



CLOUDCITY

— *by Reliable* —

THE CAPITAL OF SUCCESS



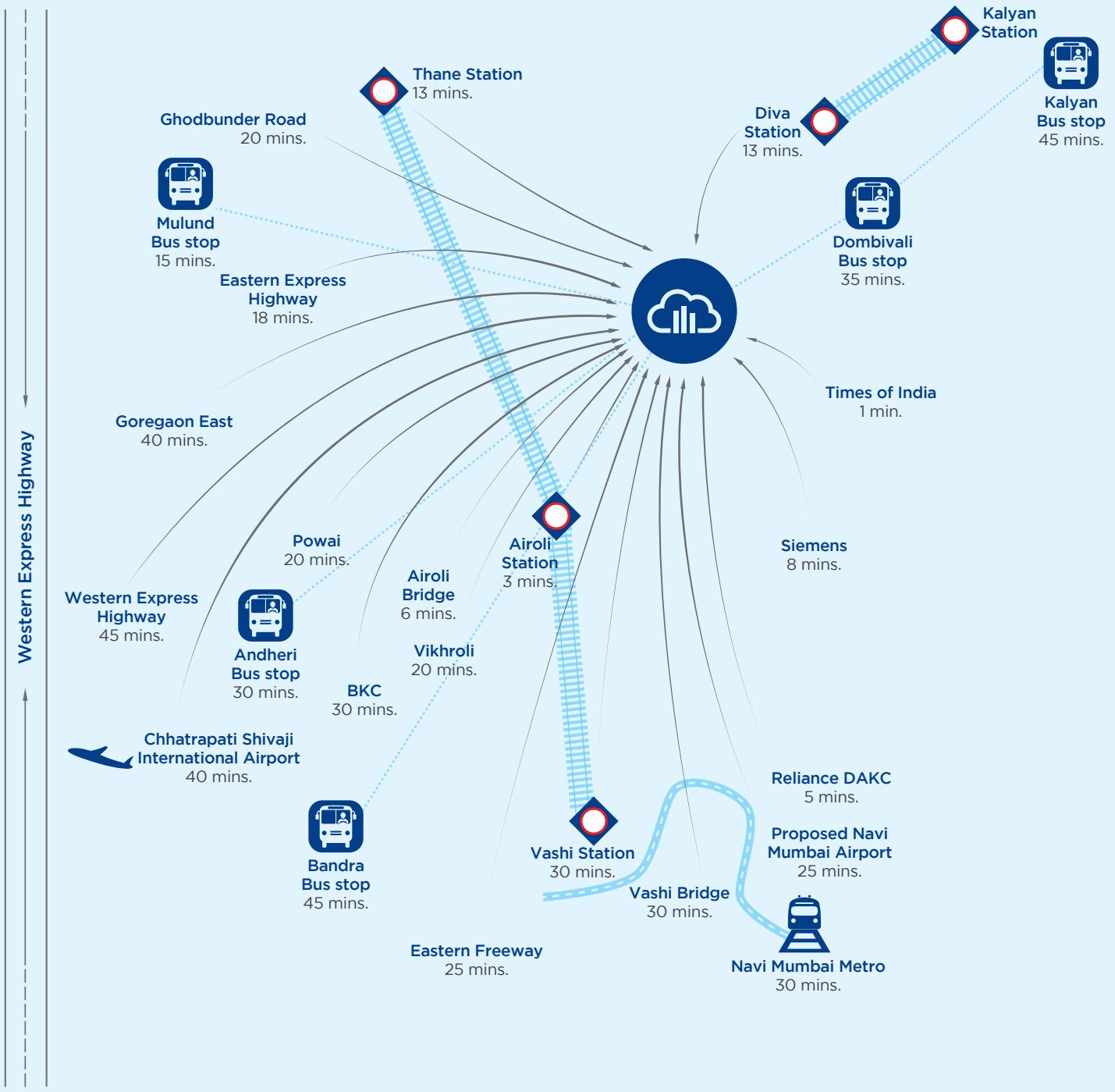
CLOUDCITY. THE NEW BUSINESS CAPITAL.

Welcome to a space where businesses not only operate but excel and thrive. Welcome to a work environment that's invigorating, hassle-free and conducive to productivity. Welcome to the future of business. Welcome to CloudCity.

