

CODENAME
HAT-TRICK

THE FINAL PRE-LAUNCH OPPORTUNITY AT
MUMBAI'S FIRST 5-STAR BUSINESS DISTRICT



A
HAT-TRICK
OPPORTUNITY



**PRESENTING
CODENAME HAT-TRICK.**

The final pre-launch opportunity to acquire luxury boutique offices on the most coveted floor.

Just before the grand launch of Mumbai's first 5-star business district on LBS Marg.

Extremely short-lived 9-day booking window.



**A PARADIGM-SHIFT
IN REAL ESTATE.**

Ever thought a home is the best investment?
**Discover luxury office suites - the better half
of real estate.**

Ever thought rental yields in Mumbai are 2.5%
at best?
**Enjoy 3X rental yields as against a residential
asset*.**

Ever thought investing in Mumbai has
become unaffordable?
**Acquire your luxury office suite offering
higher returns at less than half the cost.**

Ever thought real estate assets provide only
long-term gains?
**Earn immediate returns in a business landmark
that is ready for possession .**

Ever thought high returns go hand-in-hand
with high risk?
**Avail high returns but with zero risk for the
first time ever!**

Come, discover a paradigm shift in real estate!

**Source: Knight Frank Report, 2015*



**A HAT-TRICK OPPORTUNITY
WITH TRIPLE BENEFITS
AT ZERO RISK!**

Premium offices on the most coveted floor at pre-launch prices.

- Final pre-launch of the most coveted floor.
- Limited edition collection of private business suites.
- Extremely short-lived 9-day opportunity.

A ready 5-star business district offering instant cash flows.

- A pre-launch opportunity immediately followed by a grand launch.
- Ready for possession and occupation.
- Reputed mega-brands already on board.

Higher return on investment at less than half the cost.

- 3X rental yields of a comparable residential asset*.
- 1.3X capital appreciation as against a residential asset*.
- Almost half the cost of ownership.

**Sources: Knight Frank and Colliers Report, 2015*



**INVEST IN LUXURY OFFICE SUITES.
THE BETTER HALF OF REAL ESTATE.**

There is a high demand for quality boutique offices due the meteoric rise of SMEs and professionals in India, with a consistent annual growth of 7%, even during the global financial crisis in 2008. *[Source: Mumbai University Economics Report, Jun 2015]*

With a CAGR of 16%, Indian real estate is set for a golden decade until 2025. *[Source: Morgan Stanley Research Report, Dec 2016]*

SMEs are the drivers of India's economic rise, accounting for 22% of India's GDP and 48% of exports by 2018. *[Source: Times of India, Mar 2015]*

Even after demonetization, commercial real estate in India saw a 11% rise in investments. *[Sources: JLL, Jan 2017 and RBI]*

Office spaces in Mumbai – the financial centre of India – enjoy superior rental growth and capital appreciation as compared to Kolkata, Ahmedabad and Delhi. *[Source: C&W, Jan 2017]*

The rising demand for quality boutique offices and limited supply ensure higher rental yields and capital appreciation.



**THE MOST SECURE
INVESTMENT OF YOUR LIFETIME.**

It's not just an office space. It's your very own cash cow.

- Enjoy instant and regular cash flows at zero risk - owing to the ready nature of the landmark, longer rental contracts of over 4-5 years and a more professional set of clientele.
- Grade-A office spaces offer at least 3X the rental yields and 1.3X the capital appreciation as against a residential counterpart*.

**Source: Knight Frank Report, 2015 and Colliers Research, 2015*

Avail higher returns at less than half the cost!

- A ready asset with no Service Tax and MVAT.
- A 5-star commercial real estate opportunity at a fraction of the cost and higher returns.

Your most productive asset that pays for itself from the very start.

- Instantly viable and higher rental yields make this a self-funding asset.
- A well-established destination that is already home to reputed mega-brands.



A NEW ERA
AT
A NEW DESTINATION



A DESTINATION OF DIVERSITY.

A business district accommodates the city's major business activities offering the perfect convergence of diverse organizations with a plethora of lifestyle and retail options.

Presenting the city's new business landmark, offering the best of all worlds under one roof.

Smart-sized office spaces and premium retail avenues bundled with 5-star amenities that tastefully incorporate lifestyle, entertainment, health and wellness, all under one roof.

There is more than one good reason to choose a diversified business district:



Convenient accessibility to major stations



A robust infrastructure of facilities and services



Innovative architecture and a smart design



Surrounded by a significant scale of ready residential infrastructure



Premium and luxury offices with the finest of retail under one roof



**A ZONE WHERE LIMITATIONS
ARE HARD TO FIND.**

The business precinct is strategically located at a prime spot with every convenience at hand.

Gain a competitive edge at a destination that is bustling with consumers, businesses and stakeholders from Powai, Ghatkopar, Vikhroli, Andheri East and Mulund, among others.

A landmark that offers smooth connectivity via rail, road and the upcoming metro to key residential and commercial hubs:



3 mins
Bhandup Station



4 mins
Kanjurmarg Station



8 mins
Eastern Express Highway



10 mins
Powai via JVLR



20 mins
Andheri East | Eastern Freeway



30 mins
International Airport



40 mins
Navi Mumbai via the Mulund-Airoli Road



A DISTRICT HARBOURING THE FUTURE OF BUSINESS.

With a lack of premium offices and retail spaces, LBS Marg is a lucrative opportunity for the future of such developments, especially with its key proposed projects.

These planned developments will boost the financial success of ambitious businesses:

Wadala-Kasarvadavali Metro Line 4:

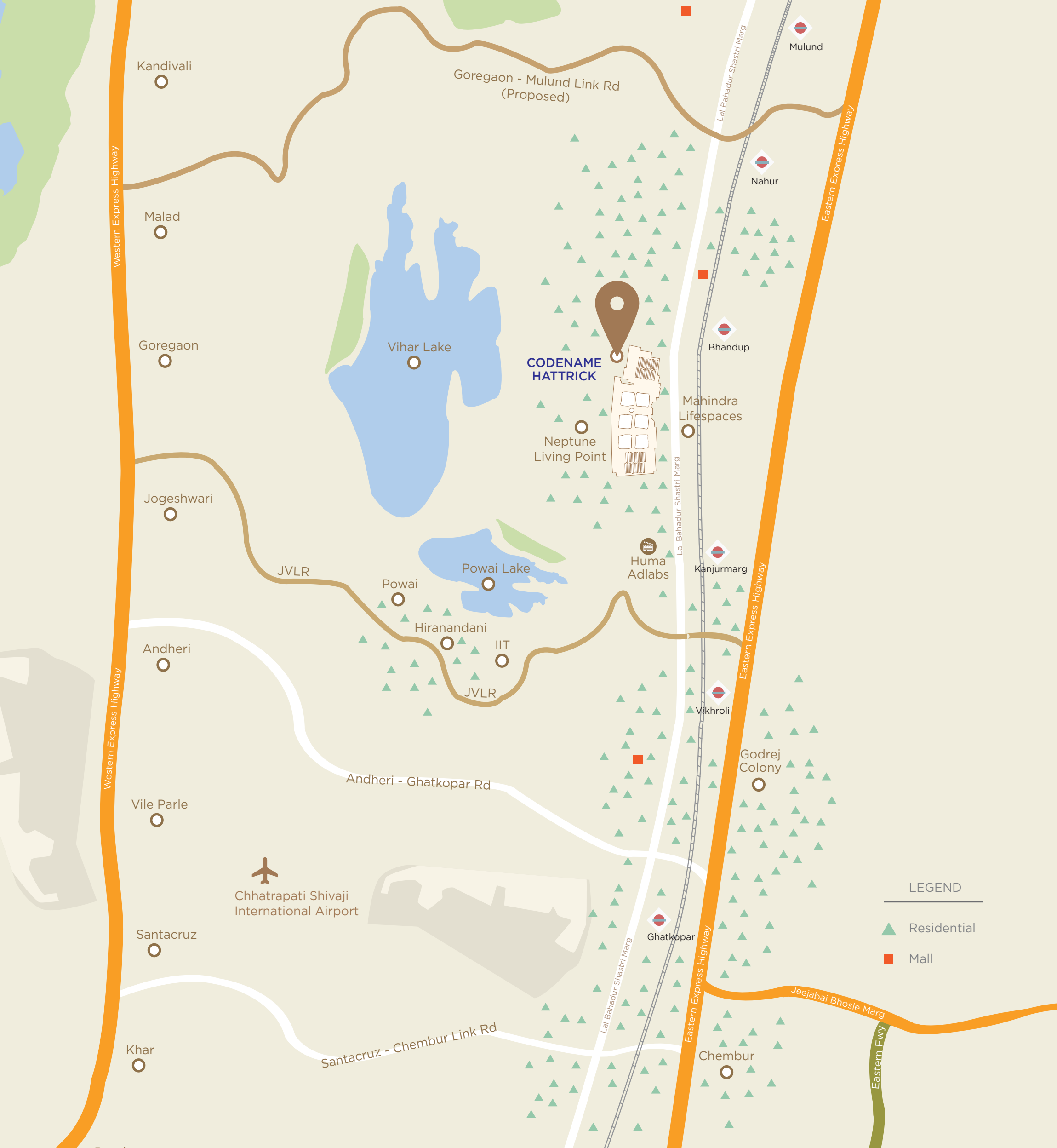
This line will be operational by 2020 and will cover the whole of LBS Marg all the way to Kasarvadavali, with a stop right next to this business precinct.

