



Pre-Leased Asset – High Return Model

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X **PROBLEM STATEMENT**

Commercial office leasing segment was most severely impacted by Covid

Organization's needs from work-spaces changed significantly

WFH and Remote work has become way of work

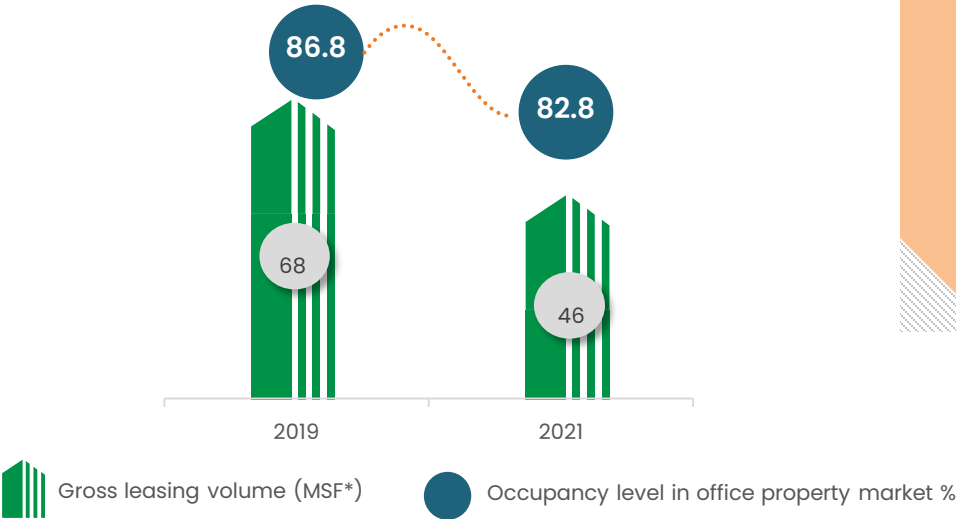


Organization needed more flexibility and agility

Distributed work-space inventory became a norm

Impact on office leasing was brutal due to compulsion to work remotely along with economic slow down and job losses during the pandemic

Dip in the overall gross leasing volume for offices



Organizations needed a partner who can bring these changes efficiently



* SF: Square Feet
MSF: Million Square Feet

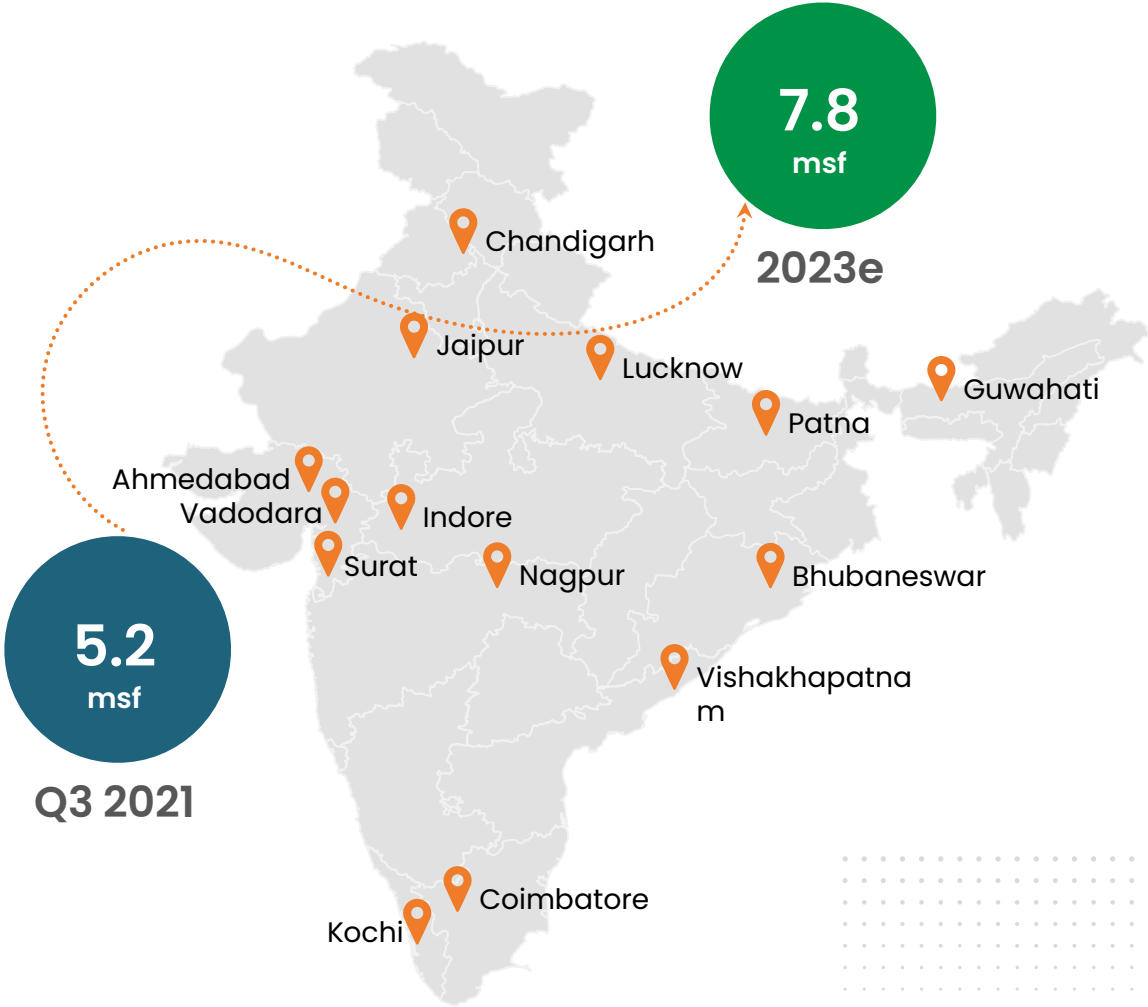
Growth trends in Non-Metro city office leasing indicating untapped potential

