SIDDHARTHA VIHAR

The corner is about to change.

A NEW PREMIUM RETAIL DESTINATION.

50 M ROAD x 30 M ROAD



THE LOCATION PROPOSITION

Most retail properties ask you to find the footfall. This one is planned where two roads meet.

A corner parcel can do something an internal retail plot cannot: present the building to two traffic streams before a visitor enters it.



Diagrammatic representation only. Road widths are based on the submitted planning information and remain subject to verification.

THE PRACTICAL DIFFERENCE

A shop cannot be discovered if it cannot be seen.

The planning intent is to place approximately 70-80% of shops along either the 50 m road edge or the 30 m road edge. That creates more outward-facing retail and less dependence on deep internal circulation.

70-80%

PLANNED ROAD-FACING SHOPS

More inventory is intended to address an external road edge.

2

DISTINCT ROAD FRONTS

A 50 m and a 30 m road define the corner condition.

1

RECOGNISABLE CORNER

The architecture can be read as a destination rather than an internal arcade.

Visibility is not footfall.

It is the first condition that makes footfall easier to build. Tenant quality, access, parking, operations and the surrounding catchment will still determine actual commercial performance.



PLANNED COMMERCIAL CURATION

The objective is not merely to sell shops. It is to manage what opens in them.

The promoter group proposes to coordinate tenant sourcing, selection, leasing execution and ongoing property management. This is a management approach - not a rental guarantee.

80% PLANNED LEASE-MANAGED SPACE

20% SELF-USE

1 Tenant sourcing

A coordinated effort to identify occupiers suited to the floor and catchment.

2 Tenant selection

A considered mix intended to reduce random or conflicting uses.

3 Lease execution

The proposed operating model includes end-to-end leasing support.

4 Ongoing management

Common-area standards and property operations are intended to remain coordinated.

IMPORTANT

The 80:20 allocation is an intended commercial strategy and is not represented as a contractual restriction. No assured return, minimum rent or guaranteed occupancy is offered.

CONFIDENTIAL - INTERNAL CONCEPT & PLANNING NOTE - NOT FOR PUBLIC CIRCULATION

ONE BUILDING. FIVE DISTINCT COMMERCIAL REASONS TO VISIT.

Each level is planned around a different type of demand, so the building can work as a connected destination rather than five repeated floors.

PLANNED VERTICAL FLOOR HEIGHTS - NOT SHOP FRONTAGES

THIRD
Food court + restaurant + food outlets — 11 ft height

SECOND
Fitness + wellness + service brands — 11 ft height

FIRST
Lease-managed + selected self-use — 14.5 ft height

GROUND
High-visibility premium retail — 16.5-17 ft height

LOWER GROUND
Anchor supermarket + value retail — 15 ft height

BASEMENT
Reserved shopper and owner parking — Parking

All heights and proposed uses are based on current planning inputs and remain subject to final sanctioned plans and applicable approvals.

