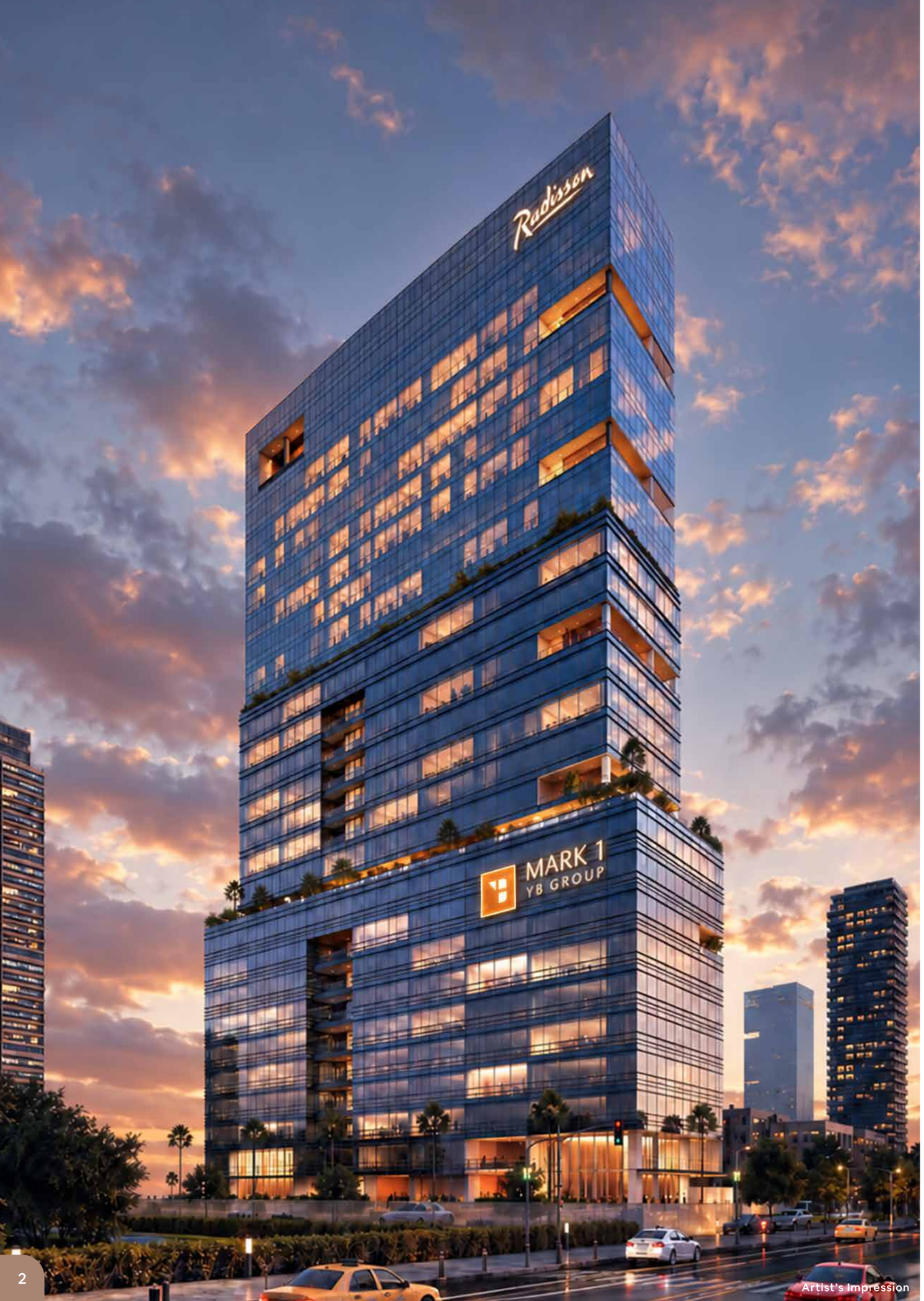
YB GROUP

OWN THE LANDMARK.

