



LIVE THE FUTURE

TCGRE International Biotech Park - Pune

26 April 2011

CONTENTS

- ✦ Project Overview & Current status
- ✦ Advantage – Maharashtra
- ✦ Biotechnology – Strengths & Opportunities
- ✦ Location – Hinjewadi
- ✦ Advantage – IBPL
- ✦ Human Resources in Pune
- ✦ Major Developments – Hinjewadi
- ✦ Business Support Facilities
- ✦ Social Infrastructure
- ✦ Master Plan – IBPL
- ✦ Infrastructure and Support
- ✦ Lease Options
- ✦ Chrysalis Enclave – Floor Plan
- ✦ Chrysalis Enclave – Fit out Plan
- ✦ Business Options
- ✦ Promoter Profile



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PROJECT – OVERVIEW & CURRENT STATUS

- Biotech Park of 81 acres
- Joint venture between TCGRE (The Chatterjee Group Real Estate) and MIDC (Maharashtra Industrial Development Corporation)
- Biotechnology regulatory standards modeled on international best practices
- Master Planning & Infrastructure Engineering designed by renowned Pell Frishman, London
- 32 acres of Biotech Special Economic Zone
- Proposed Multi Faceted development which includes Retail / Commercial, Residential, Business Hotel, Food Court & an Entertainment Zone
- More than 40% of the project is developed and occupied by Leading Biotech Companies



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MAHARASHTRA - ADVANTAGES FOR BIOTECH

- Richest Indian State
- Contributes 20% of Industrial output
- According to the recent Surveys, Maharashtra is considered to be the Most Preferred Destination by the foreign investors already doing business in India
- Financial and Commercial Capital of India
- Strength in Research & Development sector
 - ▶ Rich Human Capital base – low cost / highly skilled manpower
 - ▶ Sophisticated work force and ethical work culture
 - ▶ Accounts for 30% of India's patents
- State of the art Educational Facilities



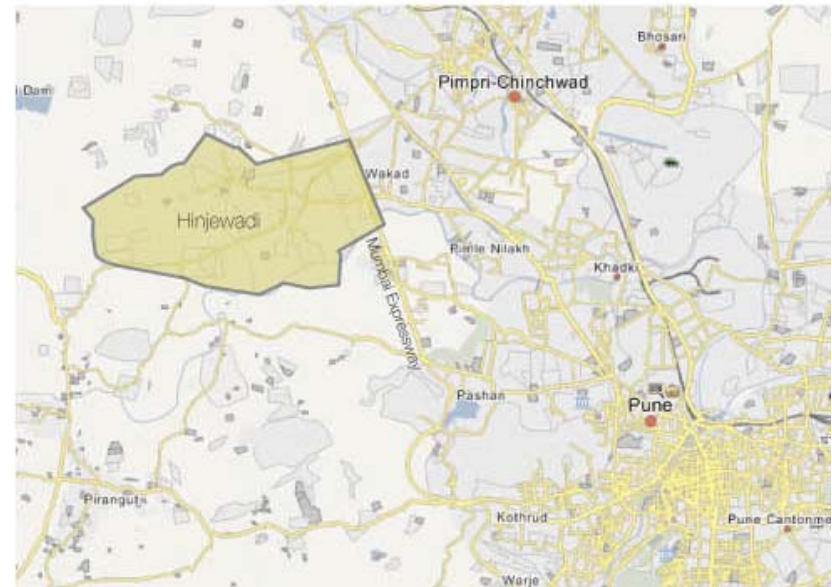
■ BIOTECHNOLOGY – STRENGTHS & OPPORTUNITIES

- Over 4,000 pharmaceutical companies operating out of the state accounts for over 40% of country's pharmaceutical output
- Presence of MNC's and major life science companies in Maharashtra – Pfizer, Glaxo SmithKline, Johnson & Johnson, Novartis, Wockhardt, E-Merck, Lupin, Cipla, etc.
- Large number of academic institutes and healthcare centres – NCL, NIV, Pune University etc.
- Large pool of skilled manpower
- Strong R&D base with well-developed laboratory and research institutes
- Competitive advantage with low cost and strong manufacturing base



