

ONEBKC



INVEST
ASSIST
A service platform by RADIUS

powered by

JLL
CBRE



ABOUT RADIUS

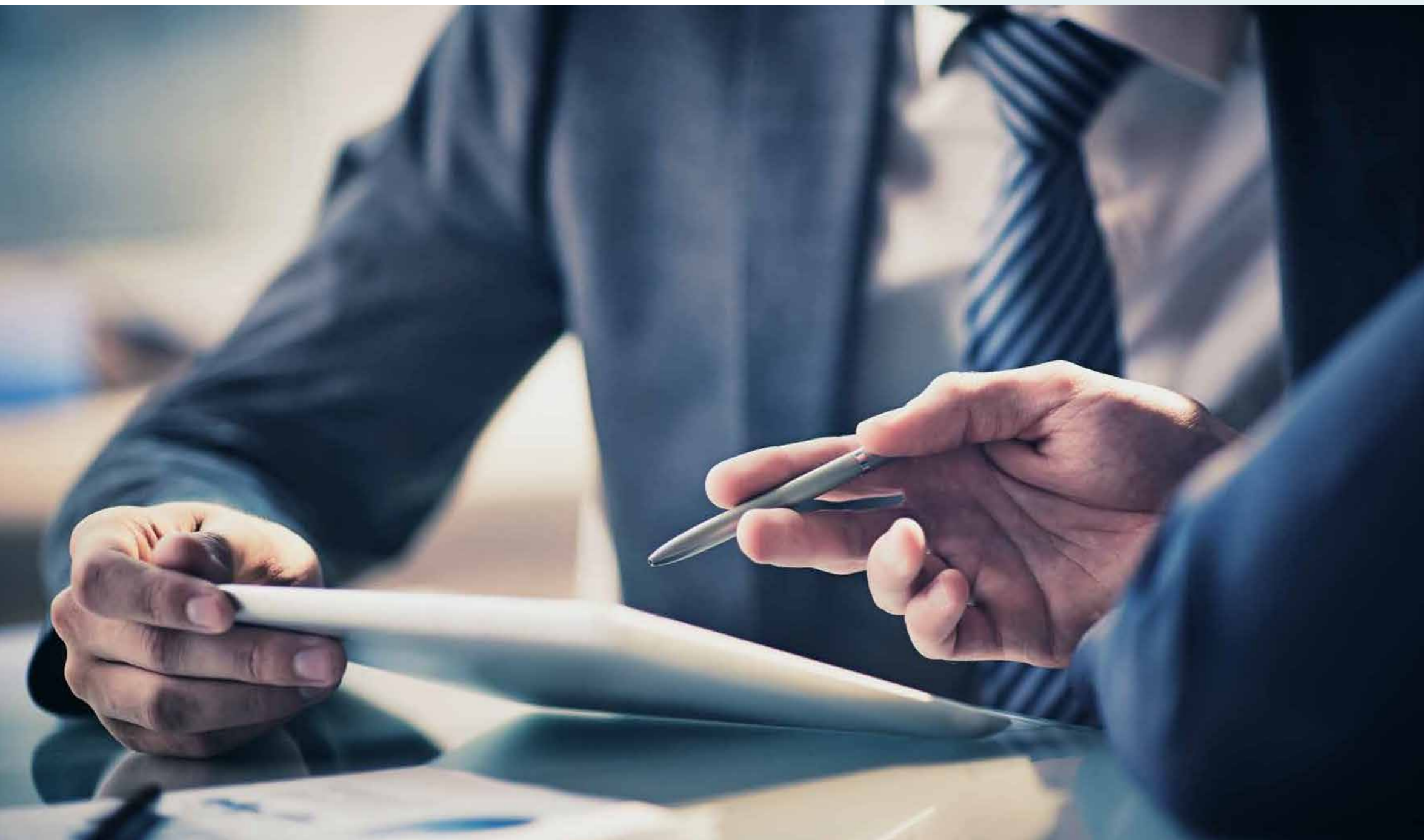
Spearheaded by Sanjay Chhabria as its Managing Director, Radius is a modern take on Mumbai's real estate. Team Radius is a blend of professional flair and entrepreneurial passion. Sanjay is a renowned and respected member of Mumbai's real estate fraternity and Radius is his independent foray into real estate.

