



THE ONE

—
Luxury Retail with Premium Office Suites

Lifestyle for people who always want and are THE ONE



Inspiration



Modern Contemporary International Destination




People who wish to have the best in life





Luxury commercial and retail development of Gurgaon.

A woman with blonde hair and dramatic eye makeup is wearing a vibrant green, off-the-shoulder dress with a large, feathery collar. She is posing with one hand on her hip and the other holding the hem of her dress. The background is a dark, cloudy sky with a large, stylized purple circle framing the woman. The text 'THE ONE' is written in a white, sans-serif font to the right of the woman.

THE ONE

Luxury Retail

onebaani.com

RETAIL THERAPY – The best brands will want to have presence in this boutique retail arcade part of Lifestyle Commercial Development



Artist impression of developers intent.





THE ONE is a unique retail destination part of premium commercial destination located in the heart of Gurgaon, located on the 150 m wide golf course extension road at Sec 66, presenting an unrivalled collection of fashion, food, entertainment and lifestyle, the best the world and the region has to offer.

Indulge in a unique shopping experience spread over 125,000 SFT ,with boutique stores which is part of lifestyle development offering the world's most original, revered and influential brands.

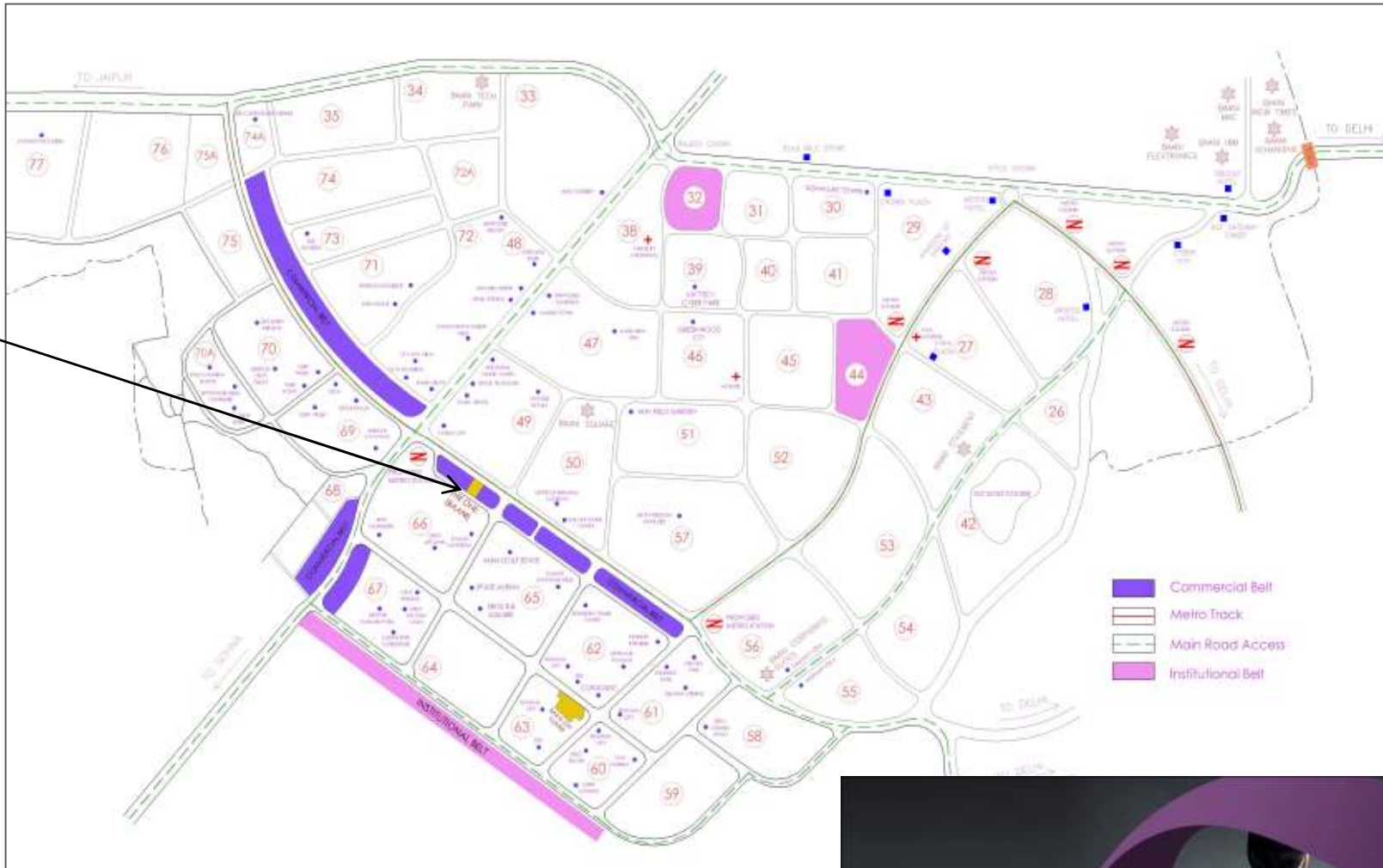
Whether it's Fashion, Food, Entertainment or Lifestyle, you'll find its most refined expression at THE ONE



A new way to shop at ...

