



Promoter : ANDES TOWN PLANNERS PVT. LTD.

Developer : HIGHNESS INFRA DEVELOPERS PVT. LTD.

A project of **ROHTAS VENTURE**
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Signature
FOR THE
CORPORATE WORLD



rohtas
summit



OWN A POWER ADDRESS

With the Indian business scenario undergoing a complete makeover, an impressive office is a key success factor. Twin block Rohtas Summit is a powerful portrayal of the futuristic commercial space. Mastermind of Rohtas Projects, it perfectly fits into today's business module; fusion of a super-efficient work environment and cutting edge looks. The design features offer new generation workspaces to leading corporate, software and other service organizations that are used to global working atmosphere. Rohtas Summit is a "Recipe for Success" offering ready-to-move-in as well as built-to-suit options in campus style development with scalable growth and pleasant greenery around the building, integrated offices and recreation areas. Rohtas Summit incorporates an activity and utility area as a special feature. Aesthetically planned, the top floor of the complex is dedicated to inhouse recreation, unwinding, health pursuits, get-togethers, etc. for Rohtas Summit occupants. These amenities aim to develop a sense of belongingness amongst employees for their workplace, thus increasing the overall productivity.



A RECIPE FOR SUCCESS

Smarter companies prefer the new ultra-modern Office/Commercial Complexes, which combine efficient workspaces with value-added features that would facilitate and motivate their employees. Rohtas Summit would live up to the expectations of its occupants, offering unparalleled architectural and utility features.

INTELLIGENT VALUE ADD-ONS

- Wi-fi & fibre optic enabled complex
- Professional facility management
- Electronic surveillance for the complex



BEING WITH THE BEST

Being with the best is what makes all the difference to you and to your business. And it is something you just cannot compromise with. Rohtas Summit offers your business with a world-class corporate environment surrounded by the offices of leading companies. Being a part of Lucknow which is the new emerging Corporate, IT & BPO hub, Rohtas Summit is the ideal business environment you and your team need to excel in any challenging venture.

Situated in the future-perfect commercial destination of Lucknow, i.e. Vibhuti Khand, Gomti Nagar, this Business & Hospitality hub finds the best of the neighborhoods around. Enjoying excellent accessibility & connectivity with the High Court and other major hotspots of the city, Rohtas Summit also has proximity to big corporate offices like Airtel, TCS along with leading Banks & Retail Chains. Imagine having your office in this business hub that also provides its clients with a network to explore business around the globe.

LUCKNOW FACT FILE

- Population : 4.5 million
- Area : 250 sq. km.
- Engineering colleges in the hub : 75
- Universities : 10
- Flagship academic institutions : IIM Lucknow, UPTU Lucknow, KGMU
- Category in NASSCOM - AT Keamey Study - Challenger
- IT Parks : STPI, IT SEZ, LIDA
- Existing IT, BPO companies : TCS, CMC, AEGIS
- Golf Course : 2 (3rd under development)
- Multiplexes & Malls : 5 (Another 6 under construction) - Expansion underway
- Metro Rail : Proposed
- Hospitals : SGPGI, King George's Medical College (CSMMJ), Vivekanand Polyclinic, RML Institute etc
- USP : Educational focus, quality of life and cultural equity

*Source : Published data.



UNDOUBTEDLY BUSINESS CLASS

As you drive in to Rohtas Summit, you will realize that "impressive" here is not just an adjective. Rohtas Summit is an architectural feat with a spectacular glass exterior defined by a bold rectangular form and extending triangles. The well-planned skyways, corridors, doorways, elevators ensure fluid movement and easy access. The design incorporates large, efficient floor plates, a wide column span and high floor-to floor clearance, allowing optimal space utilization. Provision has been made for modern amenities like Banks, ATMs, Cafeteria, Gym, Business Center & Executive/Office needs store etc. This magnificent architecture reflects the cityscape of the future in the form of a fully integrated office complex with business support facilities.



