



INDOSPACE

**SPACES THAT CAN
MAKE ROOM FOR YOUR
GROWTH STORIES**

BADLI





HERE'S TO PARTNERSHIPS OF GROWTH



Every business needs a space that can help realise their expansion plans. Every enterprise needs support that can help them execute their vision.

Enabling businesses is ingrained in the very fabric of IndoSpace. Within our 57+ million square feet extensive portfolio, each square foot becomes the opening chapter of a captivating growth narrative, while our strategically located 50+ parks act as catalysts, transforming potential into boundless possibilities. We share a decade-long legacy with over 125+ of the world's biggest companies spanning sectors and industries.

Partner with us to gain access to spaces with a knack for fulfilling ambitions. To inspire innovation that propels you into the lead. To usher in India's century of growth.

 **INDOSPACE**

SPACES  THAT CAN

AN ALLIANCE THAT EMPOWERS



Everstone

An India and South East Asia focused investment firm.

AUM of **USD 6 billion** dedicated to private equity and real estate, green infrastructure and venture capital.

Completed 45 private equity investments.

REALTERM

An independent global investment manager focused on the transportation industry.

Realterm currently manages over **USD 11 billion** in assets across five transportation logistics-oriented private equity fund series.

A RECORD THAT **INSPIRES**

A total investment of

\$3 billion

57+ million sq ft portfolio across

50+ parks

125+

leading clients pan-India



SPACES THAT CAN PROPEL YOU INTO THE LEAD



INDOSPACE'S ACHIEVEMENTS TRANSCEND SECTORS



ICONIC BRAND OF INDIA
at the The Economic Times Iconic