16-km Goregaon-Mulund Link Road:

The GMLR project will start from Oberoi Mall on the Western Express Highway and finish at the Eastern Express Highway (via Nahur Railway Station). This project is expected to transform the face of Mumbai's east to west connectivity.

Ghansoli-Vikhroli Flyover:

A major development that will connect the Eastern Express Highway with Navi Mumbai.



A BOULEVARD OF OPEN BORDERS.

With premium residential projects by Mumbai’s top 10 developers in the immediate vicinity and over 25,000 families residing in the surrounding ecosystem (a number that is set to rise to 40,000 by the year 2020), LBS Marg is a ready catchment for ambitious businesses.

The 5-star Chedi Hotel is situated just 5 minutes from the project. The hotel comes from the illustrious stable of the Singapore-based GHM – the makers of The Chedi, Muscat.

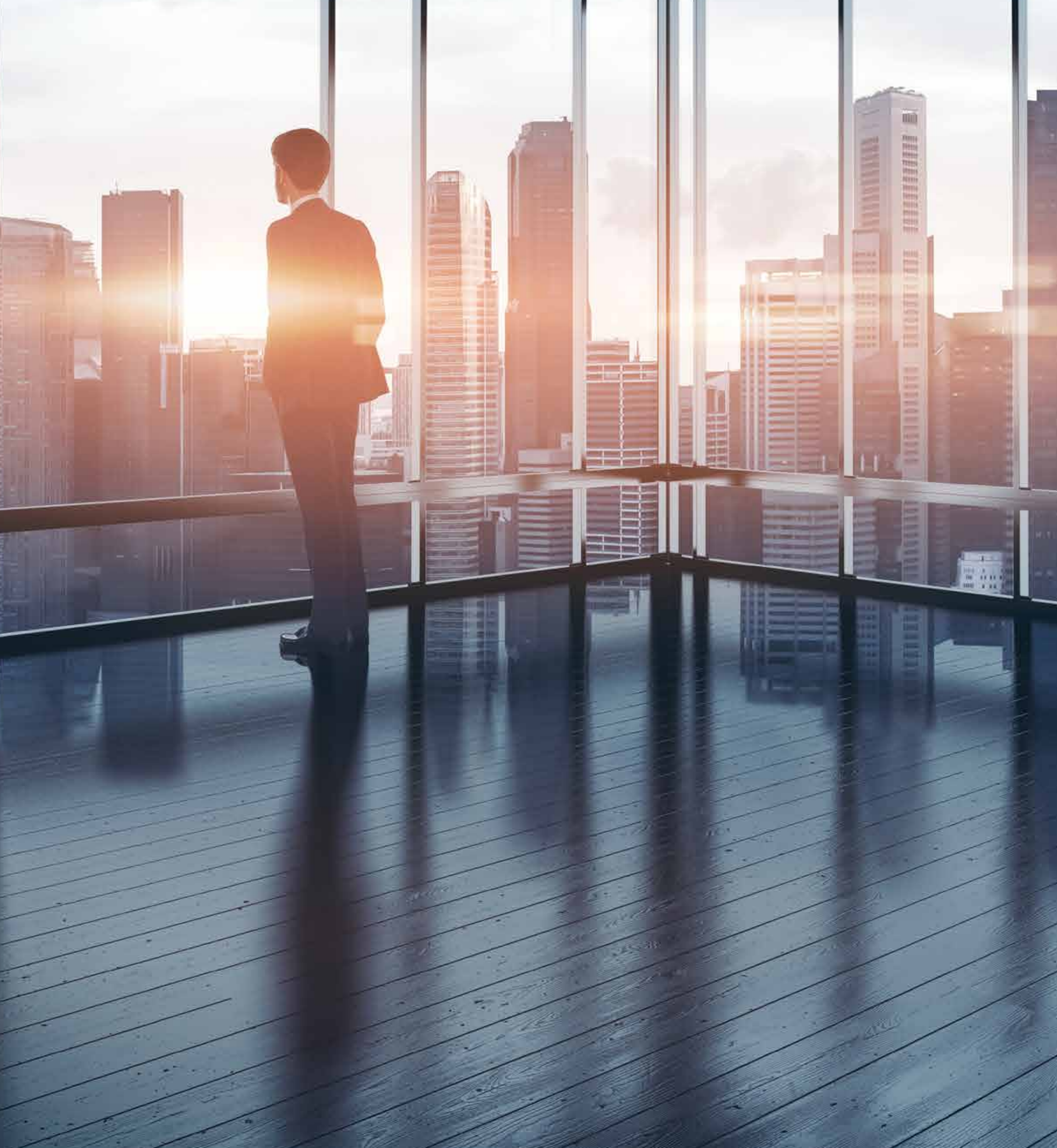
With a severe lack of premium office spaces to cater to ambitious businesses in the immediate vicinity, this business precinct truly becomes a commercial icon beyond excellence, set to host over 400 businesses amidst a plethora of leading brands.

All in all, LBS Marg is a location that provides visibility and a robust platform for ambitious businesses.



MUMBAI'S FIRST
5 - STAR BUSINESS
DISTRICT





**A NEW-AGE REVOLUTION.
A BREAKTHROUGH
REAL ESTATE CONCEPT.**

A revolutionary concept that is not shackled by stereotypes and conventions.

A project that redefines the concept of what a business district offers.

A landmark that will transform how business is done.

A beacon of innovation that will push the limits of commerce and growth.

