



# PLATINUM

PREMIUM. PLUSH. PERFECT.

*Bay*

KNOWLEDGE PARK-III, GREATER NOIDA

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# Platinum Bay

A Joint offering of IHPL Group & VARDHMAN



# IHPL GROUP

INDOHOUSING PROJECT LIMITED

## About Us

- IHPL group a name synonymous with trust, reliability and excellence is mastered by the Gurus of real estate that are driven by the mantras of perfection, creative intelligentsia and exquisiteness. The group envisages in creating real estate scenario that is an enticing amalgamation of dreams smitten by gorgeous realities.
- IHPL is a proficiently managed real estate group having more than 30 years of experience in the area of construction, land acquisition, land development comprising of architecture, design, finance, legal, PR and many other relatable domains in various segments of land development like Integrated Housing, Farm Houses, Villas etc.),IT/ITES, Retail, Corporate, Hospitality (Hotels & Resorts) including hotel operations, and Industrial needs.
- IHPL GROUP has manifested its presence in the industry with its immense contribution in all domains of Indian real estate. IHPL has developed & delivered over **207 PROJECTS** and 15 contractual projects covering about **6.3 Million Square Feet** area in last 3 decades.
- In continuance to their legacy IHPL has 6 New & rolling projects aggregating to 2.4 Million Square Feet of area.
- IHPL's management comprises of leaders from renowned and prominent companies of different arena's in Indian Real Estate.
  - Orange Fi Infraventure Private Limited
  - R3 Infrastructures Limited
  - Adarsh Homes
  - Buniyaad



INDIVIDUAL ACHIEVEMENTS &  
NATIONAL BUILDING AWARD

BY **AIAC**



CONCEPT OF THE YEAR -2015  
BY **BCI**

## Awards

IHPL group is proud to celebrate its accreditation by All India achievers conference.

We sincerely thank Builders Council of India for recognition of our efforts and work.

# IHPL's PHILOSOPHY

We believe in achieving high standards of excellence focusing on providing safe and reliable investment opportunity, innovative construction services and aims at developing state of the art infrastructure in the developing arena of real estate.

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# Vardhman

Vardhman today happens to be one of the best and leading real estate developer that have seen a meteoric rise to fame. Vardhman have a sound experience of 30 years in the fraternity. Being pioneers' in the industry their experience has helped to create emergence of dazzling IT parks, landmark buildings, commercial and residential complexes . They have also set a benchmark into quality construction management .

Vardhman is undertaking some neo-age projects that creates a successful duo in the emerging Indian Real Estate Industry, the group have shown their presence with over 200 delivered commercial projects in Delhi and 6 ongoing projects in NCR region. Some of their delivered projects are in Nehru Place, Vikaspuri, Janakpuri, Subhash palace, Mukherjee Nagar, Dwarka, Saket, Rohini, Mayur Vihar.

On going projects: I-Valley (Gr. Noida),Alfa Square (Gr. Noida), Springdale (Dharuhera), Eta residency (Gr. Noida)

