



THE PLATINA

A space that will live up to your **business** idea.



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THE PLATINA

Welcome to The Platina, the future home to the biggest corporate names. With its premier location, choicest details and select amenities, The Platina will be everything that you could ever want from your commercial space. The land is owned by APHB and being developed by GM Infra Ventures Ltd.


All set to be a hotshot commercial destination in this region, the project will also be one of the first of its kinds in the area. You could get the first mover advantage.

SPV Partners:



MANJEERA GROUP
www.manjeera.com

- Multi faceted group with presence in Real Estate, Hospitality and Power
- Developed more than 2 million Sq. ft. of commercial and residential space at prime locations across India



GOWRA VENTURES PRIVATE LIMITED
www.gowraventures.com

- Developed more than half a million Sq. ft. of 'A' Grade commercial space in the prime CBD of Hyderabad
- Part of the Gowra Group which has multiple business interests and decades of experience



MILESTONE GROUP
www.milestonecapital.in

- Invested in projects worth more than \$1.0 billion from 5 funds across three asset classes with highly attractive investments in warehousing, commercial space, IT parks, residential projects & retail malls.
- Active Management of Investments through experienced operations, projects & development and property management teams.
- Expertise in Sustainable Development Consulting through a JV with Ecofirst UK



The Platina Investment Edge

If you have been thinking of buying a second house as an investment, we urge you to give it a rethink. Discover how investing in the Platina makes more sense than investing in a residential apartment.

The Platina:

- ◆ Ensures you better return on investment than residential apartments.
- ◆ Offers warm shell spaces starting from 1460 sq ft onwards
- ◆ Being professionally maintained, will be a worry free investment
- ◆ Offers better security for your investment
- ◆ Is scalable as per your changing needs
- ◆ Being at the centre of IT & Financial district, ensures faster appreciation
- ◆ The Platina aims to be a certified Green Building with the highest rating





Legacy matters. Experience speaks aloud.

The Platina is a joint venture between Manjeera Group, Gowra Group and Milestone Capital. The companies bring in years of rich experience and expertise, have created a space that is set to become a standard for commercial spaces in the city.

Manjeera Group is a Hyderabad based premier construction conglomerate with more than 2 decades of experience in building mega malls, office spaces, hotels and gated communities. Manjeera's expertise is the result of professional property management services, clear titled properties and adherence to strict time schedules, which bring out the best in every project. With 2 million sq ft of commercial and residential projects developed so far and another 6 million sq ft under development, Manjeera properties will bring in a change in the urban landscape. The Group has also undertaken multiple, large volume premium projects, through joint ventures with foreign and domestic investors of great repute. With its star hotels - Aditya Park Inn and Aditya Homtel, the Group has forayed in to the hospitality sector. And joining this list is an upcoming 5 star hotel - Aditya Sarovar Premier, the construction for which has already begun. A passion for excellence, innovation, futuristic designs, motivated personnel and strategic locations, together make Manjeera Group what it is today.

Gowra Group, the other enterprise in the joint venture is one of the most trusted ethical business houses in the region with multiple interests. Decades of rich business experience spread across Construction, IT-Engineering Services, Organic and Inorganic Chemicals representing National and International Manufacturers sourcing (Overseas), Pharmaceuticals, Textiles and NBFC activity etc... the Group's areas of work is ever growing. With half a million sq. ft. 'A' Grade Commercial space in the prime CBD, Hyderabad boasting of an elite clientèle, Gowra Group today is a pioneer, a trend setter and a guide to all those who believe in pursuing brilliance and ethics, no matter what.

Milestone Capital Advisors Pvt. Ltd. based out of Mumbai is an independent business venture. The group was formed in 2006 to manage property investments for Indian & global investors, across various asset classes in India. Milestone Capital has invested in projects worth more than \$1.0 Billion from 5 funds across three asset classes. Milestone combines extensive national vision with local insight and comprises of a team of 52 professionals. Driven with an 'Active Management of Innovative Themes' philosophy, the group invests in private equity, real estate projects in India. Milestone has also partnered with Ecofirst(UK) to provide consultancy in the area of sustainable development to various projects across India.





Discover how this Location works for your business.



Located at Hyderabad's most prime business area with the biggest multi-nationals in its vicinity, The Platina will give your business the edge that it seeks. If you are looking for a buzzing location for your enterprise needs then this will be it. The location is one of the key features of this project. The commercial tower will be within a few minutes drive from it all.

- The IT Hub at Gachibowli consisting of Microsoft, Infosys, Wipro, ISB etc
- HITEC City,
- HICC
- Near the Expressway
- The Financial District
- Connectivity through ORR to Rajiv Gandhi International Airport
- Several business class hotels
- Restaurants
- Premium residential complexes...





The Green Building Certification.

We are doing our bit to save the environment.
We aim to be a **Green Building with the highest rating.**

The importance of a Green Building.

A Green Building employs practices that substantially reduce or eliminate negative environmental impacts and improve existing construction and operational practices.