MARK 1
YB GROUP

GRADE-A OFFICES IN A MIXED-USE BUSINESS LANDMARK

NERUL | NAVI MUMBAI



Artist's Impression

INTRODUCING MARK 1

NERUL'S MIXED-USE BUSINESS LANDMARK.

Mark 1 rises in Nerul, at the centre of Navi Mumbai's commercial growth corridor and close to D.Y. Patil Stadium

A 25-floor tower behind a premium glass façade, planned as a complete business destination rather than a stack of office floors.

It is built for the businesses, professionals and investors who understand that an address is an asset in itself.

MARK 1

Grade-A Offices in a Mixed-Use Business Landmark

Nerul, Navi Mumbai

A DIFFERENT KIND OF COMMERCIAL ADDRESS

MOST OFFICES JUST GIVE YOU AN ADDRESS. MARK 1 GIVES YOU A LANDMARK.

A standalone office building offers one thing: space to work. Mark 1 is built differently.

It is a mixed-use business landmark, where Grade-A offices sit alongside hospitality, dining, business lounges and everyday conveniences inside a single, self-sustaining destination.

That mix is not a bonus feature. It is what makes the address work harder for the business inside it, and for the person who owns it.

- Grade-A commercial offices across a landmark tower
- Hospitality-led ecosystem within the development
- Dining, lounge and business hosting within the address
- Convenience for owners, occupiers, clients and visitors
- Developed by YBG Realty – YB Group



Representative Image



Representative Image

THE ECOSYSTEM

AN ADDRESS THAT KEEPS WORKING AFTER YOU DO.

Mark 1 is a mixed-use development. Alongside the offices, the landmark includes a hotel operated under the **Radisson** brand, along with F&B outlets and business-hosting spaces.

For an office owner, that matters in practical ways. Visiting clients and teams have a star category hotel to stay. Meetings have somewhere to happen. The building has activity throughout the day rather than emptying at six.

A working ecosystem is what separates a landmark from a regular building.

- Accommodation within the development for outstation clients and their teams
- Dining options within the address
- Business hosting in a setting built for it
- Consistent daytime and evening activity
- Everything the business day needs, within reach

THE PREMIUM, EXPLAINED

WHY A LANDMARK IS WORTH MORE THAN A BUILDING.

Commercial property is priced on what it earns and what it will fetch later. On both counts, a mixed-use landmark behaves differently from a standalone office tower.

Footfall

A hotel and dining component brings people through the address every day. A standalone office tower can never generate that traffic.

Tenant quality

Client-facing businesses typically pay above- market rent for an address where they can host well.

Occupancy resilience

Demand comes from more than one source, so the asset holds occupancy better through slower cycles.

Exit liquidity

A differentiated asset in a market of near-identical towers typically spends less time on the market at resale.

Scarcity

Mixed-use commercial landmarks of this kind remain rare in the Nerul micro-market.



Artist's Impression



Artist's Impression

HALLMARKS

EVERY ADVANTAGE, BUILT IN.

Location, ecosystem, product planning and everyday convenience, designed together rather than added on.

- 2 mins to D.Y. Patil Stadium, Nerul
- Strong connectivity across Navi Mumbai and MMR
- Multi-layered security with controlled access
- Advanced fire safety systems
- Four high-speed elevators
- Planned amenities for work and leisure
- Dining options
- Efficient, smartly planned office layouts
- Grand double-height entrance lobby
- Hotel operating within the development
- Landmark tower of 25 floors
- Premium glass façade

A BUSINESS ADDRESS WITH MORE REASONS TO ARRIVE.

A LANDMARK

DESIGNED TO APPEAL TO CORPORATE OCCUPIERS

The offices at Mark 1 are planned around how businesses actually operate: efficient layouts, sensible circulation and the flexibility to combine or expand.