THE ONE

The Number ONE Investment location on 150 M wide Golf Course Extension Road



BAANI



- 2.25 acres site located on 150 M Golf Course Extension Road ,Sec 66
- 2 min from Sohna Road
- 3 min from CWG road
- 5 min from Golf Course Road
- 30 min from International Airport
- 15 min from NH8 and IFFCO Chowk
- 10 min from DLF gold course road
- 12 min from DLF cyber park



For people who want THE ONE in life.



Connectivity
with South
Delhi and
Faridabad .
150 M wide
road
awarded
highway
status.

Most promising Investment location on 150 M wide Golf Course Extension Road




For some 1 is just a number for our customers it is a way of life

Restaurants, Fashion, Lifestyle shopping, Accessories, Wellness to name a few



- Contemporary Architecture
- Large storefronts for retail units part of Hospitality project
- Arcade along all store fronts
- All shops have high visibility
- Nicely landscaped central plaza with paving and decorative architectural features
- Ample surface and basement parking
- Dedicated drop off zones and entrance for retail and office



 Shopalicious



Shopalicious



S.NO	LEGEND	
1	ISLAND	
2	PROMENADE	
3	PREMIER	

Tentative Plans -All plans are subject to change

Proposed Luxury Retail -Ground Floor Plan- 69,000 SFT Appox – Premium, Promenade ,Central Blocks



