



## Bestech Business Tower - An Iconic Project



A seamless integration of intelligence and workspace  
An Intelligent workspace offering 7 Lac sq.ft on Sohna Road.  
Large efficient floor plate of 80000 sq.ft G + 9 Floors

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## Overview

The majesty of Gurgaon district and the commitment of Bestech Group come together to create an incredibly impressive and landmark property on NH-8.

It is our pleasure to introduce **'BESTECH BUSINESS TOWER'** a magnificent and engaging address for the global giants of the business world.

We intend to provide a work environment that's second to none and provide a splendid contemporary architectural design that offers vistas of wide-open spaces, vibrant greens and buzzing surroundings to stay ahead of competition, work better and meet deadlines earlier.

The reasons we site for organizations to be a part of this development is:

- ❖ Location
- ❖ Easy accessibility & hassle free movement
- ❖ Well defined neighbors

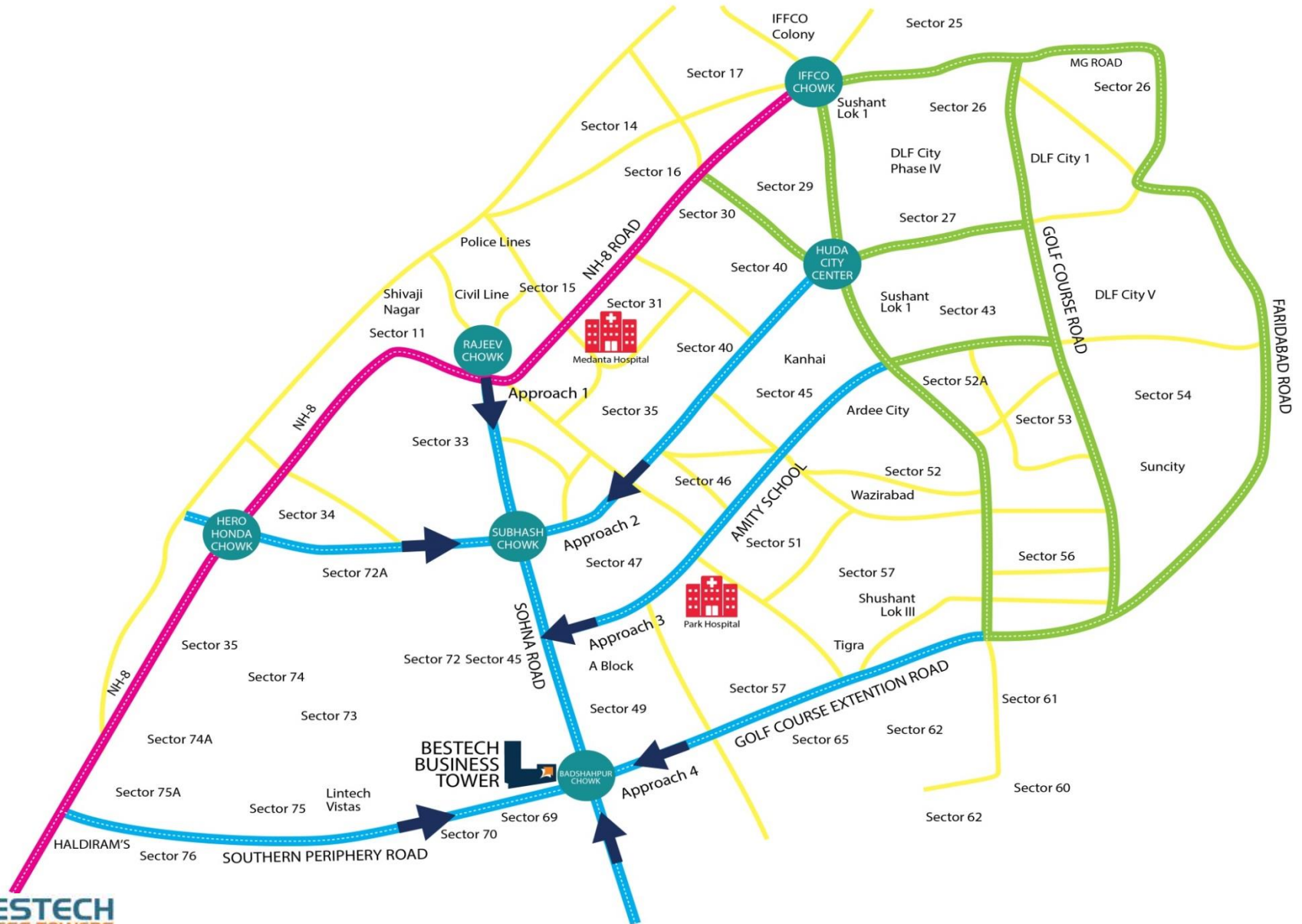


## Location

- **Bestech Business Tower** is located in Sector 48, Sohna Road Gurgaon and is based in close proximity to the intersection of Golf Course Extension, Sohna Road & SPR. The location is easily accessible from the International Airport through express highway.
- The Project has excellent frontage and the development has excellent visibility from 60 meter wide road which ensures for the smooth traffic movement today and also in the years to come. Moreover it is in close proximity to the proposed metro station on Sohna Road which will take care of the future needs. The green belt in front of the site lends a favorable view, adding to its attractiveness to tenants.
- The Project is approximately 20 minutes from the Indira Gandhi International Airport and from Gurgaon Railway Station and approximately one hour drive from New Delhi railway station allowing for good Domestic and International connectivity.



