



**NEW RACE COURSE™**



**BUSINESS PARK**

READY TO  
BE

# A SUCCESSES MAGNET?





Artistic Impression



# THE BUSINESS MAGNET

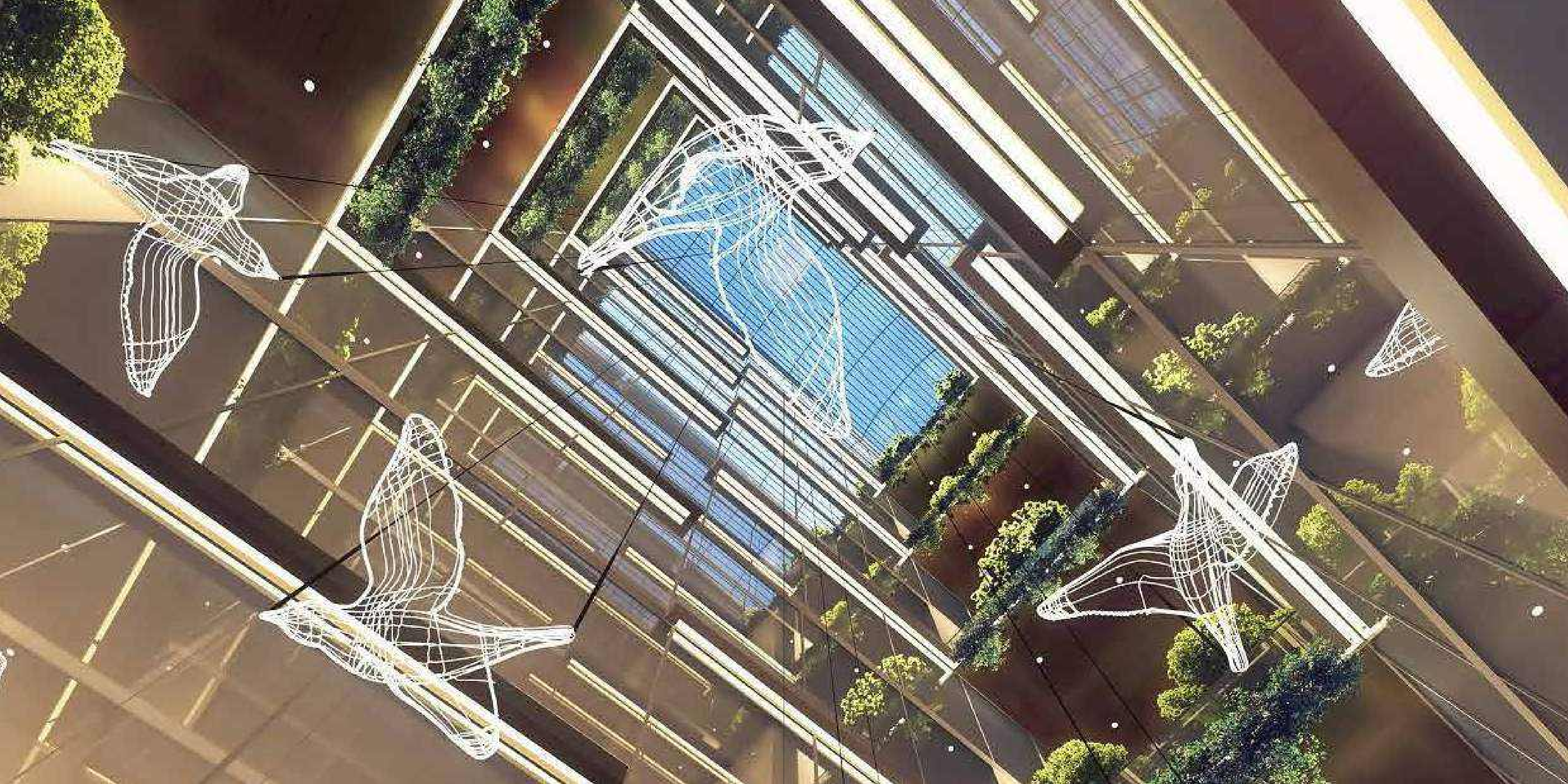
FOR BUSINESS MAGNATES



# ATTRACT AFFLUENCE

Coming to the very heart of Indore is a premium business destination that is all set to redefine the very ways in which businesses work. A magnet for the affluent, prosperous, and elite; New Race Course Business Park is a unique confluence that brings together a prime location, premium business spaces, and green living, all under one roof.

Our premium business environs bring to you a range of unique amenities, ranging from a spacious parking space spread out over 4 levels, to ample green spaces that keep you in close proximity to nature at all times. Now is the time to discover the affluent new you!

