

COMMUNIQUE



RADIUS

A SANJAY CHHABRIA VENTURE

BUILT AROUND YOU

JANUARY 2015

VOLUME 1 / ISSUE 1

THE TRUE FACE
OF INDIA'S RISING
BUSINESS PROWESS - BKC

-Read this section for more details.

THE MACRO SITES
ON OUR PLATE

-More interesting read-up on this section.

THE LATEST UPDATES IN
THE CIRCLE

REAL ESTATE HAILS
THE DEAL OF GOOD
FORTUNE- REIT

AN EVENING OF
BESPOKE CLASS

*The launch of Rolls Royce
at Radius One BKC*

UPCOMING RESIDENTIAL
PROJECTS

THE TRUE FACE OF INDIA'S RISING BUSINESS PROWESS - BKC

MOVE INTO THE FUTURE OF SMART BUSINESS- BKC

The business segment in India is rapidly witnessing a phenomenal shift in the nature of doing business, rivalling with some of the global contenders. In this context, Bandra Kurla Complex or BKC, a comprehensive state-of-the-art commercial complex in the heart of Mumbai, is slated to be the generation next business district of India. A wide range of facilities and a better connectivity has leveraged its position as a prime business district. BKC houses some of the biggest business powerhouses, MNC's and global Fortune 500 companies. Also with the recent proposal of 'Smart City' doing the rounds, BKC has become the more sensible business destination. Hybrid buses, initiatives for better surveillance, smart parking and citizen-centric services based on information & communication are being considered in the preliminary stages of development. 841 solar powered streetlights and a 175-hectare area of publicly accessible high speed Wi-Fi zone, is being suggested to further strengthen the infrastructural might of the place. The 'Smart City' initiative intends to bolster the image of BKC to an entirely new level. Today, it looks forward to parallel itself with some of the global business districts. The business of future is now, here at BKC.



IT'S NOT
JUST SPACE
IT'S POWER
SPACE AT
ONE BKC,
Bandra Kurla Complex

Right at the nerve centre of BKC, Radius' ground-breaking venture- One BKC presents itself as the power axis of commercial centres. With sleek, spacious and customized office spaces tailor-made for the business needs of tomorrow, it aims to offer Mumbai a new and futuristic corporate corridor. Spread over 5 million sq. ft., the iconic landmark today houses several world-renowned brands across diverse sectors ranging from finance & banking to manufacturing. A robust and inspiring environment crafted to enhance productivity and performance, One BKC empowers workspaces in tandem with the business processes. It is clearly evident that very soon, One BKC will become the most sought after business hub for the business sector in India.

THE MACRO SITES ON OUR PLATE



PUNE'S NEW EUREKA – HINJEWADI

The quaint suburb located at the entry point of North Pune is nothing short of a Eureka town. Here's a look at why Pune's IT village is the next big thing

- An entire new hub for integrated townships
- Part of the 7th largest metropolis of India-Pune
- Being developed in phases, perfectly blending commercial, retail and residential spaces
- Home to some of the country's top IT firms like Wipro, IBM, TCS, Cognizant etc.



CRUISING THROUGH THE DOWNTOWN AVENUE - SANTACRUZ

Mumbai's very own boulevard of soaring aspirations and ambitions, this commercial suburb has risen to become a major real estate circle for its seamless connectivity. Take a look at the many reasons to cruise around.

- Flanked by Juhu-Vileparle, the complex ensures proximity to high end residential area, shopping arenas & business hubs respectively.
- Home to the Mumbai's domestic airport enables presence of star-rated Hotels like Sahara, Hyatt, Ibis, etc.



BEAUTY BY THE DOCKS - MAZGAON

The picturesque beauty of Arabian Sea is propelled further by the rich architectural heritage of this ensnaring harbour town. With Mumbai's yesteryear stories engraved in every nook and cranny, the Mazgaon Docks is a statement of earthy allure in itself. See the many facets of this beauty by the docks.

- Derived from Sanskrit word Matsya Gram meaning fishing village. It is home to the Koli's of Mumbai, in addition to Bohris, Parsis, Jews & Christians.
- Spectacular view of Arabian Sea from the docks.
- Well connected via central rail line (Byculla) & Harbour rail line (Dockyard Road) along with greater proximity to Express Freeway
- Home to many churches, Hindu temples & the city's only Chinese temple.



THE BY LANES OF FLAMBOYANCE AND FINESSE - HUGHES ROAD

If Mumbai is the city of dreams then Hughes Road is one of its pivotal yardstick. A stone's throw away from the mesmerizing Queen's Necklace, it's an extension of city's opulent lifestyle. Know a little bit more about the million dollar lane

