

**KEYSTONE**  
BUSINESS PARK

A LIFE SCIENCES, IT & ITES SEZ.



# THE MAYAR GROUP



The Mayar Group is USD one billion multinational and multi-product conglomerate with diversified business interests in timber, publication papers, international trading, hospitality, shipping and infrastructure. It has a significant presence pan Asia and Europe.



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# INTEGRATED BUSINESS AND LIFESTYLE CENTRE

At Mayar Group, we understand the importance of striking a perfect balance between work and personal life. Keystone Business Park, initiated by Mayar Infrastructure Development Pvt. Ltd. (MIDPL), is another step in this direction. With a sprawling commercial space that caters to diverse business needs as well as recreational facilities to match different tastes, the property brings to you a fine blend of work and leisure.

## BUSINESS FACILITIES

- 100 acres state-of-the-art facility to suit Life Sciences, IT and ITES business units.
- Our team of experts can do customised fit-outs for office and lab spaces as per client requirements.
- The remaining 7.11 acres of land space is divided into 15 plots to set up separate business towers and independent manufacturing units.
- Avail of a 100% FDI.
- 15-year tax holiday on export profit in addition to multiple other tax reliefs and benefits.
- Custom House situated on the premises for speedy clearances.

## ACCOMMODATION AND LEISURE

- Spacious villas and service apartments for employees
- 8-hole golf course
- International spa and resort
- 7-star luxury hotel
- Shopping mall with a multiplex
- Banking and ATM facilities

# IN THE HEART OF NATURE WITH THE PULSE OF A CITY

## CONNECTIVITY

- Excellent connectivity through well-developed road network.
- Conveniently located close to International Airport Delhi called Indira Gandhi International Airport
- Reduced time travel due to signal-free 8 lane expressway
- Only 40 minutes drive from International Airport to Keystone Business Park
- Project site is connected to NH8, NH2, Reliance toll road from Ballabhgarh to Sohna and Kundli-Manesar-Palwal expressway

## LOCATION

- Located within the fastest growing National Capital Region (NCR), Sohna, Dist. Gurgaon.
- Proximity to national/international research institutes focusing on life sciences, biotechnology and clinical trials at Delhi, NCR & surrounding regions.
- Proximity to proposed Regional Centre for Biotechnology (RCB), Faridabad, which will be a newly established institution of education training & research set-up by the Department of Biotechnology, Govt. Of India under agreement with UNESCO.
- Close proximity to regulatory authorities in Delhi
- Easy access to top hospitals & teaching hospitals at Gurgaon, Delhi & NCR
- Keystone Business Park is located 22kms from high-tech city of Gurgaon which has all modern facilities, excellent infrastructure, luxurious residential complexes/apartments, international schools, hospitals, high-end shopping malls, multiplexes etc.



KEYSTONE ENTRY GATE



KEYSTONE CENTRAL



# WHERE PLANNING MEETS ACTION

## WHY SPECIAL ECONOMIC ZONE (SEZ)?

- 15 year tax holiday on export profits:
  - For 5 years: 100% - For next 5 years: 50% (Unconditional)
  - For further 5 years: 50% of ploughed-back export profits
- Exempt from central sales tax & service tax
- Exemption from VAT on domestic selling
- 100% export proceeds can be retained in foreign currency account.
  - Freedom to make overseas investments from such foreign currency accounts
- External commercial borrowing by SEZ units up to US \$500 million in a year without any maturity restrictions
- Exempt from interest rate surcharge on import finance
- Allowed to write-off unrealized export bills. RBI (Reserve Bank of India) has granted companies to establish branch offices/units in SEZs provided 100% Foreign Direct Investment (FDI) is permitted in the relevant sectors.
  - The said branch offices/units should function on a standalone basis restricted to the SEZ alone and no business activity/transaction allowed outside SEZs in India
- No import and export duty

