

# THE ADDRESS

1 GOLF COURSE ROAD

**BAANI**

FASHION IS ARCHITECTURE: IT IS A MATTER OF PROPORTIONS.

# BAANI

real estate & beyond

BAANI have shaped the Gurgaon skyline in terms of IT, commercial, mixed use developments and hospitality since 2001. The 2000-crore BAANI Group stands as a niche player amongst regional developers, with 15 projects covering approx 2 million SFT already completed, and 1 million SFT 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 player in the National Capital 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 is associated with a 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.

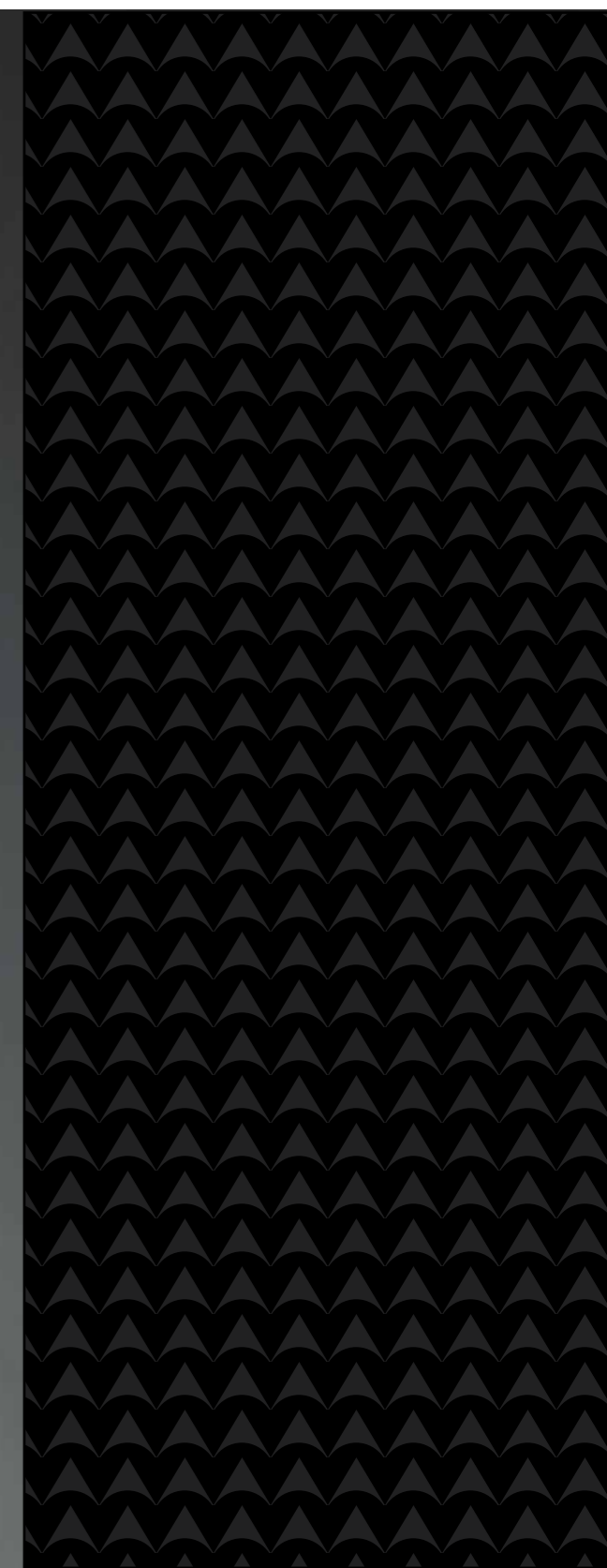
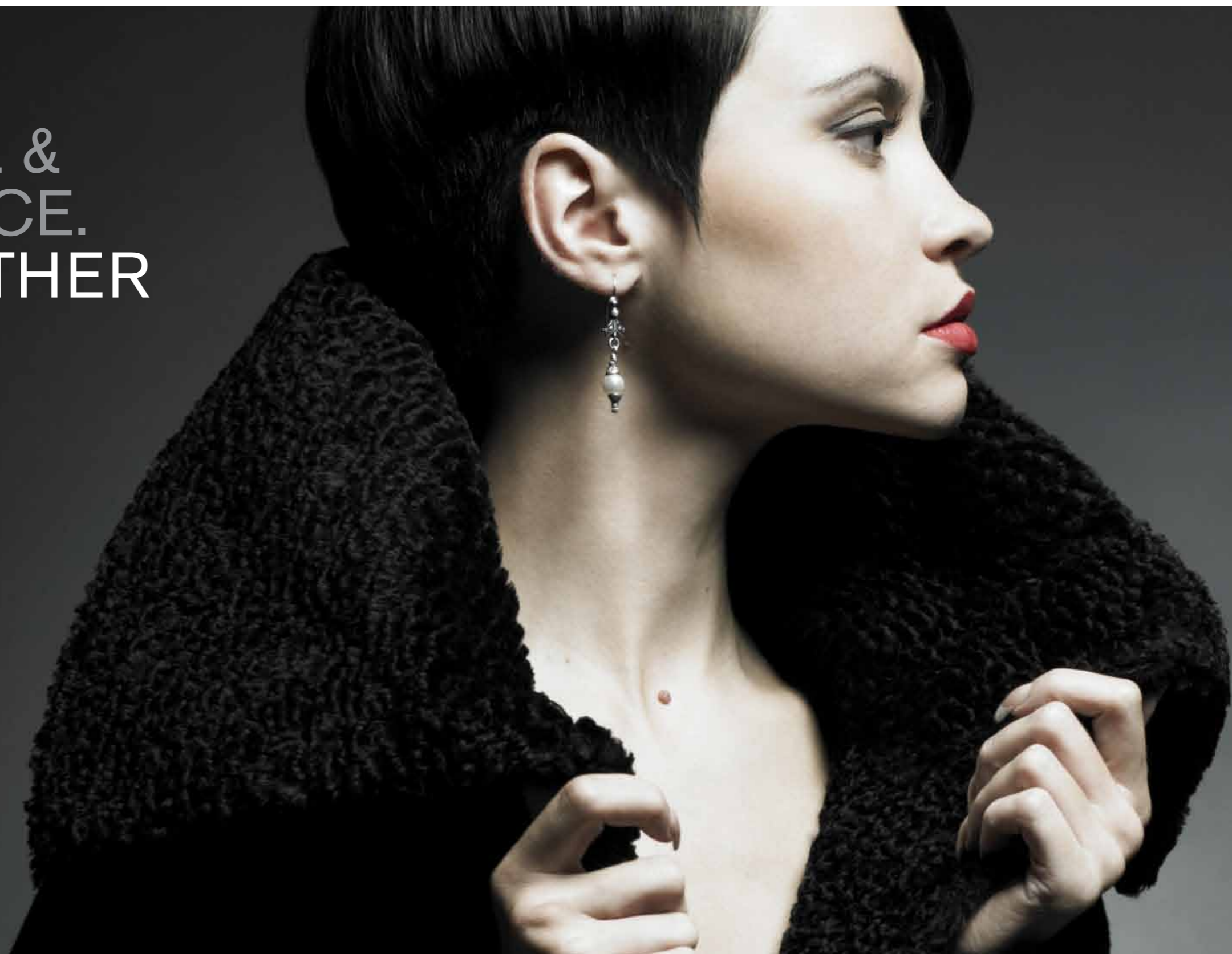
Established in 1981, the BAANI group has been servicing international customers in a highly competitive global business environment.

