

Vipul Agora, MG Road**About the Building:**

Vipul Group is owned by Mr. Punit Beriwalla-Managing Director. Vipul Limited was incorporated in the year 1991 and has already delivered 6 million Sq.ft of total area. They are into commercial as well as residential development.

Vipul Agora is retail cum commercial complex spread over 2.6 Acres with an innovative architecture and designed by Bose International, USA. Impressive Facade and two grand atriums are few elements that make it a Landmark on Mehrauli Gurgaon Road. Initially built as a retail mall, but due to feasibility issues has been more used as an office space. Some of the earlier large tenants have been Convergys at an earlier stage of the building.

This building offers all the modern amenities such as 3 level basement parking, Centralized air conditioned, Service access, Professional Property Management, 100% Power backup, Building Management System, Fire Safety System including Fire detection system, fire fighting equipments and water sprinklers. One interesting factor about this building is that on the Ground and First Floor there is double height areas, which work well for cost cutting as you end up paying for the per sq.ft. price, but get almost 70% extra area by creating a mezzanine floor.

The facilities and modern amenities and the location in the suburbs of the city attract the Multi National Companies and the big brands as it caters all their requirements to operate. Big companies like DHFL, Canon, Cadbury India, Mapsco Group, Convergys etc are already operational.

Location Advantage:

Vipul Agora is strategically located in the epicentre of Mehrauli Gurgaon Road at a stone throw away distance from nearest MG Road Metro Station and it takes few minutes to hit NH8 from Vipul Agora. It takes 15 minutes to reach Indira Gandhi International Airport via NH8. Food Joints, Fine dining restaurants, Shopping Complex, Entertainment Zones are available in the vicinity. High end residential also plays a major role.

Building Statistics – Vipul Agora, MG Road, Gurgaon.

Heading	Information
Total Land Area	2.6 acres
Total Built Up Area	2.15 lac sq. Ft.
Total No. of Floors	G+4
Type of Building	Commercial-office
Building Outlook	Modern Glass Facade/Old Style Concrete
Age of the Building	(July, 2008) 8 years
Air Conditioning Type	Central Air Conditioning
Office Size Range	1200 sq.ft. to 15,000 sq.ft.+
Type of Office Spaces Available	Bare Shell / Warm Shell / Fully Furnished
Current Rental Range (Subject to Change)	80/- to 120/-
Maintenance Charges (Subject to Change)	17/-
Proximity to Metro Station	550 Meters
Proximity to Eateries	Within the Building & within 500 mtrs.
Location Link	https://goo.gl/maps/tjbbjHsjhpc

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Existing Tenants in the Building:

EAZY Business Solutions

Integrated Project Management Company

Max Bupa Health Insurance

Krish Group

Make Positive

NAS Media Solutions India Private Ltd

Provar India

Genesis Infratech Pvt. Ltd

Momentum Communications India Pvt. Ltd

Saraogi

Terra Realcon Pvt. Ltd

Mahamaya Life Sciences Pvt. Ltd

Promo Tech India Pvt. Ltd

HDFC Mutual Fund

Eldorado Consulting

Arysta Agro Pvt. Ltd

Trade Deal

Mapsco Group

DHFL