

**Palm Springs Plaza, Golf course Road****About the Building:**

Emaar MGF Land Limited, one of India's leading real estate developer is a joint venture between MGF Developments Limited and Emaar Properties PJSC ("Emaar") of Dubai. The Company commenced operations in India in February 2005. Its primary business is development of properties in residential, commercial, retail and hospitality sectors. In addition, it has also identified healthcare, education and infrastructure as business lines for future growth. Its operations span across various aspects of real estate development, such as land identification and acquisition, project planning, designing, marketing and execution.

Palm Springs Plaza is a mixed commercial space of Retail and Office in Gurgaon by the Emaar MGF group. It is located bang on golf course road in sec-54, Gurgaon. Palm springs plaza comprises 2 floors for retail and 14 floors for office space. It stands sentinel to The Palm Springs, Emaar- MGF's master-planned, integrated residential community comprising low-rise luxury villas and spacious apartment towers, surrounded by acres of elegantly landscaped gardens. The Palm Springs Plaza is an excellent business proposition for supermarkets, fashion and garment stores, banks, restaurants and even boutiques. Mix business with pleasure and meet your domestic needs through over 46,000 square feet of retail space, spread over two floors.

Lobbies have a great combination of marble stone and paint. There are good arrangements of the security with CCTV cameras and guards are also available. Lifts are also provided which are fully secure. There are also good arrangements of electricity. Central air-conditioning, high-speed elevators, 100% power back-up, state-of-the-art communication, video surveillance and life safety equipment, all managed through a sophisticated Building Management & Maintenance System, will ensure comfortable and uninterrupted operations. It is an exclusive gated, secure, impeccably planned development in Gurgaon where all residents' needs are within easy walking distance.

**Building Statistics – Palm Springs Plaza, Golf course Road, Gurgaon.**

Heading	Information
Total Land Area	3.5 acres
Total Built Up Area	3,10,000 sq. Ft.
Total No. of Floors	G+15 floors
Type of Building	Commercial- Retail & office mix
Building Outlook	Modern Glass Facade
Age of the Building	2 years
Air Conditioning Type	Central Air Conditioning
Office Size Range	400 sqft to 20,000 sqft
Type of Office Spaces Available	Bare Shell / Warm Shell / Fully Furnished
Current Rental Range (Subject to Change)	<b>Bare Shell 80 / Warm Shell 90/Fully Furnished 115</b>
Maintenance Charges (Subject to Change)	20/- per sq. Ft
Proximity to Metro Station	0 Kms (Upcoming Rapid Metro)
Proximity to Eateries	Within the Building
Location Link	<a href="https://goo.gl/maps/tmZaYGZnZd62">https://goo.gl/maps/tmZaYGZnZd62</a>