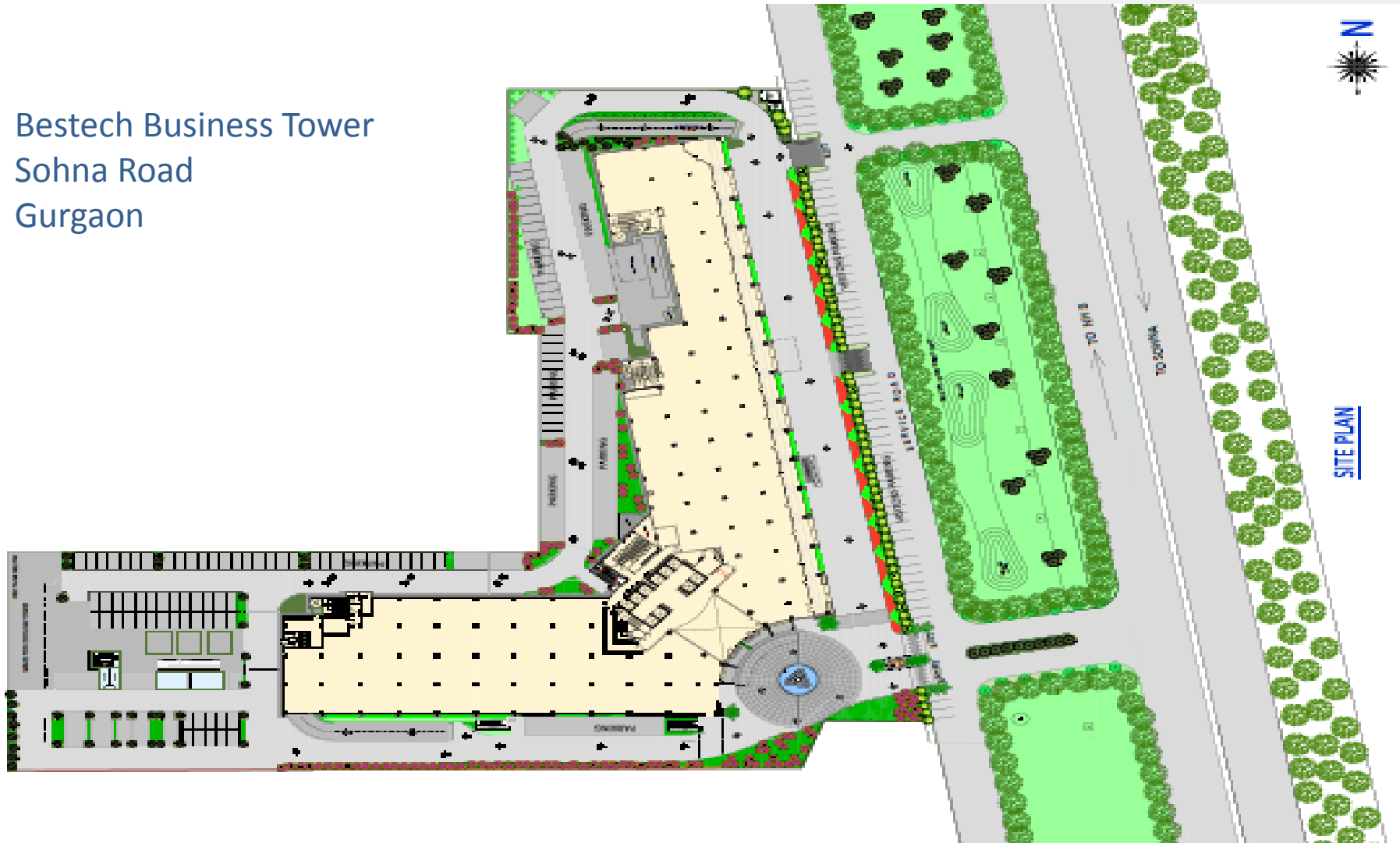
# Location Map





# Site Plan

Bestech Business Tower  
Sohna Road  
Gurgaon



[SITE PLAN](#)