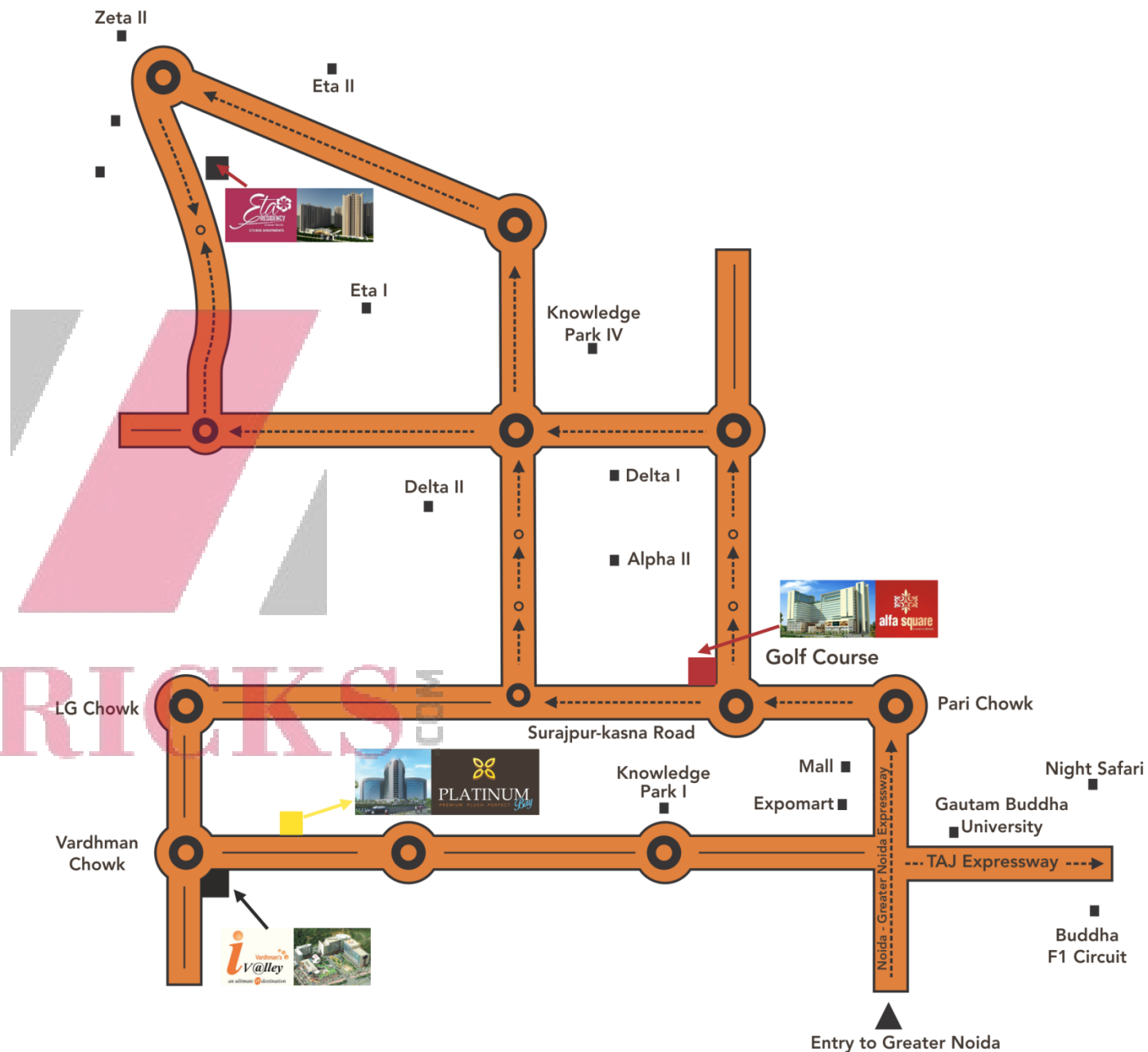




# PLATINUM Bay

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**Location  
Advantages**

# Platinum Bay

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**Offerings**

**Project  
Overview**

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# LOCATION ADVANTAGES

Knowledge Park 3, GREATER NOIDA



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## Greater Noida – “Investor’s Paradise”

### Why Greater Noida

- Greater Noida is shaping up as **India's smartest city**, the National Capital Region's most modern urban development center and its fastest-developing center of attraction. It has emerged as a modern model of far-sighted town planning.
- Greater Noida has emerged as a modern model of far-sighted town planning. Greater Noida city is located at the intersection of the Western and Eastern Dedicated Freight Corridors. It is also the **gateway to the Delhi-Mumbai Industrial Corridor (DMIC)**.
- Important expressways originate from this city, namely the **Yamuna Expressway** from Greater Noida to Agra.
- An eight-lane, **25 km-long expressway** connects Greater Noida **directly to Delhi**.
- Greater Noida is the **only city** in North India **with privatized power distribution**, which ensures efficient power supply.
- **Eastern Peripheral Expressway**, under development, will take off at Kundli and will join NH2 at Faridabad via Ghaziabad and Greater Noida. The Howrah-Delhi main railway line passes through the area.