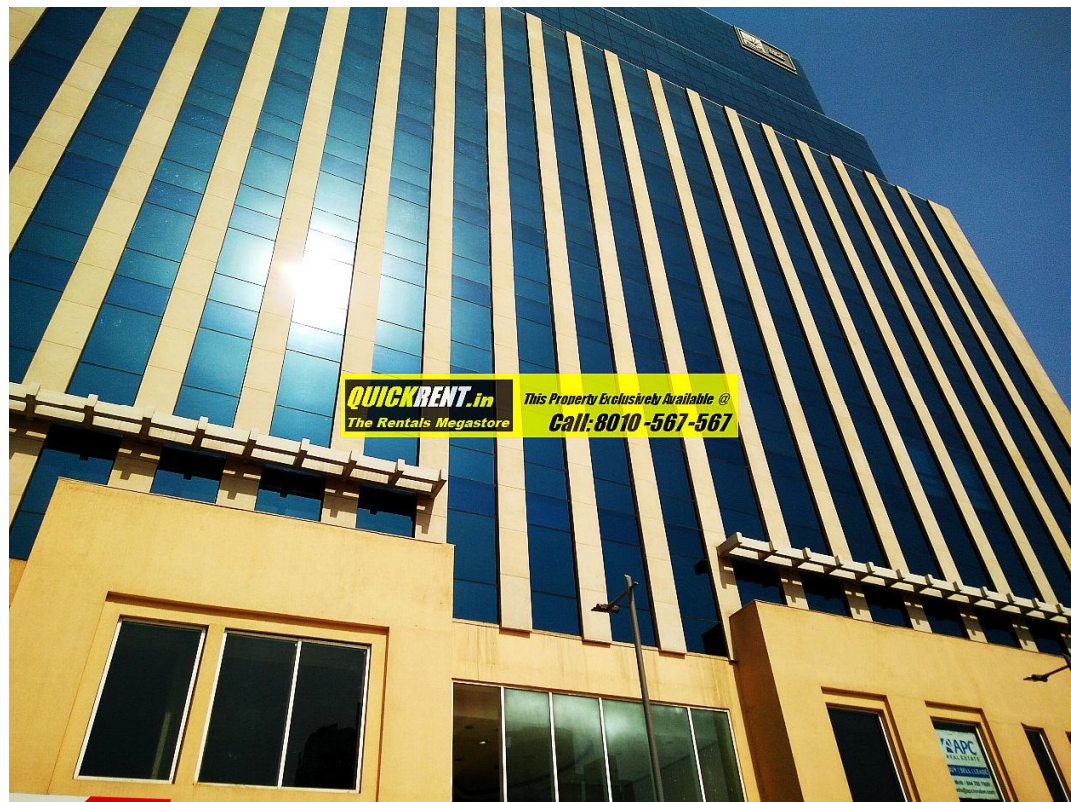
**Location Advantage:**

Location advantages and the captive catchment area provided by the integrated residential community make the retail complex of The Palm Springs Plaza an excellent business proposition. It has advantages of high visibility. With a quick driving distance ensures a short drive away from shopping complex and metro. Immediate access to New Delhi and rest of NCR via the newly modernized and expanded NH-8 and MG Road, as well as the Delhi Metro Rail. Renowned schools, Colleges and other educational institutions as well as hospitals and other medical facilities are a short drive away. Indira Gandhi International Airport is just 13.3 km away from Palm Springs Plaza and takes few minutes to hit NH8. Rapid Metro Station is right outside the building while HUDA City Center or Sikarnderpur Metro Station is the nearest metro station with a distance of 5kms.

**Existing Tenants in the Building:**

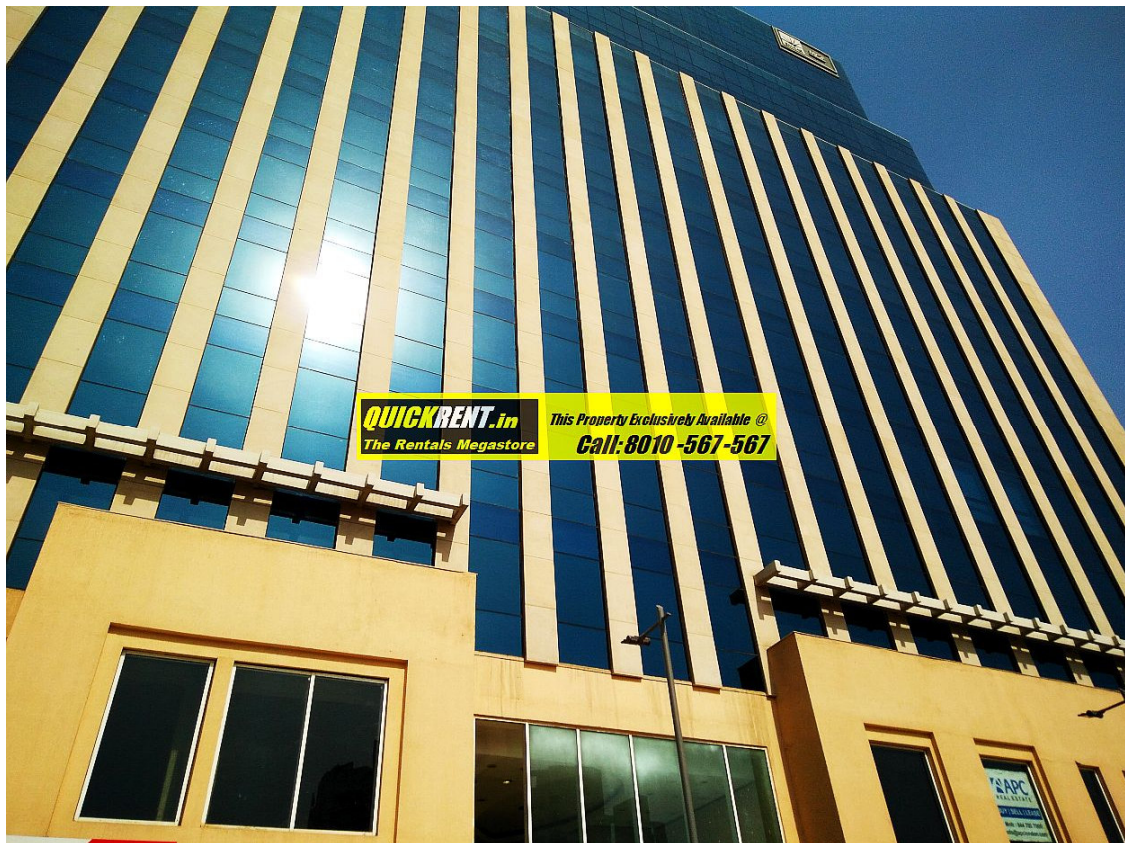
ZIZO, Bikers Cafe, Needs Store, Airtel

Building Images



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**About this Specific Office Space:**

