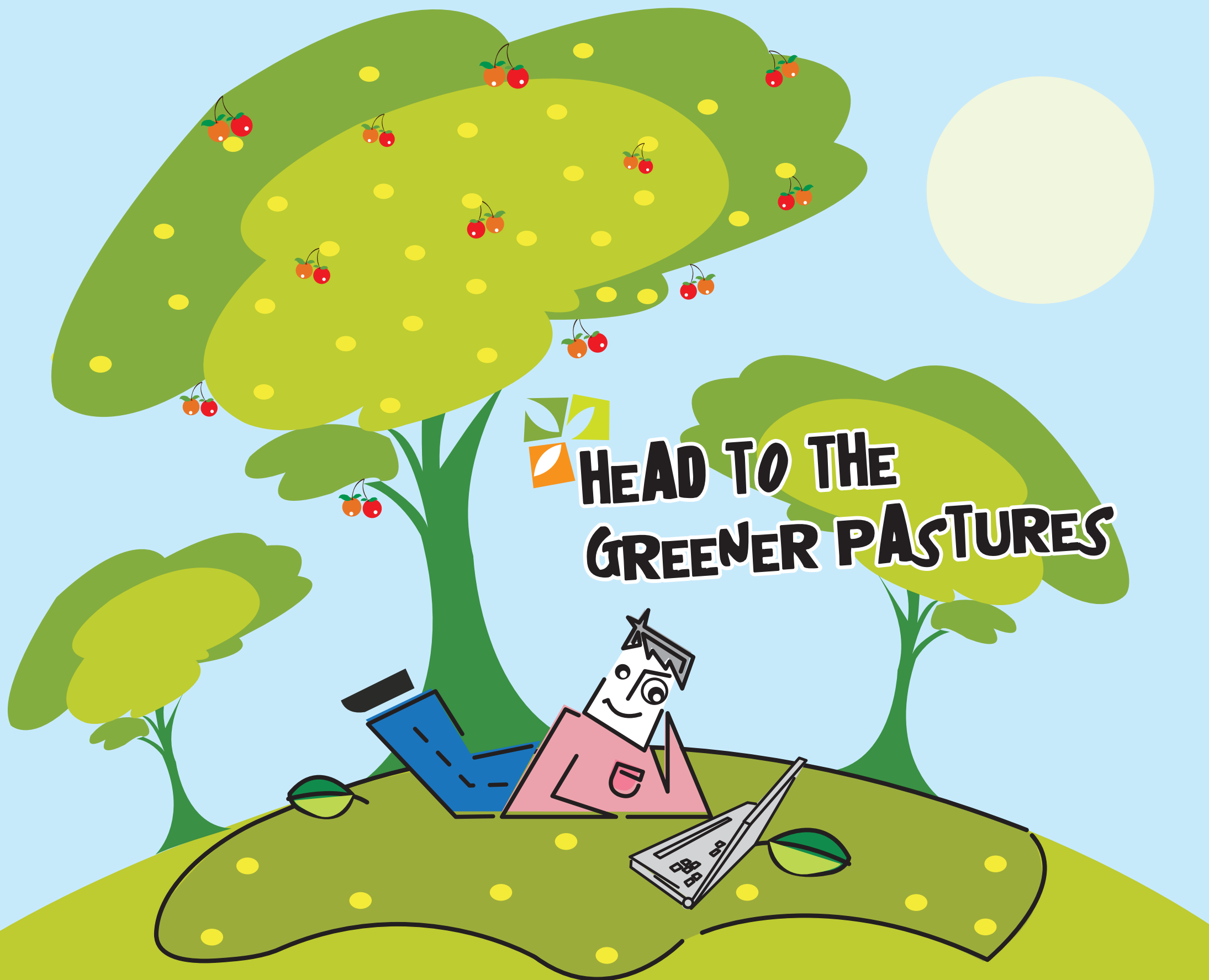




HEAD TO THE GREENER PASTURES

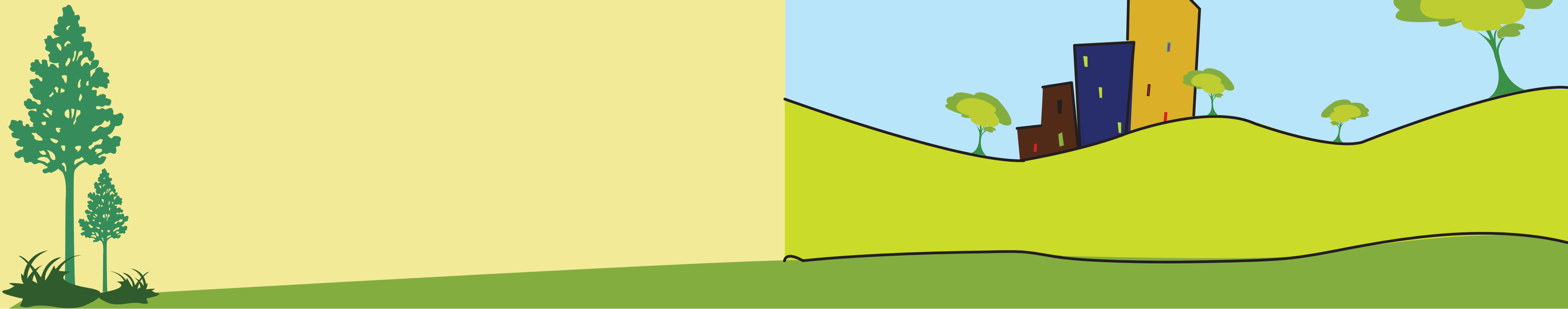




"Look deep into nature, and then you will understand everything better."

~Albert Einstein

In all earnestness, a cubicle farm is no place to draw inspiration from.
And it doesn't take an Einstein to figure that out. No trees. No greenery. No character.
It's time to head to the greener pastures. CYBERWALK. An ultra-modern office development in Manesar.
Conceptualized as a park, full of trees, plants and lush greenery, it's far away from the methodical
office environment made of bricks and mortar only. Every now and then the chirping of the birds will soothe your
frayed nerves, helping you to function 24 x 7 with increased efficiency.



CYBERWALK. THE GREENER PASTURES.

Man belongs in nature. That is how he has been designed to function. And that's how the notion of CYBERWALK was born- bringing man and nature together, once again. Developed by Aarone Group, the proud makers of Select CITYWALK- India's most admired shopping destination, CYBERWALK perfectly addresses all needs of a corporate. It allows you to work in the midst of nature with increased efficiency and lower operational cost.