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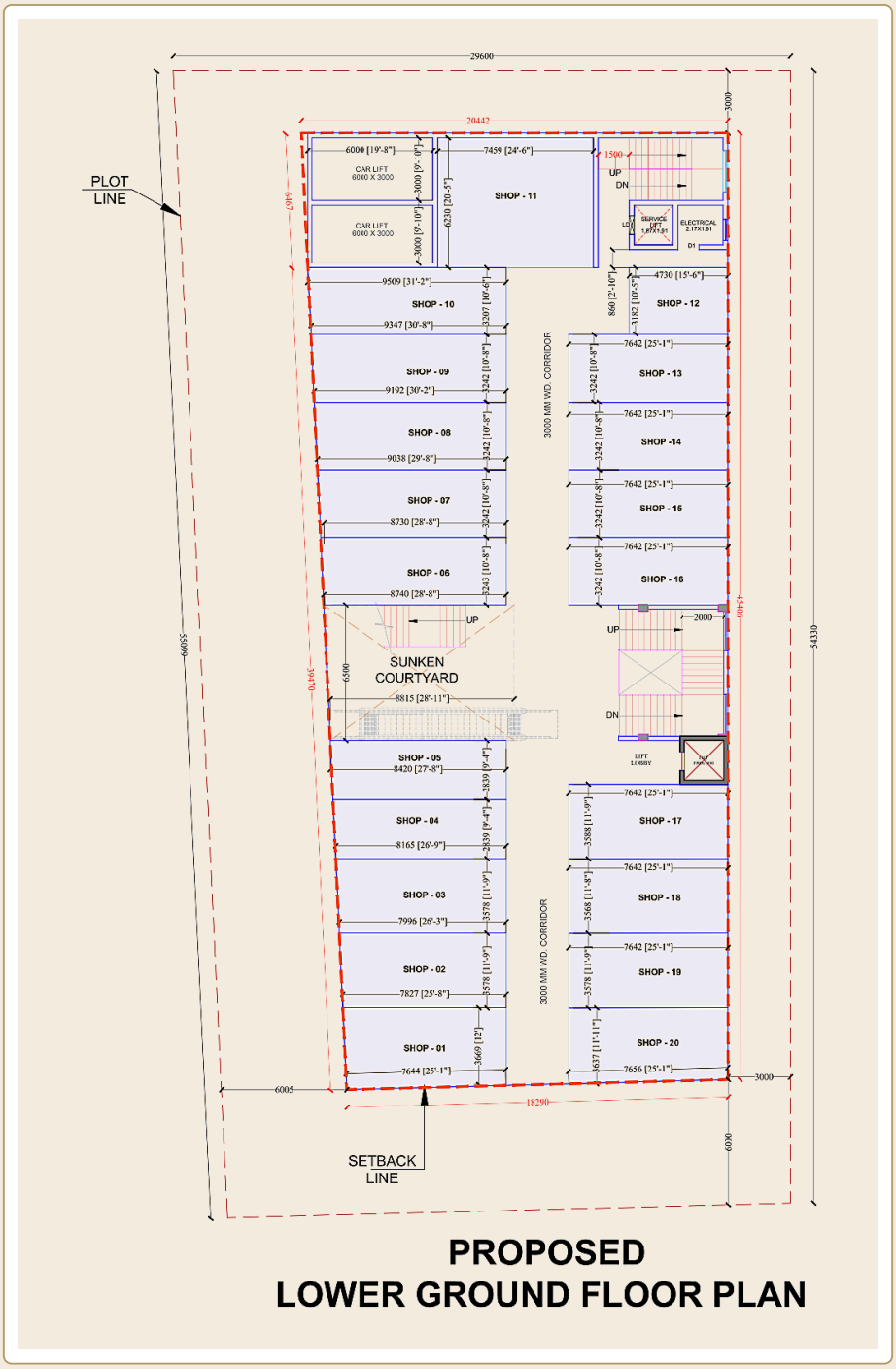
SUBMITTED CONCEPT PLAN

Lower Ground

PLANNED HEIGHT: 15 FT

Planned for anchor-format retail, including supermarket or value-store opportunities.





Plans and interior imagery are indicative and subject to final approvals.

