

UNVEILING RETAIL READY SPACES AT WTC NOIDA CBD



WORLD TRADE CENTER™
NOIDA CBD



CBD CENTRAL BUSINESS DISTRICT

A Central Business District (CBD) is the commercial and business center of a city with a very high land valuation characterised by a high concentration of retail businesses, service businesses, offices, hotels and by a very high traffic flow.

KEY CHARACTERISTICS OF CBDs



GROWTH: GLOBALLY UP TO 30%
YOY GROWTH IS SEEN IN CBDs



HIGH LAND AND RENTAL VALUE:
GLOBALLY 95% OF MOST EXPENSIVE
OFFICE SPACES LIES IN CBDs



MIXED-USE DEVELOPMENT:
GLOBALLY CBDs HAVE
≤ 97% OCCUPANCY RATE



HASSEL-FREE TRANSPORT:
A COHESIVE ENVIRONMENT
FOR BUSINESS



5 TO 10 MILLION
SQUARE METERS BUILT-UP



**BUSINESS FACILITIES,
HOTELS, APARTMENTS:** 20%



OFFICE BUILDINGS: 50%



**SUPPORTING SOCIAL
CULTURAL FACILITIES:** 30%



WORLD TRADE CENTER™
NOIDA CBD



NOIDA CBD SECTOR 132: THE EPICENTER OF COMMERCE

Noida CBD sector 132 has emerged as the most promising commercial district in the region today. From systematically planned infrastructure to a conducive business ecosystem, Noida CBD sector 132 meets all requirements to be an IT/ITeS hub.

A COVETED INVESTMENT DESTINATION



NOIDA CBD SECTOR 132 ENJOYS
RS. 100 - 120 PER SQ.FT. IN
OFFICE SPACE*



AMONGST THE HIGHEST
LAND VALUE IN THE REGION



85% OF LAND USE ALLOCATED
FOR INSTITUTIONAL,
FINANCIAL AND OTHER
OFFICE FACILITIES



HOME TO ADOBE, HCL,
TCS, KPMG AND OTHER
GLOBAL ORGANISATIONS

*Current rate. You should make your own assessment in placing reliance on data.



WORLD TRADE CENTER™
NOIDA CBD



THE MOST DYNAMIC DESTINATION FOR RETAIL BUSINESS

A Central Business District (CBD) is the commercial and business center of a city with a very high land valuation characterised by a high concentration of retail businesses, service businesses, offices, hotels and by a very high traffic flow.

AT A RETAIL BUSINESS HUB



The most dynamic centers for business activities



Transaction worth millions taking place every day



Huge Volume of business flowing from around the world



Strategically planned spaces for executives and delegates



WORLD TRADE CENTER™
NOIDA CBD



RETAIL READY SPACES AT WTC NOIDA CBD SECTOR 132



TRAVEL DESKS



GYM & HEALTH CLUB



CAFÉ AND FOOD COURTS



CRÈCHE AND DAY CARE CENTER



BUSINESS CENTER



BANKING AND FINANCIAL SERVICES



CONVENIENCE STORES



WORLD TRADE CENTER™
NOIDA CBD

KEY FEATURES OF CBD NOIDA



1 Lakh Sq.Ft. built-up area, with a spread of Café, Food court, F&B outlets, Restaurants, ATMs & Financial Institutions



Access controlled ingress & egress exclusively for pedestrians



Walkways/Landscapes integrating the forms & functionality of the built spaces



Spread across the Ground level floor plate of the 3 IT/ITeS office towers



Dedicated Visitors surface parking



Two acres of open area within the site with dedicated space for product launch, open air theaters, congregation, spill out area for food court, water body, decks, forecourts for eateries



Coordinated estate security with external driveways and access control boom barriers



