

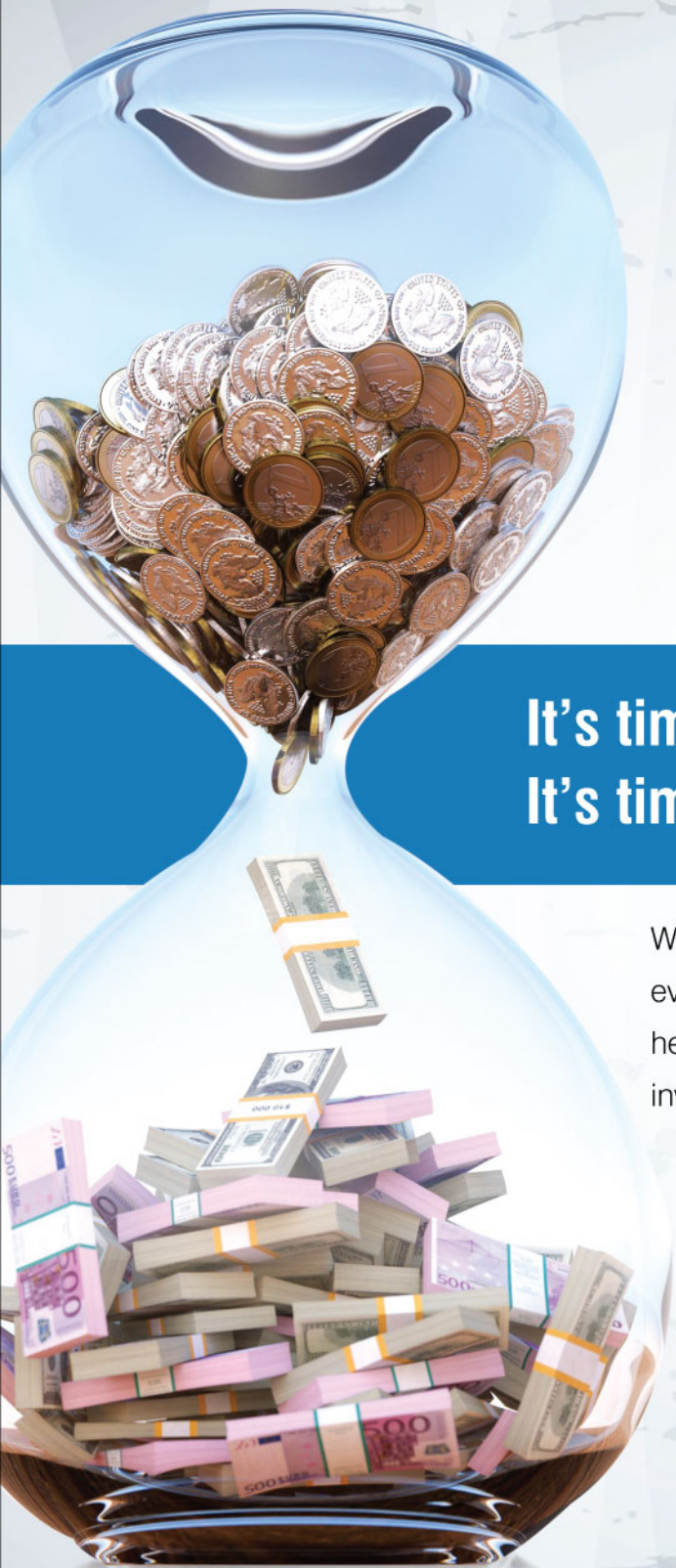


The destination  
of smart investment  
for smart returns.

ZRICKS.COM



**IT SQUARE**  
GREATER NOIDA



**It's time to grow big.  
It's time for greater assured returns.**

With big investment the return expectation is always even bigger. Today when inflation is touching unrealistic height, there's no benefit in investing in conventional investment plans. Make it work... Make it big!