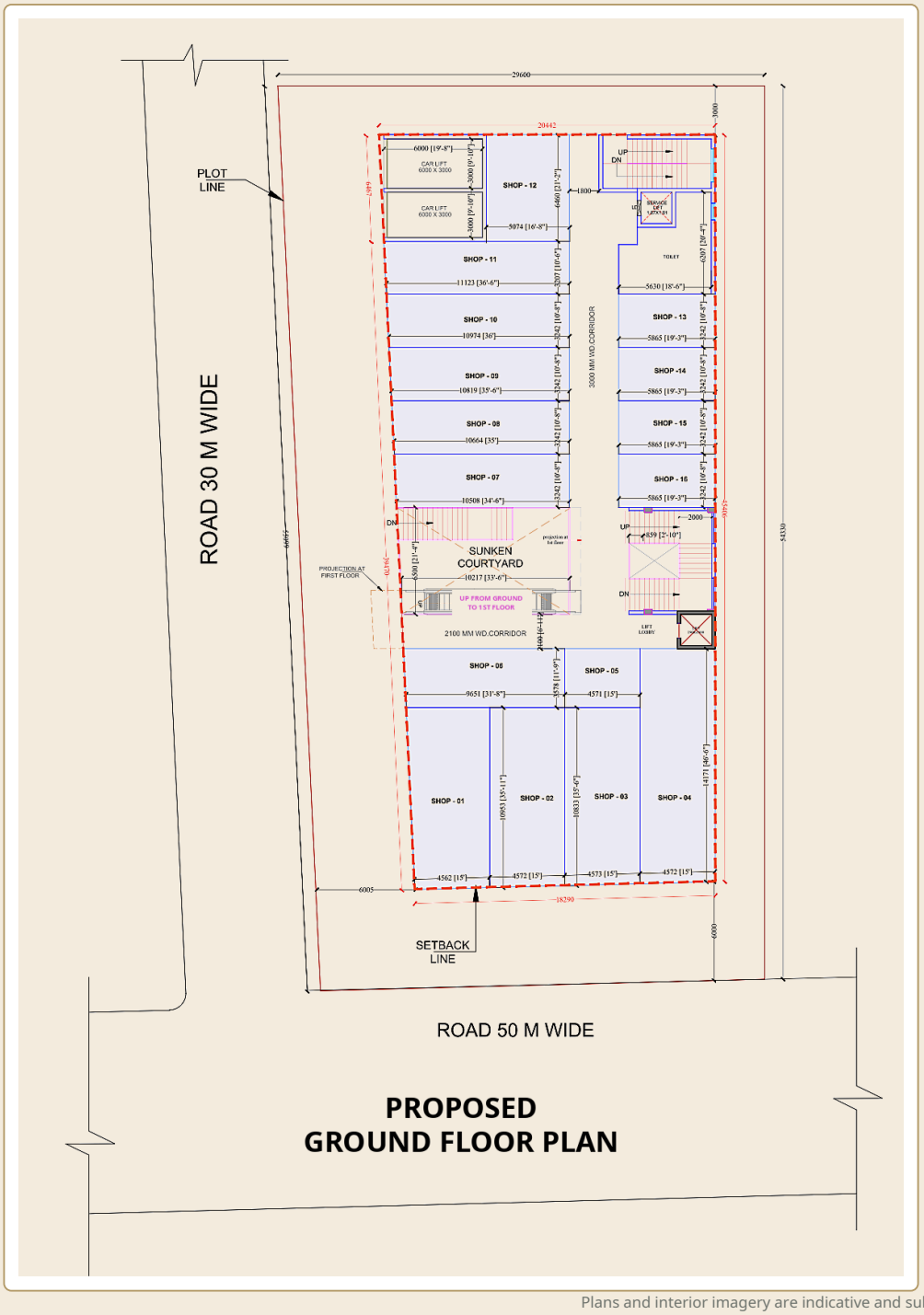
SUBMITTED CONCEPT PLAN

Ground

PLANNED HEIGHT: 16.5-17 FT

The principal retail level at the intersection of the 50 m and 30 m roads.