## Greater Noida – “Investor’s Paradise”

- The **state-of-the-art Boraki railway station** is to serve the **Noida-Greater Noida-Sikandrabad-Bulandshahar** hinterland at a projected cost of INR 132.49 Crore
- A **Medical University** is proposed to be developed with state-of-the-art facilities near Gautam Budh University in a total area of 56 acres at an estimated cost of construction of this multi-speciality hospital at INR 939 Crore. The Medical University will offer facilities for courses in **MBBS, BDS, MD and MDS**.
- A **Convention center** is proposed in an area of 31.25 acres with facilities including **Iconic Tower, Exhibition space, Auditorium, Hotel & Fitness Center, Restaurants, Shopping area etc.** attracting investments worth INR 1500 Crore
- With a large number of automobile and automobile component manufacturers located here, Greater Noida is increasingly being referred to as “**the Detroit of North India**”. Industrial majors such as **Asian Paints, Bharat Petroleum, Delphi Automotive Systems, Yamaha Motors, Honda Siel, LG Electronics, New Holland Tractors, Pepsi, Hindustan Times and Moser Baer India** have all chosen Greater Noida as their preferred industrial and **operational base**
- **A Night Safari** covering an area of about 136.68 hectare, Greater Noida's proposed Night Safari is the fourth such project of its kind in the world, after Thailand, China and Singapore. The proposed investment is of INR 500 Cr with **anticipated attendance 750000– 825000 per year**, guests carrying capacity: 7,000 per night and a total Tram carrying capacity for Shikar Night ride of 9,600 seats
- **Metro Rail Link from Noida to Greater Noida** with a total Length of **29.707 km** is proposed at a total estimated cost of the Project of INR 5064 Crore including land acquisition in the area.
- Moreover, the key features of the area are the **inter-flowing green spaces**, a grid iron pattern of wide roads for an **efficient transport system** and a **unique integration of industrial, commercial, institutional and residential zones**. There are plenty of social and recreational facilities, including the **18-hole, 236-acre PGA-standard golf course** designed by renowned-golfer Greg Norman. And an endless supply of unpolluted, **fresh air!**



## Greater Noida – “Investor’s Paradise”

- At Just 35 minutes from Delhi by the state-of-the-art Yamuna Expressway, Greater Noida boasts of smart differentials:
- Privatized power
- Smooth and wide roads
- Abundant clean sweet water
- Underground drainage
- Unfailing optical fibre-based telephone network
- Trade Mart for handicraft promotion
- Impeccable law and order

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# Greater Noida – Investor's Paradise

## Price Segment

- Despite problems like the recent market down slow down, Greater Noida has seen a remarkable price appreciation and prices are expected to double in the next three-five years when the entire development starts taking proper shape. **Customers have already seen an increase of 100% in rates.**
- Realtors dealing in this area are registering a large number of transactions.
- Housing demand in Greater Noida is definitely very high as the region offers prime housing solutions that range from affordable to luxurious options. Prices are fast picking up and some of the projects in this area achieved an **appreciation of 25% over their start-of-year values.** Since the area is going to cater a huge populous in near future it has opened an immense demand and simultaneous development of commercial, retail, & IT spaces.

## Metro Connectivity

- To begin with, the authorities have approved a major detailed **extension of the Metro route connecting almost all of Noida and Greater Noida** at a cost of **Rs 10,000 crores, covering a total of 86 km.** The route is estimated to be ready in the **next three years.**
- Besides extending the existing city centre Metro route connecting Kalindi Kunj and Botanical Garden, a new line from the City Centre station in sector 32 to sector 62, touching NH-24, was also approved. This new 6-km route will be via sector 71 crossing and will provide connectivity to sectors 32, 34, 35, Hoshiarpur, sectors 51, 52, 71, Greater Noida Extension Marg, Sarfabad, sectors 60, 61, 62, 63 and NH 24.
- A new loop from sector 71 via sector 121 will then join the Greater Noida route between the City Centre and Bodaki railway station in Greater Noida. This route will be from City Centre along the Greater Noida Expressway, touching Knowledge Park 4 via Pari Chowk and will finally end at Bodaki. The new loop has been added mainly to connect Noida extension that falls near sector 121 with Noida as well as with Greater Noida.