LOCATION – HINJEWADI, PUNE

- International Biotech Park is located at Rajiv Gandhi Infotech / Biotech Park at Hinjewadi – Phase II, Pune
- Hinjewadi is located next to the Mumbai – Pune Expressway which provides seamless connectivity to Mumbai
- The Biotech Park is a part of Rajiv Gandhi IT–BT Park on the Mumbai Pune knowledge corridor
- Strategically located amidst major IT & BT developments – Infosys (125 acres), Wipro (75 acres), TCS (50 acres), Emcure Pharma (25 acres) and others.
- Close proximity to the major residential developments, hotels and other social and healthcare infrastructure
- Pune is well connected to all the prominent cities in India with all the major airlines providing services to Pune



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■ ADVANTAGE - IBPL

■ One Stop Infrastructural Support

- State of the art Infrastructure & Facilities
- Integrated research environment

■ Attractive Commercial Options

- Flexible & Scalable lease options
- Attractive rentals

■ Strategically Located

- Close vicinity to research institutes
- Greater access to labor and capital – closer to Mumbai

■ Reliability & Transparency

- Fasted turn around time
- Transparent documentation

HUMAN RESOURCES IN PUNE

Strong Scientific Base (R&D)

National Chemical
Laboratories

National Institute of
Virology

Therapeutic Drug
Monitoring Lab

National Aids Research
Institute

National Center for Cell
Gandhi
Science
technology

Serum Institute of India

Strong Biotech Base

Lupin Pharma

Emcure Pharma

Jubilant Organosys

Sri Venkateshwara

Glenmark

SciGen

Nova Chemicals

Torrent Pharma

Hikal Pharma

Excellent Human Resource

Department of Biotechnology &
University of Pune

Dr. D. Y. Patil Biotechnology &
Bioinformatics Institute

Vidya Pratishthan's School of
Biotechnology

Bharati Vidyapeeth's School of
Biotechnology

Bharati Vidyapeeth's Rajiv

Institute of Information

Biotechnology

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MAJOR DEVELOPMENTS - HINJEWADI



PHASE-1

- ▶ Infosys
- ▶ TCS
- ▶ Cognizant
- ▶ TATA Auto components
- ▶ Siemens
- ▶ KPIT Cummins
- ▶ Geometric

PHASE-2

- ▶ Infosys
- ▶ Wipro
- ▶ Credit Suisse
- ▶ IBM
- ▶ Emcure Pharma
- ▶ SciGen
- ▶ Lupin
- ▶ Advinus
- ▶ Hikal
- ▶ Ominactives

PHASE-3

- ▶ Tech Mahindra
- ▶ Microsoft
- ▶ Ascendas
- ▶ Hexaware
- ▶ Patni Computers
- ▶ TCS
- ▶ Cognizant