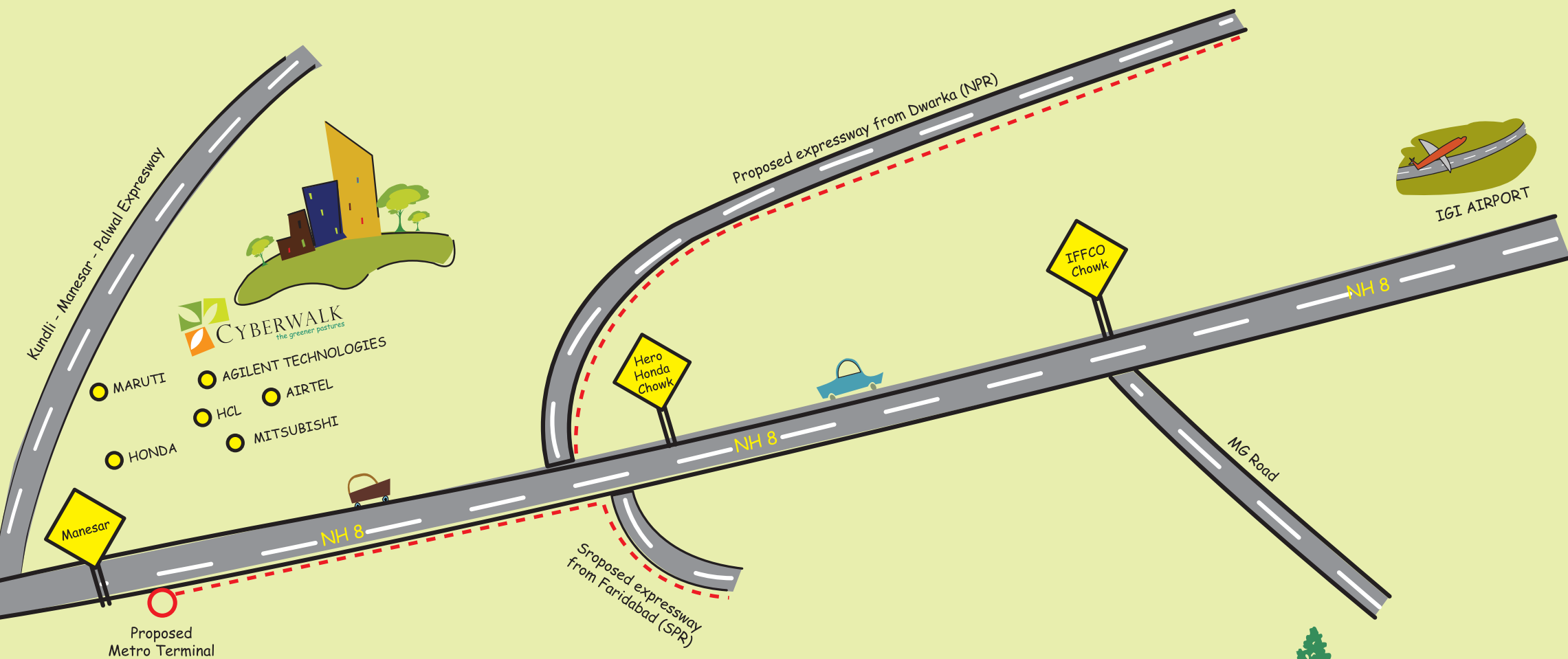
KEY HIGHLIGHTS

- 30 min from IGI airport and 20 min drive from IFFCO Chowk
- Located right on NH-8, KMP (Kundli-Manesar-Palwal) expressway and Dwarka expressway (NPR - Northern Peripheral Road)
- LEED Gold certified green campus by IGBC (Indian Green Building Council)
- 1.4 Million sq ft of offices, serviced apartments and retail areas with parking facility
- Part of 150 acre dedicated IT Hub
- Home to Agilent Technologies, Bharti group, HCL Technologies, Maruti Suzuki, Honda, Mitsubishi, Denso and other multinational giants
- 25000 - 35000 sq.ft. floor plates
- Ready for possession by March 2011



LOCATIOn. LOCATIOn. LOCATIOn.

CYBERWALK is located in Manesar, Gurgaon, rated as one of the key growth areas in India*
CYBERWALK is at the junction of 3 major highways passing through NCR,
giving your employees a stress free drive to work.



Map not to scale
* by Cushman & Wakefield (Oct 07)

ADVANTAGE MANESAR

Under the Gurgaon master plan 2021, Manesar is a part of Gurgaon, which is already the single largest destination for multinational and Indian corporations. CYBERWALK enjoys the locational and infrastructural advantages. Manesar and a neighborhood that boasts of IT/ITeS powerhouses.

- ✦ Situated in the 3,000 acre Industrial hub at IMT Manesar, on the Delhi-Mumbai Industrial Corridor (DMIC)
