

Godrej Genesis

GODREJ GENESIS



SPECIFICATIONS

Warm Shell Specifications:

Bare Flooring

100% power back up

Fire Alarm & Fire Fighting in common areas (as per CFO norms)

Central Air conditioning (HVAC): Provided for common areas with tap-off at AHU for individual office

Integrated Building Management System (IBMS)

HVAC Control

Energy Monitoring

DG Control

Fire Detection, Alarm for common areas

Security (CCTV) for common areas

Other Specifications:

Lifts: Adequate number of high speed lifts, including service lifts, of OTIS or similar make.

Power: Adequate quality power from local electricity board will be made available till the meter room.

Space will be provided on each floor for services covering Electrical, AHU etc.

Communication: Provision for high-speed connectivity from reputed government and private players.

Satellite & Micro Wave Tower: Provision of space on the terrace.

Water Supply: Water supply from local Municipal Corporation.

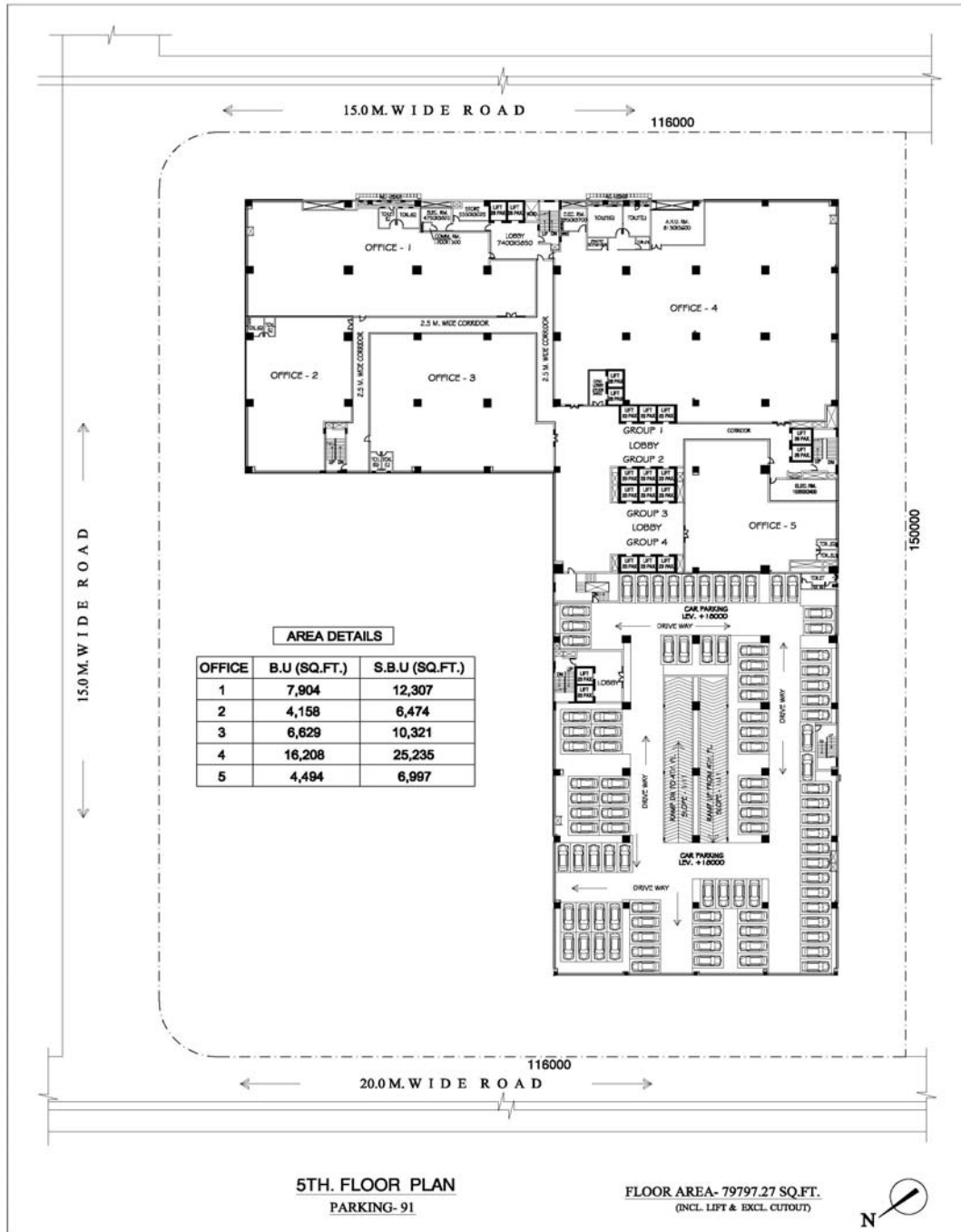
Parking for over 1100 cars in MLCP; one car park for every 1,150 Sq. ft. of saleable area.

