



# Center Point

Add Style To Your Life

**BAANI**

real estate & beyond

Retail : Living : Hospitality

Artist impression of developers inspiration. Subject to change.



**BAANI**

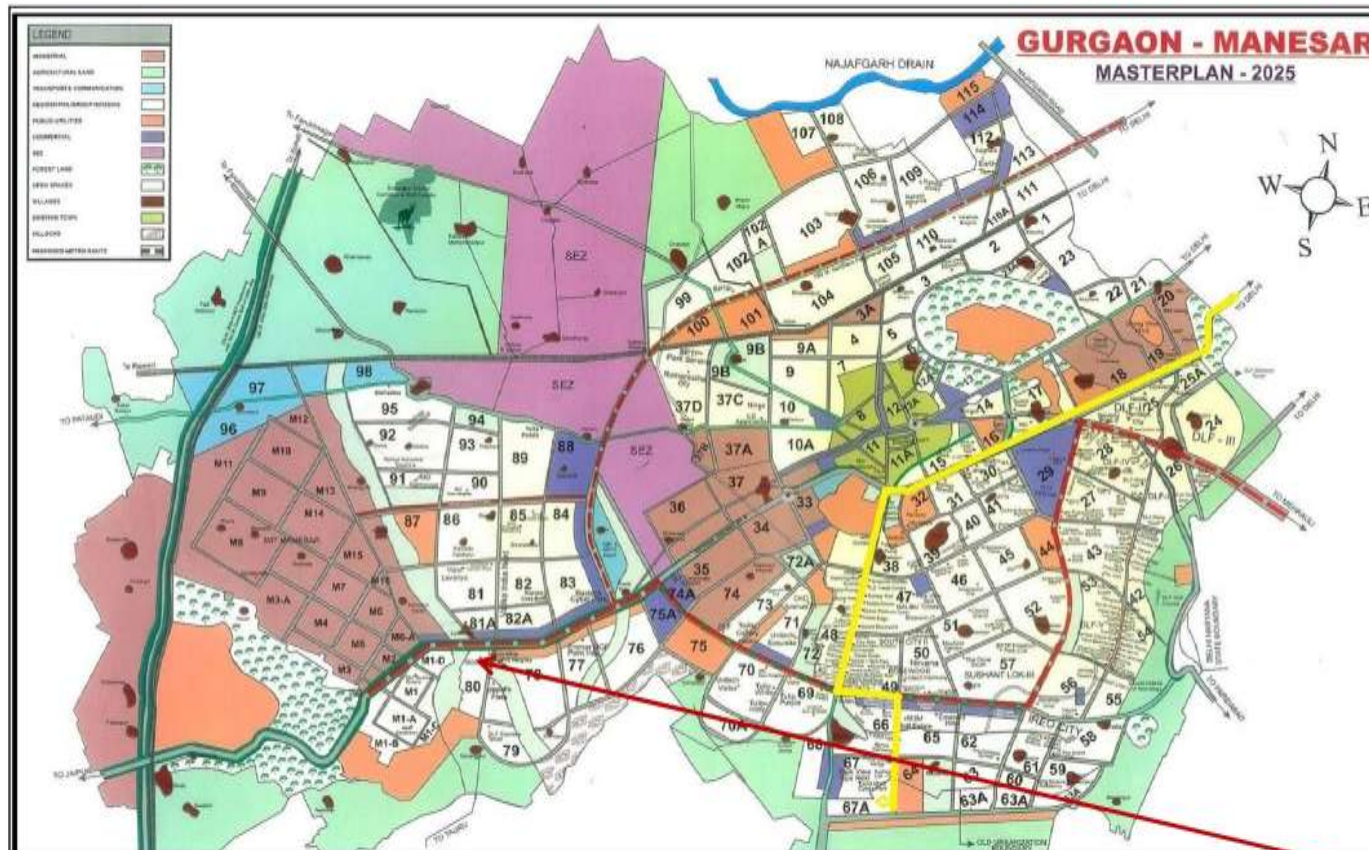




Strategically Located on National Highway 8 ,Sector MID Manesar just minutes from , Gurgaon . Baani Center Point offers you the opportunity to enjoy an international lifestyle which amalgated outdoor high street retail ,office, living and hospitality . appeal, Shopping would be a pleasure with this Spanish architecture which offers fashion stores , specialty outlets, *delis* and cafes, iconic restaurants, health clubs, beauty clinics and much more. With luxury residential developments and large integrated townships located within walking distance, Baani Center Point is where the action will be.



