



GLOBUS BUSINESS PARK

An ARN Infrastructures Creation





Granite & Vitrified Tiles in Toilets & Pantry areas.
 Highspeed elevators with separate service lifts .
 Complex with gates and a Tiered Security, CCTV surveillance, intercom system, emergency response system and security staff on duty for all the 24 hours in a day.
 Provisions for Optical Fiber cable network .

IT / ITES OFFICE SPACE
Spread over 5,00,000 Sq. ft.

BUSINESS CENTRE
CONFERENCE - EXPO CENTRE - HOSPITALS ETC.
Spread over 2,00,000 Sq. ft.

STUDIO APARTMENTS
Spread over 1,50,000 Sq. ft.

RETAIL SPACE
Spread over 1,50,000 Sq. ft.

take a
Giant Leap
 for your business

10 Lac Sq. ft.
Hi - Tech IT Park

Globus Business Park is one of the prestigious projects of ARN Infrastructures India Ltd. It will serve as an ideal base for IT / ITES Companies and business houses.

Features of Globus Business Park

The IT Tower & Commercial Complex boast of state of the art maintenance and engineering practices on the concept and the basis of 24X7X365.

Space for ATMs, Banks and Integrated Commercial Centre within the IT Complex .

Low maintenance, high abrasion resistant flooring in all service area .

Granite & Vitrified Tiles in Toilets & Pantry areas.

Highspeed elevators with separate service lifts .

Complex with gates and a Tiered Security, CCTV surveillance, intercom system, emergency response system and security staff on duty for all the 24 hours in a day.

Provisions for Optical Fiber cable network .





Globus Galleria

Globus Galleria, with its strategic location (whole-of-NCR scale) is planned in such a shopper-friendly way so as to make shopping an enjoyable affair and full of fun for the shoppers.

Globus Galleria will have a shop for every need and desire, such as household goods, food items, apparels, restaurants, kids corner, departmental stores and utility centres.

The place is easily accessible from all directions. With its ample and smartly managed parking spaces, coming to the Globus Galleria will always be a unique and nulli-secondous (second to none) experience. There is something for everyone and everything for someone, the place will serve as a great place to freak out with your family.





Globus Galleria

Local Shopping Centre

There has never been a better opportunity for retail in NCR

- ◆ Negligible Common Area Maintenance Charges
- ◆ Huge Catchment Area comprising of IT Professionals / Students
- ◆ Surrounded by affluent residential areas resided by persons with high disposable incomes
- ◆ Open to sky atriums
- ◆ 20 ft. Wide open corridors
- ◆ Exquisite Landscaping/Lush Parks
- ◆ Ground and Upper Ground Floor completely dedicated to Retail Space
- ◆ 1st Floor dedicated to food court and Specialty Restaurants
- ◆ All shops are facing the road or facing the atrium
- ◆ Highest visibility of showrooms from common areas
- ◆ Low Maintenance Cost
- ◆ Declared the best location as per the "VAASTU"
- ◆ Ideally Located in the Hub of IT / ITES giants