“ India flex space is expected to see major expansion in Non-Metro cities in coming years – JLL Awfis Report

“... Non-Metro cities are gaining momentum with occupiers looking to enhance their presence, given the business opportunity in the interiors and talent availability in these cities with the reverse migration seen post COVID”

Dr Samantak Das
Chief Economist and Head of Research & REIS (India) | JLL

Managed offices stock in non metro cities



X OUR CLIENTS



Diverse set of Clients with strong retention

Large MNCs



National and Regional Clients



Catering to leading national and international companies for last 3 years with negligible attrition while extending notice period

Founders – Frugal and well rounded team on work

Founding Members



Rushit Shah
Co-Founder & CEO

10+ Years of Experience in client relations and network infrastructure.

Partner Engagement Legal Procurement

RESPONSIBILITIES

Focuses on developing strong connections with Vendors, Builders and Clients.



Umesh Uttamchandani
Co-Founder & CGO

13+ years of experience in enterprise sales and investor relations & innovation hunting.

Investor Relations Enterprise Sales IPC Relations

RESPONSIBILITIES

Heading the role of sourcing, negotiating, on-boarding strategic partners , investor relations & business development



Parth Shah
Co-Founder & COO

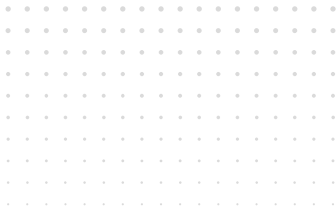
10+ Years of Experience in Process Streamlining and Training & product UI/UX Development.

Operations Management Interior Design Digital Marketing

RESPONSIBILITIES

Focuses on marketing, planning and executing details of interior designing of upcoming spaces and managed offices.