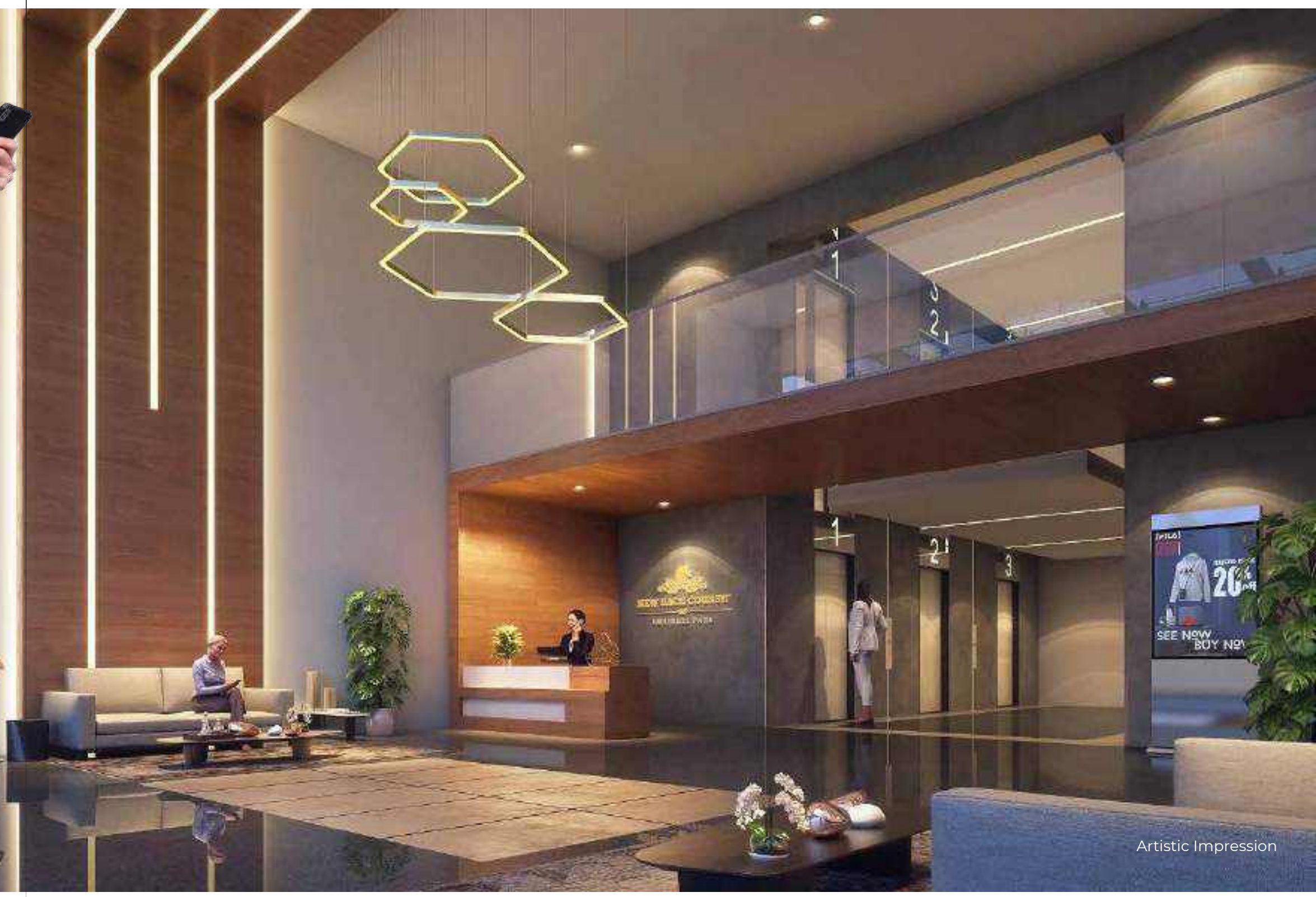




# ATTRACT WEALTH

Our office spaces bring to you the perfect blend of luxury and convenience, all thanks to our spacious green sitting spaces that seamlessly weave in with our massive double height terraces.

In addition to these, the entire project is equipped with topnotch ventilation systems that seamlessly incorporate open spaces, sit out spaces, and balconies for all offices - thereby effortlessly blending together luxury and usability in ways heretofore unexplored. Is it any surprise then, that such a setup ends up attracting endless wealth your way, naturally?



Artistic Impression



# ATTRACT PROSPERITY

Every single showroom space built at the New Race Course Business Park is spacious, luxurious, and emphatically premium in its design and grandeur. This in turn makes each of our showrooms the perfect showcase for your beloved brand and its myriad offerings, taking your brand's opulence beyond your very wildest imaginings.

Our numerous premium offerings are in a league of their own and many other exciting features within our project give your customers the delight of unparalleled convenience and flexibility, in turn making your business the talk of the town!



# ATTRACT INFLUENCE

Placed at the very conflux of location and luxury, the New Race Course Business Park not only gives you and your business a reputation to be truly proud of, but also does it position you as a remarkably powerful and influential business leader unlike any other. Ultimately making you a true business magnate, that commands respect merely by their very presence and proclivity alone!

The expansive influence of this business complex is highlighted by its incomparable location, one, that is in close proximity to the metro, the airport, and numerous leading IT companies. Add to that a floor height of 11.5 ft on all floors, the highest number of lifts in the segment, and comprehensive ventilation facilities all throughout the building, the project contains everything needed to transform you into a business behemoth of incalculable influence and power, permanently.





**NEW RACE COURSE**  
**BUSINESS PARK**

BLACK FRIDAY  
URBANE

STYLZE

THREADS

Bookworm

Exotique

LACEYS

RUBY

Newsroom

NEWS BOUTIQUE

SHION

SHION



Artistic Impression

# ATTRACT FORTUNE

Complemented wonderfully by a first floor that is 14 ft. in height, and a ground floor that is a whopping 20 ft. in height; here's where you get ample parking spaces and wide lobbies for life. Add to that our incredible natural ventilation and lighting fixtures, power backups for all common areas, retail floors on the ground and first floors, along with 3 individual lifts dedicated to each floor - which seamlessly enable even the specially-abled folks to move freely - this project gives your business an edge that you simply would not be able to find anywhere else. Finally, we also have an enormous and dedicated service floor - that is a whopping 20,000 sq ft in size - to take care of all of our project's technical needs, requirements and necessities.

