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Development Management Company



FEEL RIGHT AT THE TOP OF THE WORLD.

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Two tall, teal-colored skyscrapers with a grid-like facade are positioned on the left side of the image. They are the tallest structures in the scene, standing prominently against the light blue background.

THE TALLEST COMMERCIAL TOWERS IN THE REGION.

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A horizontal silhouette of a city skyline is located at the bottom of the image. It features various building shapes and heights in shades of teal and light blue, creating a sense of a dense urban environment.



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ABOUT YOU

SOMETHING YOU ALREADY KNOW.

As an entrepreneur, as a corporate power-house, or as a high-profile businessman, what are the things that help you reach to a conclusion? What helps you decide where you aspire to be? You might be into the business of retail or luxury products, consultancy or financial services, import-export or technology. There's a common string that ties them all. Strategic Location, Accessibility are the right ingredients that will help your business grow from strength to strength.

We don't have to tell you all this. You, as an astute businessman, know it all. Gurgaon as a preferred commercial destination is seeing number of corporate moving in. And while reasons might be slightly different, the destination remains the same.

Stay tuned, there's a lot more to share with you.



ABOUT GURGAON

EVERYONE KNOWS.

Gurgaon, a city where days never tire and nights never sleep, a place where commercial activities never come to a halt. But you need to focus on certain points.

You need to know your developer inside-out, their history and of course the geography of their property. It requires an extensive amount of research. There are innumerable factors you can't ignore, from legal formalities to the location, from the delivery date to a clean-slate approach.

Honesty, something you would not like to compromise with, or would you?

The story is about to unfold.



LET'S TALK ABOUT THE PROJECT

INTRODUCING OODLES SKYWALK | 83 AVENUE.
WHERE EXCELLENCE IS A HABIT.

"Oodles Skywalk | 83 AVENUE", crafted in approximately 6.00 acres of area abutting on 60 meters wide sector road will simply leave you spellbound. In association with renowned consultants and designers this piece of land would turn into a masterpiece.

The ambitious project is developed and managed by a team of experienced professionals, hand-picked from their respective fields. The towers are crafted to perfection keeping functionality and logic benefits in mind, truly a seamless convergence of state of the art infrastructure and designs.

- Tallest Commercial Towers in the region
- With more than 20 Floors, comprises of Open Sky Lounges and bars
- Brilliant exteriors, Spectacular facades
- Contemporary structure for mixed use activities like Retail and Commercial purpose
- Based on low CAM model



WE ARE STREET SMART

LOCATION WILL MAKE YOU STANDOUT.

Oodles Skywalk | 83 Avenue is a splendid amalgamation of Retail Spaces, Office/Commercial spaces, Restaurants/Food Courts and Serviced Apartments. Location of the project is an icing on the cake. It has been strategically chosen to make it convenient for everyone.

- Located amidst a densely populated and upcoming sectors 81-95 of Gurgaon
- Adjacent to 60 meter wide sector road
- 2 Km from NH8
- Just 30 minutes drive from International Airport
- Within 2 kilometres from the proposed Metro Route, ISBT and Dwarka Expressway





BUSINESS SENSE

MAKES PERFECT SENSE.

The designing proposes 4 major zones:

The focal point of the entire complex is the Office / Apartment zone in the south - west area around which all the retail areas are zoned with the pedestrian / circulation zones inter-connecting each other. So whether you want to go on a shopping spree or gorge on some delicacies or just take a walk while discussing plans for tomorrow, or hire a serviced apartment, it's all here, designed keeping your ends in mind.

- Aesthetically Designed towers
- Multilevel Parking
- Wide Corridors and Open Passages
- High speed elevators and escalators
- 24 Hrs CCTV Surveillance
- World class Facility Management
- Perfect Zoning to get the Best of footfalls
- Beautiful landscaping and Water Bodies to add Grandness to the design

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THE FUTURE OF RETAIL

SHOP TILL YOU DROP.

Presenting tomorrow of retail today. Find the best brands for clothing, electronics, IT Products, Fashion Accessories, Jewellery, Food & Beverages, all under one roof. So go ahead and shop till you drop. We have also designed spacious parking alleys and wide promenade for the convenience of the customers. And last but not the least, the flea market wide applied across is designed to attract wideness and openness.

