

BADLI, HARYANA



INDOSPACE - TRANSFORMING SPACE INTO VALUE

We've **pioneered** modern industrial & logistics real estate in India with unmatched scale and new-age infrastructure. With the **largest industrial parks portfolio**, global expertise and experience, we don't just provide infrastructure, but help you build value.

With **30 million square feet** of space, our national reach allows you to work with a single development partner for all your supply chain facility needs. We are continuously adding new land parcels near industrial clusters, consumption centers and major highways to provide well-located logistics hubs, facilitating your expansion across India.

We are **partners to leaders** in manufacturing, automobiles, e-commerce, FMCG and third party logistics among other industries; and have built lasting partnerships with over 100 of the world's leading firms operating in India.

IndoSpace is a joint venture between Everstone - a major Indian and Southeast Asian investor, and Realterm - a global industrial real estate leader. IndoSpace offers on-site support for clients that leaves them with a positive experience. Their in-house team, facilities and management are commendable.

Kiran Kulkarni, Project Manager, IKEA

US \$1 BILLION

TOTAL AREA SF

30 MILLION
(2.78 MN SQ.M)

NUMBER OF PARKS **28**

CLIENTS IN INDIA 350+

EVERSTONE REALTERM

TESTAMENTS TO EXCELLENCE



INDUSTRIAL/WAREHOUSE DEVELOPER IN INDIA 2017

RANKED No.1 BY EUROMONEY MAGAZINE FOR THREE YEARS IN A ROW



PIONEER OF MODERN INDUSTRIAL AND LOGISTICS PARKS IN INDIA 2016

BY HAMBURG MEDIA



STAR WAREHOUSING COMPANY OF THE YEAR 2017

AS A PART OF ELSC LEADERSHIP



WAREHOUSING COMPANY OF THE YEAR 2016

AT THE CII SUPPLY CHAIN & LOGISTICS EXCELLENCE (SCALE) AWARDS



BEST INDUSTRIAL & LOGISTICS INFRASTRUCTURE PLAYER 2017

AT THE CII SUPPLY CHAIN & LOGISTICS EXCELLENCE (SCALE) NATIONAL AWARDS



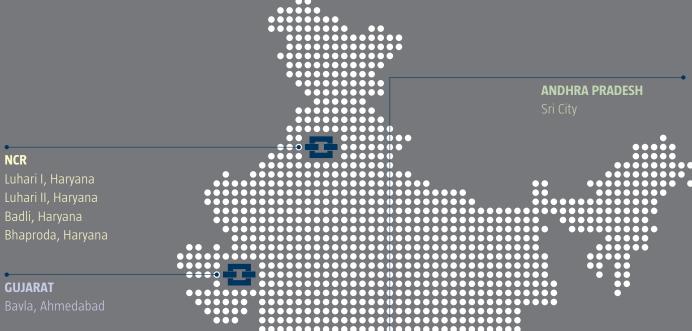
WAREHOUSING EXCELLENCE INNOVATION AWARD 2016

RECOGNITION RECEIVED AT THE 10TH EXPRESS LOGISTICS & SUPPLY CHAIN CONCLAVE

CONNECT WITH GLOBAL CLASS EXPERIENCES ANYWHERE

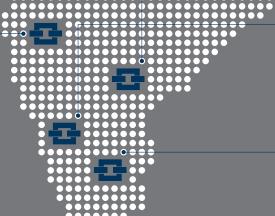
IndoSpace is the largest Investor,

Developer and Manager of Industrial and Logistics Parks in India.



