



RESIDENTIAL SPACES AT



**WORLD TRADE CENTER**<sup>TM</sup>  
GIFT City, Gujarat





## A LIFESTYLE THAT PAYS FOR ITSELF.

Exclusive living spaces  
at the nucleus of business,  
in India's model smart city.



**LOCATED AT A PLACE  
THAT IS SETTING THE STANDARD  
FOR EVERYWHERE ELSE.**

**A STATE THAT ACCOUNTS  
FOR 25% OF THE  
COUNTRY'S EXPORTS**

**WITH AN ECONOMY THAT  
DOUBLES ITSELF EVERY  
7 YEARS**

**AND A MANUFACTURING HUB  
WITH THE HIGHEST  
MANUFACTURING GROWTH  
IN THE WORLD**



# PART OF THE AHMEDABAD - GANDHINAGAR METROPOLITAN REGION

## A PARADIGM FOR ECONOMIC GROWTH

A comprehensive plan for encouraging industries, IT & financial services that includes:

- Special Investment Regions (> 100 sq. km.)
- Industrial Areas (50-100 sq. km.)
- Delhi Mumbai Industrial Corridor

AGMR is set to be a strategic region for industry and commerce and will give Gujarat its ultimate economic boost.



--- Proposed MRTS  
--- Proposed BRTS



# GIFT CITY

One of the most ambitious project ever undertaken in the Indian infrastructure space.

Seeks to be at or above par with globally benchmarked financial centres such as Shinjuku in Tokyo, Lujiazui in Shanghai, La Defense in Paris and Docklands in London.

## GIFT AS COMPARED TO GLOBALLY BENCHMARKED FINANCIAL CENTERS

	Overtaking "Place"	Triple Play	Smart Buildings	Faster Setup	Competitive service provisions	All Fibre	Mobile/Wireless	Trading Platform	Sub Sea Connectivity	Data centre
GIFT	●	●	●	●	●	●	●	●	●	●
DIFC	●	●	●	●	●	●	●	●	●	●
DIC	●	●	●	●	●	●	●	N/A	●	●
SONGDO	●	●	●	●	●	●	●	N/A	●	●
Canary Wharf - ondon	●	●	●	●	●	●	●	●	●	●
Pudong - Shanghai	●	●	●	●	●	●	●	●	●	●
La-Defense Paris	●	●	●	●	●	●	●	●	●	●
London Stock Exchange	●	●	●	●	●	●	●	●	●	●
New York Stock Exchange	●	●	●	●	●	●	●	●	●	●
Tokyo	●	●	●	●	●	●	●	●	●	●

● Excellent ● Good ● Reasonable ● Poor

Source: www.giftcity.ae



# OFFERING STATE-OF-THE ART INFRASTRUCTURE



## ROADS

World-class roads that aim to make GIFT a zero accident city.



## DISTRICT COOLING SYSTEM

First time in India for commercial use – buildings are cooled with chilled water reducing energy cost.



## UTILITY TUNNEL

A tunnel running through the city for routing all utility services. Gives easy access to pipes thus avoiding digging.



## WATER MANAGEMENT

Zero discharge with storage and utilization of surface run-off and rain water. Drinkable water from tap.



## AUTOMATED WASTE COLLECTION SYSTEM

A next generation technology.



## SAMRUDDHI SAROVAR

Artificial water body of 1.2 km planned. Will also work as a 15 day water reservoir for the city.



## POWER

Ensuring 99.999% power reliability.



## FIRE STATION AND EMERGENCY RESPONSE CENTRE

With provision for special facilities.



## MULTI-CAR PARKING

9 multi-level parking planned, with 10,000 car park capacity each.