Brands of India Conclave



**PIONEER IN LARGE SCALE ADOPTION OF
GREEN LOGISTICS PARKS IN INDIA - 2021**



FIRM OF THE YEAR, INDIA
2019 - 2022 by PERE Magazine



BEST INDUSTRIAL/WAREHOUSE DEVELOPER
won 6 times since 2015



#2 DEVELOPER OVERALL
2020 and 2022



**#2 DEVELOPER
IN INNOVATION - 2022**

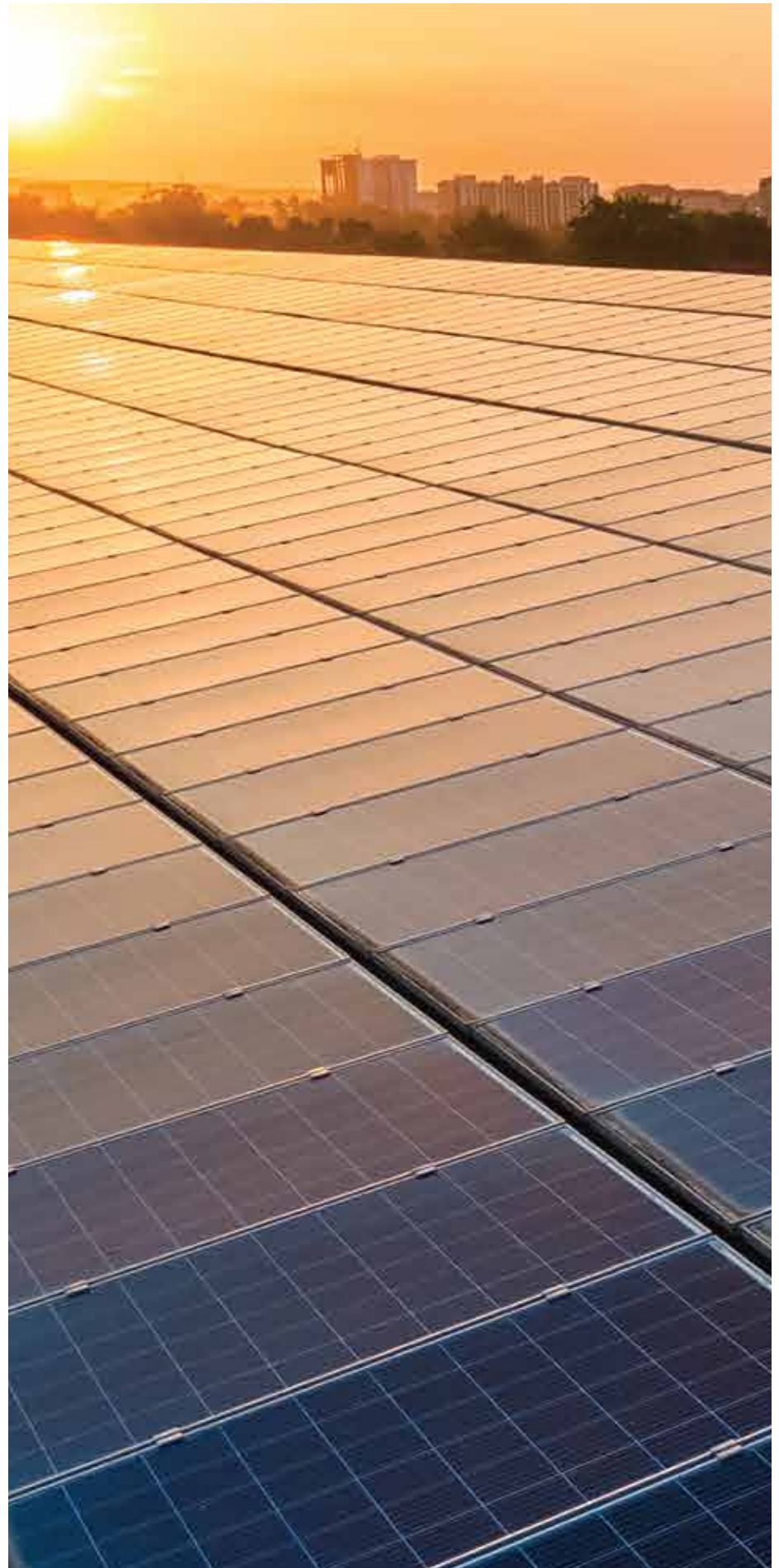


SPACES THAT CAN BE GOOD TO THE PLANET

Sustainability drives our every effort
at IndoSpace

IndoSpace has led the sector with sustainable solutions since its inception, and continues to be the leader of green warehousing in India.

- ☐ Accorded a 4-star Green Rating in GRESB, the global ESG benchmark
- ☐ Awarded the Platinum certification in the IGBC logistics parks and warehousing rating system Awarded EDGE Certification from Green Business Certification Inc (GBCI)
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ENVIRONMENTALLY RESPONSIBLE BY DESIGN

Our facilities fulfil environmental responsibilities by incorporating open spaces and tree plantations and maintaining existing soil conditions.



TECHNOLOGY FOR THE ENVIRONMENT

We ensure minimum impact on the environment through higher ecology standards and by embracing new technology.



INTELLIGENT HARVESTING OF RAINWATER

Water runoff is minimised and groundwater is recharged through rainwater harvesting systems.



SMART VENTILATION FOR SMART POWER SAVING

Passive ventilation building design eliminates dependency on mechanical ventilation, thereby saving power.



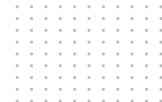
RECYCLE. REUSE. REPURPOSE.

Our building designs promote the use of non-hazardous and recyclable materials.



