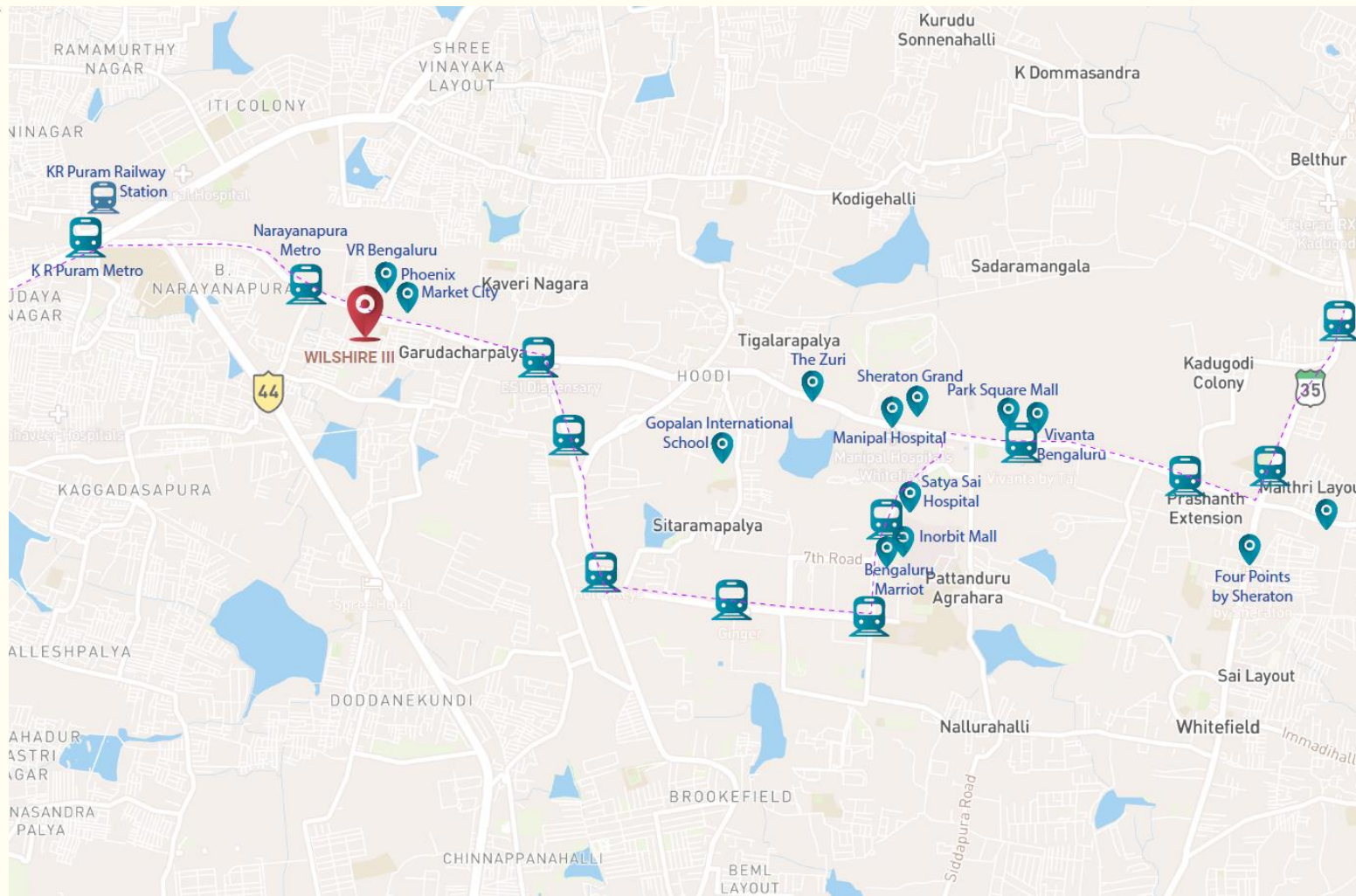


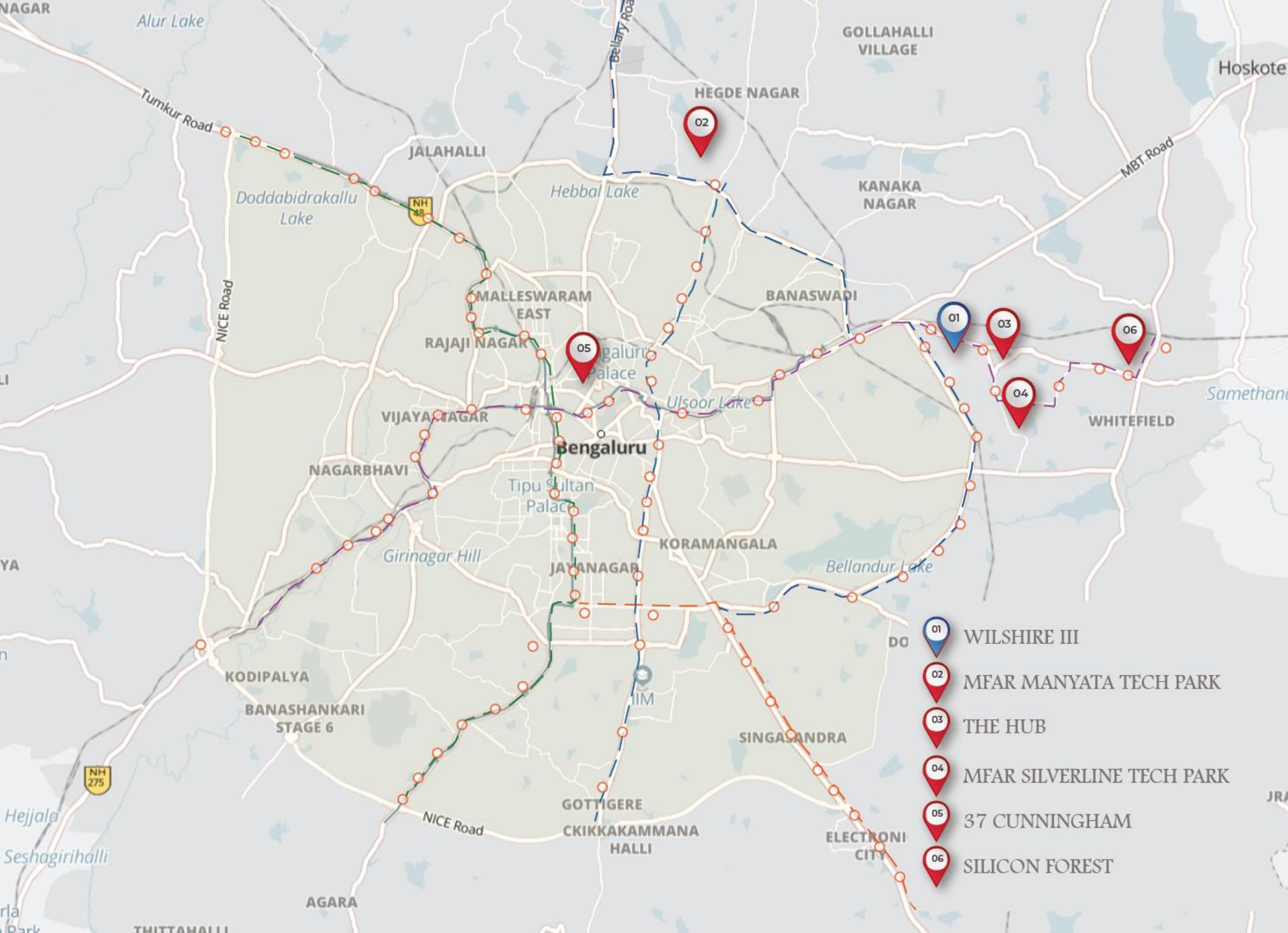


PARDHANANI WILSHIRE III

LOCATION & PROXIMITY



| | | | | | |
|------------------------------|---------|------------------------------|---------|----------------------------|---------|
| Narayanapura Metro Station | 100 Mts | Sheraton Grand | 4 Kms | Sri Satya Sai Hospital | 7 Kms |
| Phoenix Market City | 100 Mts | Manipal Hospital, Whitefield | 4 Kms | Four Points by Sheraton | 7 Kms |
| V R Bengaluru | 100 Mts | Park Square Mall | 4.5 Kms | National Public School | 7.5 Kms |
| Gopalan International School | 3.5 Kms | Bengaluru Marriot | 5 Kms | Columbia Asia Hospital | 9 Kms |
| The Zuri | 3.5 Kms | Vivanta Bengaluru | 5 Kms | Karnataka Golf Association | 11 Kms |
| K R Puram Railway Station | 3.5 Kms | Inorbit Mall | 5 Kms | International Airport | 36 Kms |



OVERVIEW

- Address #112, Whitefield main Road, Bangalore – 560 066
- No of floors 2 below grade parking levels +3 levels of stilt parking+ G+ 09 upper floors
- Efficiency $78 \pm 2\%$
- Warm shell inclusions 100% power back-up, high side HVAC, floor screed, finished toilets, fire alarm and common earth mat
- Elevators Passenger: 22 Pax - 8 Nos (destination control protocol);
Service: 1.8 T - 2 Nos;
Shuttle: 15 Pax - 2 Nos
- Floor to floor height 4.05 meters
- Column grid 10.8mx10.8m
- Lobby finishes Combination of imported natural stone and wood finishes as per the interior designer's intent