# Knowledge Park III, Heart of Greater Noida

- Advantage KPIII, Greater Noida
- Knowledge Park 3 Gr. Noida W is an ideal location and a premier centre for establishment of educational institutions, research and development facilities and IT companies , 40 km from Connaught Place in Delhi and next to Noida, in the thick of the real estate development activities. The area will soon see facilities like a fast paced road network with broad avenues, dedicated commuter rail link and an international airport at 30 mins drive.
- The best access point to Delhi, Noida, Ghaziabad, Faridabad, Agra and Sonapat, that no other township can match. Well linked to Domestic & International Markets via Delhi.
- KP3, G Noida, One of the premier emerging technology center in India is well connected and in 5 mins driving proximity to 160 km long Taj Express way connects Greater Noida to Agra creating more opportunities for business activities.
- Large numbers of Group Housings are being developed in a radius of 1km to 5 kms that will be one of the key growth & demand drivers of commercial, SEZ, Institutional & IT Spaces.
- International School, Colleges and Hospitals are in the Immediate Vicinity AND
- This vicinity has excellent Infrastructure for Education, Gautam Budh University & Sharda University alone are with a student population base of 3 Lakhs approximately and the area has ample more institutes/college/universities like Noida International University in all segments and domain of education driving students from nationwide & internationally.
- India's Cleanest City with more than 25% green cover.
- Proposed, Aviation Hub, Metro Station, Railway station & Night Safari
- Expo-Mart & Recreational Facilities like Steller Gymkhana, YMCA, Heritage Club & Golf Course.
- India's only F1 racing track and ICC Cricket stadium are another landmark destinations that has opened up avenue for Industrial and Urban development.



## Proximity Highlights

- 25 mins. drive from South Delhi
- 15 mins. drive from Sector - 126 & 127, Noida
- 5 mins. drive from Kailash Hospital
- 45 mins. drive from I.G.I Airport
- 20 mins. drive from proposed Taj International Airport
- 5 mins. drive from Alpha Commercial Belt
- 5 Minutes from the Jaypee Golf Course
- 5 Minute from the India Expo Mart
- 12 Minutes from Gautam Buddha University
- 45 Minutes Railway Station
- 15 Minutes from proposed ISBT



# Proximity to Yamuna Expressway

## An Intensified Advantage

### THE YAMUNA EXPRESSWAY (ERSTWHILE TAJ EXPRESSWAY)

- Reduced travel time between New Delhi and Agra
- Opened up avenue for Industrial and Urban development of the region
- Provides the base for convergence to tourism and other allied industries
- New 6 Lanes (extendable to 8 lanes) Access Controlled Expressway
- Total length of 165 km

### SPORTS CITY:

- The 2500 acres \* Jaypee Greens Sports City, Comprising :
- India's first massive F1 Racing Track
- International Cricket Stadium
- Other International Sports stadiums
- Residential Lake District (Phase1) which include Villas, Town Homes and mid to high rise apartments,
- Commercial District is equipped with elaborate financial, Recreational and civic centers.

### GAUTAM BUDDHA UNIVERSITY: INDIA'S LARGEST UNIVERSITY

- 511 acres campus in Greater Noida
- About 84000 plus sq. mtrs of constructed area
- Sports Centre
- International Centre
- A fully residential campus housing 5000 students



## Proximity to Yamuna Expressway

### An Intensified Advantage

#### INDIA'S FIRST NIGHT SAFARI : SINGAPORE NIGHT SAFARI CONCEPT

- Spread over 1000 acres,
- Makes India the 4th Asian country after Singapore, Bangkok & China.

#### PROPOSED INTERNATIONAL AIRPORT: TAJ INTERNATIONAL AIRPORT

- A International Airport hub has been planned closed to Greater Noida city to facilitate tourism, cargo, aviation and
- non-aviation facilities.
- The Taj International Airport will be directly connected to the Taj Expressway.

#### INDIA EXPO-TRADE MART & SOCIO CULTURE CENTER

- Spread over 55 acres
- 365 days exhibition & marketing
- World class products - import & export of Handicrafts.