MAHARASHTRA

Chakan I, Pune
Chakan I, Phase II, Pune
Chakan II, Pune
Chakan III, Pune
Chakan IV, Pune
Chakan, Pune
Ranjangaon, Pune
Khopoli I, Mumbai
Khopoli II, Mumbai



KARNATAKA

Bommasandra, Bengaluru Nelamangala, Bengaluru Narasapura, Bengaluru Narasapura II, Bengaluru

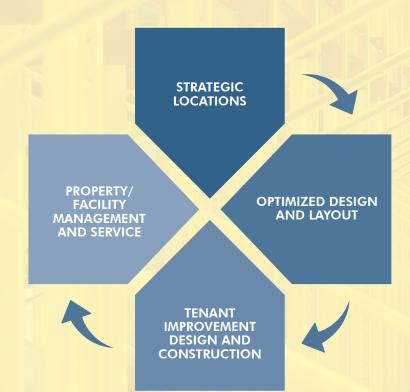
TAMIL NADU

Coimbatore Oragadam, Chennai Oragadam II, Phase II, Chenna Oragadam II, Chennai Oragadam II, Phase II, Chenna Polivakkam, Chennai Puduvoyal, Chennai Vallam, Chennai

SOLUTIONS THAT CATER TO YOUR NEEDS

READY SPACE

Our general warehousing and logistics parks meet the needs of most clients in terms of size, grade and lease terms, allowing for cost-effective solutions.



BUILD TO SUIT

We build close partnerships with clients to understand their needs and use our expertise in industry-specific state-of-the-art infrastructure and logistics facilities to deliver the most optimal solution.



64

Delphi had a wonderful experience with IndoSpace. They are a one-stop shop for all our requirements. Right from planning until execution they did a great job & our people were totally satisfied with their work. We have already engaged with them for our second project.

Reji Varghese,

President & MD - Delphi India





ABOUT HARYANA

Haryana is one of India's leading states for industrial production and a location of choice for auto majors and auto-component manufacturers. *With strategic investments in world class infrastructure facilities such as SEZs and transport corridors, it is the third-largest exporter of software and a preferred destination for IT/ITeS facilities. Nearly one-third of the state's area falls under the National Capital Region (NCR), a prominent trade and consumption centre.

ABOUT BADLI

Located in Jhajjar district, Haryana, approximately 8 kms. from the New Delhi Border, Badli enjoys a well-developed road network into New Delhi and Gurugram. While proximity to the NH 44 and NH 48 will give the site seamless connectivity to Uttar Pradesh, Himachal Pradesh, Punjab, and Rajasthan, the upcoming Kundli-Manesar-Palwal expressway will further enhance connectivity to NCR & Haryana. All of these make Badli a logistically efficient centre for companies looking to transport goods to or fro from any direction for distribution.

INDOSPACE AT BADLI, HARYANA

The Delhi-NCR is one of the most preferred warehousing hubs in the country and garners almost 25% share in the overall warehousing sector in India. IndoSpace at Badli on MDR 123 (Jhajjar- Badli road) is about 8 kms. from the Delhi Border and 7 kms. from the KMP Interchange. The property is within proximity to a well-developed road network into Delhi and Gurugram, and enjoys seamless connectivity to the neighboring states of Uttar Pradesh, Himachal Pradesh, Punjab and Rajasthan.