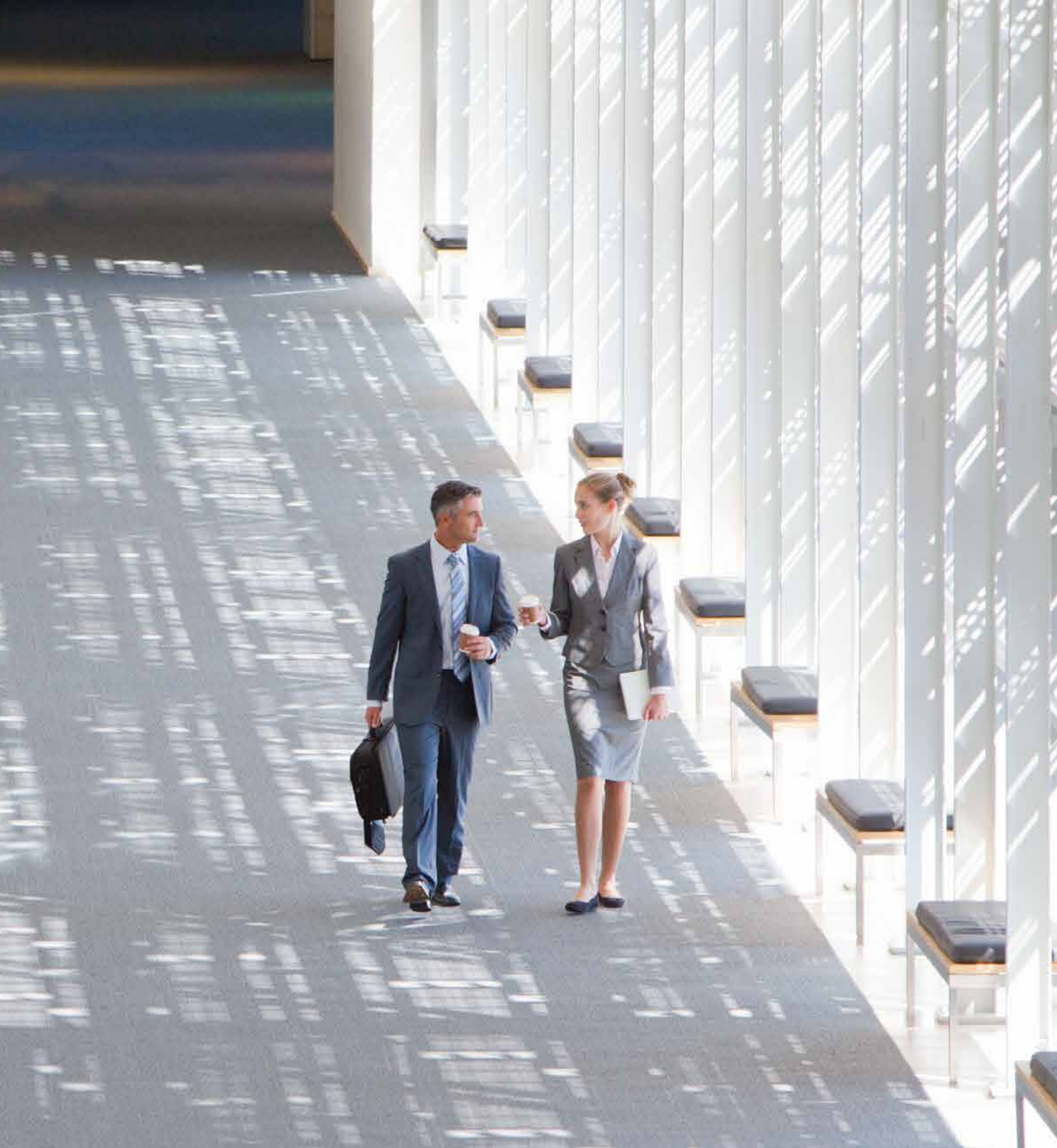
A breakthrough real estate concept offering offices, retail, lifestyle and entertainment all under one roof.

Home to a wide range of mega-brands that have already come on board.

ARCHITECTURE BEYOND ART.

A grand welcome to dazzling luxury.
The epitome of architectural brilliance.





**AN IMPRESSION
MORE THAN PRESTIGE.**

With an elegant alliance of design and décor, let your business destination be the envy of competitors and one that leaves a lasting impression on your clientele.

Make your first impression last a lifetime:

- Bold and striking architecture executed with smart planning.
- An exquisite façade that steals attention at the first glance.
- A luxurious drop-off amid the curves of gorgeous greens, landscaped gardens and private sit-outs.
- Fully air-conditioned quadruple height entrance lobbies with 4 magnificent, naturally lit atria extending from the ground to the ceiling.
- Thoughtful spaces that include casual seating, cafés, and interactive enclaves amidst ample natural light and ventilation.



BUSINESS BEYOND COMMERCE.

As you reach work earlier than usual, reward your punctuality with a yoga routine.

Tap into your inner sanctuary of peace for a perfect start to the day.



**FLEXIBILITY
THAT GOES FULL CIRCLE.**

There is more to work than the perimeters of the office.

Introducing the most-integrated workspaces that cater to a holistic lifestyle.

Mumbai's first 5-star business district is a new-age concept that blends the best of office, retail, entertainment and lifestyle to offer a platinum-class partnership of work and leisure:

- A smart blend of profession and recreation with careful space planning.
- Designated zones for entertainment, fitness, and relaxation.
- Dynamic work environment amidst bespoke retail avenues.