# THE NEXT BUSINESS HUB OF INDIA

## STATE BANK OF INDIA COMMERCIAL TOWER

State Bank of India, country's largest Public Sector Bank is setting up their operations at GIFT City

## BOMBAY STOCK EXCHANGE

Soon to establish India's first international exchange at GIFT City

## ORACLE

The computer hardware and database major has occupied over 105,442 square feet of office space in GIFT

## LIFE INSURANCE CORPORATION OF INDIA

LIC has been allotted 2 lac sq.ft. of buildup-area for office space which is expected to generate around 2000 employment opportunities

## TATA COMMUNICATION

The leading telecommunication services provider will set up a green data centre at GIFT City to facilitate a flawless and readily available business environment

# AT THE CENTRE OF INTERNATIONAL BUSINESS IN GIFT CITY, GUJARAT



**WORLD TRADE CENTER™**  
GIFT City, Gujarat



# BE A PART OF A GLOBAL NETWORK



1 MILLION  
BUSINESSES



330 GLOBAL  
ECONOMIC HUBS



FORTUNE 500  
COMPANIES



CONNECTED TO 100  
COUNTRIES ACROSS  
THE GLOBE

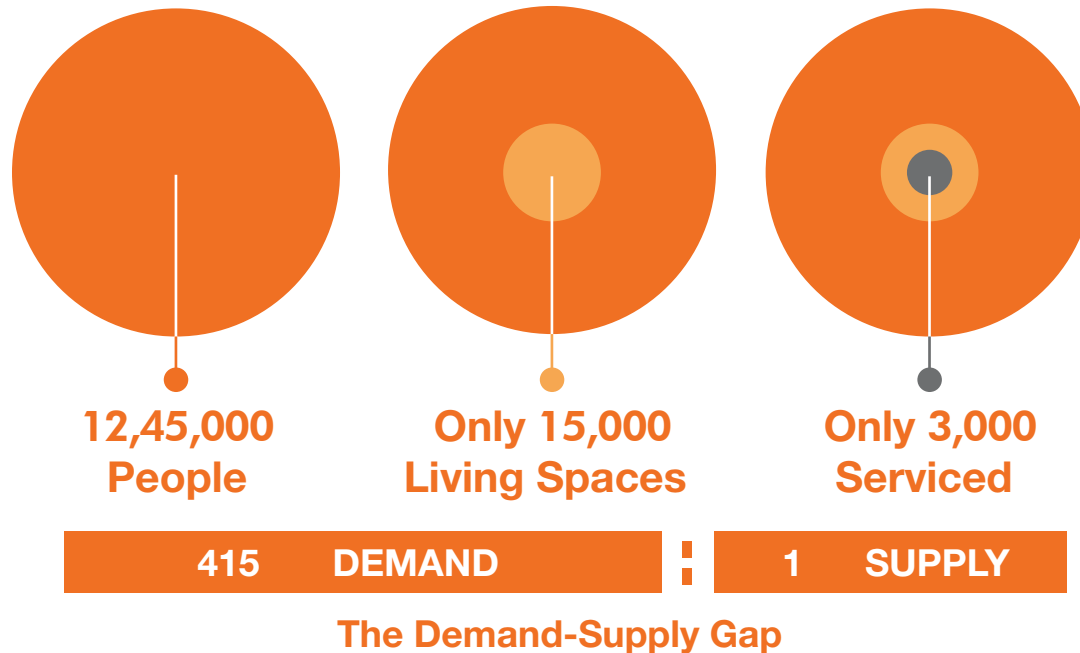


WORLD TRADE CENTER ASSOCIATION



# AND AT THE CENTER OF DEMAND

## THE DEMAND SUPPLY SCENARIO



- Assuming WTC GIFT CITY gets merely 10% of total footfall in WTC Dubai (2014) i.e. 2,45,000 in addition to 10,00,000 people expected to work in GIFT City.
- Assuming that 20% of the total residences are serviced

Source: [www.dwtc.com](http://www.dwtc.com)



# OFFERING PROPOSITIONS THAT GIVE YOU COMPLETE FLEXIBILITY

## Private Ownership Unit

Own these suites to live in or rent out.

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Enjoy services on à la carte basis.

## Serviced Unit

Avail upto 60 nights' stay.\*

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Enjoy regular returns# without the hassles of leasing.

---

Tailored offering.

\*Subject to availability. # Subject to T&C of LBA.



# UNIT PLAN



TYPE 1 UNIT PLAN  
820 sq.ft.



TYPE 2 UNIT PLAN  
1085/1155 sq.ft.