This is an office space located in Palm Springs Plaza on Golf Course Road, Gurgaon and offers brand new furnishings. The office space is tastefully done and never been occupied before. The Office Space is Well lit with Glass on the entire one side of the Office.

**Office Interiors Configuration**

Total Super Area	2108.71 sq.ft.
Number of Workstations	6
Managerial Cabins	6
Reception Area	1
Meeting Room	1
Conference Rooms	1
Director Cabins	1
Pantry	1
Notes:	3 Managerial cabins can be compromised to make 2 larger MD Rooms

**Proposed Commercial Terms**

Super Area	2108.71 sq.ft.
Lease Rent	115/-
Maintenance Charges	20/-
Total Lease Rent	Rs. 2,42,500/- (Per Month)
Total Maintenance	Rs. 42,175/- (Per Month)
Total of Lease + Maintenance	Rs. 2,84,675/- (Per Month)
<b>Lease Terms</b>	
Total Lease Tenure	9 Years (3 + 3 + 3)
Lock-in Period	3 Years
Escalation	15% every 3 Years
Notice Period (After Lock-in)	2 Months
Note	Service Tax and any other Govt Tax is Extra.

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**Images of Specific Office Space Proposed**



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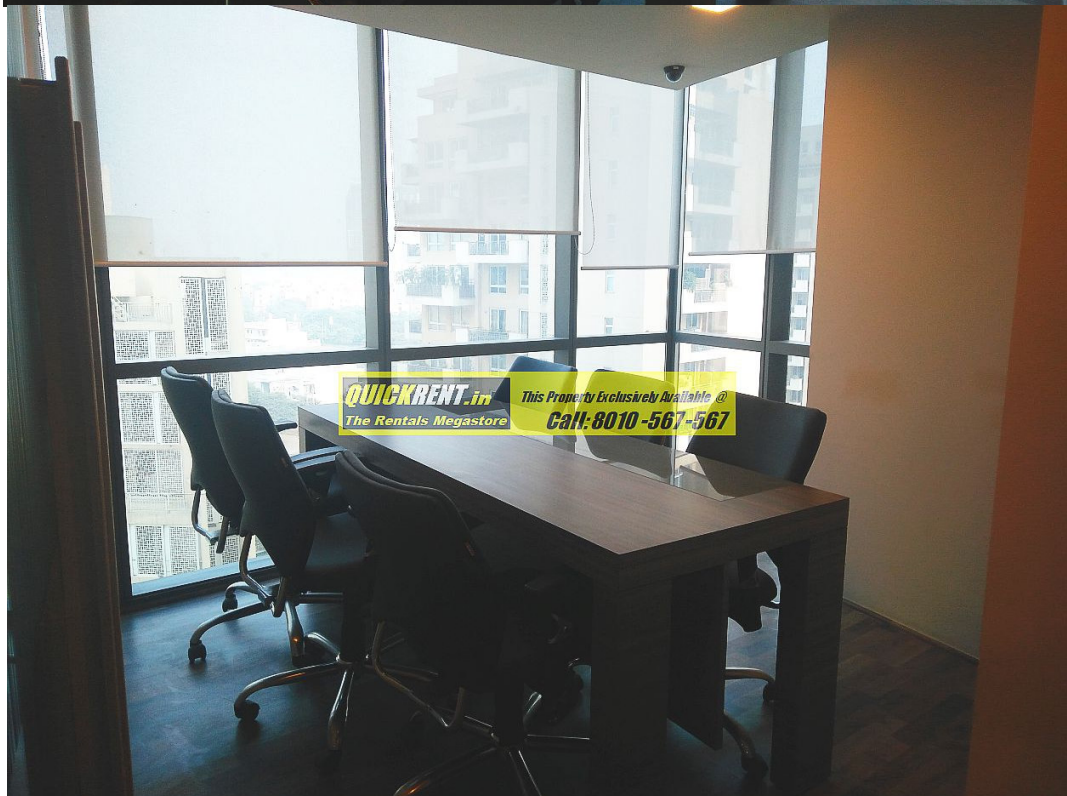
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