LUXURY BOUTIQUE OFFICES
THAT
SUIT YOUR STYLE

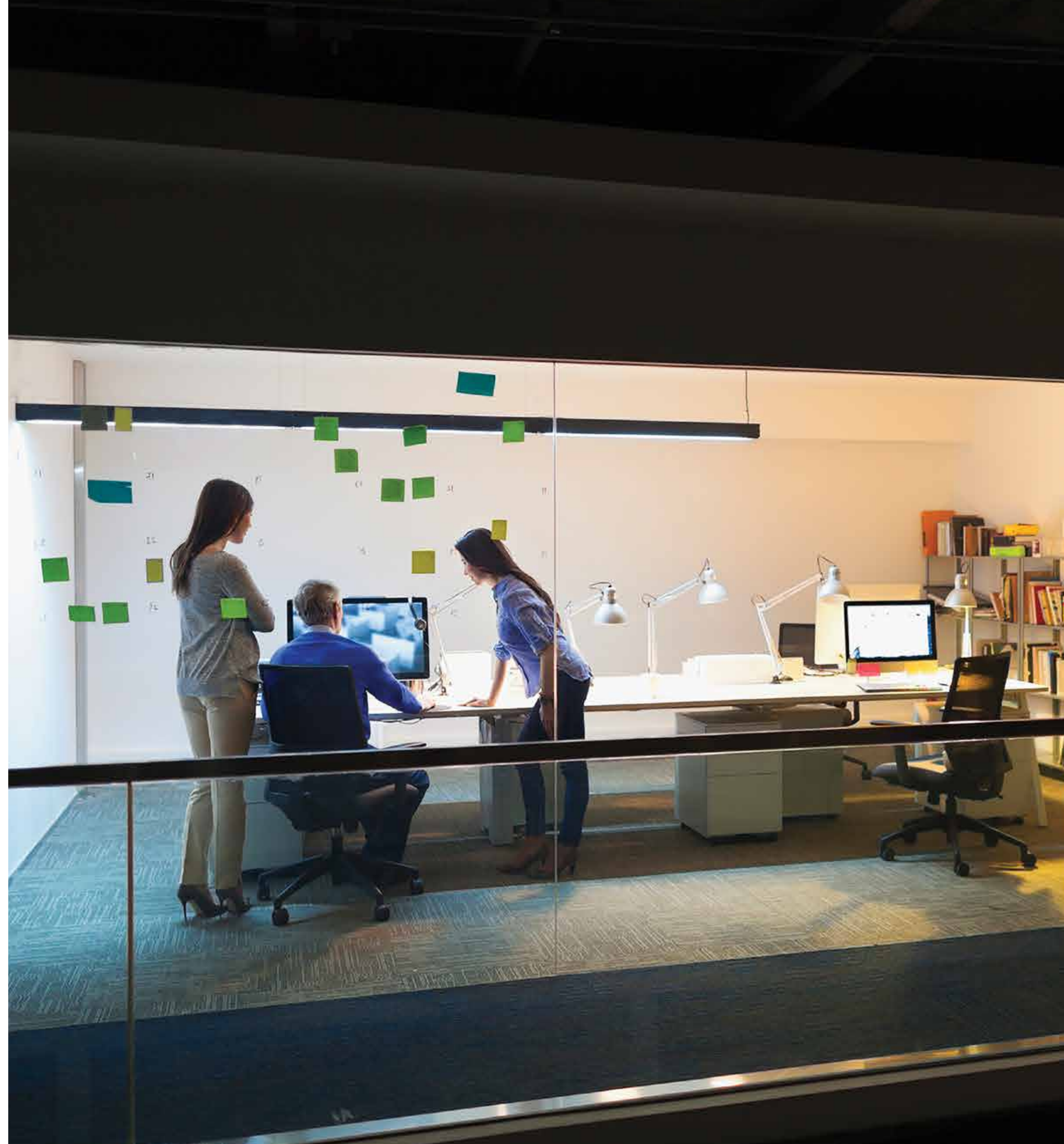
**WORKSTATIONS THAT
GROW WITH YOU.**

Brace yourself for a new work environment that breaks the shackles of conventions.

A new era that will spark the success of this 5-star business district.

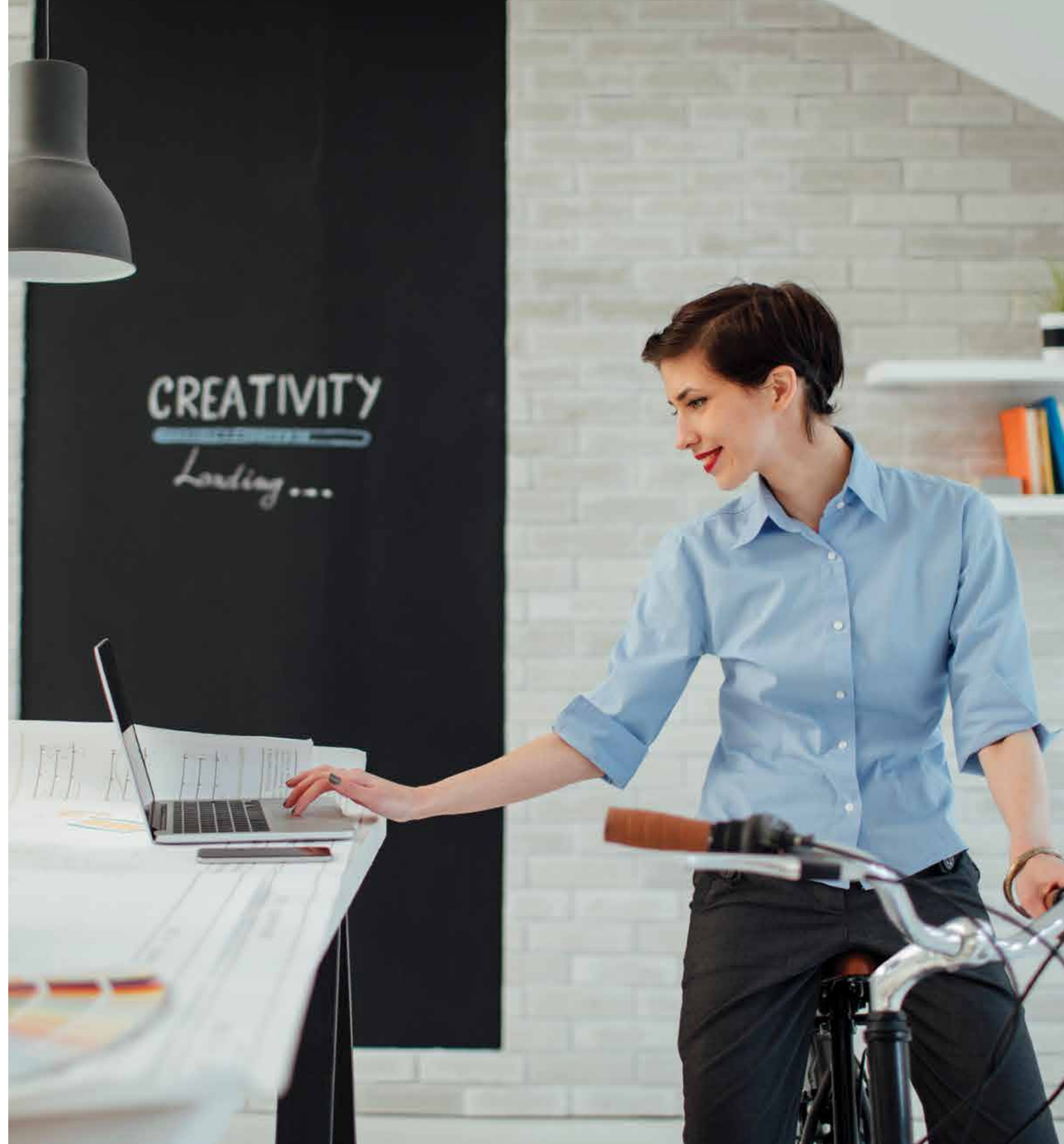
Here are progressive office spaces that suit the avant-garde working style - through a contemporary environment and smart design.

Offices that aesthetically harness creativity, efficiency and enjoyment to offer you the very best of every world.



**OCCUPATION
BEYOND CONVENTIONS.**

Offices with the ideal dimensions.
The luxury of space for businesses to expand
their horizons every day.



THOUGHTFULLY-DESIGNED SPACES.

It's not just appearances that give us our individuality. What lies beneath the surface does.

Here are spaces discerningly designed to cater to each type, size and style of business:

- Spread over three majestic floors (first, second and third).
- Corridors between office spaces up to 10'4" wide.
- Boutique offices to reflect your unique style.
- Flexible space options to choose from.
- Workspaces with a column-free design.



**CHOOSE YOUR
LUXURY BOUTIQUE OFFICE.**

PRIMUS

The ideal blend of space optimisation and modern design, offering smart-sized offices for organizations seeking to upgrade or expand:

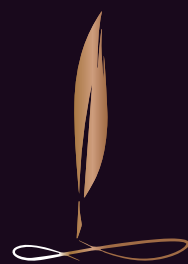
- Located at a highly visible hotspot.
- Centrally positioned around the atria on each floor.
- Flexible space options.
- Floor-to-floor height of 13'9".
- Full-fledged air-conditioning with VRV system outlets.

MAXIMUS

The essence of larger-than-life office suites offering supreme luxury of space. Businesses climbing new heights are bound to achieve the ultimate competitive edge here:

- Generously-sized offices with supreme space maximisation.
- These border the full-glass façade and present exquisite views.
- Flexible space options.
- Floor-to-floor height of 13'9".
- Full-fledged air-conditioning with VRV system outlets.
- Every office accommodated with private restroom facility.





YOUR
SIGNATURE STYLE.
THE AURA OF EXQUIS.



THE SIGNATURE FLOOR.

Exquis is an exclusive floor that offers a limited collection of private business suites and comes well-equipped with upgraded amenities.

Offering a club-level indulgence for the crème de la crème, this signature floor is a clear reflection of a 5-star extravagance.

The Signature Floor is dedicated to those who believe in the epitome of luxury and lounge in a premium lifestyle.

Hosting boutique offices with stunning interiors and fittings, Exquis is embellished with the best.

This uber-lavish floor offers unparalleled privacy and opulence.



