

The smart destination for smart business

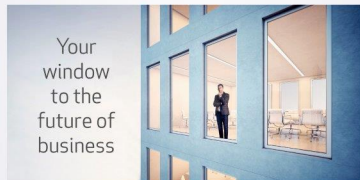



PRAGYA

New heights for your business graph



Pragya - India's financial gateway to the world



India has arrived at the world stage. GIFT City promises to establish India as a Financial hub by leveraging technology and manpower and laying foundations of global trade. We are proud to offer at GIFT City, our state-of-the-art International Financial Services Centre - PRAGYA.

The commercial tower, conceptualised to offer cutting edge features and a world-class business environment, welcomes global and Indian businesses to house their offices in the most promising and futuristic GIFT City. Jointly developed by ATIS Group and Savvy Group (Gujarat), this unique business destination will redefine the nature of global trade and business in India.

The tower being the pioneering architectural marvel has been crafted by Hafeez Contractor and will house India's finest commercial and retail space.

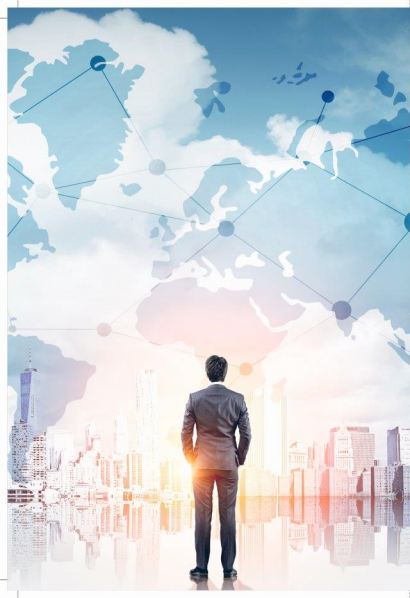


Project features

- Ground + 24 floors with proposed extra large super structure area
- Double basement car parking space in addition to multi-level parking space provided by GIFT
- Advanced communication systems
- Sophisticated security setup
- Advanced fire detection and fire fighting systems
- State-of-the-art building management system
- In-house building maintenance
- (A) High-speed passenger elevators with (B) separate service lifts
- Centralised air-conditioning will be connected with the district cooling system from GIFT
- Ultra-modern and spacious work spaces with enviable retail space available
- Cafeteria and other F&B areas
- Spacious, exquisitely designed entrance lobby
- Toilets for the handicapped on each floor



Additionally, PRAGYA enjoys the shared benefits of being part of a truly smart city giving it access to world-class infrastructure in terms of roads, water supply, uninterrupted power supply, solid waste management, world-class Information and Communication Technology (ICT), etc.



India's first-ever International Financial Services Centre (IFSC)

Target Business Segments

IT/ITeS

- KPO & BPO
- E-Commerce
- R&D Facilities
- Software & Application Development & Data Centers

Capital Markets

- Stock/Commodity Exchanges
- Clearing Corporations & Depositories
- Brokerage Services and Portfolio Management
- Alternate Investment Funds
- Mutual Funds
- Securities, Derivatives & Commodities Trading
- Private Equity & Venture Capital

Insurance

- Indian & Foreign Insurance
- Co-Insurance
- Reinsurance
- Captive Insurance

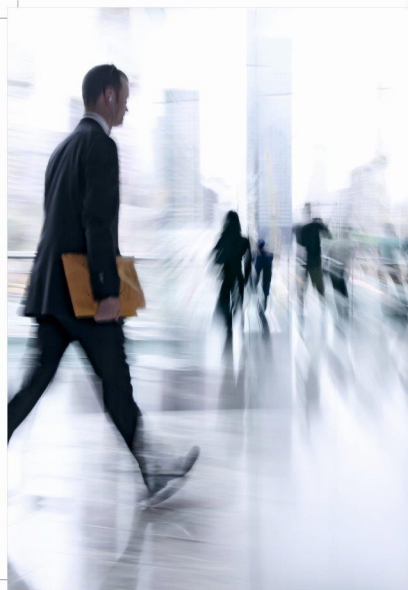
Banking

- Indian - Public / Private Banks authorized for Foreign Exchange
- Foreign banks present in India
- Fund Raising, Mergers & Acquisitions
- Asset & Wealth Management
- Private Banking
- Treasury Management
- Offshore Banking & Back Operations

Ancillary Services

- Legal, Accounting & Audit
- Research and Analytics etc.
- Compliance, Recruitment, Risk Management, etc.