Factors like efficient space management, reducing wastage, recycling materials, using renewable sources of energy make for healthy, lively and comfortable work environment. And energetic spaces like these increase productivity and lower stress for everyone here. Thus, Green Building design has environmental, economic and social elements that benefit all building stakeholders, including owners, occupants and the general public.

The Platina will be a Certified Green Building and aim for the highest rating possible under **Indian Green Building Council's LEED Core and Shell rating system.**

The Platina aims to achieve the following as a sustainable building -

- ◆ Up to 70% reduction in power usage over a conventional building
- ◆ Up to 30% reduction in water usage
- ◆ At least 20% reduction in construction wastage
- ◆ 100% use of recycled water
- ◆ Use of recycled and renewable materials
- ◆ Use of renewable and alternate energy sources for daily energy requirements

The LEED Certification

Leadership in Energy and Environmental Design is a rating system designed to quantify the efforts of developers, builders, architects and all other stakeholders in making a building energy efficient so that its overall, lifelong impact on the environment may be minimized. LEED is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts. It is a performance-oriented system where credits are earned for satisfying criterion designed to address specific environmental impacts inherent in the design and construction.





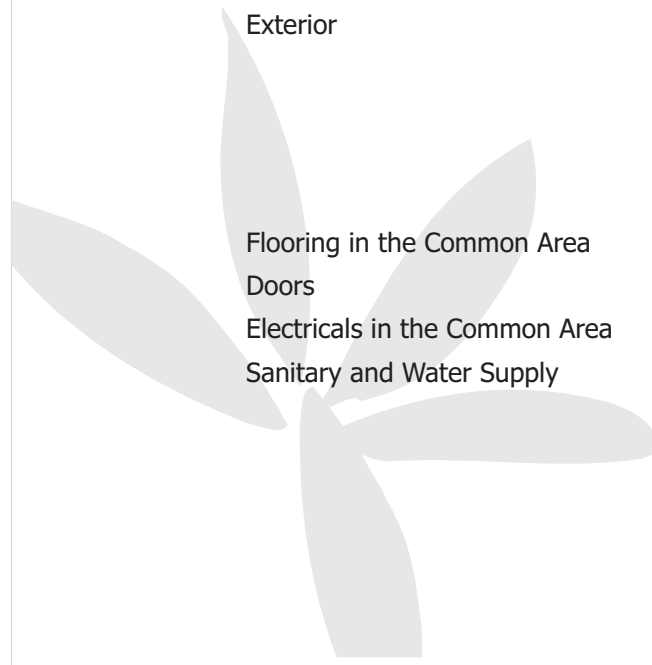
Take pride in the space that you will own.



The Platina will give you an experience unlike any other commercial space. This will be made possible by its select features and amenities.

Specifications:

- | | |
|------------------------------------|--|
| Floor Plate | - 40,000 sq. ft. |
| Minimum Space Format | - 1460 sq. ft. |
| Structure | - R.C.C. framed structure with flat slab |
| Super Structure | - Walls with a combination of Clay Bricks in CM |
| Ceiling Height | - 13'0" floor to floor |
| Power | - H T |
| Power Backup | - 100% Diesel Generator |
| Air Condition | - High Side Air Conditioners |
| Parking | - 7 Levels Parking |
| Indian Green Building Council Code | - Approval awaiting |
| Plastering | - Smooth/Sponge finish |
| Exterior | - The exterior will be a combination of the following: <ul style="list-style-type: none"> - High Performance Structural Glazing - Alucobond - Stone Cladding - Texture |
| Flooring in the Common Area | - Granite/Vitrified tiles/Marble |
| Doors | - Teak wood/Engineered wood doors/Frames and Flush Shutters |
| Electricals in the Common Area | - Quality Electrical Fittings conforming to ISI Standards |
| Sanitary and Water Supply | - Sanitary and water supply systems shall conform to the ISI standards |





Details that make this space exceptional.



Other Specifications

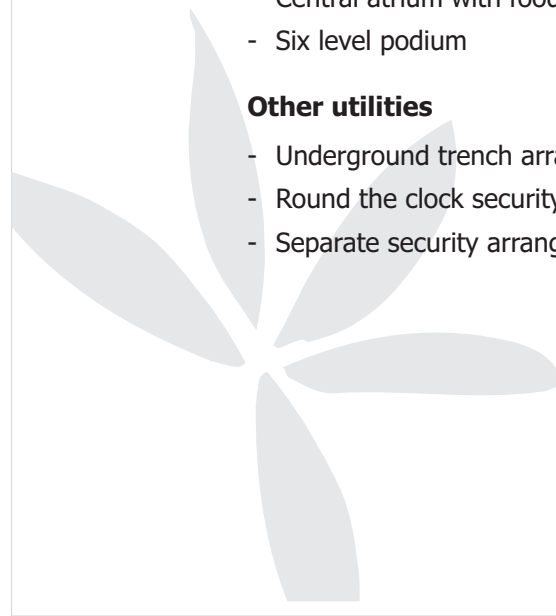
- Fire Fighting equipment and Fire Escapes as per DGFS norms
- Sewage Treatment Plant
- Mechanical Ventilation in Basements to provide treated fresh air & exhaust
- Landscaping
- High Speed Lifts
- Service Lifts
- Wide Span Grid
- Common Toilets on each Floor