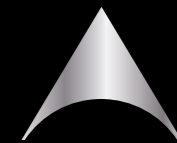
# LUXURY HIGH STREET RETAIL & PREMIUM COMMERCIAL SPACE. WHERE IT ALL COMES TOGETHER

## INSPIRATION OF THE ADDRESS

Envisioned by BAANI as the destination for people who always want the best in life, THE ADDRESS on No. 1 Golf Course Road represents the imagination to create a unique luxury shopping destination with premium office suites for Gurgaon residents and visitors. The retail arcade is on lower floors with office suites on above floors.

THE ADDRESS is built on two basic principles, a diverse upmarket experience for retail shoppers and a refreshing & effective work environment for office & commercial space users.





## WELCOME TO THE ADDRESS

THE ADDRESS by BAANI will be the magnet for shoppers and business visitors on Golf Course Road. THE ADDRESS is "Where It All Comes Together".

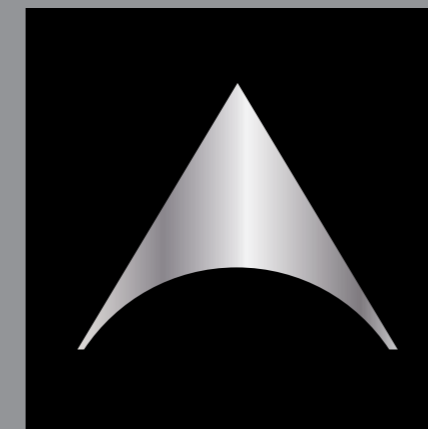
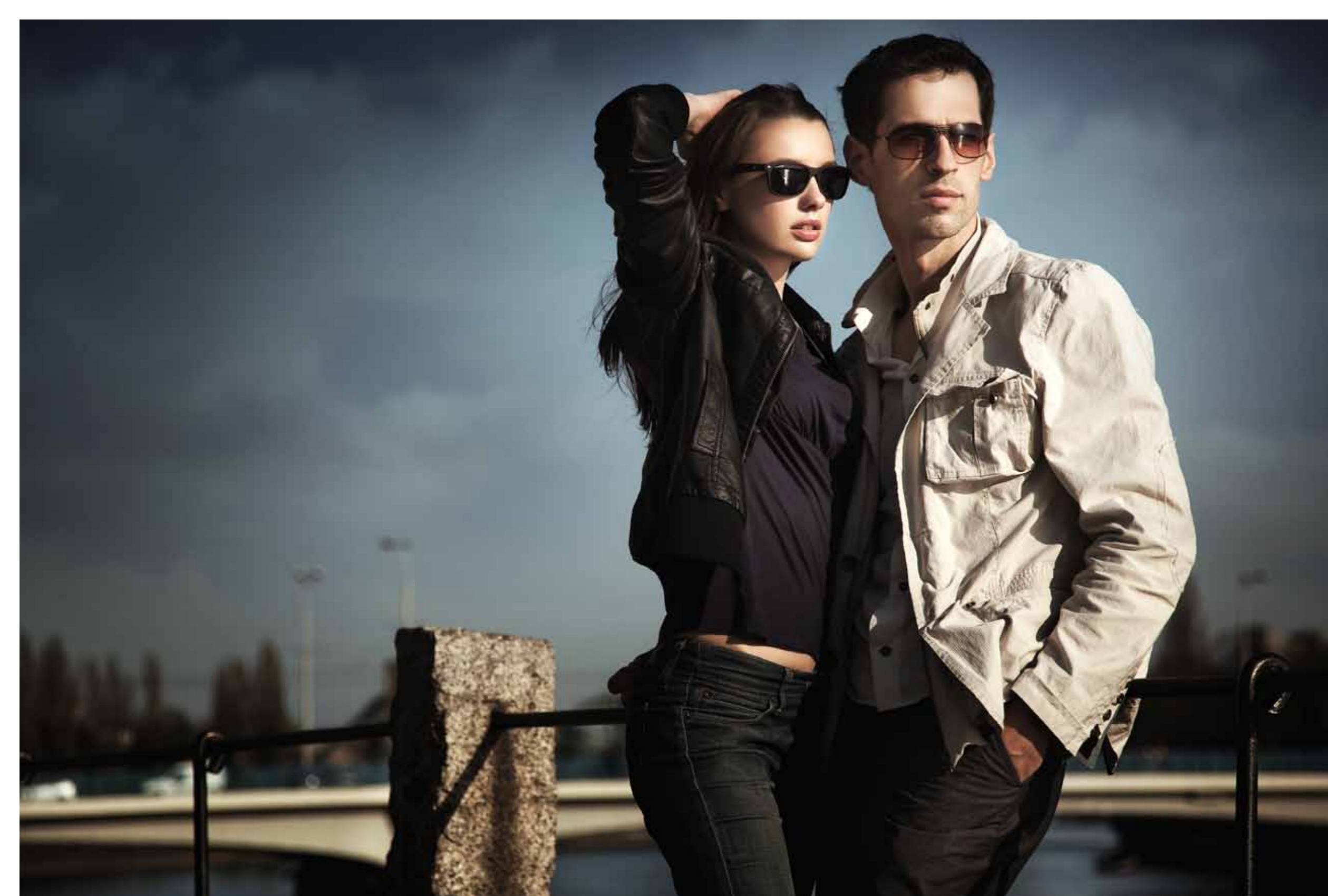
This modern contemporary development made out of concrete, stone, steel and glass stands on the 90 M wide main golf course road next to a five star hotel. At its base is a premium retail arcade and office suites are on the above levels.