CloudCity as a concept was conceived by Reliable Spaces a decade ago. In 2004 the company had the foresight to purchase a plot of 2 million square feet at Airoli making it the first player to identify Mumbai's need to have its own IT/ITES hub. Today that vision has taken shape with the completion of remarkable projects like Reliable Plaza and Reliable Tech Park, and more in the pipeline. All projects are environment friendly with striking architecture, excellent landscaping, numerous amenities and reliable transport services, all in all making for a great work environment.

It is hardly surprising that reputed Global Fortune 500 companies like IBM, Honeywell, Maersk and Clariant Chemicals have opted to operate out of CloudCity. As have several other companies – all reputed names in the IT/ITES/BFSI sectors.





AIROLI – INDIA'S MOST STRATEGICALLY LOCATED IT HUB

Connectivity (Existing Infrastructure)

RAIL

- Airoli Railway Station - 1 km
- Vashi Railway Station - 13 km
- Ghatkopar Railway Station - 13 km
- Thane Railway Station - 10 km

ROAD

- Airoli to Fort via Chembur (Eastern Freeway) - 30 mins.
- Airoli to BKC via Chembur (Santa Cruz-Chembur Link Road) - 30 mins.
- Airoli to Thane (Thane-Belapur Road) - 15 mins.

PORT

- Airoli to Nhava Sheva - 40 km
- Airoli to JNPT- 40 km

AIRPORT

- Airoli to International Airport - 21 km
- Airoli to Domestic Airport - 25 km

Sociocultural Infrastructure

SCHOOLS

- Euro School (ICSE) - 4 km
- New Horizon Public School (CBSE) - 5 km
- DAV (CBSE) - 4 km

COLLEGES

- Datta Meghe College Of Engineering - 4 km
- Lokmanya Tilak Engineering College - 8 km
- IIT Powai - 15 km
- SIES - 18 km
- D. Y. Patil - 18 km

HOTELS

- Ramada - 8 km
- Country Inn - 8 km
- Sarovar Portico - 8 km
- Park - 21 km

STADIUM

- D. Y. Patil International Stadium - 18 km

MALLS

- Inorbit - 13 km
- Nirmal Lifestyle - 12 km

Connectivity (Proposed Infrastructure)

RAIL

- Thane-Virar Local Rail
- Seawoods-Uran Local Rail

ROAD

- Vikhroli-Ghansoli Link Road
- Mulund-Goregaon Link Road

AIRPORT

- Navi Mumbai International Airport - 25 km

METRO

- Navi Mumbai Metro

OTHER INFRASTRUCTURE PROJECT

- Trans Harbor Link



AIROLI. MUMBAI'S NEW CYBER CITY.

Airoli is rapidly emerging as the ideal destination for IT/ITES companies in Mumbai. And the reasons are manifold.

First and foremost is the affordable commercials that Airoli offers, making it possible for companies to occupy a far bigger space and accommodate a larger workforce for a fraction of the cost that other CBDs like BKC, Lower Parel, Powai and Andheri offer.

Then there's the accessibility factor. Airoli is connected to Mumbai city via the Mulund-Airoli bridge and to Vashi and Thane by both road and rail. The new Diva-Virar and Thane-Panvel rail routes have increased accessibility further, as will the proposed Belapur-Khandeshwar corridor of the Navi Mumbai Metro. The Eastern Freeway extension from Chembur to Ghatkopar will cut travel time drastically. To top it all, Airoli enjoys