This makes our business park a place where great businesses can comfortably reside and be, whilst also staying a hundred percent hassle free!



# ATTRACT ACCLAIM

Appreciation, admiration, and applause – all come to those who set new benchmarks and rewrite their very destiny in the process. And at the New Race Course Business Park, the plethora of features that we offer in order to complement your ever evolving business needs thoroughly ensures that you have your acclaims, and expand them too!

# EXCLUSIVE FEATURES FOR EXPANDING BUSINESSES



**Interactive Atrium Design** A captivating atrium with an interactive office design assists effortless interactions between various people within the complex, enabling them in meeting and greeting one another with ease, as well as creating a spacious, vibrant area for one and all to thrive and prosper in.



#### **Majestic Office Entrances**

A grand, dedicated entrance gives one and all a truly regal welcome into their respective offices, leading them all into a stately lobby that embodies timeless style and aesthetics, endlessly.



#### **Designated Parking Areas**

All offices within the complex come with dedicated parking spaces of their own that are ample, abundant, and adequately spacious to boot.



#### **Exclusive Access Elevators**

Top-of-the-line security measures within the complex include access-controlled elevators that guarantee a secure and reliable access to the entrance lobby to patrons and visitors alike.

# ECO-SENSITIVE AMENITIES FOR ENLIVENING EXPERIENCES



## Optimised Natural Lighting

As light flows in through our centralised atrium, its flow is optimally redirected through the various contours and crevices within the complex, ensuring that every single office within the project gets abundant natural light and radiance, at all times throughout the day no less.



## Organic Air Ventilation

Every space within the complex is seamlessly ventilated through a unique system that enables natural cross ventilation between all areas, to keep the atmosphere refreshing and rejuvenating at all times in all spaces.



## Designated Green Spaces

Discover a deep and enriching connection to mother nature throughout the complex, all thanks to dedicated green spaces in all offices and common areas, along with green balconies and an ample presence of indoor plants and shrubs wherever you look.



## Energy Optimized Thermoregulation

IGBC certified and scientifically calibrated mechanisms help dissipate heat with tremendous ease - in cohesion with a UV Infiltration Reducing Glass that drastically brings down internally generated heat - for effective and efficient climate control without end.



## Sustainable Resource Management

With all of the common areas within the complex powered by dedicated solar panels, eco-friendly waste segregation practices for effective and efficient waste management, along with rainwater harvesting technology and water conserving fixtures designed to save and store water for all purposes, the architecture allows for a reduced carbon footprint and minimized wastage, effortlessly.