- Power 0.8 kVA/ 100 Sq Ft
- Back-up power 100% DG power back up
- Floor loading 4.00 kN/ Sq Mt live load
- Façade Unitised curtain wall with high performance double glazing

BASE BUILDING SPECIFICATIONS



Warm shell inclusions

- High performance façade
- Finished common and main lobbies in natural stone/ wood combinations to interior design detail
- Finished and functional fire escape stairs to NBC guidelines
- One-layer grid of upright sprinklers as per NBC guidelines
- One layer of Smoke detectors connected to Developer's fire alarm panels as per NBC guidelines
- High side HVAC (up to floor AHU)
- Floor power metered tap off at two location per floor through dual rising bus mains
- Each rising bus mains with 100% standby provision
- Common earthing tap offs at all tenant spaces
- Building management and security system
- Sustainable landscaping
- Drinking water provision at each floor

Sustainability

LEED Core and Shell Gold certification

Structure

- Structural system consists of a Post Tensioning Flat slab system consisting of banded and distribution PT cables running in two perpendicular directions as apart of Gravity resisting system and the shear walls to resist the lateral forces.

HIGHLIGHTS- SUSTAINABILITY

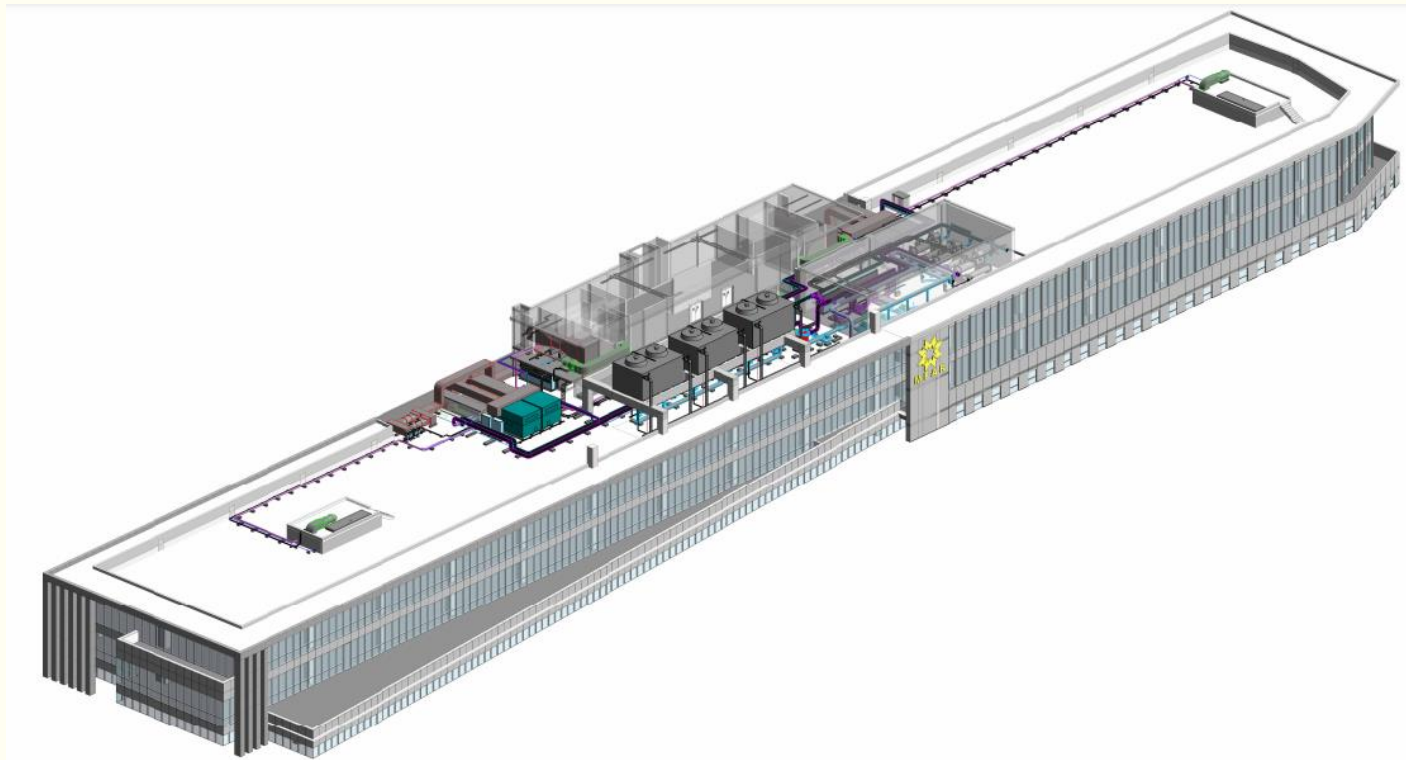


The next few slides highlight few of the more important provisions made in the project that address green building initiatives through the rating systems of LEED