- Wide Open Passages & Shops with Good Visibility
- Planned Retail Spaces with World Class features
- Promenade with Fountains and Landscaping
- Dedicated Flee Market area for shopping on the go



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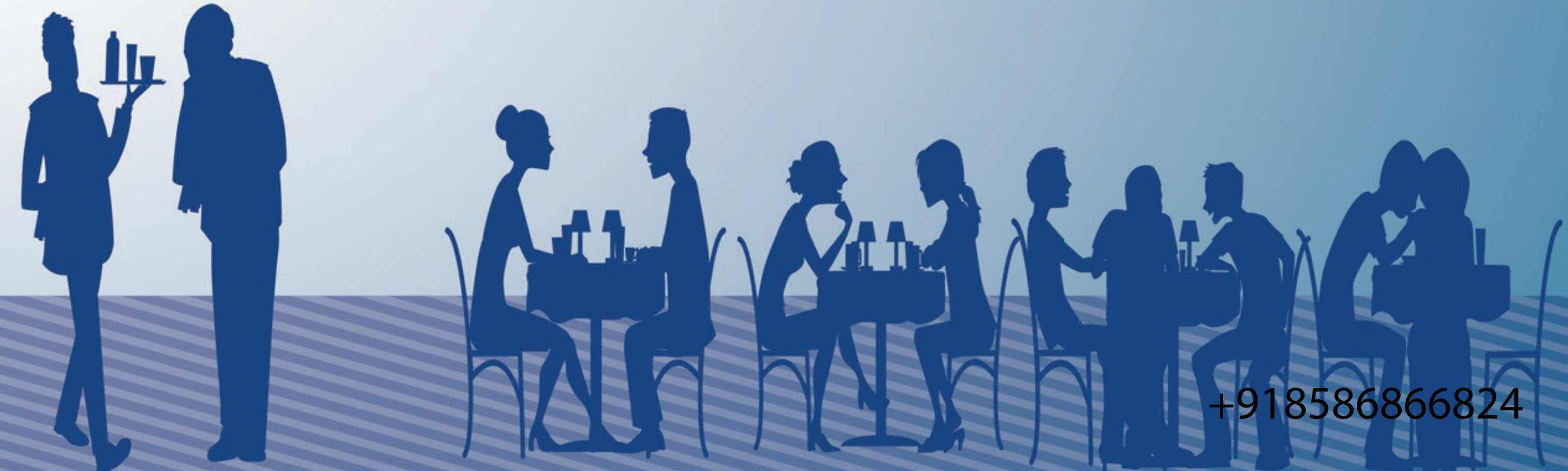
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CUISINES FROM ALL OVER THE WORLD

EAT, DRINK AND BE MERRY.

Take pleasure in eating the best of the cuisines from across the world viz. Indian, Chinese, Italian, Mexican and Mughlai. You are not going to find so many options at a single place to tickle your taste buds. You will keep coming back, that's our promise.

- Fine Dining Restaurants with World Cuisines
- Fast Food Joints for food on the run
- Premium Coffee Shops & Bakeries
- Ice-Cream & Cake Parlours for your sweet tooth
- Open Sitting Joints so that you can relish good food along with Beautiful Landscape



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OFFICE SPACES TO OPTIMIZE RESOURCES

YOUR OWN SPACE.

Everyone aspires for their personal space. Corporate houses are no different. They too want a space which caters to their dynamic business needs. These world-class office spaces are designed to suit the requirements of the fast moving world.

- Spacious and Well Designed Offices to enhance your productivity
- Conveniently Located
- Sufficient Parking Space
- 100 % Power Back-up
- Highly Advanced Security Systems
- Well Defined Environment to give you the comfort of working
- 24*7 Video Surveillance





PREMIUM SERVICED APARTMENTS

AT YOUR SERVICE.

Choosing accommodation for your stay in Gurgaon would no longer be a hassle. Our luxuriously furnished and fully equipped serviced apartments are ideal solution for all kinds of guests looking for world class service and comfort.

Features like spacious bedrooms, 24 hours (Personalized Service, Immaculate Decor, Proximity To Retail Stores, Restaurants & Bars) will make your stay an experience to cherish forever.



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ASSOCIATION WORTH A MENTION

YOU ARE IN BEST OF THE HANDS

Serviced apartments in 83 Avenue will be managed by "Bridge Street", leading international player in pure Serviced Apartments.

Bridge Street is operating well over 45,000 units in 60 countries. They position themselves as an alternative to a hotel and thus are easily the first choice for travellers.

For frequent business travellers and short staying visitors, the Bridge Street concept offers excellent value for money rather than staying in the equivalent luxury over priced hotel room. It is also ideal for use as a company guest house for corporate executives and NRIs who travel on vacation or to visit family

Year round servicing & marketing of the apartment will be done for you by Bridge Street, thus ensuring that your asset is always productive and protected.

Bridge Street Global Clients;

COCA COLA | UNILIVER | P&G | FORD | GE | MOTOROLA | RBS | DEUTSCHE BANK | ORACLE | ACCENTURE



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WHAT'S IN THERE FOR YOU

FEATURES.