THE ADDRESS will be the destination that will attract the top retailers and corporates who will be drawn to the destination for its location, upmarket neighbourhood, architecture, cutting edge technology, multi-sensory experience.

WE PLACE YOU AT THE HEART OF EVERYTHING WE CREATE



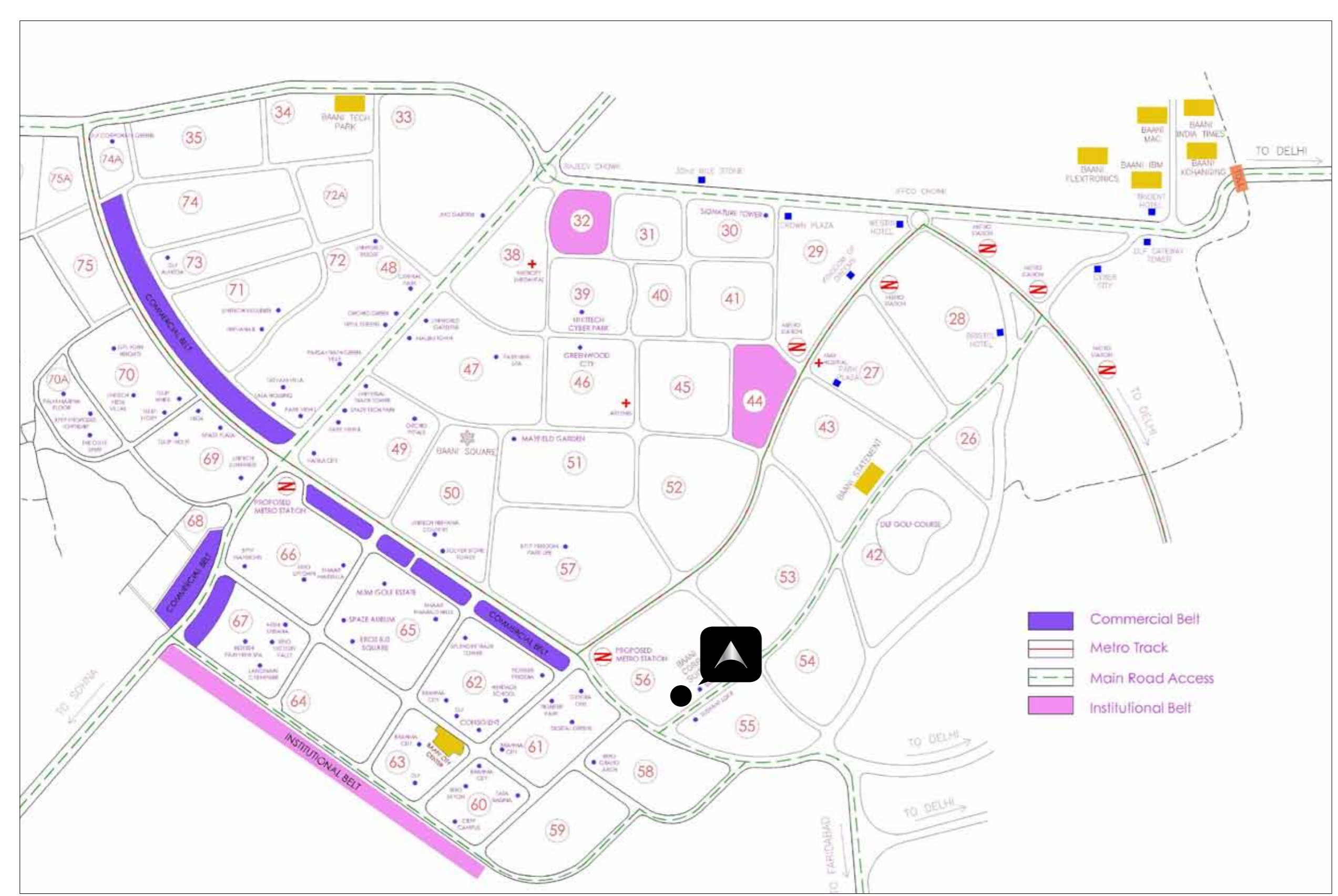
Artist impression of developers intent. Subject to change.



## ASPIRE TO BE AT THE ADDRESS

"Fashion is not something that exists in dresses only. Fashion is in the sky, in the buildings we live and work in, fashion has to do with ideas, the way we live."

Bani invites you to experience THE ADDRESS at No. 1 Golf Course Road - a modern European straight line design that blends form with functionality. Urban retail arcade blends into an iconic commercial tower. Come to a life with open spaces, double height structures, multi-level shopping, exotic green landscape and roof-top dining.