## KEY FEATURES

- North India's first Biotech SEZ exclusively dedicated to Life Sciences
- Notified SEZ by Ministry of Commerce, Government of India(GOI)
- Environment clearance obtained from Ministry of Environment and Forest, GOI
- Land wholly owned by the company MIDPL and is free from any encumbrances
- Master plan for Keystone Business Park is designed by world-renowned Jurong International, Singapore
- Keystone Central, a state-of-the-art R&D hub of Keystone Business Park dedicated to Life Sciences
- The Architecture Planning of Keystone Central by world-renowned M/s Raj Rewal Associates
- Received NOC from the Forest Department on setting up of Special Economic Zone at Sohna, Gurgaon

# WHERE FRESH AIR IS ACTUALLY THE WIND BENEATH YOUR WINGS

## BUSINESS SUPPORT SERVICES IN KEYSTONE BUSINESS PARK

- Round-the-clock surveillance and security
- Utility services
- Housekeeping
- Medical support and facilities
- Funding support (Venture capital/banks)
- Liaison with Government departments

## COMMON AMENITIES AT THE KEYSTONE BUSINESS PARK

- Water Treatment Plant (WTP)
- ETP (Effluent Treatment Plant based on the latest technology)
- STP (Sewerage Treatment Plant based on latest technology)
- Storm Water Drainage and Rain Water Harvesting System
- Bio safety provisions
- In house fire station
- Network of wide concrete roads and landscaped area including water bodies
- Alternate energy provisions – Solar Energy



