



For more information, contact:

International Land Developers Ltd.

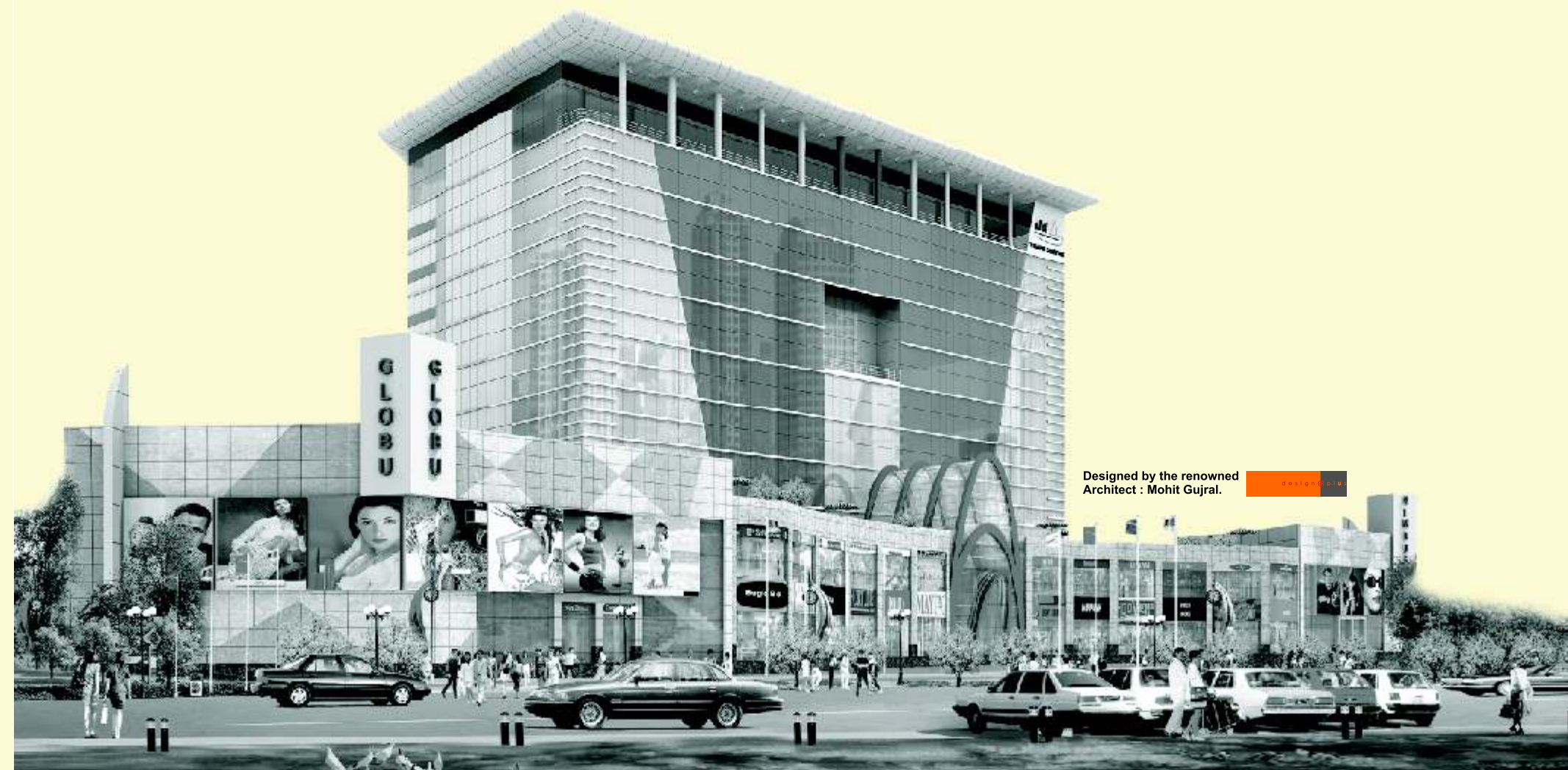
Site Office:
"ILD Trade Centre". Sohna Road, Sector-47, Gurgaon - 122001

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Note : Visual representation shown in this Brochure are purely conceptual. All building plans, specification, layout plans etc. are tentative and subjected to modification.