**A GLIMPSE OF
EXTRAVAGANCE.**

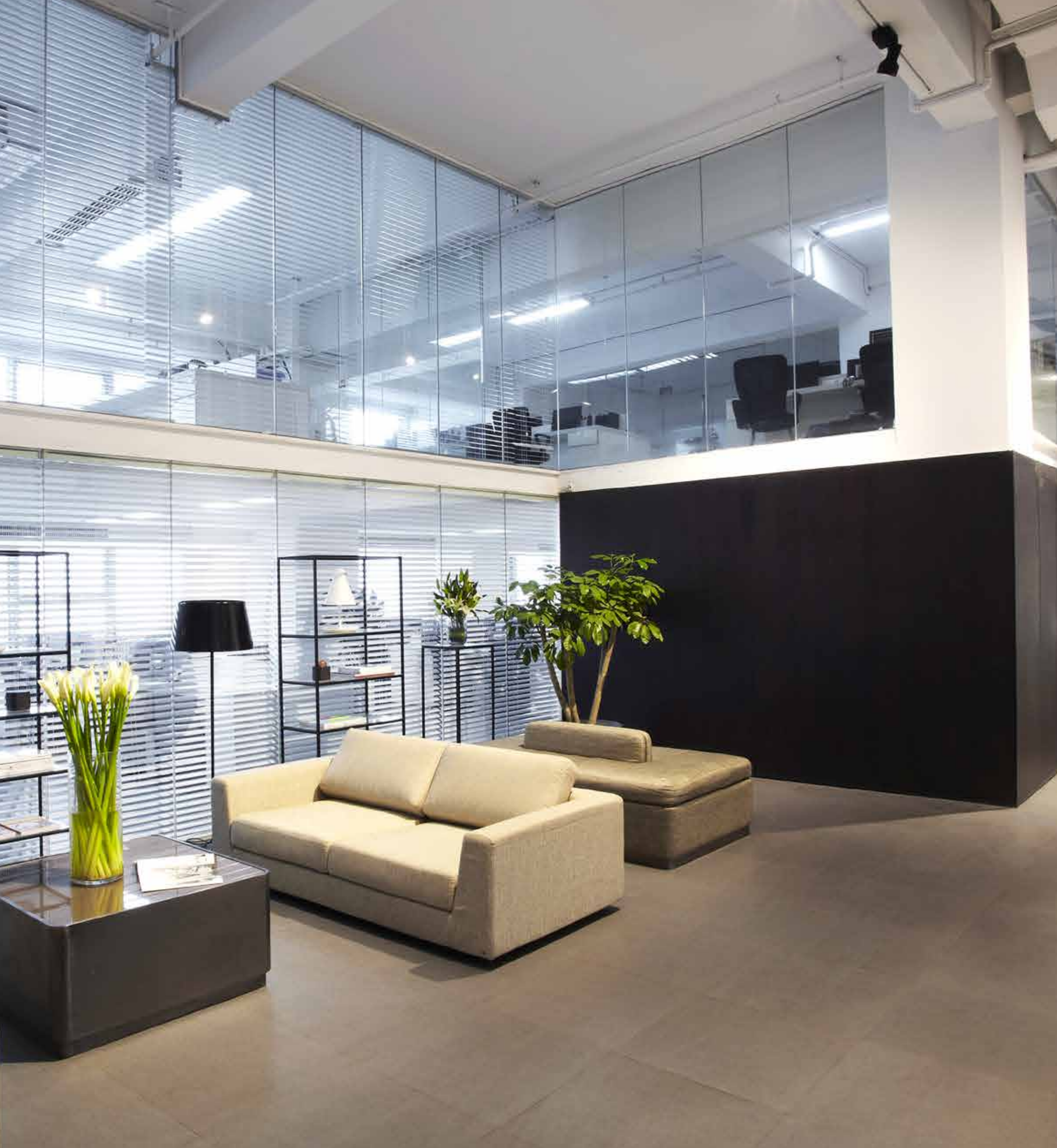
Open spaces that are naturally lit and ventilated.

Closest to the rooftop sky zone hosting a wide range of lifestyle amenities.

Signature finishes for the common spaces.

Limited edition collection of private business suites.

Experience business-class treatment with cherry-picked choices that cater specifically to your needs.



**EXPERIENCE
BUSINESS AND BEYOND.**

Exquis presents private office spaces that have been designed with distinctive flooring and premium quality finishing.

These office suites have been tastefully crafted to inspire the pinnacle of success for ambitious businesses.



**AREAS CRAFTED
TO PERFECTION.**

More than the finest quality of fittings and fixtures, the extra detailing has not just gone into the private office spaces, but even the common areas.

The distinct flooring showcases a tiling centrepiece with a mnemonic for the Signature Floor celebrating your stature.

Differentiated entry façade for each office.

Common space accessories such as lamps and paintings as well as lounge furniture and set-up.

Textured walls in the common areas between the office spaces.

Differentiated ceiling with diffused lighting.

Exclusive collaborative spaces and seating zones.

Signature washrooms with imported fittings, automated lighting and premium interiors.

CCTV monitoring of key zones on the floor.



**GETTING DOWN
TO BUSINESS.**

Any vision for the future of business is incomplete without a space to conduct it.

Presenting an exclusive Wi-Fi enabled Executive Business Centre with a tech-partner on board for video-conferencing and reprography, on the Signature Floor.



**SPACES TO UNWIND
AND STAY UP-TO-DATE.**

Nestled amidst the grandness of the signature floor are perfect spaces for you to unwind, update yourself on the latest happenings or just break away from the clutter of your cubicles.

Exquis boasts of an Executive Lounge with an exclusive reception zone, media corner and library that also acts as a reading room as well as a dedicated television room.



REVITALIZE YOUR SENSES.

Now you can reward yourself with some much-needed “me” time even at work.

Exquis presents a rejuvenation zone equipped with massage chairs to help you recharge.



MAKE EVERY BREAK COUNT.

Step out with a leisurely cup of coffee at the exclusive casual open-air seating zone.

Or take a break at the smoking lounge.



RETAIL
BEYOND INDULGENCE



**RETAIL-TAINMENT
BEYOND EXPECTATIONS.**

This business precinct offers retail spaces embellished with market-leading brands.

A world of labels and luxuries greets you as you step into the world of high street retail on the ground floor.



**RETAIL SPACES
PERFECTLY TAILORED FOR YOU.**

PRIMA

Spaces that offer an attractive as well as a lucrative position within the complex:

- Strategically located at a highly visible hotspot.
- Offering 5-star amenities in a ready ecosystem.
- Amidst an ideal, up-scale ambience.

MAGNA

Prime mid-sized spaces:

- Atrium-facing lanes with maximum footfalls.
- A large façade offering increased visibility.
- An attractive, well-planned space.

MAXIMA

Smart spaces that offer the ultimate competitive advantage:

- Located near the main atrium entrance.
- Spaces that seize the attention of shoppers.
- Expansive frontage with impressive displays.
- Most coveted retail spaces.



SHOPPING BEYOND STYLE.

No more will plans for shopping be postponed to the weekend.

Get ready to explore the many facets of a luxurious lifestyle.

Three distinct retail avenues that aesthetically and elegantly appeal to a complete lifestyle:

ALTA MODA

A premium selection of international lifestyle brands for sheer shopping extravagance.

SPICE ROUTE

A buffet of the choicest F&B options that will delectably delight your taste buds.

DECO STREET

An array of elegant and exquisite home décor and furnishing options.



AMENITIES
BEYOND EXQUISITE



**SAFETY BEFORE
AND AFTER HOURS.**

Multiple layers of security designed to offer maximum protection through services that include surveillance, risk control, and access protocol.

A robust safekeeping system that always stays one step ahead:

- Boom barrier.
- Metal detector and frisking.
- X-ray machine.
- ID card/RFID access.
- CCTV monitoring.
- Emergency alarm.
- Fire safety.