## NIGHT SAFARI





# Proximity to Yamuna Expressway

## An Intensified Advantage

### Eastern Peripheral road

- A six-lane ring road — the 135-km-long Eastern Peripheral Expressway (EPE) — aimed at providing signal-free connectivity between various cities of Uttar Pradesh and Haryana, bypassing the national capital. EPE a project to cost over 4500 Cr (Est.) is envisaged to provide a smooth ride between the cities of Ghaziabad, Greater Noida, Sonipat, Faridabad and Palwal, as well as to de-congest Delhi roads.
- And, once completed, it will benefit UP and Haryana as it would open up hinterlands for developing commercial areas and townships along the expressway.
- The 135-km long e-way is planned to bypass Delhi on eastern side and form half a ring around the national capital, while the other half of the ring road will be formed by the Western Peripheral Expressway.
- In fact, it will form a third Ring Road around Delhi, along with Western Peripheral Expressway, which is the Kundli-Manesar-Palwal (KMP) Expressway.
- The EPE will have interchanges on intersections with NH-1, NH-2, NH-24, NH-58, NH-91 and Yamuna Expressway. On NH-1, it will connect near Kundli, on Nh-2 near Palwal, on NH-24 near Dasna and on NH-58 near Muradnagar.
- In Greater Noida, the EPE will connect near the Yamuna Expressway and near the integrated township of the Delhi-Mumbai Industrial Corridor while on NH-91 (Grand Trunk road) it will connect near Beel Akbarpur. Noida, Greater Noida, Dadri, GT Road, Ghaziabad, Dholana, Hapur will be decongested once the e-way is in place. Expected vehicular movement on the e-way is about one lakh per day by 2021.

# Platinum Bay

Premium . Plush . Perfect

## Project Overview

India's first Vaastu incorporated commercial project, Platinum Bay is all geared up to enthrall your senses with its elegantly designed architecture and its world class amenities. Strategically located in the green surroundings and spaces of Greater Noida, Platinum Bay is poised to be an ultimate destination for the companies in the IT/ITES sector and is going to be one of the most prominent retail and commercial hub in Delhi/NCR region.

Platinum Bay Your City Under One Roof !

A complex that brings everything needed for your daily life under one roof, from GYM, Spa, Medical Facility, Banks, Cinema, Restaurants, Recreational Centre's, Club, Discotheque, Shopping complex, grocery store and many more .....

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MODERN







# Architectural Marvel

## Premium . Plush . Perfect

- The design of the construction is based on the Feng shui's philosophy of "Flower" which is considered as a symbol for wealth and prosperity. The central core of the building portrays the radical planning of the structure and allows future expansion of the same by building blocks, thus allowing for flexible and cost effective construction.
- Fine blend of all the standardized modern and state of the art amenities, Platinum bay boast of its world class infrastructure which is an enticing amalgamation of elegance, delicacy and exquisiteness. The hub of out of the world luxuriousness, Platinum bay incorporates fashion stores, discotheques, jewellery outlets, electronic and gadget outlets and kids villa under one roof.
- Our spacious office spaces with secured lockable facility and common reception, conference room and meeting rooms will capture a special place in your mind and heart.
- Idealistically designed, Platinum Bay perfectly personifies the thought of "Work with passion, play with fashion and live through generations."
- Platinum Bay is a perfect combination of elegance and exquisiteness and is finely equipped with all state of the art amenities. The best features of this property are minimum circulation and maximum utility of space. The orientation of the block ensures maximum intake of natural sunlight throughout the day, thus ensuring healthy cross ventilation. Also strategic entry and exit points have been assembled to maximize functionality and to minimize congestion.

# Architectural Marvel Premium . Plush . Perfect

- Well planned and elegantly designed architecture
- Well planned periodical project aligning with the norms and elements of nature
- The lotus flower shaped architecture is an auspicious symbol of prosperity, opulence and good life
- “LEED” Gold project with 70% green and open space
- Green and energy efficient building that implements the utilization of solar power and energy
- Scintillating Sky bridge with the facility of multi entry and exit.
- One Lakh Sq foot of area is dedicated to club with open air theatre and fine dining restaurant with open terrace.
- Medical centre with all the modern and up to the minute facilities on ground floor.
- Ample space for car parking with dedicated area for car wash.