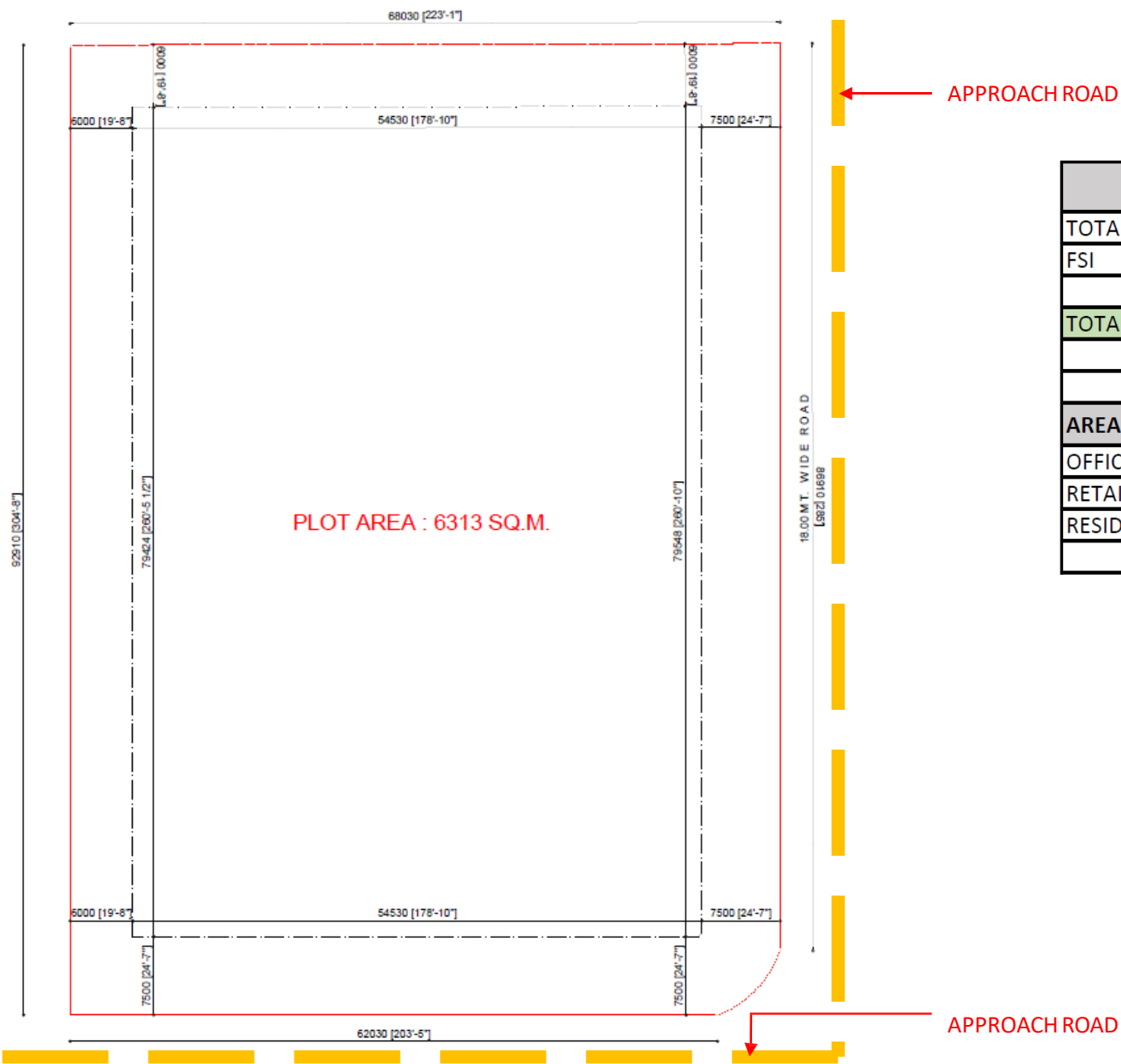
Together the Founders have achieved to reach an **ARR of \$5.6 Mn** and have developed strong relationships with more than **100+ clients and 10+ developers**