EFFICIENCY IN ENERGY THAT'S GOOD FOR THE PLANET

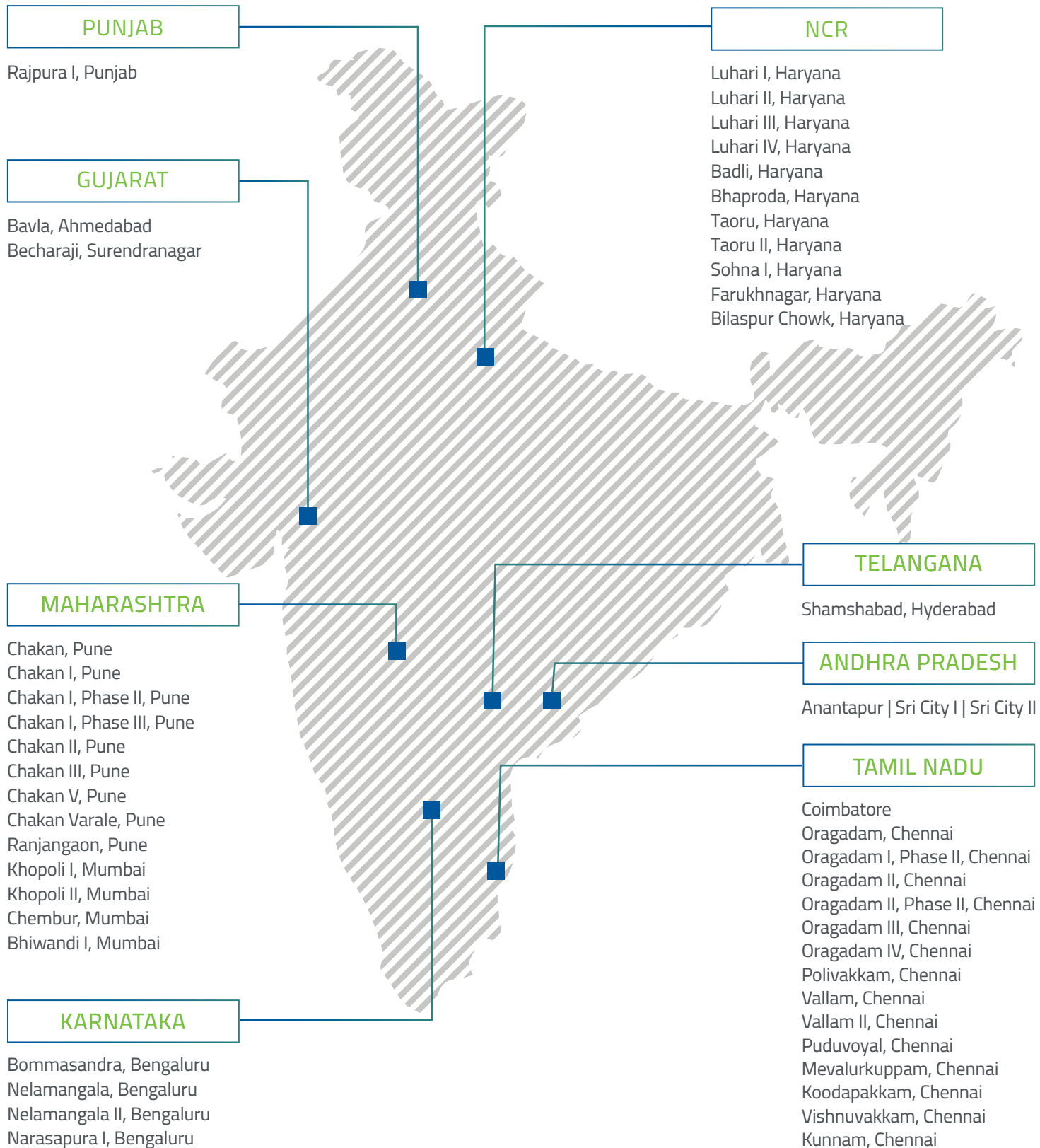
LED lights and skylights that use natural light help increase energy efficiency.



SPACES THAT CAN GIVE LIFE TO EXPANSION PLANS

Indospace provides India's largest network of Grade-A warehouses, strategically located around regional hubs