WORLD TRADE CENTER™
NOIDA CBD

EXPERIENCE THE POWER OF 4

EXPERIENCE

Global Power Brand
Government Partnership



13% Higher Occupancy, 33% Higher Rent
Industry commanding 2X of India's CAGR

Catalyzes Regional Developments
Generate consistent demand

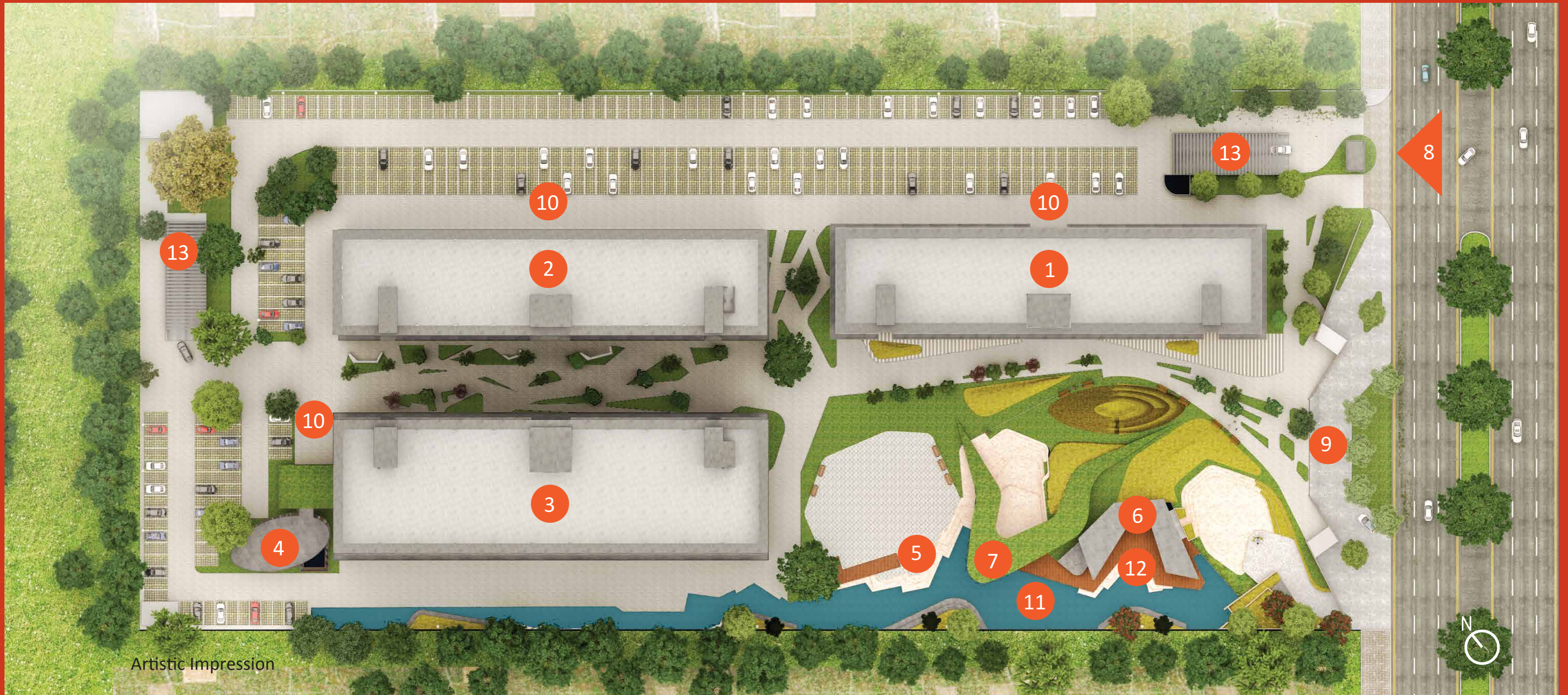


Landmark Developments
Stakeholder in India's Growth Story



WORLD TRADE CENTER™
NOIDA CBD

SITE LAYOUT



Artistic Impression

1 Tower A (G+10)

2 Tower B (G+12)

3 Tower C (G+12)

4 Café

5 Landscape Feature

6 Restaurant

7 Space Frame

8 Vehicular Entry/Exit

9 Pedestrian Entry/Exit

10 Tower Drop-off

11 Water Body

12 Deck

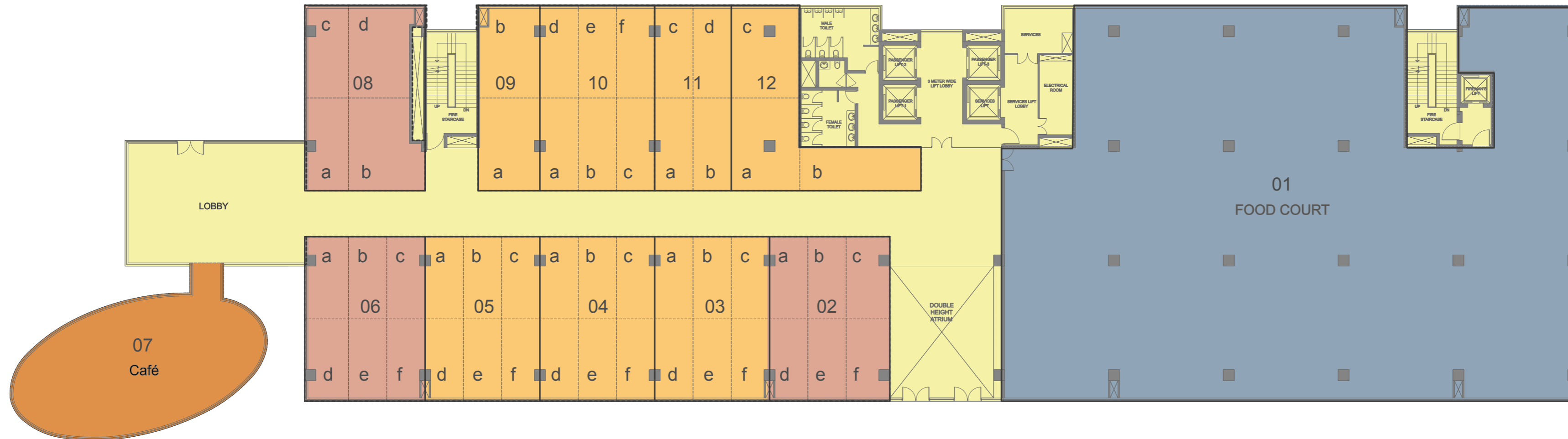
13 Basement Ramp

FLOOR PLAN - TOWER C - GROUND FLOOR

All non-lockable units, demarcation of unit shown in this layout plan will not exist at site



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NOIDA CBD



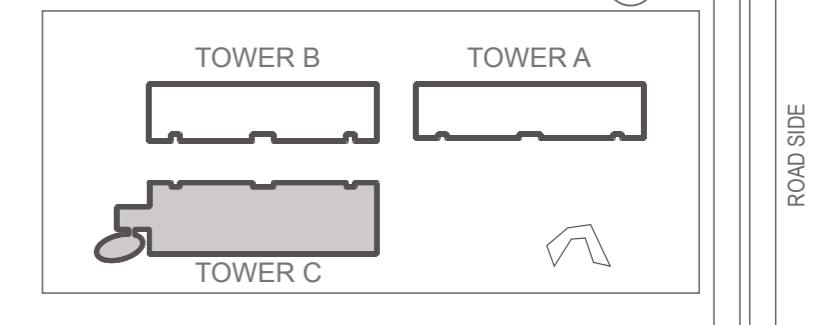
Cafe and F&B Units

Unit No.	Carpet Area	Saleable Area
03	1,024 Sq.Ft.	1,800 Sq.Ft.