- ✦ 150 acre dedicated IT Hub, already houses companies like HCL, Bharti Airtel & Agilent Technologies
- ✦ Large integrated residential townships spread over more than 3500 acres are under development in 10 kms radius
- ✦ Multinational giants such as Maruti Suzuki, Honda, Mitsubishi, Baxter, Denso etc. have already inked success stories in IMT Manesar
- ✦ Best-in-class infrastructure with adequate power, water supply, wide roads, super specialty hospital, golf course, hotels, helipad and more

ACCESSIBILITY & CONNECTIVITY

- ✦ Just 30 min from Delhi IGI Airport, 20 min drive from IFFCO Chowk
- ✦ Connected via NH8, KMP (Kundli-Manesar-Palwal) expressway and (NPR) Dwarka expressway to entire NCR
- ✦ Delhi Metro route proposed up to Manesar
- ✦ ISBT proposed at Manesar
- ✦ Wide signal free roads and best-in-class infrastructure





EVERGREEN TOWERS

The exclusive skyscraper with a unique cutout is an architectural marvel. Designed with a unique sloping roof pattern, it gives you access to green open areas even in a skyscraper.

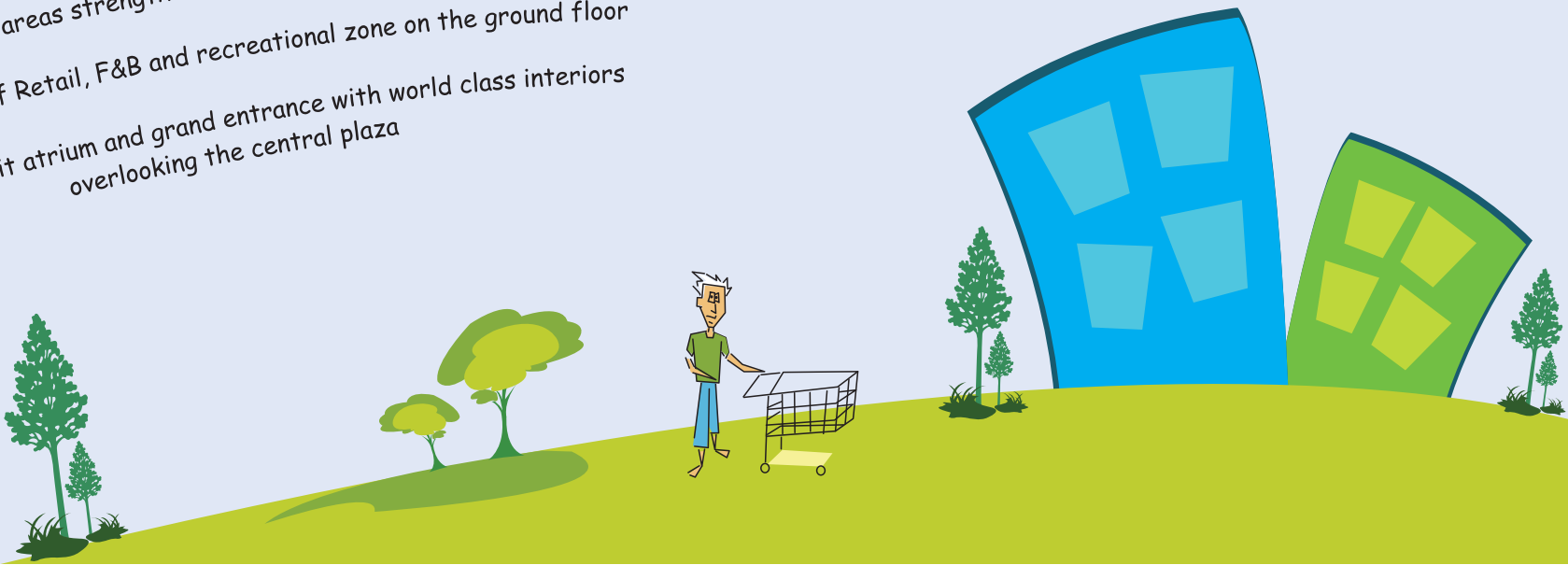
- Four-floor cutout in the center of the building, maximizes Feng-Shui benefits and houses a large 6,000 sq ft open air cafeteria
- Spectacular view of the green landscaped central plaza of the campus visible from every floor
- Situated on the west side of the campus, the building climbs to 300 ft in the south west direction ensuring strong Vastu