# ENTRANCE LOBBY



# CAFETERIA



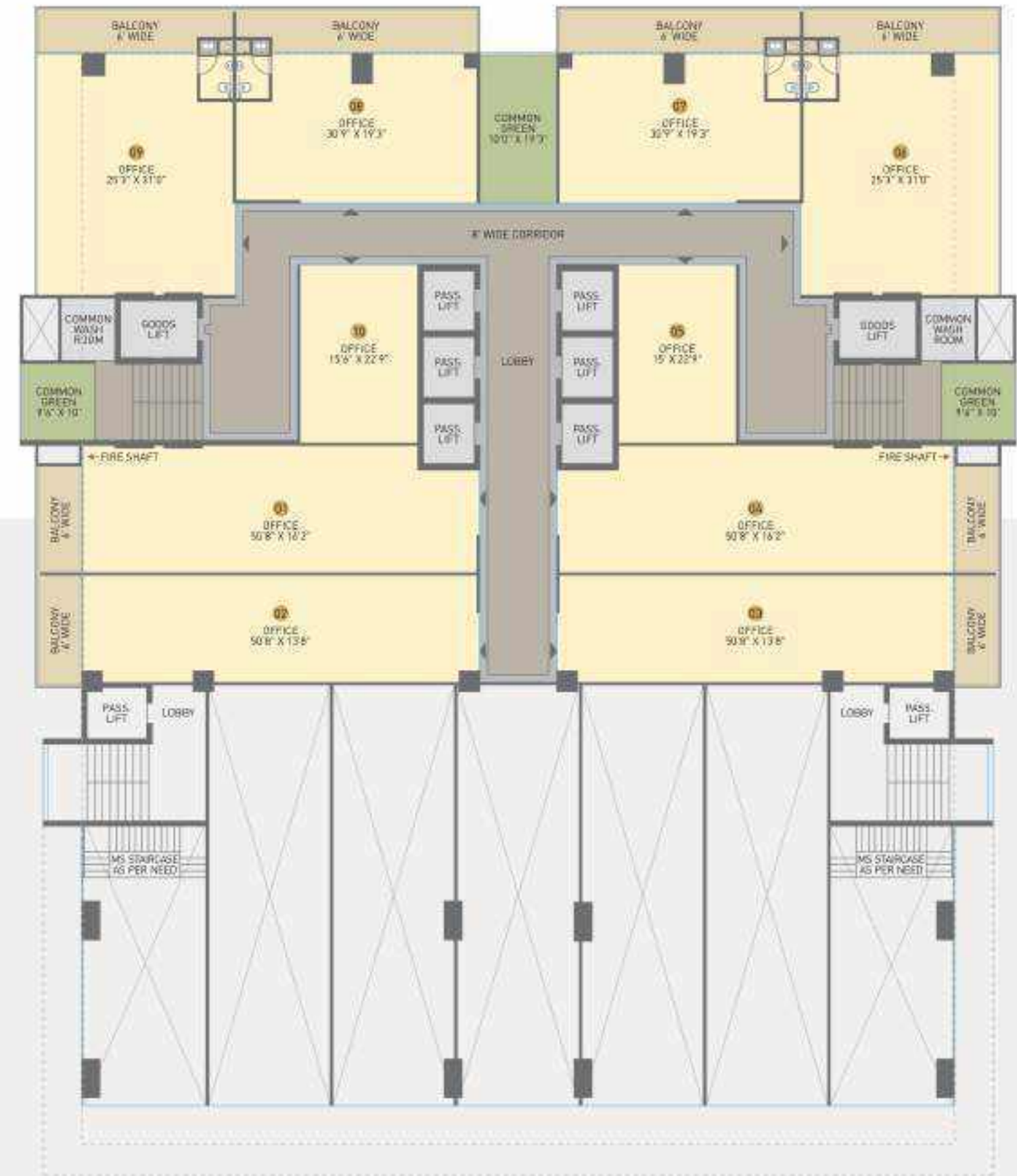
# LIFT LOBBY



# GROUND FLOOR PLAN



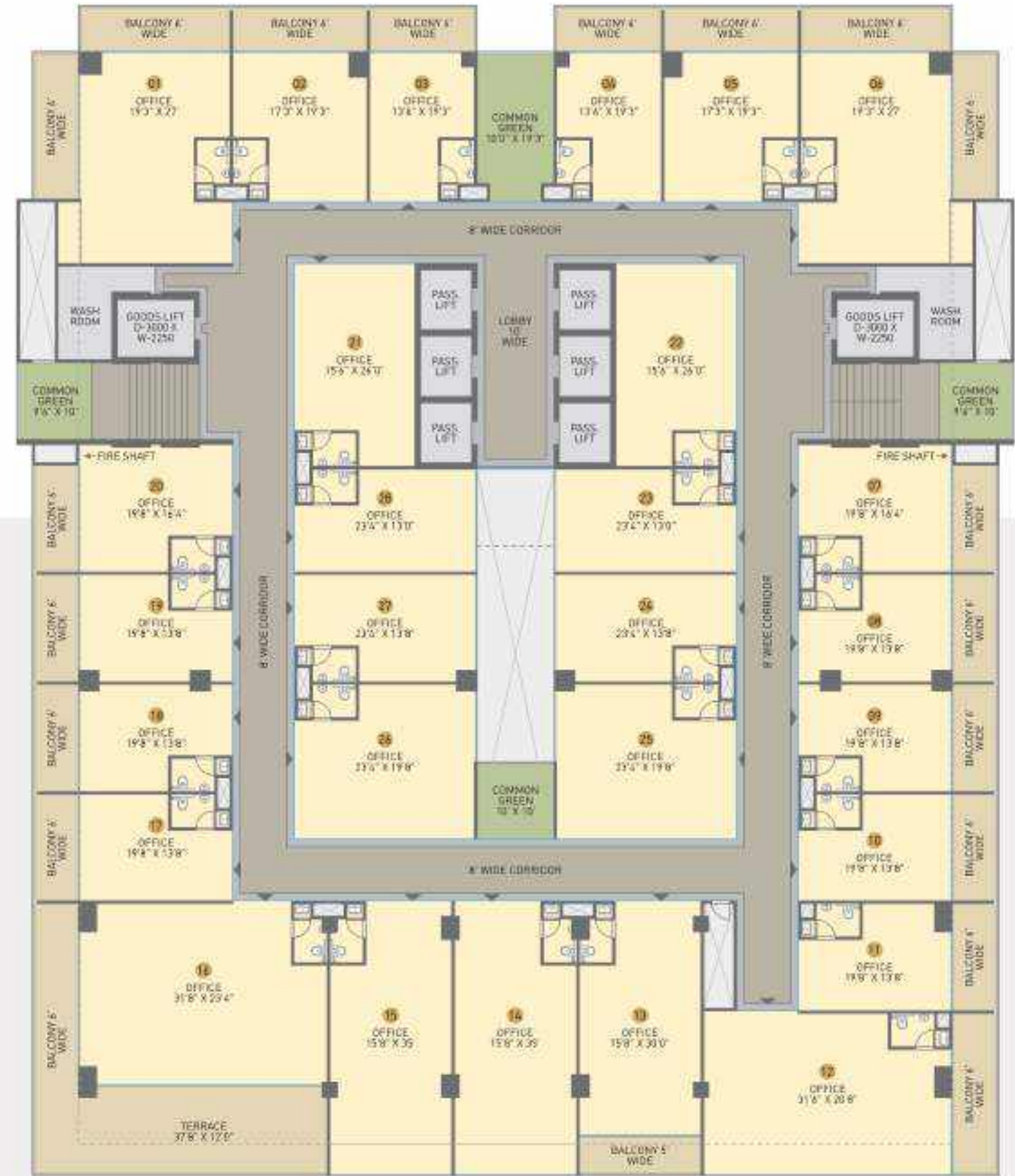
# MEZENINE FLOOR PLAN



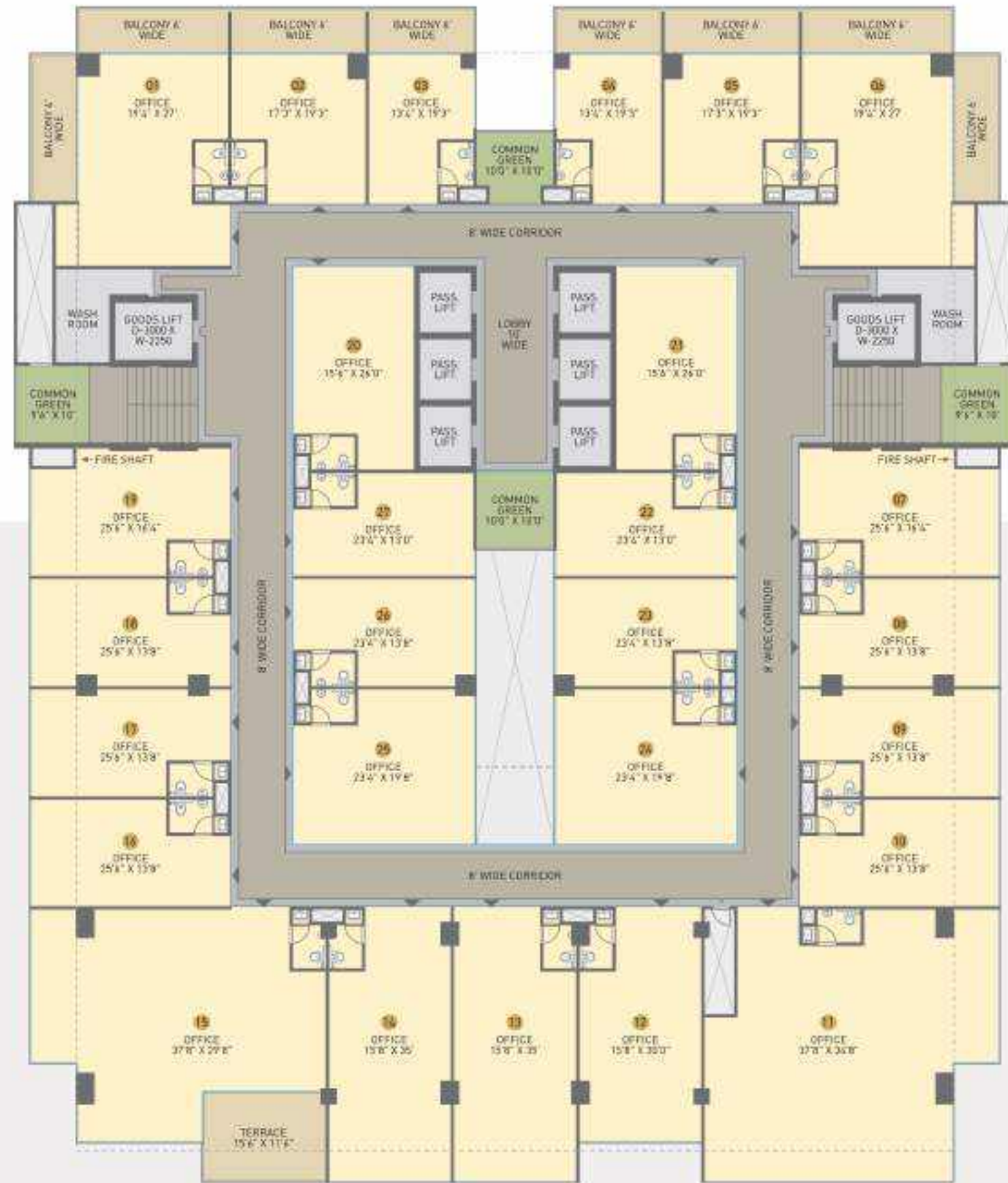