Radius is an amalgamation of integrity, transparency and an ability to deliver challenging projects on time. Radius is an outcome of the succession plan at the Wadhwa Group where Sanjay led the business as a Managing Director for over a decade. With founding principles imbibed from the Wadhwa Group, we endeavor to hoist this value-legacy even higher with exquisite designs, the latest technology and earnest ambition. Above all, everything that we do will be built around all our stakeholders.

Each development by Radius is an affirmation of its dedication.

Bringing to life unique concepts in urban real estate which remain faithful to the philosophy of **'Built around you'**.

INVEST ASSIST PROGRAM



As an extension of the commitment that Radius has towards its esteemed investors, the company intends to offer expert marketing assistance through the 'Invest Assist' program. This program will offer a platform to the valued investors of ONE BKC, where subject market experts will drive the marketing effort for the units.

The Invest Assist program will be powered by Radius in partnership with the two largest international property consultants in the world, CBRE & JLL. Given the global relationships and real estate expertise of the partners, the Invest Assist model can accelerate the pace at which an investor's unit can be marketed.

SCOPE OF SERVICES

Subject to plan opted for, the following scope is being offered:

- Engage in discussions with the top management/ facility manager etc. of potential occupants to internalize project details, location, size, applicable regulations, commercial expectations etc.
- Reach out to the existing database of relevant occupiers, local brokers, International Property Consultants (IPCs).
- Assist in generating the required collaterals like Presentations, Brochures, Flyers, E-Marketing content etc.
- Roll out all sales & after sales related processes like enquiry registration systems, agent protocols, transaction guidelines, cold calling, mailshots etc.
- Oversee population of responses, conduct premise inspections, reply to RFPs/ queries/ doubts and co-ordinate information flow between landlords and prospects.
- Represent in commercial negotiations while trying to achieve the best commercial terms.
- Share market intelligence and generate leads by leveraging the CBRE & JLL network with: Occupier Representation teams at IPCs, External Agents & Local Broker communities, Corporate Real Estate teams of leading MNCs & Indian companies.
- Set up a process to assist prospects for due diligence and co-ordinate with a prospect's legal representatives for documentation and agreement closures.
- Co-ordinate with PR agencies for events, launch parties, promotional campaigns, exhibitions & seminars, broker meets etc. if required.
- Establish a formal reporting structure and conduct frequent update calls/ meetings.

BENEFITS OF INVEST ASSIST PROGRAM

Benefits of the Invest Assist Program:

- Leverage on the strength of two leading International Property Consultants (IPCs) in the market – JLL & CBRE.
- Gain access to the global client network of the IPCs.
- Manifold increase in visibility of the units for the investor.
- With IPCs negotiating on their behalf, pricing wars can be eliminated.
- Potentially accelerated timelines for transactions with the might of more than 60% of the IPC community working with them.
- IPCs will be accountable for transactions on their unit, instead of local consultants on whom most would have relied otherwise.
- Regular market updates for BKC regarding transactions, rental and capital values, etc.
- The properties will be marketed extensively to other local consultants and IPCs.
- Inspections will be carried out on behalf of the investors.
- JLL & CBRE will actively engage with occupier clients to market ONE BKC as an office destination.
- Periodic reporting on the activities in the building will be given to the investors.
- All queries for office space in the building coming from multiple sources will be serviced.
- Commercial negotiations will be carried out on behalf on the clients.
- Co-ordination for due diligence, approvals and registration will be carried out by the IPCs.

ABOUT THE PARTNERS OF THE PROGRAM

CBRE

CBRE Group Inc. is a Fortune 500 company headquartered in Los Angeles. CBRE is also an S&P 500 company with unparalleled intellectual capital, unmatched global capabilities, in depth local market knowledge, and a business platform built on leadership in every major market.

For further information please visit www.cbre.com

CBRE India

CBRE was the first International Real Estate Services firm to set up an office in India in 1994. Since then CBRE's operations have grown to include over 3,800 professionals across nine offices, with a presence spanning over 30 cities in India and services spread across the Indian sub-continent. CBRE's mission is to always put the client first, while collaborating across markets and services lines to provide the best and most informed real estate solutions. CBRE has always striven to provide tactical and strategic solutions that make real estate holdings more productive and economically efficient.