### INVEST WITH THE ADDRESS

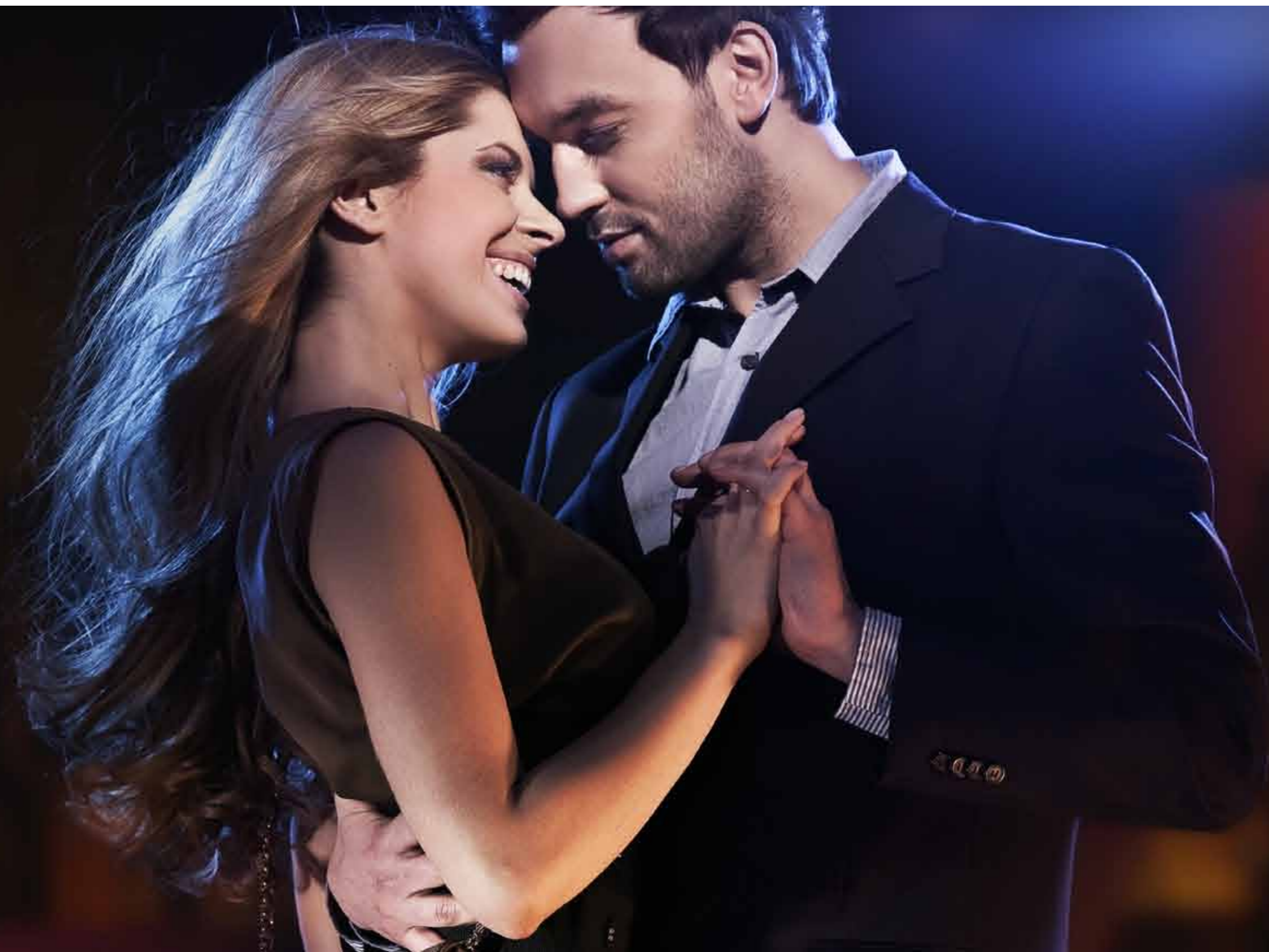
Strategically located in the golden mile of Gurgaon, **THE ADDRESS** is located on the 90 M wide Golf Course Road. This location is one of the best investment destinations in Gurgaon.

Excellent connectivity with Gurgaon city centre & Delhi, large luxurious developments by the best developers in the country, proximity to all modern amenities and presence on the rapid metro corridor are some of the reasons projects in this region appreciate well. Located in a thriving neighbourhood with premium homes, hospitality, commercial spaces and hospitals, **THE ADDRESS** is one of the most prestigious addresses to position your business, whether retail, or commercial office.

As India rides the crest of the retail boom, almost all the leading brands of the world are looking at opportunities to foray into India. With the economy booming, India is also home to the youngest population in the world with escalating levels of purchasing power. This new generation of affluent and fashion-conscious Indians presents an incredible opportunity for global luxury brands to enter the market.

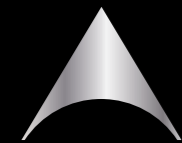
The Golf Course Road has many luxury developments like DLF Golf Course, Aralias, Magnolia, Pinnacle, Belair, Horizon Center, Global Foyer and many hospitality projects like Double Tree by Hilton, Hans Hotel, Ibis Hotel, Global Heritage and Grand Hyatt, just to name a few.

“STYLE” IS AN EXPRESSION OF  
INDIVIDUALISM MIXED WITH CHARISMA.  
FASHION IS SOMETHING THAT COMES  
AFTER STYLE.”



**BAANI**

[www.theaddressgurgaon.com](http://www.theaddressgurgaon.com)



## LUXURY RETAIL AT THE ADDRESS

A revolution in the world of boutique luxury shopping, a new age structure designed to set new standards in retail spaces.

THE ADDRESS will present 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 100000 SFT, with boutique stores, part of a 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 ADDRESS.





LUXURY & CONVENIENCE HAVE ANOTHER NEW LOCATION



#### UNIQUE AT THE ADDRESS

- Sophisticated contemporary design
- Large storefronts offering high visibility and footfall
- Approx 100,000 SFT of retail
- Ample dining options
- High visibility of all shops and offices
- Ample surface and basement parking
- 100% power back up
- Ideal destination for business people and investors
- Dedicated drop off zones and entrance for retail/ commercial/ offices
- Nicely designed circulation to give shoppers a delightful experience
- Located next to five star hotel managed by Hilton
- Two side open corner location which gives high visibility
- Close to premium high end residential and commercial development