BUILDING SPECIFICATIONS

- G+16 storey Evergreen Tower
- Average floor plate size of 30000 sq ft (approx.)
- Large column free spans from 8-11 meter
- Floor to floor height of 4.2 meter (Clear height - 3.6 meter)
- Ground floor height 4.8 meter (Clear height - 4.2 meter)

AMENITIES AND FEATURES

- Large green terraces on 6th, 12th to 16th floor
- Exclusive elevators for executives and CEOs
- 10 Mitsubishi passenger elevators with speeds of 1.75 m/s
- Earmarked server areas strengthened with loading of 1000kg/sq meter
- Interesting mix of Retail, F&B and recreational zone on the ground floor
- 3 floor high sunlit atrium and grand entrance with world class interiors overlooking the central plaza





ECO TOWERS

The Eco towers in CYBERWALK allow you to enjoy greenery both inside and outside your office.
Exclusive terrace gardens seamlessly merge the indoors with the outdoors.

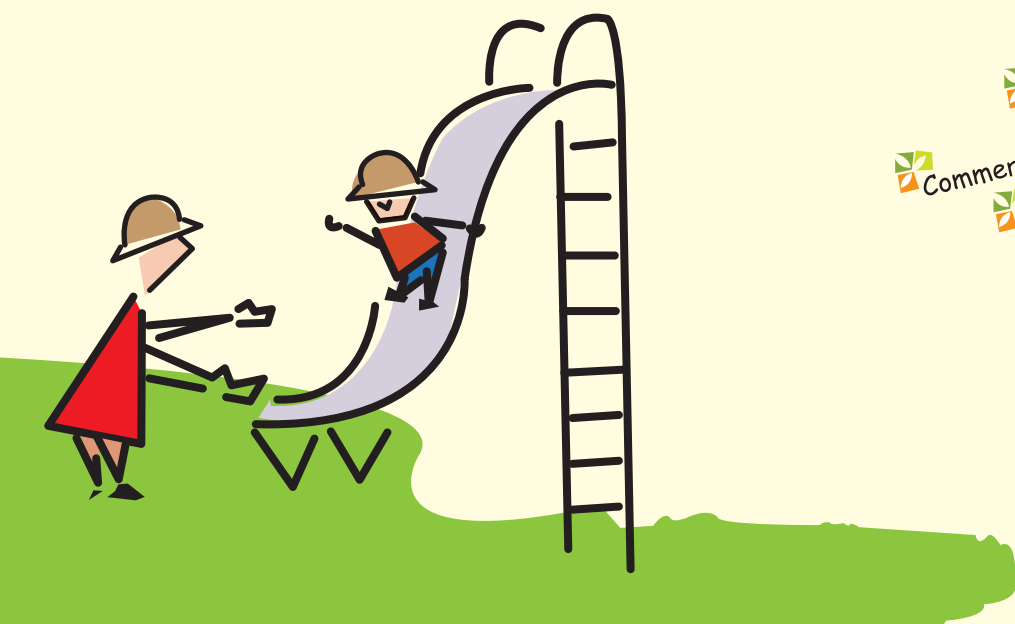


BUILDING SPECIFICATIONS

- ✦ G+9-storey twin towers
- ✦ Average floor plate size of 24,000 sq ft (approx)
- ✦ Large column free spans of 8 meter
- ✦ Floor to floor height of 4 meter (Clear height - 3.4 meter)
- ✦ Ground floor height 4.8 meter (Clear height - 4.2 meter)