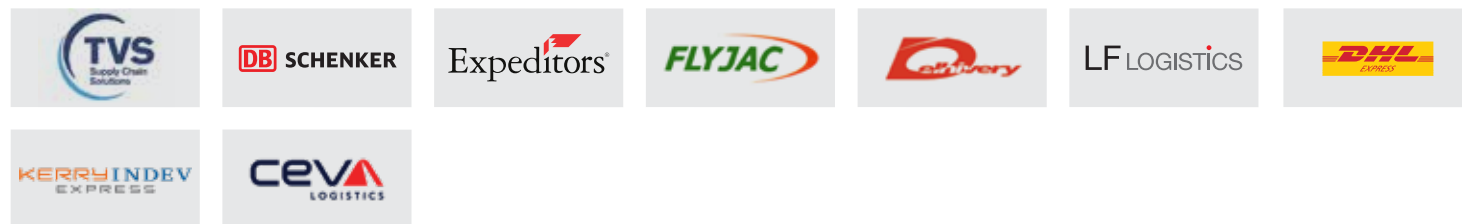


TRUSTED BY SOME OF THE WORLD'S BIGGEST BRANDS

AUTOMOTIVE



THIRD-PARTY LOGISTICS



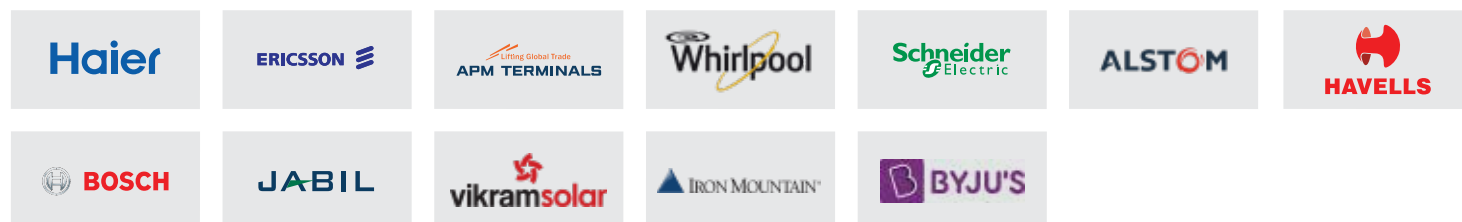
RETAIL



E-COMMERCE



OTHERS





INDOSPACE INDUSTRIAL & LOGISTICS PARK BADLI, HARYANA

“ IndoSpace team is highly professional and committed to meet user requirements ”

Nagaraja Rao (Director - Real Estate- Schneider Electric)

INDOSPACE BADLI:



Here to boost growing businesses in Haryana



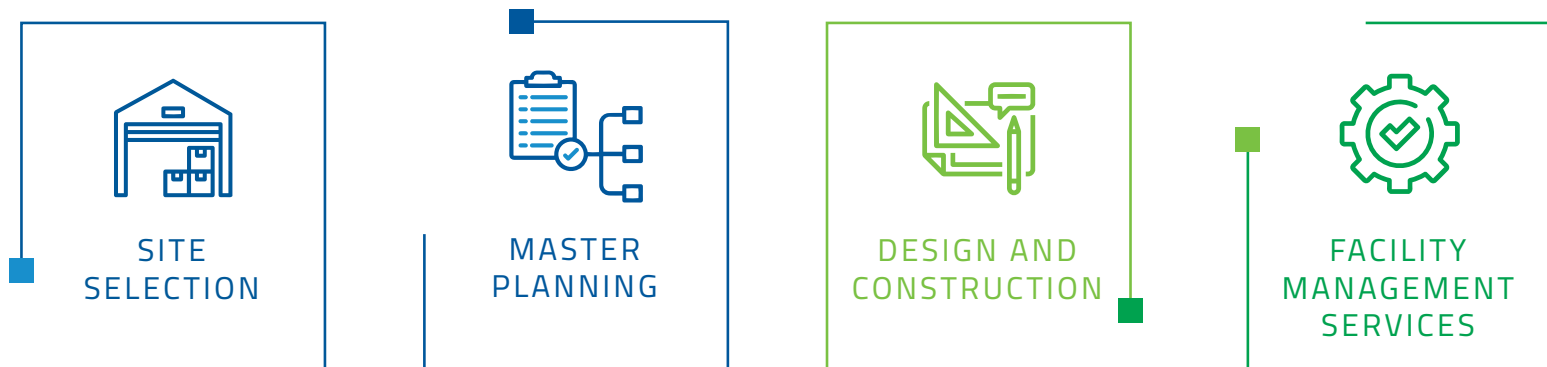
READY-TO-MOVE-IN

We always have space ready for our client's business expansion. IndoSpace has ready industrial and warehousing facilities to provide cost-effective solutions to suit client requirements in size, grade, and lease terms.



BUILT-TO-SUIT

Our expertise in industry-specific advanced infrastructure and logistics helps us deliver customised solutions. Our built-to-suit approach means our partners find what they are looking for, giving their operations a cost-effective advantage.





INDOSPACE BADLI:

Here to boost growing businesses in Haryana



TOTAL LAND PARCEL

138 Acres

TOTAL CHARGEABLE AREA

33,62,157 sq. ft.
(3,12,355 sq. m)

TYPE OF LAND

Suitable for Industrial,
Logistics & Warehousing
Development



ABOUT HARYANA

Haryana is one of India's leading states for industrial productivity and a location of choice for auto majors and auto component manufacturers. With strategic investments in world-class infrastructure facilities such as SEZs and transport corridors, Haryana is the third-largest exporter

of software and a preferred destination for IT/ITES facilities. Nearly one-third of the state's area falls under the National Capital Region (NCR), a prominent trade and consumption centre.