* Source:www.ibef.org

CONVENIENT TRANSPORTATION NETWORK



Kundali-Manesar-Palwal (KMP) Expressway **7KM**



New Delhi Border **8KM**



Dwarka Expressway
25 KM

New Delhi Railway Station **50KM**



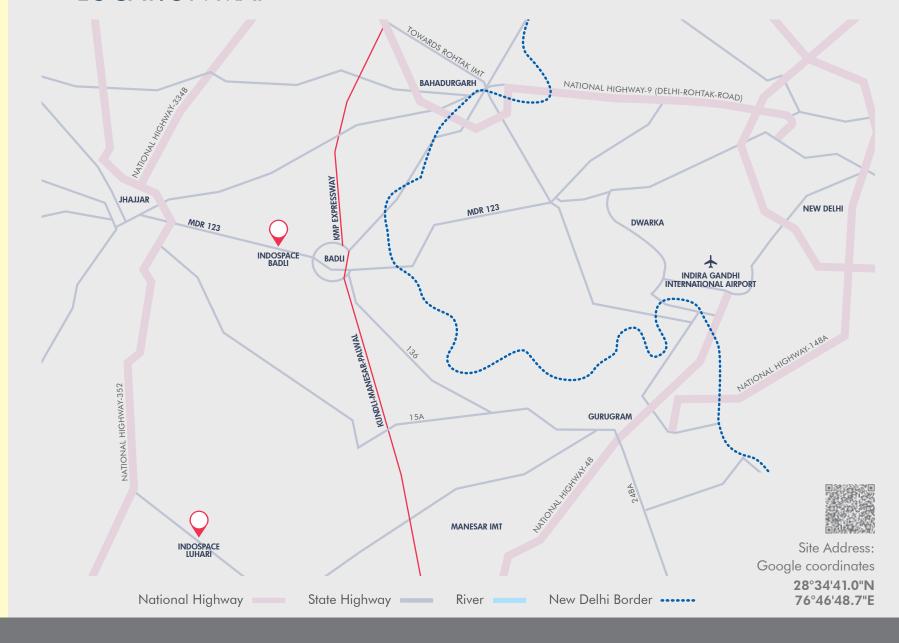
New Delhi Airport **60KM**

SENSIBLE LOCATIONS FOR SMART ADVANTAGES



• Located on Jhajjar - Badli Road (MDR 123)