Strategically located on the NH8 and Entrance into Manesar Industrial Area .



Approx. 3 acres site located on NH8 Sec M1D  
 5 Min from Manesar Toll Plaza  
 30 min from International Airport  
 On Metro Line to Manesar .  
 Next to Karma Lake Lands -Ultra Luxury Villas/ Mc  
 Donalds on NH8  
 5 Minutes from Haldiram  
 20 Min from Gurgaon Toll Plaza.

Shopping at ....



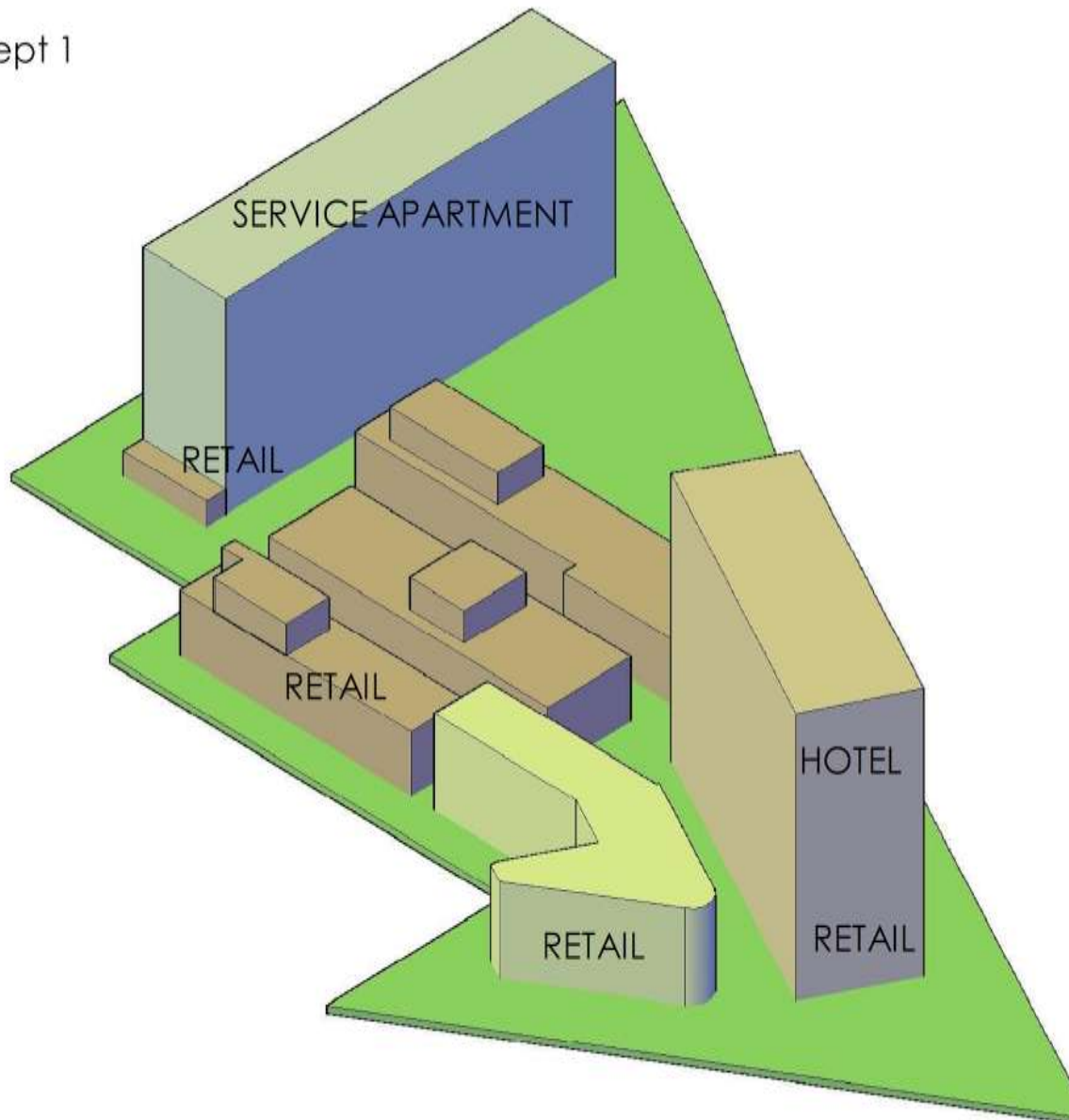
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- Spanish Resort Style Architecture
- Large storefronts for retail units
- Arcade along all store fronts
- Road facing premium shops
- Nicely landscaped central plaza with paving and decorative features
- Ample surface and basement parking
- Dedicated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

## Concept 1



Artist impression of developers' inspiration. Subject to change.