ABOUT BADLI

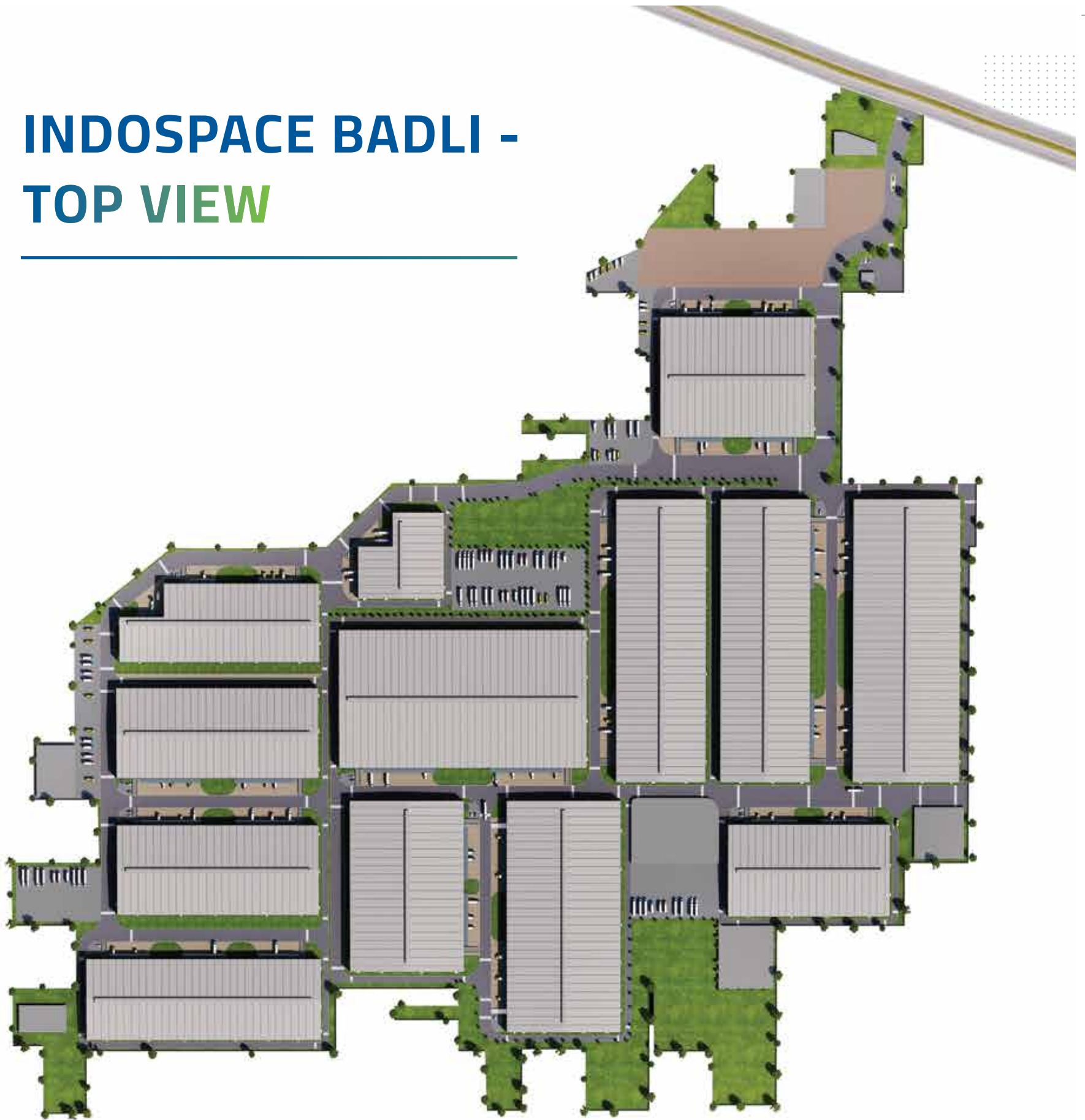
Located in Jhajjar district, Haryana, approximately 3 km from the New Delhi border, Badli enjoys a well-developed road network into New Delhi and Gurugram. Its proximity to NH-44 and NH-48 provides the site seamless connectivity to the distribution markets of Uttar Pradesh, Himachal

Pradesh, Punjab and Rajasthan. Located close to the Kundi-Manesar-Palwal (KMP) expressway, Badli serves as an ideal location for companies looking to transport goods from any direction in a timely manner to and fro.