# FIRST FLOOR PLAN



# TYPICAL FLOOR PLAN 01



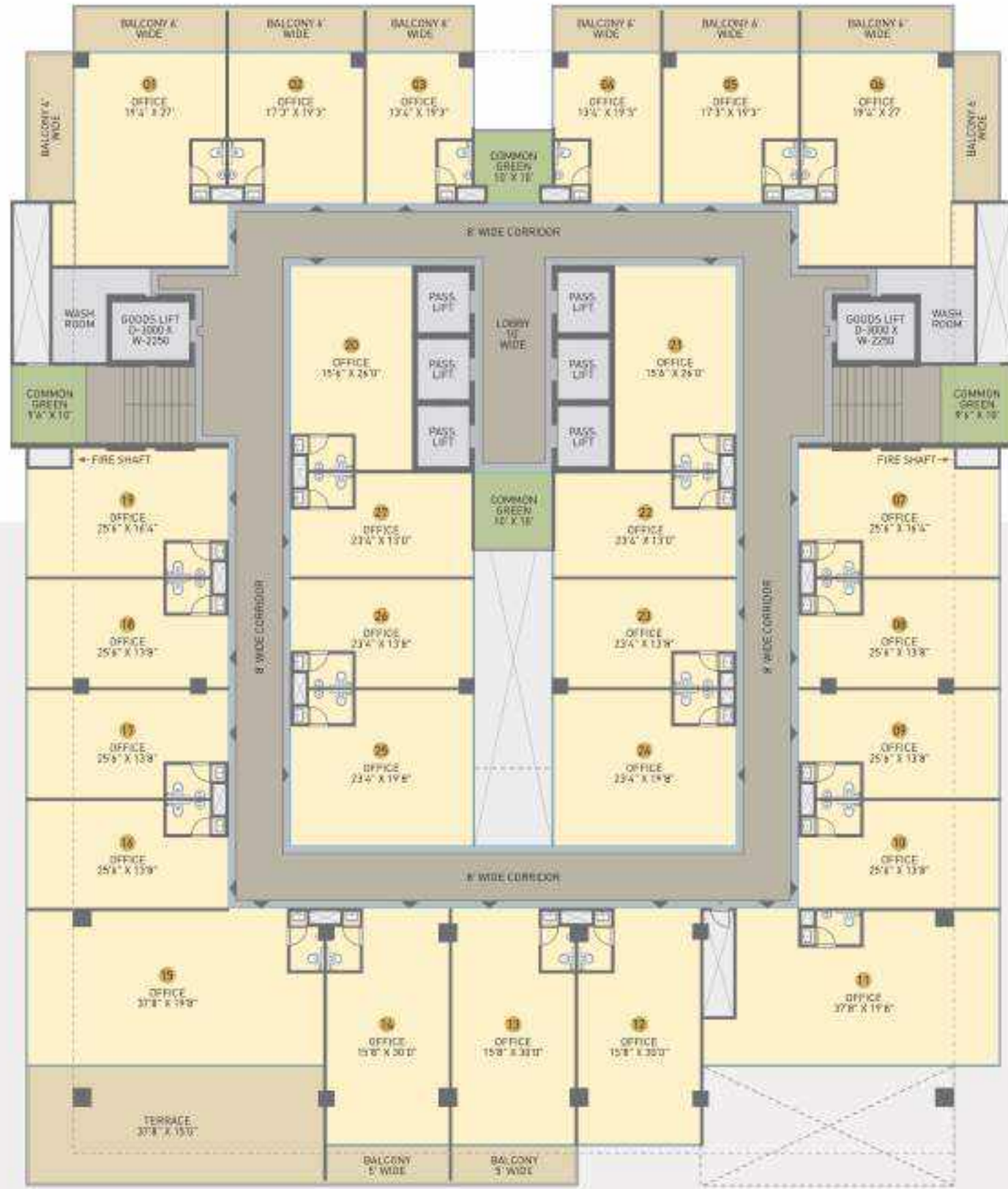
TYPICAL FLOOR PLAN 2/10



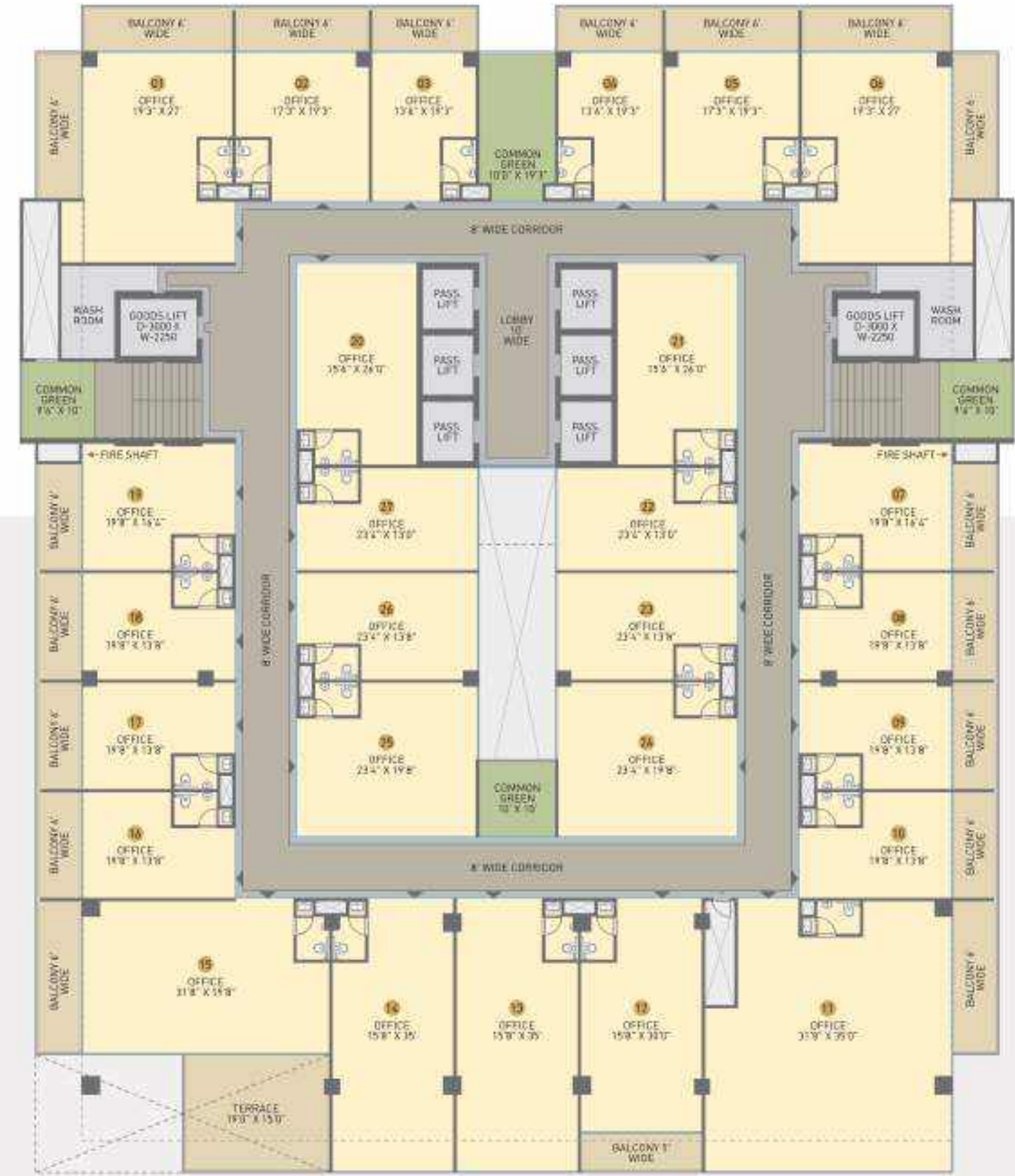
TYPICAL FLOOR PLAN 3/7



# TYPICAL FLOOR PLAN 4/8



# TYPICAL FLOOR PLAN 05



TYPICAL FLOOR PLAN 06