- Up to 9 offices per floor
- Efficient, high-carpet-ratio layouts
- Virtually pillar-free floor plates
- Floor-to-floor height of 3.41 metres
- Private restrooms within the offices
- Offices with glass façades from 24.5 ft wide
- Easy-to-combine units for larger requirements
- Well-planned corridors and common areas
- Low-density building



Representative Image



Representative Image

SIZES & FLOOR PLANNING

THE RIGHT SPACE FOR EVERY STAGE OF BUSINESS.

Whether you are starting, scaling or investing, **Mark 1** is planned around real business requirements rather than arbitrary unit sizes.

The Business IT/ITES Offices · 500–600 sq. ft.

Efficient, self-contained offices for start-ups, consultants, boutique firms and first-time commercial investors.

The Growth IT/ITES Offices · 700–800 sq. ft.

Larger spaces for SMEs, professional practices and growing teams that need room to scale.

The Signature IT/ITES Offices · 1,100+ sq. ft.

Expansive offices for established businesses and high-value investors seeking a stronger presence.

AREAS ARE RERA CARPET PLUS ENCLOSED BALCONY; AHU AREA IS ADDITIONAL.

WHY COMMERCIAL REAL ESTATE

AN ASSET CLASS THAT EARNS ITS PLACE.

Commercial property attracts serious investors for a practical reason: it combines rental income, long-term appreciation and demand driven by business activity rather than sentiment.

As occupiers continue to consolidate into better-quality space, well-built Grade-A assets in growth corridors stand to benefit.

3X Rental Yields

Rental income is more profitable for commercial real estate, as it offers three times the yield of residential property, at 6–8%*.

Mixed-use developments have better ROI

International examples like Jinqiao Biyun Hotel and Office Complex in Shanghai, China, are proof that mixed-use developments are seen as premium destinations in their neighbourhood and garner higher appreciation on investments.

The Navi Mumbai impact

All major infrastructure projects in MMR are built in and around Navi Mumbai, which will naturally give its investors incredible returns.

Lower risk quotient

Commercial transactions are secured through three- to five-year leases with reliable, professional companies and individuals, ensuring more stable and consistent cash flow.

An exclusive address with limited number of offices

100% approvals,
full Commencement Certificate received



Representative Image

NAVI MUMBAI

THE CITY OF GROWTH.
THE NODE OF ADVANTAGE.

Navi Mumbai is no longer the future of Mumbai's growth story. It is the growth story.

The airport, Atal Setu, metro connectivity, port-led development and data centre investment have together made it one of MMR's most consequential commercial destinations.

At the centre of that momentum sits Nerul: established, well-connected and increasingly commercial.

GROWTH DRIVERS

- Navi Mumbai International Airport
- Atal Setu / MTHL connectivity
- Navi Mumbai Metro
- Thane–Belapur business corridor
- JNPT and logistics ecosystem
- Data centre and digital infrastructure investment
- Established social infrastructure
- Proximity to Seawoods, Belapur, Vashi and Juinagar