AMENITIES AND FEATURES

- ✦ Food courts and cafeterias on the ground floor & roof tops
- ✦ Plug & play business center planned on the 1st floor
- ✦ Special stilt parking for senior management and executives
- ✦ Landscaped rooftop cafeterias with 300 people seating capacity
- ✦ Commercial/retail areas are located on the ground floor overlooking the central plaza
- ✦ Pre-strengthened server areas with designed load of 1000kg/sq meter
- ✦ Terrace gardens on 5 floors
- ✦ Crèche facility for better work-life balance





ECO SUITES

Two identical towers house the serviced apartments. They are developed keeping in view the "walk to work" concept and cater to the increasing lodging requirements of the modern day business.

- 147 serviced apartments
- Connecting corridor at the ground floor houses the reception lobby
- Spectacular views from every room
- European styled coffee shops
- Fine dining areas
- Conference and training facilities
- Fitness center & spa
- Swimming pools on the terrace floors with bar
- Large sunlit atriums

RETAIL AREAS

- Innovatively-designed mix of retail stores on the ground floor of every tower with a frontage towards the beautifully landscaped central plaza
- Retail mix to cater to all needs of a working professional
- Convenience store/supermarket/stationery store/banks/ATMs
- Food courts/24 x 7 cafeterias/coffee shops/multi cuisine restaurants
- Apparel/footwear/kids zone
- Pharmacy & health care unit

PLUG PLAY BUSINESS CENTRE

- Air conditioned furnished offices
- Full secretarial services
- Internet, printer & fax services
- Travel desk, car rentals
- Communication equipments such as teleconferencing, video conferencing, IP telephony
- Common conference rooms, meeting pods
- Facility management by a reputed agency



MAN IN NATURE, IT'S ONLY NATURAL

CYBERWALK is a living proof that corporate and good old mother nature co-exist. The CYBERWALK campus has been designed to utilize sunlight, air, water and power in the most efficient manner, thereby resulting in over 30% saving in operational costs.

CYBERWALK has been designed entirely on Vastu principles, which ensures harmony with the surroundings, and directions to give you complete peace of mind. Just like its location, everything about CYBERWALK like physical infrastructure, rational land use and improved environment is designed to provide an improved quality of life.

ARCHITECTURE

- ✦ Access to numerous innovatively designed green terraces in all buildings
- ✦ Vertical and horizontal fins to shade the west façade of Evergreen tower
- ✦ High performance heat reflective glass in all towers to reduce heat gain
 - ✦ Use of punched windows to reduce direct sunlight
 - ✦ Reduced depth of the building to use more daylight
- ✦ Large cut out in the Central Plaza provides natural light to basements and beautiful terrace gardens

AIR QUALITY

- ✦ Use of air quality sensors to manage CO₂ levels thereby increasing employee efficiency
- ✦ Natural trees and lush green environs provide clean fresh air

LANDSCAPES

- ✦ Local stones and recycled materials used
- ✦ Designed with dense tree islands and water features
- ✦ Walls and rooftops are insulated and landscaped with greens

WATER

- ✦ 80% of used water recycled through STP and utilized for irrigation and HVAC build up
 - ✦ Ground water recharging done through pits and sumps
 - ✦ Use of water saving fixtures in toilets

HVAC

- ✦ Use of higher COP centrifugal chillers with VFDs
 - ✦ Use of heat recovery wheels
 - ✦ Ozone friendly refrigerant based equipment



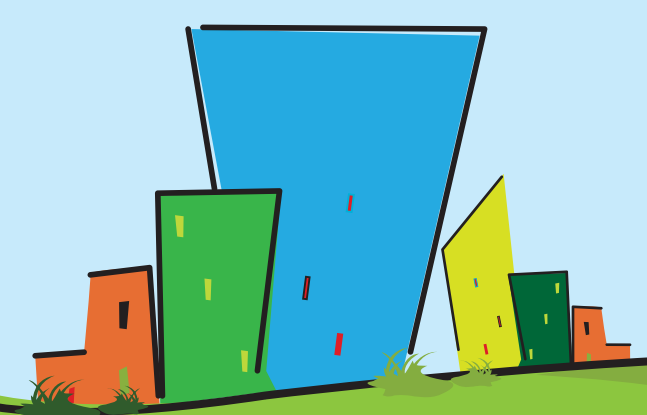


PROJECT FEATURES & SPECIFICATIONS

- ✦ Efficient large floor plates, high floor to floor clearance, and wide column spans
- ✦ Independent drop off and pick up points for each tower
- ✦ Dedicated lanes for cabs and stopping points for buses
- ✦ Parking for approx. 2000 cars, scalable to higher capacity in the future
- ✦ 100% power back up facility
- ✦ High speed Mitsubishi elevators, separate passenger, executive and service lifts
- ✦ Interactive landscaped plaza with walkways, water bodies, sitting areas and greenery
- ✦ Facility management by a reputed agency
- ✦ Plug and play business centre for start up companies, with conference facilities
- ✦ Power voice & data communications with fiber optic connectivity
- ✦ Earmarked pre-strengthened areas on every floor for servers
- ✦ Training & conference facilities within the campus
- ✦ Beautifully designed common areas, entrance lobbies detailed with signature interiors
- ✦ Health & fitness centre, swimming pools, day care centre, ATMs, foodcourts & cafeterias ensure a good quality of life