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Corporate India - Global Perspective

ild **TRADE CENTRE**
An Exclusive Retail-cum-office Complex at Sohna Road, Gurgaon

Where exclusivity blends with royalty

ild **TRADE CENTRE**
An Exclusive Retail-cum-office Complex at Sohna Road, Gurgaon



TRADE CENTRE

An Exclusive Retail-cum-office Complex at Sohna Road, Gurgaon

3-D Perspective, Night View

Overture



The rapid growth and expansion placed Gurgaon on the national map, which has an amazing consumer profile with excellent buying capacity.

Gurgaon is phasing multi-directional developments in terms of infrastructural, residential, institutional, industrial, commercial complexes, hospitals, transport and other facilities. The construction of KMP (Kundli-Manesar-Palwal) express-way is proposed to en route IMT Manesar.

- Gurgaon is one of the upcoming corporate cities of northern India and part of National Capital Region.
- It enjoys good regional linkages and connectivity with other important cities of India.
- It has efficient inter and infra city commuting.
- Gurgaon, the fast developing metro of Haryana state with emerging trend of organized retailing in the city.
- Gurgaon city is prosperous having people with excellent paying capacity supporting high end entertainment and retail activities.
- Serves the needs of a modern, busy and challenging life style where ultra modern facilities of the mall with its array of retail outlets, IT centres and Commercial activities matched with the ethnic character of cultural fiesta.



Project Brief



The "ILD Trade Center" promises a trendy and unique mix of retail and commercial floors so that there are enough choice for customers. Ground & first floor shall be meant for retail and 2nd floor to 9th floor for office units. Three level basement for car parking and building services. The retail space is dedicated for reputed brands in clothing, stationery, fashion, health & beauty products, home appliances, electronics, gifts, craft & souvenir, groceries and eatables, kids stuff etc. The small snack corners, eateries, parlors of specialized flavors and ethnic food outlets shall be the all time attraction for visitors. The upper floors consist of business suites suitable for corporate, MNC / IT companies & professionals.



Commercial Aspects



} Sale / Lease options



} Assured Return

} Convenient payment plans:
Down Payment &
Construction Link



} Timely possession





Scientific Design



- Over 3 lacs sq.ft. of retail and office space
- Earth-quake resistant RCC framed structure
- Majestic entrance, grand facade, magnificent and towering atrium, elegant corridor and lobby
- Well planned floors with a scientific layout, efficient space planning to achieve maximum effectiveness
- Optimize circulation and ensure foot-falls to every shop in one grand sweep
- Granite and Italian marble flooring in common areas
- Ample parking facility with exciting external and internal environment inviting footfalls
- Central air conditioning with 100% power back-up
- Intelligent building management system
- State-of-the-art fire prevention system
- Kiosk for display & sale of traditional Indian crafts
- Banks and ATMs
- Cyber centres & IT hubs for visitors access
- Dedicated kiddies corners, fun sports & exclusive play zone for children
- Digital music in all common area
- Walls decorated with sceneries
- Brand display boards at prime locations
- Uncluttered view with prominent visibility of signage on both sides with corridors
- Fashion and lifestyle boutiques
- Panoramic view of shops from central atrium



Product Mix.



Ground to First Floor : Shops/Retail Units

The shops consist of the mix of discount stores and factory outlets as proposed:-

Fashion & Lifestyle Products, Interior, Furnishing, Car Interior, Electricals, Flower Kiosks, Factory outlets, Branded Jewellery, Ethnic & Western Wears, ATM, Photo Studio, Travel Agency, Art & Artifacts, Gift & Souvenirs, Music & Video Stores, Fashion Boutiques, etc.

Home appliances, Electronics, Telecommunications, Fun, Foods, Entertainment, Health Club and Spa, Yoga Centre, Kids Zone, Pub, Multi-Cuisine restaurant

Groceries, Snacks Centre, Departmental Stores, Sweet Shop, Confectionary Shops, Medical, Health Care, Beauty & Herbal Products, Cosmetics, Books, Stationary, Sports and Documentation Centres

Second to Ninth Floor : Office / Business Suites

First, Second and Third Level Basement : UG Water Tank, Water Softening Plant, Store, Parking, DG Sets, Substation / Transformer Room and other Building Services