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BUSINESS SUPPORT FACILITIES



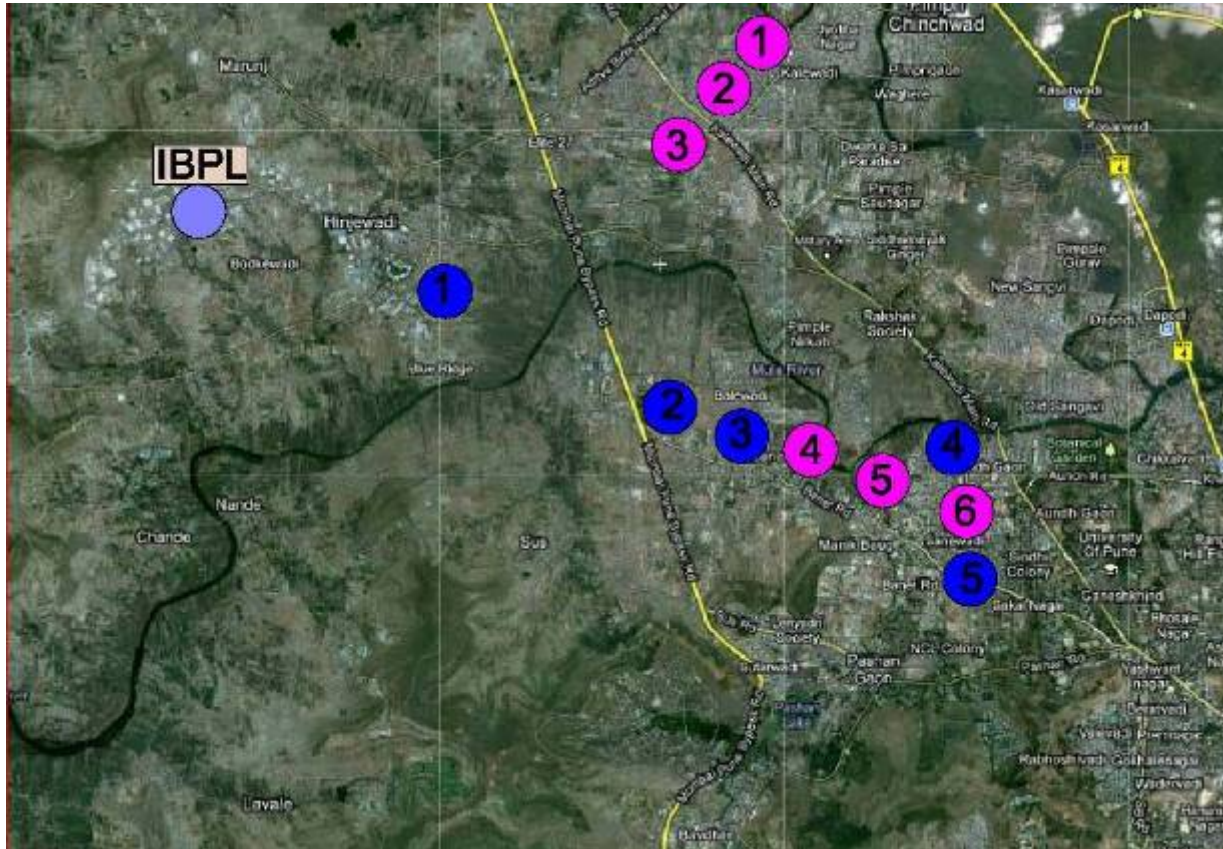
Operational

1. St. Larn Suites
2. Lemon Tree
3. Marriott Courtyard
4. Sayaji
5. Holiday Inn

Upcoming

1. Ibis Hotel
2. Taj Gateway
3. Radisson Hotel

SOCIAL INFRASTRUCTURE



SCHOOLS - are located in Baner and Aundh within 7–9 kms from Hinjewadi

- 1.The Orchid
- 2.DAV Public School
- 3.City Montessori Public School
- 4.Loyola High School
- 5.Daffodil School
- 6.Mercedes Benz International School
- 7.Blue Ridge School

HOSPITALS - are located in Aundh, Baner and Pimpri located within 6–9 kms from Hinjewadi

- 1.Aditya Memorial School
- 2.Shree Anand Memorial Hospital
- 3.Rondhir Medical Foundation
- 4.Vishwa Hospital
- 5.Medipoint Hospital
- 6.Aundh Chest Hospital

INFRASTRUCTURE & SUPPORT

Roads

Access to the Biotech Park is thro' a large 40 metre wide road

Power

Substations of 22KV and of 100 MVA have been constructed which are fed from a 220KV/22KV MSEB receiving station

Water

MIDC has constructed a 5MLD reservoir with provision for increasing the capacity to 25MLD

Each plot is provided with an individual water connection

Effluent Treatment

All plots have Primary Effluent Treatment Plant which is supported by the Central Effluent Treatment Plant

Distinct Features

Medico Resource Center (proposed)

Incubation Center (proposed)