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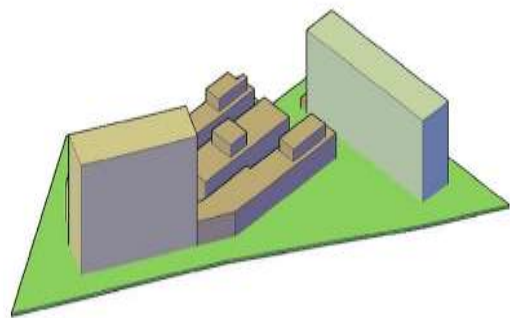


NATIONAL  
HIGHWAY-8

GREEN BELT

SERVICE ROAD

**BAANI**



Proposed Retail on First Floor

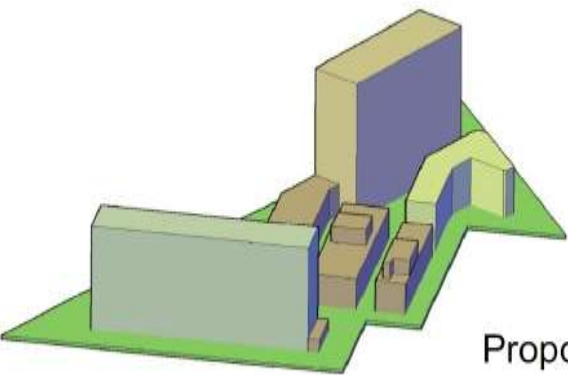
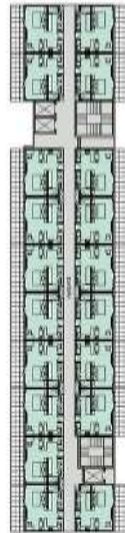
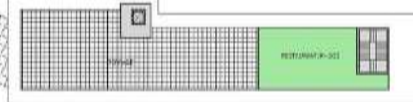
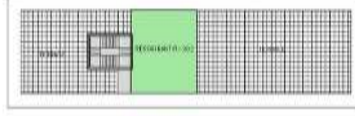
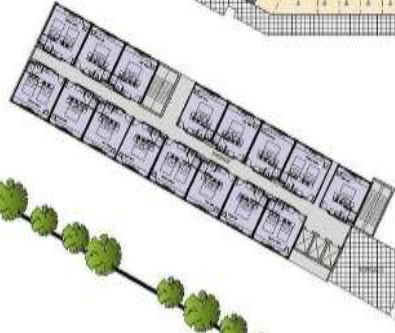
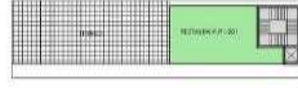
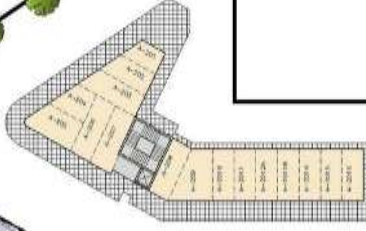
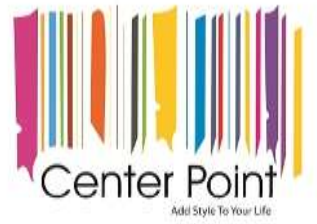
Tentative Plans - All plans are subject to change

NATIONAL  
HIGHWAY-8

GREEN BELT

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## Proposed Retail on Second Floor Plan

Tentative Plans -All plans are subject to change



## Concept 1



Artist impression of developers inspiration. Subject to change.





GROUND FLOOR PLAN (RETAIL)  
DATE=15.09.2011.

Artist impression of developers inspiration. Subject to change.





FIRST FLOOR PLAN (RETAIL)  
DATE=15.09.2011.

Artist impression of developers inspiration. Subject to change.

# Modern Day Open Concept Retail –Tentative Specifications

Retail shops on GF ,FF & SF.

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 .

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

## 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





## Modern Living at



THE  
LOFT

Managed Studio 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.

BAANI

## Hospitality Redefined .....

Mid Market Business Hotel to be managed by International Hospitality Chain





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



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**BAANI**



Delivering value to investors year by year...



Baani City Center 2012



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