SOCIAL AND ENTERTAINMENT AVENUES.

Interpersonal spaces that allow you to extend the outlines of your office with amenities that harness your social well-being:

- Open air café.
- Cabanas and gazebos.
- Casual seating and interactive zones.
- Cinema.



RELAXATION AVENUES.

Rejuvenate your body and mind as you leave the chaos of work behind:

- 40,000 sq.ft. rooftop open-air amenities on the sky lounge.
- Yoga and meditation deck.
- Open-air gym.
- Jogging and cycling track.



HEALTH AND FITNESS.

A healthy lifestyle will no more be just one for the books.

With a host of health and fitness facilities, set an example of a healthy lifestyle:

- Multi-purpose sports arena



BUSINESS ESSENTIALS.

A rich experience full of exclusive amenities, earmarked especially for you:

- A world-class concierge service.
- 100% DG power back-up.
- Professional Grade-A facility management services.
- Business centre management.
- Housekeeping.
- Façade and premise cleaning.
- Car wash facility.
- Shoe-shining machines.
- Ample parking.
- Dedicated smoking zones.
- ATM.



GRAND
ARCHITECTURE

MAJESTIC FAÇADE
AND DROP-OFF.



3D VIEW AS PER DESIGN

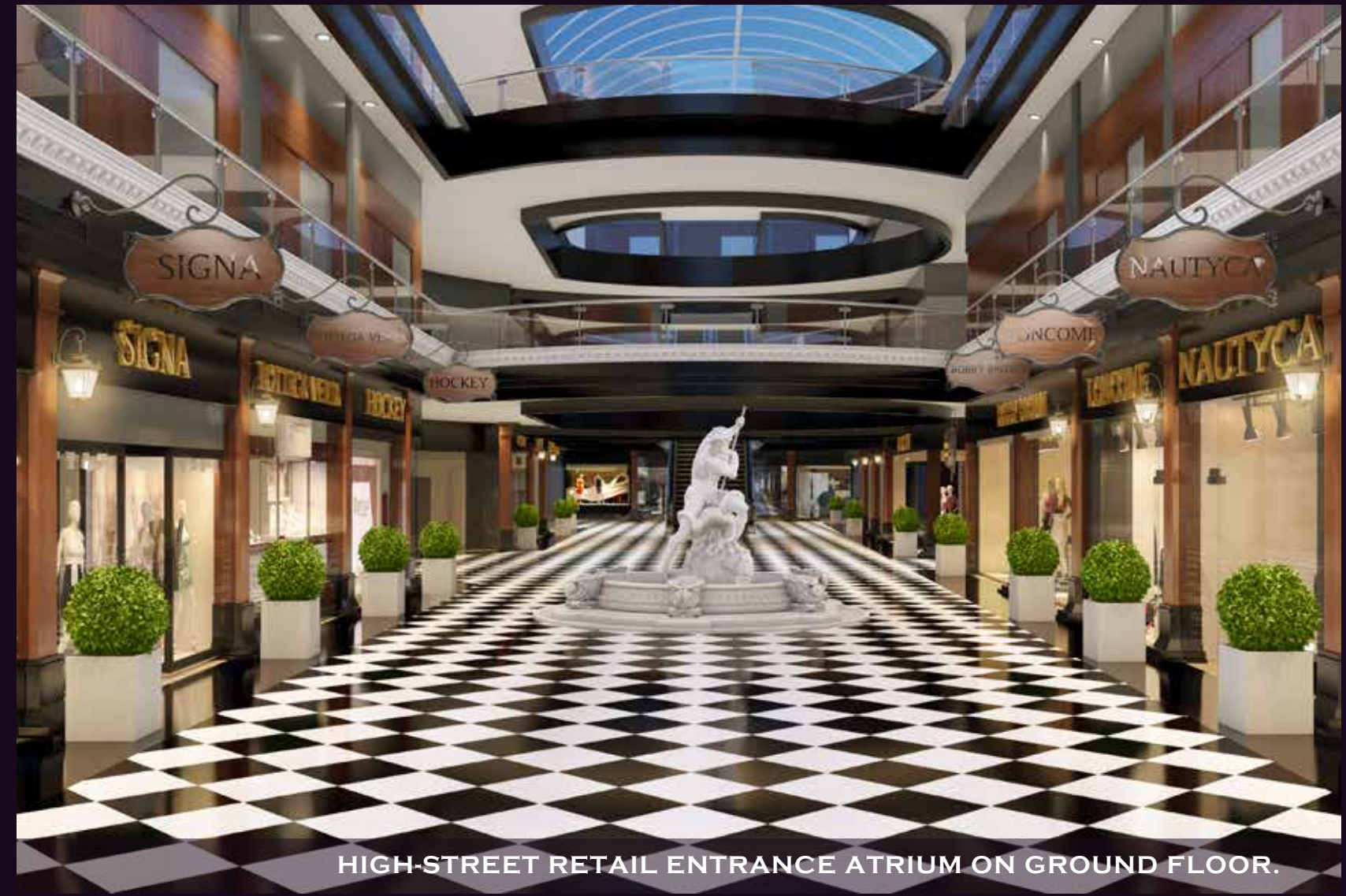
GRAND ENTRANCE LOBBY AND
RECEPTION ON GROUND FLOOR.



3D VIEW AS PER DESIGN



RETAIL ENTRANCE FAÇADE.



HIGH-STREET RETAIL ENTRANCE ATRIUM ON GROUND FLOOR.



SECURITY SEGMENTATION FOR OFFICE SPACES ON GROUND FLOOR.



CAFÉ ON GROUND FLOOR.

40,000 SQ.FT.
ROOFTOP SKY ZONE.

SKY ZONE





MULTI-PURPOSE SPORTS ARENA.



OPEN-AIR GYMNASIUM.



YOGA AND MEDITATION DECK.

ALL 3D VIEWS AS PER DESIGN



CASUAL SEATING ZONES WITH GAZEBOS.



OPEN-AIR CAFÉ.



PARTY DECK.

EXQUIS.
THE SIGNATURE FLOOR.



3D VIEW AS PER DESIGN

EXECUTIVE BUSINESS CENTRE
RECEPTION ZONE.

EXECUTIVE BUSINESS CENTRE

EXECUTIVE LOUNGE.



3D VIEW AS PER DESIGN

LAVISH CORRIDORS
ON THE SIGNATURE FLOOR.



3D VIEW AS PER DESIGN



COMMON AREA SEATING ZONE.



MEDIA CORNER IN THE EXECUTIVE LOUNGE.



EXCLUSIVE WORKSTATIONS IN THE EXECUTIVE BUSINESS CENTRE.



FULLY-EQUIPPED BOARD ROOM WITH CONFERCING FACILITIES.