## RETAIL ARCADE THE ADDRESS

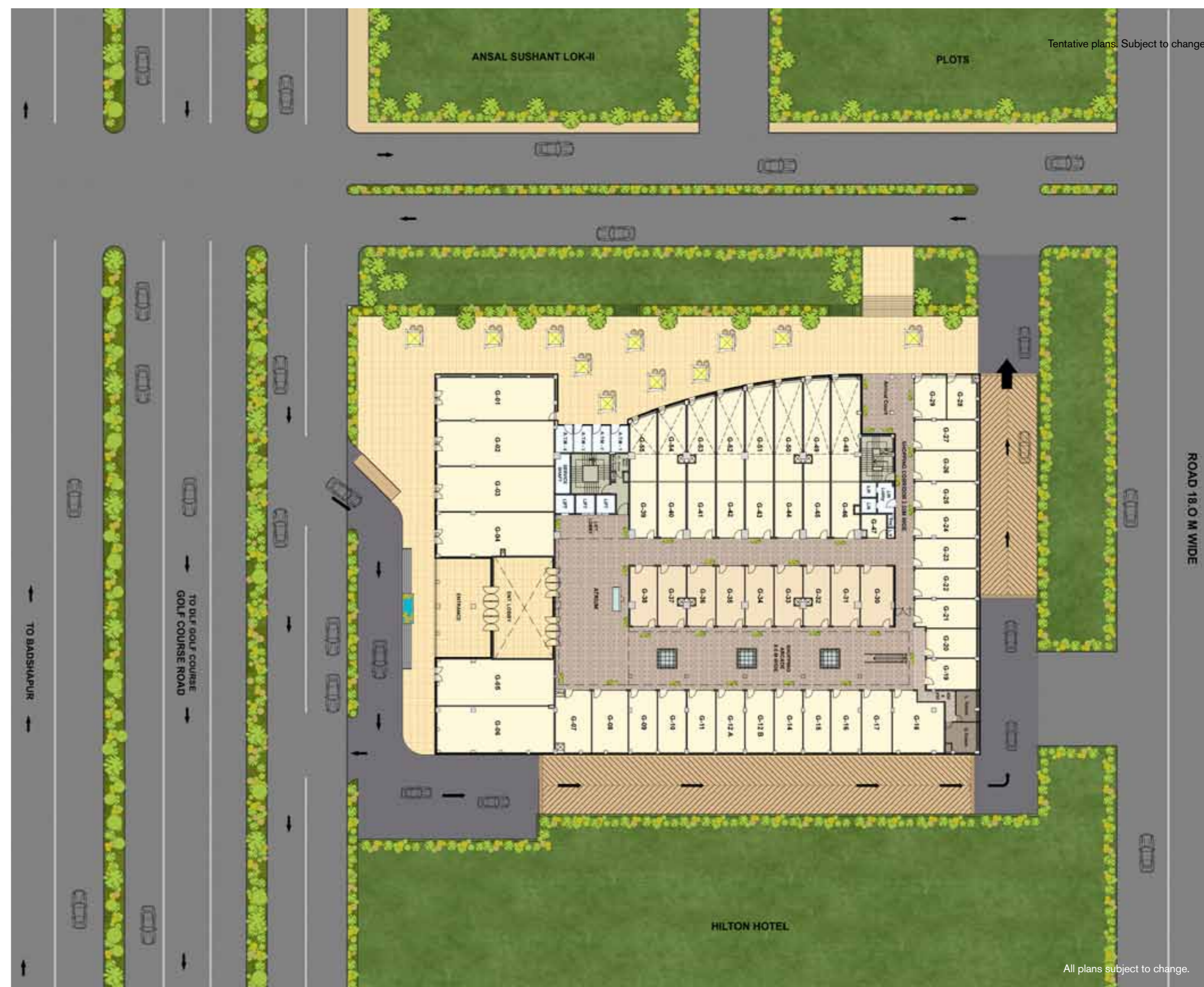
The contemporary and modern shopping arcade spread over several floors provides high visibility and easy circulation for shoppers.

The shops have high visibility due to a two-side open plot which provides visibility from the roads, a wide central courtyard which will be buzzing with people from the affluent neighbourhood driving footfall.

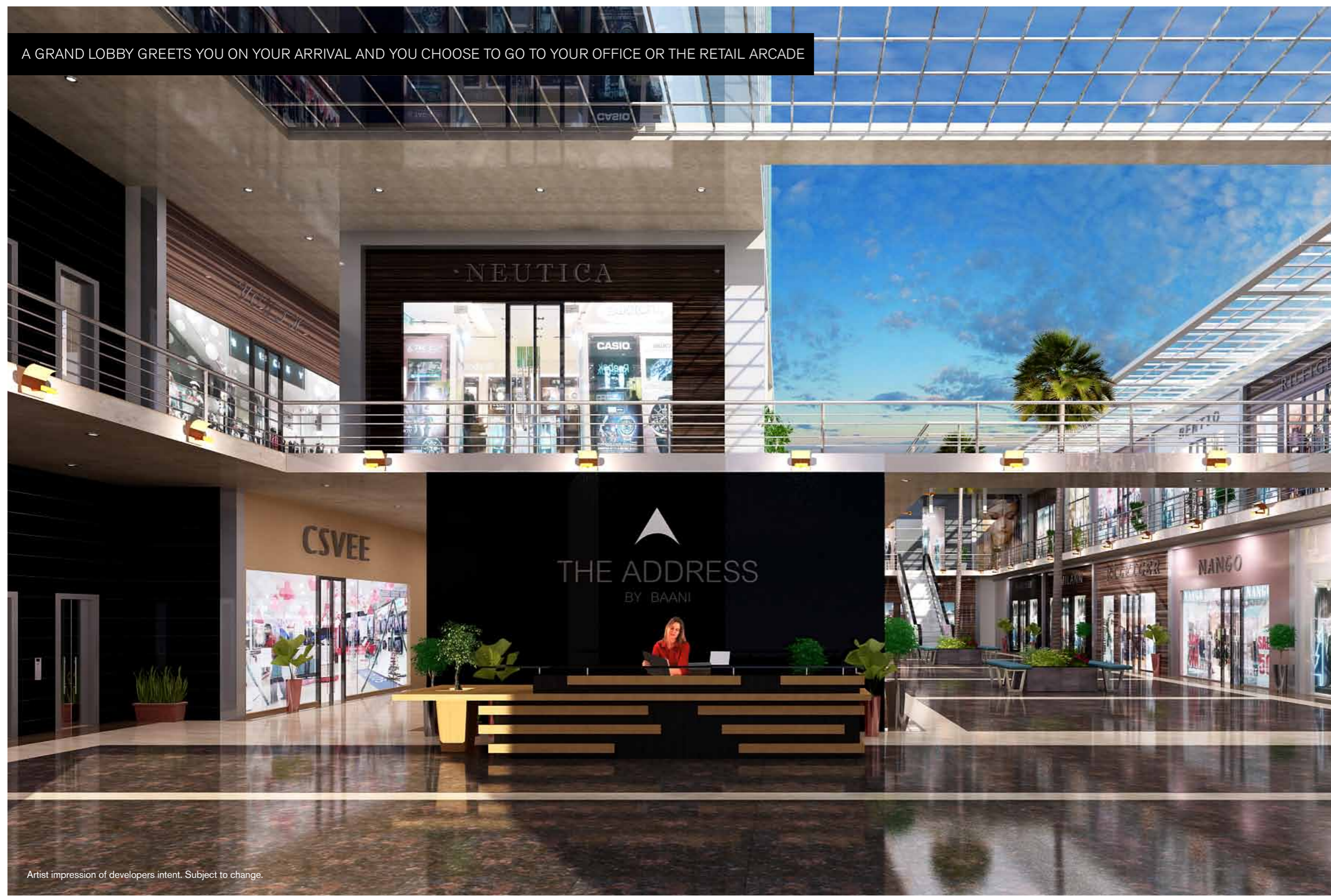
With an international five star hotel next door and proximity to premium residential developments, THE ADDRESS has all the ingredients to become a successful destination. The retail @ THE ADDRESS is set to achieve new benchmarks in shopping in Gurgaon. This will create value to investors and end users.