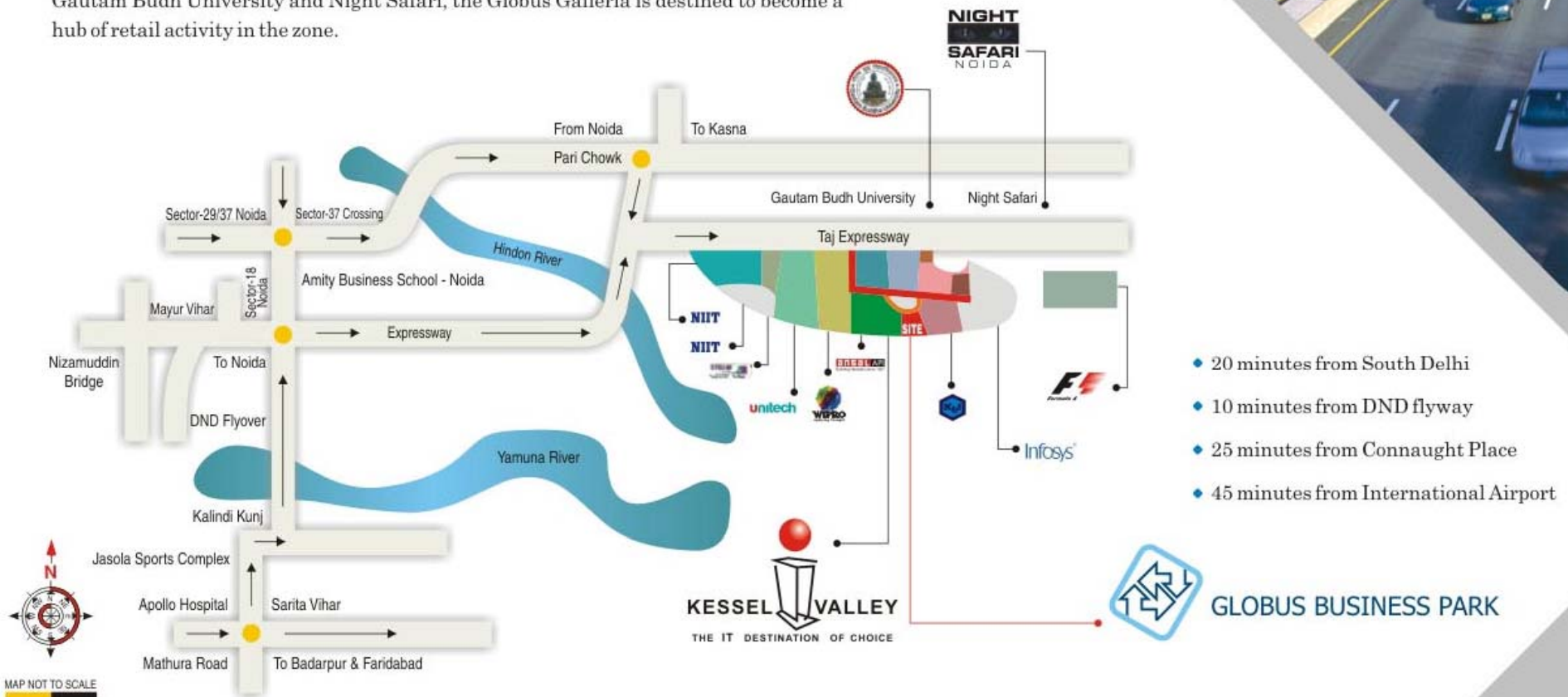


Greater Noida

Holistic Planning-Global Standards-Burgeoning City

Greater Noida has been christened as the only planned city after Chandigarh. This burgeoning city is indeed a modern and a self contained township that is extremely eco friendly. Its close proximity to Delhi and ease of connectivity has attracted numerous MNCs and IT Companies to establish their base. Like, Honda, Daewoo Electronics, Moserbaer, Delphi etc.

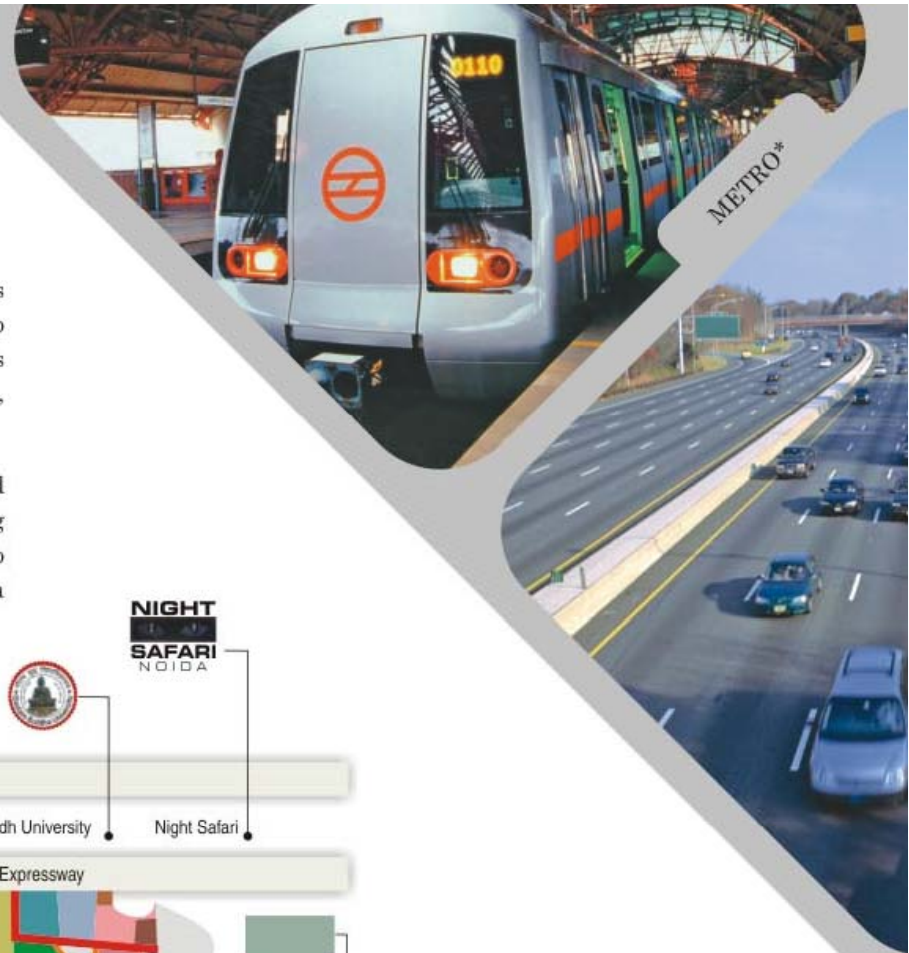
Advantages of the strategic location of Globus Galleria cannot be over stressed. Located at Tech Zone besides Taj Expressway in Greater Noida, the location as on today bustling with numerous IT and Corporate Projects. With the close proximity of the project to Gautam Budh University and Night Safari, the Globus Galleria is destined to become a hub of retail activity in the zone.