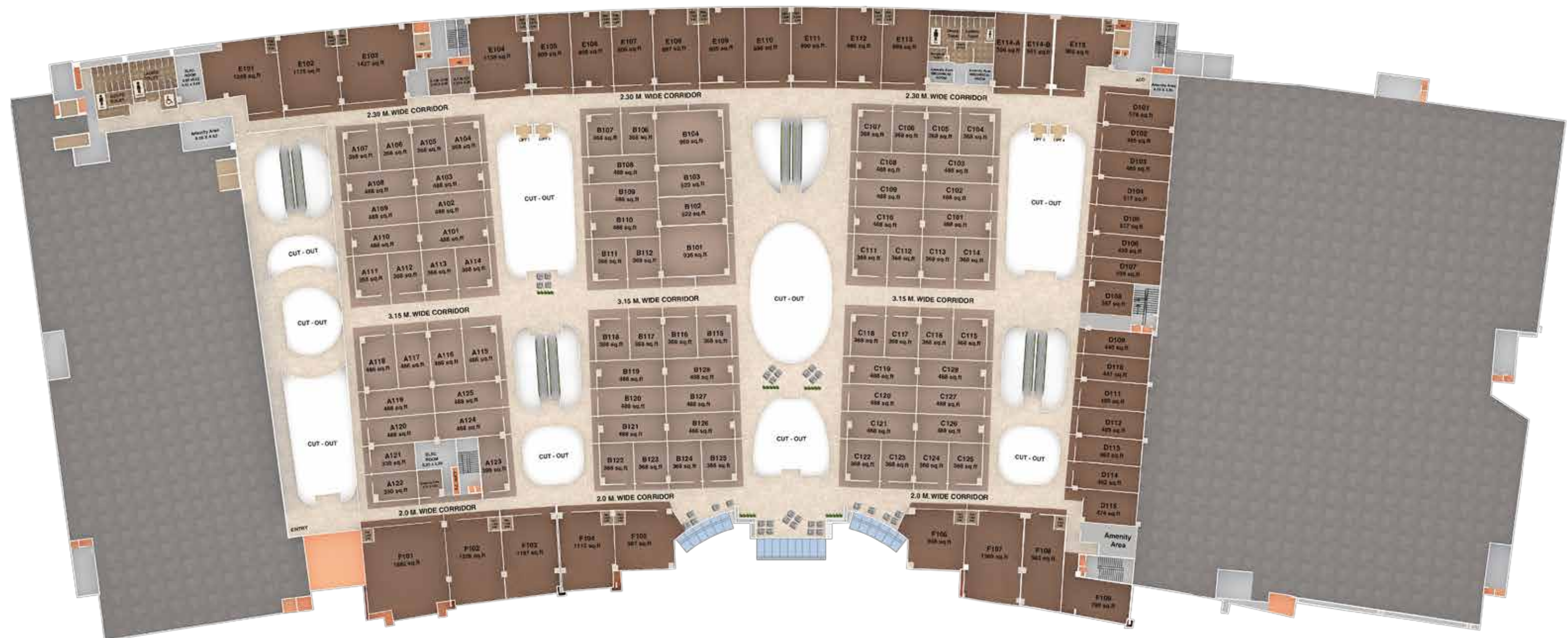


PLANS
AND LAYOUTS

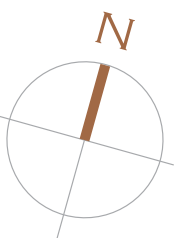
SITE LAYOUT
AND GROUND FLOOR PLAN.



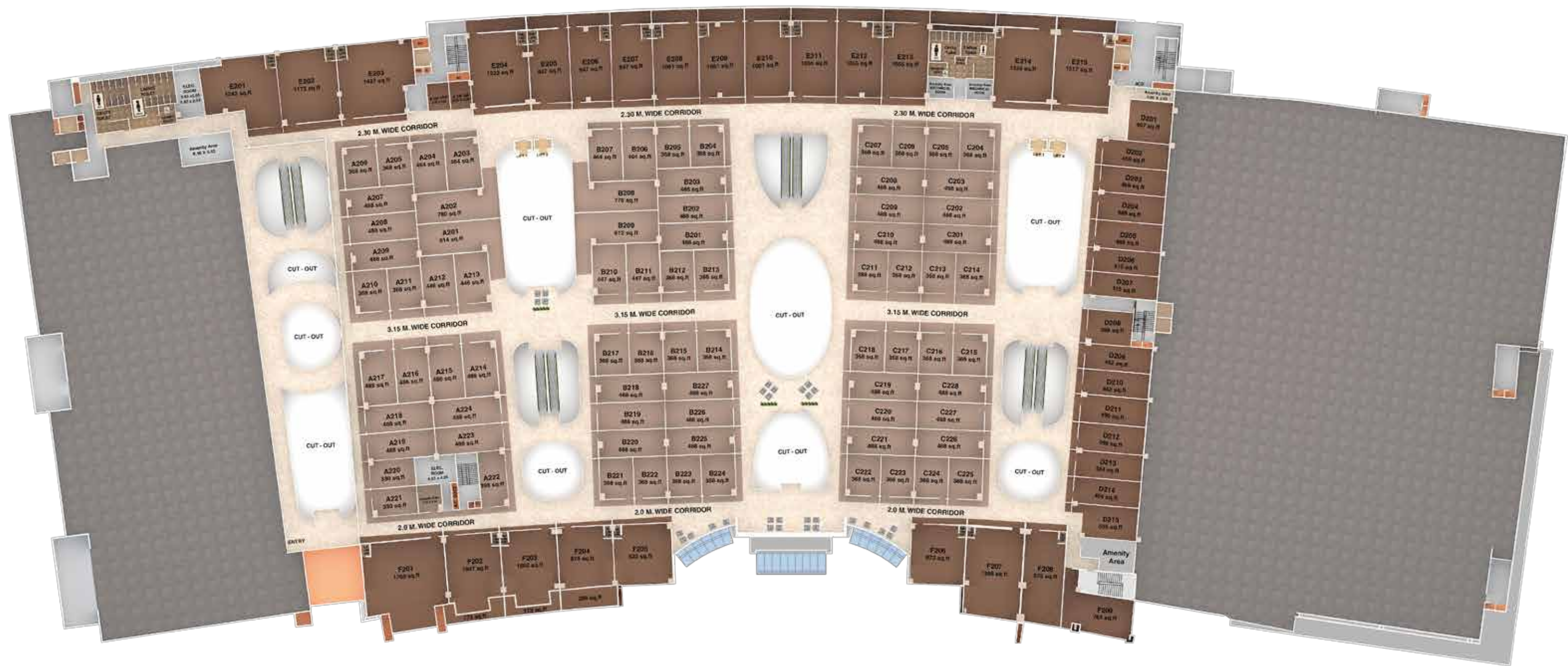
FIRST FLOOR PLAN.



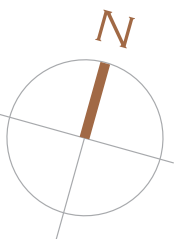
■ PRIMUS ■ MAXIMUS



SECOND FLOOR PLAN.