## SITE PLAN



A GRAND LOBBY GREETES YOU ON YOUR ARRIVAL AND YOU CHOOSE TO GO TO YOUR OFFICE OR THE RETAIL ARCADE



Artist impression of developers intent. Subject to change.

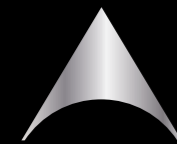


Artist impression of developers intent. Subject to change.

## EXQUISITE SHOPPING EXPERIENCE

Shopaholics will enjoy a range of shops containing a plethora of world-famous labels. It's this extraordinary variety and its premium location that will make THE ADDRESS an enjoyable and enriching shopping destination. Get ready to spice up your retail experience.





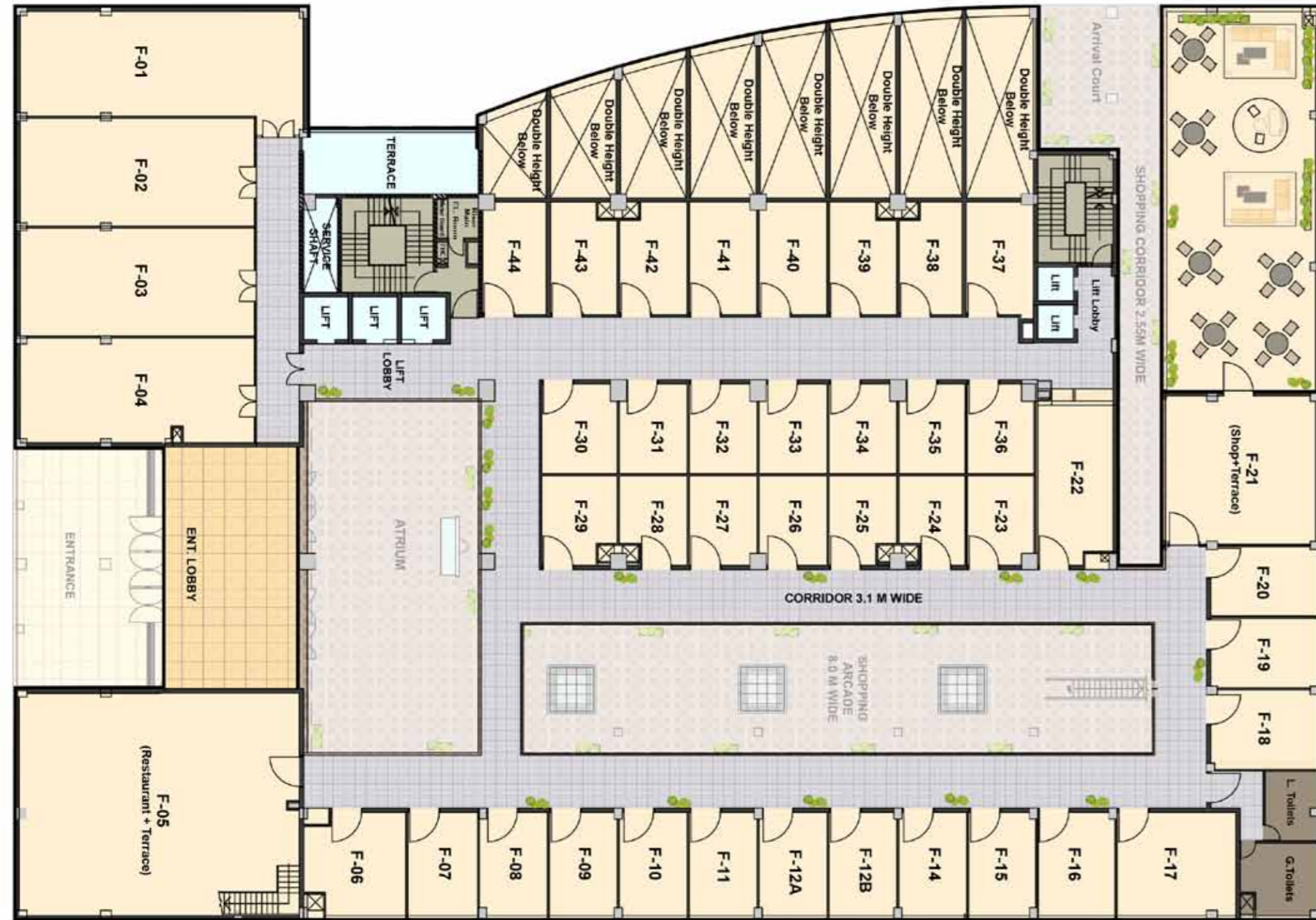
## RETAIL ARCADE THE ADDRESS

The corner location and its design invites customers and lends high visibility and a refreshing experience to shoppers.

The international design and efficient circulation provide an environment for easy browsing and pedestrian movement to drive footfall.



# FIRST FLOOR



All plans subject to change.

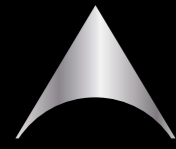
## OPULENCE REDEFINED

THE ADDRESS by BAANI is a mix of both the physical and the emotional - functionality, exclusivity and indulgence.

Increasingly we live in a world which is time poor - time has indeed become a luxury. People need to feel good about themselves and to that end BAANI delivers environments conducive to both pleasure and comfort.

Above all we recognize that people no longer buy a brand; they buy a way of life. THE ADDRESS is above all else an expression of taste and lifestyle, both modern and timeless.