For further information please visit www.cbre.co.in

CBRE Services

As a leading real estate services firm, we provide:

Asset Services | Brokerage Services | Capital Markets | Facilities Management | Global Corporate Services | Industrial & Logistics Services | Project Management | Project Marketing | Residential

Project Marketing | Retail Services | Strategic Consulting | Valuation & Advisory Services | Research

Success stories in BKC

Total transactions in BKC over 3 years: 6,55,000 Sq. Ft.

Transactions in 2014: 1,40,000 Sq. Ft.

Transactions in 2015 (till date): 2,60,000 Sq. Ft.

Contribution in ONE BKC: 2,44,000 Sq. Ft.

Few marquee transactions:

- Name of the Occupant: Citi Group
Area Transacted: 2,40,000 Sq. Ft.
Building: FIFC
- Name of the Occupant: Bank of America
Area Transacted: 1,30,000 Sq. Ft.
Building: ONE BKC
- Name of the Occupant: Google
Area Transacted: 20,000 Sq. Ft.
Building: Maker Maxity
- Name of the Occupant: Bain Capital
Area Transacted: 20,000 Sq. Ft.
Building: The Capital

In the year 2015, CBRE was awarded by Fortune World's Most Admired Companies as the 'Only commercial real estate services and investment company among the Most Admired' for three consecutive years.



JLL (NYSE: JLL) is a professional services and investment management firm offering specialized real estate services to clients seeking increased value by owning, occupying and investing in real estate. A Fortune 500 company with an annual fee revenue of \$4.7 billion and a gross revenue of \$5.4 billion, JLL has more than 230 corporate offices, operates in 80 countries and has a global workforce of approximately 58,000.

JLL has completed \$118 billion in sales, acquisitions and finance transactions in 2014. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

JLL has over 50 years of experience in Asia Pacific, with over 30,000 employees operating in 81 offices in 16 countries across the region and has won nine Asia Pacific awards in the Euromoney Real Estate Awards 2013. www.jll.com/asiapacific.

For further information, please visit our website, www.jll.com

JLL India

JLL is one of India's premier and leading Professional Services firm specializing in real estate. With an extensive geographic footprint across 11 cities (Ahmedabad, Delhi, Mumbai, Bangalore, Pune, Chennai, Hyderabad, Kolkata, Kochi, Chandigarh and Coimbatore) and a staff strength of over 7500, the firm provides investors, developers, local corporates and multinational companies with a comprehensive range of services. The firm was named the Best Property Consultancy in India at the International Property Awards Asia Pacific 2014 -15.

For further information, please visit www.joneslanglasalle.co.in

JLL Services

Research, analytics, consultancy, transactions, project and development services, integrated facility management, property and asset management, sustainability, industrial, capital markets, residential, hotels, health care, senior living, education and retail advisory.

Success Stories in BKC

Total transactions in BKC over 3 years: 7,85,000 Sq. Ft.

Transactions in 2014: 4,95,000 Sq. Ft.

Transactions in 2015 (till date): 14,200 Sq. Ft.

Contribution in ONE BKC (Ongoing): 50,000 Sq. Ft.

Few marquee transactions:

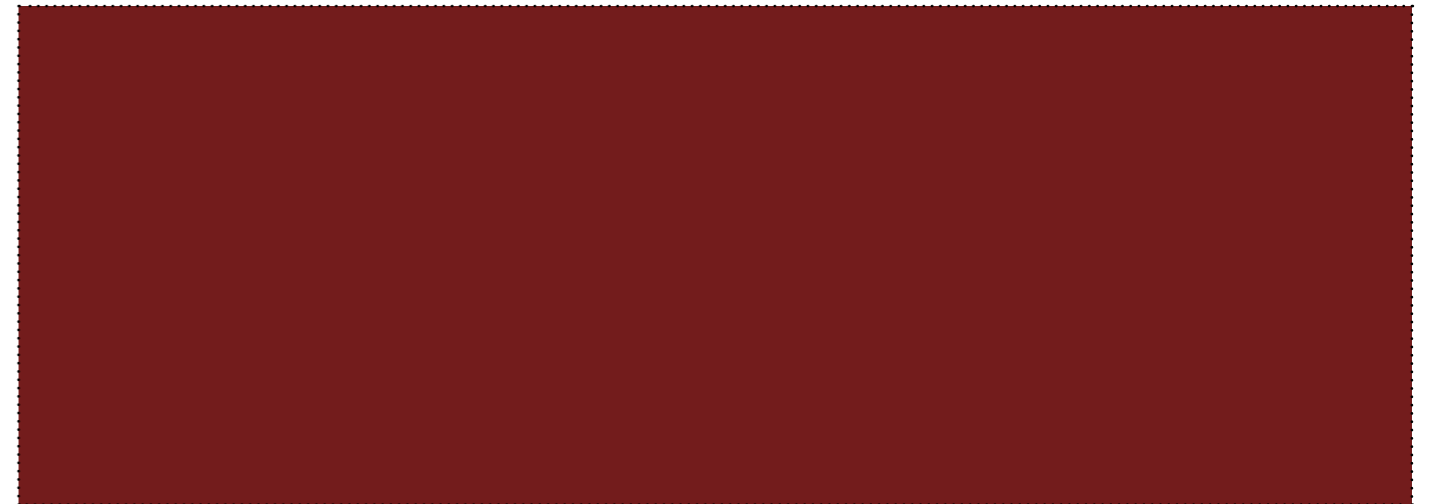
- Name of the Occupant: Pfizer
Area Transacted: 86,000 Sq. Ft.
Building: The Capital
- Name of the Occupant: Deutsche Bank
Area Transacted: 1,25,000 Sq. Ft.
Building: The Capital
- Name of the Occupant: Oracle
Area Transacted: 50,000 Sq. Ft.
Building: FIFC
- Name of the Occupant: LinkedIn
Area Transacted: 20,000 Sq. Ft.
Building: The Capital

Named 'Best Property Consultancy' in seven Asia Pacific countries at the International Property Awards, Asia Pacific 2014.

Terms and Conditions

- The engagement with the Invest Assist program will be valid till 31st March, 2016.
- In the event that the unit remains unleased till 31st March, 2016, the investors shall be entitled to a refund of the enrollment fee.
- Investors choosing to not align with the Invest Assist model shall not be permitted to deal with the partners of Invest Assist (CBRE & JLL) for ONE BKC outside the framework of the model.
- In case an investor does not wish to go ahead with the potential deal which is offered to him, in such a case a refund will not be applicable. Furthermore, investors cease to be part of the program and the enrollment fee paid would be forfeited.
- Fee for successful closure will be capped at 2 to 2.5 months' gross rental + service tax or 2% to 2.5% of the total consideration + service tax in case of sale transaction (which shall be over and above the enrollment fee), to be payable by the respective investor directly to the consultants as advised by the Invest Assist team.
- The investor should be open to amalgamate with the neighboring units in case of a larger requirement from the prospective occupant.

Invest Assist program is an initiative by Radius Developers Pvt. Ltd. ("Radius") in participation with CBRE South Asia Pvt. Ltd. ("CBRE"), and Jones Lang LaSalle Property Consultants (India) Pvt. Ltd. ("JLL") for the benefit of the investors in the building ONE BKC, a Project developed by Radius. There is no partnership between Radius, CBRE and JLL. The information contained in this Brochure is for general information purposes only and is subject to change without any notice at the sole discretion of Radius. While we endeavor to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the information, products, services, or related graphics contained on this Brochure for any purpose. Any reliance you place on such information is therefore strictly at your own risk. The information, content, materials, products (including, but not limited to text, content, photographs, graphics,) provided in this Brochure is intended for information purposes only and is not intended to constitute an offer or solicitation. The terms and conditions provided in this Brochure are only indicative and Radius reserves the right to change any or all of these in the interest of the development of ONE BKC. The contents of this Brochure does not constitute an offer and/or contract of any type between Radius and the Investor or any purchaser in the project, ONE BKC and the transactions shall be governed by the terms and conditions of the Invest Assist program to be entered into between the Invest Assist and the Investor and no details mentioned herein shall in any way govern such transactions. In no event Radius or CBRE or JLL will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of business, opportunity or profits, arising out of, or in connection with the program of Invest Assist.





RADIUS

A SANJAY CHHABRIA VENTURE

BUILT AROUND YOU

Corporate Address: ONE BKC, A-Wing, Level 14, BKC, Bandra (E), Mumbai 400 051.
Radius Care Desk: 1800 121 9090

www.radiusdevelopers.com

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