Video Conference Facility

Environmental Clearances

Waiver of Stamp Duty

Fast track Statutory approvals

LEASE OPTIONS

Chrysalis Enclave

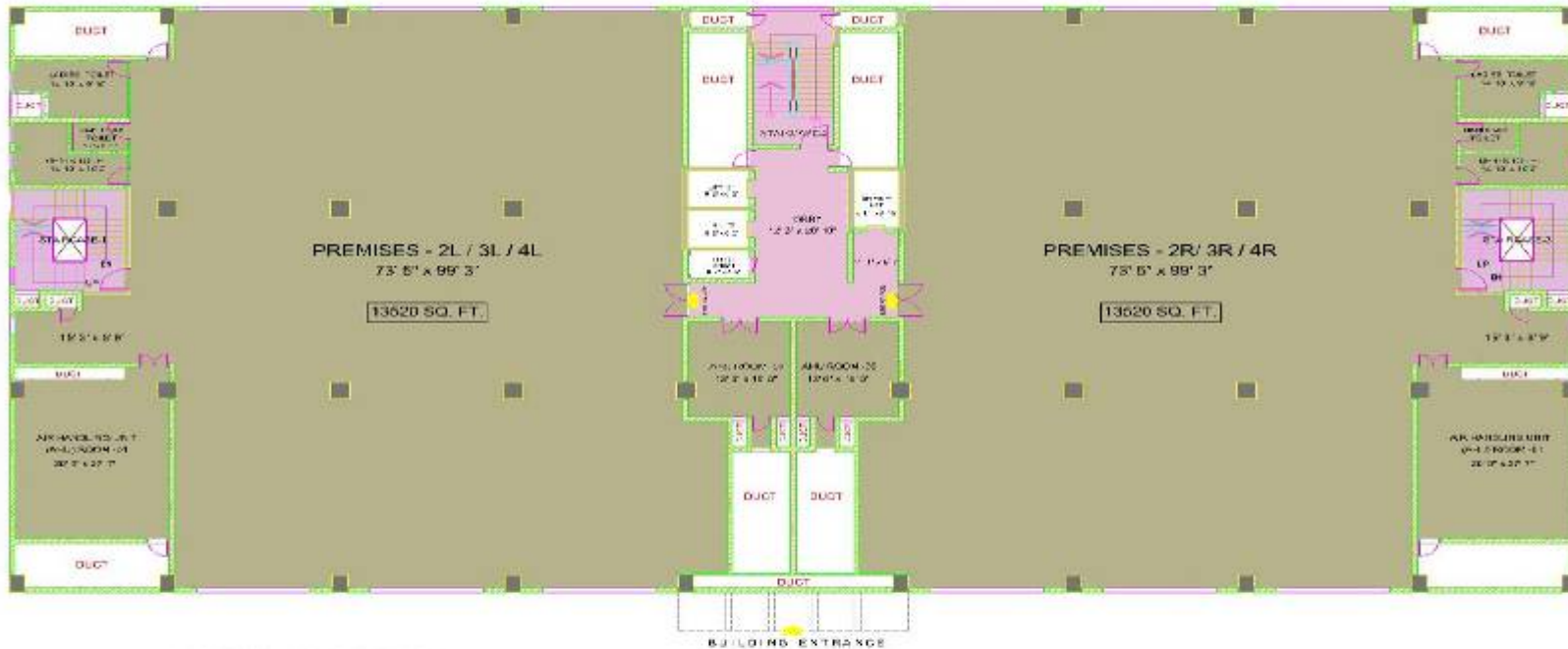
- The Built-to-suit Campus is spread over 7 acre campus
- Building of 100,000 square feet built and leased
- Building of 140,000 square feet is under construction and partly leased