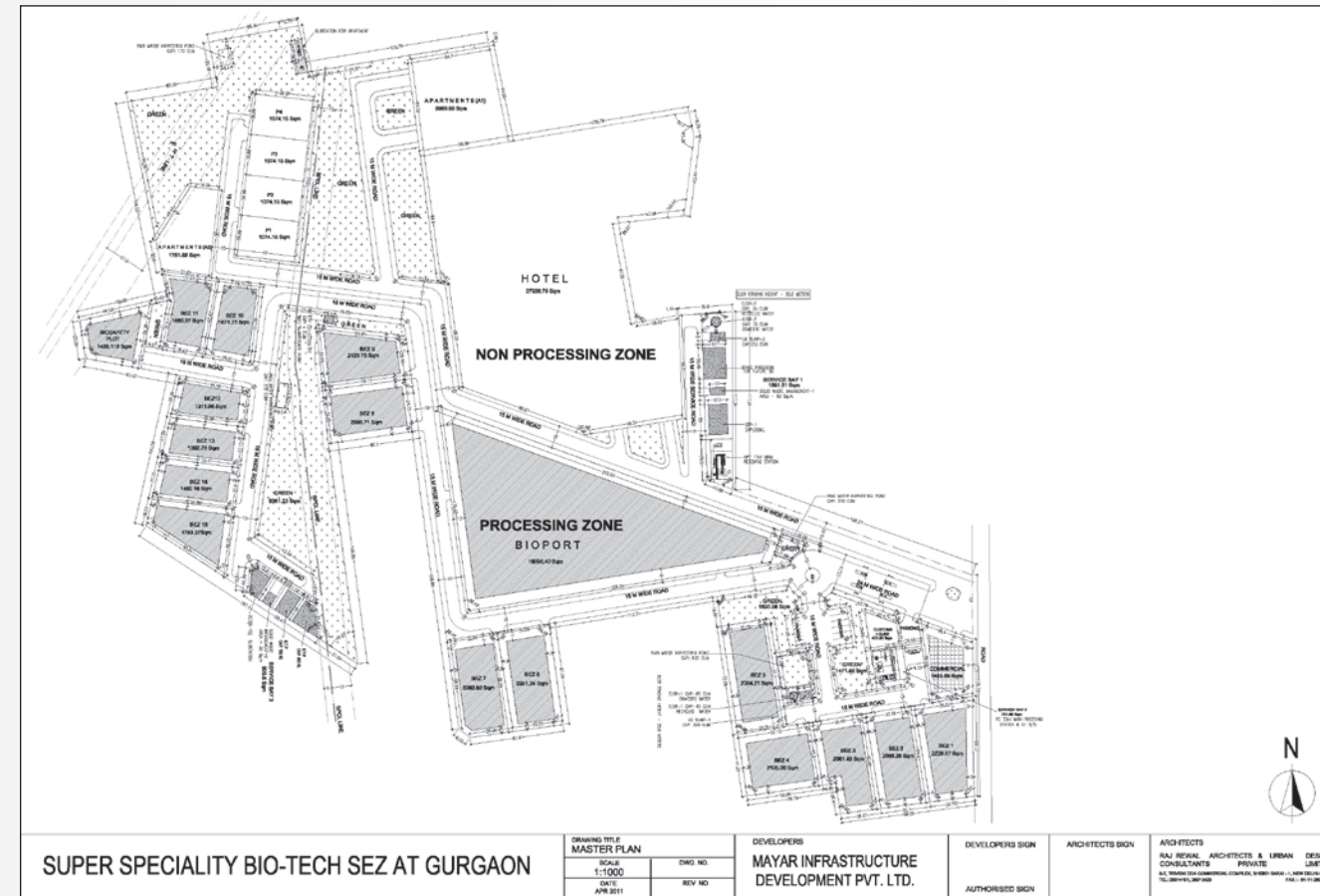
# KEYSTONE CENTRAL

- Lab space available for fit-outs with 4.5 meters slab to slab height
- Conference/training room
- Office spaces
- Meeting rooms
- Mutli Cuisine restaurant
- State-of-the-art fitness centre
- Covered and open car parks
- Library
- Spacious atrium
- Landscaped courtyards

# AMENITIES INSIDE KEYSTONE CENTRAL

- Uninterrupted 24x7 power supply with 100% power back up
- Soft water and demineralised water for the laboratories
- Compressed air supply
- Vacuum pumps
- Bio safety provisions
- Modern lifts
- Fire alarm system
- Fire protection system
- Access control system