NUTS AND BOLTS OF THE INFRASTRUCTURE.

- ✦ Pre-approved plans from the relevant authorities
 - ✦ HSEB Power supply & full power back up with 7 X 1500 KVA silent DG sets
 - ✦ Adequate safety and security ensured by 24 hrs electronic surveillance systems along with reliable security devices
 - ✦ State-of-the-art building management system (BMS)
 - ✦ Modern fire detection and suppression systems
 - ✦ Tap off points for telecom and electricity at each floor
 - ✦ Sewage treatment plant to recycle water
- 

BEHIND THE SCENES - THE DEVELOPERS



AARONE GROUP is a Delhi based, real estate development group, with over 20 years of experience in developing residential and commercial projects, which has a diverse portfolio of over 100 completed projects. The Group is continuously striving to reach greater heights by implementing niche residential and commercial projects.

A FEW OF OUR COMPLETED PROJECTS

SELECT CITYWALK: Select CITYWALK a 14 lakh sq ft mixed used development comprising of a shopping center, cinemas, serviced apartments, offices and Saanskriti (outdoor landscaped plaza), in the heart of Delhi, is the flagship project of the group. It has been awarded India's Most Admired Shopping Centre for 3 consecutive years*.

COUNTYWALK: A 200-acre fully integrated Garden City in Indore, comprising of plots, villas & garden-houses, group housing, mall, clubhouse, school & a hotel. It is being recognised as one of the most promising townships of Indore.



BEHIND THE SCENES PROJECT TEAM

ARCHITECTS: Arkiplan Consulting Architects and Engineers - Dubai, UAE
Design Forum International - New Delhi

PROJECT MANAGEMENT COMPANY: Synergy Property Development Services

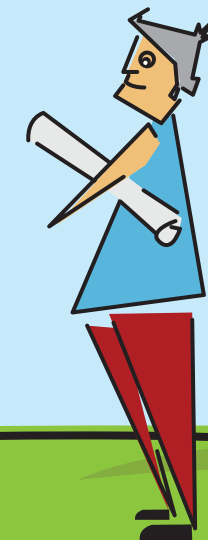
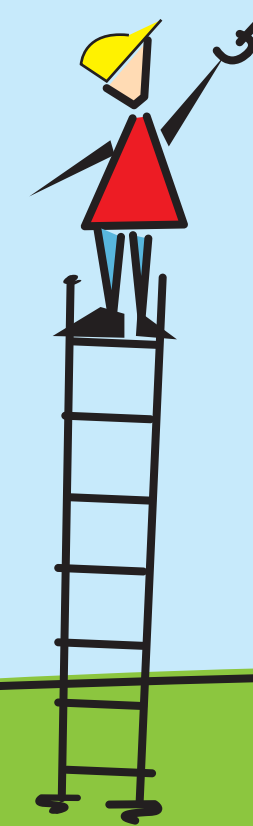
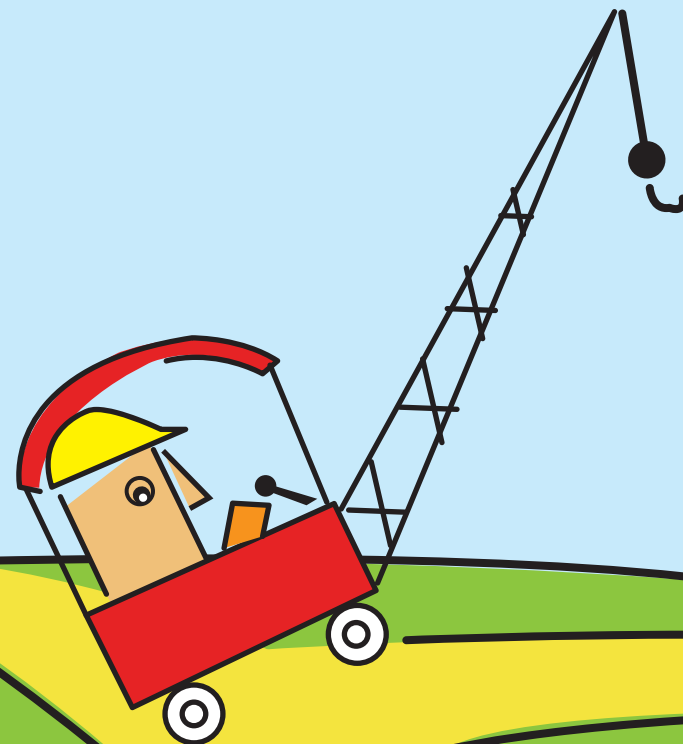
STRUCTURAL CONSULTANTS: BMSF Design Consultants Pvt. Ltd.
Structural Proof Consultant: Jaitly Associates