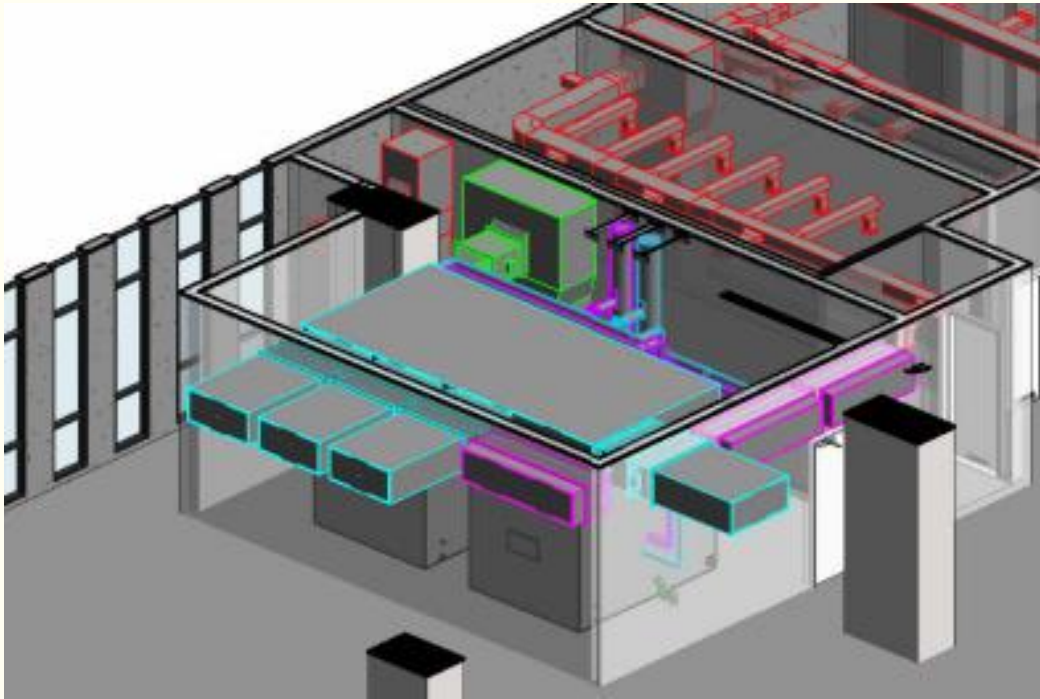
ENERGY EFFICIENT HVAC SYSTEM

A Variable primary flow chilled water system provides the central cooling system with built in automation to provide HVAC at low energy consumption per tr of air-conditioning. Tenant billing for HVAC is based on actual btu metering at the ahu level.

Water cooled chillers use tertiary treated effluent from the sewage treatment plant at the cooling towers. Heat recovery wheels are deployed at fresh air intakes to pre cool incoming air using cooler exhaust air from the occupied spaces.



INDOOR AIR QUALITY



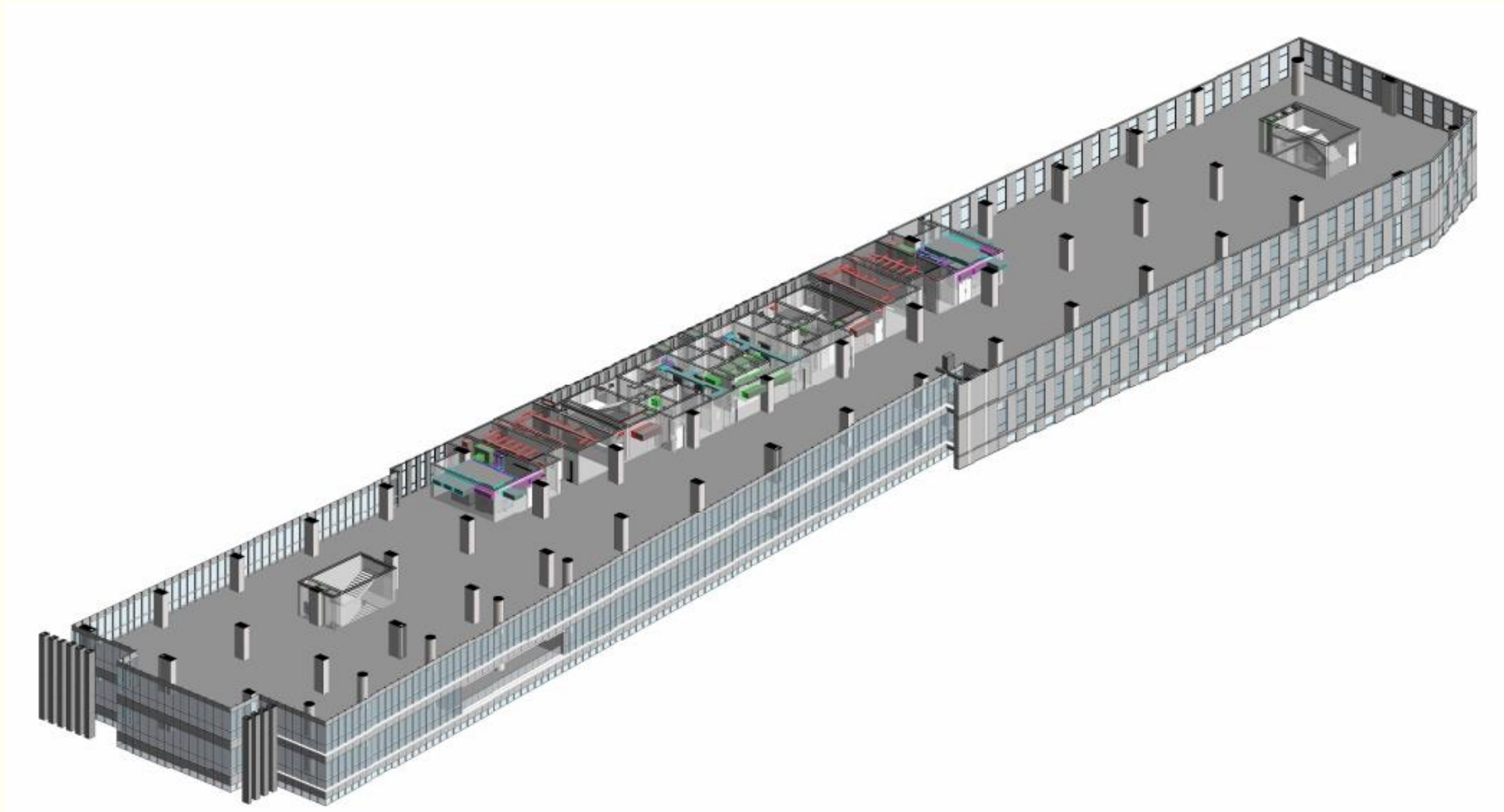
30% more pre treated fresh air than required by ASHRAE is provided at the ahu rooms.

Ahus are equipped with MERV 8 prefilters, MERV 13 main filters.

DAYLIGHT & VIEWS

Floor plate and glazing design is tailored to meet optimum requirements of daylighting and views.

Advantages are in the areas of occupant well being and comfort and large reduction in lighting energy used.