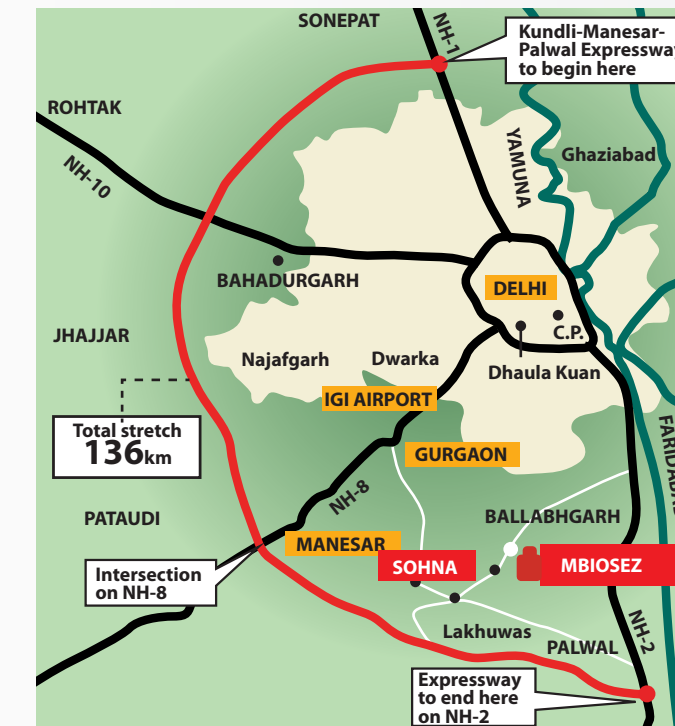
## SPECIAL ECONOMIC ZONE PHASE-1



## ZONAL ACTIVITY PLAN



## ROAD MAP TO SITE



# KEYSTONE CENTRAL



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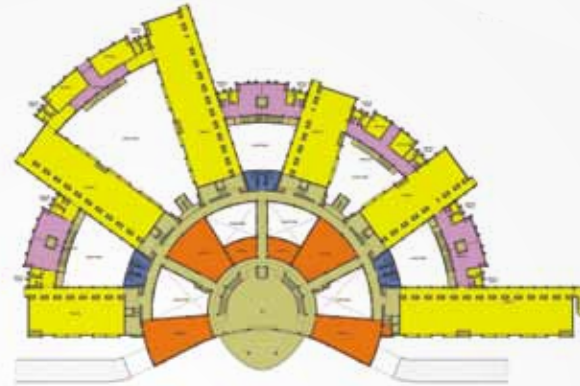
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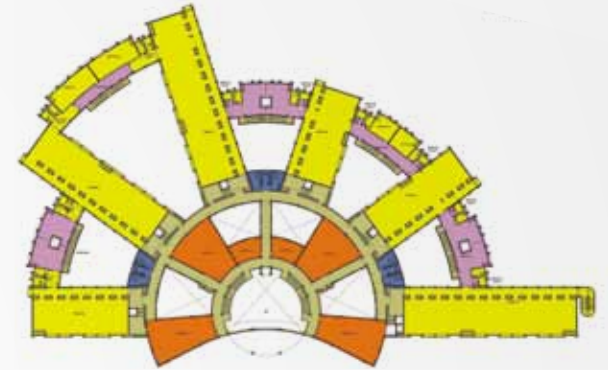
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KEYSTONE CENTRAL AREA STATEMENT

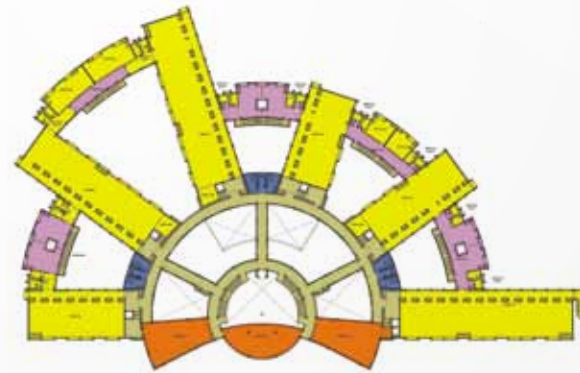
KEYSTONE CENTRAL AREA STATEMENT							
Ground floor		First Floor		Second Floor		Third Floor	
<b>Laboratories Wings</b>							
	Area In sq-ft		Area In sq-ft		Area In sq-ft		Area In sq-ft
<b>A1</b>	5460	<b>A2</b>	5451	<b>A3</b>	5517	<b>A4</b>	5846
<b>B1</b>	9534	<b>B2</b>	9541	<b>B3</b>	9995	<b>B4</b>	9690
<b>C1</b>	10505	<b>C2</b>	10512	<b>C3</b>	10954	<b>C4</b>	10954
<b>D1</b>	6345	<b>D2</b>	6352	<b>D3</b>	6441	<b>D4</b>	6441
<b>E1</b>	6894	<b>E2</b>	6900	<b>E3</b>	7292	<b>E4</b>	6990
<b>F1</b>	9017	<b>F2</b>	9007	<b>F3</b>	9064	<b>F4</b>	9187
<b>ADMIN BLOCK</b>							
OFFICE 1	2137	OFFICE 11	2137	OFFICE 21	2137	OFFICE 28	1858
OFFICE 2	2062	OFFICE 12	2062	OFFICE 22	1858		
OFFICE 3	580	OFFICE 13	580	OFFICE 23	2245		
OFFICE 4	580	OFFICE 14	580				
OFFICE 5	2062	OFFICE 15	2062				
OFFICE 6	2245	OFFICE 16	2245				



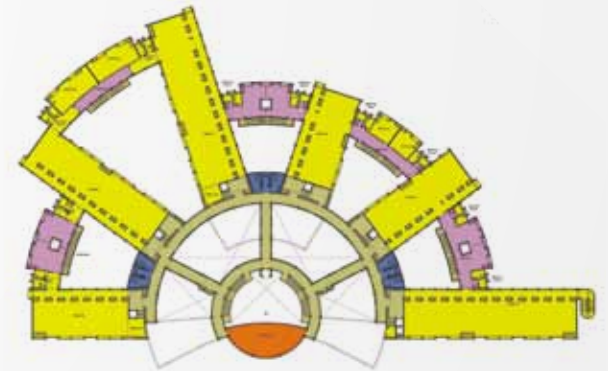
GROUND FLOOR PLAN  
4438 sqm (47756 sqft)



FIRST FLOOR PLAN  
4439 sqm (47764 sqft)



SECOND FLOOR PLAN  
4578 sqm (49263 sqft)



THIRD FLOOR PLAN  
4565 sqm (49109 sqft)



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