





CYBERSCAPE

SECTOR – 59, GOLF COURSE EXTENSION ROAD, GURGAON

“PROJECTS DELIVERED”

YEARS OF EXPERIENCE

Capital Group started its foray into real estate 32 years ago as a construction specialist, catering to the needs of growing India, seeking state-of-the-art construction to give solid foundation to its future.

Capital Group has experience in turnkey building contracts, one of the reasons of having strong in-house capability to deliver mega projects in time. The group provides complete leasing solutions from efficient space planning to customizing the space for client’s needs for a world class office space. The group owns over 1 million square feet of leased area and has a land bank of over 45 acres of IT/ITES and Commercial space.

People, places and experiences are the real spirit behind the progress of Capital Group. It is the name that stands for trust that is backed by exceptional team of forward thinkers who are passionate about the group’s commitment and timely deliveries.

 HUAWEI	 AIRBUS	 Mahindra COMVIVA	 MOODY'S	 Xebia	 Leo Burnett
 MAX LIFE INSURANCE	 OYO	 UC UrbanClap	 snapdeal.com	 BIBA	 Canon
 PUBLICIS GROUPE	 Quattro Beyond the existing	 EXL	 paytm	 L'ORÉAL PROFESSIONNEL	 THOMSON REUTERS
 Alcatel-Lucent Enterprise	 Whirlpool CORPORATION	 ARICENT™ Communications Software	 fiserv.	 ACCOR HOTELS	 BECHTEL
 PANGEA ³	 BARCO	 Appster	 Emirates	 TECNOVA	 INDIALENDS
 HCL COMNET	 dnata	 CHAI POINT	 pricol™ technologies	 Optimint	 ICFAI UNIVERSITY
 ensure services wherein support learn	 Delhivery	 ixigo.com	 DR. REDDY'S	 ONIDA	 Clarivate Analytics
 SAAS FOCUS	 nagarro	 POLARIS	 MERCURY CORPORATION	 SAARA GEARS PVT. LTD.	 REDINGTON



Capital Cyberscape at sector 59 is situated adjacent to acres of lush greens within the upcoming master-planned developments at Golf Course Extension Road, Gurgaon.

Neighbourhood comprising of global level projects such as Grand Hyatt Residences by Ireo, The Grand Arch, Courtyard by Marriott, Raisina by TATA housing, Ascott, Mahindra Luminare, Ireo's IT SEZ, Fortis - Religare office complex and many more is a part of a larger ultra-swish mixed use development comprising the residential complexes, Grade A office towers, top-end hotels and high end retail boulevards.

- ✓ Facing 84 meter wide road
- ✓ Functional Rapid Metro Station in Sector – 56 (Approximately 1 km distance from the project)
- ✓ In close proximity to Highway connecting Noida-Faridabad-Delhi-Gurgaon road (Approximately 1.5 kms from the project)
- ✓ Hotels such as Double Tree by Hilton, IBIS, Courtyard by Marriott, Holiday Inn and upcoming Grand Hyatt are all less than a mile away
- ✓ TATA Raisina / Skyon – 1200 functional residential apartments near the project

Location	Capital Cyberscape, Sector-59, Gurgaon
Architects	DPA / JPS
Sustainability	GRIHA Certified
Rentable Area	25000 - 2 Lac Sq. ft.
Floor Size	25000 - 2 Lac Sq. ft.
Number of Floors	17 (G + 16)
Car Parking Availability	2500 car park slots
Ready for Fit outs	Immediate
Expected Date of Occupation Certificate	Building operational 2018-2019