Unique Selling features



- 60,000 sq.ft. each ground and first floor and 20,000 sq.ft. on upper floors with modular units
- 585 ft. long road side approach frontage
- All retail units are of atrium facing
- 30 ft. high atrium finished with Granite & Marble
- Fire protection system including sprinklers & smoke detectors
- Mixed use of shops and office units
- Prime location of the Commercial complex near the junction of Sector Road on Gurgaon-Sohna Road
- Adequate car parking at 3 level basement and ground floor
- Individual commercial suites at affordable price
- Dedicated entrance to the shops & office units
- Provisions for 24x7 air conditioning with individual metered units
- Individual toilets in shops / office units
- Ceiling heights of 16 ft on ground floor and 14 ft on all other floors creating domestic decor
- Uninterrupted electricity supply with 100% power back-up, DG sets of international standard electrical wiring and outlets
- High speed 4 Nos. Passengers Elevators, Escalators & Capsule lifts
- 24 hours CCTV security surveillance



Perfect International Life Style



The drifting aroma of tea, coffee, snacks, ice cream, multi-cuisine eateries with an array of mouth watering dishes, satisfying taste buds, comfortable sitting, piped music environment and truly world-class dining ambience.



Infrastructure & Eco-Friendly Environment



- Environmental friendly complex with adequate drainage & water harvesting system
- Surrounding with landscape and plantscape, water bodies creating the cool lifestyle spot and an architectural marvel offering high visibility showrooms, shops, restaurants, banks, offices and recreation areas
- Efficient garbage disposal system
- Public address system
- Provision of telephone / internet broadband facility
- Water treatment plant
- Sewerage treatment plant
- Adequate parking management system

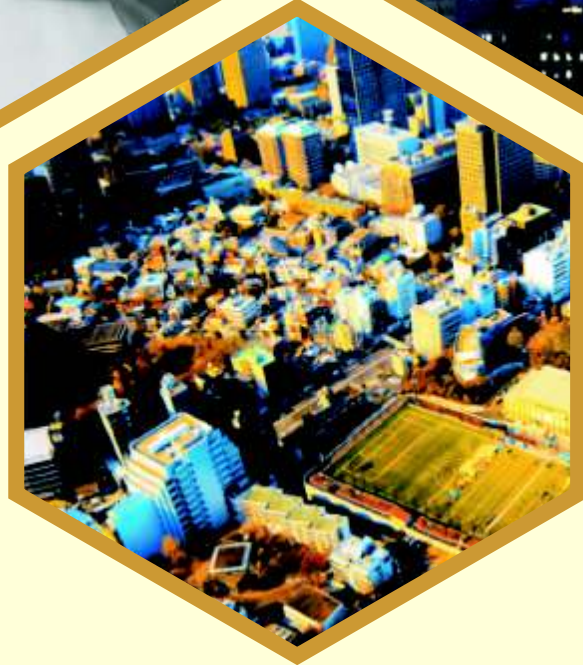


High on Branding, Building Management and Low on Maintenance Cost



- Modern architecture with high quality construction
- Permanent exterior finish with aluminum and reflective glass cladding
- Energy efficient Air Conditioning
- High lobby atrium with common meeting place
- Well-planned internal staircases, escalators and capsule lifts
- Integrated mall management system managed by professional agency





Affluent catchment Area

- Consistency of business due to constant traffic movement.
- Growth due to potential neighbourhood for high end residential group housing societies, commercial-cum-office complexes, academic institutions & industries.



Location



The location of the proposed ILD Trade Centre has unconventionally large 585 ft. approach frontage situated in Sector 47 on Gurgaon Sohna Road, about 1.5 Km from Rajiv Chowk. The large residential built-up area is scheduled to be developed and completed on Sohna Road within 2 years. Well connected from Airport, Dhaula Kuan, Vasant Vihar, Delhi Cantt, IIT, AIIMS, Gurgaon Town, Sohna, NH-8 Delhi-Jaipur Highway, IMT Manesar, Udyog Vihar Phase-I to VI, Pace City, DLF City, Unitech South City, Palam Vihar, Sushant Lok, HUDA Sectors and all other important surrounding locations.

- The ideal location, futuristic design and the global facilities entail "ILD Trade Centre" the best retail and commercial address for mixed use of mall in Gurgaon
- Proposed project site in sector-47 has been earmarked for the development as per the Master plan of Haryana Govt.
- Spread over land / plot area of 4.3 acres
- Posh residential complexes situated in the immediate vicinity of the site
- Sohna Road is directly connected with proposed 8 lane part of NH 8 Delhi-Jaipur highway and excellent connectivity from Dhaula Kuan-20 minutes nonstop drive with 7 world class flyovers

