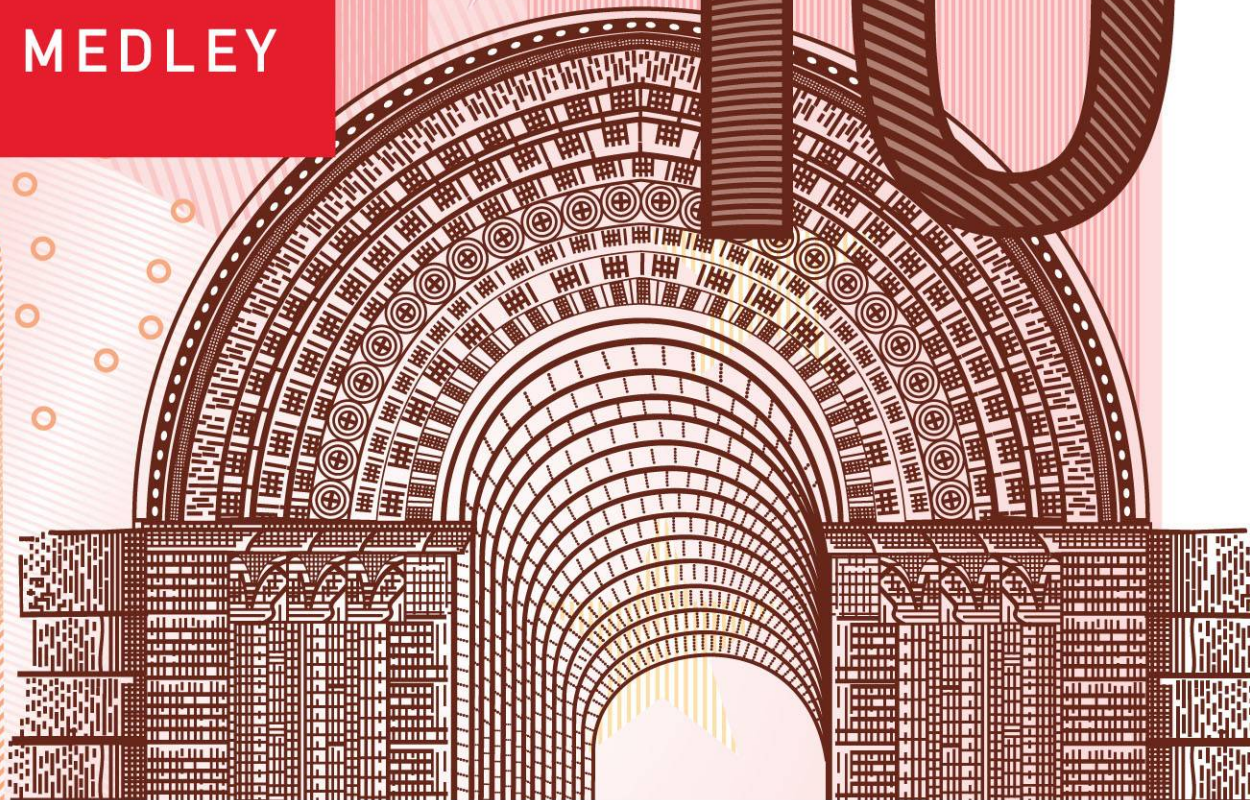




MEDLEY

10



**FORTUNE FINDS
AN ADDRESS.**

Site Plan

PROJECT ADVANTAGE

- Multi level car parking enabled with ultra modern stack parking system*
- To maintain an ambient atmosphere in the common areas, extensive landscaping to be provided along with mist cooling
- Spread over a vastness of 4.14 acres
- Commercial tower of 19 floors, will include health club & spa with swimming pool (Infinity pool concept), and roof top specialty fine dining restaurants
- Retail section includes zoned areas for anchors, cafés and multi-cuisine food courts, restaurants, an entertainment zone and a 3-screen multiplex
- Valet parking facilities
- Glass capsule lift with a panoramic view of Expressway and beyond
- Ample width staircases, open air escalators, elevators, at multiple locations for seamless movement of occupants
- Low maintenance cost
- Energy saving glazed façade
- 100% power back-up
- Flexible sizes for High Street retail brands
- For air conditioning in individual units required quantity of condenser water will be made available by the developer. Unit owners will have to provide only ceiling mounted water cooled package unit of the approved capacity