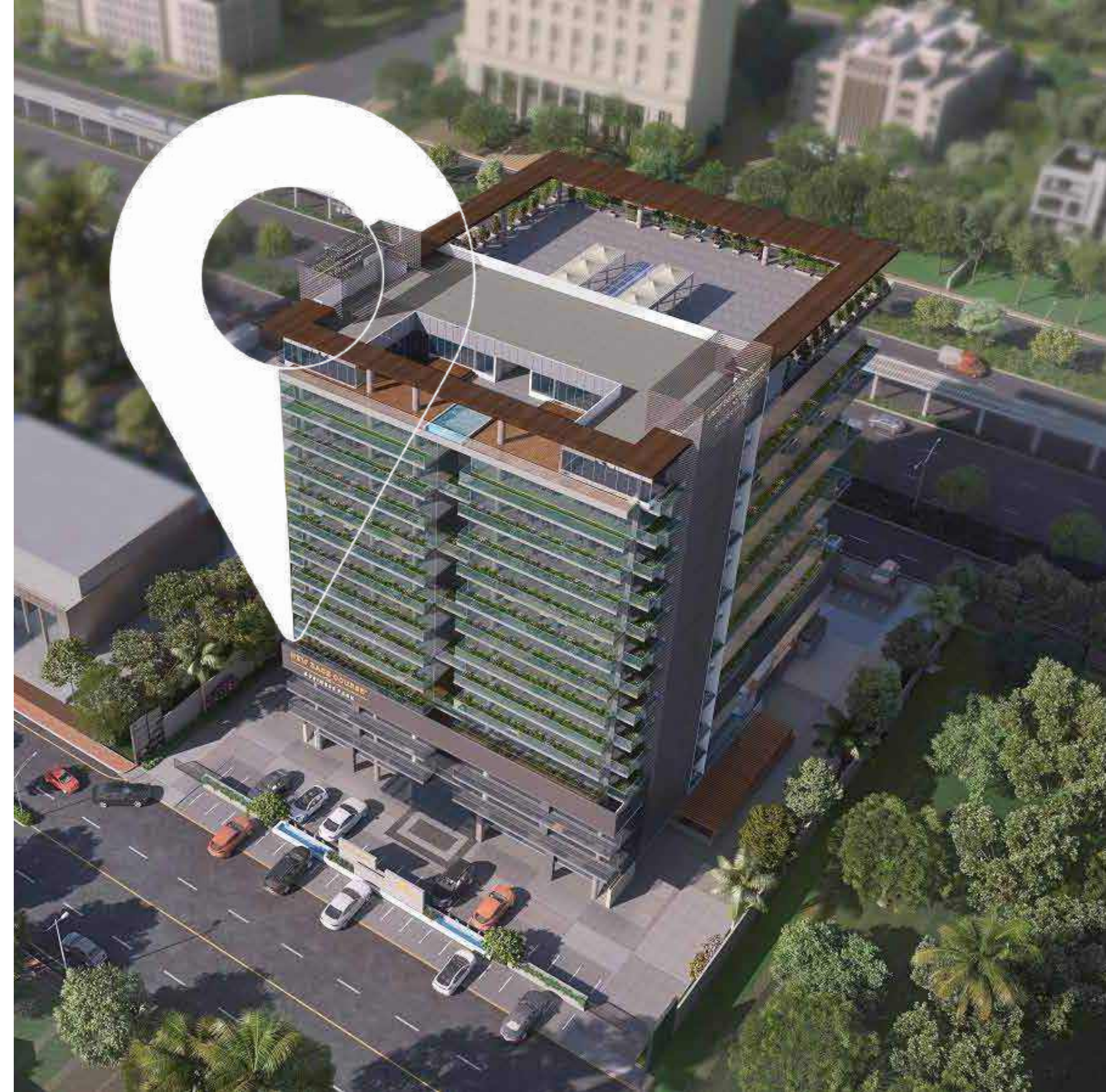
TYPICAL FLOOR PLAN 09



# ATTRACT ABUNDANCE

True abundance goes hand in hand with the right location. And at the New Race Course Business Park, your business is destined to flourish and prosper endlessly thanks to its massively advantageous location and all-round beautiful scenery. A location, that puts you many thousand steps and leagues ahead of every imaginable competitor and rival in town.