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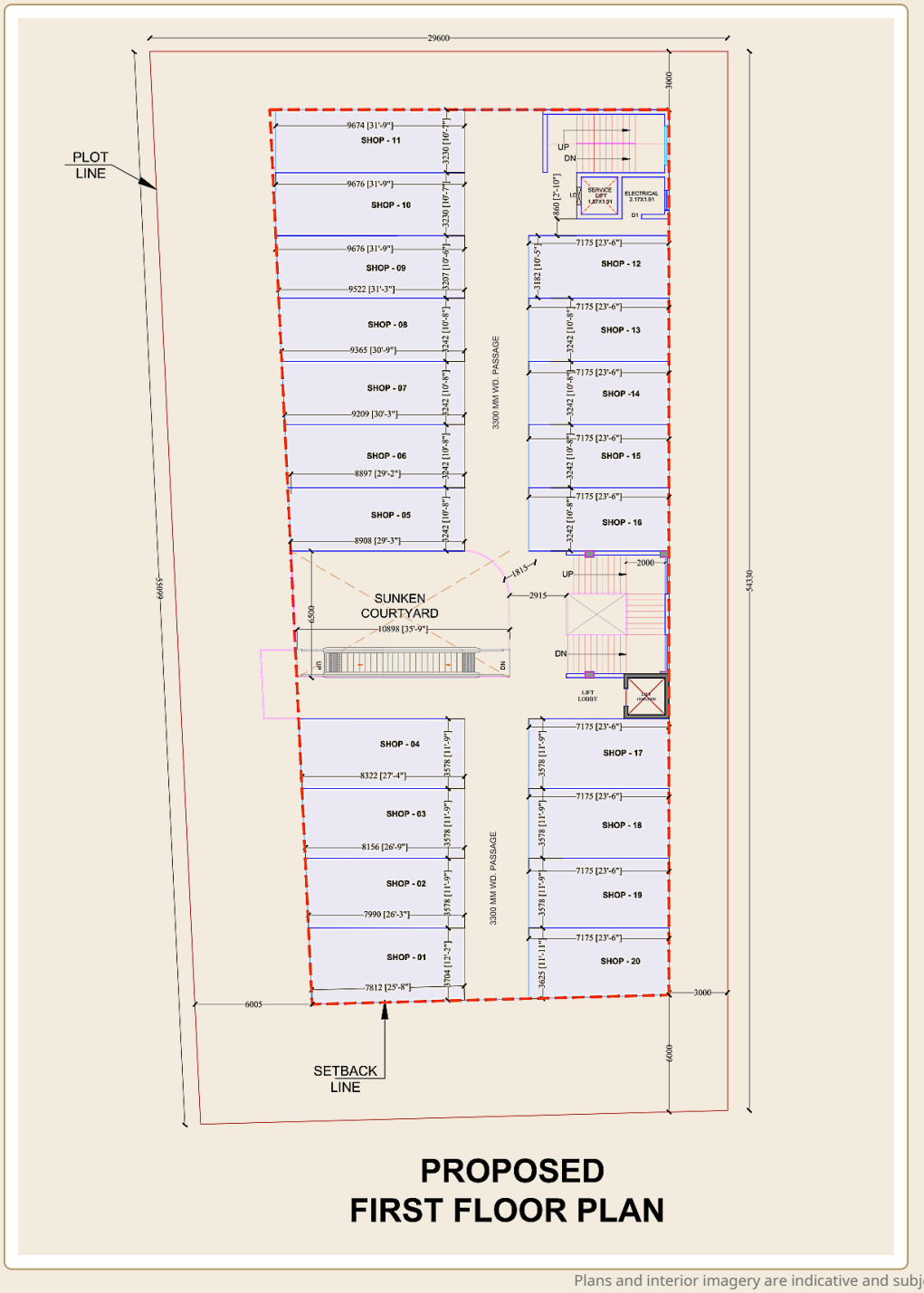
SUBMITTED CONCEPT PLAN

First Floor

PLANNED HEIGHT: 14.5 FT

A flexible mix of managed leasing inventory and spaces intended for self-use.





