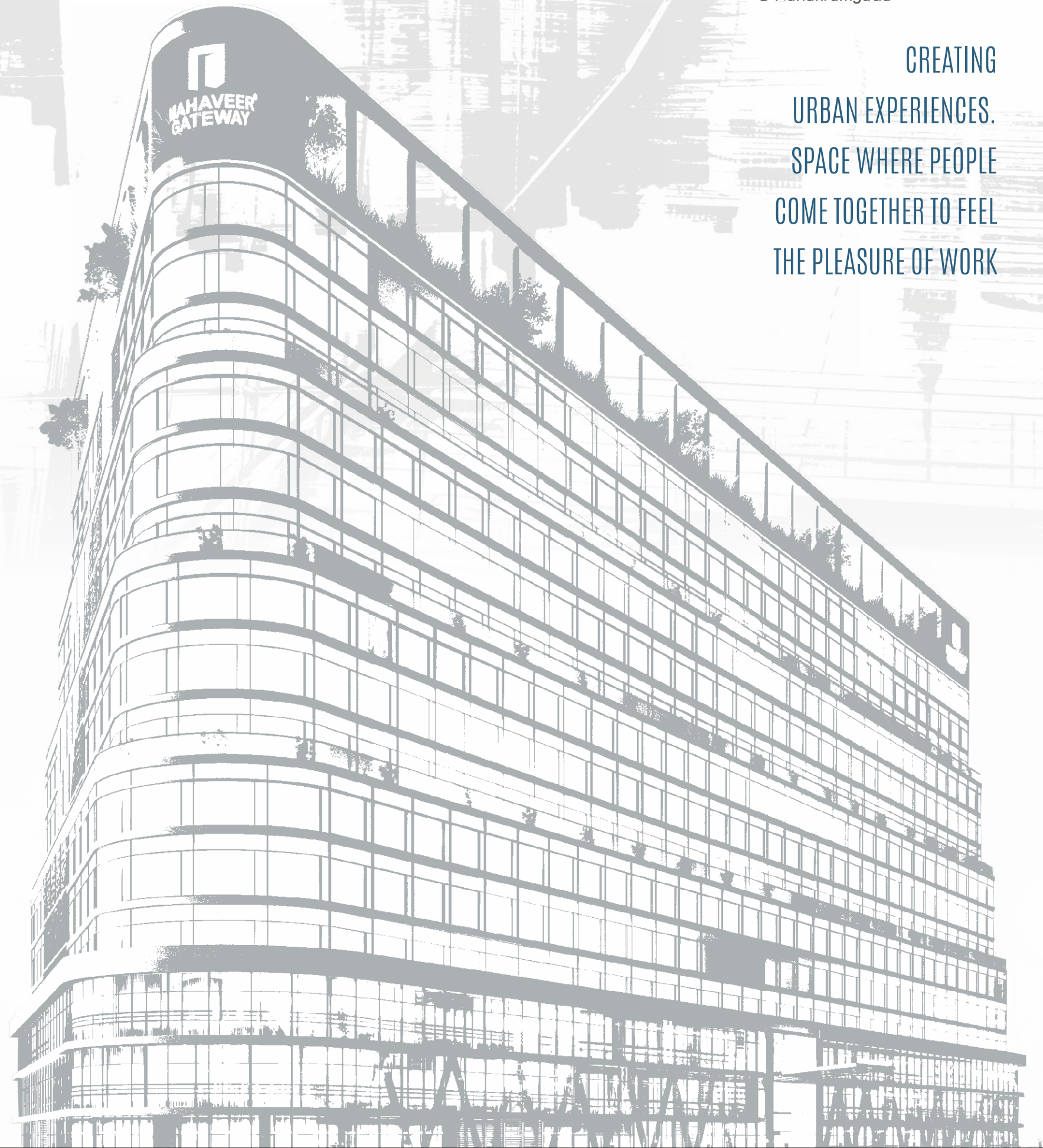


CREATING
URBAN EXPERIENCES.
SPACE WHERE PEOPLE
COME TOGETHER TO FEEL
THE PLEASURE OF WORK



Note: This Brochure is Purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



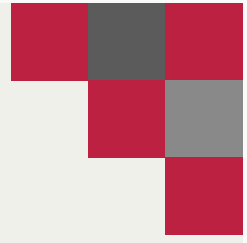
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Approved



Consultants





MAHAVEER
gateway
Commercial Building
@ Nanakramguda

Mahaveer Gateway is a project positioned with a pro-business attitude within an idyllic location in the heart of the Financial District that is bound to encourage creativity, collaboration and economic success.