Navi Mumbai International Airport



Atal Setu / MTHL connectivity



Navi Mumbai Metro



JNPT and logistics ecosystem



Established social infrastructure

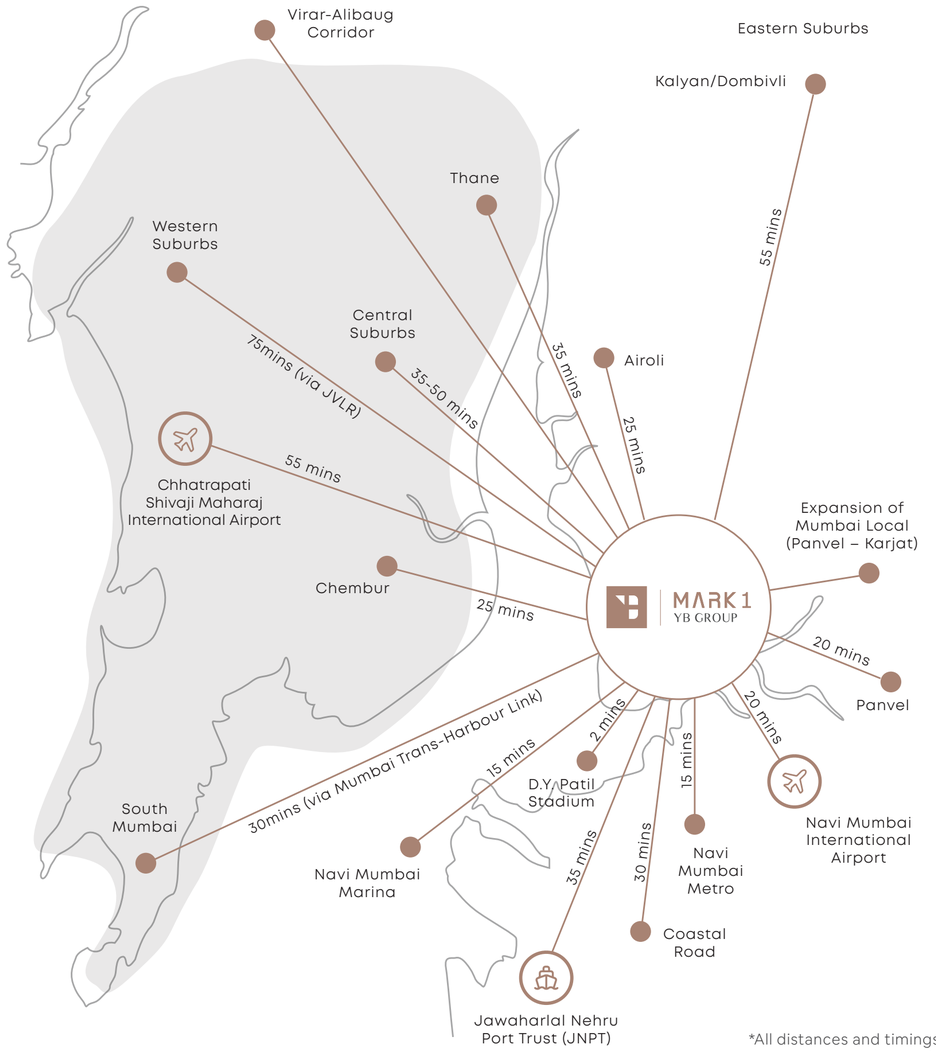
Representative Images

CONNECTIVITY

POSITIONED WHERE BUSINESS MOVES.

Mark 1 places your business within reach of Navi Mumbai's key commercial, transport and lifestyle destinations.

- D.Y. Patil Stadium
- Nerul Railway Station
- Seawoods Grand Central
- Juinagar Railway Station
- Palm Beach Road
- Sion–Panvel Highway
- CBD Belapur
- Vashi
- Atal Setu / MTHL
- Navi Mumbai International Airport
- JNPT
- Navi Mumbai Metro



*All distances and timings are approximate and may vary depending on traffic conditions.



D.Y. Patil Stadium



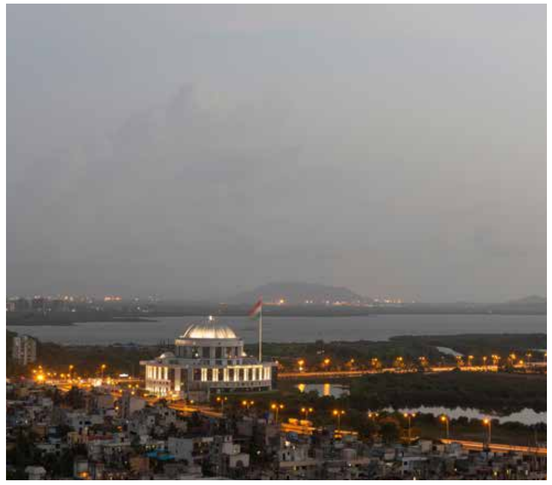
Nerul Railway Station



Palm Beach Road



Sion–Panvel Highway



CBD Belapur



Vashi

Representative Images



Representative Image

MIXED-USE LANDMARK VS STANDALONE OFFICE

ONE ADDRESS.
MANY REASONS TO CHOOSE IT.