Genesis Square


- A Multi tenanted campus
- Building of 90,000 square feet built and leased



BTS 2 – 2nd / 3rd / 4th FLOOR



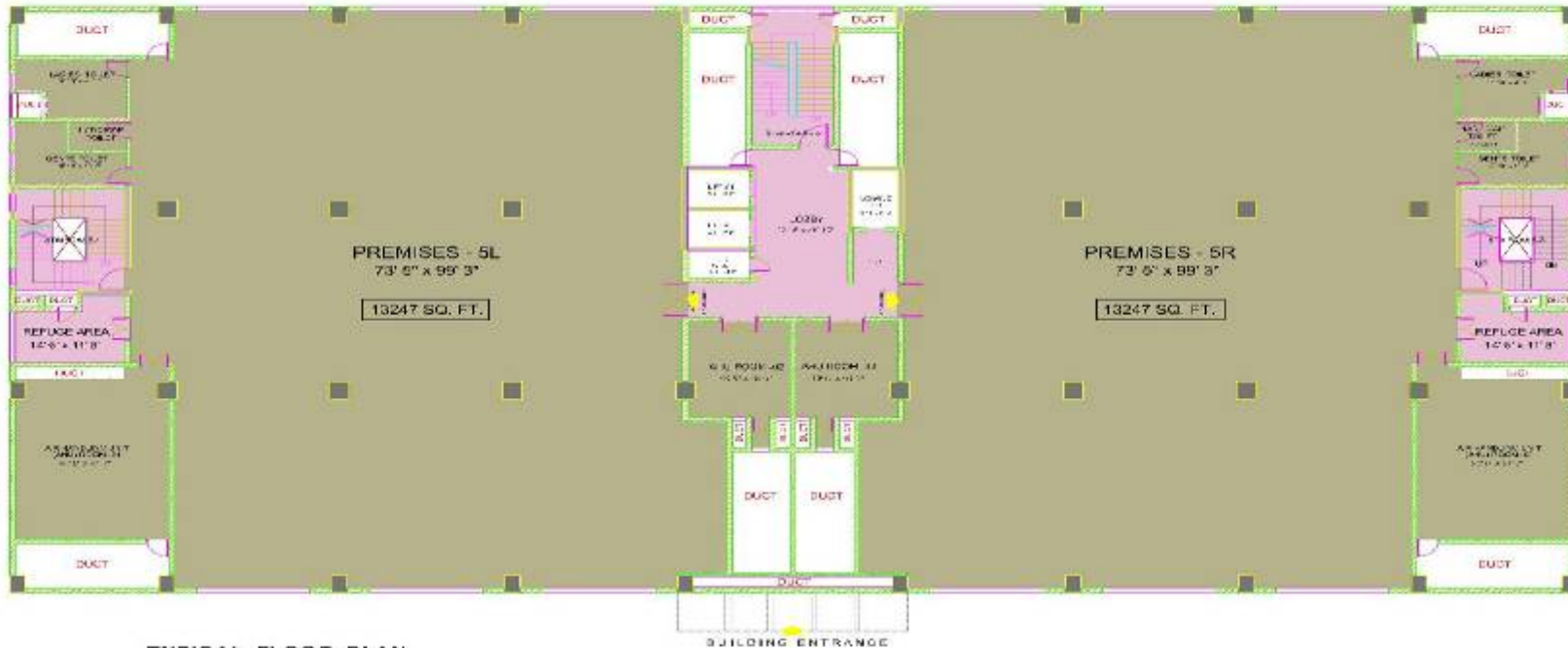
TYPICAL FLOOR PLAN
2nd, 3rd & 4th FLOOR

<p>INTERNATIONAL BIOTECH PARK Rajiv Gandhi Infotech - Biotech Park MDC Phase-II, Hfjeewadi Pune-411 057</p>	<p>CHRYSLIS ENCLAVE BLOCK 2 (BTS2) BTS 2- 2nd,3rd & 4th FLOOR PLAN</p>	<p>TERANT SPACE AREA </p> <p>COMMON AREA </p>	
<p>CHRYSLIS ENCLAVE - BLOCK 2 (BTS-2)</p>			<p>DATE: 25/02/11</p>