- ◆ 20 minutes from South Delhi
- ◆ 10 minutes from DND flyway
- ◆ 25 minutes from Connaught Place
- ◆ 45 minutes from International Airport

KESSEL VALLEY
THE IT DESTINATION OF CHOICE

GLOBUS BUSINESS PARK





EXPRESSWAY*

NIGHT SAFARI*

AIRPORT*

FORMULA 1 RACE TRACK*

Globus Galleria

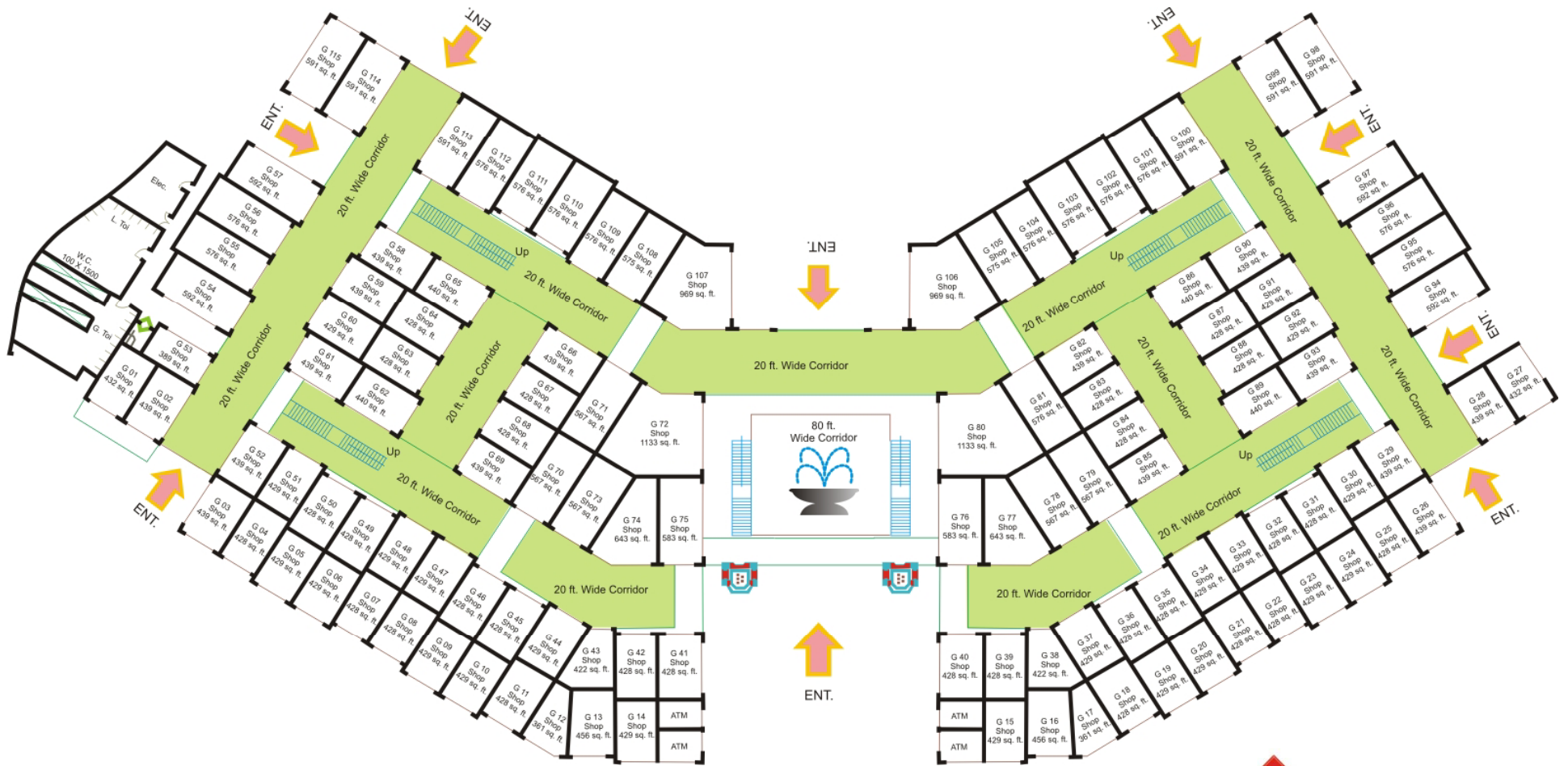
Greater Noida is witnessing exuberant pace of development, in the form of:

- A fully functional 18 hole golf course spread over 236 acres
- Presence of a comprehensive Exposition Mart based on International standards, promoted by Export Promotion Council
- Construction of Taj Expressway that would provide a direct access to Agra within 100 minutes
- Proposal of an International airport and a Metro route
- An integrated Transportation Hub, spread across approx 600 acres has been planned in the city
- Gautam Budh University (spread over 650 acres), one of the biggest universities in Asia, is in its close proximity
- The development of Nigh Safari Park and Formula One Race Tracks have contributed to the destiny and surely will make this area the hub of tourism activity.
- Recreation facilities like the Stellar Gymkhana, YMCA, Waterbank etc. are contributors to the ambiance of this area.

*Under different stages of development & planning



Floor Plan I



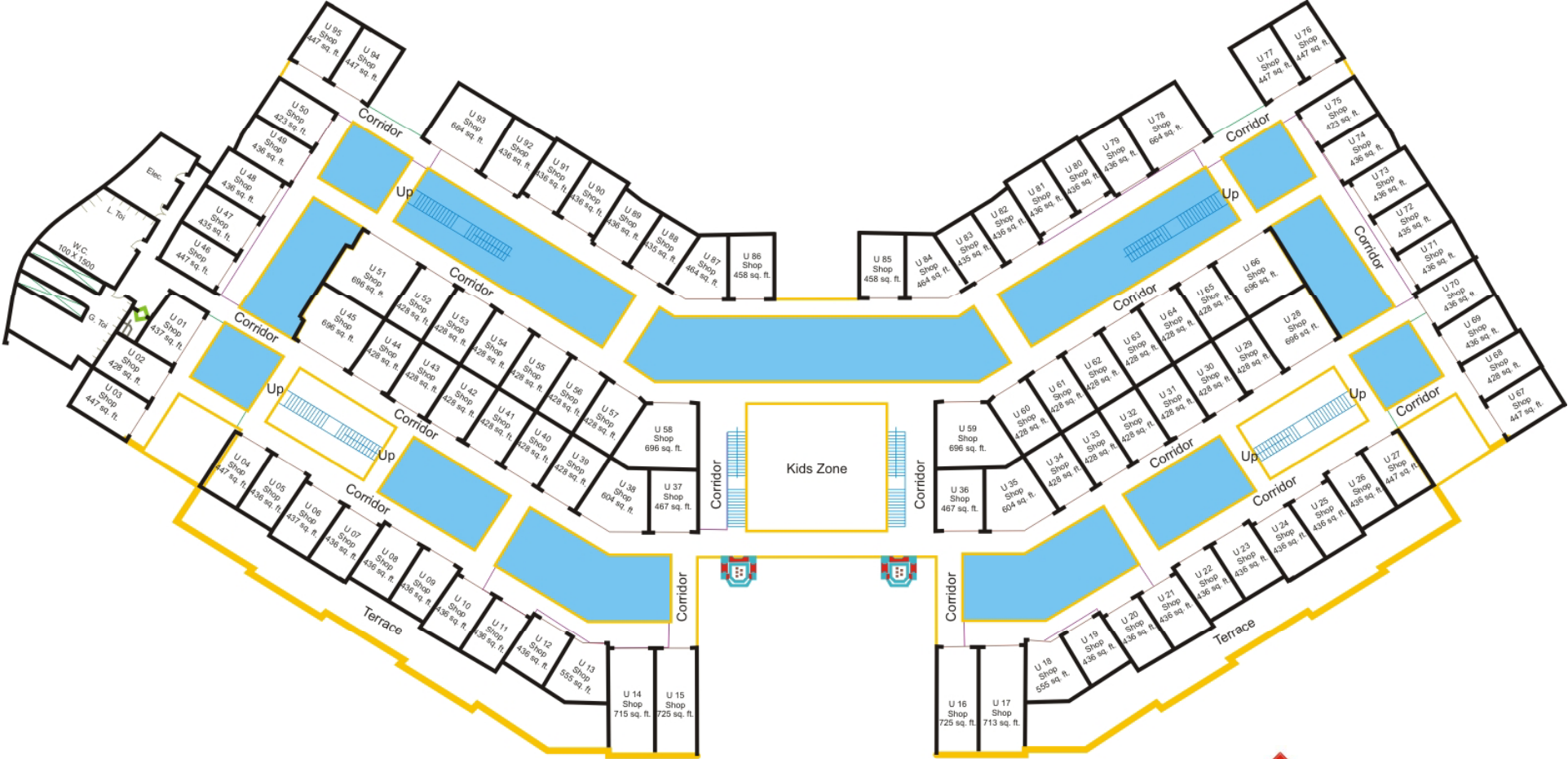
Ground Floor



Globus Galleria
Local Shopping Centre



Floor Plan 2



Upper Ground Floor



Globus Galleria
Local Shopping Centre





Globus Galleria
Local Shopping Centre

Down Payment Rates

Ground Floor
Rate - 5600

Upper Ground Floor
Rate - 4600

Food Court
Rate - 6500

ATM
22 Lacs

Super Area: Covered Area - 100: 75
Possession - September 2011

One Time Discount – 15 % (Till September 2011) or Regular Monthly Return
Leasing Guarantee @ 12 % P.A. - 2 years i.e. w.e.f Oct, 2011 till September 2013





Globus Galleria

Local Shopping Centre

Ground Floor

Rate – 6000

Super Area: Covered Area – 100: 75

Possession – September 2011

On Timely Payment the Discount of Rs. 400/- is available. At the time of booking the company will take the booking at above mentioned rates. However if the customer makes the timely payment he will pay at the discounted rate. Please see the annexure attached for clarification.