## FIVE STAR GOURMET INDULGENCE

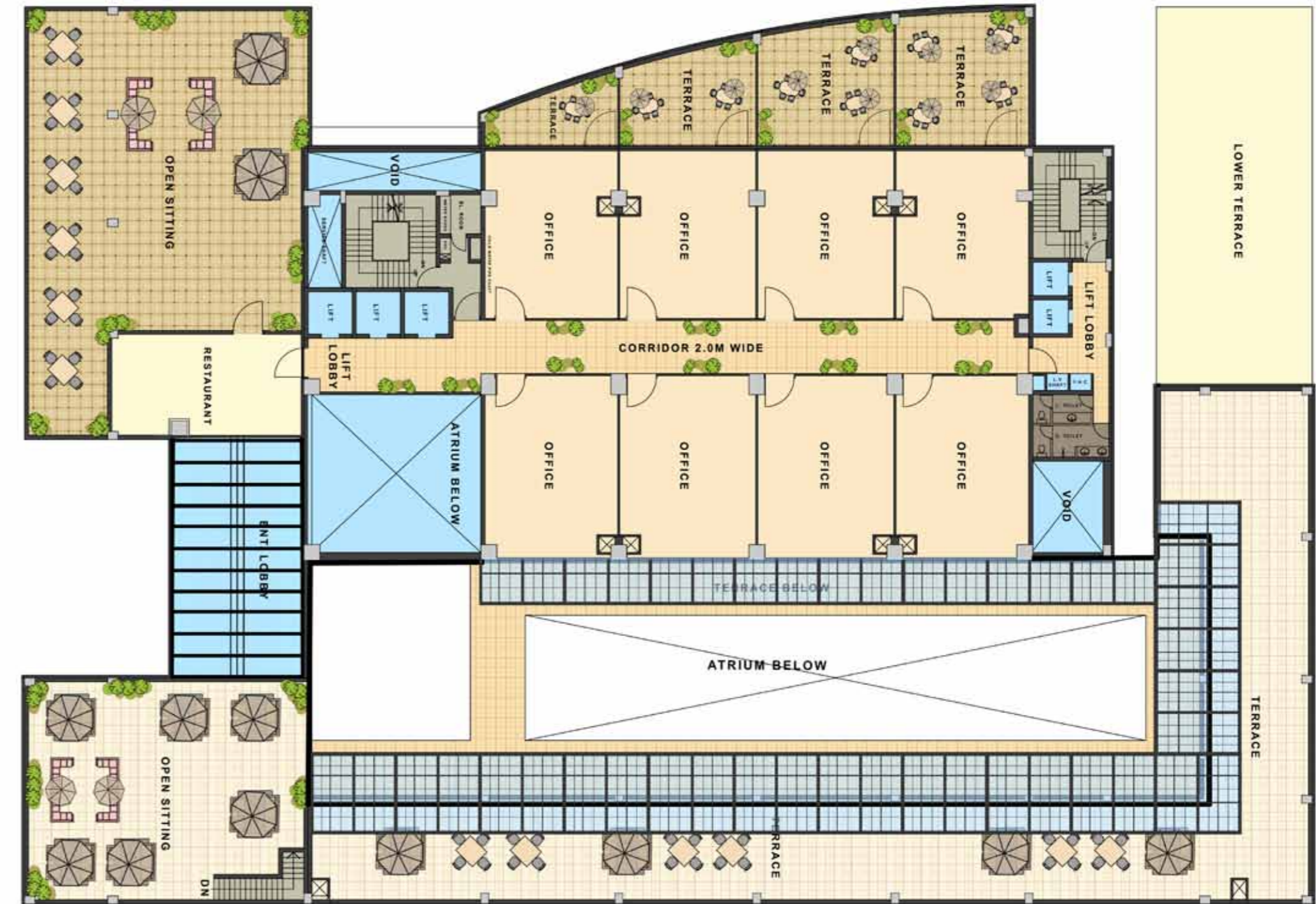
Every restaurant, café and bar at THE ADDRESS will strive to offer visitors mouth-watering selections and breath-taking scenery. Diners are offered not only spectacular views, but also a satisfaction of even the most discriminating of palates through a wide range of cuisines.

Moreover, it can be a melting pot of cultures as it serves delicacies from the Eastern and Western cuisines. Nothing beats the roof when it comes to an alfresco drinking and dining experience. For people who want to dine in the midst of scenic and panoramic views, a restaurant on the top is definitely the place to go. Alfresco dining is very popular in cities which pride themselves with their spectacular night life and lights.

Gurgaon is known as the city that never sleeps. It is equally famous as a city that loves to eat and enjoy a high life. Gurgaon is working hard to position its culinary skills and the roof top restaurants at THE ADDRESS are looking forward to invite locals and tourists to relax and socialize as they dine.



## SECOND FLOOR



## FACILITIES SPECIFICATION OF RETAIL / OFFICES

### RETAIL SHOPS

- Retail Floors- ground, first & restaurants on second floor level.
- 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.

### STRUCTURE

- RCC slab and column structure with masonry partitions.

### 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 trees and landscape features.

### FINISHES EXTERIOR

- Combination of concrete, glass, steel, stone and painted surface as per design.

### FINISHES LOBBY

- Combination of stone, glass and painted surface.

### FINISHES BASEMENT

- Broom finish concrete

### TENANT FLOOR FINISH

- Concrete floor

### COMMON TOILETS

- Finished toilets with modern fittings and fixtures.

### PARKING

- Multilevel basement for parking and services.
- Adequate surface parking
- Provision of access and video surveillance.

### SECURITY

- Video Surveillance
- Basement parking, basement & ground floor lobbies.
- Manned Security
- Boom barriers at all vehicular entry & exit points.

### LIFE SAFETY

- Wet riser/hose  
Provided as per norms
- Reels sprinklers/fire extinguishers  
Provided as per norms
- External fire hydrants  
provided as per norms

### HVAC

- Centrally Airconditioned
- Ventilation and exhaust provided for common toilet and basements

### ELECTRICAL

- Distribution - provision of cable upto tenants distribution board.
- Metering - tenant load will be metered.
- Lightening protection & earthing - pits provided.

### DIESEL GENERATORS

- 100% automatic backup provided for lighting, power and AC. Provided with PLC based auto load manager

### SIGNAGE INTERNAL

- Entrance area equipped with tenant directory and signs

### SIGNAGE EXTERNAL

- External signage as per developers design and conditions

Professionally managed building management company.





THE ADDRESS BY BAANI STANDS AS GURGAON'S NEWEST AND MOST IMPRESSIVE BUSINESS ADDRESS ON THE MAIN GOLF COURSE ROAD.