EFFICIENT VERTICAL TRANSPORTATION



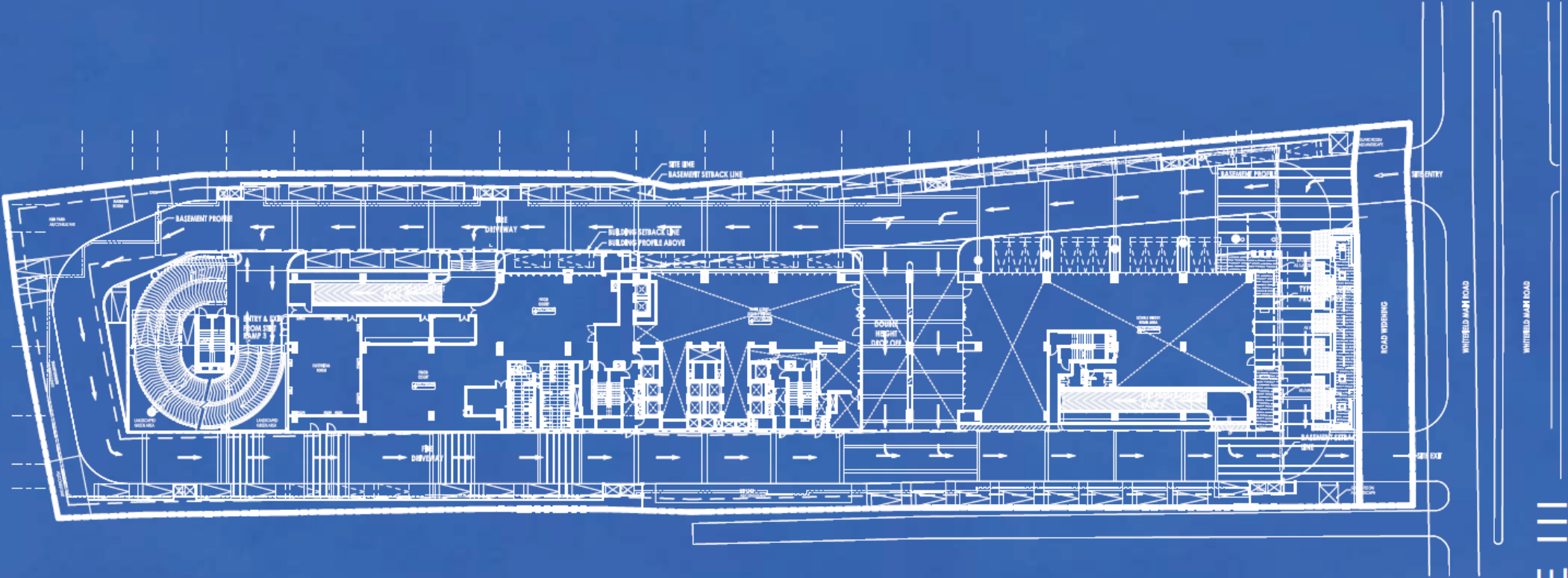
Elevators on destination control protocol provide faster waiting intervals .

Lift car selection initiated at flap barrier card swipe.

Lift cars with high ceilings for rider comfort.

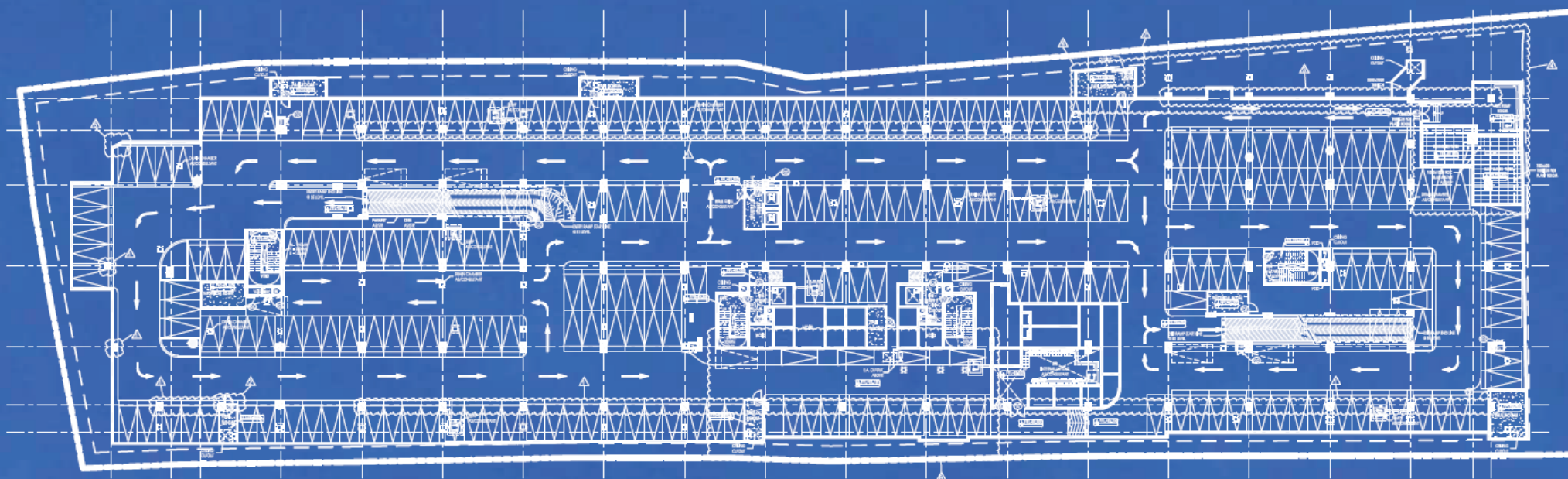
FLOOR PLANS

- E - ELEVATOR
- EL - ELEVATOR LOBBY
- Es - SERVICE ELEVATOR
- SL - SERVICE LOBBY
- Fr - FAN ROOM
- ER - ELECTRICAL ROOM
- Fs - FIRE STAIRCASE
- Sv - SERVICES ROOM



SITE PLAN

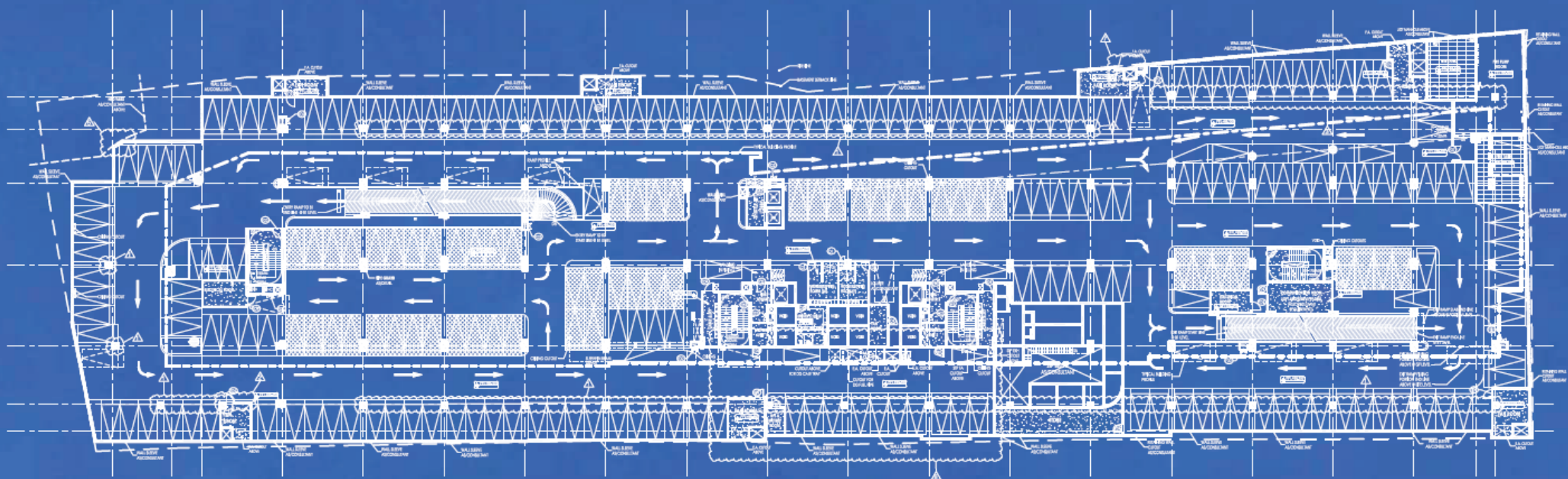
E - ELEVATOR
 EL - ELEVATOR LOBBY
 ES - SERVICE ELEVATOR
 SL - SERVICE LOBBY
 FR - FAN ROOM
 ER - ELECTRICAL ROOM
 FS - FIRE STAIRCASE
 SV - SERVICES ROOM