INDOSPACE AT BADLI

Delhi (NCR) is one of the largest warehousing hubs in the country and has a considerable share in the overall warehousing sector in India. IndoSpace at Badli, on MDR-123 (Jhajjar-Badli road), is about 8 km from the Delhi Border and 7 km from the KMP Interchange. The property is close to a well-developed road network, leading to Delhi (NCR) and Haryana. It also enjoys seamless connectivity to the neighbouring states of Uttar Pradesh, Himachal Pradesh, Punjab and Rajasthan.

INDOSPACE BADLI - TOP VIEW



INDOSPACE BADLI

Site Address:
Google coordinates
28° 34' 41.0"N
76° 46' 48.7"E



Bhaproda
26 km



New Delhi
Railway Station
54.6 km



Indira Gandhi
International
Airport
50 km

LUHARI I & II
35 km



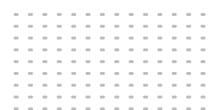
LUHARI III & IV
35 km



IMT
Manesar
43 km



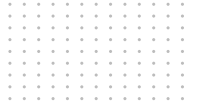
TAORU
62 km






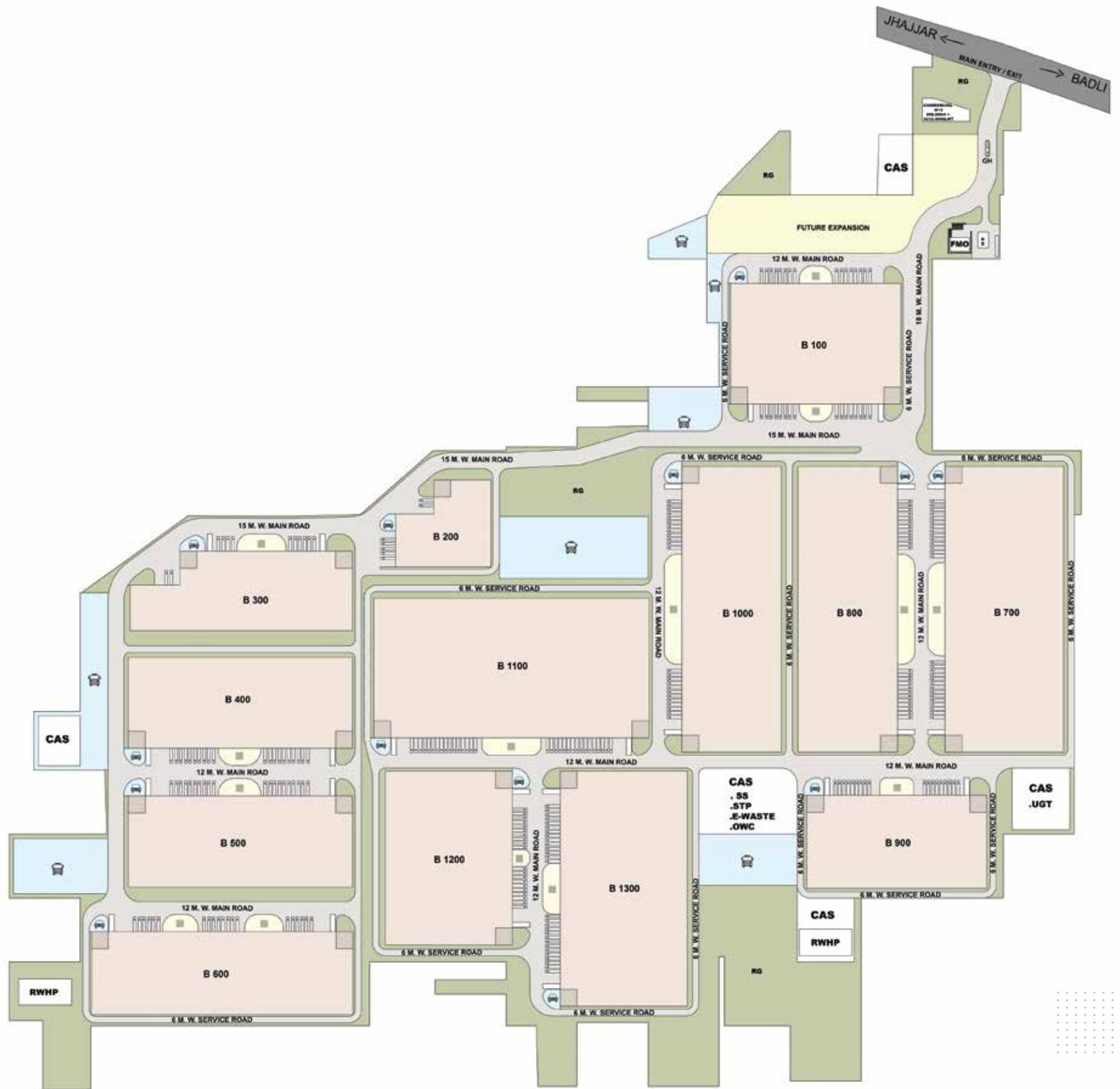
STRATEGIC LOCATION

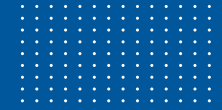


MASTER LAYOUT SPREAD



FMO	Facility Management Office First-Aid Room and Control Room	CAS	Common Amenity Space
SS	Substation	GH	Gate House
UGT	Underground Water Tank	RG	Recreation Ground
STP	Sewage Treatment Plant		Common Parking Area
OWC	Organic Waste Converter		Trailer Parking
MR	Metering Room		Utility Space
RWHP	Rainwater Harvesting Pond		





INDOSPACE BADLI:

To ensure that our clients receive the best possible service, all our parks have in-house Facility Management teams that tend to our clients' operational needs and check that maintenance as well as presentation standards are exceptional. Dedicated Building Managers provide on-site support for day-to-day operations while Facility and Leasing Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



ENHANCED PARK INFRASTRUCTURE AND AMENITIES



Pre-built state-of-the-art infrastructure to the last mile connectivity (plug and play)



24X7 manned security gate with CCTV and boom barrier at main park entrance



Asphalt road for access and internal circulation of 40-ft-long containers



Availability at park to supply power 5.5 VA/sq. ft.* and 1.25 VA/sq. ft.**



External lighting to common areas and roads



First aid centre



Organic waste generated by client converted to manure