Right from your check-in to the time you decide to check-out, everything has been carefully planned and designed to provide you with world class experience. Patron convenience is the basic thought behind every element in the serviced apartments. Some of the specifications and features of our serviced apartments are;

Features

- Fully Equipped Kitchens for self Catering with Microwave, Dish Washer, Refrigerator, Kettle, Coffee Machine, Toaster and Cooking Hobs
- Satellite Television with Movie Channels
- Sound System
- Individually Controlled Air Conditioning and Heating
- Iron and Ironing Board
- Electronic Safe
- Hair Dryer
- Alarm Clock
- Complimentary Bathroom Amenities
- Designer Light Fitting

Business Facilities

- Flexible Work Space and Desk
- Wireless Internet (Wi-Fi)
- Direct Dial Telephone with Voicemail
- EPBAX System

Leisure Facilities & Services

- Stylish Bar
- Spacious Lobby and Waiting Area
- Spa & Gymnasium
- Library

Additional Facilities & Services

- 24-hour Reception and Security
- Concierge
- Daily Maid Service
- Dry-Cleaning Service
- Self-Service Laundry



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LIVE THE REEL LIFE

STATE OF THE ART MINIPLEX.

We strongly believe that the best way to watch your favourite movie is a trip to a world class cinema hall. Considering your utmost taste and class we have planned a three screen miniplex inside the compound. Now enjoy new blockbusters with best in class technology and luxury.

- Experience of a Multiplex in a Miniplex
- State of the Art Theatres with Contemporary Interiors
- High Definition Image Clarity & 3D Compatibility
- Ultra Modern Digital Sound Quality
- Best in the Class Snack Bar
- Uniform Recliner Seats





DAZZLING OPPORTUNITY

NOT TO BE MISSED.

We understand the importance of a good investment; what it takes to make your money work harder for you; what it takes to ensure that it delivers optimal returns. We understand the importance of having the right mix of elements in your investment to help it grow.

Oodles Skywalk | 83 Avenue, with the ideal mix of elements, right in the heart of one of the top investment zones Gurgaon, offers an opportunity you can't afford to ignore. Invest with us & see your investment grow

Some major areas that makes it a great investment proposition

- World-Class Structure with best Construction Standards
- Strategically chosen location for Best Connectivity
- Optimum mix of elements like Retail, Commercial, Food & Beverages and Serviced Apartments
- Well thought off Contemporary design

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ABOUT US

SOMETHING YOU SHOULD KNOW.

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Venetian LDF Projects LLP is a joint venture limited liability partnership firm comprising Venetian Developers & Ventures Private Limited and LDF Infrastructures Private Limited as its constituent partners. Venetian Developers & Ventures Private Limited, a special purpose vehicle company for undertaking real estate developments, is promoted by the promoters of V Square Development Company Private Limited, a leading professionally managed development management company in NCR, specialized in managing the complete development cycle of the real estate developments. LDF Infrastructures Private Limited, is a professionally managed enterprise with diversified interests in industrial manufacturing, marketing, publishing, land banking, real estate and finance.