BASEMENT 02



E - ELEVATOR
 EL - ELEVATOR LOBBY
 ES - SERVICE ELEVATOR
 SL - SERVICE LOBBY
 FR - FAN ROOM
 ER - ELECTRICAL ROOM
 FS - FIRE STAIRCASE
 SR - SERVICES ROOM

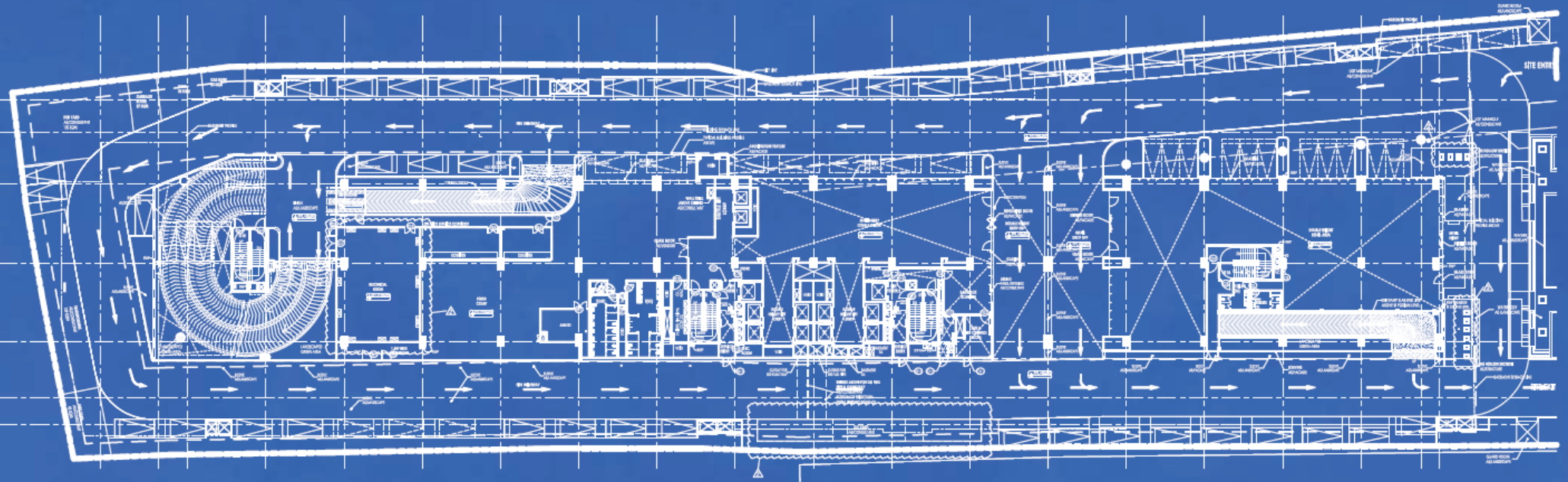


BASEMENT 01

WILSHIRE III



E - ELEVATOR
 EL - ELEVATOR LOBBY
 Es - SERVICE ELEVATOR
 SL - SERVICE LOBBY
 Fr - FAN ROOM
 ER - ELECTRICAL ROOM
 FS - FIRE STAIRCASE
 Sv - SERVICES ROOM

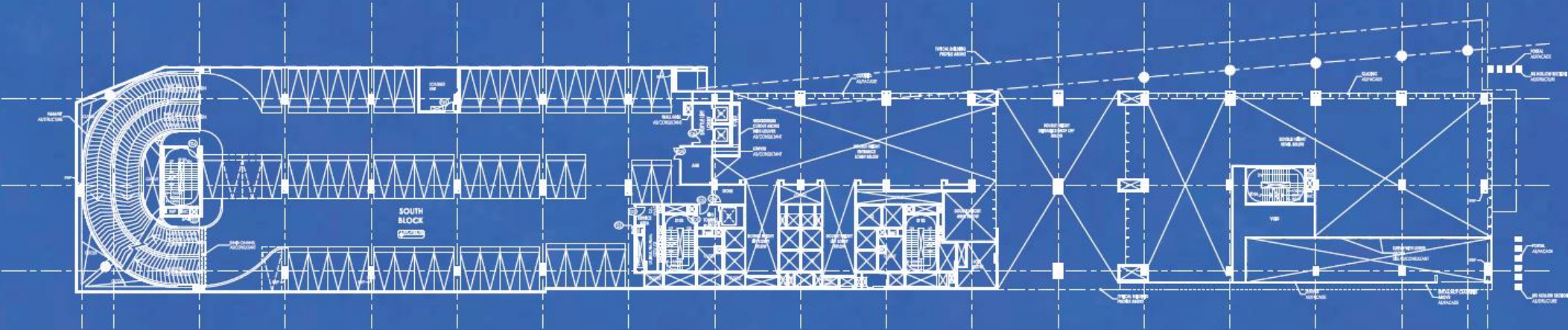


GROUND FLOOR

WILSHIRE III

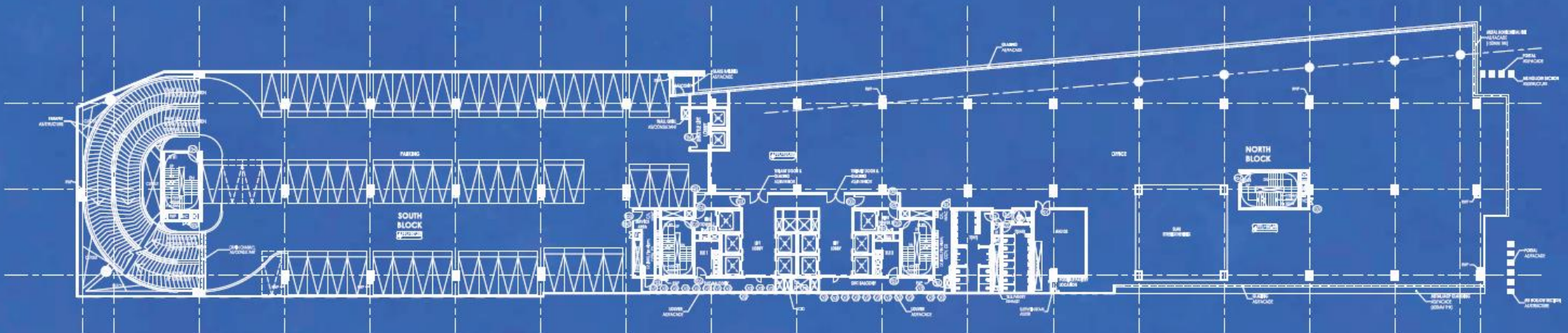


- E - ELEVATOR
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- SL - SERVICE LOBBY
- Fr - FAN ROOM
- ER - ELECTRICAL ROOM
- Fs - FIRE STAIRCASE
- Sv - SERVICES ROOM