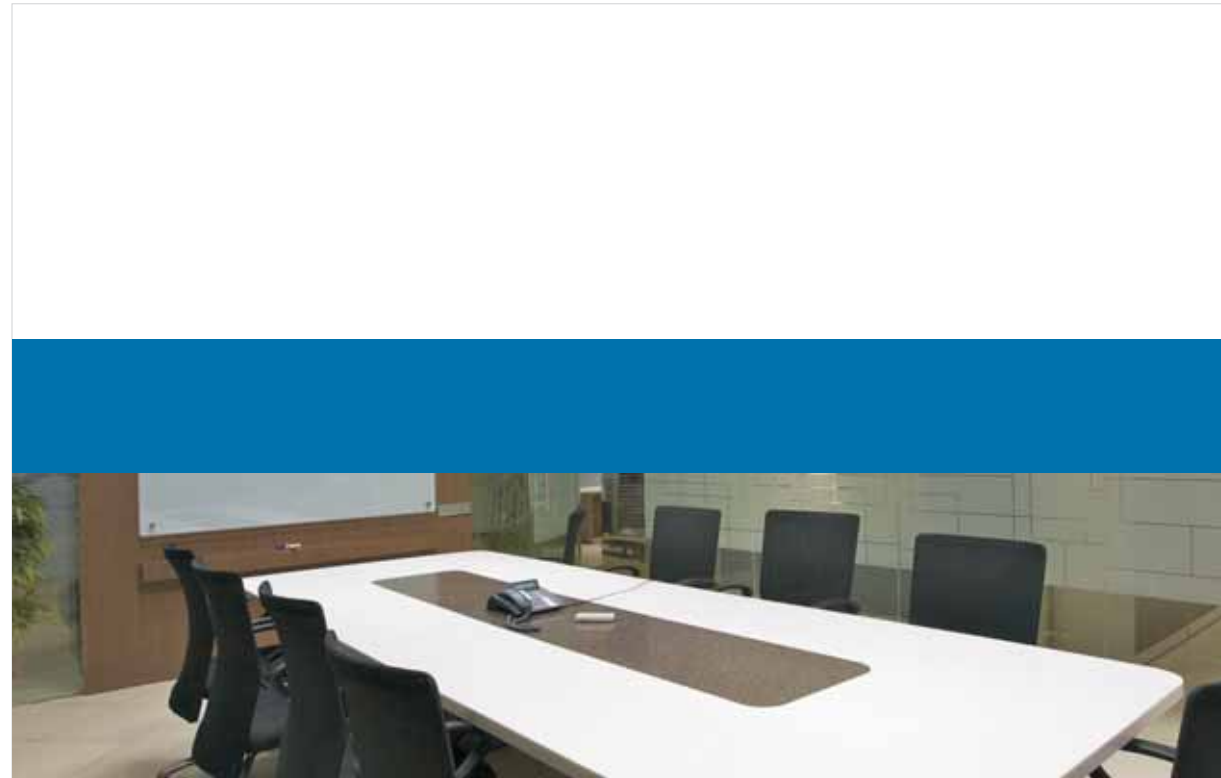
Other features

- Spread over 5 acres
- Beautiful landscape
- Existing 90 feet road proposed to be widened to 200 ft
- Half a km of highway frontage
- Office spaces starting from 1460 sq ft and scalable to 40,000 sq ft
- Business centre
- Central atrium with food court/coffee shop
- Six level podium

Other utilities

- Underground trench arrangement for water, power, telephone
- Round the clock security in the complex
- Separate security arrangements for the commercial block





Spaces that inspire better work.

If home is where the heart is, then office is where the mind is. And your mind certainly needs a smart, comfortable work area. Your office space needs to strike a balance between being comfortable, warm and business like.

The office spaces here have achieved that right balance. Equipped with advanced technologies and features, this is an ideal setting for your venture. Starting from 1460 sq ft onwards, there's an office space for every business venture. And the fact that they are scalable, gives you the option to grow as per your changing needs.





Business in style.



You have the presentation in place, all facts have been covered, the tea is good, so is the stationery. But your associates just can't wait to leave. Yes, there's more to a conference than fancy power point presentations, great food and a good welcome speech.

The flexible conference room here meets all your conferencing, training and video conferencing needs, so that you can hold effective meetings whenever and wherever you need to do business.

- Printers, fax, scanners and copiers
- High-speed Internet access
- Plug & play local area network
- Continuous IT maintenance and support
- Executive catering on request
- Breakout areas and business lounges
- Self-serve coffee, tea, chilled water

Whether you are presenting to your largest client or holding off-site company meetings, the conference rooms provide the ideal professional working environment.

This space will live up to your every expectation.



Contact us and we will take you through each of the mentioned features and specialities in detail. And you will discover why this project should be your choice of business address.

Call: +91 98490 00000, 98490 00000





Manjeera Diamond Towers



Gowra Grand



Manjeera Smart Homes Apartments



Manjeera Trinity Commercial



Manjeera Smart Homes Villas



Manjeera Trinity Residential



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