

# NOVEL OFFICE SPACE

**PLUG & PLAY DEDICATED OFFICES**

**CORPORATE PROFILE & BUSINESS OFFERING**

## INTRODUCTION

### Novel Office Space

Established in 1998 and acquired by Novel Group in 2006, Novel Office Space is in the business of offering managed and serviced offices to varied kinds of client requirements. We offer solutions suitable for all ranges of clients' right from very small clients up to medium sized client up to large enterprise clients. Our offering is aimed at enabling clients to focus their energies on managing their business and leaving the management of the office infrastructure to us. Our offerings include,

- **Managed Offices**
- **Dedicated Offices**
- **Business Centers**
- **Recruitment Infrastructure**
- **Training Infrastructure**

Novel Office Space has been servicing many clients since its establishment and has developed an excellent brand name in the market.

### Managed Office Benefits

Managed Offices reduces the burden of setting up and maintain Office Infrastructure and also has the following benefits,

- Helps avoiding capital expenditure with fixed operating lease payments resulting in better cash flow with tax benefits.
- Helps focusing on core business activities as complete Office management is taken care by Novel Office Space.
- Helps in managing office Infrastructure Cost as there is flexibility of increasing or decreasing office space at will.
- Helps in reducing office management cost as NBC's offers much lesser cost due to its core strength in the same.

Benefits are lot more. Experience it to realize all the benefits.

### Novel Group

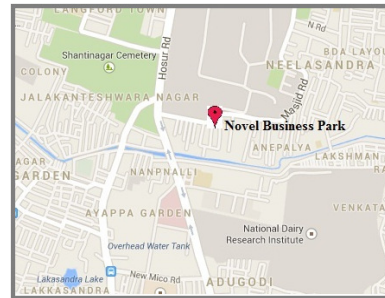
Established in 1993 in Dallas, TX with offices in India, Novel Group, a Rs. 1.2 Billion Net-worth Group is into various domains in the US and India, which include,

- **IT Staffing & Consulting (US)**
- **Life & Health Insurance Agency (US)**
- **Business Centers (India)**
- **Asset Leasing & Financing (India)**
- **Managed Offices (India)**
- **Infrastructure Services (India)**
- **IT Hardware Distribution (India)**
- **Small Business Finance (India)**

### Novel Office Space Clients

## WE OFFER OFFICES SPACES IN THREE LOCATIONS IN BANGALORE

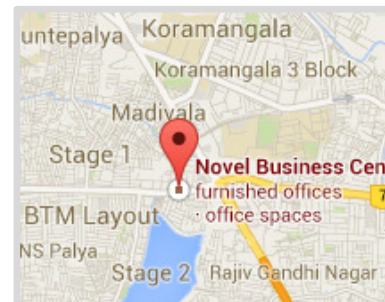
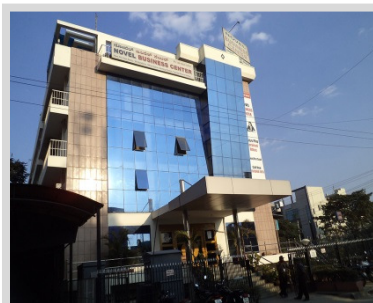
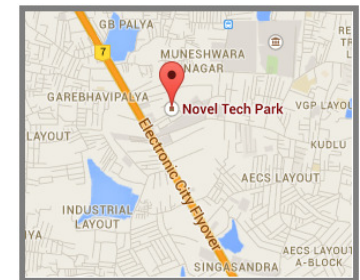


**NOVEL BUSINESS PARK**, on **BALDWINS SCHOOL ROAD**, is located **1.5 KMS FROM RICHMOND ROAD** in the heart of the city, & it is a perfect location for businesses looking to be in the Center of the City.

**Highlights:** Bust Stop in 150 Mtrs, near CBD & Koramangala

**NOVEL TECH PARK**, on **HOSUR ROAD**, is located **2.5 KMS FROM SILKBOARD JUNCTION** in the southern part of the city, & it is a perfect location for businesses looking to have office space at an affordable price.