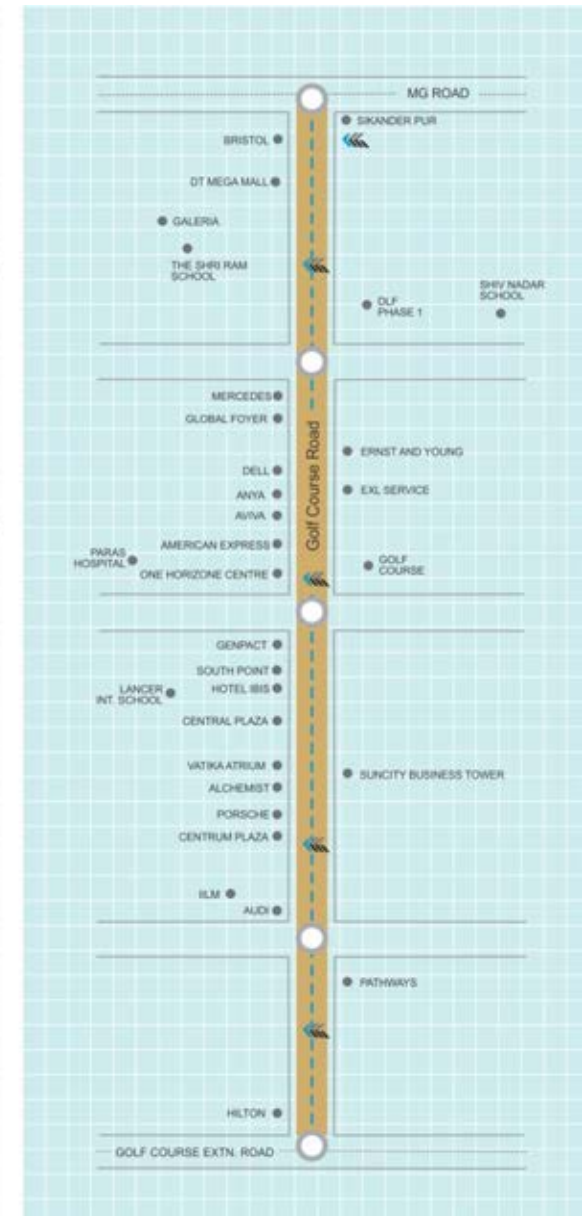
Contents

SECTION 1	Location
SECTION 2	Site Plan
SECTION 3	Floor Plate Flexibility
SECTION 4	Unique Features
SECTION 5	Technical Specifications
SECTION 6	Amenities
SECTION 7	Commercial Terms