Parameter	Mark 1	Standalone Office
Daily activity	Hospitality, dining and lounge spaces keep the address active beyond office hours.	Work-led movement during office hours.
Client hosting	Hosting and stay facilities within the development.	Often arranged outside the address.
Tenant appeal	Appeals to client-facing businesses that value presence and convenience.	Competes largely on size, location and rate.
Demand base	Multiple use cases across the mixed-use ecosystem.	Primarily office-led demand.
Resale story	A named landmark with a differentiated proposition.	One of many comparable office buildings.

THE DIFFERENCE IS NOT WHERE YOU WORK. IT IS WHAT YOU OWN.

AMENITIES

EVERYTHING THE BUSINESS DAY ACTUALLY NEEDS.



Representative Image



Artist's Impression

Double-Height Lobby



Artist's Impression

Grand Arrival



Representative Image

Radisson Hotel



Artist's Impression

Café & Dining



Artist's Impression

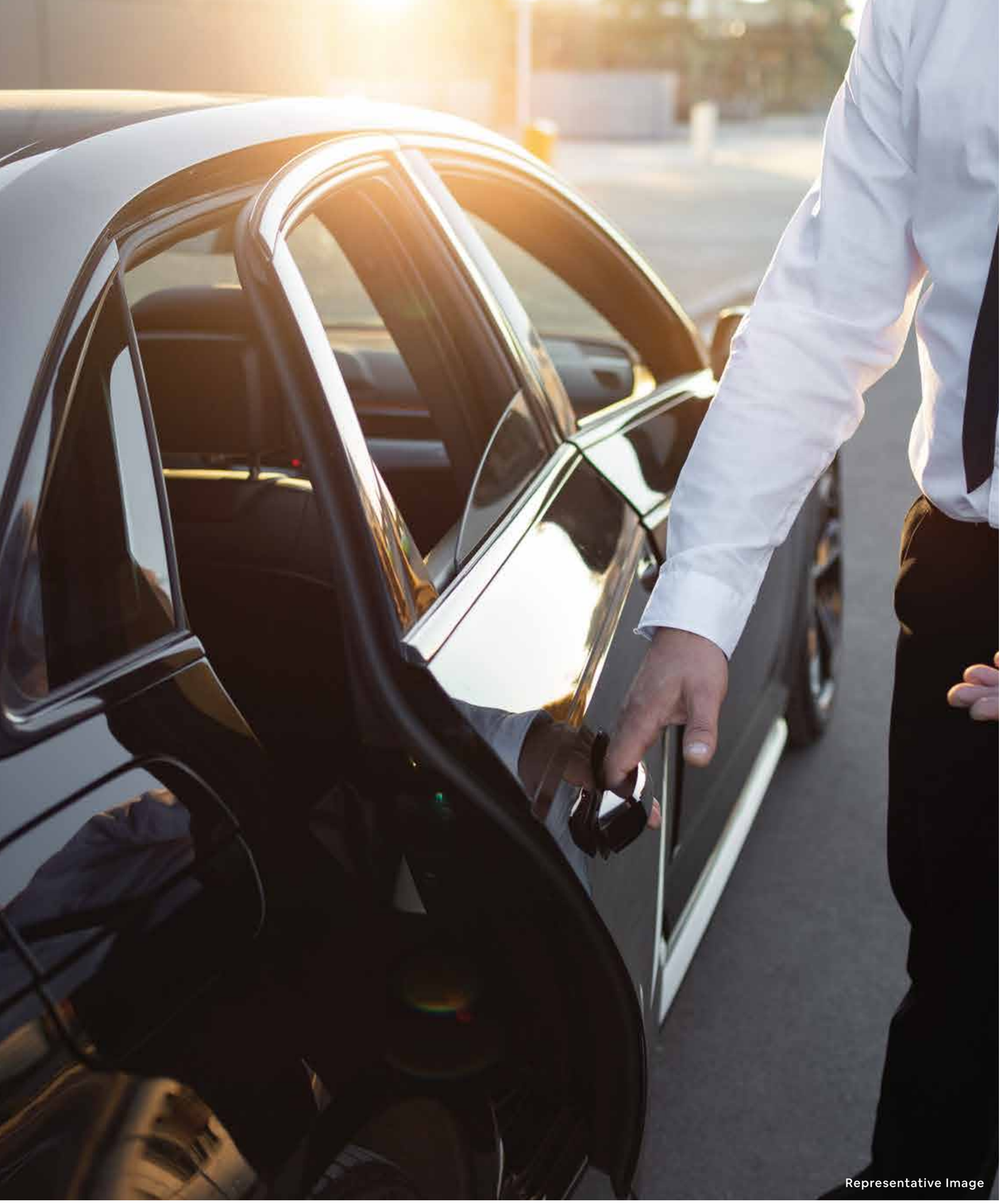
Gymnasium



Indoor Games

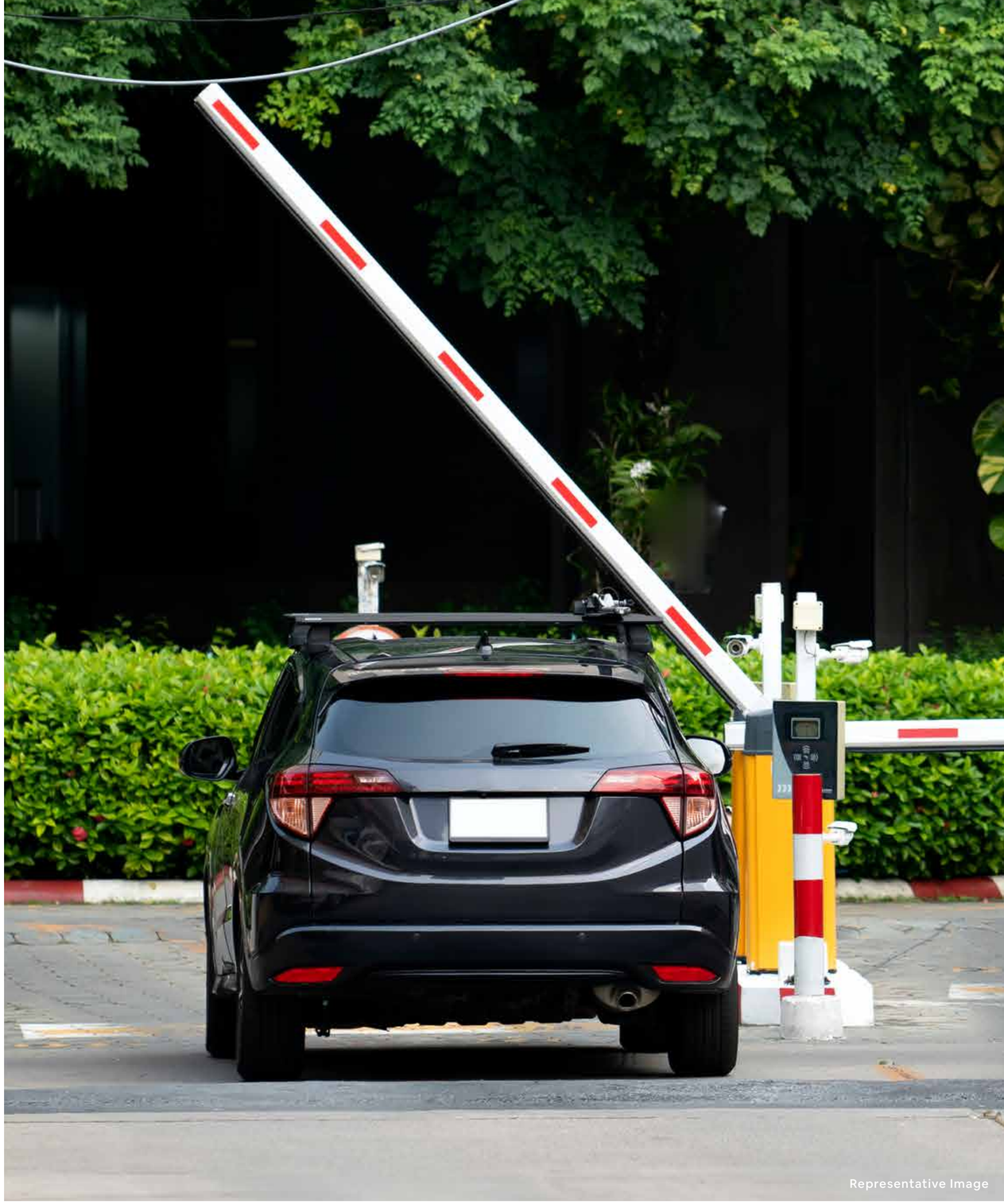


Game Room



Representative Image

Parking & Arrival Support



Representative Image

Security & Safety

GROUND FLOOR PLAN





IT/ITES LOWER REFUGE FLOOR PLAN

7th Floor