- ◆ *Completion certificate obtained*
- ◆ *Regular Income on Investment*
- ◆ *Capital Appreciation*
- ◆ *Assured Return*

**SPACE  
AVAILABLE  
FOR LEASING**

ASSURED RETURN  
**12%\***  
per annum

#### **MIXED LAND USE PROJECT**

- ◆ Office & Shops
- ◆ Hotel
- ◆ Service Apartments
- ◆ Residential Complex
- ◆ Club
- ◆ Bank / ATM Spaces
- ◆ Restaurant / Food Court
- ◆ Recreational Area



# IT SQUARE- The World Class Business Park

## Features and services

- ◆ Four Centrally Air Conditioned Towers Specially Designed for Business Corporations
- ◆ Customized Large Floor Space
- ◆ Modern External Facade
- ◆ Designed to Withstand Zone-IV Seismic Activity
- ◆ Modern Fire Detection and Suppression Systems

SITUATED IN KNOWLEDGE PARK III, GREATER NOIDA, spread across 15 acres of land, IT Square boasts of landscaped green areas, an integrated complex comprising commercial and service apartments, along with residential and entertainment areas. Along with a stress-free environment, IT Square is equipped with an exotic lounge and a swimming pool. In addition, there are plush studio apartments, banks and ATMs, pool side cafes and multi-cuisine restaurants. And for the health-conscious there is a health club with spa and sauna facilities, indoor games like billiards, badminton and squash. So, once you have an office in the IT Square, every working hour is happy hour.

**READY FOR  
FIT-OUTS**



## Service Apartments

- ◆ Party Lawn with Banquet Facility
- ◆ Access (Through Privilege Membership) to Era Centre Club
- ◆ Choice of Commercial Studios, Commercial Suites and Deluxe Commercial Suites
- ◆ Well-equipped Air Conditioned Apartments
- ◆ Concierge Facility
- ◆ High-class Finished Furniture, Fittings/Fixtures and Furnishings
- ◆ Luxury Designer Bathrooms with Shower Units, Washbasins, Toilets and Hair Dryer Points
- ◆ Walk-in Closets
- ◆ Well-trained Maintenance Crew



Commercial Studio



Finished Furniture



Party Lawn with Banquet Facility



Restaurant & Cafe



## Facilities



Swimming Pool



Health & Fitness



24 hours Security



Convenient Shopping



Ample Parking Space

### Club Facilities

- ◆ Convention Hall with Banquet Facility
- ◆ Large Party Lawn
- ◆ Multi-cuisine Restaurants
- ◆ Facility for Indoor Games like Billiards, Badminton, Squash, etc.
- ◆ Separate Health Clubs for Men & Women, with Spa and Sauna Facilities
- ◆ Convention Hall with AV Equipment and Lighting
- ◆ Swimming Pool
- ◆ Pool-side Restaurant

### Other Facilities

- ◆ Star Graded Hotel
- ◆ Fully Furnished Studio Apartments
- ◆ Cafeteria, ATMs and Commercial Spaces
- ◆ Doctor on Call
- ◆ Locker Facility
- ◆ Reserved Parking & Valet Parking
- ◆ 24 Hour Helpdesk
- ◆ Shuttle Service from Noida Metro