**Highlights:** Bust Stop in 150 Mtrs, near Bommanahalli; and the neighbors are AKR Tech Park, Toyota, Hyundai...

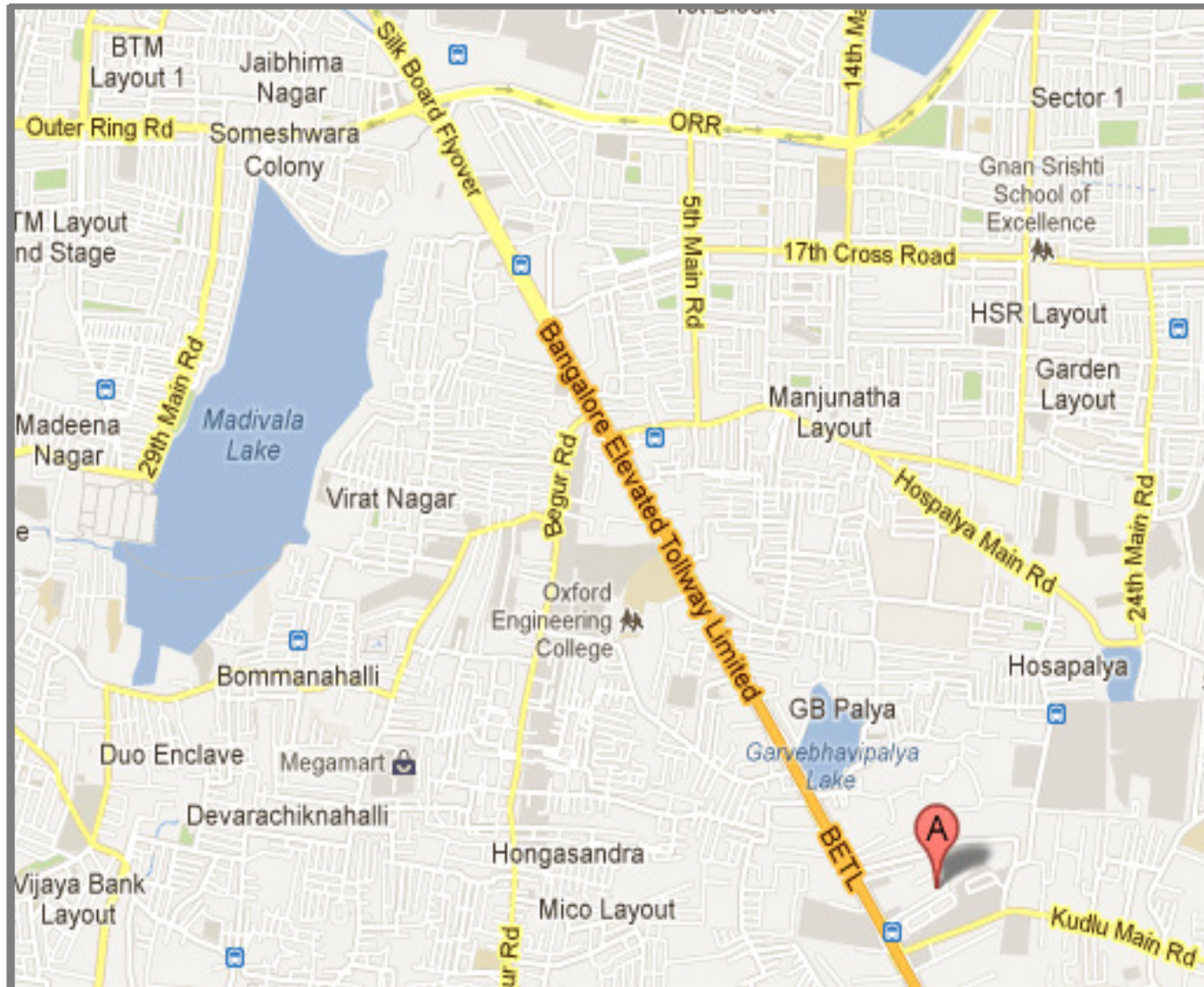


**NOVEL BUSINESS CENTER**, on **100 FEET RING ROAD**, is located on **BTM Layout, 100 Meters from SILKBOARD JUNCTION**, & it is a perfect location for businesses looking to have an easy connectivity to all parts of Bangalore.