# Project Statistics

- Total Land Area : 10 Acres
- Total Saleable Area : 1.2 Million Sq.Ft (Approx.)
- Open Area : 70%
- Office Space : 9 Lac Sq.Ft (Approx.)
- Studio Apartments : 1.5 Lac Sq.Ft (Approx.)
- Retail Area (Ground Floor & First Floor ) : 2 Lac Sq.Ft (Approx.)
- Amenities : Creative Arena, Amphitheatre, Food Courts, Fine dining, Banking & ATM, Coffee Shop, Restaurants, Hotel, Bar, Pub, Gym, Kids Zone, Crèche and more



# Platinum Bay

**Premium . Plush . Perfect**

**Offerings “Your Space to suit your taste”**

**Platinum Bay offers a wide and vivid range of options to it's investors and customers to perfectly match their investment need & taste.**

**Enticing amalgamation of dreams smitten by gorgeous realities it's offerings are just the right for you !**

# Offerings

- **Retails Space**, for those true retailers and merchandisers. 300 Sq.Ft & above
- **Studio Apartments**, to emulsify your lifestyle and business with elegance & style. 490 Sq.ft
- **Virtual Space**, for those who aims at rental returns. 200 Sq.Ft & above
- **Office Space**, for small to large business and corporates.
  - 225, 425, 625 Sq.Ft

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# Retail Space

- For small to large retail, Recreational, Commercial, Financial, Medical, merchandise businesses
- Spaces for all above and many categories like Creative Arena, Amphitheatre, Food Courts, Fine dining, Banking & ATM, Coffee Shop, Restaurants, Hotel, Bar, Pub, Gym, Kids Zone, Crèche and more
- 12\* % Assured return till possession
- First lease guaranteed at 9\*% annual rent
- Downside 100% Protected and upside in the ratio of 50:50
- Minimum size 300 Sq.Ft





# Studio Apartment

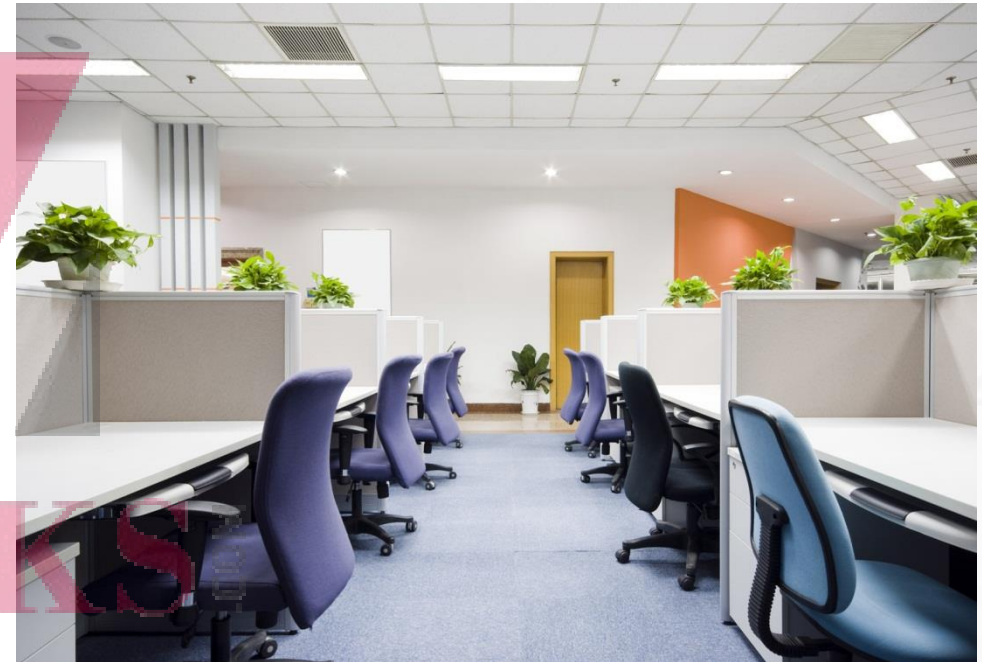
- To emulsify your lifestyle & business, these studio apartments state of the art infrastructure and luxury
- 12\* % Assured return till possession
- First lease guaranteed at 6\* % annual rent
- Downside 100% Protected and upside in the ratio of 50:50
- Size 490 Sq.Ft



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# Virtual Space

- Ideal for Investments aimed at Rental return
- Large size tenants
- On the spot block allotment
- 12<sup>\*</sup> % Assured return till possession
- First lease guaranteed at 9<sup>\*</sup> % annual rent
- Downside 100% Protected and upside in the ratio of 50:50
- Minimum area 200 Sq.Ft



# Office Space – Executive Office

- Executive Office
- Size : 225 Sq.Ft
- Option 1
  - Assured Return : 12<sup>\*</sup> % Per Annum
- Option 2:
  - Without Assured Return Available