Contents

SECTION 1 Location

Golf Course Extension – Location & Nearby Amenities



Location : Time & Distances



Location : Front View 1



Location : Front View 2



Location : Courtyard View



Contents

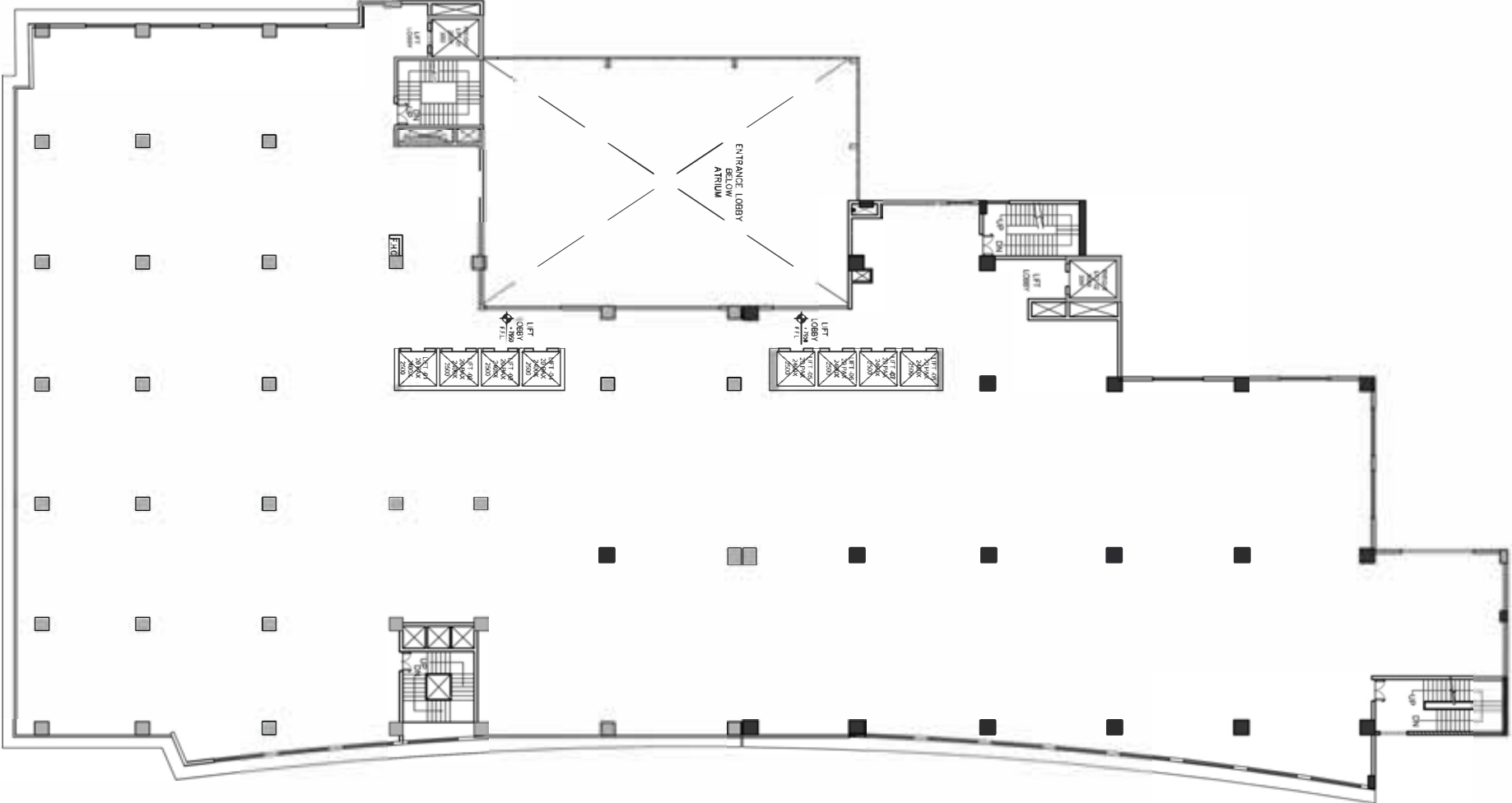
SECTION 2 Site Plan



Contents

SECTION 3 Floor Plate Flexibility

Floor Plate Designed For Flexible Layout and Efficient Utilization



Contents

SECTION 4 Unique Features

Unique Features - Cyberscape

- ✓ No hassle for visitors – integrated parking access & visitor management system
- ✓ No power wastage
- ✓ Each 25,000 - 56,000 SF floor plate will get 4 staircases of 1500 mm
- ✓ 10% open able windows, in case of fire
- ✓ Fire staircase to be used in case of fire only
- ✓ Fire staircases on external surface of building with exhaust fan

Unique Features - Cyberscape

- ✓ 100% CCTV coverage – Highly Secured Campus
- ✓ For lift-well pressurization – 2nos. Blowers. Each of 100% capacity providing full backup.
- ✓ Secondary call facility in all passenger lifts
- ✓ No more concrete jungle – 1.8 m soil fill ensure trees in campus
- ✓ Provision for air purifier and treated fresh air units
- ✓ Parking designed at 2.5 nos./1000 sf

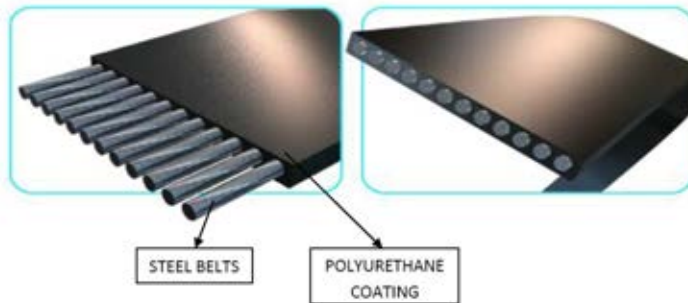
Contents

SECTION 5 Technical Specifications

Efficient Elevators : OTIS Gen 2 Technology

✓ Polyurethane – Coated Steel Belt

- Reduced Wear & Enhanced Durability
- Enhanced Ride Quality
- Reduced Building Cost