OCUS Group

Since our inception in 1982, under **Mr. Prakash Mehta's** stewardship, a well known **personality in the real estate and development sector**, we have grown into a name to reckon with in the real estate industry. We have grown from undertaking over 300 residential projects to having our name rest high on a landmark premier business tower on the Golf Course Road, Gurgaon. This confidence rests on our unwavering commitment to quality, transparency and integrity. The group today has investments across four business verticals viz. OCUS Developments, OCUS Business Centres, OCUS Hospitality & OCUS Facility Management, and is now aiming for a larger role by providing services that are responsive and unreserved to add value to the investors in the real estate industry.

EXISTING PROJECTS



Ocus technopolis Golf Course Road, Gurgaon.



Ocus technopolis 2, Sec 51, Gurgaon.

People who adorn the covers of business magazines have reached there by capitalizing on an opportunity when it presented itself. Today, an opportunity of immense proportion and potential awaits you. It's your chance to be the early bird, to reap aplenty, to strike gold. It's your window to a brighter, more prosperous future. It's called OCUS Medley.



OFFICE SPACES

Exclusive Business Centre with video conferencing, board rooms, meeting rooms

Ample parking on surface and multilevel with optional stack parking

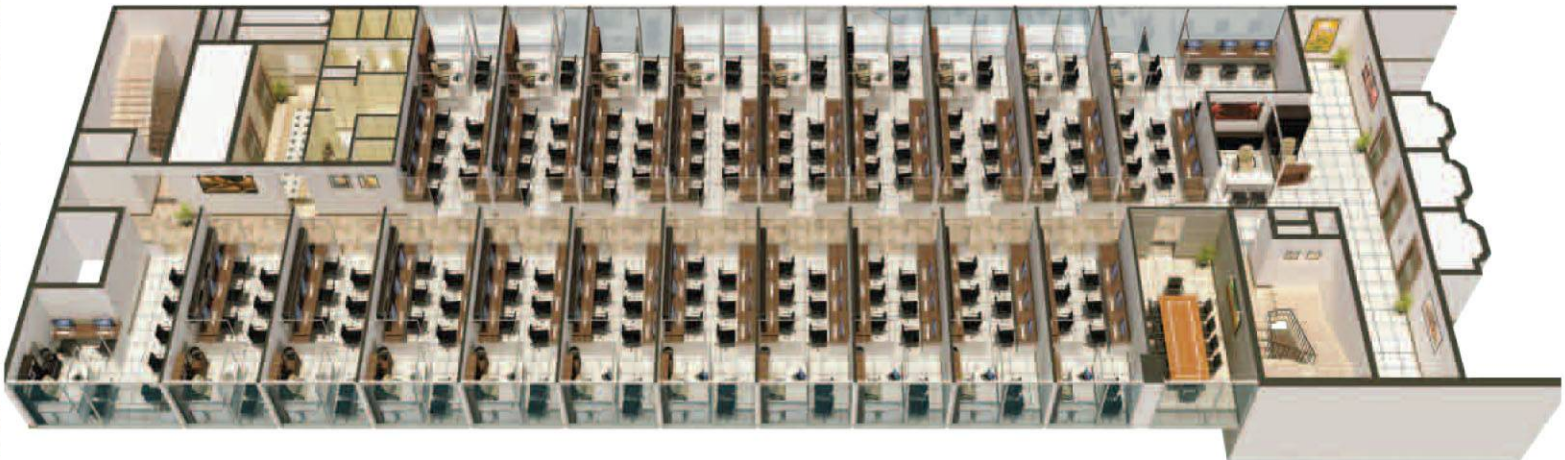
On site security with video surveillance