STILT LEVEL 01

E - ELEVATOR
 EL - ELEVATOR LOBBY
 ES - SERVICE ELEVATOR
 SL - SERVICE LOBBY
 Fr - FAN ROOM
 ER - ELECTRICAL ROOM
 FS - FIRE STAIRCASE
 Sv - SERVICES ROOM

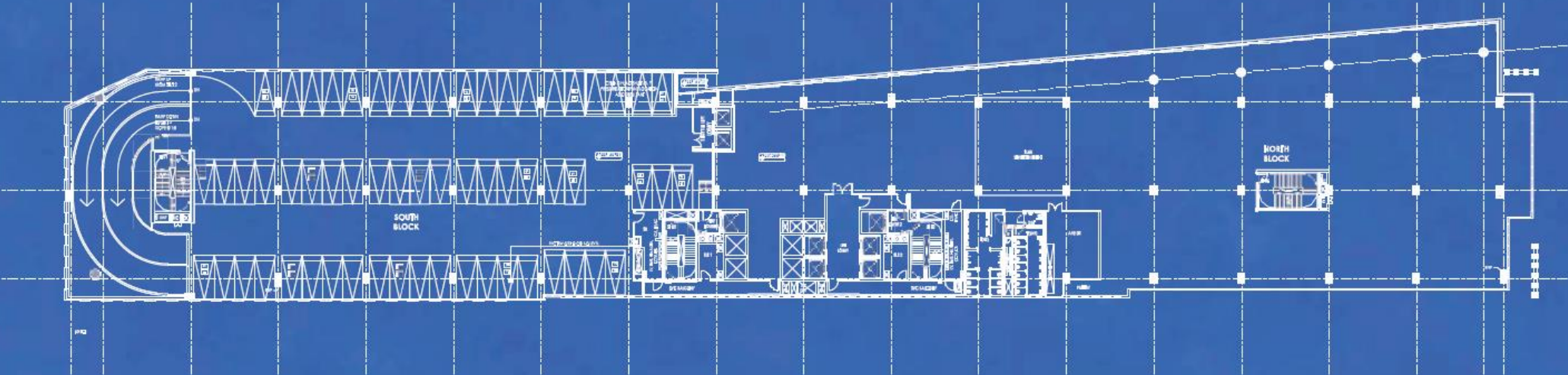


STILT LEVEL 02

WILSHIRE III



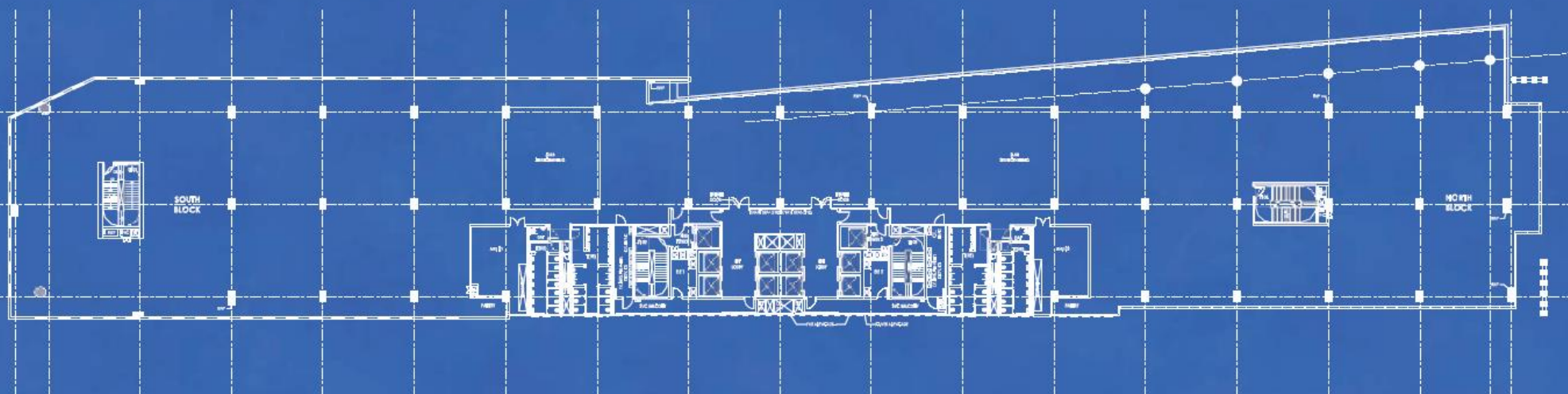
E - ELEVATOR
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Fr - FAN ROOM
ER - ELECTRICAL ROOM
FS - FIRE STAIRCASE
Sv - SERVICES ROOM



THIRD FLOOR



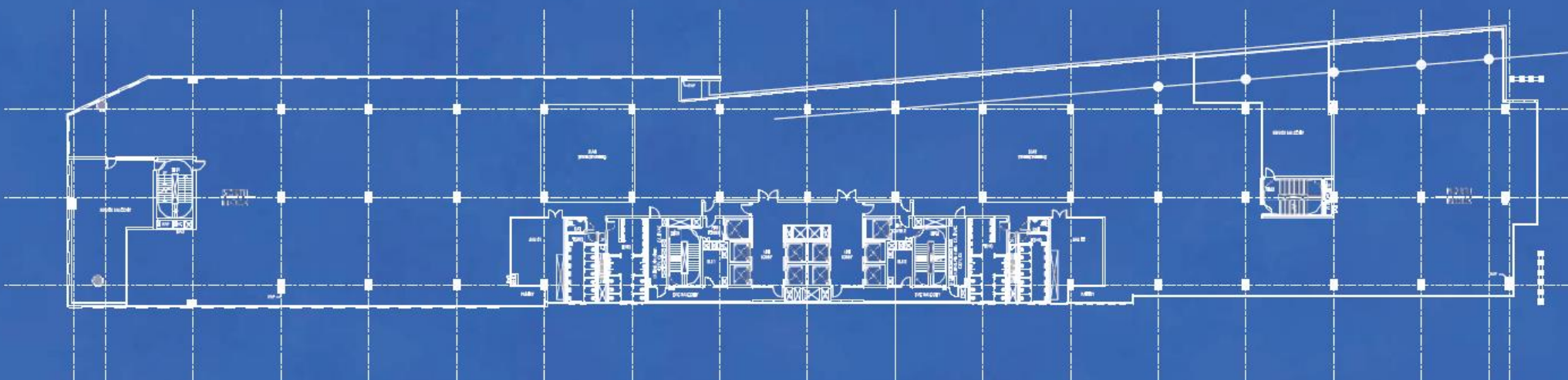
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 ES - SERVICE ELEVATOR
 SL - SERVICE LOBBY
 FR - FAN ROOM
 ER - ELECTRICAL ROOM
 FS - FIRE STAIRCASE
 SV - SERVICES ROOM



