



MARKET WALK – SHOPPING CENTRE
SECTOR 82 A, VATIKA INDIA NEXT, GURGAON

For VATIKA LIMITED


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Market Walk is a destination retail enjoying excellent frontage at the intersection of 82 Cross Road and the Sovereign Avenue.

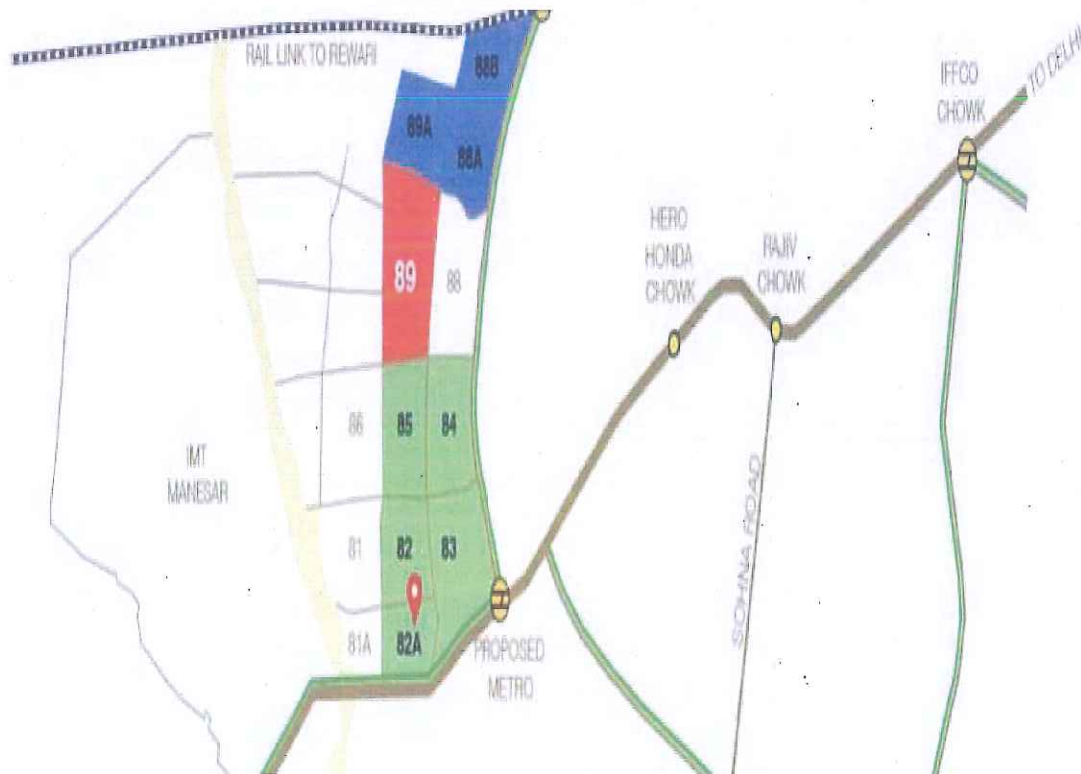
1. OVERVIEW

Market Walk is a retail development situated in Vatika India Next. This complex is designed to provide excellent visibility to all shop fronts and will offer a very convenient access to all visitors either from the surface parking or the covered parking at the lower ground stilts. It is a destination retail enjoying excellent frontage on junction of 84 mts. wide

and 24 mts. wide sector roads. It offers premium spaces with large frontages and high visibility. Market Walk is ideal for lifestyle and clothing brands, QSR and fine dining, health clubs and salons.

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2. LOCATION AND APPROACH

Market Walk is located in Sector-82A and enjoys an excellent location surrounded with 700 Acres of developed Vatika India Next Township. This retail development has a huge potential given its exposure to the growing residential population in the vicinity, with

Housings like Vatika Sovereign Next, Vatika Tranquil heights, Vatika Independent Floors, etc in its immediate neighbourhood. It is also flanked by a township club on one side. It is well located on the intersection of 84 mts. wide 82 Cross Road and 24 mts. wide Sovereign Avenue.

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Market Walk has a huge potential given its exposure to the growing residential population in the vicinity.

3. THE PROJECT

Site Area - 1.08 Acres

Building Configuration - Ground + 2 Levels

Product Mix - Retail spaces of varying sizes

4. SALIENT FEATURES

FRONTAGE - Market Walk enjoys a **500 feet frontage** (approx.) on the sector roads.

LANDSCAPED PLAZA - A vehicular free & pedestrian friendly landscaped plaza on three sides forms an impressive frontage for the retail. This plaza consists of well designed spaces for events and leisure activities, which imparts exuberance and vibrancy to the retail.

FOOD STREET - Market walk consists of approximately 24 feet wide and 200 feet long 'FOOD STREET' on ground level, which is an aesthetically

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designed **promenade**, lined with shops for F+B with spill out.

RECREATIONAL HUB@SECOND

FLOOR - Market Walk consists of flexible spaces on the top level (2nd floor), which has the potential of becoming a node of various activities like a **fine dining hub** with spill out spaces or fitness clubs, etc.

CIRCULATION - The various levels are well connected with **escalators and elevators**. All the passages are 10 feet wide. **Barrier free access** to all areas for the differently-abled.

COMMON AREAS - **Premium finishes** for the common areas. Glass railings in corridors for excellent visibility.

SHOPS

- Tall shops with frontage on sector roads.
- Glazed shop fronts.
- Escalator access at all levels.
- Clean shaped, well proportioned spaces.
- Food outlets planned at all levels.

-All round visibility from the sector roads and adjoining residential developments.

-Easy access from parking.

-Air conditioned shops.

-Dedicated service lift for ease of movement of goods.

5. ENVISAGED ZONING

The ground and the first floor shall have mix of F&B (QSR & fine dining) and other retail tenants. The promenade at the rear side on the ground floor shall be developed as an exclusive FOOD STREET which shall have F&B outlets with spill outs. Certain units on ground floor have been identified for usages like ATMs and banks.

The second floor is envisaged to have flexible spaces suitable for various activities like fine dining hub with outdoor seating, fitness clubs etc.

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6. GALLERY



Landscaped Plaza



Food Street



Recreational Hub @ Second Floor

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Market Walk		
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PROJECT NAME		Market Walk
PROJECT CODE		RET014
PLOT AREA IN ACRES		1.08
S. No.	Packages	Cost (In Lacs)
1	Civil & Structure Works	693.11
2	Cement & Reinforcement	182.4
3	Aluminum & Glazing Works	127.68
4	Plumbing & Fire Fighting Works	90.06
5	Electrical Works	150.28
6	HVAC Works	110
7	Vertical Transportation	75
8	External development Works	33.14
A	Total Cost of Construction	1461.67
B	Land Cost	465.33
C	EDC,IDC,Taxes,Dues etc	549.85
D	Projected Highlevel Estimate	2476.85

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