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BTS 2 – 5th FLOOR



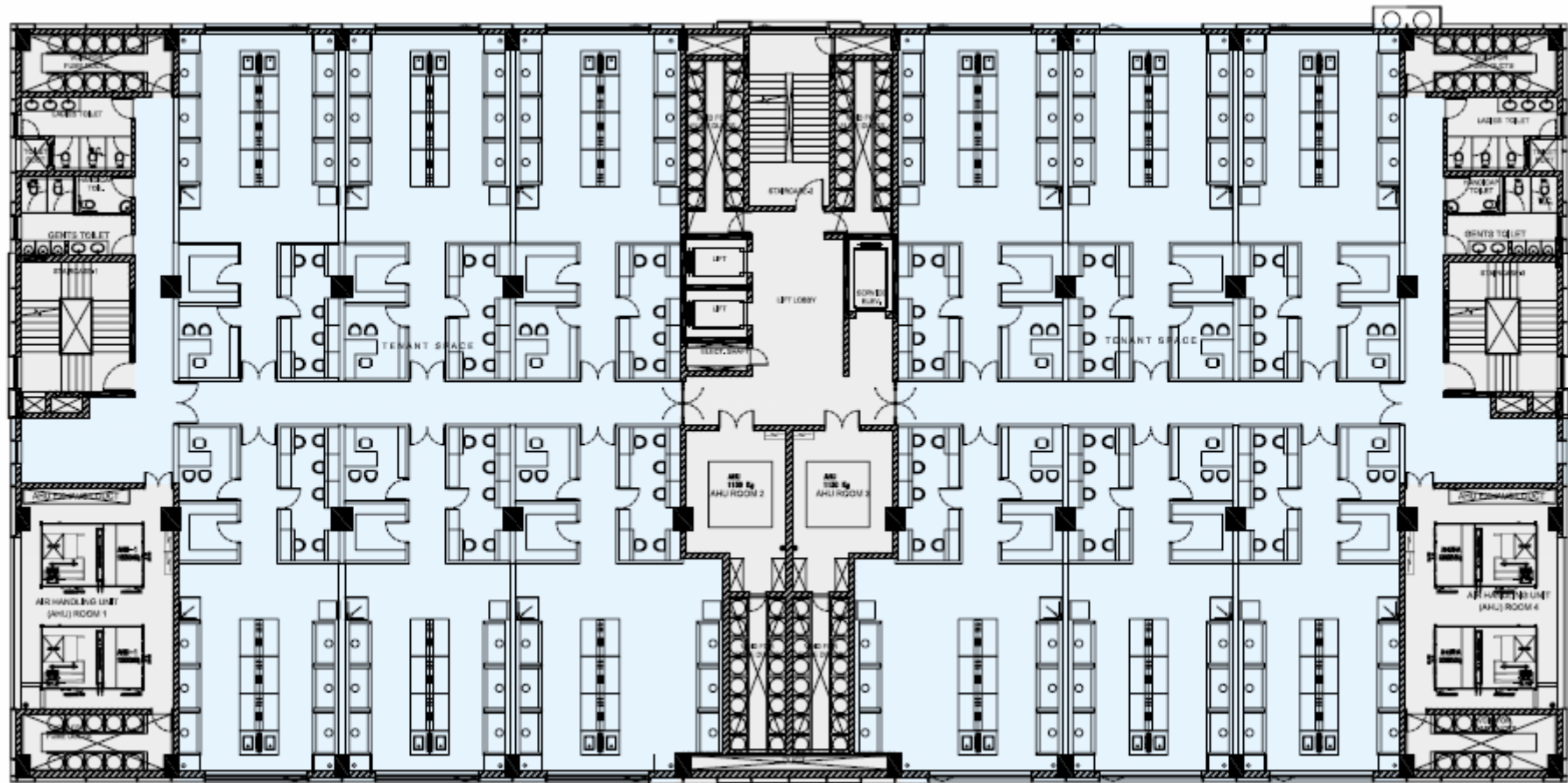
TYPICAL FLOOR PLAN
5th FLOOR

<p>INTERNATIONAL BIOTECH PARK Rajiv Gandhi IT Park - Biotech Park MIDC Phase-1, Hingwadi Pune-411 067</p>	<p>CHRYSALIS ENCLAVE BLOCK 2 (BTS2) BTS 2- 5th FLOOR PLAN</p>	<p>TENANT SPACE AREA COMMON AREA </p>	
<p>CHRYSALIS ENCLAVE - BLOCK 2 (BTS 2)</p>			<p>DATE: 23.02.2011</p>

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CHRYSLIS SQUARE – FITOUT PLAN