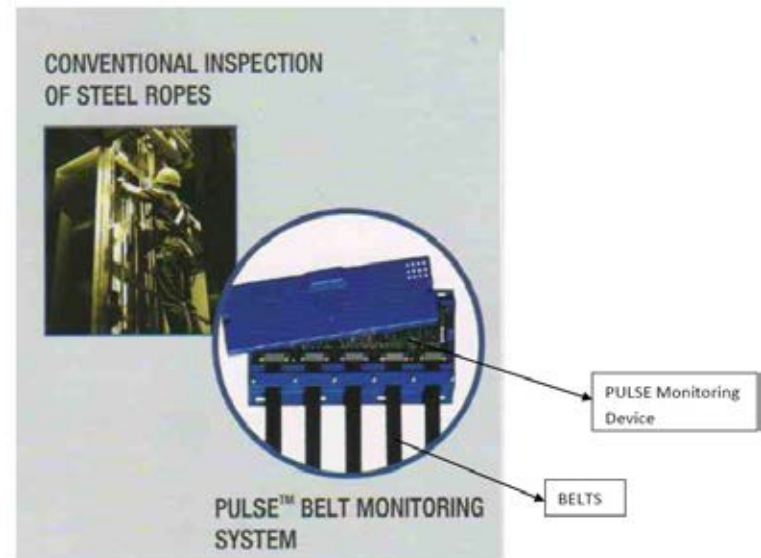
✓ Regenerative Drive

- Energy Saving
- Environmental Friendly



✓ Pulse Monitoring System

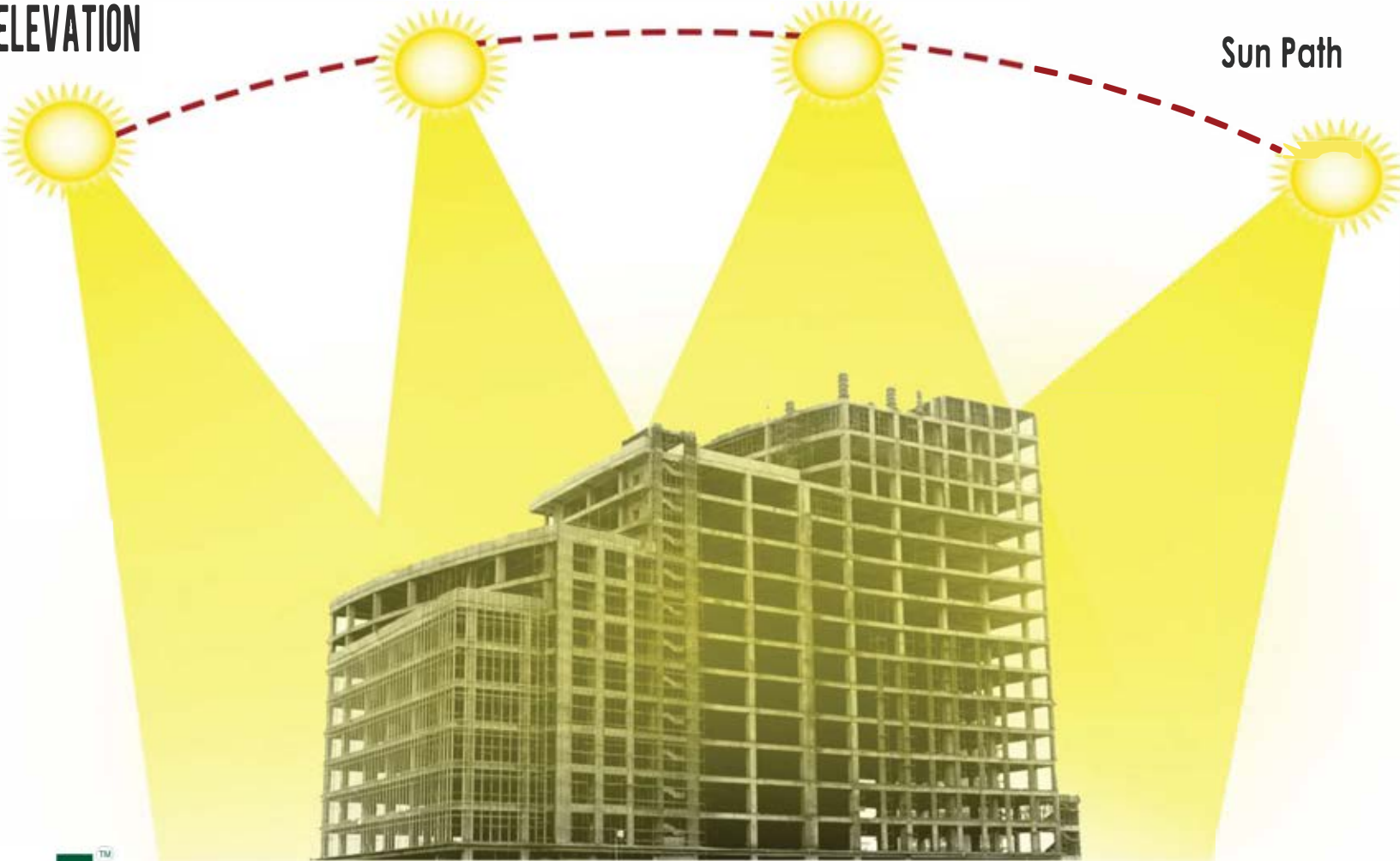
- Enhanced Safety
- Better Inspection Quality
- Reduced Maintenance Downtime