**Highlights:** Bust Stop in 100 Mtrs, near Madiwala; and the neighbors are Axis Bank, HDFC Bank, Wipro, Confident Group...

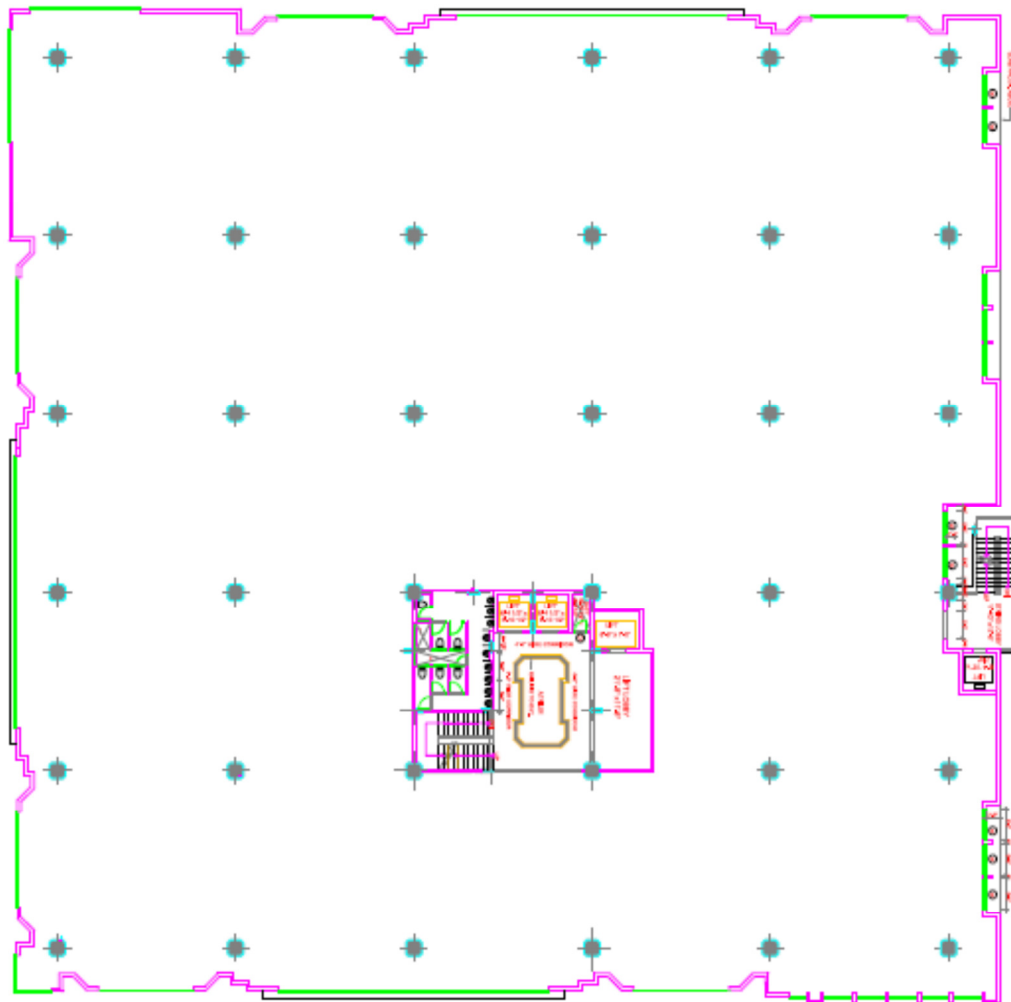


## NOVEL TECH PARK LOCATION & FACILITIES



## FACILITY INFORMATION

### Typical Floor Plan



Main Entrance  
(East)