Office size ranges from 4,000 to 25,000 sq. ft. or and entire floor plate of 80,000 sq. ft.

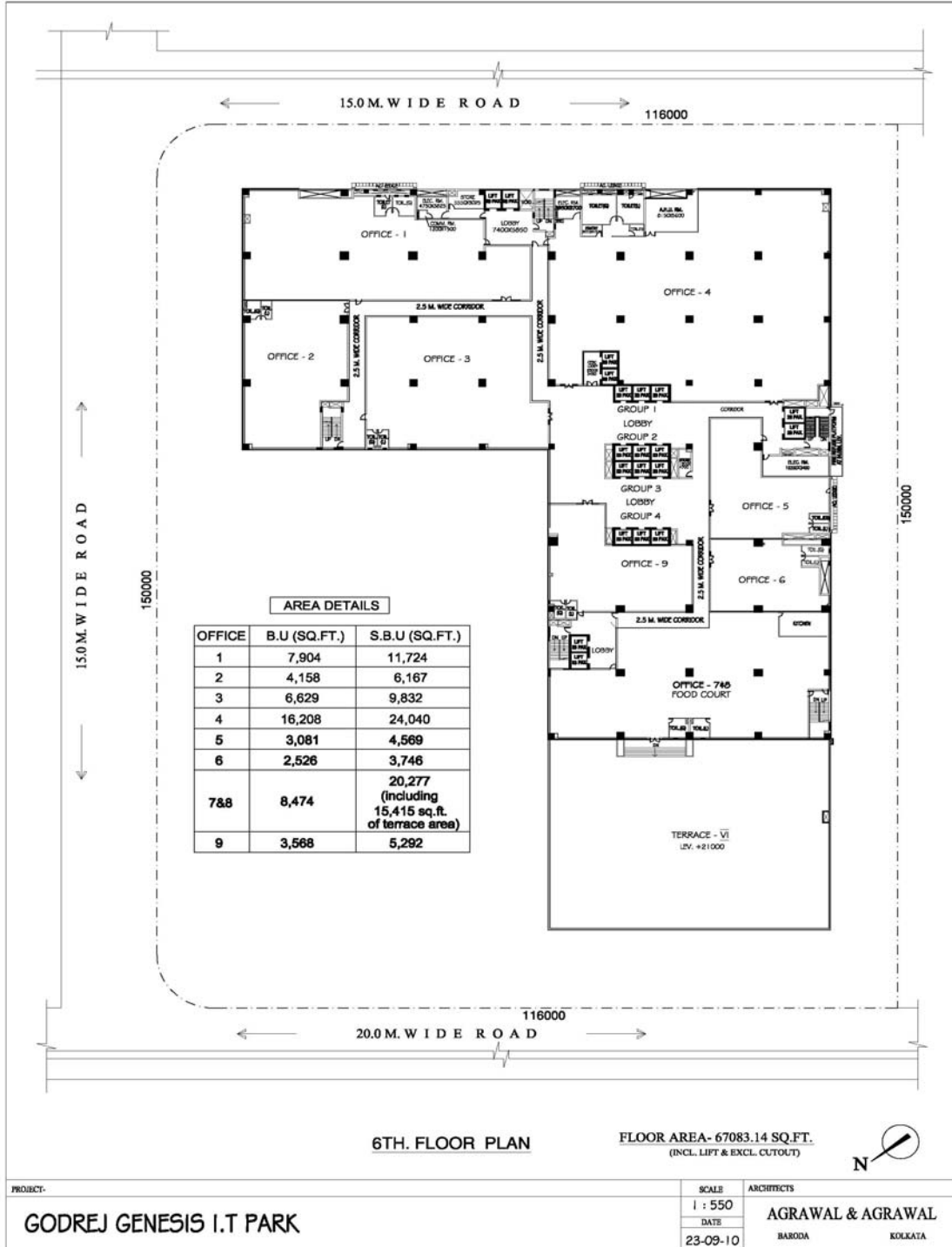
* Outright proposal here refers to Long-Term Sub Lease (90 years, starting from 1990; with 2 renewable terms).