Set up on 866 acres of land, Gujarat International Financial Tech City (GIFT) - India's First International Financial Services Centre, aspires to cater to India's mammoth financial services potential by offering global firms a world-class infrastructure and facilities. It aims to attract top talent in the country by providing the finest infrastructure and globally competitive facilities.



IFSC: An ideal destination for future of business

Union budget announcements (2016)

For projects located in GIFT

- Minimum Alternate Tax (MAT) reduced from 18.5 % to 9 % in IFSC for body corporates
- Security Transaction Tax (STT) waived off
- Commodity Transaction Tax (CTT) waived off
- Dividend Distribution Tax (DDT) abolished
- Long Term Capital Gain (LTCG) waived off

Fiscal incentives

- No Customs Duty
- No Excise Duty
- No Service Tax
- No Sales Tax
- No Purchase Tax
- No Stamp Duty on Mortgage
- No Stamp Duty & Registration Fees
- No Electricity Duty

Exemption on income tax

- 100% - For first 5 years
- 50% - For next 5 years
- 50% of the profits ploughed back for the next 5 years

With a view to provide an environment conducive for seamless financial services, the government has extended numerous tax exemptions to businesses operating in the GIFT City. The significant benefits extended to the businesses demonstrates the commitment of the government in fostering and nurturing the financial services sector, thereby, providing employment to the youth, which will also help the country compete with international financial hubs.



- COMMERCIAL OFFICE SPACE
- UTILITY/AMENITY
- RESIDENTIAL - TOWER SPACE
- OPEN GREEN AREA
- SOCIAL
- METRO LINE

Seamless connectivity

12 kms from SVP International Airport | 8 kms from Gandhinagar | 12 kms from Sabarmati Railway Station | Adjacent to NH8 Ahmedabad-Gandhinagar | Influence Zone of DMIC



GIFT CITY

India's step towards a global financial hub

- Globally benchmarked IFSC
- First-of-its-kind in India in scope and scale
- Ideal opportunity for Financial & IT/ITeS sectors
- State-of-the-art infrastructure
- Strategically located

A few GIFT occupants

Oracle
INFIBEAM
BSE
MCX

Kotak Mahindra Bank
YES Bank
Bank of India
Reliance
IDBI Bank
National Insurance

The GIFT Edge

Smart Business Environment

- Benchmark offices, landmark buildings

Technology

- Broadband FTTP
- WiFi/Wimax

Overall Connectivity/Transport

- External Connectivity via Metro/BRTS/Roads

Social Infrastructure

- International Exhibition Complex
- Educational Institutes such as Jinnabai Narsee School
- State-of-the-art Hospital
- 5 Star Hotels and Business Club

Integrated Residential Development

- Well-planned residential housing projects

Basic Infrastructure

- Uninterrupted power supply
- District Cooling System
- Nex-gen water & waste management

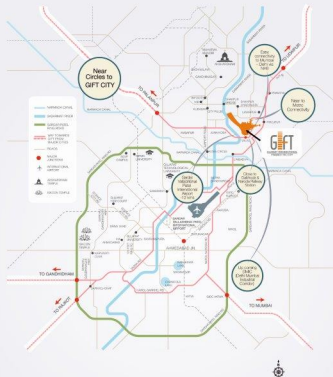
Retail Cum Entertainment

- Entertainment malls
- Movie Theatres
- Over 60% green space

Specifications

FINISHES	Grain/Imported marble/Equivalent material in Entrance/lobby. Vitrified tiles/granite or equivalent in lift lobbies/common corridor. IPS/Kota stone in Service lift lobby/basement lift lobby & staircase. Ceramic anti-skid tiles in common toilets. Office bare shell with plastered walls.
EXTERIOR	Appropriate finish with mix of glazing, stone & external grade paint.
PLUMBING	As per standard practice, all internal plumbing in GI/CPVC/Composite. All external in CI/UPVC.
COMMON TOILET	Premium sanitary fixtures & all chrome plated fittings.
HVAC	Chill water supply and return from GIFT district cooling plant.
LIFT	Adequate capacity high speed lifts, (OTIS/MITSUBISHI/FUJITECH/WONE or Equivalent)
POWER	Uninterrupted power supply from GIFT centralised substation.
SECURITY & FTTH	Provision for Optical fibre network, Video surveillance system, Perimeter Security and Entrance lobby Security with CCTV cameras, Fire prevention, suppression, Detection & alarm system as per fire norms.
GENERAL	Large Floor Plates Double basement parking space Construction as per Green Building Norms

(Note: ATS 54/VY DEVELOPERS LLP reserves its right to change the area and specifications without prior notice, if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%.)



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