LOCATION MAP



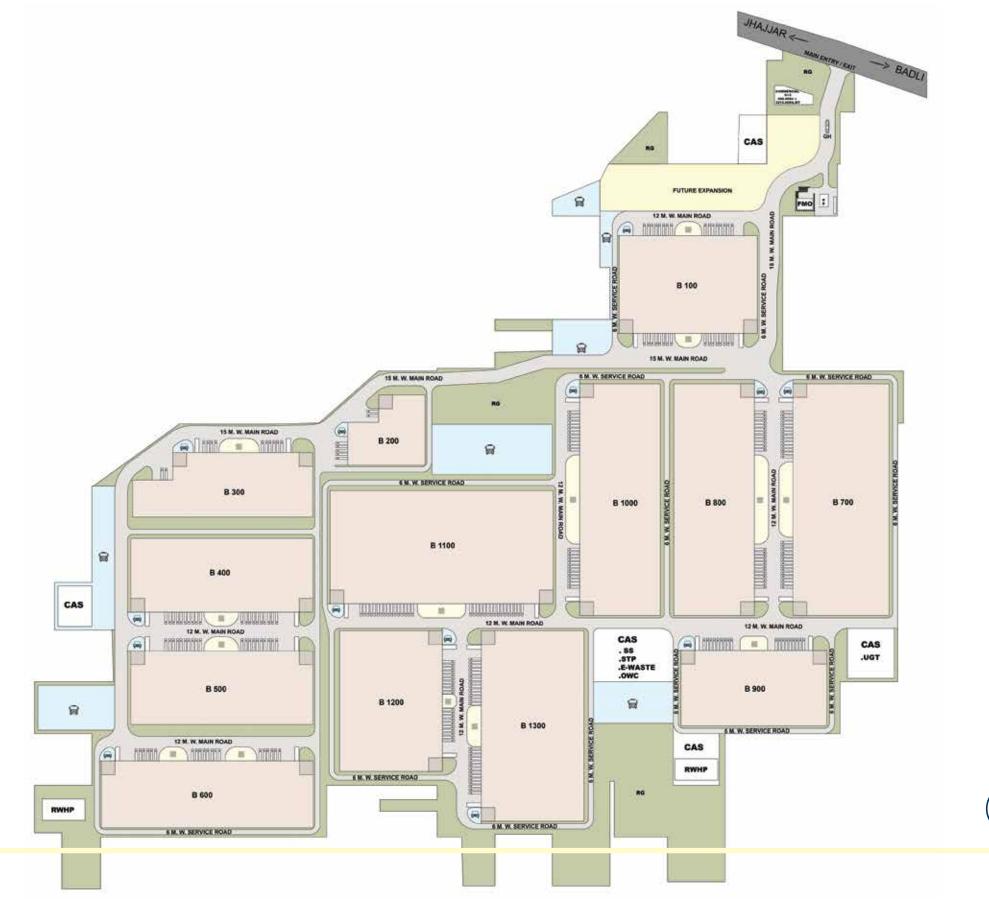


• Identified district for development of "A Smart Community"

MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL & LOGISTICS PARK, BADLI

LEGEND

RG	recreation ground
STP	SEWAGE TREATMENT PLANT
SS	SUB STATION
UGT	underground water tank (fire & domestic)
FMO	FACILITY MANAGEMENT OFFICE
	FIRST-AID ROOM
	CONTROL ROOM
OWC	ORGANIC-WASTE CONVERTER
E-WASTE	ELECTRONIC WASTE
	2/4 WHEELER PARKING
	TRAILER PARKING
	UTILITY SPACE
MR	METERING ROOM
RWHP	RAINWATER HARVESTING POND
CAS	COMMON AMENITY SPACE
GH	GATE HOUSE







ENHANCED PARK INFRASTRUCTURE & AMENITIES



Pre-built state-of-the-art infrastructure to the last mile connectivity (plug & play)



Security fence around the site boundary and round the clock vigilance



Security gate and boom barrier at main park entrance



Asphalt road for access and internal circulation for 40 feet containers



On-site electrical HT power line and water connection



External lighting to common areas and roads



Fire fighting ring main loop with fire hydrants, water storage tank & pump room



Connection of sewage lines from toilets to on-site STP



Directional signages



Property management office



Drivers rest area and toilets



First Aid center



Rainwater harvesting



Green belt with tree plantations

ASSURED MAINTENANCE

To ensure our customers receive the best possible service, all our estates have in-house property services teams that attend to customers' operational needs, and ensure maintenance and presentation standards are exceptional.

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Leasing Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



SUPERIOR BUILDING STRUCTURE

STRUCTURE

Pre-engineered building, Optimized column spacing, Mezzanine level for office

CLEAR HEIGHT

8m

ROOF

'Standing Seam', premium roof system that provides 10 years leak proof warranty

WALL

Precast concrete walls upto 3.6m and metal panels upto roof

FLOOR

5T/m2. Flat / Super-flat floors, FM2 compliant designed to support high cube racking

SKYLIGHT

Energy efficient lighting and skylights

VENTILATION

Passive ventilation to provide 3-6 air changes through louvered panels on external walls and roof monitor

FIRE DETECTION

Global NFPA/FM/NBC standard fire fighting & supression systems

DOCKING TYPE

Internal

DOCK DOORS, DOCK LEVELLERS AND DRIVE-IN DOORS

Manually operated rolling shutters, and mechanically operated dock levellers

POWER LOAD

Single / three phase power connection from local substation -5.5 watt/sq.ft * and 1.25 watt/sq.ft **

LIGHTING

LED / T5 fixtures to provide 150 lux illumination

TRUCK APRON

Concrete, 16.5m (from face of dock wall to edge of pavement)

OFFICE

Over 2 floors: Ground & Mezzanine

PARKING

For two and four wheelers at office entrance



PARTNERING BLUE CHIP CLIENTS

































































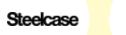
































... and many more



NCR I GUJARAT I MAHARASHTRA I ANDHRA PRADESH I KARNATAKA I TAMIL NADU

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Site Address

IndoSpace Industrial & Logistics Park, Badli, Jhajjar-Badli Road, Near Don Bosco School, Village Pahasour (Faizabad), Post Office Badli, Tehsil Badli, District Jhajjar, Haryana 124105

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