TYPICAL FLOORS 4,5 & 7



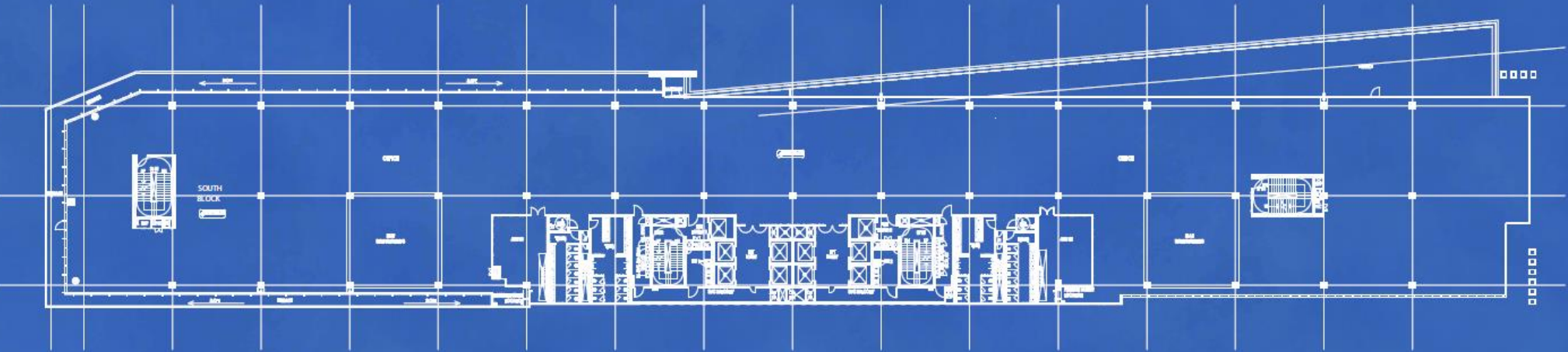
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 FS - FIRE STAIRCASE
 Sv - SERVICES ROOM



SIXTH FLOOR

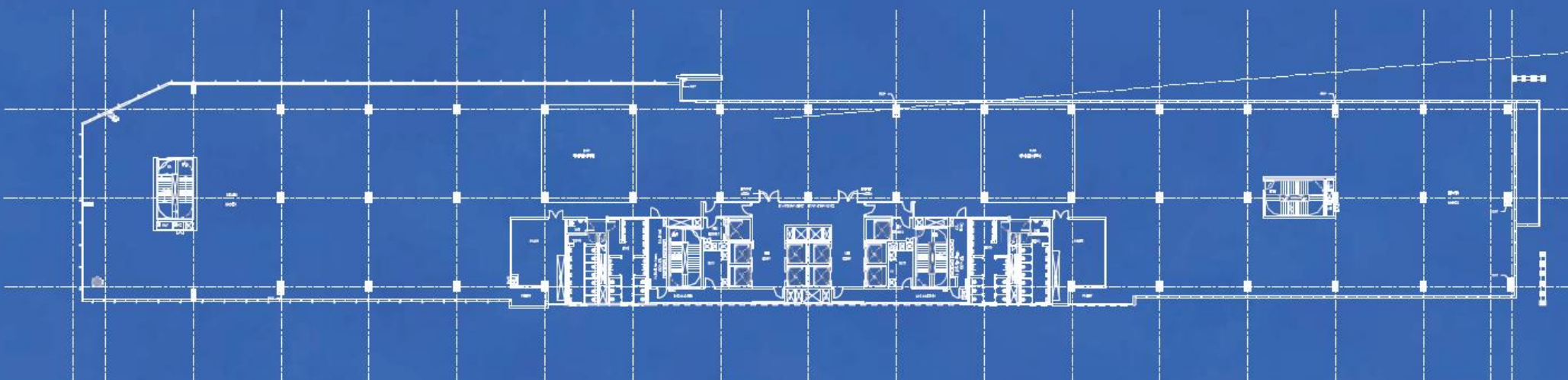


- E - ELEVATOR
- EL - ELEVATOR LOBBY
- Es - SERVICE ELEVATOR
- SL - SERVICE LOBBY
- Fr - FAN ROOM
- ER - ELECTRICAL ROOM
- Fs - FIRE STAIRCASE
- Sv - SERVICES ROOM



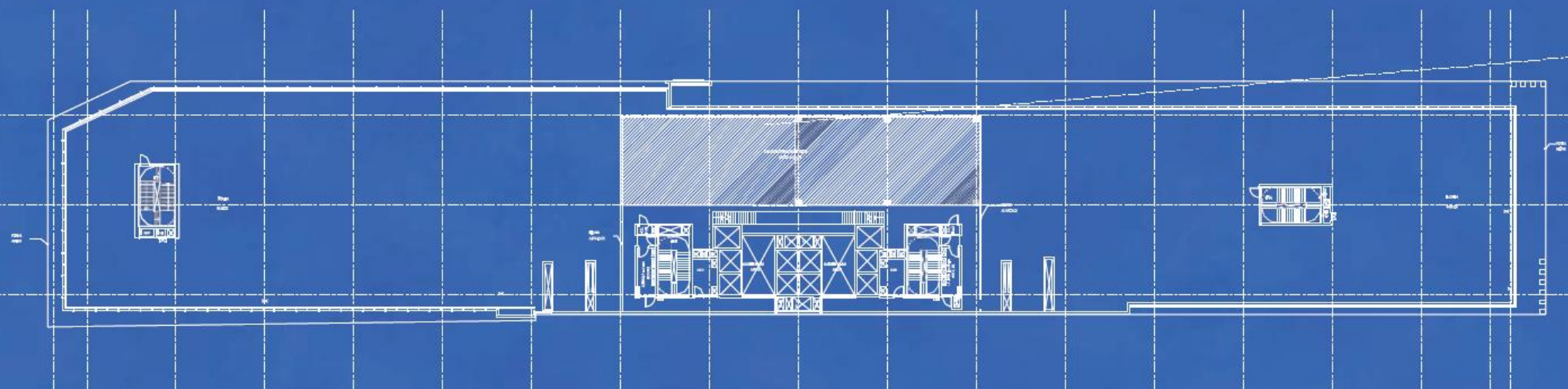
EIGHTH FLOOR

E - ELEVATOR
 EL - ELEVATOR LOBBY
 ES - SERVICE ELEVATOR
 SL - SERVICE LOBBY
 FR - FAN ROOM
 ER - ELECTRICAL ROOM
 FS - FIRE STAIRCASE
 SV - SERVICES ROOM