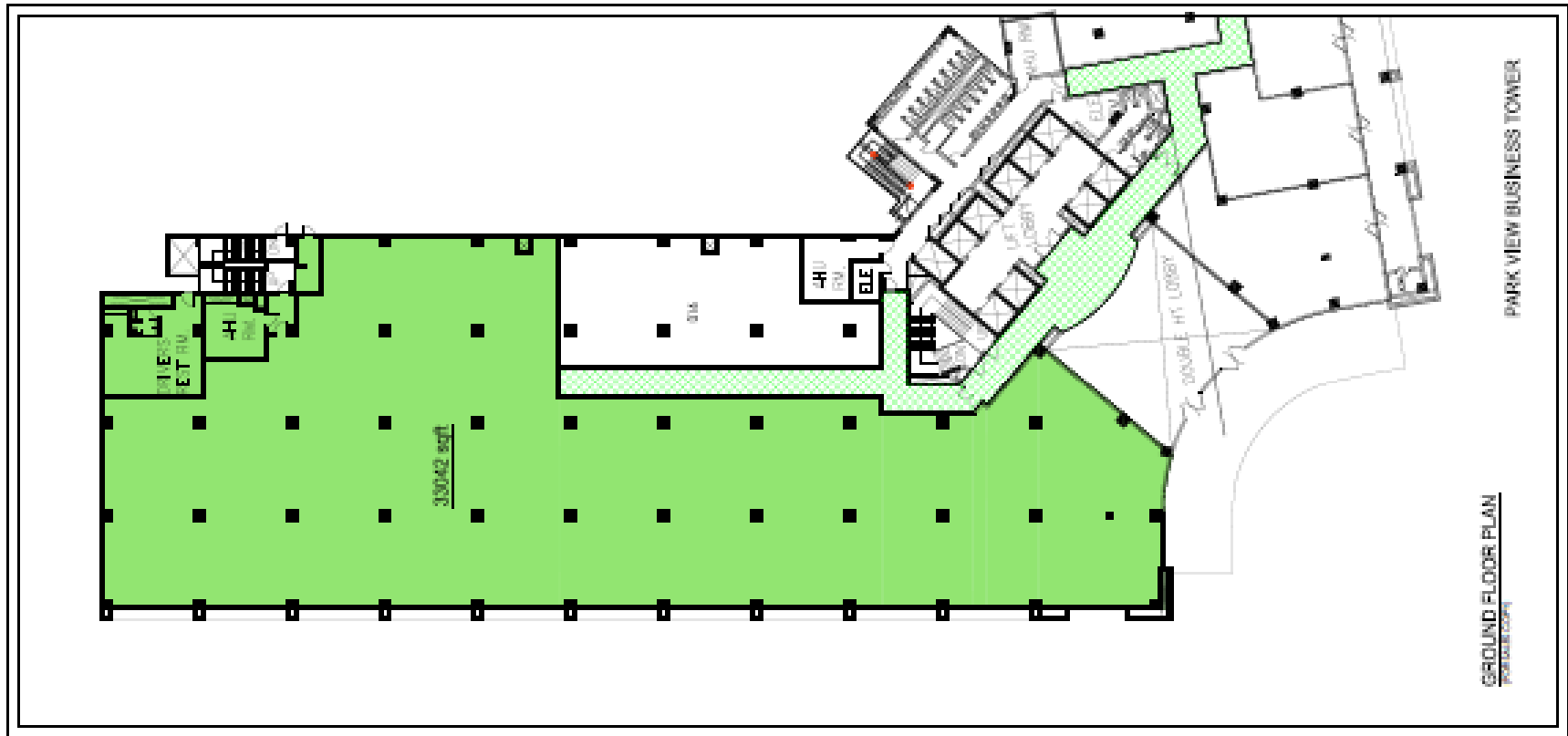


## Development Details

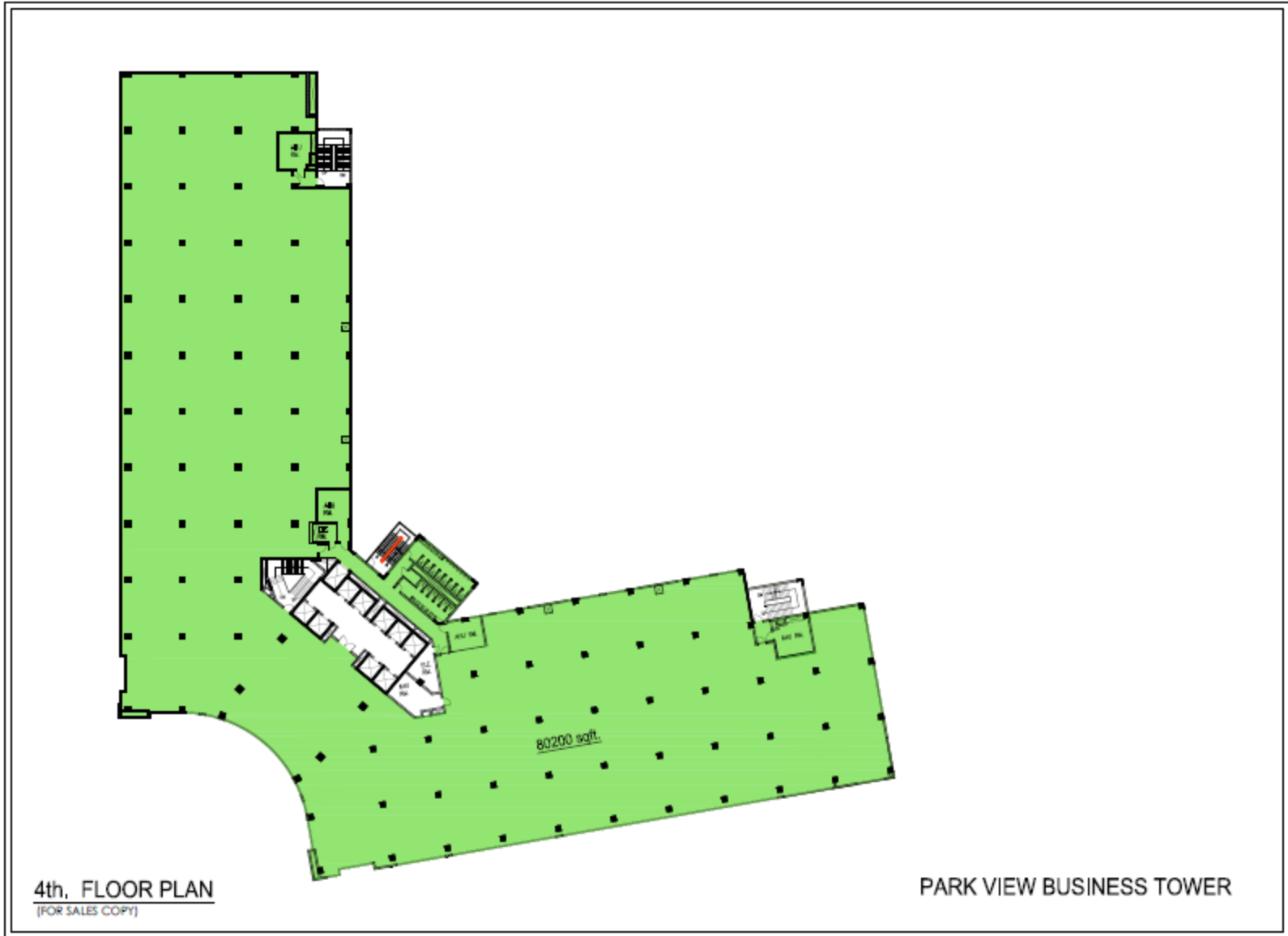
Location and Address:	Bestech Business Tower, Sector 48, Sohna Road, Gurgaon, Haryana.
Developer:	Bestech India Pvt. Ltd.
Development:	Total 750,000 sq. ft. Approx. of Grade 'A' IT\ITES office complex.
Details	Independent building with 2 + 1 Basements plus Mechanical car parks, Ground and 9 upper Floors.
Typical Floor Area:	80,200 sq. ft. Approx.
Status:	Building is operational with several MNC clients