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# Office Space – Corporate Suite

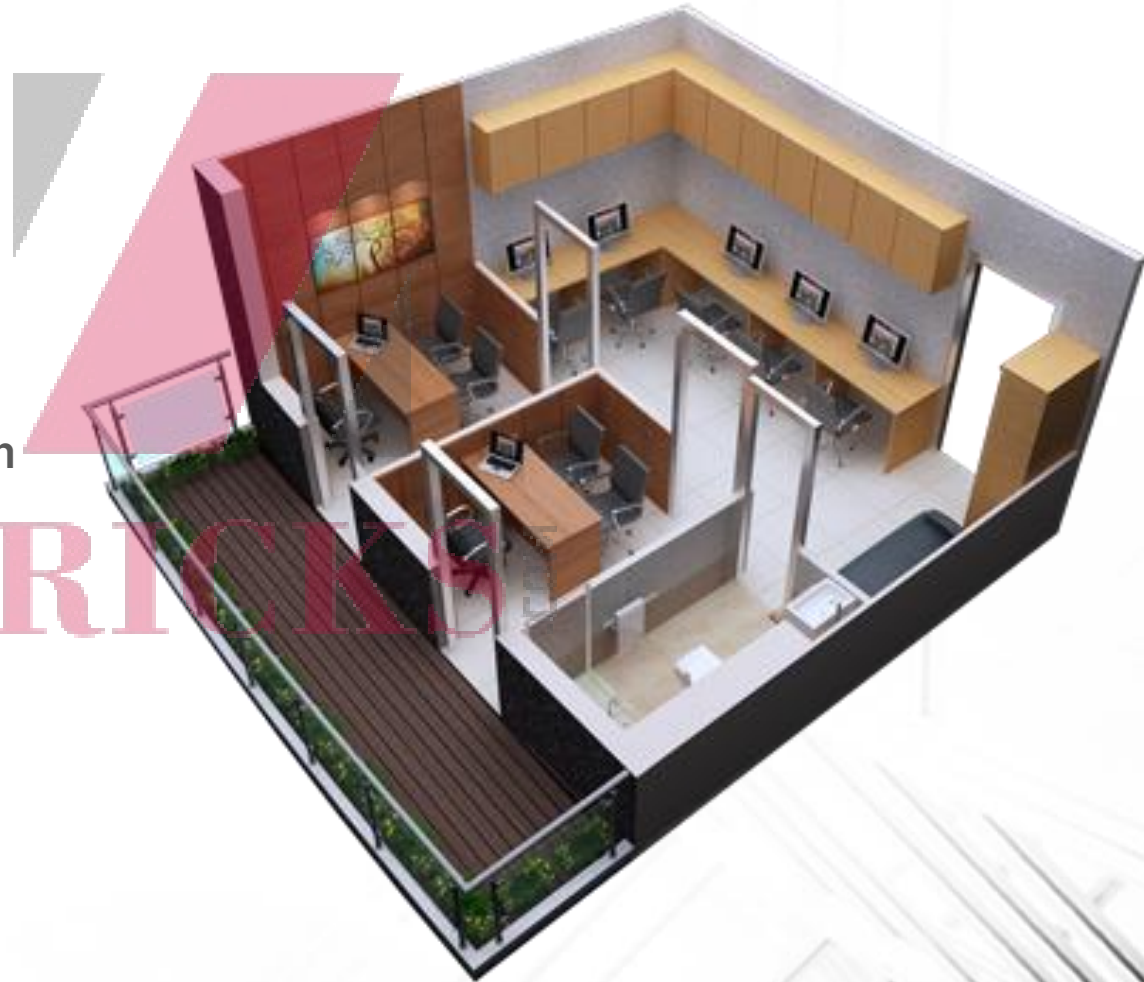
- Corporate Suite
- Size : 425 Sq.Ft
- Option 1
  - Assured Return : 12\*% Per Annum
- Option 2:
  - Without Assured Return Available



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# Office Space – Business Suite

- Corporate Suite
- Size : 625 Sq.Ft
- Option 1
  - Assured Return : 12<sup>\*</sup> % Per Annum
- Option 2:
  - Without Assured Return Available





**Thank You !**  
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**FOR MORE DETAILS :**

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