

Universal Trade Tower

A Futuristic Grade A Commercial Complex

250,000 sq.ft. of space available for leasing spread over 9 floors



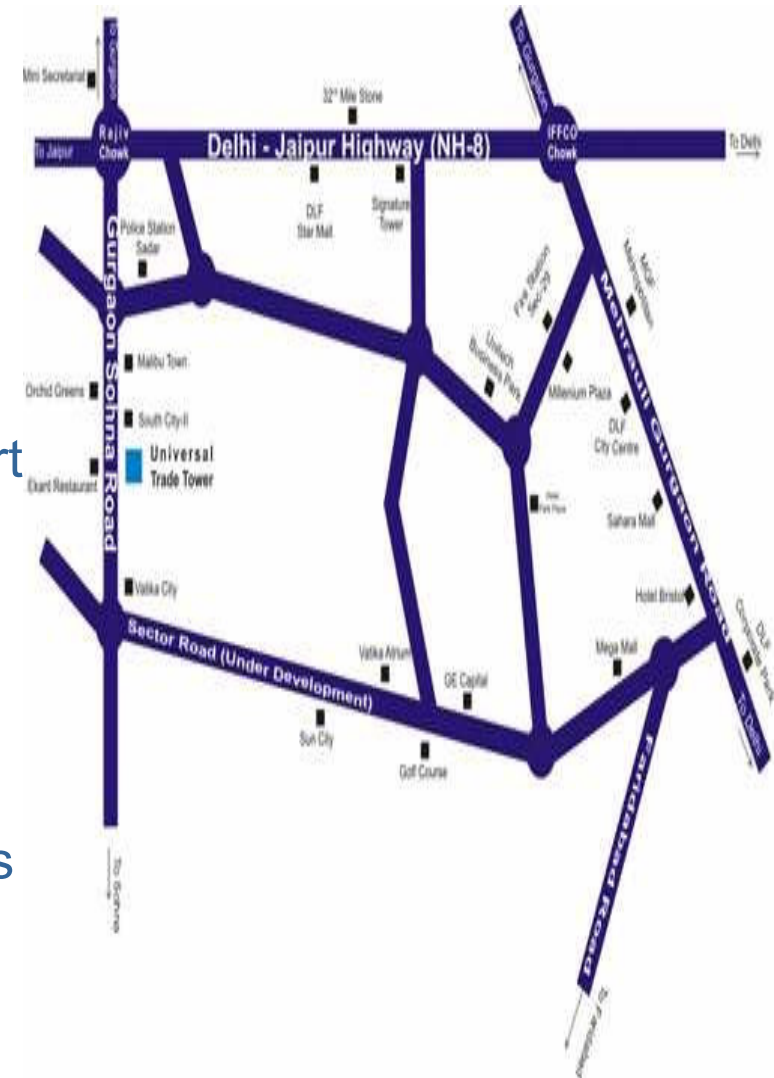


Project Features

- Plot Size: 2.49 acres
- Total Built Up Area: 250,000 sq.ft.
- No. of Floors: Ground + 8
- Basements: 3 levels
- Area under parking: 150,000 sq.ft.
- Total No. of Car Parks: 400*
(*324 in basements and 71 on surface level)

Location Map

- **Strategic Location**
 - Situated on the 8 lane Gurgaon-Sohna road directly linked to NH8
 - Next upcoming address of Gurgaon
 - 19 kms from the Domestic Airport
 - 17 kms from the International Airport
- **Neighbourhood**
 - Many upcoming residential complexes in the vicinity like Malibu Town, Vatika City, Central Park – II
 - Many commercial complex, IT parks and Malls on the Sohna Road



Building Specifications

BUILDING STRUCTURE	
Wall Thickness	External 230mm; Internal 115mm
Column Grid	11 x 11mtrs
Floor to Floor height	4 mtrs
Façade	Aluminum composite and reflective solar controlled double glazed facade
COMMON AREA SPECIFICATIONS	
Atrium	10.3 mtrs high central atrium
Earthquake Resistance	As per latest NBC norms
Lobby	Granite cladding/Veneer on walls with Reception /Security Desk
Security System	Boom Barriers with electronic swipe at ramp entrance; CCTV at all main egress and ingress points; Round the Clock Security
Maintenance	Round the Clock Maintenance by in - house agency
ELECTRICAL FEATURES	
Power Supply	2500 KWatts
Power Backup	100% fully automated and synchronised power back-up

Building Specifications Contd.

ELEVATORS	
No. of Elevators	5 (20 Passengers) + 1 service elevator
Make and Speed	Otis : 1.5m/sec
HVAC	
Air Conditioning / Heating	Centralised chilled water type with centrifugal chillers / Central heating system with automatic step controlled hot water generators
AHUs	Two AHUs per floor
Make of chillers	Carrier
FIRE FIGHTING	
Detection	Hybrid Fire Alarm system with addressable main Fire Alarm Panel
Fighting	Wet Riser/Hose Reel next to both staircase; Yard Hydrants as per NEC code; smoke detectors/sprinklers/hand held extinguishers in common areas ; underground static tank (200,000 ltrs) and terrace fire tank (20,000 ltrs)
WATER SUPPLY	
Underground raw water tank	2,24,000 litres
Treated water tank	2,24,000 litres
Overhead Flushing water tank	60,000 litres
Soft Water Tank	50,000 litres

Building Amenities

- **Business Centre**
A State of the art, Ready to Move in, Plug and Play Centre on the 2nd Floor with a capacity of about 200 workstations, multiple meeting rooms and conferencing facility
- **Health Club**
Equipped with all the latest equipment
- **Restaurant**
A multi-cuisine restaurant spread over 5000 sq.ft.
- **Cafeteria**
Common for all building occupants
- Other amenities like **ATMs** and **Corporate Retail** sectors like insurance, banks, etc.

Key Differentiators

- **Incubation space** available in the form of an upcoming Business centre
- **Future expansion** possible in the next commercial project just a mile ahead
- Superior **Construction Quality**
- **Multiple Floor Plates** ranging from 22,000 to 45,000 sq.ft.
- Aluminum composite and reflective glass cladding with **double glazed windows** for better heat and noise control

Key Differentiators contd.

- Large **landscaped** areas and water features with a **special focus on aesthetics** and functionality
- Centralised **Water softening** and **RO system**
- **In-House sewerage plant** with special emphasis on recycling treated water and rain water
- Car park ratio of **1:1000** sq.ft.
- **Fibre-optic** connectivity from multiple service providers
- **Floor Loading** of **550** kgs/sq. mtr.

Area on Offer – Floor Wise (approx.)

- Ground Floor : 44,000 sq.ft.
- 1st Floor : 40,500 sq.ft.
- 2nd – 5th Floor : 25,500 sq.ft.
- 6th Floor : 24,500 sq.ft.
- 7th Floor : 24,500 sq.ft.
- 8th Floor : 18,500 sq. ft.

Area Demarcation

- **Ground Floor and First Floor**
 - Corporate retail outlets like banks, ATMs, insurance companies, IT/Telecomm service providers, high-end car show room etc
- **Other Floors**
 - Ideal for corporate offices, marketing offices, branch offices, IT/ITES companies etc

Time Lines

- The construction activity is on full swing and the company targets to finish all civil work at site by end Q1 2007
- Expected date of handover for fit-outs is June 2007
- Expected date of occupation is September 2007