Development Management Company



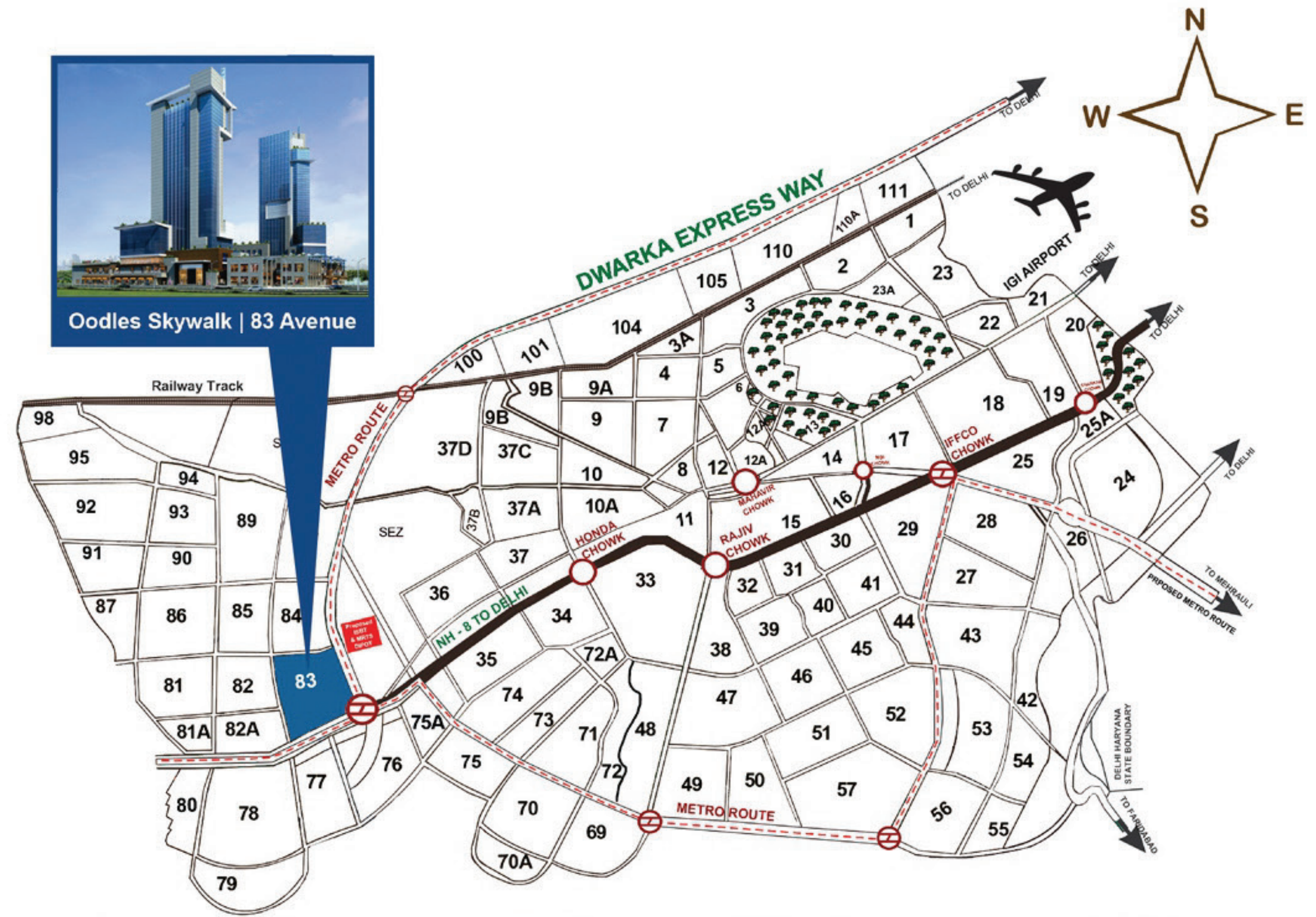
V Square Development Company Pvt. Ltd. specializes in managing the complete development cycle, from initial concept, construction and project management services to sales and marketing. The team comprises of experienced professionals, capable of delivering world class real estate solutions across residential group housing, hotels, retail, office and large scale master-planned communities. With the vision to be India's leading and most recognized Development Management Consultancy Company, we believe in bringing value addition to our clients, investors, customers and employees and creating a benchmark by adhering to the best in quality, design, delivery on commitment, honesty, transparency and value for money. By maintaining the highest level of professional competence, company acts as the client's trusted partner to ensure highest return on every investment. V Square is currently managing around 4.0 million sqft. of real estate developments across commercial, retail, office, serviced apartments and group housing projects in the national capital region of Delhi. Some of the prestigious projects include 114 Avenue, 68 Avenue and Vardhman Springdale.



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PLANNED TO PERFECTION

LOCATION PLAN.



Specifications

| | |
|--------------------------|--|
| STRUCTURE | Earthquake Resistant - RCC Structure. |
| LANDSCAPE | Richly landscaped central plaza. Pedestrian plaza designed with seating areas and food kiosks. Dedicated drop-off zone and entrances for retail. On-site parking areas with lush canopy of trees and landscape features. |
| FINISHES | Exterior : Combination of Glass, Marble, Stone and Painted Surface. Lobbies : Combination of Stone and Painted Surface. Basement : Broom-Finish Concrete. Tenant Floor : Concrete Floor. Wash Room : Finished Toilets with Modern Fittings and Fixtures. |
| RETAIL SHOPS | Retail Floors - Ground, first and second. Large store fronts and glazing area for retail units. Arcade along all retail units, dedicated signage areas for all units as per design. Restaurant with terrace dining provided on second floor. |
| PARKING | Multilevel basement for parking and services. Adequate surface parking. Provision of access and video surveillance. |
| SECURITY | Video Surveillance : Real time monitoring. Ensures greater workplace safety. Manned Security : Boom barriers at all vehicular entry and exit points. |
| LIFE SAFETY | Wet Riser/Hose : Provided as per norms Reels/Sprinklers/Fire Extinguishers : Provided as per norms, external fire hydrants. |
| HVAC | AC system : Space provision for split AC units. Ventilation and Exhaust : Provided for common toilets and basements. |
| ELECTRICAL | Distribution : Provision of Cable upto Tenants' Distribution Board. Metering : Tenants load will be metered separately. |
| DIESEL GENERATORS | 100% automatic backup provided for lighting, power and AC provided with PLC based auto load manager. |
| SIGNAGE | Internal : Main lobby equipped with tenant directory and directional signs. External : External signage as per developers' design and conditions. |
| COMMUNICATION | Cable TV connection : Provision for cable TV. Telephone : Provision for fixed line. |

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