THIS COMMERCIAL DEVELOPMENT OFFERS THE BUSINESS COMMUNITY THE PERFECT BLEND OF CONTEMPORARY OFFICE SPACES & RETAIL THAT WILL SET NEW STANDARDS AND GENERATE GREAT INVESTMENTS RETURNS.

**BAANI**



# PREMIUM OFFICE SUITES & MULTIPURPOSE COMMERCIAL SPACES AT THE ADDRESS

## GIVE YOUR BUSINESS A PRIME LAUNCH PAD

A symbol of excellence and spirit of enterprise, THE ADDRESS on No.1 GOLF COURSE ROAD is the perfect launch pad for a modern business. Reserve for your business an office suite in Gurgaon located on the 90M wide main Golf Course Road that mirrors its success. Make a statement with your address, always staying close to an opportunity, in the commercial heart of Gurgaon. With superior engineering and contemporary design, THE ADDRESS creates an aura of opulence in a strategic location.

These self-contained multipurpose commercial spaces come with a reassuring abundance of space and amenities. BAANI now brings you office spaces that are a fine balance of the aspirational and the functional together with an address that spells eminence.





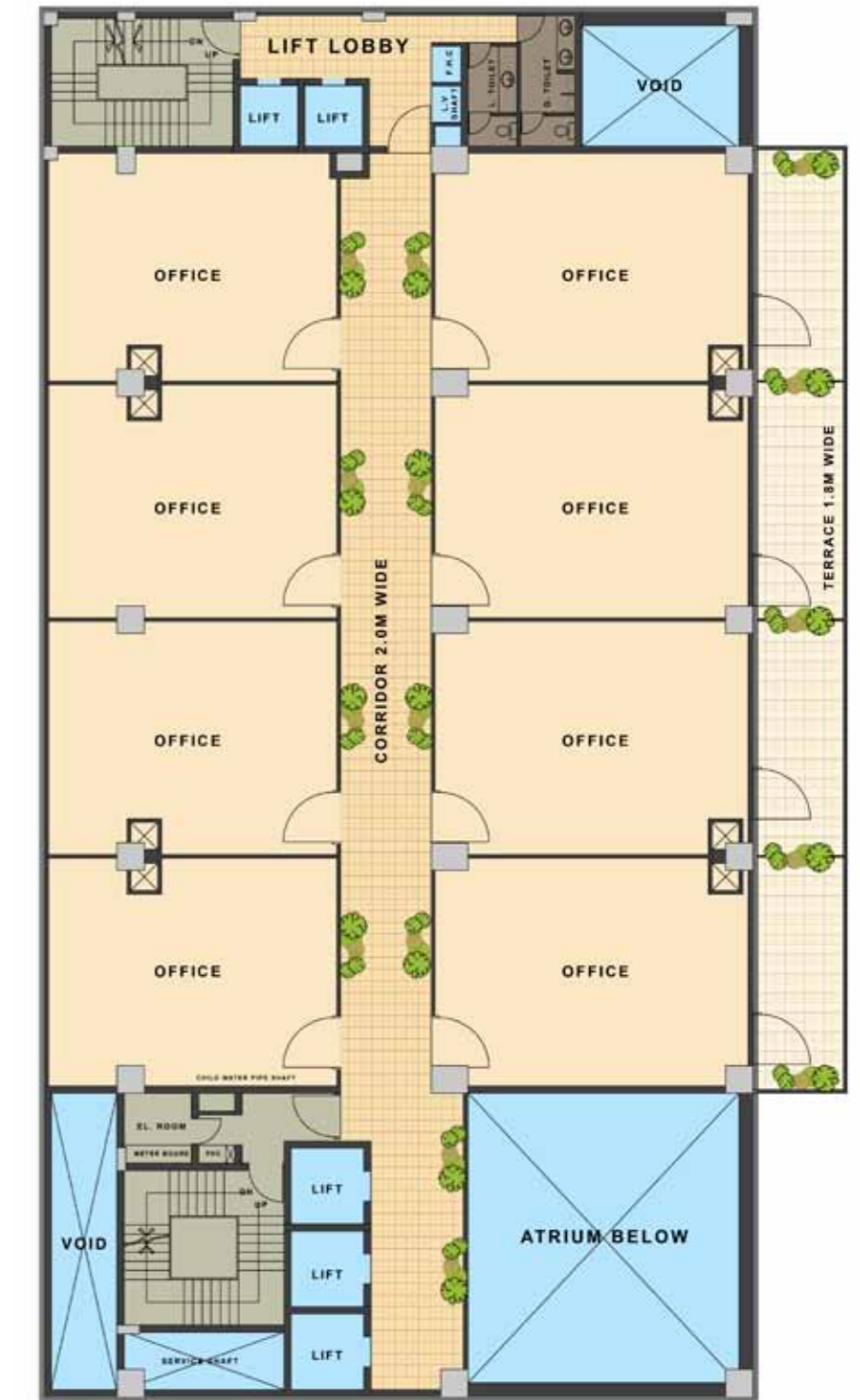
Actual site pic as on April 2012



### FINEST BUSINESS ADDRESS

THE ADDRESS @ No. 1 Golf Course Road by BAANI is a product of contemporary and space efficient designs that matches with your evolving business. Grade A self contained office spaces that are flexible enough for tomorrow as they are functional for today. At this address power comes with a magnificent city view on one side and the view of the Aravali Hills on the other. It brings to your business the benefits of being located in the central business district. To top it, an inspiring view adds to the perks of working in a modern day professional eco system.

The dream of walking to work can come true with several residential developments in close proximity.



All plans subject to change.

# BAANI GROUP, REAL ESTATE AND BEYOND

With a vision to build and create places and landmarks of great significance to your life.



2012 BAANI CITY CENTER  
SEC 63 GURGAON



2003 BAANI - IBM,  
GURGAON



2008 BAANI TECH PARK  
NEW DELHI



2009 BAANI COPORATE ONE  
NEW DELHI



2011 HILTON GARDEN INN  
HOTEL SEC 50 GURGAON



2005 BAANI / XCHANGING  
GURGAON



2006 THE STATEMENT BY BAANI  
GURGAON



2007 BAANI SQUARE  
GURGAON

Building Leadership Industry Award for the year 2011 by BIB

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**

\* All renders and plans shown are subject to change

**BAANI**  
real estate & beyond