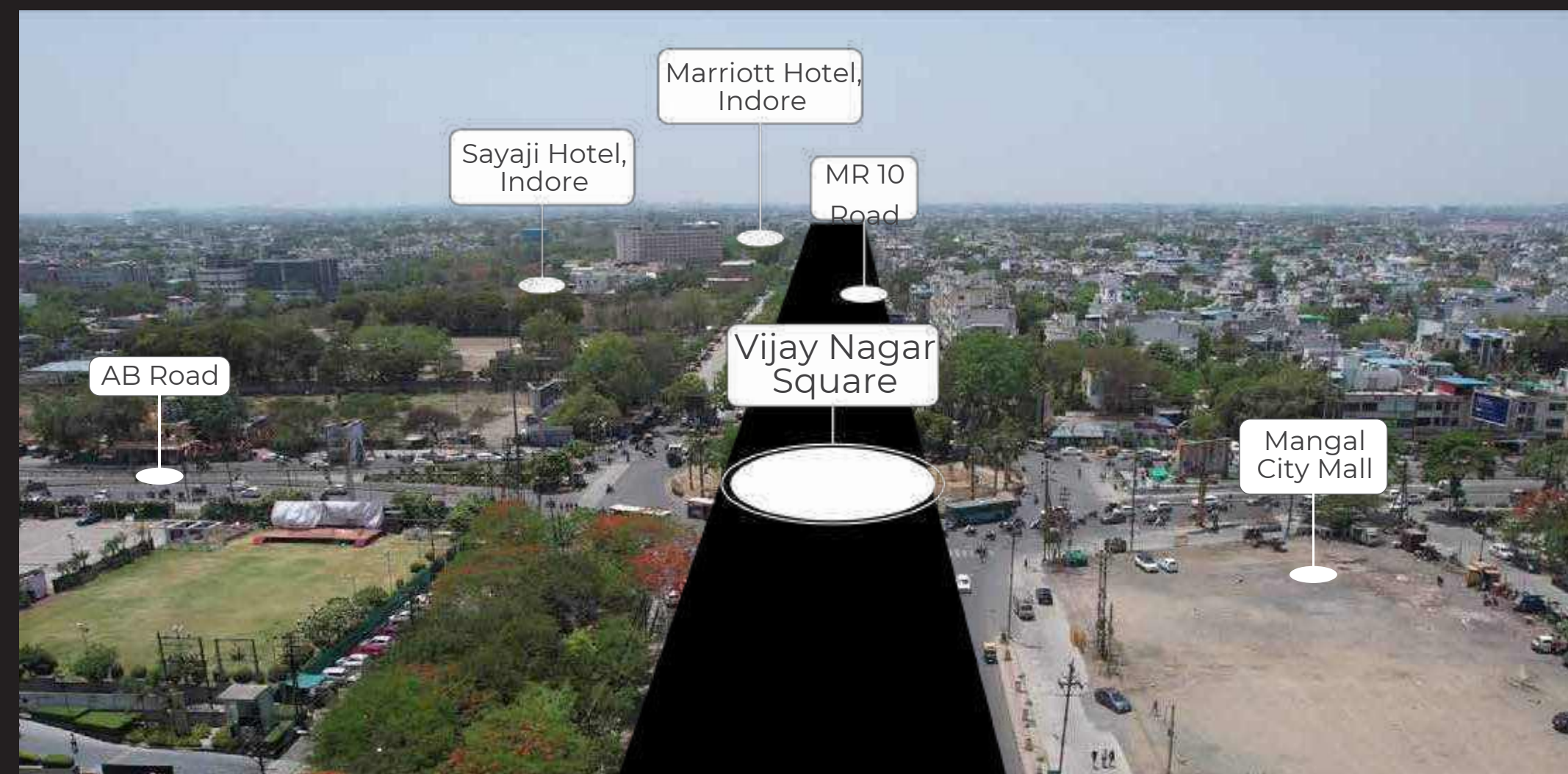
With everything from the metro to the airport conveniently located and a short distance away, leading IT companies, top of the line colleges and the world famous Ujjain Mahakal Temple too are merely a short drive away. Add to that the presence of leading hospitals and healthcare situated very close to you and Indore's very first six-lane road being located right in front of the project, the growth opportunities for your business here are endless, and how!





## KEY DISTANCES

LUV KUSH	1.1 KM	SVKM's NMIMS	8.5 KM
ISBT	2.8 KM	SYMBIOSIS UNIVERSITY	8.6 KM
TATA CONSULTANCY SERVICES	5.1 KM	INDORE INTERNATIONAL AIRPORT	10.3 KM
VIJAYNAGAR	6.4 KM		



A PROJECT BY



MARKETING PARTNER



ARCHITECT



3D & MEDIA DESIGN



**infraGram**

Associate Channel Partner

**RAJAT SONI - 9584699100**  
**AYUSH TANWAR - 8982631677**





## NEW RACE COURSE BUSINESS PARK

### PAYMENT PLAN

Booking Amount	20% +12% GST
First month	1% +12% GST
Second Month	1% + 12% GST
Third Month	1% + 12% GST
Fourth Month	1% + 12% GST
Fifth Month	1% + 12% GST
Sixth Month	1% + 12% GST
Seventh Month	1% + 12% GST
Eight Month	1% + 12% GST
Ninth Month	1% + 12% GST
Tenth Month	1% + 12% GST
	1% + 12% GST
Eleventh Month	1% + 12% GST
Twelve Month	1% + 12% GST
Thirteenth Month	1% + 12% GST
Fourteenth Month	1% + 12% GST
Fifteenth Month	1% + 12% GST
Sixteenth Month	1% + 12% GST
Seventeenth Month	1% + 12% GST
Eighteenth Month	1% + 12% GST
Nineteenth Month	1% + 12% GST
Twentieth Month	1% + 12% GST
On Possession	60%

- One Reserved Car Parking compulsory for each office – 3,00,000/- (GST Applicable). Extra Dependent car parking is compulsory 6.5 lac for all corner offices or above 1000 sq.ft.
- Car parking for showrooms- 5,00,000/- each (2 car parking compulsory). • Sinking Fund per sq.ft.– 100 Rs One Time (GST Applicable). • MPEB Connection Charges – 60,000/KV (GST Applicable). Minimum 5KV connection &
- Maintenance Charges – 7Rs per sq.ft. (GST Applicable).
- Diesel Consumption Charges Will Be Applicable as Actual & it's not included in
- All payment should be received in favor of **“DH PVT LTD NEW RACE COURSE BUSINESS**