A crowning jewel to the city of pearls unfolds the stepped terrace in an elegant form manifesting a sense of ambition and continuity that enhances the user interaction with the surrounding covering.

The building encapsulates Grade-A architectural marvel which is covering 8,92,278 sq. ft. of business space. Committed to deliver experience like no other with its dynamic and unique G+14 floor commercial iconic structure with top-notch facilities.



HYDERABAD'S NEW LANDMARK

- ▶ 2.41 acres | 4.9 lakh sq.ft
- ▶ 15 floors | 60 meters in height
- ▶ 4 basements stacked parking
- ▶ Located amidst the IT Hub of Hyderabad





THE CENTRE OF BUSINESS ACTIVITY



Office spaces where nature & environment is part of the design. The office space design incorporates a number of environmental-friendly design elements including maximized use of natural light and, where necessary, fixtures with optimized energy performance and lighting controls.

Green Architectural Elements

Aesthetics – The green elements contribute to the aesthetics of the building with elements such as shading devices, green wall and green roof-top plaza and cafeteria provides the much needed relief from urban hustle and bustle.

The stepped form creates a possibility to have terraces that can be landscaped at very level connecting indoor space with outdoors. More over modern technology used makes the building sustainable and efficient.

Thermal Comfort – Architectural green elements can enhance the thermal comfort and reduce the energy consumption in the building.

Reduced Heat Gain – Heat ingress into the building is reduced by the use of green material with elements such as shading and orientation.

Reduced Cost – Green elements in architecture reduce the electricity cost by appropriating glass selection, lighting design, and air condition sizing.

Not to mention the spatial design intelligentsia, best-in-class architects and renowned consultants contribute toward making of the project keeping corporate ethos and sensitivities in mind.

- ▶ Seamless integration of natural elements
- ▶ Landscape elements such as plazas and gardens
- ▶ Vertical Green Wall
- ▶ Roof Garden



Amenities

- ▶ Green rooftop plaza on terrace with cafeteria
- ▶ Retail plaza at ground and first floor with top class outlets
- ▶ 100 % power backup
- ▶ 12 high speed destination control lifts
- ▶ Dedicated service access lifts
- ▶ Ubiquitous car spacing
- ▶ Dedicated visitor and employee access areas

Aesthetics

- ▶ Best-in-class facade exterior provides a dazzling elevation



THE CENTRE
OF BUSINESS
ACTIVITY



At Mahaveer Gateway, retail space, flow and design has been kept in mind to influence the shopper's purchase. The retail space is designed in establishing a clear path, for customer attention and smooth flow of traffic. A component that is crucial for any retail store. When customers know where to go, they'll feel more comfortable and less confused. The space will be home to some of the famous apparel, recognized fashion brands, leading designer and lifestyle brands – a go-to for fashion-forward shoppers.



The space will be the next hub of office space and retail therapy.



Office space is a place where an employee spends most of his time. And research has shown that there is a tight correlation between personal interaction, performance, innovation - designed in stark contrast to its traditionally hierarchical culture. Mahaveer Gateway outdoor areas sandwiched between floors will lure working populace into public spaces. As for the business address, this is the best you can have in Hyderabad. A home to the future of business and networking.