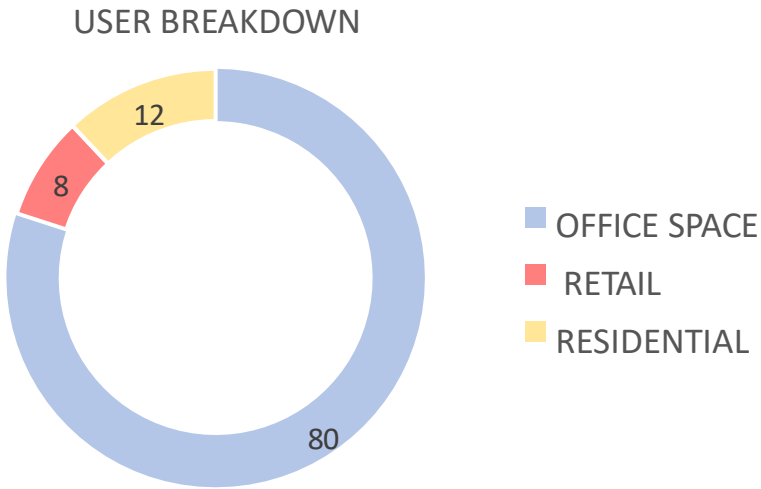
Proposed Office Building



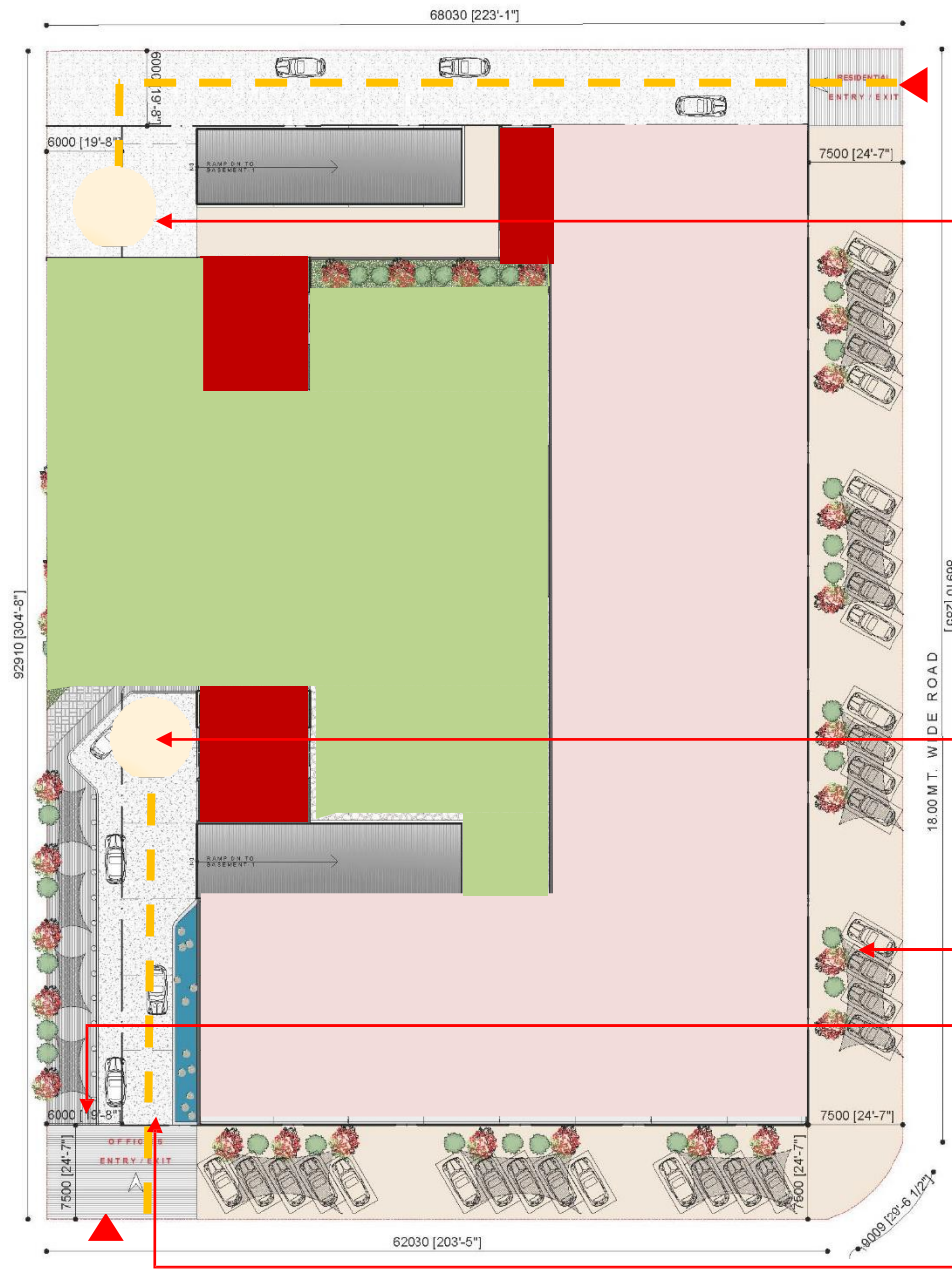
SITE BOUNDARY + AREA CALCULATIONS:



	AREA (Sq.M)	AREA (Sq.F)
TOTAL PLOT AREA	6313	67952.56
FSI	4	
TOTAL PERMISSIBLE BUILT UP AREA	25252	271810.26
AREA BIFURCATION:		
OFFICE (80% OF TOTAL PLOT AREA)	20201.6	217448.20
RETAIL (8% OF TOTAL PLOT AREA)	2020.16	21744.82
RESIDENTIAL (12% OF TOTAL PLOT AREA)	3030.24	32617.23



SITE PLAN:



RESIDENTIAL ENTRY/EXIT

DROP-OFF_FOR RESIDENCE

DROP-OFF_FOR OFFICE

RETAIL PARKING

PEDESTRIAN ENTRY/EXIT

OFFICE ENTRY/EXIT

- OFFICE SPACE
- RETAIL SPACE
- RESIDENTIAL
- CIRCULATION
- VERTICAL CIRCULATION
- COMMON AMENITIES



RESIDENTIAL:

- Privacy is a major concern.
- Un-disturbed circulation



RETAIL:

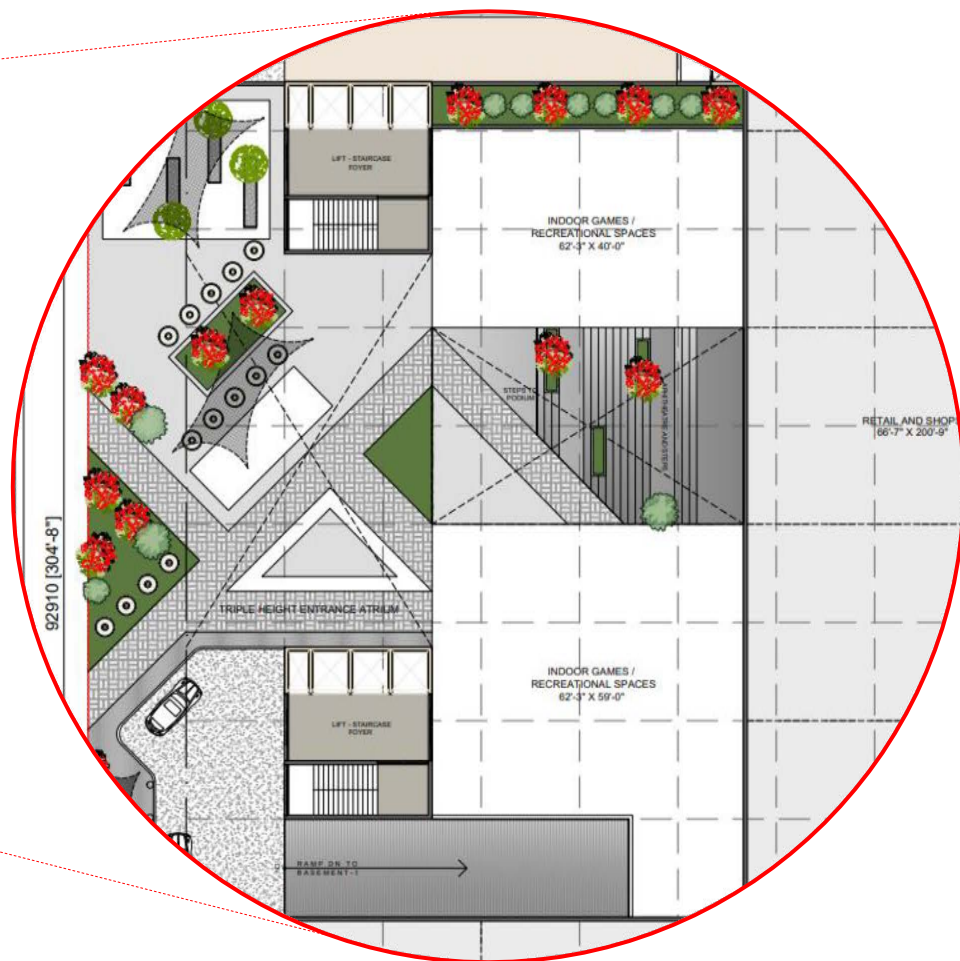
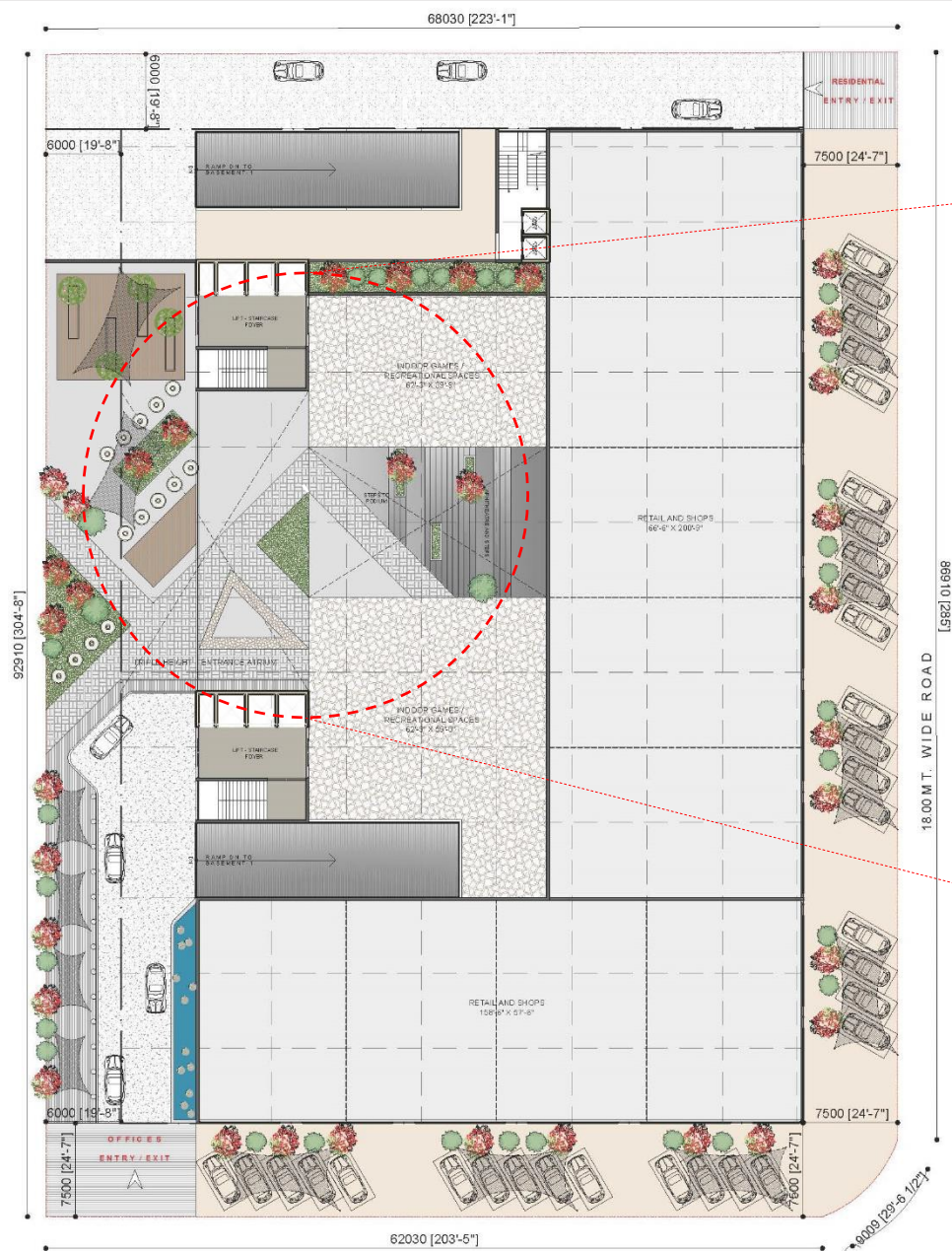
- Needs prime location.
- Better accessibility from road
- Brand attraction



OFFICE:

- Requires campus like feel with open plazas.
- Spill over spaces making work area more interactive & flexible.
- Informal area including gaming areas
- Corporate culture

TRIPLE HEIGHT PLAZA:



TRIPLE HEIGHT ENTRANCE PLAZA

FIRST FLOOR PLAN:

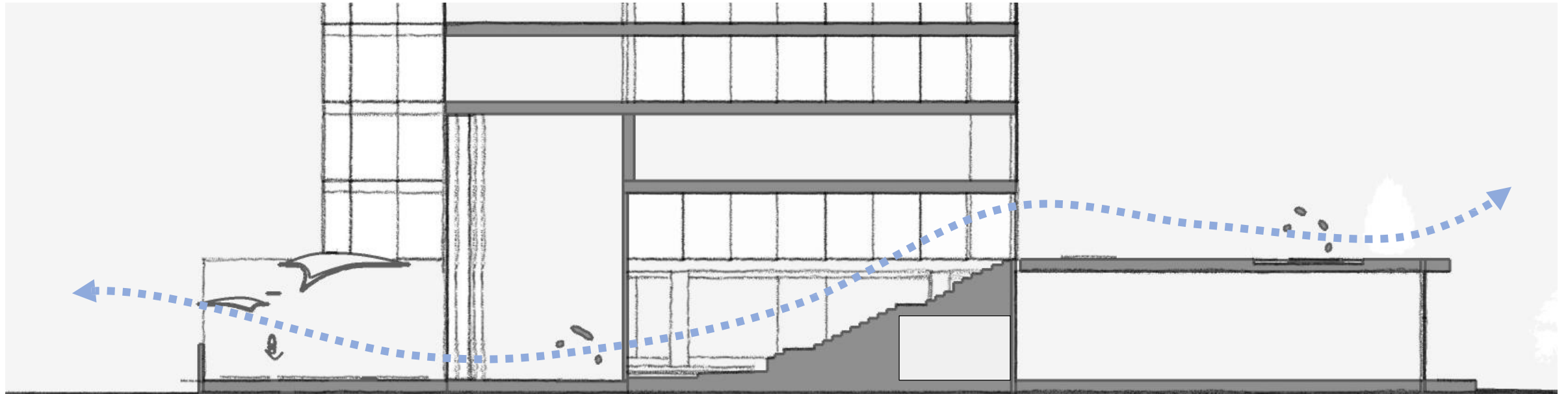


PROPOSE OFFICE BUILDING, GMDC AHMEDABAD.





SECTION THROUGH TRIPLE HEIGHT AREA:



CONCEPTUAL RENDER:



PROPOSE OFFICE BUILDING, GMDC AHMEDABAD.

CONCEPTUAL RENDER:



- ☐ IGBC Platinum Green Building
- ☐ 3 Basements + Ground Floor + 10 Storey
- ☐ - Walk to Work Product
 - ✓ Office Space
 - ✓ Retail for Captive Audience
 - ✓ Co-living for Captive Usage
- ☐ Triple Height Lobby
- ☐ Global Fire Safety Standards
- ☐ Access Controlled Entry

CONCEPTUAL RENDER:



- ❑ Common Areas like Cricket, Auditorium, Creche, Tennis, Food Court, Gymnasium and Yoga
- ❑ Two Road Corner Location in CBD
- ❑ 250 Metres Walking Distance from Metro Station
- ❑ 1000 Sq. Ft. : 1 Car Parking
- ❑ Effective Structure Planning, generating efficient floor plan layout and space utilization



ARCHIVED AREA CHART:



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AREA ACHIEVED:		
OFFICE:		
FIRST FLOOR	1275	13723.99
SECOND FLOOR	1500	16145.87
THIRD TO 10TH FLOOR	14880	160166.98
SERVICE BLOCK (G+10)	2100	22604.21
TOTAL OFFICE AREA	19755	212641.04
RETAIL:		
GROUND FLOOR	2000	21527.82
RESIDENTIAL:		
FIRST TO 10TH FLOOR	3050	32829.93
SERVICE BLOCK (G+10)	440	4736.12
TOTAL RESIDENTIAL AREA	3490	37566.05
TOTAL ACHIEVED BUILT UP AREA	25245	271734.91



Thank You

Contact Us

+91 84699 99980
connect@devx.work

Registered Address

C-201, 2nd Floor, The First, B/h Keshav
Baugh Party Plot, Nr. Shivalik High-Street,
Vastrapur, Ahmedabad, Gujarat 380015