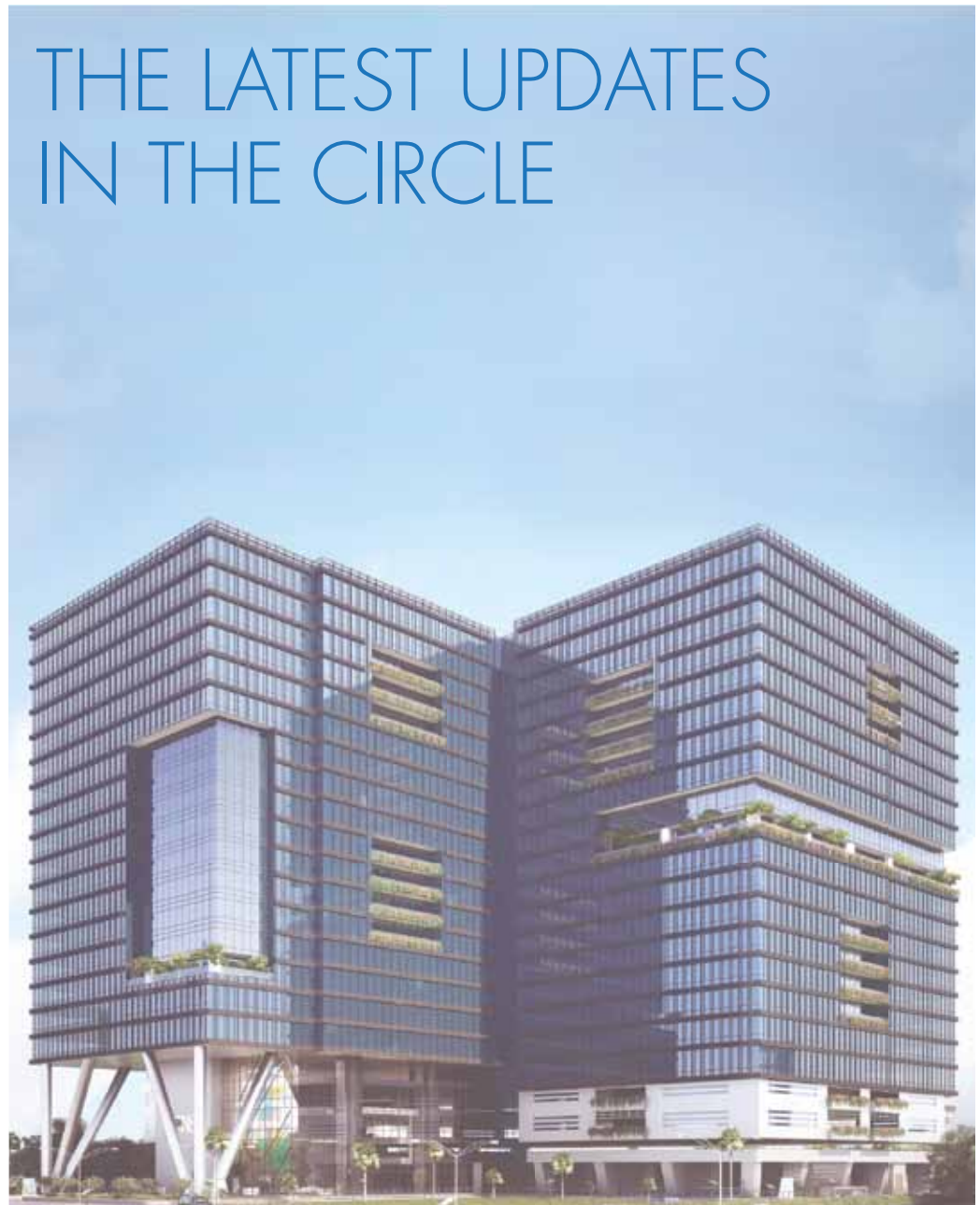
- Centrally located in South Mumbai, it is the arterial road connecting Opera House & Kemps Corner
- Affluent neighbours i.e. Altamount Road, Walkeshwar, Pedder Road, Opera house & Kemps Corner.
- Adorned with high end retail complexes i.e. jewellers, clothing & luxury car showrooms.

SEALING THE ICONIC DEAL WITH BANK OF AMERICA

Bank of America



After being a part of Nariman Point's Express Towers for more than three decades, Radius One BKC closed the most iconic deal so far with Bank of America. The legendary multinational bank is shifting its Indian headquarters to One BKC, marking a huge milestone in our succession plan. The multinational bank has signed a letter of intent with the Radius group and plans to occupy several floors of the project as it gears to move in by next year. The deal was sealed after the bank zeroed down on One BKC on account of the superior quality design, adequate parking facilities, easy connectivity and high-end infrastructural support that it offers.



ON THE ROAD TO COMPLETION

Radius Group's ambitious project One BKC is nearing completion, rolling out its power spaces for Mumbai's top-notch corporate conglomerates. One BKC is ideally slated to be ready for fit-outs by December 2014. The wings B & C of One BKC have drawn in massive sales and have already been sold-out. Another great news on this front is the access to essential NOC documents being expected from MMRDA very soon. Also the grand entrance lobby and a number of common areas have been completed with impeccable finesse. Radius anticipates a major sell-out of One BKC properties in the upcoming months and looks forward to more iconic associations and developments.



Ashish N. Shah
Business Head



REAL ESTATE HAILS THE DEAL OF GOOD FORTUNE- REIT

The Securities And Exchange Board Of India has finally passed the green signal on REIT. This development is a welcome change in the sector, especially on the investment front. REIT is like mutual funds created for investments in revenue generating real estate. By providing better liquidity and transparency, it is slated to reinvigorate the real estate landscape, providing exit options through public listing.

According to a report by Crisil, REIT has a massive space of opportunity in India especially for well-established developers with a large commercial and residential portfolio base. The move will aid in positively affecting the credit risk profiles of developers with improved flexibility to divest in commercial pursuits. REIT also enables a higher upfront cash flow for the stalwarts of real estate.

The introduction has brought in an air of anticipation on account of benefits both developers and investors will derive. Developers will generate maximised returns and investors' confidence will further be strengthened, spurring more investments.

The Radius group looks forward to explore the right avenues in the REIT times for real estate.

AN EVENING OF BESPOKE CLASS

THE LAUNCH OF ROLLS ROYCE AT RADIUS ONE BKC

The Rolls Royce Ghost Series II was unveiled at a spectacular launch held at One BKC on November 8, 2014. The latest from the luxury car maker's premium series was showcased in a gala event that was attended by guests invited exclusively by Rolls Royce and Radius developers. The evening was an extravagant affair that witnessed bespoke luxury taking center stage. The launch is another prestigious achievement in the Radius Groups' kitty.



Here are some snapshots right from the heart of the event at One BKC.