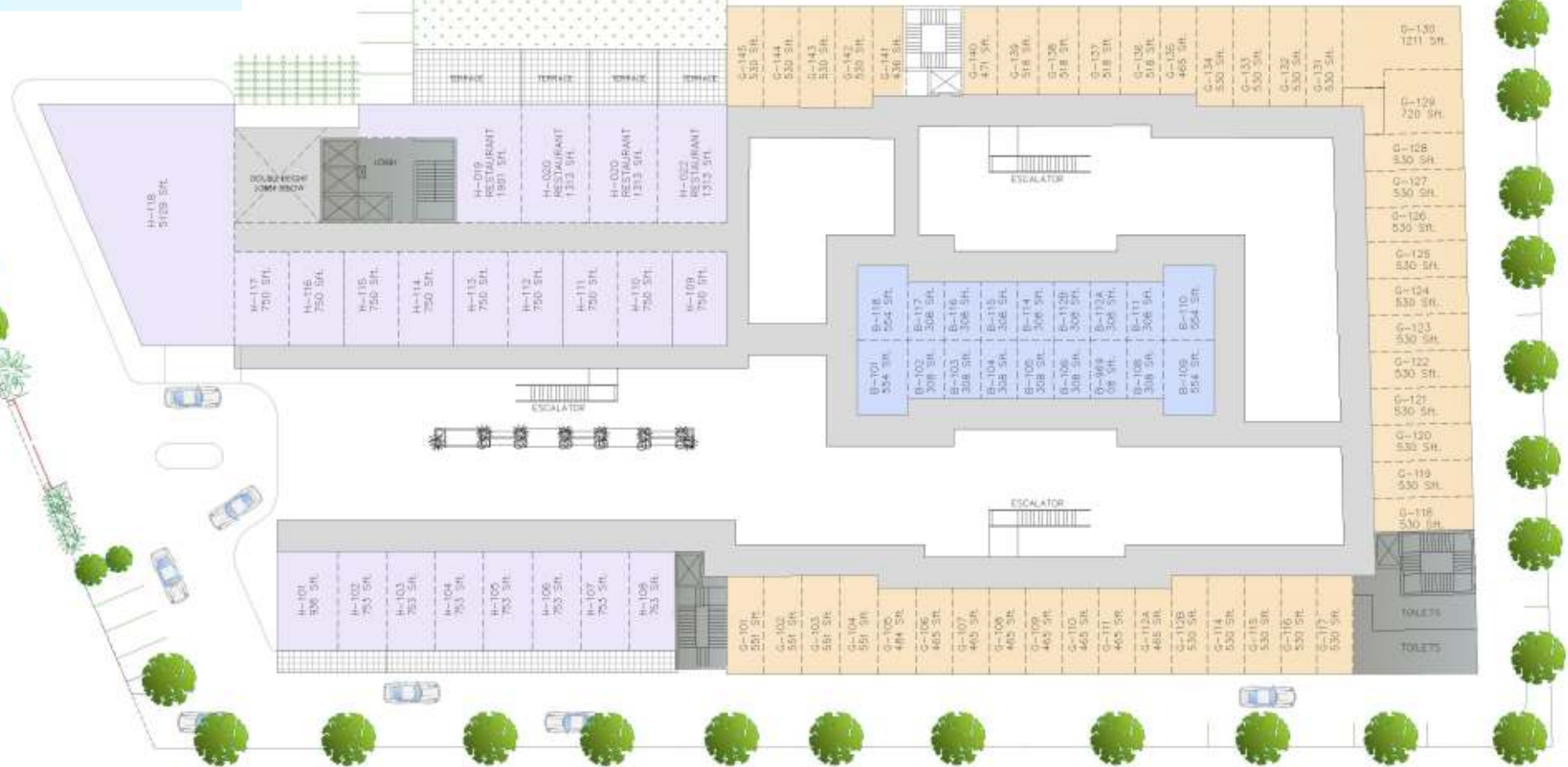
Shopalicious



S.NO		
1	ISLAND	
2	PROMENADE	
3	PREMIER	

Tentative Plans -All plans are subject to change

Proposed Luxury Shopping – First Floor Plan 55,000 SFT Approx



Food-a-licious



THE ONE



S.NO		
1	OFFICE UNIT	
2	RESTAURANT	

Tentative Plans -All plans are subject to change

F&B outlets on Second Floor- Inside Outside experience





- Hospitality & Retail at Sec 66, Gurgaon. High Street format as seen in Europe and America . Located on 150 meters road, It will have 'Ground+1 Floor of retail space. 2nd floor to have restaurant.
- Facilities and quality standards will be grade A. Courtyard style mixed-use development enhancing open-air convenience retail. Internal court is connected to hotel .
- Shopping in the hospitality project 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 giving flexibility for mezzanine floor



High street shopping has done well always

Tentative Specifications – Retail

Retail shops on GF and FF.

Restaurants with terrace dining on 2nd 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 5m each on GF and FF.

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 grand entrance for retail area.

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 provisions with maintenance agreements



Premium Office Suites -*For people who want the best..*



Premium Office Suites /Floors for the best business houses & individuals



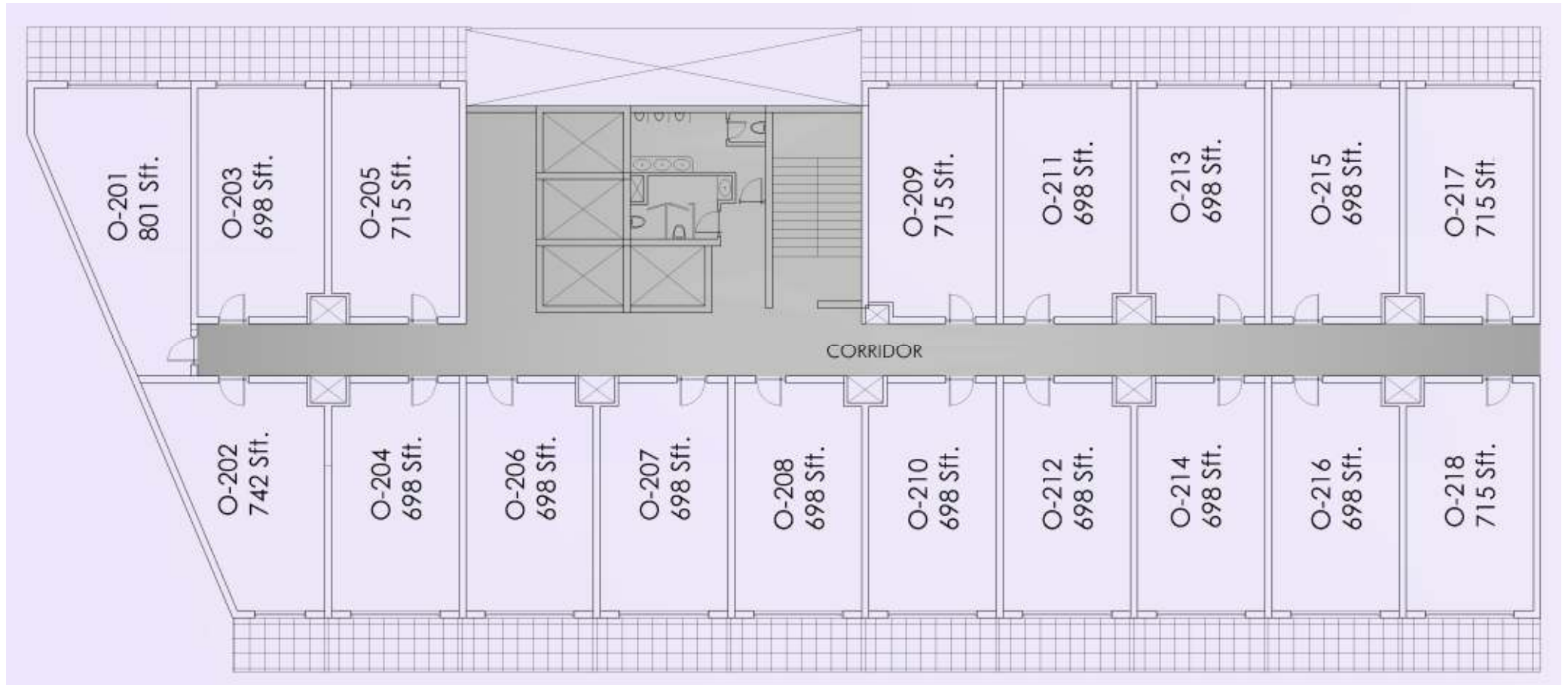
Gurgaon's newest and finest address makes its presence on Golf Course Extension Road ,Sec 66