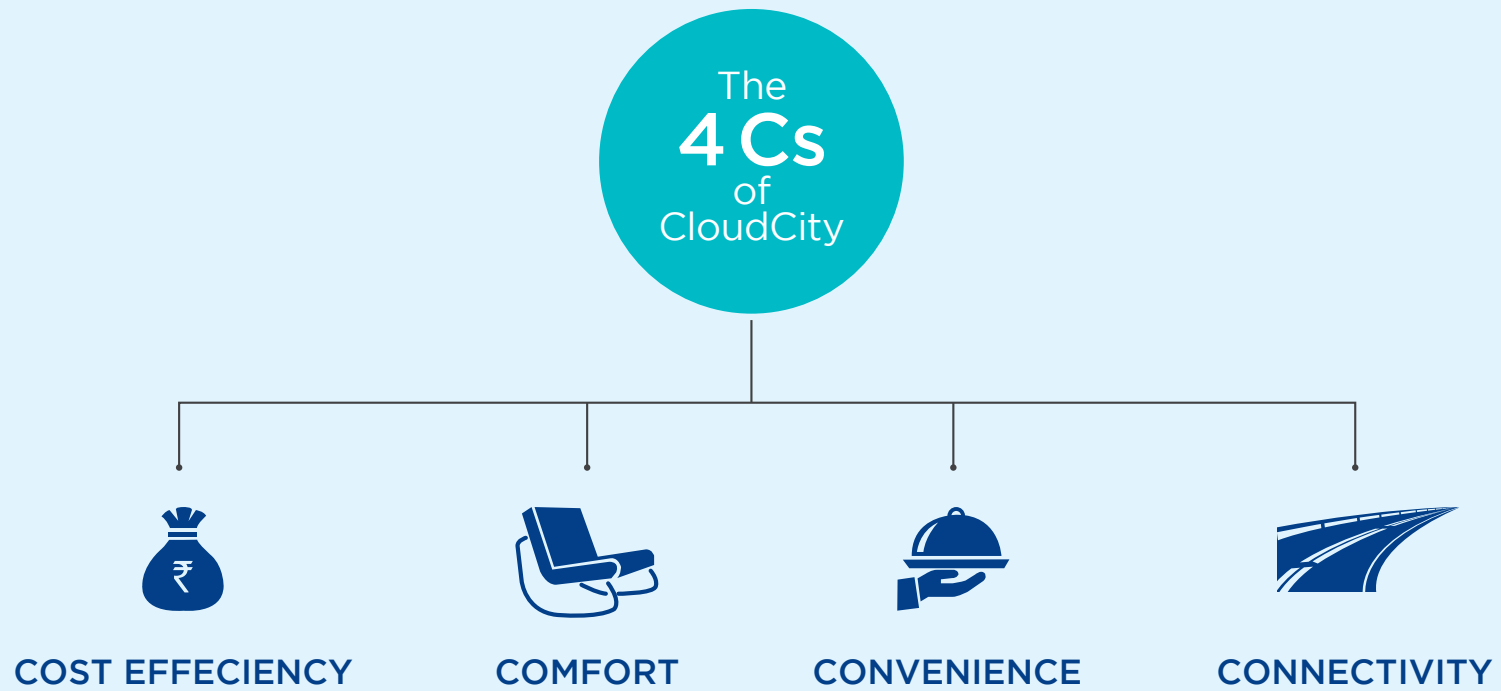
close proximity to the proposed Navi Mumbai International Airport which, once developed, is bound to result in major value appreciation.

Infrastructure at Airoli is well in place. There are hotels that cater to business travellers and visitors. Airoli is close to residential hubs like Navi Mumbai, Thane and Eastern suburbs which boast of well developed social infrastructure be it schools, colleges, hospitals, retail establishments or entertainment options.

Finally, the presence of leading IT/ITES names in the vicinity results in easy accessibility to human talent – a key concern in industries with a high rate of attrition.



CloudCity encompasses 4 essential factors that are key to any successful organisation.



THE NEW EMERGING BUSINESS DISTRICT IS ALSO THE MOST COST EFFECTIVE.

1

Airoli, which is located away from the hustle and bustle of the city, is now developing as a key business district of Navi Mumbai. Partly responsible for this is the Mulund-Airoli bridge that connects Airoli to one of Mumbai's busiest suburbs.

The rental value of the upcoming office space is substantially lower than that in other CBDs like BKC, Lower Parel, South Mumbai and Malad, thus helping companies to reduce their cost of operation.



BUSINESS DISTRICTS	AVERAGE RENTAL ₹ / SQ. FT.
BKC	200-320
LOWER PAREL	100-250
ANDHERI	80-150
GOREGAON	70-130
MALAD	70-100
AIROLI	40-60

(SOURCE: JLL, JUNE 2014)

THE NEW BUSINESS CAPITAL IS CLOSER TO HOME.