Type of Premises Offered	Warm Shell
Proposed floors	Ground + 14 floors
Efficiency	75%
Building Height	60 meters
Floor Height	Basements stack parking floors - 4.5 m Above Ground floors - 4 m
Power	As per client's requirement
Power backup	100%
Air-condition	Central air-conditioning with AHU on each floor
Car Parking area	66 % of TBUA
Lifts	12 Nos -20 passenger capacity 3 Fire/ Service lifts
No of staircases	3 From B4 to terrace
STP	Incorporated





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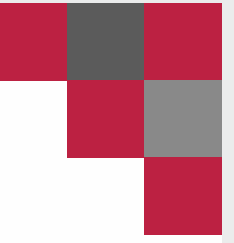
Mahaveer Gateway provides dedicated ground and first floor for retail and 2nd onwards office space. It's an amalgam of office and retail space designed for the modern living at Nanakramguda.

Convenience of space and ample parking makes the commercial structure stand out. With Ground + 14 floors, Mahavir Gateway has 4 basement (all basement stack parking) with a parking ratio of 1:1000

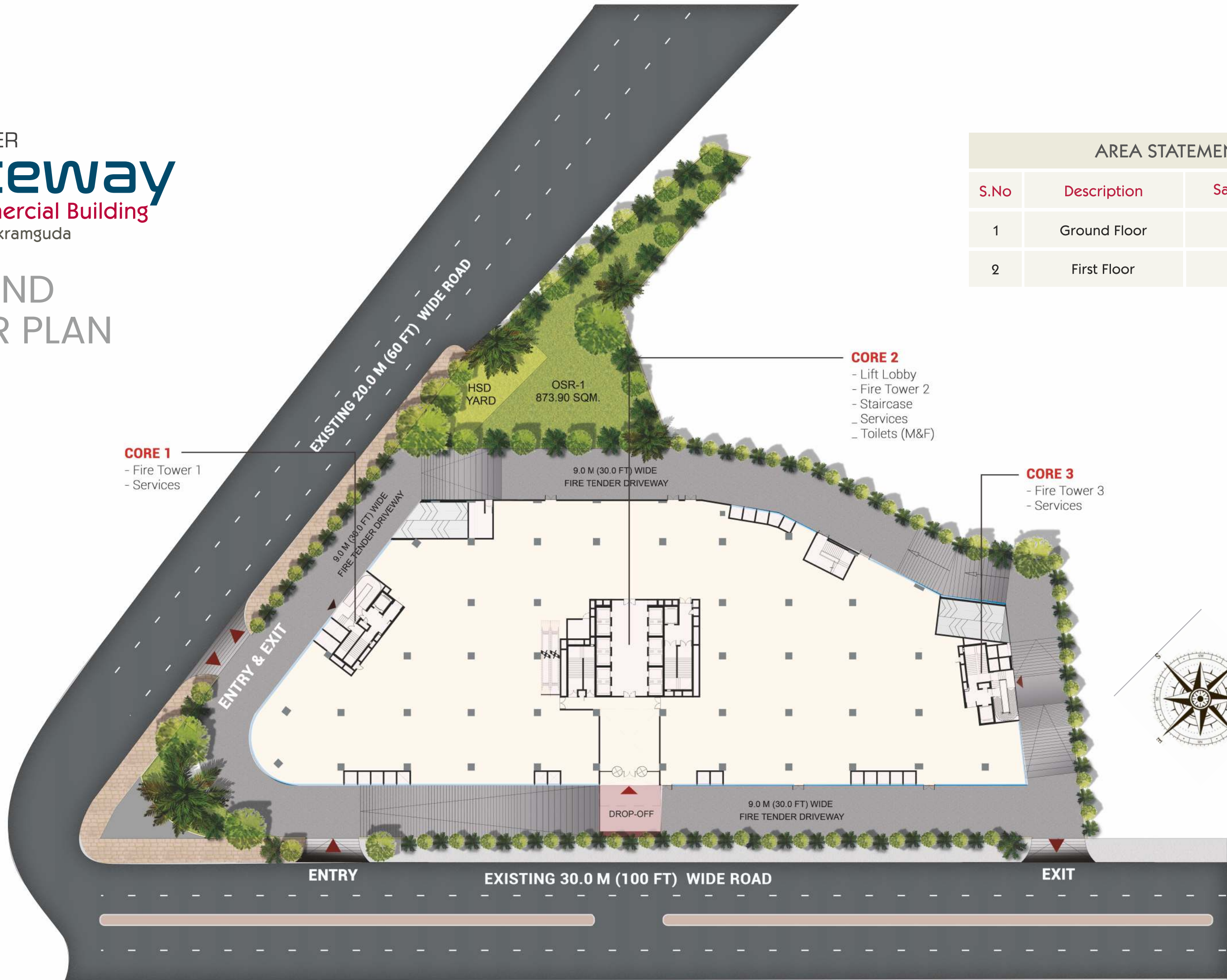
Mahaveer Gateway located in the Nanakramguda, Near Gachibowli, the premium superior grade office & retail spaces is very close to the Wipro and Infosys and the Financial District. The property is designed to serve your business needs well with all modern amenities backed by 24X7 security service.