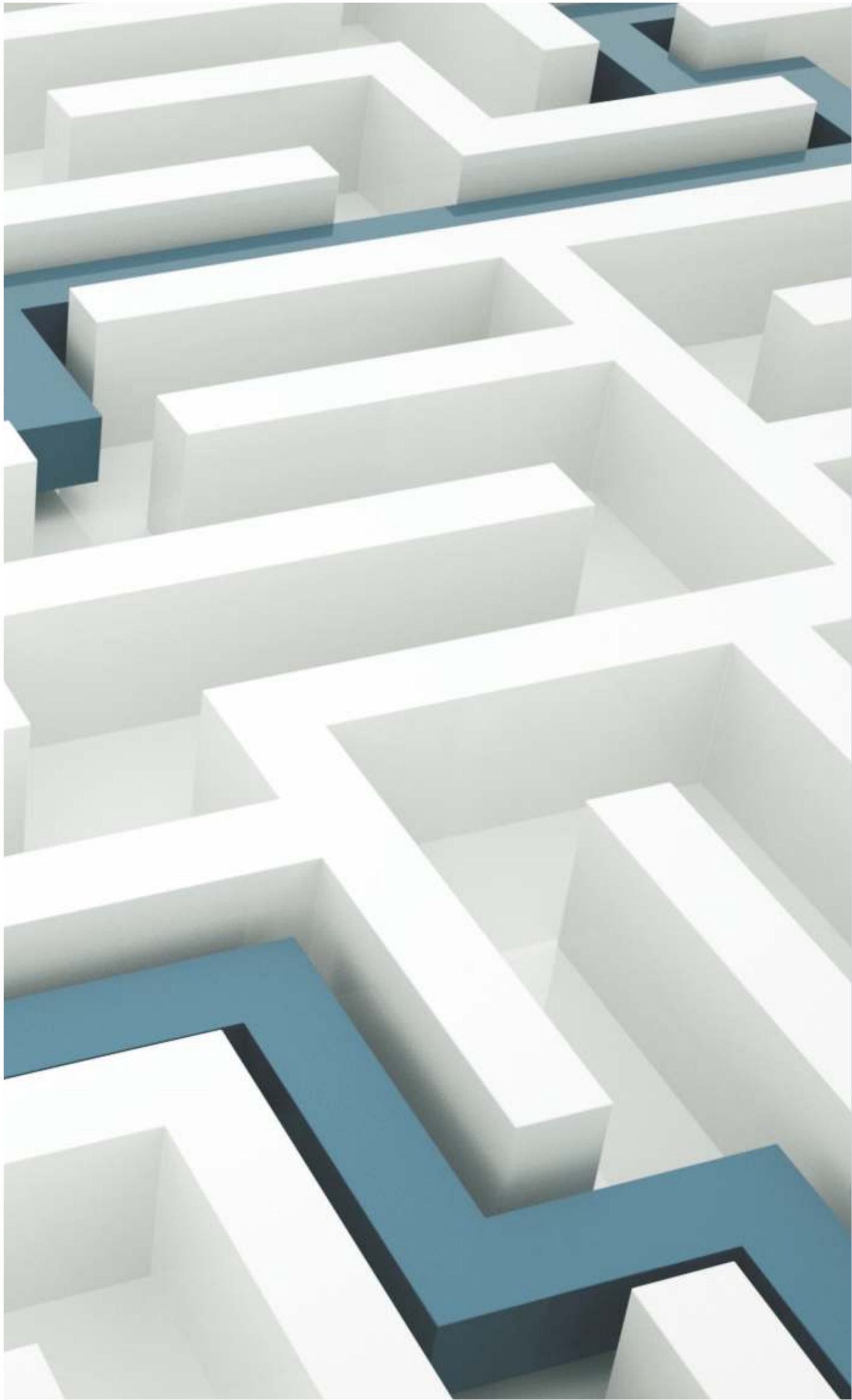
DESIGN & STRUCTURE

- Distinguished architectural design as per the international standards
- State-of-the-art facade using a combination of Premium glass, Aluminium/Metal Panels & Granite/Stone cladding
- Sufficient Covered and Open parking space
- Central air-conditioning for common areas and provision for air conditioning of individual areas from a central chilled water plant
- High speed lifts
- Approx.4 lac sq. ft. state-of-the-art Commercial Complex

USER-FRIENDLY FEATURES

- Business centre with modern communication facilities
- Business Hotel
- Mini Auditorium/Presentation Area
- Retail/Anchor Stores
- Cafeteria with spacious open terrace, overlooking the pleasantly landscaped areas & birds-eye view of the sprawling cityscape
- Gym for workouts/Salon/Parlour
- Bank & ATMs
- Executive & office needs store
- Travel related & advisory services





THE STRATEGIC APPROACH

Rohtas Summit is perfectly located just off Shaheed Path in close proximity to multiple high rise residential buildings which offer you the convenience of a central business location in Lucknow's most exclusive address. Easily approachable from anywhere in the city, Rohtas Summit is one of the most prime locations i.e. a corner plot with a 60mt wide road in front. The super connectivity advantage is further enhanced with the key commercial centers, malls and IT hubs being in close proximity. Situated at the focal point of trade and commerce, Rohtas Summit is destined to be the primary business center of Gomti Nagar. Owning an office space at Rohtas Summit is a business dream realised manifold.