Design ,Style & Innovation



Premium Office Space



Tentative Plans -All plans are subject to change



Typical Office Floor Plan – 18 Office Suites on each floor - 2nd to 12th Floor – 11 Floors From 698 SFT to 801 SFT
Office Typical Floor Sale Area – 12779 approx
12th Floor – 10300 approx

Key Features :

- Dedicated Drop Off Zone
- Grand double height lobby
- Efficient design with central core
- Common public toilet on each floor
- Modern Grade A office building finishes



Tentative Specifications – Office

Office Suites – 2nd to 13th Floor

Structure:

RCC slab column structure with masonry partitions
Stairs and lifts connecting retail levels.
Provision for Escalator /Lifts/Bridges

Landscape:

Dedicated drop off and grand entrance for office block .
On site parking areas with lush canopy trees and landscapes features

Finishes:

Exterior – Glass façade curtain wall
Lobbies – Combination of stone and painted surface
Tenant floor – Concrete Floor
Common Toilets – Finishes toilet with modern fitting and fixtures

HVAC:

Split A/C . Location of Outdoor units will be predetermined .
Ventilation and exhausts provided in bathroom and basements.

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.

Sinage :

As per signage and maintenance policy.

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



Plenty of demand generators to drive footfall..

- Strategically located in Gurgaon Sec 66
- High visibility on the 150 m golf course extension roads. High traffic movement and connectivity to South Delhi , Faridabad
- 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 ,Sohna Road ,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 5 Km
- DLF Cyber Park with 100's of MNC's is less than 7 Km
- Located on the fastest developing zone of Gurgaon
- Corporate 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.



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 have shaped the Gurgaon skyline both in terms of IT and commercial properties in National Capital Region. A 2000 Crs. Baani Group stands as a niche player amongst regional developers, with 15 projects covering over 2.5 million sq ft, already completed, and 1 million sq ft currently under development. These include commercial spaces, high street shopping and hospitality developments.

Baani is rapidly evolving to become a provider of premier lifestyles and modern working spaces. This growth has been in tandem with Gurgaon's rapid growth story. Baani has been shaping landscapes over the last 10 years in real estate and become a strong regional player in the NCR region. A pioneer in bringing innovation and style in real estate projects Baani has also been known for its reliability and delivery of projects. Baani has seen several downturns but projects have been made and delivered.

Baani has strong and impressive list of brands like IBM, AVIVA, HYUNDAI, XCHANGING, FLEXTRONICS, INGERSOLL RAND, and CHAMBAL FERTILIZER & CHEMICALS who have been using our office and IT spaces.

Baani is charting a new course of growth through its strategy of property development, facility management and customer service.

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

Delivering value to investors year by year...



Baani City Center 2013 2010



Hilton Hotel Sec 50 Gurgaon 2011



Corporate Suites Sec 56 Gurgaon 2010



Corporate One ,New Delhi 2009



The Statement Sec 43 Gurgaon 2006



Baani Square, Sec 50 2007



Tech Park, Gurgaon 2008



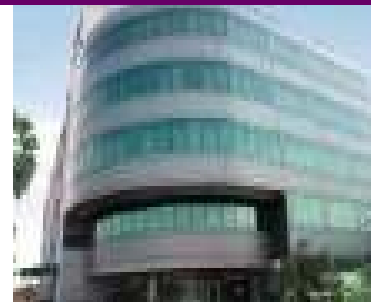
Under Development



2001 India Times



2002 MAC



2003 IBM
Projects in NCR



2004 FLEXTRONICS



2005 Xchanging /Baani

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