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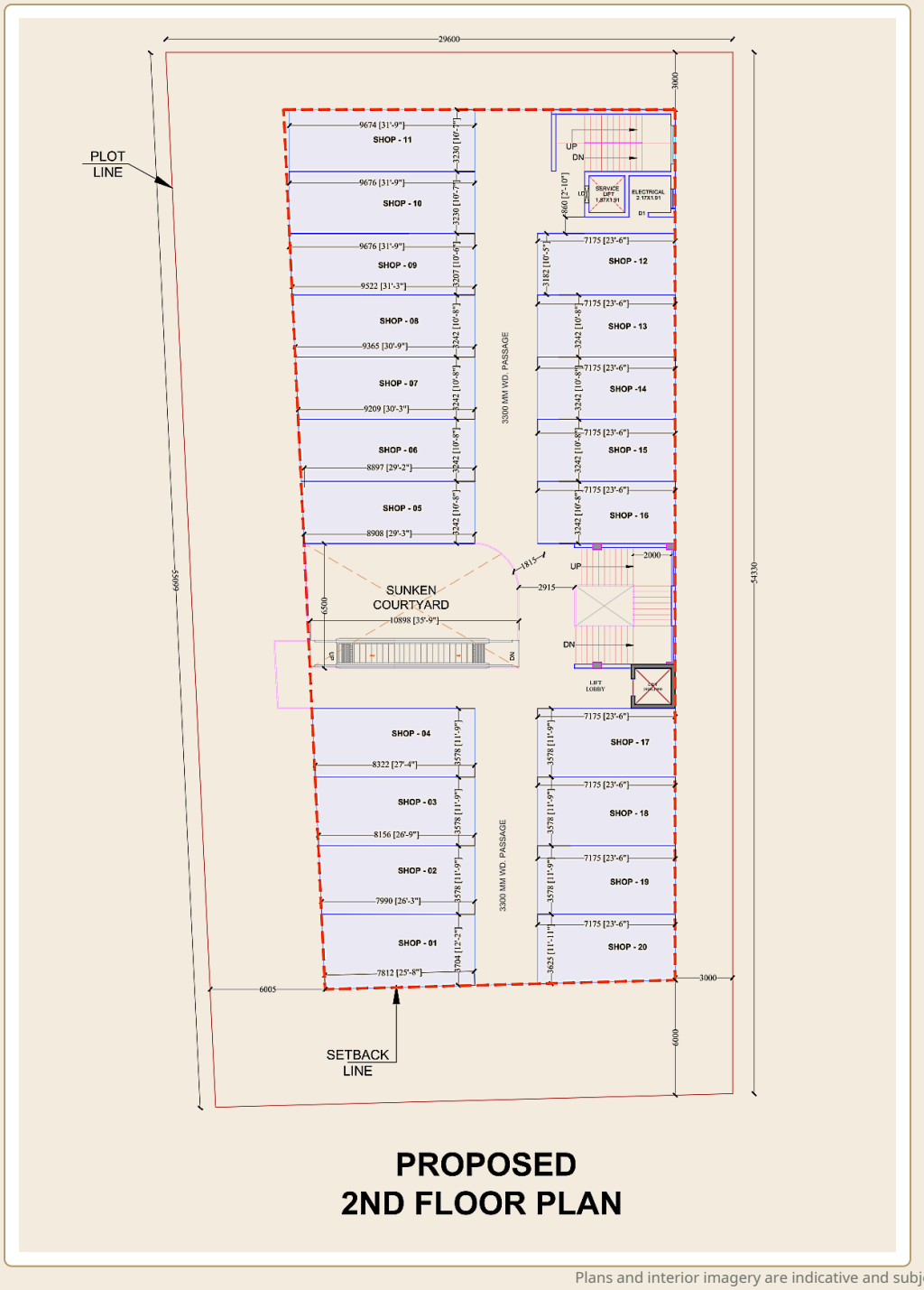
SUBMITTED CONCEPT PLAN

Second Floor

PLANNED HEIGHT: 11 FT

Planned for fitness, wellness and other service-oriented occupiers.