Unlike other business hubs, Airoli has the unique advantage of being a residential destination that is now witnessing a notable amount of commercial space development especially for the IT/ITES and BFSI sectors. This gives companies who opt for Airoli a unique advantage as their employees can consider staying in this vibrant residential neighborhood.



THE EMERGING NEW BUSINESS DISTRICT ENJOYS A VIBRANT ENVIRONMENT AND CULTURE.



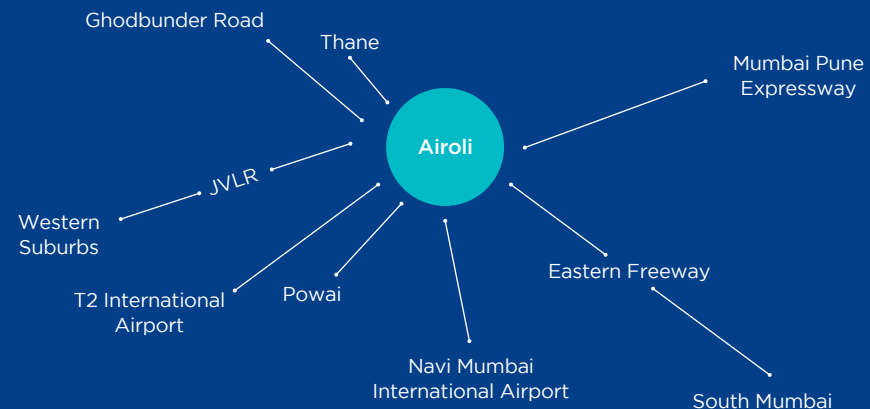
Sourcing the desired talent will never be an issue in Airoli. Thanks to the numerous IT/ITES and BFSI companies already based here, there is a huge talent pool waiting to be tapped.

Moreover, Airoli has plenty of cafes, banks, convenience stores as well as a leading hotel brand like Mango Hotels with entertainment and fine dining facilities, all of which make Mumbai's emerging new business district more convenient, comfortable and relaxing.

THE BUSINESS DISTRICT OF THE FUTURE IS BETTER CONNECTED.



Convenience of operating out of Airoli is a given. Airoli enjoys excellent connectivity to South Mumbai thanks to the development and extension of the New Eastern Freeway. And with the proposed new Navi Mumbai International Airport, catching an international flight will be far easier than before.



CLOUDCITY. WHERE GLOBAL FORTUNE 500 COMPANIES WILL BE YOUR NEIGHBOURS.

Leading multinational companies like IBM, Maersk, Honeywell, SIFY, Times of Money and Clariant Chemicals have set up their offices within our existing commercial spaces - Reliable Plaza and Reliable Tech Park. Having reputed names such as these as neighbours can only boost your company imagery.



CLARIANT



LIONBRIDGE



MAERSK
LINE



IBM



Honeywell



BAKER
HUGHES



Sify



FSL
India
Field Services & Inter-cultural Learning



DELTA
see what Delta can do



!dea

MANGO HOTELS

Nestled in Reliable Tech Park is Mango Hotels – a part of the increasingly popular Mango chain of business hotels.

Mango Hotels is a refreshingly different experience; there are no frivolous extras and yet no compromise on comfort and hospitality. As a good night's sleep is key to business travel, extra attention is paid to the cleanliness and freshness of the bed, the choice of mattress and bed linen, and even the lighting in the room.

A complimentary power breakfast ensures an energetic start to a busy day. X-tasy, the all-veg restaurant combines delicious home cooked favourites and flavours from around the world. There's a cafe to chill out, a bar and lounge to unwind over a drink or two, a gym to pump up and a spa to rejuvenate. Even the smallest of

needs are looked after, be it the brewing station in every room for round the clock tea or coffee, free wi-fi 24/7, same day laundry, disablement friendly rooms or the grab-and-go counter to purchase essentials from socks and shaving kits to phone chargers.

Companies can make the most of a special business loyalty programme and get a preferred rate that lowers substantially with every booking or recommendation.





THE WORKSPACE. REDEFINING THE WORK ENVIRONMENT.

To say that CloudCity has redefined the work environment is no exaggeration. Reliable Spaces, after all, has left its imprint in Airoli in keeping with its vision to create work spaces that go beyond four walls, cubicles and chairs.