E-bikes for greener commutes within park premises



E-facility app for digital monitoring and keeping track of operations



Separate water supply for domestic and flushing needs



Facility management office



Drivers' rest area and toilets



Fire-fighting ring main loop with fire hydrants, water storage tank, and pump room inline with FM/NFPA/NBC standard



Rainwater harvesting



Green belt with tree plantations and drip/sprinklers irrigation system



Sewage treatment plant - MBBR-based advanced technology to treat sewage

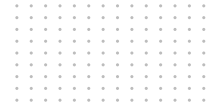


Food truck within park premises

*Industrial

**Warehousing

SUPERIOR BUILDING STRUCTURE



STRUCTURE

Pre-engineered building, optimised column spacing, and mezzanine level for office



WALL

Pre-cast concrete walls up to 3.64 m and metal panels up to roof



TRUCK APRON

Concrete, 16.5 m (from face of dock wall to edge of pavement)



CLEAR HEIGHT

12 m



SKYLIGHT

Energy-efficient lighting and skylights



PARKING

For 2 and 4-wheelers at office entrance



FLOOR

5T/MT². Flat/super flat floors, FM2-compliant design to support high cube racking



FIRE DETECTION

Global NFPA/FM/NBC standard fire-fighting and suppression systems



OFFICE

Over 2 floors:
Ground and Mezzanine



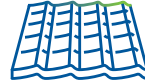
VENTILATION

Passive ventilation to provide 3-6 air changes through louvred panels on external walls and roof monitor



DOCK DOORS, DOCK LEVELLERS, AND DRIVE-IN DOORS

Manually operated rolling shutters and mechanically operated dock levellers



ROOF

'Standing seam' premium roof system that provides 10-year leak-proof warranty and is capable of taking solar panel load



FIRE FIGHTING

Ceiling sprinklers and K II 5 external and internal hydrants



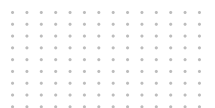
LIGHTING

LED fixtures to provide 150 Lux illumination



DOCKING TYPE

Internal





NCR ■ PUNJAB ■ GUJARAT ■ MAHARASHTRA ■ ANDHRA PRADESH ■ KARNATAKA ■ TAMIL NADU ■ TELANGANA

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SITE ADDRESS

IndoSpace Industrial & Logistics Park Badli,
Jhajjar-Badli Road, Near Don Bosco School,
Village Pahasour (Faizabad),
Post Office Badli, Tehsil Badli,
District Jhajjar, Haryana 124105

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