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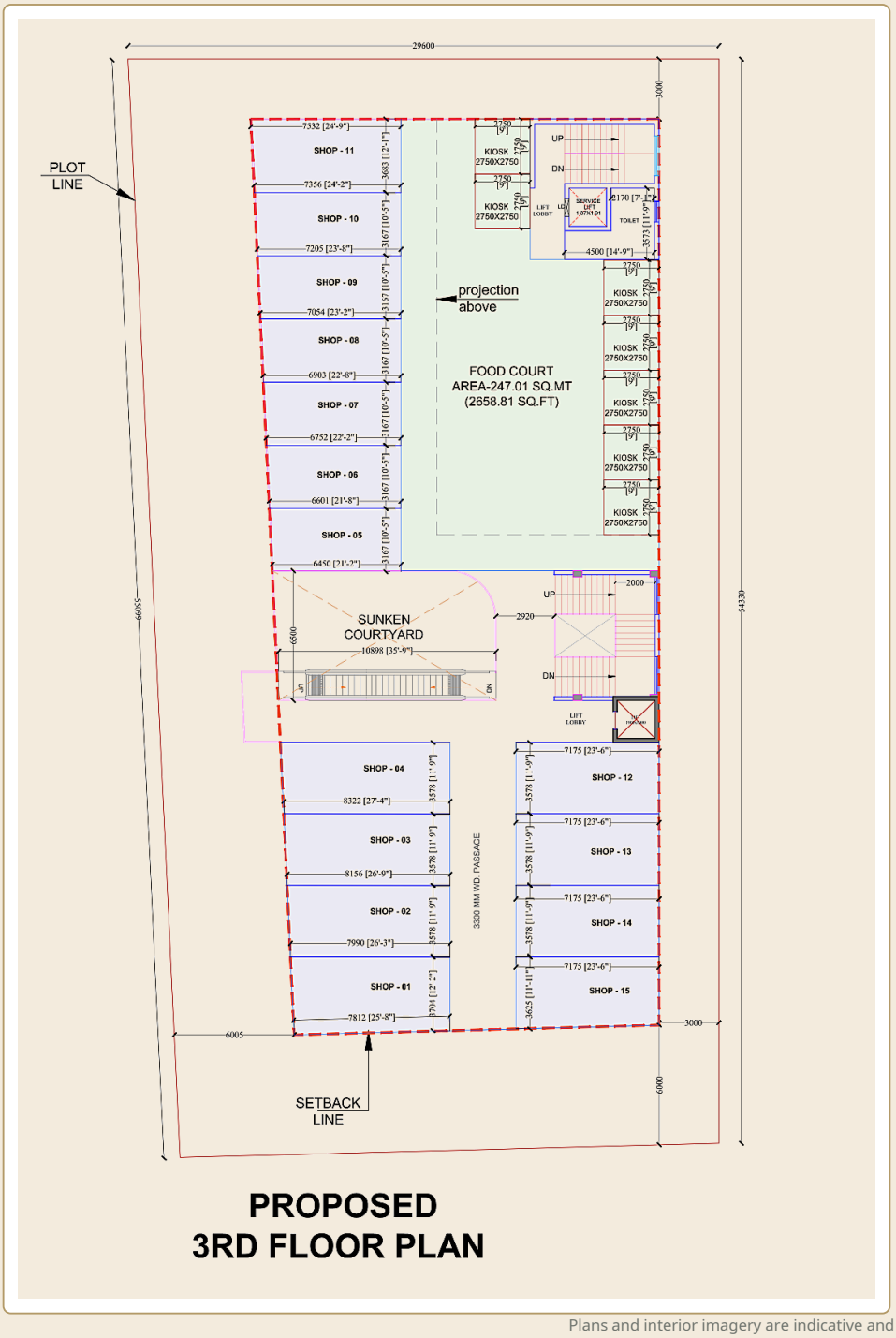
SUBMITTED CONCEPT PLAN

Third Floor

PLANNED HEIGHT: 11 FT

A food-led destination with restaurant space, food outlets, kiosks and shared seating.





Plans and interior imagery are indicative and subject to final approvals.

EXPERIENCE FROM THREE WORLDS. APPLIED TO ONE COMMERCIAL DESTINATION.

The promoter group brings together professional exposure across banking, industrial enterprise, manufacturing, business operations and real estate development.

BANKING

Financial discipline

A banking perspective contributes attention to governance, capital discipline, documentation and long-term asset stewardship.

INDUSTRY

Operating mindset

Industrial and manufacturing experience brings practical understanding of execution, procurement, systems and day-to-day operations.

DEVELOPMENT

Business perspective

Experience across multiple ventures, including real estate, supports a broader view of location, product planning and commercial use.

The common thread: build it to be operated, not merely occupied.

Individual names and detailed credentials may be inserted in the statutory version after verification and approval.



AN OPERATING MINDSET, NOT A SALES MOMENT

THE PROPOSITION, WITHOUT THE PROMISES.

A prominent corner. A high proportion of outward-facing retail. A differentiated floor mix. And a promoter-led approach to leasing and property management.



01 Corner parcel at the intersection of a 50 m and 30 m planned road

02 Approximately 70-80% of shops intended to face either road edge

03 Approximate 12,000 sq ft super-area floor plate

04 Basement parking plus Lower Ground, Ground, First, Second and Third floors

05 Intended 80% lease-managed and 20% self-use commercial strategy

06 Construction planned from October 2026, with an approximately 24-month development intent

PRE-REGISTRATION NOTICE

Confidential internal document for promoter, design and office planning only. Not for market circulation, booking, sale or public advertising. RERA registration is anticipated by mid-October 2026, subject to approval by the competent authority. Construction commencement is planned for October 2026, subject to applicable permissions. All plans, dimensions, road widths, uses, interior images, specifications, timelines, tenant mix and operating strategies are indicative and subject to final sanction and design development. No assured return, rent guarantee, occupancy commitment or appreciation promise is made. A separate registered brochure will supersede this document after RERA approval.