Excellent connectivity by public transport & with restaurants and hotels closer by, the area has a warm sense of community.

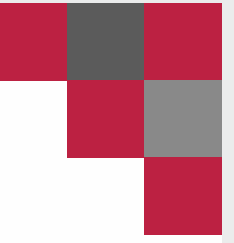




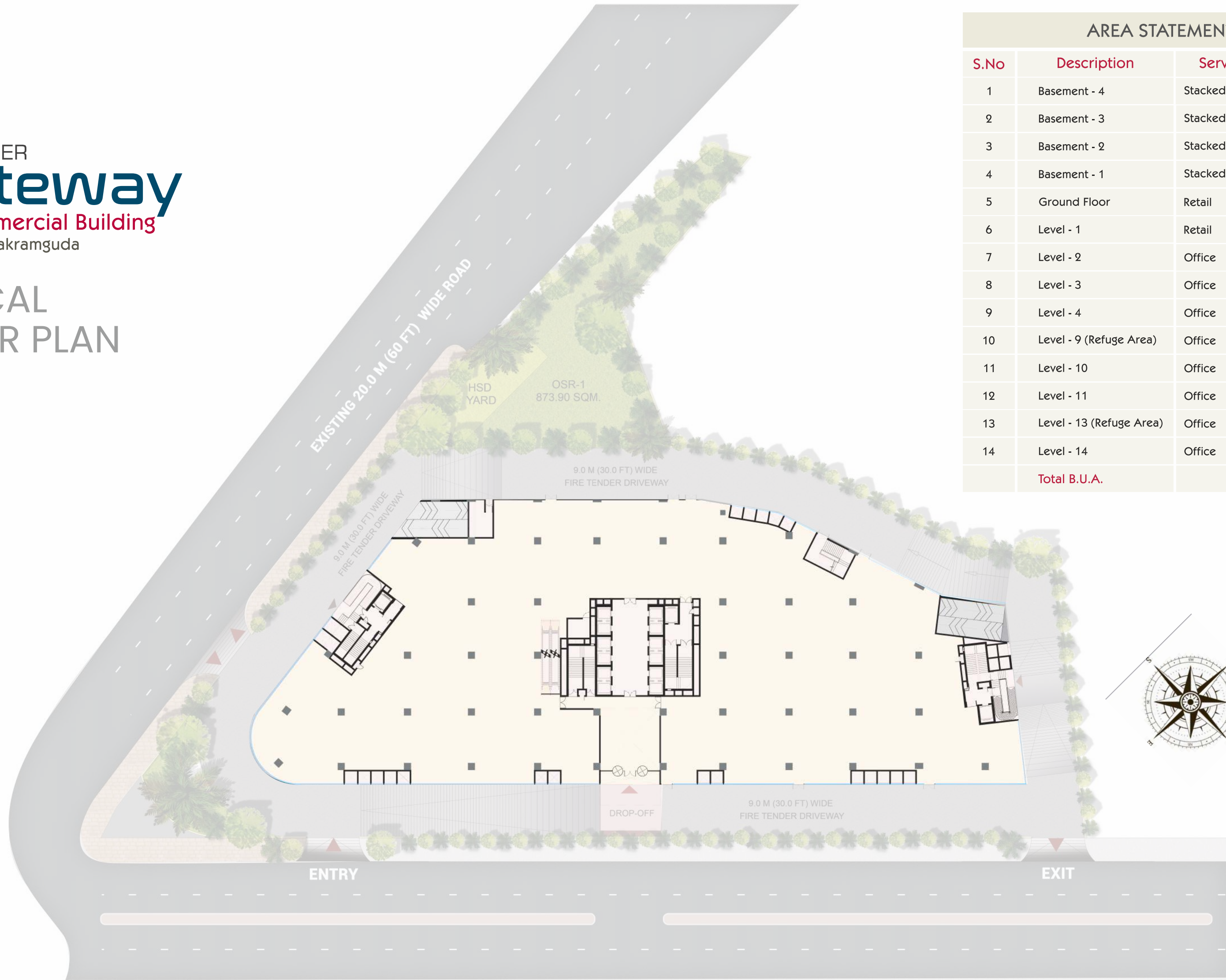
GROUND FLOOR PLAN



AREA STATEMENT		
S.No	Description	Saleable Area (Sq.ft)
1	Ground Floor	34,480.00
2	First Floor	36,240.00



TYPICAL FLOOR PLAN

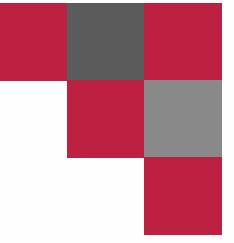


AREA STATEMENT			
S.No	Description	Services	SBA (sq.ft)
1	Basement - 4	Stacked parking	
2	Basement - 3	Stacked parking	
3	Basement - 2	Stacked parking	
4	Basement - 1	Stacked parking	
5	Ground Floor	Retail	34480
6	Level - 1	Retail	36240
7	Level - 2	Office	68060
8	Level - 3	Office	63790
9	Level - 4	Office	63790
10	Level - 9 (Refuge Area)	Office	51980
11	Level - 10	Office	7147
12	Level - 11	Office	54920
13	Level - 13 (Refuge Area)	Office	47890
14	Level - 14	Office	50640
Total B.U.A.			478937

LOCATION MAP



Location map not to scale



Connectivity. Accessibility. Exclusivity.

- ▶ Very Close to Financial District, Gachibowli
- ▶ International Airport - 28 KM
- ▶ Wipro Circle - 1.5 km
- ▶ Continental Hospitals - 2.5 KM
- ▶ Hyatt - 2.5 KM
- ▶ Amazon - 2 KM
- ▶ Wave Rock - 2 KM
- ▶ Golfedge - 500 Metres
- ▶ Prestige - 3 KM
- ▶ Jayabheri ThePeak - 3 KM
- ▶ Gachibowli Stadium - 5 km
- ▶ Hitech City - 6 KM
- ▶ Jubilee Hills - 7 KM
- ▶ Apollo Hospital - 7 KM
- ▶ Banjara Hills - 8 KM
- ▶ Proposed 6 lane direct connectivity to Jubilee Hills