### Details

- **Location:** GB Palya, Off Hosur Road, Bangalore
- **Landmarks:** Behind Hyundai Show Room
- **Nearest Junction:** Silk Board Junction (3 KMS)
- **City Bus Stop:** 200 Meters (Hosur Main Road)
- **Total Area:** 2,10,000 Square Feet (Approx)
- **Floors:** G + 4 Floors
- **Plate Size:** 42,000 Square Feet (Approx)
- **Available Area:** 500 Sq. Ft. to 50,000 Sq. Ft.
- **Current Clients:** AXA Group & R-Logic
- **Neighbors:** AKR Tech Park, Toyota, Hyundai
- **Available Power:** 1200 KVA
- **Generator:** 1700 KVA (1200 + 500)
- **Car Park Ratio:** 1:1000
- **Flooring:** Vitrified Tiles
- **Toilets:** Completed
- **Lifts:** 3 Passenger Lifts + 1 Service Lift
- **Fire Exits:** 2 Nos (Excluding Main Entrance)
- **Ground to Ceiling Height:** 3.2 Meters

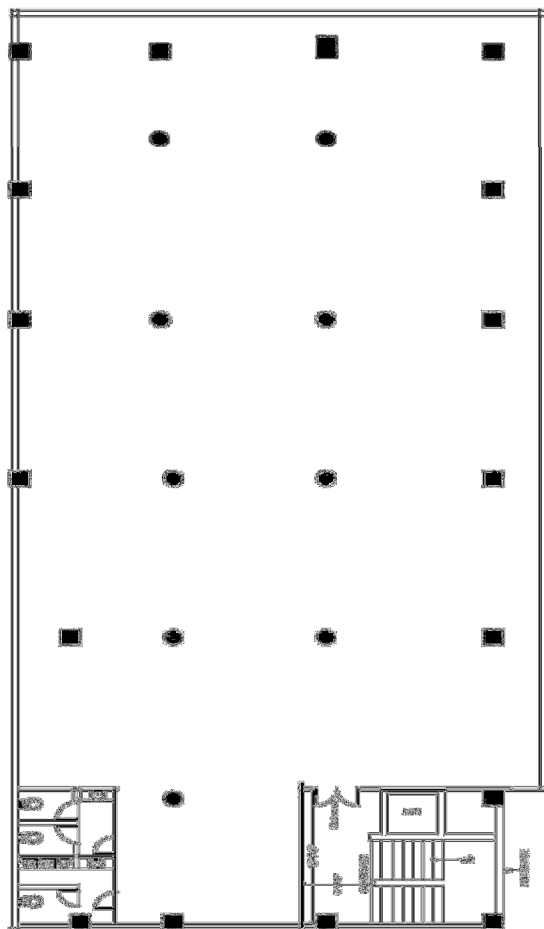