SERVICES CONSULTANTS: Spectral Services Consultants Pvt. Ltd.

LANDSCAPE DESIGN: Integral Designs

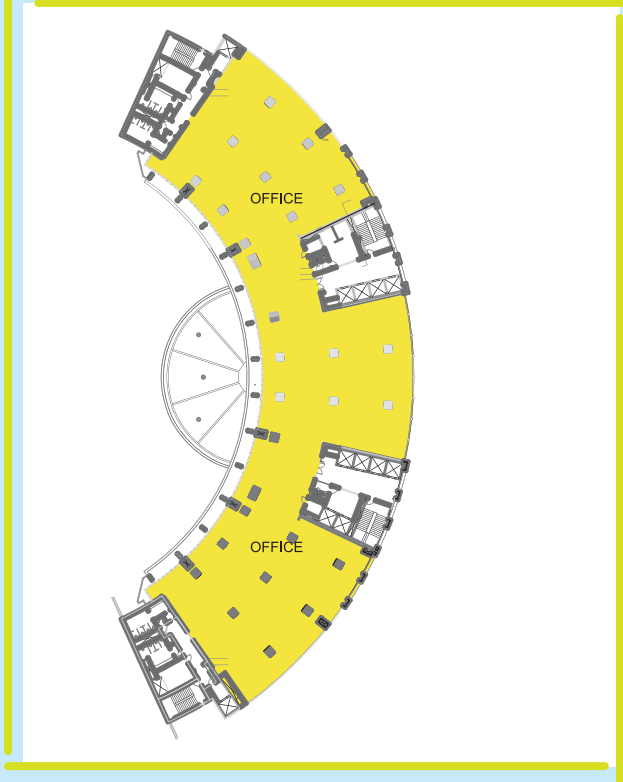
LEED/GREEN BUILDING CONSULTANTS: Environmental Design Solutions