Located next to ORR, and it is Surrounded by Major IT Parks Like Cappgemini, Wipro, Infosys, ICICI Bank Headquarter, Microsoft, Amazon and Many other Upcoming Residential Communities





MAHAVEER[®]
Finest Homes & Honest Practices

ABOUT THE GROUP

From Residential Places to Commercial Spaces Mahaveer Group has been in the forefront of reality for over 22 years redefining urban living & working experience.

Mahaveer Group is a company based in Bangalore. Set up in the year 1998, the A flagship initiative of Reddy Structures Private Limited leveraging the experience and energetic leadership in real estate.

The company has created some of the best real estate landmark structures in whole of South India. This was possible with a diverse teams and realize shared visions. The company curates exceptional talents, challenging them beyond their usual expertise to create experiences specific to the client and the end users.

For more than 2 decades, Mahaveer Group has been integral in the development of award-winning projects transforming the landscapes into beautiful spaces where communities live and work.

Mahaveer Group is certified with ISO 9001:2015 and has a series of well-noted projects under its brand catering to customers with full-functional residential properties such as villas, plots and apartments and commercial space.

Mahaveer Gateway at Nanakramguda, Hyderabad is a retail and commercial business space spread over 2 acres. The expansive approach includes retail space along with office space with the design

CREATING
NEW
LANDMARKS
SINCE
1998