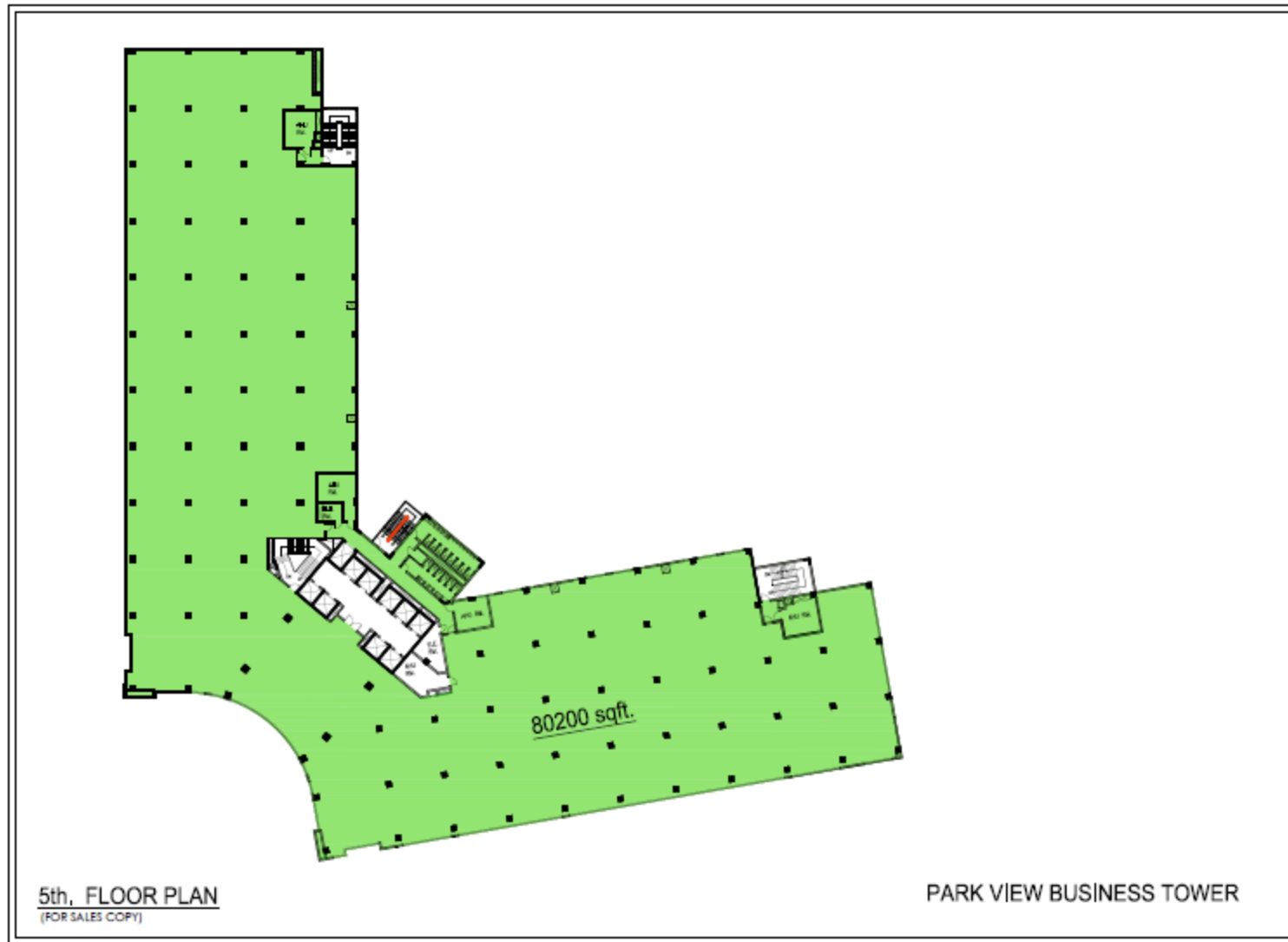
# Ground Floor Plan – 33,042 sq ft



# 4<sup>th</sup> Floor Plan – 80,200 