## NOVEL BUSINESS CENTER LOCATION & FACILITY



## FACILITY INFORMATION

### Typical Floor Plan



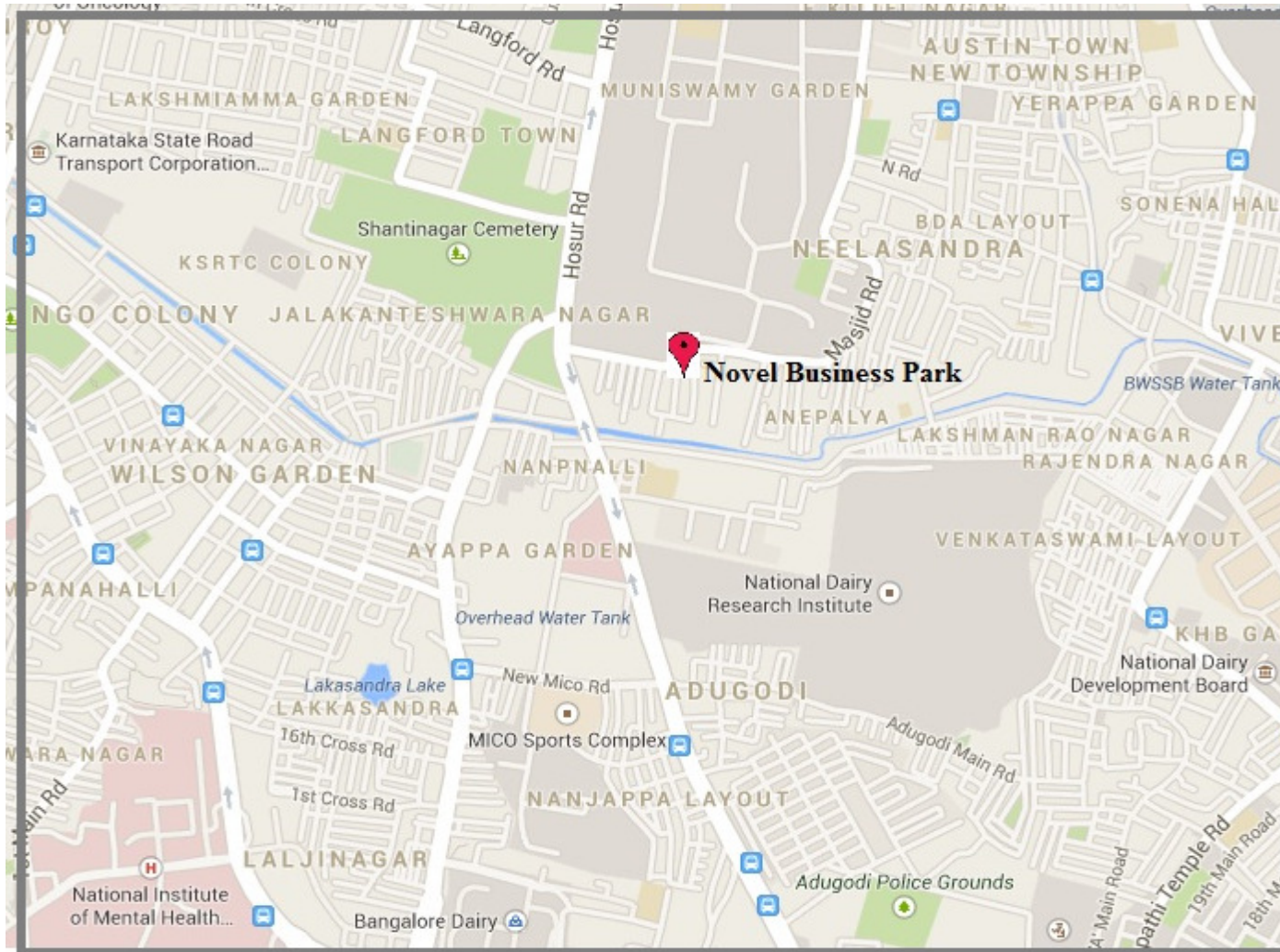
**Main Entrance  
(West)**

### Details

- **Location:** BTM Layout, Bangalore
- **Landmarks:** Near Indian Oil Petrol Bunk
- **Nearest Junction:** Silk Board Junction (150 Mtrs)
- **City Bus Stop:** 150 Meters (Silk Board Junction)
- **Total Area:** 32,000 Square Feet (Approx)
- **Floors:** G + 3 Floors
- **Plate Size:** 6,000 Square Feet (Approx)
- **Available Area:** 100 Sq. Ft. to 5,000 Sq. Ft.
- **Current Clients:** Hinduja Global Sol. & Others
- **Neighbors:** Axis Bank, HDFC Bank, Wipro
- **Available Power:** 150 KVA
- **Generator:** 250 KVA
- **Car Park Ratio:** 1:1000
- **Flooring:** Vitrified Tiles
- **Toilets:** Completed
- **Lifts:** 1
- **Fire Exits:** 1 Nos (Excluding Main Entrance)
- **Ground to Ceiling Height:** 2.5 Meters