TYPE & AREA

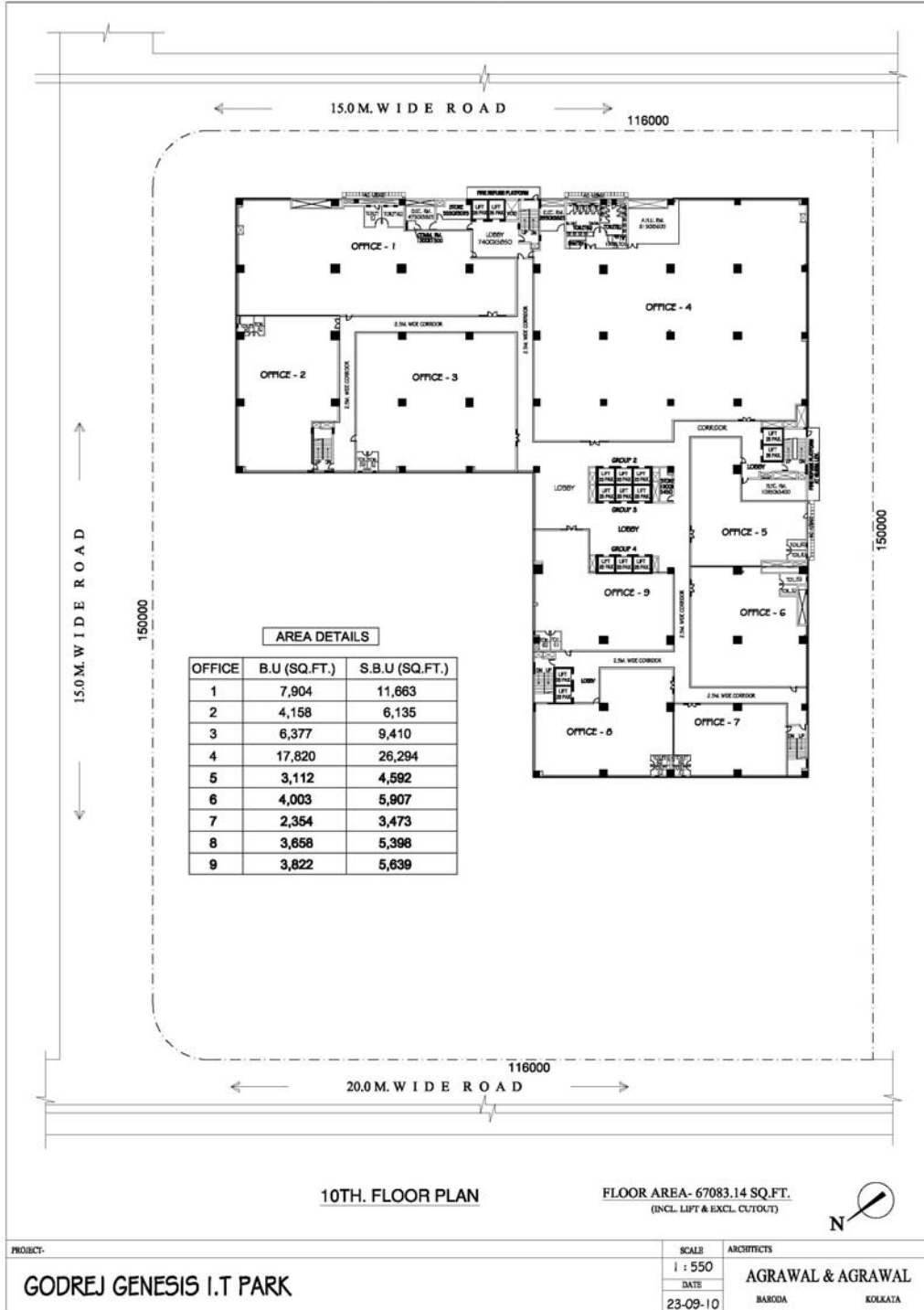
5th Floor Plan



6th Floor Plan



10th Floor Plan



PAYMENT SCHEDULE:

Installment	Event	Payment % (of total consideration)	Timeline
Booking Amount	Signing of LOI	20	
Installment 1	Signing of Sub lease Agreement	Upto 40	Within 30 days of Signing of LOI
Installment 2	Completion of Ground Floor Slab	10	By March 2011
Installment 3	Completion of 4th Floor Slab	10	By May 2011
Installment 4	Completion of 11th Floor Slab	10	By July 2011
Installment 5	Completion of 18th Floor Slab	10	By September 2011
Installment 6	Completion of Super Structure	10	By February 2012
Installment 7	Signing of Deed of Sub Lease & Possession	10	By June 2012

Conditions

- Full payment shall be made on possession irrespective of the stage of construction.
- Interest will be charged in case of all delayed payment @ 18% per annum.
- Payments shall be made in favor of “**Godrej Developers Private Limited**” payable at par.

DEVELOPER

Godrej Developers Private Limited