International level fire safety equipment

Energy saving glazed facade

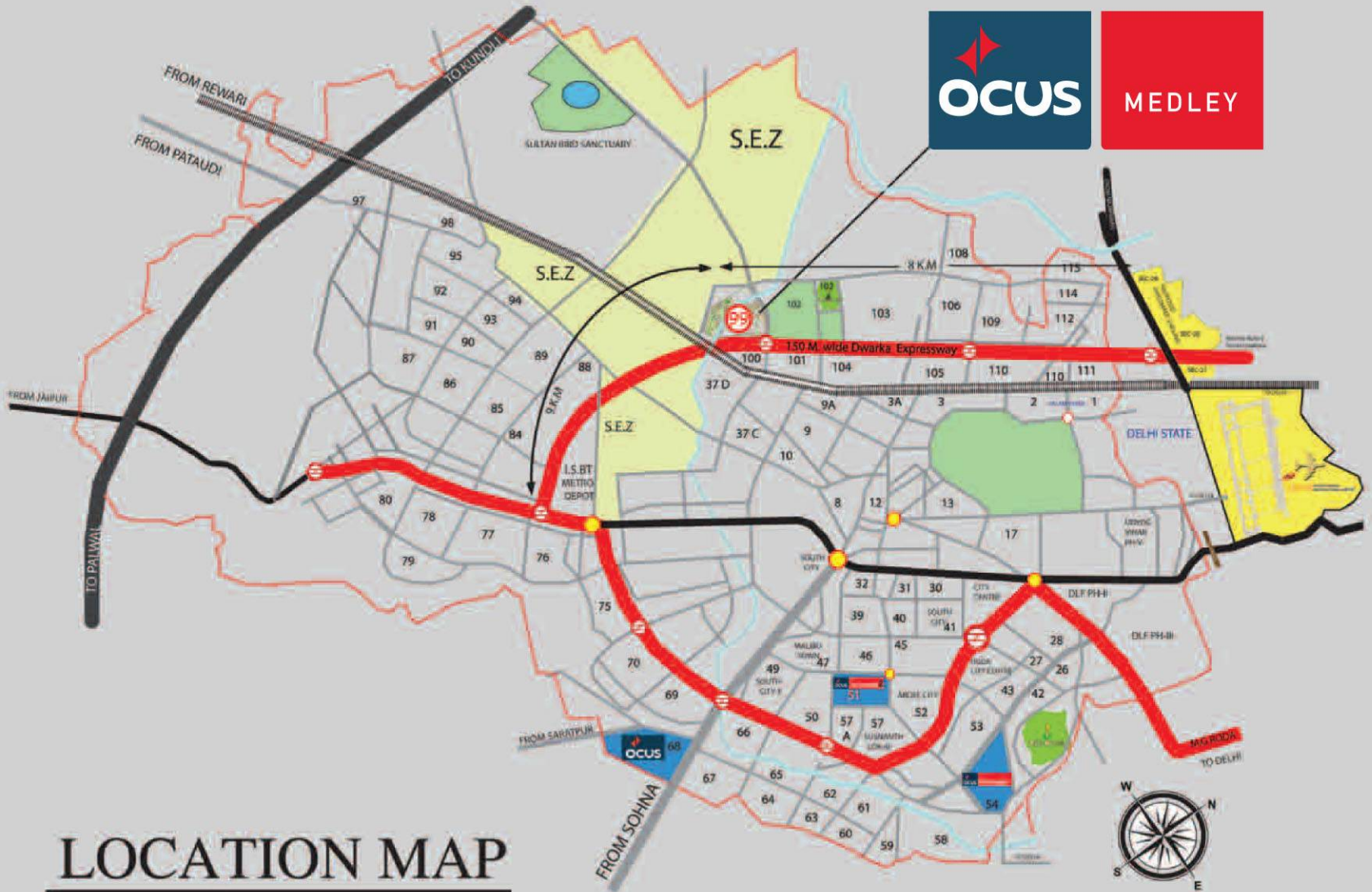
Well planned, state of the art office configurations, created to suit every requirement

Office spaces to be complimented with world class roof top restaurants, infinity pool & concierge



LOCATION ADVANTAGE

This futuristic mixed development project will incorporate high street retail, a 3 screen multiplex, foot court and a world class office tower, in the strategically located Sector 99, Gurgaon. The location is on the center most point of the only 150 meter wide road of the country, the Dwarka Expressway. Ocus Medley WITH A DIRECT ENTRY FROM THE EXPRESSWAY is at a mere distance of about 8 KM from Dwarka and 9 km from NH8. The immediate catchment comprises of a 106 acre township and ultra premium condominiums. It is also in close proximity to the proposed metro station, on the Dwarka - Manesar metro line. The proximity to the international airport, golf course and diplomatic enclave make it the perfect investment opportunity.



LOCATION MAP