sq ft

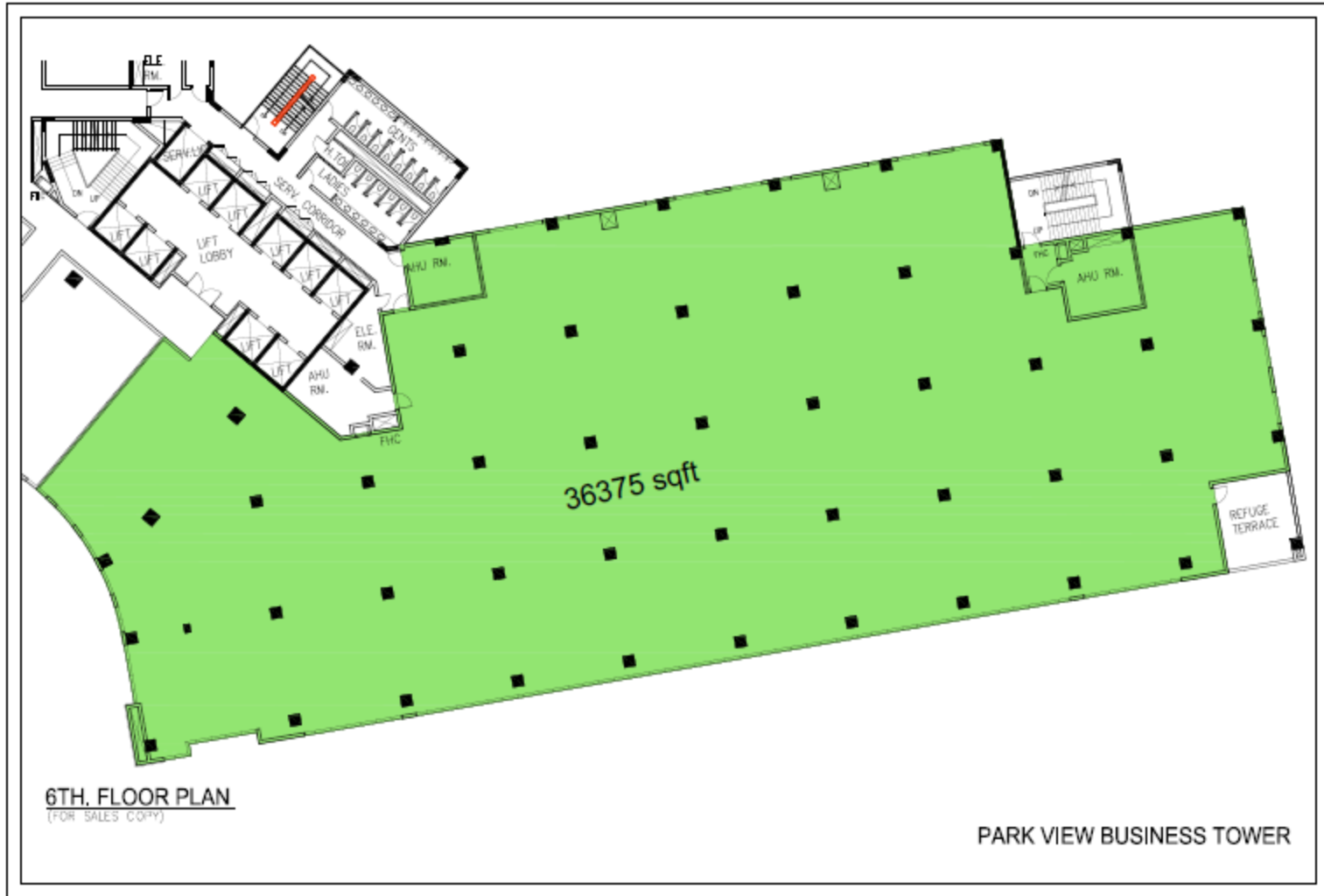


# 5<sup>th</sup> Floor Plan – 80,200 sq ft