WTCSTUDIOS

Private Ownership Units



# A PREMIUM ADDRESS IN THE WTC COMPLEX

- Base Configuration with AC and Modular Kitchen
- À la carte Services
- Concierge Service
- Club Facilities
- Above two floor of retail space, comprises food court/restaurants/hi-street retail etc.



TYPE1 UNIT PLAN - 820 sq.ft.

\*Artistic render furnishing shown is not a part of standard offer





# Amari

RESIDENCES

Exclusively Serviced Units



# AN EXCLUSIVE LIVING SPACE SHAPED BY THREE PRESTIGIOUS NAMES



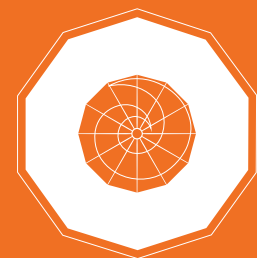
## GIFT CITY

India's First IFSC with an exceptional infrastructure that is at par with the finest in the world.



## WORLD TRADE CENTRE

The world leader in business ecosystems with a network of offices across 330 cities and 100 countries, connecting 1 million businesses.



## AMARI

A leading name in Asian hospitality and the centerpiece of Onyx.



# Amari

COLOURS & RHYTHMS

A revered name in Asian hospitality, Amari is the centerpiece of ONYX, a leading hotel management company known for its hospitality excellence.

Amari is ONYX's oldest and most established chain of hotels, featuring mid-scale to upscale hotels.





**THE**  
**Amari**  
COLOURS & RHYTHMS  
**NETWORK**

**SOUTHEAST ASIA**

- Amari Don Muang Airport Bangkok
- Amari Boulevard Bangkok
- Amari Watergate Bangkok
- Amari Residences Bangkok
- Amari Pattaya
- Amari Nova Suite Pattaya
- Amari Hua Hin
- Amari Buriram United
- Amari Koh Samui
- Amari Vogue Krabi
- Amari Phuket

**MIDDLE EAST**

- Amari Doha Qatar

**COMING SOON:**  
**SOUTH ASIA AND**  
**INDIAN OCEAN**

- Amari NOIDA
- Amari Havodda Maldives
- Amari Dhaka
- Amari Gift city

**SOUTHEAST ASIA**

- Amari Pecatu Bali



# A SUITE WHERE YOU ARE THE GUEST AND THE OWNER TOO

- Room revenue<sup>#</sup> sharing and complimentary room nights\* post possession
- ONYX Membership Card, entitled to a 10% discount on all ONYX properties on best available rates across the globe
- Inclusive of club, gym, swimming pool, etc. during stay
- Inclusive of CAM and Utility charges<sup>†</sup>



TYPE 1 UNIT PLAN - 820 sq.ft.

**20% OF ROOM REVENUE<sup>#</sup> + 60 NIGHTS STAY<sup>\*</sup>**

\*Subject to availability. † Subject to T&C of LBA. <sup>#</sup>Room revenue share shall be allocated at the end of financial year on a pro-rata basis.

Artistic render furnishing shown is not a part of standard offer





## FACILITIES

- Wired and wireless internet access
- Major international & domestic TV programs
- Complimentary daily local newspaper
- Toiletries
- Hair dryer
- Fully equipped kitchen with microwave, refrigerator and Induction plate
- In-room safe
- Make - up mirror
- Telephone(s)

## SERVICES

- 24-hour laundry/pressing
- 24-hour multilingual Concierge
- 24-hour security
- Travel desk
- Daily housekeeping service
- Shoeshine
- Doctor or nurse on call 24 hours
- Valet parking



# SPECIFICATIONS

- A strong and resilient RCC framed structure built to resist earthquakes, engineered in compliance with seismic design codes, that provides you with safety and a secure tomorrow.
- FRLS rated fire resistant conduits that fight electrical surges and prevent unintentional mishaps in the heart of the building.
- State of the art fire detection and fire-fighting equipment installed in all locations to provide an added layer of safety and peace of mind.
- Access controlled system with restricted card-based entries and CCTV surveillance to make sure you don't have unwanted guests invading your privacy.
- Anti-skid ceramic floor tile to prevent unwanted falls and provide extra comfort while you go about your business
- Anodized/Powder coated aluminum frames to weather rough climates allowing for a longer life and lower maintenance of the buildings exteriors.
- Top of the line furnishing for an exclusive living space viz Wardrobes, Furniture, Fans & Light Fixtures, Kitchen Appliances, Home Entertainment System, Home Furnishings as per Amari standard.