NINTH FLOOR

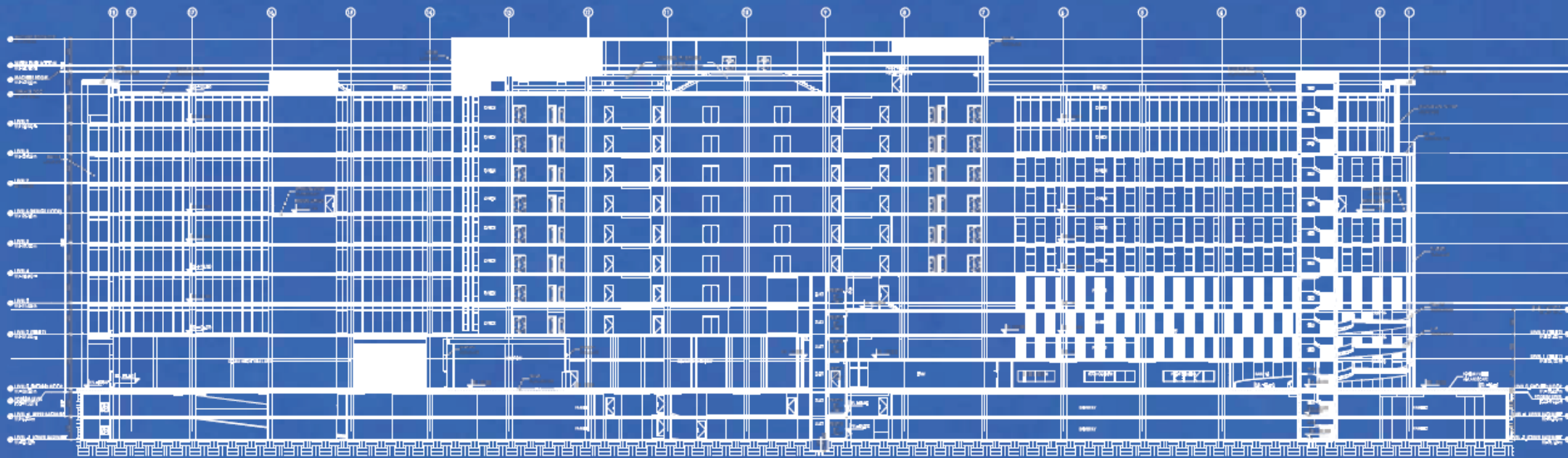
E - ELEVATOR
 EL - ELEVATOR LOBBY
 ES - SERVICE ELEVATOR
 SL - SERVICE LOBBY
 FR - FAN ROOM
 ER - ELECTRICAL ROOM
 FS - FIRE STAIRCASE
 SV - SERVICES ROOM



TERRACE FLOOR



E - ELEVATOR
 EL - ELEVATOR LOBBY
 Es - SERVICE ELEVATOR
 SL - SERVICE LOBBY
 Fr - FAN ROOM
 ER - ELECTRICAL ROOM
 Fs - FIRE STAIRCASE
 Sv - SERVICES ROOM



SECTION

WILSHIRE III



VIEWS



















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n
g

Contact
99003 52000
99600 73008

AREA STATEMENT

| Floor | Area (Sq Mt) | Area (Sq Ft) |
|---------------------------------------|------------------|-----------------|
| Ground floor (Retail - double height) | 1,576.7 | 16,972 |
| Ground floor (Rear) | 1,145.5 | 12,330 |
| Second floor | 3,392.76 | 36,520 |
| Third floor | 3,394.62 | 36,540 |
| Fourth floor | 6,153.90 | 66,241 |
| Fifth floor | 6,153.90 | 66,241 |
| Sixth floor | 5,693.26 | 61,282 |
| Seventh floor | 6,153.90 | 66,241 |
| Eighth floor | 5,159.29 | 55,535 |
| Ninth floor | 5,147.69 | 55,410 |
| Total | 43,971.56 | 4,73,312 |
| Land: | 11,913 | 1,28,231 |

CONSULTANTS



- Architectural design consultancy
MTDI Group, Warsaw & New Delhi
- Lead Designer
Marek Tryzybowicz, Warsaw, Poland
- Structural design consultancy
ABKJ Consulting Civil & Structural Engineers, Seattle, USA
- MEP design consultancy
Environs, New Delhi
- Project Management consultancy
Gleeds Consulting India Pvt. Ltd., Bangalore
- Façade consultancy
Global façade solutions, Bangalore
- Vertical transportation consultant
TAK Consulting Pvt Ltd, Mumbai
- Sustainable design consultant
EN3 Consultants, Chennai
- Landscape design
Design Cell, Bangalore
- Lighting Consultant
LET Designs Lighting Consultant, Dubai
- Geotechnical
Geocon International, Mumbai

COMPLETED PROJECTS











MFAR MANYATA TECH PARK – 10TH FLOOR



CURRENT PROJECTS

SILICON FOREST



1.2 Million Sq Ft of Grade A commercial development on a 10 acre land parcel situated at Kadugodi, Whitefield with close proximity to the metro station. The development consists of 4 blocks of ~3,00,000 Sq Ft each, with floor plates ranging from 20,000 Sq Ft to 30,000 Sq Ft

- | | | | |
|-----------------------------------|--|--------------------------------------|--|
| • Architectural & interior design | Pei Cobb Freed & Partners, New York | • Project management services | Gleeds Consulting India Pvt. Ltd., Bangalore |
| • Local Architect | Connect Four Design Studio LLP, Mumbai | • Façade consultant | Global façade solutions, Bangalore |
| • Structural design | ABKJ Consulting Civil & Structural Engineers, Seattle, USA | • Vertical transportation consultant | TAK Consulting Pvt Ltd, Bangalore |
| • MEP Design | Environs, New Delhi | • Sustainable design consultant | EN3 Consultants, Chennai |
| • Lighting Consultant | One Lux Studio - New York | • Landscape design | Ken Smith Landscape Architect, New York |
| • Geotechnical | Dr. V Balakumar | | |

THE HUB



Mixed use development of street front retail and grade-A office space of ~2.2 million Sq Ft in 4 blocks with floor plates ranging from ~28,000 Sq Ft to ~47,000 Sq Ft, located in the IT corridor of Doddnekundi within 150 meters of the upcoming Doddnekundi Industrial Estate metro station.

- | | | | |
|-----------------------------------|--|--------------------------------------|--|
| • Architectural & interior design | Pei Cobb Freed & Partners, New York | • Project management services | Gleeds Consulting India Pvt. Ltd., Bangalore |
| • Local Architect | Connect Four Design Studio LLP, Mumbai | • Façade consultant | Global façade solutions, Bangalore |
| • Structural design | ABKJ Consulting Civil & Structural Engineers, Seattle, USA | • Vertical transportation consultant | TAK Consulting Pvt Ltd, Bangalore |
| • MEP Design | Environs, New Delhi | • Sustainable design consultant | EN3 Consultants, Chennai |
| • Lighting Consultant | One Lux Studio - New York | • Landscape design | Ken Smith Landscape Architect, New York |
| • Geotechnical | Dr. V Balakumar | | |

37 CUNNINGHAM



Prime office space in CBD of ~227,000 Sq Ft of on a 1.5 acre site accessible by Cubbon park and Vidhana Soudha metro stations. Designed to house exclusive office space, the building is massed to 11 floors with a floor plate of ~22,000 Sq Ft.

- | | | | |
|-----------------------------------|--|--------------------------------------|--|
| • Architectural & interior design | Bose International Planning and Architecture, New Delhi | • Project management services | Gleeds Consulting India Pvt. Ltd., Bangalore |
| • Lead designer | Marek Tryzybowicz, Warsaw, Poland | • Façade consultant | Global façade solutions, Bangalore |
| • Structural design | ABKJ Consulting Civil & Structural Engineers, Seattle, USA | • Vertical transportation consultant | TAK Consulting Pvt Ltd, Bangalore |
| • MEP Design | Environs, New Delhi | • Sustainable design consultant | EN3 Consultants, Chennai |
| • Lighting Consultant | LET Designs Lighting Consultant, Dubai | • Landscape design | Design Cell, Bangalore |
| • Geotechnical | Dr. V Balakumar | | |



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