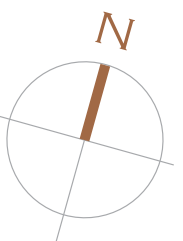
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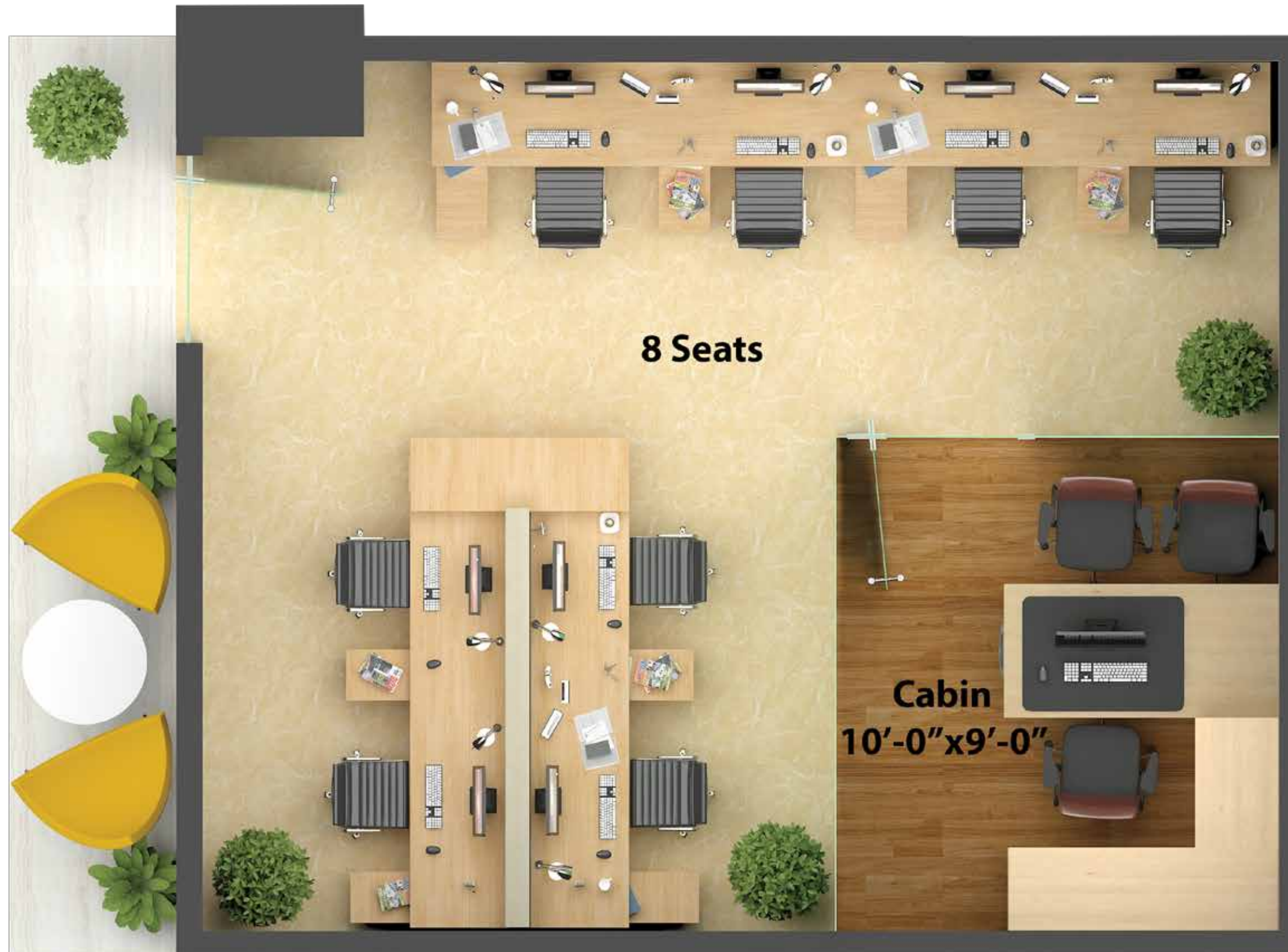
THIRD FLOOR PLAN.



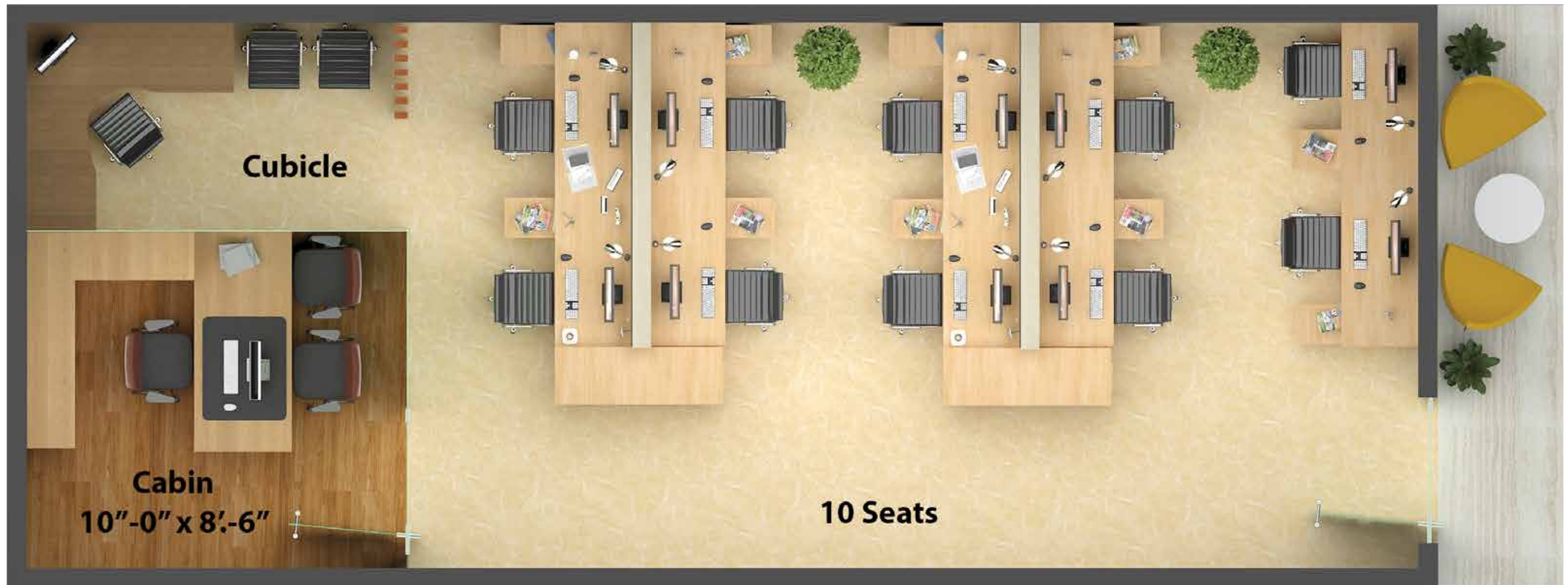
■ PRIMUS ■ MAXIMUS



REPRESENTATIVE UNIT PLAN
PRIMUS TYPE 1
CARPET AREA: 368 SQ.FT.



REPRESENTATIVE UNIT PLAN
PRIMUS TYPE 2
CARPET AREA: 488 SQ.FT.



REPRESENTATIVE UNIT PLAN
MAXIMUS TYPE 1
CARPET AREA: 809 SQ.FT.



REPRESENTATIVE UNIT PLAN
MAXIMUS TYPE 2
CARPET AREA: 1136 SQ.FT.



PROJECT PARTNERS

Architects: Forrec Design Firm, Vijay Punjabi Consultants Pvt. Ltd. and Epsilon Architects and Project Management

MEP Partner: Spectral Consultants

Landscape Architect: Kavita Srivastav and Associates

PROJECTS COMPLETED BY NEPTUNE

The Neptune Group stands for trust, integrity, respect and passion. Neptune has been able to grow considerably to build state-of-the-art commercial, retail and entertainment and world-class residential structures across the country, as well as integrated townships and Information Technology parks. The Group has successfully completed and are completing around 10 million sq. ft., and about 20 million sq. ft. respectively, with upcoming projects spread across Hyderabad, Kochi, Nagpur, Pune and Mumbai.

Neptune Living Point - Mumbai - Bhandup (W)

Neptune Colourscape - Mumbai - Mulund (W)

Neptune Harmony - Mumbai - Mulund (W)

Neptune Flying Colors - Mumbai - Mulund (W)

Neptune Uptown - Mumbai - Mulund (W)

Neptune Element - Mumbai - Thane (W)

ONGOING AND UPCOMING PROJECTS

Neptune Avens - Ghatkopar East - Mumbai - Ghatkopar (E)

Neptune Florencia - Mulund West - Mumbai

Neptune Eleve - Bhandup West - Mumbai - Bhandup (W)

Neptune Lotus - Mulund West - Mumbai - Mulund (W)

Neptune Rose - Mumbai - Ghatkopar (E)

Neptune Summit 696 - Madhurwada Vizag

Neptune Triveni Sangam - Kalyan

Neptune Flying Kite - Bhandup (W)

Neptune 101 - Cochin

Neptune Jubilee 800 - Hyderabad



Site Address: Codename Hat-Trick, Off JVLR, LBS Margv, Mumbai - 400 078.

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