# SITE PLAN



1. PLAZA
2. OFFICE ENTRY
3. WATER BODY
4. RETAIL ENTRY
5. RESIDENTIAL ENTRY

6. VEHICULAR ENTRY
7. VEHICULAR EXIT
8. PARKING ENTRY
9. PARKING EXIT
10. PEDESTRIAN ENTRY PLAZA



# GIFT CITY - MASTER PLAN



**WORLD TRADE CENTER™**  
GIFT City, Gujarat



- GIFT Area Boundary
- Commercial
- Residential
- Institutional
- Utilities
- Transportation
- Water bodies
- Green area
- GIFT SEZ Boundary
- Metro Line
- MLP MULTI-LEVEL PARKING



# WTC GIFT CITY: CONSTRUCTION PROGRESS



SITE OFFICE

# WTC GIFT CITY: CONSTRUCTION PROGRESS



# A STRATEGIC INVESTMENT THAT ENABLES

WTC as a global power brand has been delivering profitable opportunities to a million businesses for more than 75 years.

WTCs are proven to be catalysts of regional development thereby significantly improving their own capital values over a period of time as compared to other commercial complexes.

**SECURITY OF INVESTMENT**

**CAPITAL APPRECIATION**

**HIGH RETURNS**

**PRIDE OF OWNERSHIP**

**THE POWER OF 4**

WTCs across the globe on an average enjoys 33% HIGHER OCCUPANCIES & 18% HIGHER RENTALS

WTCs are landmarks in the region they serve and become highly desirable complexes providing a unique & strong differentiation to the owners



# SALIENT FEATURES OF THE LEASE BACK AGREEMENT

Amari Residences are serviced apartments wherein the operator is providing hospitality services to the customers which inter alia include, transitional, short & long term lodging in rooms which are furnished to cater to the needs of service apartment residents.

Applicants paying the Brand Standardization Premium are entitled to revenue sharing in Amari Residences which is tentatively 20% of the room rentals revenue earned by the Amari Residences. This is earned by the Applicant on pro rata basis. Also, the applicant are entitled to 60 free room nights at Amari Residences, WTC GIFT City, Gujarat every year during the term of the lease back agreement, subject to availability and other Terms and conditions.

The applicants who have not opted for payment of Brand Standardization Premium payment plan shall be entitled to only 60 free room nights in the Amari Residences, WTC GIFT City, Gujarat for a period of 10 years under the Agreement subject to availability and other Terms and conditions. Pursuant to the completion of ten years, the applicant shall be entitled to the 20% of the room rentals revenue earned by the Amari Residences on pro rata basis for the balance tenure of the Lease Back Agreement in addition to 60 free room nights in the Amari residences.

## Other features:

- Lease Back Agreement to be executed along with Developer Buyer Agreement or at any time as may be desired by the operator.
- Brand: Amari, a well- established internationally reputed name in the hospitality business
- Business operations: by a professional and reputed operator in the hospitality industry
- Execution of the Lease Back Agreement is mandatory.
- Tenure of Lease Back: minimum 20 years
- Revenue sharing: Disbursal of the revenue sharing at the end of the financial year. The said revenue payable to the applicant is inclusive of all taxes
- Recurring Charges attached to the Unit: Common Area Maintenance (CAM) Charges, electricity and other recurring charges under the Developer Buyer Agreement payable by the Operator
- Right to transfer unit: The Applicant shall be entitled to transfer its unit subject to necessary documentation
- 60 Free Room nights: can be gifted by the Applicant or utilized by the applicant. (services/ utility charges and taxes borne by the applicant or his representative availing the offer )

Disclaimer: The salient features mentioned above are indicative in nature and subject to change. This constitutes no offer for sales and is not binding in nature to the developer, operator or the hospitality brand mentioned above.



**MAKE THE  
FIRST MOVE**

*Marketed by:*



E-mail: [info@madhyam.com](mailto:info@madhyam.com)

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