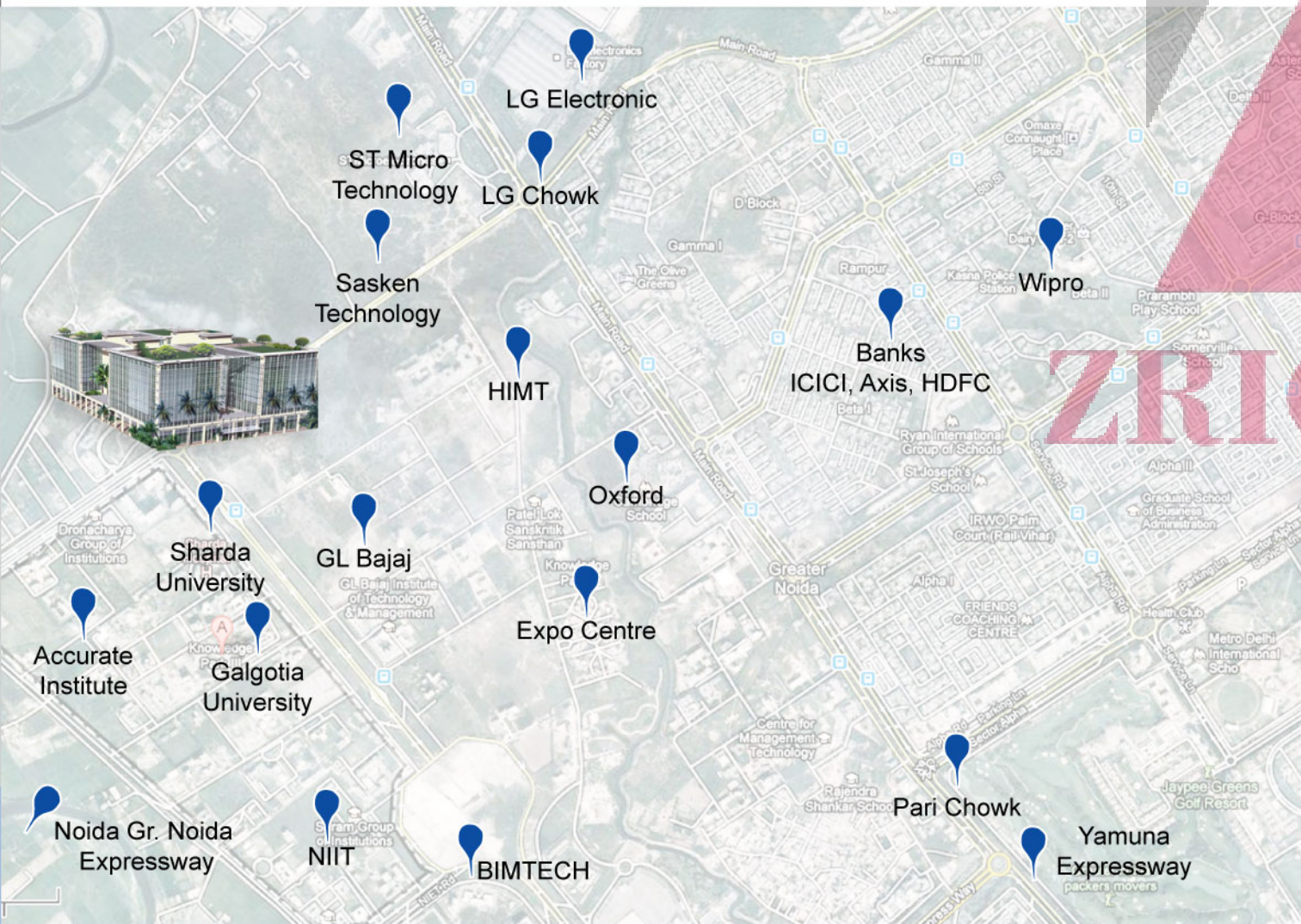
## The destination for the smartest investment

Greater Noida is fast emerging as the most modern city in India. The city has shot to fame with the recent Formula One fiesta and soon to open Night Safari. The world has its eyes on this well-planned and beautiful city. Home to major global companies like LG, HONDA, STAG, etc, this city also houses leading IT companies like TCS, Infosys, Wipro and others. Simply put, Greater Noida presents 100 acres of opportunity. Greater Noida is also part of the Delhi-Mathura-Agra tourist circuit with high-speed connectivity via the Yamuna Expressway. The city, with its futuristic planning, offers unmatched accessibility and growth prospects.



## Location Advantage

- ◆ Strategic Location within NCR
- ◆ 5 mins. Drive from Pari Chowk, Greater Noida
- ◆ Connected to Delhi and Noida by 8-Lane Taj Expressway and NH-24
- ◆ Located close to approved Metro station, Heliport & Aviation Hub
- ◆ Close to 2 Fully Functional Shopping Malls and EXPOMART
- ◆ Close to Night Safari, Gautam Budh University, Formula One Track, and Transport Hub
- ◆ Abundance of skilled professionals, amidst Institutional Hub-Knowledge Park III



## Era Group

A world-class engineering, construction and services conglomerate comprises 3 key companies: Era Infra Engineering Ltd., Era Buildsys Ltd. and Era Landmarks Ltd. Era's strength lies in quick and stellar execution of massive and complex projects like townships and IT parks. We, Era, are everywhere. From infrastructure projects to world class homes. When you see unique and flawless quality of workmanship, you can rest assured, it is Era.

## Era Landmarks

A premium and leading real estate company, it carries forward Era's prime objective of positioning itself as a 360 degree provider of infrastructure solutions. With a diverse product portfolio spread across Residential, Commercial, IT Parks, Malls, Multiplexes and Hospitality, the brand stands by its motto of 'Believe in Difference'. In just a few years, Era Landmarks Limited has achieved success and respect among peers and customers alike.

## Location Plan



## Site Plan



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