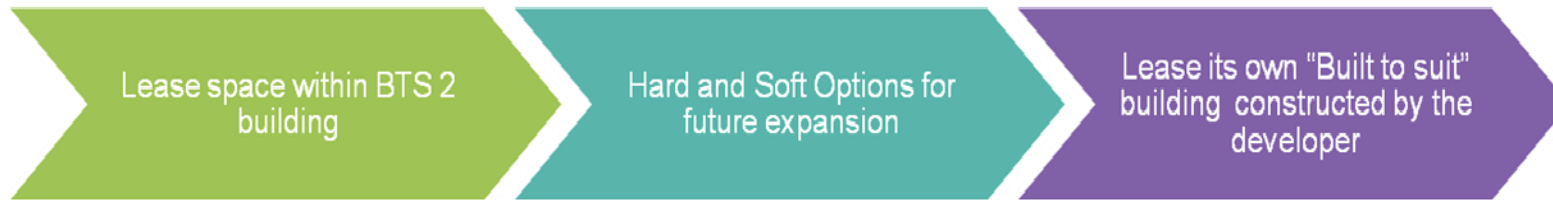


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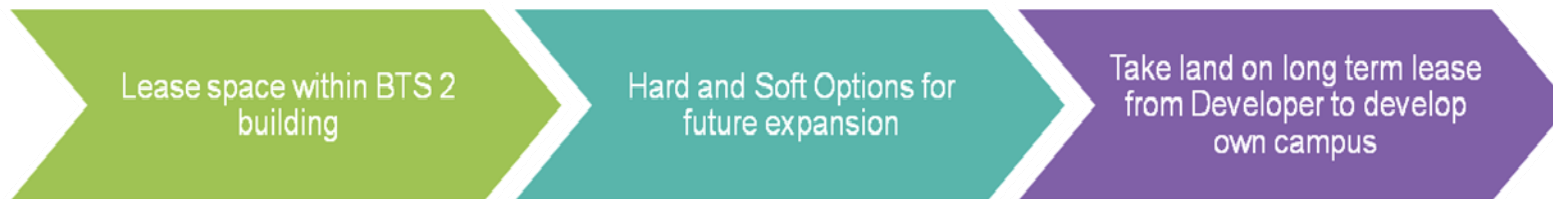
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BUSINESS OPTIONS

Option 1 – Gradual Expansion (Fully leased Model)



Option 2 – Gradual Ownership



Option 3 – Special Economic Zone



PROMOTER PROFILE

'The Chatterjee Group' (TCG)

- TCG Real Estate is the real estate division of “ The Chatterjee Group”, a diversified business organization with interests in Real Estate, Hydrocarbons and Life Sciences.
- Established in 1996, TCG Real Estate (TCGRE) has become a significant player in commercial real estate development in metros.
- TCG Real Estate has extensive experience in leasing and asset management with leased asset in excess of 2 million sq.ft.
- Its skill-set also covers project management, marketing, debt raising and facility management.



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KEY TCG REAL ESTATE PROJECTS

Bengal Intelligent Park, Kolkata
It is spread over 5 acre land and comprises of 4 low rise and one high rise buildings of total development of nearly 1,000,000 sq.ft.



First Technology Park,
Bangalore
It comprises of 3 buildings of total development of nearly 700,000 sq.ft.



COMPLETED PROJECTS

First Software Park, Chennai
It is spread over more than 14 acres land and comprises of 3 buildings of total development of 2,580,000 sq.ft.



First India Place, Gurgaon
It is spread over more than 2 acre land and comprises of 3 buildings of total development of 200,000 sq.ft.

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KEY TCG REAL ESTATE PROJECTS

Under Construction Projects



← First International Financial Centre, Tower A
Located in Bandra Kurla Complex. The project designed by KPF, New York comprises of a total development of nearly 172,000 sq.ft.



World Trade Centre
Located in Gurgaon
The project designed by HOK, New York comprises of a total development of more than 900,000 sq.ft.



← First International Financial Centre, Tower B
Located in Bandra Kurla Complex. The project designed by KPF, New York comprises of a total development of nearly 488,000 sq.ft.

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