Abundant Natural Light No Dark Spots

BLDG ELEVATION

Sun Path



Tenant Comfort at Capital Cyberscape



LEED Rated

- Healthier working environment that enhances tenant productivity and reduces employee sickness



High Performance Glass

- Quieter and more productive office space due to all round vision glass that enhances natural light, reduces noise penetration and maintains indoor tenant comfort



Campus Environment

- Availability of ample amenities and large open spaces offering recreation



Life Safety

- Increased tenant safety allowing tenants to concentrate on their core expertise

Tenant Comfort at Capital Cyberscape



Advanced Air Conditioning

- Best-in class HVAC systems ensure the cleanest and freshest air



High End Security Measures

- International standard security systems and design providing safer working environments



Fast, Efficient Elevators

- Larger and efficient elevators providing smoother and enhanced user experience



High Ceiling Heights

- Higher floor to ceiling heights enhances sense of space and provides open working areas

Technical Superiority

Energy
Efficient
Equipment/
Features

Features	Cyberscape
LEED Platinum (Target)	✓
Treated fresh air (filtering & dehumidification)	✓
Dual pane, low-e coated glass, etc	✓
Low-flow plumbing fixtures	✓
CO2 sensor controlled system	✓
Demand controlled ventilation	✓
Variable volume air handling units & speed drives	✓
Energy efficient Centrifugal chiller system	✓
BMS System (Full Scope)	✓

Technical Superiority

Campus Environment

Features	Cyberscape
Outdoor event space	✓
Central green space	✓
Ample Parking: 1 car parking bay per 1000 SF	✓
Guaranteed options to grow within the campus	✓
Card key entrance through turnstiles at reception	✓
Fully integrated security systems	✓
Security alarms at key locations on the campus	✓

Well Planned Security

Technical Superiority

Efficient floor plate & maximum tenant comfort

Features	Cyberscape
9- Feet finished ceiling height	✓
Less than 14 meter leasing depth	✓
Greater than 4 corner offices per floor	✓
Central Core	✓
Full-perimeter vision glass	✓
9m column spacing and thinner columns(750x750 & 800x800)	✓
Addressable fire detection systems and in tumescent strips on fire rated doors	✓

Life Safety

Contents

SECTION 6 Amenities

AMENITIES



Dedicated Shuttle Service to nearest metro station from 8 am – 8 pm



Business centre managed by reputed international service provider



Concierge Service/ Travel & Finance Desk



Banks, ATMs & Medical Centre in the complex for convenience



**Sports Centre, Gymnasium, Yoga Room, Swimming Pool
Take Away Kiosks in the complex for recreation**



Quick Service Restaurants & a host of other F&B outlets, Coffee shops and food court

Contents

SECTION 7 Commercial Terms

COMMERCIAL TERMS

Total No of Floors	G + 16 Floors
Area Available	26000 - 2Lac Sq. ft.
Quoted Rental for Furnished Space	INR 80/-
Common Area Maintenance	INR 22/- (Incl. chiller running charges)
Security Deposit	6 Months
Timelines	Immediately Available
Parking	1 per 1000 Available at 3000/- per car park
Lease Terms	Standard 9 year
Signage	Available free of cost
Property Tax	To be borne by the Lessor



Double height luxurious 5 star atrium and lift lobbies



Building world-class infrastructure