At the very foundation of the workscape are Grade A developments with excellent amenities and recreational facilities. A conscious effort has been made to create a campus atmosphere that is refreshing, hassle-free and safe.

Occupants have the option of scalability with the flexibility to expand in the future, thereby saving on relocation costs as well as fit outs and employee accommodation costs.

It goes without saying that companies that anchor themselves in CloudCity can feed off the benefits of being associated with a state of the art IT hub and boost their own image by working alongside some of the most reputed Fortune 500 companies.





THE OFFICE SPACE. AN INTELLIGENT APPROACH TO DESIGN.

An office space should undoubtedly exude success and power and instill a sense of pride in every employee from Executive to CEO. Contemporary design along with intelligent planning makes sure that members of CloudCity will have much to talk about.

Work spaces at CloudCity come with unique floor plans catering to the requirements of small, medium as well as large companies. Irrespective of area, the design ensures maximum office space so as to induce maximum efficiency. An ample floor to height ratio enhances the feel of spaciousness and openness within the office space.



THE AMENITIES. AN OUT OF OFFICE EXPERIENCE.

Truly good companies never ignore the recreational and other out of office needs of their employees. Keeping this in mind, CloudCity has been developed as a self sustainable campus that offer the best possible amenities to employees.



Banks and ATMs (ICICI Bank, Bank of Baroda, IndusInd Bank)



Shuttle service to Airoli station with a dedicated shuttle service for women



Mango Business Hotel



5 Star hotel with 200 rooms under construction



Convenience store



Medical community centre



Well equipped gymnasium and yoga meditation centre



Artificial football turf



Entertainment zone



Landscaped gardens with sit outs



Independent coffee shops



Specialty restaurants



Large format multi-cuisine food court



24/7 ambulance and fire brigade services to be commissioned



SECURITY AND MAINTENANCE. CREATING A HASSLE-FREE WORKING DAY.

A good work space is one that eliminates all inconveniences that may otherwise affect a company's day-to-day operations. In this regard, CloudCity stands second to none.

Security at a glance:

- Security check for visitor vehicles
- Electronic security systems and detection devices at all exterior doors
- CCTV cameras with 24/7 monitoring systems at offices, campus, parking bay and drop-off points
- Adequate security lighting systems with sensor attachments for greater security
- Anti-ram devices to provide physical security to buildings
- Fire protection features such as fire alarms, sprinklers, fire resistant barriers, fireproof elevators, wide stairwells and adequate water systems

- Limited points of entry for general public with key card access / biometric access to high risk areas
- Shuttle service powered with security guard between CloudCity and Airoli station

Maintenance at a glance

- Ample water supply
- Water hygiene risk assessment on a periodic basis
- 24/7 access to power
- In-house lift operators & service elevators
- 24/7 breakdown and emergency call out services

- Regular refurbishment of the buildings
- Regular inspection and maintenance of air conditioning systems in common areas
- Fire alarm servicing, periodic tests and drills to prepare for emergencies
- Housekeeping and facility management services

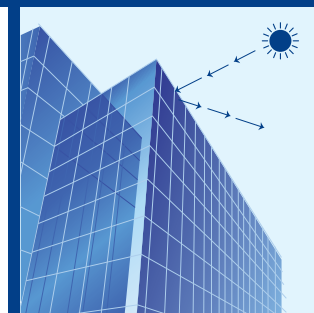


THINKING GREEN. A FOCUS ON THE ENVIRONMENT.

Environmental consciousness finds its way into every facet of CloudCity's projects right from the construction phase. It is only natural therefore that all our buildings have been certified by IGBC with our latest project Empire Towers being certified a Gold Rated Green Building. Occupants stand to obtain low operation cost due to high energy efficiency, a healthy work environment due to good air quality and of course, the label of a socially responsible organisation.