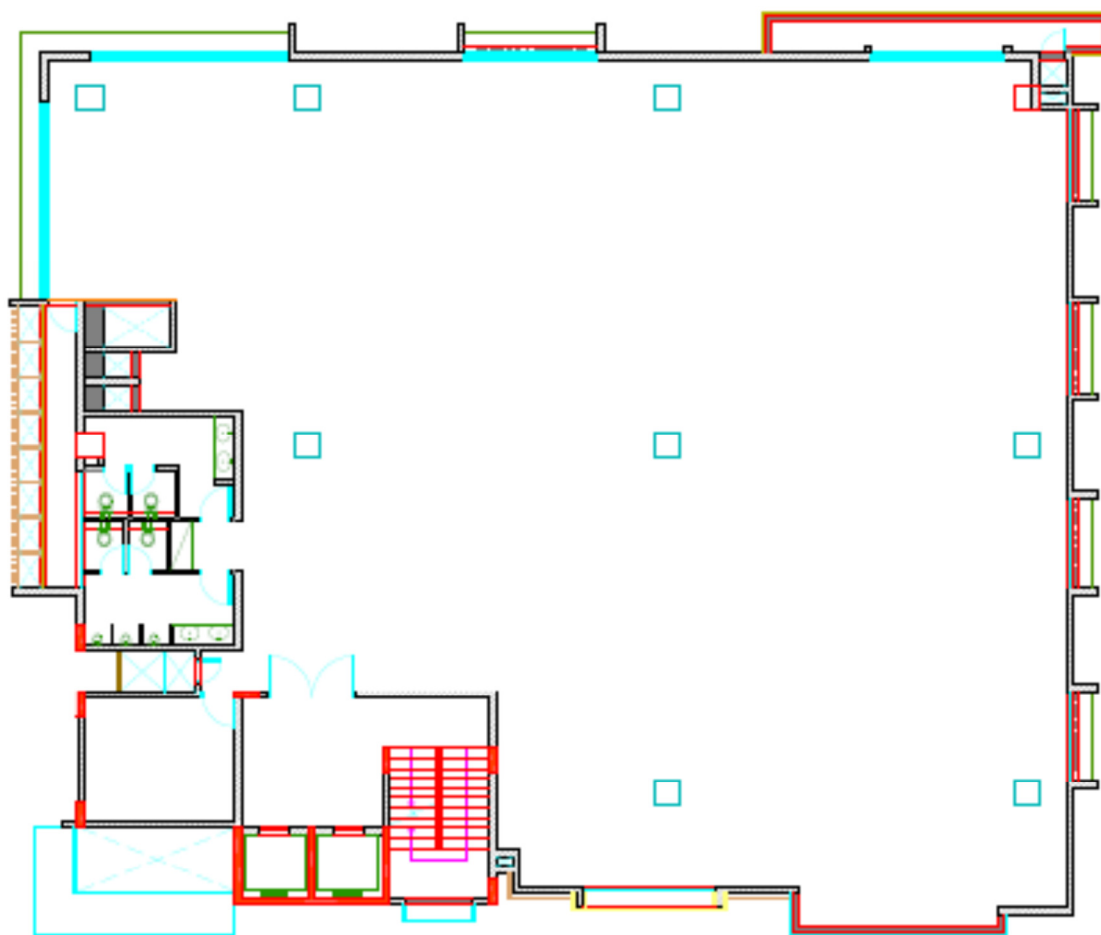
## NOVEL BUSINESS PARK LOCATION & FACILITY





## FACILITY INFORMATION

### Typical Floor Plan



Main Entrance  
(West)

### Details

- **Location:** Gajendra Nager, Between Forum Koramangala & Richmond Road, Bangalore
- **Landmarks:** Military Training Camp
- **City Bus Stop:** 200 Meters (Hosur Main Road)
- **Total Area:** 40,000 Square Feet (Approx)
- **Floors:** G + 3 Floors
- **Plate Size:** 10,000 Square Feet (Approx)
- **Available Area:** 500 Sq. Ft. to 10,000 Sq. Ft.
- **Current Client:** Collabera
- **Available Power:** 1200 KVA
- **Generator:** 1700 KVA (1200 + 500)
- **Car Park Ratio:** 1:750
- **Flooring:** Vitrified Tiles
- **Toilets:** Completed
- **Lifts:** 2 Passenger Lifts
- **Fire Exits:** 2 Nos (Including Main Entrance)
- **Ground to Ceiling Height:** 3.2 Meters

## MANAGED OFFICE SPACE

### Customer Options

Novel Group offers Managed Offices with various options to customers depending on their needs,