LOCATIONAL ADVANTAGE

- On the first cut of Shaheed Path, Vibhuti Khand
- Close proximity to Railway Station
- Easy access to Airport
- Proximity to Malls & Entertainment zones, Hotels and Residential zones
- Serene surroundings of Gomti Nagar
- Close to suburban Railway Station and City Bus Terminal
- Adjacent to Gomti Nagar Institutional Area
- Proximity to High Court
- Close to Sahara Hospital & Lohia Hospital.

Rohtas Summit Location Plan

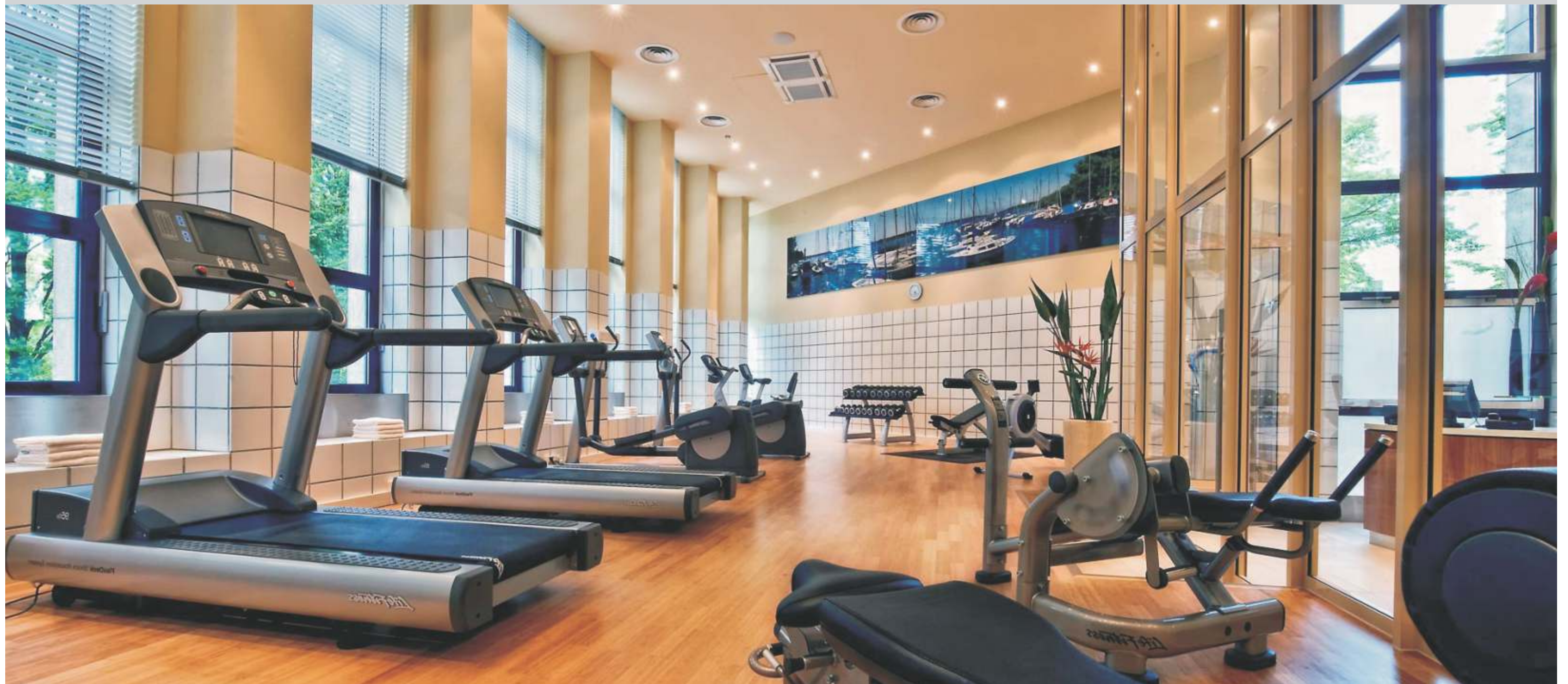
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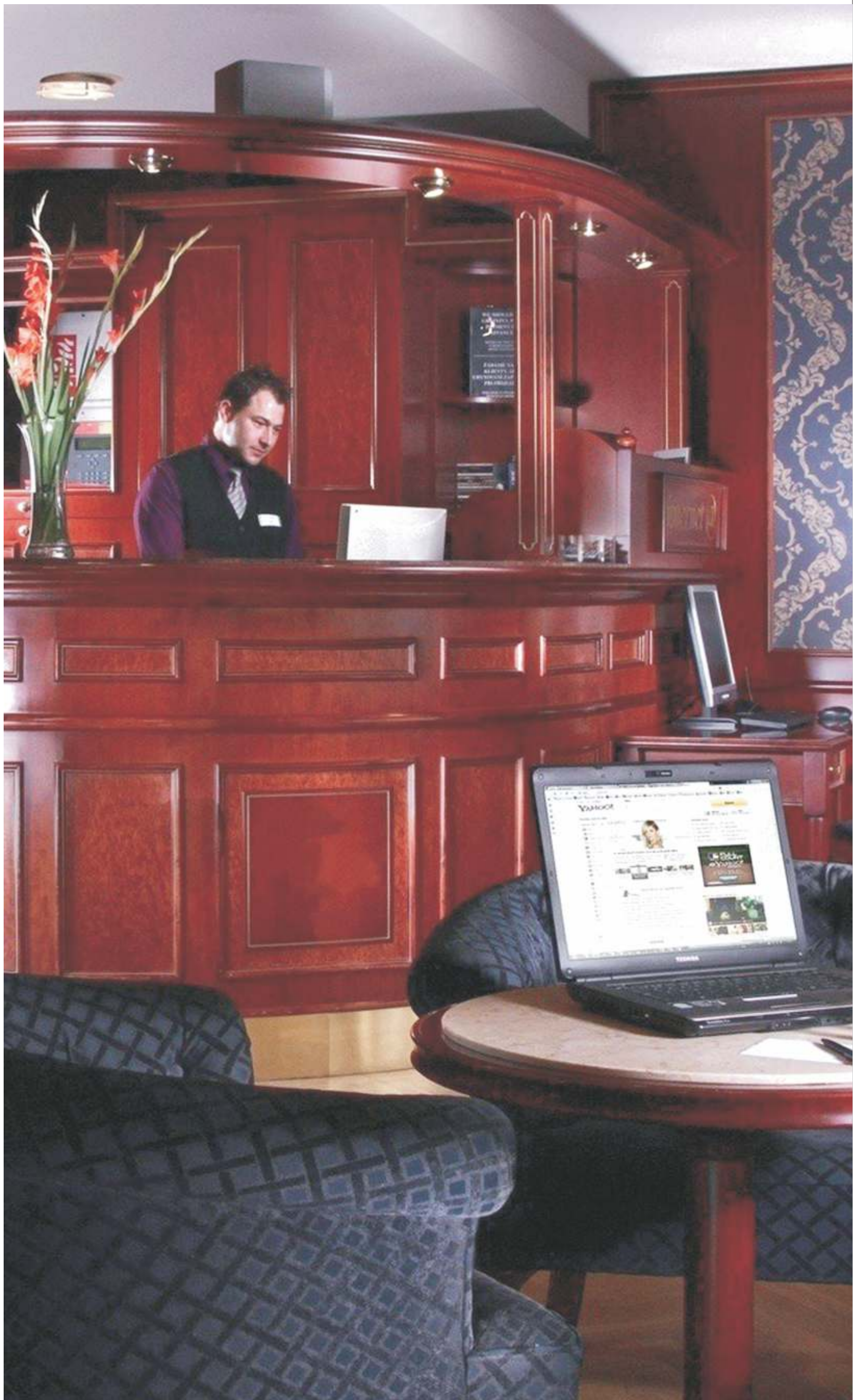


FULLY-INTEGRATED OFFICE COMPLEX, WITH BUSINESS SUPPORT FACILITIES



The modern and well-planned workspaces of Rohtas Summit lend a distinctive appeal to this aesthetically designed architectural wonder. Spread over 4 lac sq. ft. approx., the building offers an intelligent workplace to the new age professionals. Benchmarked to global standards, the smartly designed workspaces will be instrumental in transforming the work life of professionals to a considerable extent. The overall development would also have a campus field, with building and landscape visually integrated into one complete environment. Aesthetically planned, the utility and activity zone would offer a wide range of choices, available in a world-class work complex.