Sustainable development at a glance:

- High heat reflection type glass facade for reduced heat load on air conditioning
- Energy efficient lighting in common areas with occupancy sensors
- Use of LED lights in common areas and parking spaces
- Ventilated parking in parking areas
- Use of VFD Controls, BMS for pumps and other high energy consuming gadgets
- Sewage treatment plant

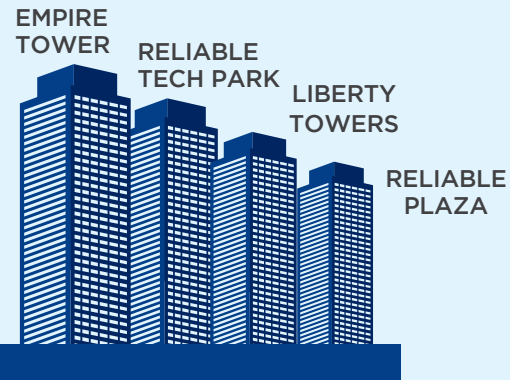




MIDC SERVICE ROAD

KALWA

MAHAPE



D. P. ROAD

THANE-BELAPUR ROAD

FIRST CAME
RELIABLE PLAZA.
THEN RELIABLE
TECH PARK.
NOW LIBERTY TOWERS
FOLLOWED BY
EMPIRE TOWER.
AND MANY MORE
TO COME AT
CLOUDCITY.

The expansive land available at CloudCity along with the ambitious plans of Reliable can only point to many more projects in the future. You will soon see innovative space solutions being introduced by us to meet the ever growing demands of this emerging commercial business hub.





RELIABLE PLAZA

RELIABLE PLAZA AT CLOUDCITY. A PROVEN TRACK RECORD.

Excellence was a hallmark of Reliable Spaces right from the word go. The first project to be completed was Reliable Plaza. This 7 storey 2,25,000 sq. ft. project which commenced in 2007 sets the bar high. An impressive structure with an operational cafeteria, Reliable Plaza comes with the most sound security systems and efficient fire fighting systems.

First Source, Sify and MedPac are some of the current occupants of Reliable Plaza.



R
T
P

RELIABLE TECH PARK



mango.hotels
मंगी. होटल्स
→
रिलायबल
टेक पार्क

RELIABLE TECH PARK AT CLOUDCITY. THE TRACK RECORD CONTINUES.

This sprawling 11 storey project continued where its predecessor Reliable Plaza left off. Reliable Tech Park is a magnificent structure that offers its occupants everything one could ask for in a commercial space. Breathtaking aesthetics, a chic cafeteria within the premises itself and top notch safety and security systems leave little to be desired.

Maersk, Baker Hughes, Idea, Spanco, Delta, Trimax, Damco, Stylus and ECI are the companies that have their offices at Reliance Tech Park.

LIBERTY TOWERS *at* **CLOUDCITY**
by Reliable
THE CAPITAL OF SUCCESS



RELIABLE LIBERTY TOWERS. THE LATEST FEATHER IN OUR CAP.

Liberty Towers is a magnificent 11 storey structure that's set to raise the bar of excellent work spaces even higher.

Swanky design meets intelligent planning; the grand air conditioned lobby, dual levelled parking and six elevators exclusively for members being just a few cases in point. A coffee shop on campus and vast landscaped gardens with leisurely sit outs make the out of office experience a pleasurable one. Needless to say, security and maintenance are on par with the best.



EMPIRE TOWER

ICONIC BUSINESS SPACES



RELIABLE EMPIRE TOWER. AIMING FOR THE SKY.

Like a true pioneer, Reliable had chosen not to rest on its laurels. Next on the anvil is Empire Tower - a whopping 2.2 million sq. ft. project that promises to be nothing short of world class. Standing tall with 13 levels of office space atop 6 levels of podium parking, Empire Tower will be IGBC LEED certified and will come equipped with state of the art technology in every aspect from security and fire protection systems to air conditioning, glass facade and elevator technology. The project is expected to be completed in May 2015.

RELIABLE.
THE DRIVING FORCE
BEHIND CLOUDCITY.

Reliable is a reputed name in corporate circles known for its 'passion to excel and commitment to deliver'. Established in 1984 as a manufacturer of men's garments, Reliable has grown by leaps and bounds. Today the Reliable Group is a 100 million rupees group with proven expertise in garments, real estate and IT solutions.

Reliable was founded by Mr Raphael Sequeira. A first generation entrepreneur, Mr Sequeira's in-depth knowledge of garments, strong marketing abilities and keen business acumen helped the Group grow by leaps and bounds. It is Mr Sequeira's belief that "Reliability is never an accident, it is always the result of high intention, utmost commitment, sincere effort, intelligent direction and skilful execution; it represents the wise choice of many alternatives."