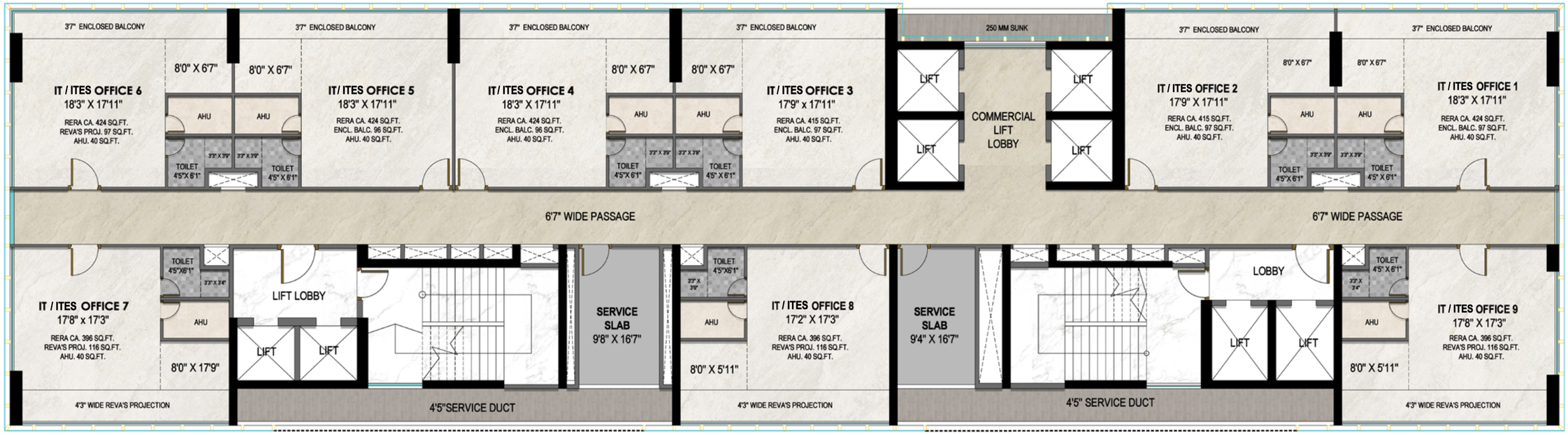
IT/ITES LOWER FLOOR PLAN

3rd,4th,5th 6th, 8th & 9th



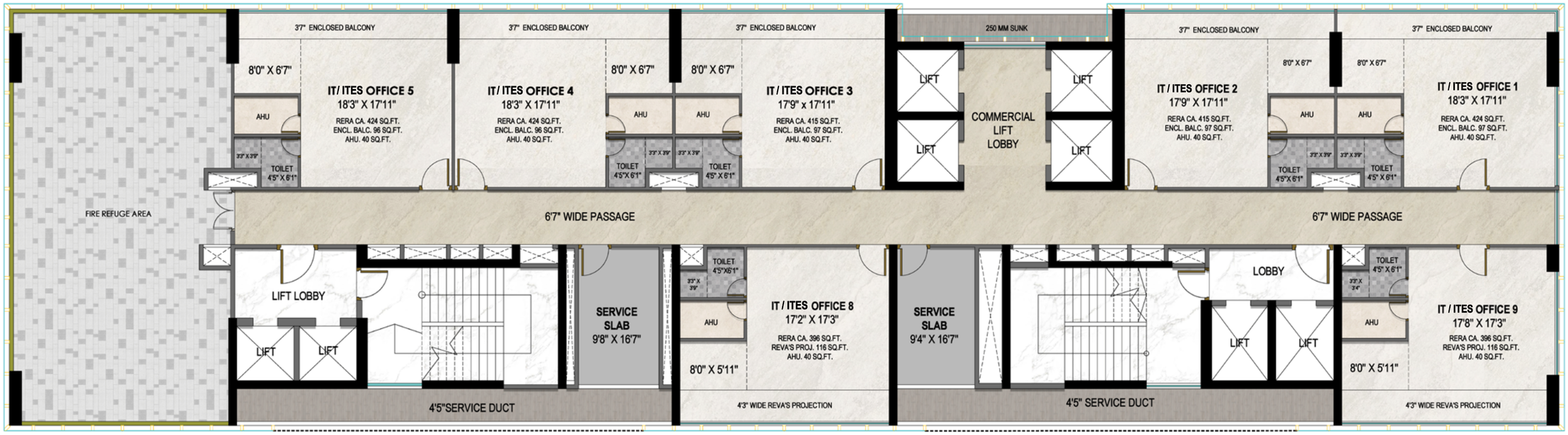
IT/ITES UPPER FLOOR PLAN

12th–14th, 16th & 17th



IT/ITES UPPER REFUGE FLOOR PLAN

11th & 15th



YB GROUP

BUILT ON A CENTURY OF ENTERPRISE.

What began in 1903 has evolved over generations into a business legacy built on consistency, performance and progress.

RESIDENTIAL

- Orchid Woods
- Orchid Enclave
- Orchid Tower
- Orchid Suburbia
- Orchid Breeze

COMMERCIAL

- AML Center 1
- AML Center 2
- Milan Mall
- Orchid City Center Mall
- Mark 1 by YBG Realty

INDUSTRIAL

- Ed Empire Estate 1
- Supreme Cold Storage
- Ed Empire Estate 2

HOSPITALITY

- Park Inn & Suites by Radisson, Kalina
- Radisson Hotel, Navi Mumbai
- Click Hotels MIDC, Andheri
- Holiday Inn Express, Marol
- Holiday Inn Express, BKC
- Sarovar Portico, Mumbai Central

PHARMA

- Advatect Life Sciences Pvt. Ltd.

MahaRERA No.

P51700034134

https://maharera.maharashtra.gov.in

MARK 1

YB GROUP

Site Address:

Plot D-109, T.T.C. Industrial Area, MIDC, Nerul, Navi Mumbai – 400706

Corporate Address:

YB Group, Lotus House, 516B, SV Road, Bandra West, Mumbai – 400050

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