QUANTITY SURVEYORS: MRA Associates



FLOOR PLAN

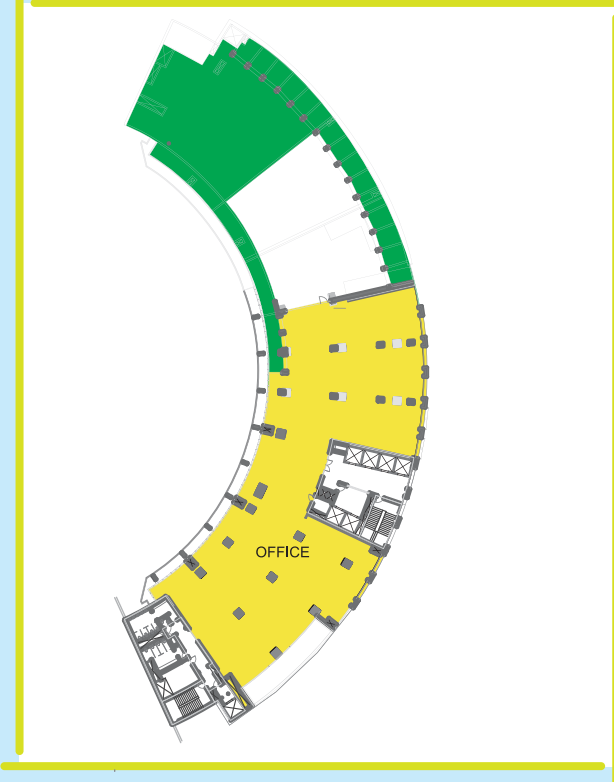
Evergreen Tower



Typical Floor plan 1

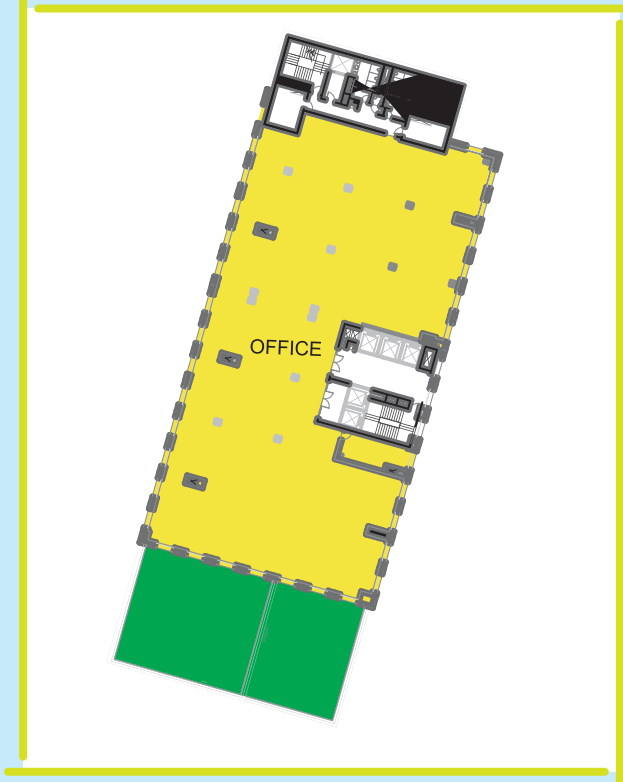


Typical Floor plan 2

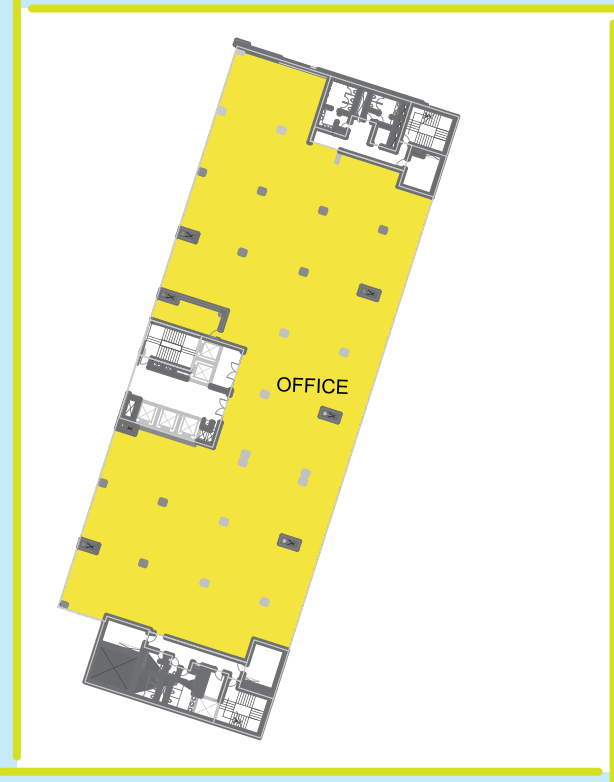


Typical Floor plan 3

Eco Towers

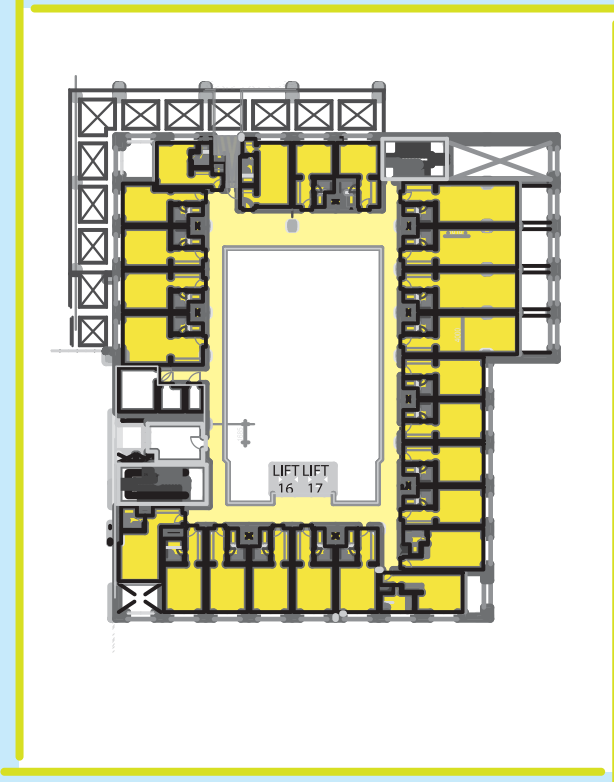


Typical Floor plan 1



Typical Floor plan 2

Eco Suites



Typical floor plan

CYBERWALK: SITE PLAN



A-Evergreen Tower
B-Eco Towers
C-Eco Suites



MANESAR, GURGAON

Site Office: Plot No. CP-9, Sector-8, IMT Manesar, Gurgaon, Haryana.

Corporate Office: 6th Floor, Office Tower, Select Citywalk, A-3, District Centre, Saket, New Delhi - 110017.

Tel: 011 - 40599999 **Fax:** 011-40599990

Email: info@cyberwalk.in

Website: www.cyberwalk.in