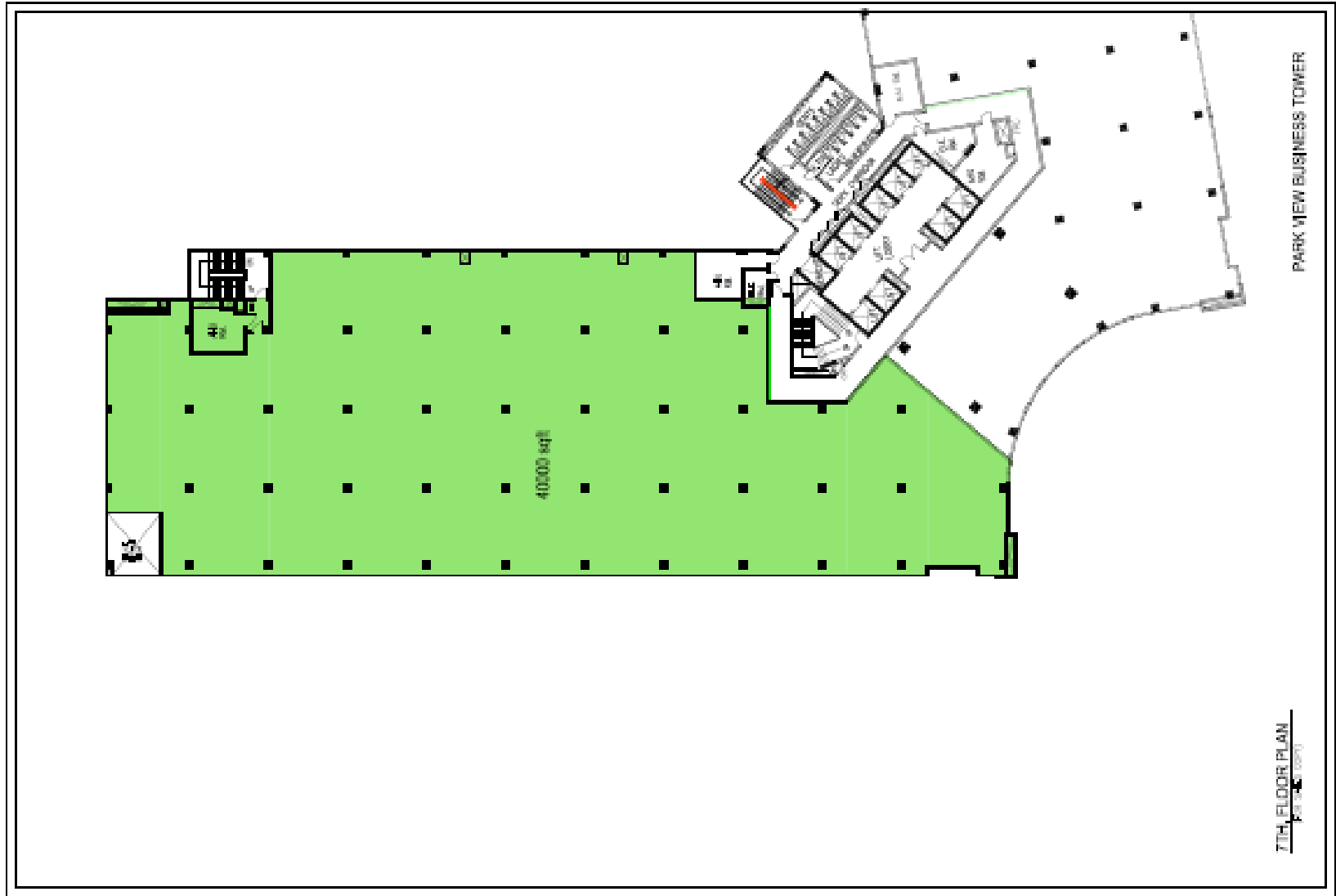




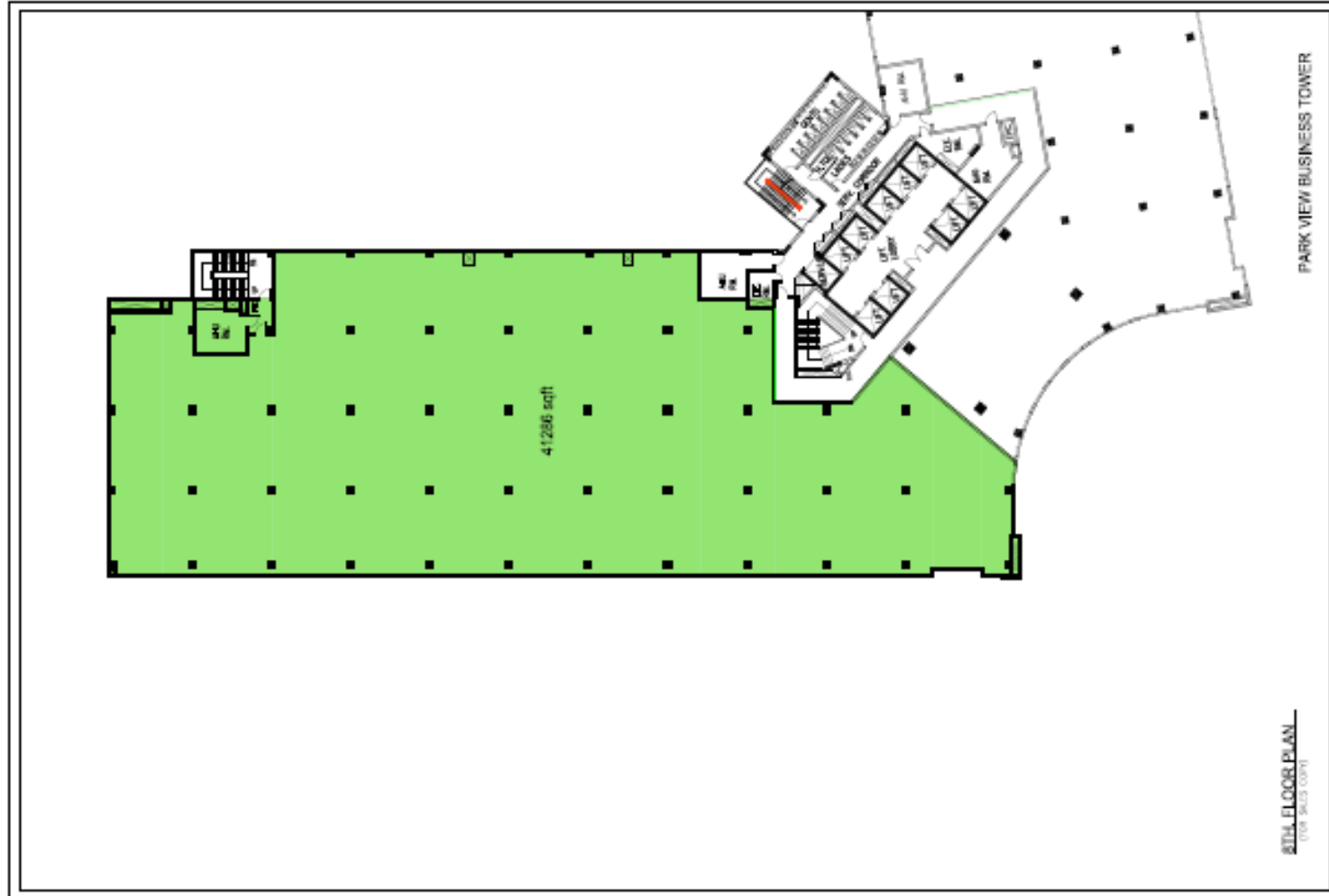
# 6<sup>th</sup> Floor Plan – 36,375 sq ft