The garment business was the first of the success stories carved out by Reliable. Within just two years of its inception Reliable ventured into exports and soon established a footprint in Europe. The next decade saw the diversification into the ladies and kids segment and the establishment of its own washing and

embroidering units. Today Reliable Clothing is a state of the art enterprise with a workforce of 1500 producing 2 million woven garments and 1.5 million knitted garments annually.

Reliance Business Solutions & Services (RBSS) was established in 2010 to provide IT/ITES services including system integration and setting up and operating BPO units. Within just 4 years, RBSS has grown into a multi crore company that services some of the leading names in the banking, financial services, healthcare, telecom, IT, travel and media industries.

Reliable Spaces came about in 2004 when the Group diversified into real estate. A 2 million sq. ft. plot of land was purchased at Airoli with the vision to convert it into an IT hub. Today

Reliable Plaza and Reliable Tech Space stand testimony to the company's vision with their impressive architecture, remarkable amenities and top notch safety and security systems. Currently under construction are the soon to be completed Liberty Towers and Empire Towers – a whopping 2.2 million sq. ft. project. Reliable Spaces now plans to get into residential and industrial space development. The company aims to develop, in a phased manner, a mini township at Ambarnath/Badlapur spread over 30 acres. Also on the anvil is a 1 lakh sq. ft. residential development project at Mangalore.

THE KEY PEOPLE AT RELIABLE.



Mr Raphael Sequeira

Chairman & Managing Director

The driving force behind Reliable, Mr Sequeira marked his foray into business with a garment export venture in May 1984. In 2006 he diversified into real estate and with his remarkable vision took the Group to even greater heights. The success continued with the setting up of RBSS in 2010. Today the Reliable Group ranks as a leading name in corporate circles thanks largely to Mr Sequeira.

The Accolades of Mr. Raphael Sequeira :

Best Entrepreneur of the Year by -

- Christian Chamber of Commerce & Industry (Mumbai).
Year 2011.
- Federation of Konkani Catholic Association's (Bangalore).
Year 2013.
- Rachana Awards (Mangalore).
Year 2014.



Mrs Clotilda Sequeira

Director

A graduate from Mangalore University, Mrs Sequeira looks after the finance department of Reliable Garments. Her rich experience of over 20 years in the field makes her an invaluable asset to the company.



Mr Aaron D'Lima

Executive Director

Mr D'Lima heads the real estate division of Reliable and oversees the day to day operations of RBSS. A hotel management graduate and an MBA from Symbiosis Pune, Mr D'Lima has worked extensively in the hospitality industry as well as in various sectors in the US and Europe.



Mrs Colette D'Lima

Promoter Director

Mrs D'Lima currently heads the exports business of Reliable Clothing. After having completed her MBA in Entrepreneurship from NMIMS, she joined Reliable Spaces as an industrial trainee. In her tenure at Reliable, she has worked across all functions of the organisation.



OUR PARTNERS. EXPERTISE IN EVERY AREA.

A project as ambitious as CloudCity can only be successfully executed with the right partners. Reliable Spaces is proud to have partnered some of the leading names in the industry who have brought in invaluable expertise and experience in their respective fields, thereby helping our dream take shape.

Hafez Contractor, K Thomas & Associates

Architect

Green Bldg. Consultancy (Godrej & Boyce Mfg. Co Ltd.)

Leed Certificate

MEP Consulting Engg.

Electrical, Mechanical, Piping

Traffic Consultant

Vehicular Movement Management

TAK Consulting

Elevator Management

Jaatvedas

Labour Contractor

W Tech Engineers

Material

Mahimtura Structural Consultant

Structural Consultant



Corporate Office: "Reliable House" Opp. Huma Adlabs, L.B.S. Marg, Kanjurmarg (West), Mumbai - 400 078, India. **T:** 91-22-6774 3900 **F:** 91-22-6774 3917 **E:** info@reliablespaces.com **W:** reliablespaces.com
Site Office: CloudCity, Reliable Liberty Towers, Gut 31, Behind Reliable Plaza, Airoli, Thane-Belapur Road, MIDC, Navi Mumbai - 400708.

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