Preferential Location Charges

Front Facing Shops – 7.50 %

Corner Shops – 10 %

Car Parking (Mandatory – Choose any one)

Open - 200000

Covered - 250000

Other Terms

1. Registry charges as applicable shall be borne by the allottee.
2. The payment should be made in favour of "ARN INFRASTRUCTURES INDIA LIMITED – GLOBUS BUSINESS PARK"
3. Food Courts and ATM are only available on Down Payment Basis.

Upper Ground Floor

Rate – 5000

Payment Plan

TIME LINKED PAYMENT PLAN

At the time of booking	15% of total sale value
Within 2 Months of Booking	15% of total sale value
Within 6 Months of Booking	10% of total sale value
Within 9 Months of Booking	10% of total sale value
Within 13 Months of Booking	10% of total sale value
Within 17 Months of Booking	10% of total sale value
Within 21 Months of Booking	10% of total sale value
Within 25 Months of Booking	10% of total sale value
At the Time of Possession	10% of total sale value



Comparison Chart							
Items	Globus Galleria	Vadhman Galleria	KLJ Shopping Mall	Omaxe NRI City Centre	SNG plaza	Alpha 1	JP Sports City
Location	Tech Zone	KP3	Tech Zone	Pari Chowk	Noida xpmway	Sector Alpha	Taj xpmway
Rates (GF)	5600	7500	7500	10000	7500	12000	9200
Rates (UGF)	4600	6500	6500	9000	6500	11000	8200
Maintainance Cost	Re 2-3 psf	Rs 15- 18 psf	Rs 15- 18 psf	Rs 15- 18 psf	Rs 15- 18 psf	Re 1 psf	Rs 15- 18 psf
Super Carpet Ratio	70:30	65:35	65:35	60:40	60:40	70:30	65:35
Leasing Gurantee	Yes	No	No	No	No	No	No
Ceiling height	18 ft - GF /15 ft - UGF	Normal	Normal	Normal	Normal	Normal	Normal
Types of lessee	Brands + Non brands	Only Brands	Only Brands	Only Brands	Only Brands	Brands + Non brands	Only Brands