- **Managed Office:** Plug & Play Serviced Office on Opex model with zero capital expenditure
- **DR Center:** BCP/DR Facility during non-operation of regular facility due to disaster or any other reasons
- **Plug & Play:** Complete infrastructure for all types of IT/ITES corporate firms
- **Training Infrastructure:** Complete Infrastructure for all types of Training Requirement
- **Seasonal Infra:** Complete Infra for Seasonal Requirements on per day, week or month basis

### Value Additions

Novel Group offers Managed Offices services to customers along with many value added services,

- **Financial & Space Budgeting:** Novel Business Center helps customers in budgeting for their office space.
- **Facility Identification:** Novel Business Center helps in Facility identification absorbing costs like Realtor Commission.
- **Infrastructure Design:** Novel Business Center designs the entire infrastructure as per the Customer requirements.
- **Licensing & Permissions:** Novel Business Center helps in obtaining the necessary licenses and Permissions.
- **Compliances:** Novel Business Center helps in registering for Sales Tax, Company Registration, Service Tax, etc.



### Business Offerings

Novel offers Managed Offices services to customers with many facilities and services which include,

- **Office Space:** Workstations, Cabins, Meeting Rooms, Conference Rooms, Training Rooms, Reception, Pantry, etc.
- **Facilities:** Electricity, UPS, Generator, Lighting, AC, CCTV, Access Control, Fire Sprinklers, Smoke Detectors, etc.
- **IT Infrastructure:** Desktops, Laptops, Servers, Dialer/ACD, Network, Storage, Printers, Internet, etc.
- **Maintenance:** Security, Housekeeping, Building Maintenance, AMCs for equipment, Utilities, etc.
- **Services:** Recruitment, Payroll, Facility Management, Administrative, activities, IT Management, etc.







**OFFICE SPACE**

**MINUS**

**FACILITY HEADACHES**

**EQUALS**

**MANAGED OFFICE**

## Novel Offerings:

We can offer Fully Furnished, Serviced & Managed Dedicated Office for your needs at one of our facilities. The same will be a DEDICATED OFFICE with the requisite no. of Linear Work Stations, Cabins, Meeting Rooms & Conference Rooms as per your requirement and also you can take those as needed as Shared Resources. We will customize an offering for you as per your needs.

Facilities Included in Our Offering for Work Areas	Additional Facilities at Nominal Cost
<ul style="list-style-type: none"> <li>AC, Electricity, UPS &amp; Generator Backup</li> <li>Passive Networking</li> <li>Centralized EPABX</li> <li>Call Handling &amp; Mailbox Management</li> <li>Common Cafeteria, Reception &amp; Lobby</li> <li>Drinking Water &amp; General Maintenance</li> <li>24/7 Access to Center, Dedicated Access Control&amp; Access Card</li> <li>Network &amp; System Administration (if IT infra availed from Us)</li> </ul>	<ul style="list-style-type: none"> <li>Meeting Room, Conference Room &amp; Training Room</li> <li>Computers, Servers &amp; Other IT Hardware</li> <li>Printer, Scanner, Photocopy, Fax</li> <li>Dialer, CRM &amp; Other Software Programs</li> <li>Local, STD &amp; ISD Calling Facility, PRI Lines etc.</li> <li>Food &amp; Beverages, Printing &amp; Stationary</li> <li>Payroll Services.</li> <li>Administrative Services.</li> </ul>

## Additional features that would be covered in the base offering:

- Common Area maintenance, Receptionist and Reception as a shared resource
- Electricity & DG Fuel costs, Shared cafeteria
- Security (24 hours) and House Keeping as a shared resource

### Note:

- Car Park / Two Wheeler Park is charged extra over Seat Rental

## Fully Furnished Details:

- External Partitions, Carpet/Vitrified Flooring, False ceilings
- AC, Lights, all electrical connection and fit outs.
- All Cat 6 based networking connection and Fit outs.
- Modular Workstations 4x2 Linear Workstation, 3x2 Linear Workstation or 5x4 Cubicles.

## Commercials:

- Can be offered requirements are defined. We urge you to visit Novel Tech Park for a walk through at site.