# 7<sup>th</sup> Floor Plan – 39,486 sq ft



# 8<sup>th</sup> Floor Plan – 41,286 sq ft



## Highlights:

- Central air-conditioning
- 100% power back-up
- Modern Fire fighting system
- Open landscapes & refreshing water bodies
- High level of security with 24 hours CCTV monitoring
- 3 Level basements for car parking
- Double glazed façade
- Double height entrance Lobby finished with Italian Marble
- Energy efficient central air-conditioning
- Flat slab construction enabling excellent floor to ceiling height
- Provision for fiber-optic telecommunication
- High speed elevators





## High end F&B, Retail & Amenities

- Premium Retail outlets on Ground Floor to meet Professional & Personal needs under one roof at BBT
- Exclusive F&B restaurants, Café, Banks, ATMs, Automobile showrooms, Electronics store etc.



# Commercial Terms

Area	2,00,000 sq. ft. of super area
Lease Rent (GST and other taxes as applicable shall be additional)	Bare-shell: Rs.70/- per sq. ft. on super area for Ground Floor Bare-shell: Rs.60/- per sq. ft. on super area for Upper Floors
Car Parking Availability & Charges	01 car park shall be made available to the Lessee against every 1000 sft of super area in basement/surface @ Rs.3,000/- per car per month. Subject to availability, additional car parks can be availed on a monthly rent of Rs.4,500/- per car.
Lease Term	9 years (3+3+3)
Escalation	15% escalation on rent and security deposit after every 3 years.
Lock-in	The first 3 years of the Lease shall be considered as the lock-in period for Bare shell space.
Notice Period	6 months
Maintenance	Based on Actuals plus 20% .i.e. Estimated @ Rs.20/- psft for normal office hours operations (9 am to 9 pm Monday to Saturday) and estimated @ Rs.35/- for 24X7 operations
Security Deposit	Equivalent to 6 months rental.
Maintenance Security Deposit	Equivalent to 6 months Maintenance Charges.
Stamp Duty & Registration charges	To be borne by Lessee
Property Tax	To be borne by Lessor

## Some of our Clients @ BBT

**Boston  
Scientific**

**vserv**

**SOTI**

**CONDUENT** 

**PayU**

  
**CONCENTRIX**

 **ICICI Bank**

 **AXIS BANK**

 **JANA**  
Jana Small Finance Bank

  
**Mahindra**

**ROYAL  
ENFIELD**

  
**TREK**

**binge**  
bakery and more 

# About Bestech Group:





## About: Bestech Group

**BESTECH**, a **Real Estate Conglomerate**, with an expertise of **over two decades** encompassing developments relating to **Residential, Commercial, Retail and Hospitality**. Established as one of the most admired business groups in India, the success stems from the strong foundations reflecting **quality construction, timely deliveries and customer satisfaction**. We truly **Build More Than TRUST**.

**BESTECH MISSION**, in today's real estate environment emphasizes on **three critical elements for success** which overlay the **four pillars of management: (1) Quality (2) Continuous Improvement (3) Deliverables (4) Highly Efficient Designs**.

**BESTECH** has an enviable portfolio to its credit, with a formidable in-house construction arm engaged across the four verticals.

**Residential** – Approx. 3 mn sq.ft delivered and approx. 7 mn sq.ft under construction in Gurgaon, Dharuhera & Tri City Mohali

**Commercial & IT/ITES** – Approx. 2 mn sq.ft office space delivered and approx. 1.2 mn sq.ft under construction

**Retail** – Approx. 1.4 mn sq.ft under construction in Gurgaon, Dharuhera and Mohali

**Hospitality** – Operational 5 Star Hotels at **INDORE & NAGPUR**, 4 Star Hotels at **Gurgaon & Noida**. Further, **Carlson Group** has tied up with **Bestech** for developing 50 hotels across PAN India as “**Park Inn by Radisson**”.



# Creating a “Walk to Work Culture”



**PARK VIEW GRAND SPA**



**PARK VIEW ANANDA**



**BESTECH CITY DHARUHERA**



**PARK VIEW SPA NEXT**



**PARK VIEW SPA**



**PARK VIEW RESIDENCY**



**PARK VIEW CITY**



# IT Projects



**BESTECH BUSINESS TOWER SOHNA ROAD**



**BESTECH CYBER PARK**



**ORIENT BESTECH BUSINESS TOWER**



**BESTECH BUSINESS TOWER MOHALI**





# Commercial Projects



**ATHENA TOWER, GURGAON**



**BESTECH CHAMBERS GURGAON**



# Retail Projects



**ATHENA**



**BESTECH CITY CENTER DHARUHERA**



**BESTECH SQUARE MOHALI**



# Hospitality Projects



PARK PLAZA NOIDA



RADISSON BLU NAGPUR



RADISSON BLU INDORE





Thank You!!