DISCOVER A BRAND NEW LEVEL OF HOSPITALITY HOTEL SUMMIT

Stay in our exclusive Hotel Summit that takes care of all your business needs. With showrooms, anchor stores and retail outlets from ground to 2nd Floor, offices from 3rd to 12th Floor, find this elite business hotel from the 13th to 15th Floor.

Along with a genius arched façade adorned with glass curtains, Hotel Summit also flaunts exemplary interiors. The layout constitutes of 2.5mt wide corridor with Showrooms on both the sides. Also find a centralized lobby offering basic services like Escalators, Lavatory, 3 Staircases & 6 Lifts.

A FULLY-EQUIPPED BUSINESS HOTEL WITH A BOUQUET OF ESSENTIAL AMENITIES:

- A breathtaking unobstructive view of Shaheed Path and the city
- 50 well-appointed luxurious rooms on 14th & 15th floors
- Separate entrance lobby on ground floor, with separate high speed elevators taking you straight to the 13th floor hotel lobby
- Beautifully landscaped Terrace on the 13th floor with Swimming pool, Health Club / Spa, Multi-cuisine Restaurant / Bar, Conference / Banquet facilities
- Travel services





Rohtas Presidential Towers



Rohtas Golf Link Apartments



Rohtas K's Trident



Rohtas Matrix Technosquare, Greater Noida



Rohtas Pandit House



Rohtas Ebro Square



Rohtas Plumeria

THE SUMMIT OF SUCCESS

Rohtas Projects Ltd. is the flagship company of Rohtas Ventures, associated with quality Residential Arcades, Commercial Complexes and Prestigious Clubs. The latest creation, Rohtas Summit, is among the amazing and awe-inspiring hi-tech offices. Rohtas is committed to quality, trust and customer sensitivity. The Group has a distinction of developing commercial projects that are at par with the best. Rohtas' contemporary workplaces are equipped with modern facilities that synchronize functional efficiencies with aesthetic appeal and have been identified as preferred destinations by leading Corporates. Rohtas has worked towards safe, secure and healthy working and living spaces. Now Rohtas takes another initiative by launching a fully-integrated office complex with business support facilities, retail and business hotel, perhaps for the first time in Lucknow.



Supported by Rohtas' stamp of customer Friendly approach, the Rohtas Summit back-up service ensures that business runs smoothly 24x7 making life safe, secure and hassle-free for the offices. With reliable power distribution, power back-up in common areas and underground electric cabling, work can go on undisturbed. Our In-house agency carries out facility management both for homes and offices. It also renders tenant services including space need analysis, real estate strategy planning, interior designing and sub-contractor selection and management, occupancy, cost analysis and negotiations etc.

SPECIFICATIONS

| | | |
|-------------------------|---|--|
| Structure | : | Earthquake resistant R.C.C. framed structure. |
| | : | Large and efficient floor plates & wide column span. |
| External Finishes | : | State-of-the-art facade using a combination of Premium Glass, Aluminium/Metal Panels & Granite/Stone cladding. |
| Air-conditioning | : | Central air-conditioning for common areas and provision for air conditioning of individual areas from a central chilled water plant. |
| Common Areas (Interior) | : | Lobbies finished with granite/stone. Double height Atrium. State-of-the-art high speed lifts. Terrace Gardens on higher floors. |
| External | : | Sufficient covered and open parking spaces. Pleasant landscaping around the building. |
| Power back-up | : | 100% power back-up for common areas. Provision for 100% power back-up for office areas. |
| Fire-Fighting | : | Fire-fighting system as per NBC. |
| Security Systems | : | Electronic surveillance and Intercomm system for the complex. |
| Communication | : | Tap-off points for telecom and electricity at each floor. Wi-fi and fibre optic enabled complex. |
| Toilets | : | Common Toilets on each floor including specially designed Toilet for physically challenged. |