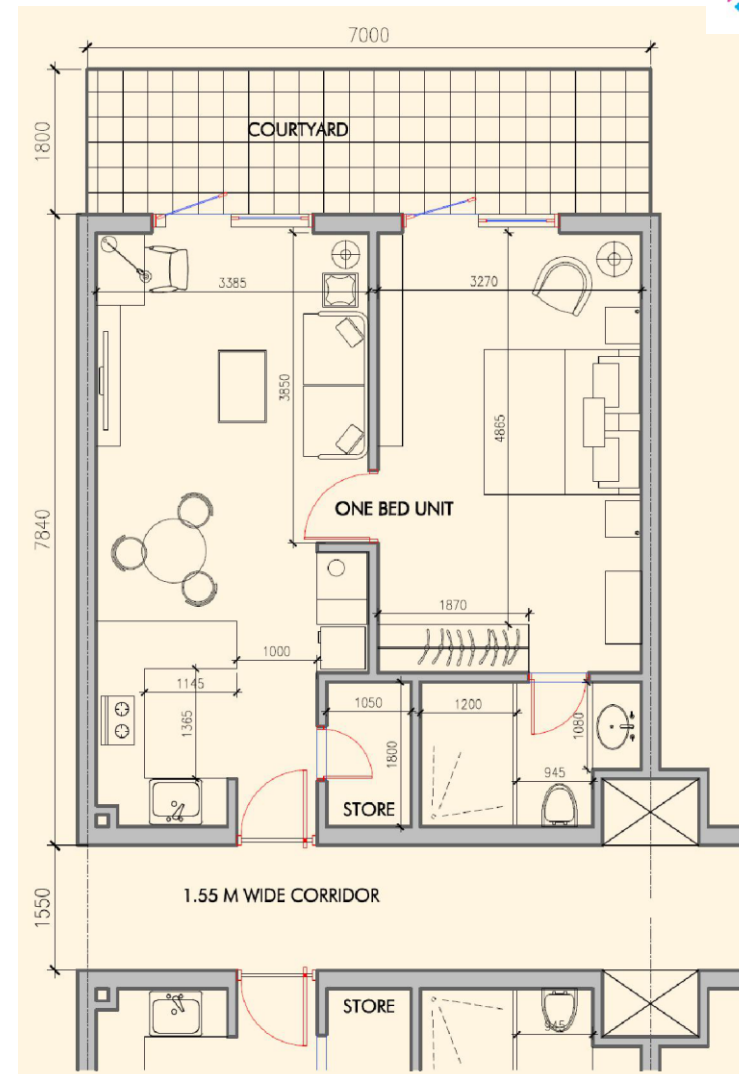
One Bedroom Apartment Area : 1013 SFT



# Modern Day Living



Premium One Bedroom Apartment Area : 1018 SFT



One Bedroom Apartment Area : 1013 SFT

Artist impression of developers intent. Subject to change





Hospitality at

BAANI  
CITY  
CENTER

---

Elevated Lifestyle



Artist impression of developers inspiration

## Hospitality Redefined at

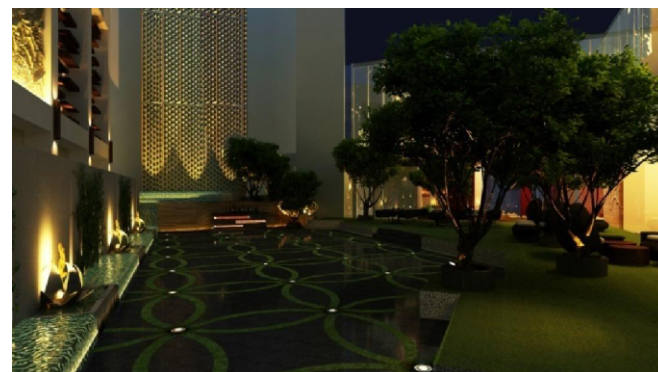
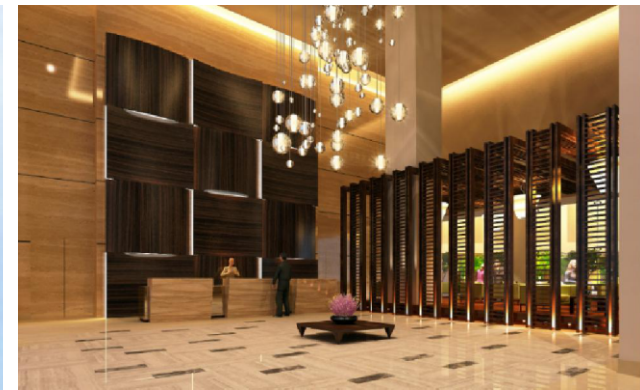




Hilton Garden Inn Gurgaon, BAANI Square ,Sec 50 Gurgaon -Opening soon (2011-12)



Proven track record of developing hospitality projects



Artist impression of developers inspiration







## Plenty of demand generators to drive footfall..

- Strategically located in the center of Gurgaon in Sec 63
- High visibility on the sector roads. High Traffic movement expected.
- 1000,000 sq ft of office and retail complex within 5 min of driving distance. Close to 25,000 premium homes within 5 km radius.
- Proximity to CWG Road ,Sector roads and good connectivity with NH8 , MG Road ,Netaji Subhash Marg, Metro Station of Sushant lok Metro Station is about 4km
- World Famous DLF Golf Course is less than 4 Km
- DLF Cyber Park with 100's of MNC's is less than 5 Km
- Located on the fastest developing zone of Gurgaon
- Corporates like Dell, Samsung, Hewitt, IBM, Ericsson,Oracle,Maruti Suzuki,Motorola,Siemens, GE,Convergys, AMEX,Coca Cola,General Motors,Fidelity Investments,Hughes, Agilent, Sapient, McKinsey ,ITC to name a few in the area.

# THE BAANI GROUP

thinking ahead

Broadly diversified Portfolio with Interests in Real Estate, Hospitality and Facility Management .

BAANI has been in the real estate and urban development business for over a decade with a track record that spans IT Spaces. Commercial towers, mini-townships in the NCR and today extends to the development of the company globally.

Established in 1981 .BAANI group has been servicing International Customers in a highly competitive business environment.

**Real Estate**  
**Hospitality**  
**Facility Management**



**A proven track record of delivery of projects**

**The world is Watching .10 yrs in Real Estate**



# THE BAANI GROUP

thinking ahead



2011



2011



2009



Under Development



1999



Under Development



2004



Under Development



1999



2001



2003



2002



2004

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





## Brands associated with our projects

**indiatimes**

**FLEXTRONICS®**



**AVIVA**



Innovation and Style are the values that have driven BAANI Group from its inception in 1981. BAANI today is a well established and reputed real estate development company that has for long been well known for its excellence in the commercial ,residential and institutional development sectors.

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.

Our portfolio extends across the development and construction of world class office space, retail spaces, IT campuses, malls ,premium residential developments and a full array of hospitality projects.

**Baani is now developing projects that will redefine luxury, comfort and elegance.**

INDIA OFFICE  
271 Phase II, Udyog Vihar  
, Gurgaon,  
Haryana, 122016,  
INDIA



Elevated Lifestyle at Sec 63 Gurgaon

---

# Thank You

---



+91 8586866824 [www.propertyxpo.com](http://www.propertyxpo.com)