04	1,029 Sq.Ft.	1,800 Sq.Ft.
05	1,024 Sq.Ft.	1,800 Sq.Ft.
09	605 Sq.Ft.	1,090 Sq.Ft.
10	1,167 Sq.Ft.	2,010 Sq.Ft.
11	780 Sq.Ft.	1,340 Sq.Ft.
12	972 Sq.Ft.	1,700 Sq.Ft.
02	1,067 Sq.Ft.	1,880 Sq.Ft.
06	1,042 Sq.Ft.	1,875 Sq.Ft.
08	1,076 Sq.Ft.	1,970 Sq.Ft.
07	1,521 Sq.Ft.	2,755 Sq.Ft.
TOTAL	20,020 Sq.Ft.	

Food Court

Unit No.	Carpet Area	Saleable Area
01	11,304 Sq.Ft.	19,725 Sq.Ft.

KEY PLAN



Project Name: WTC Noida-CBD. Project Location: A-02/1, Sector 132, Noida, District Gautam Budh Nagar, UP. RERA Registration No. UPRERAPRJ17623. Promoter: WTC Noida Development Company Private Limited; CIN No. U70109DL2007PTC162288. Co-Promoter: August Residency Private Limited; CIN No. U45200DL2008PTC176502. Contact Address: GF – 09, Plaza M-06, District Centre, Jasola, New Delhi-110025. Trade Marks: "World Trade Center", "WTC", WTC Logo are owned by "World Trade Centers Association, Inc, New York (WTCA). Promoter is using said trademarks and logo under License from WTCA.

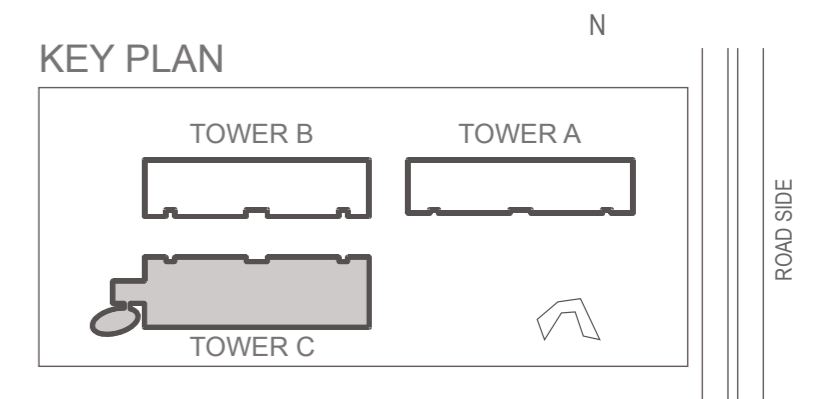
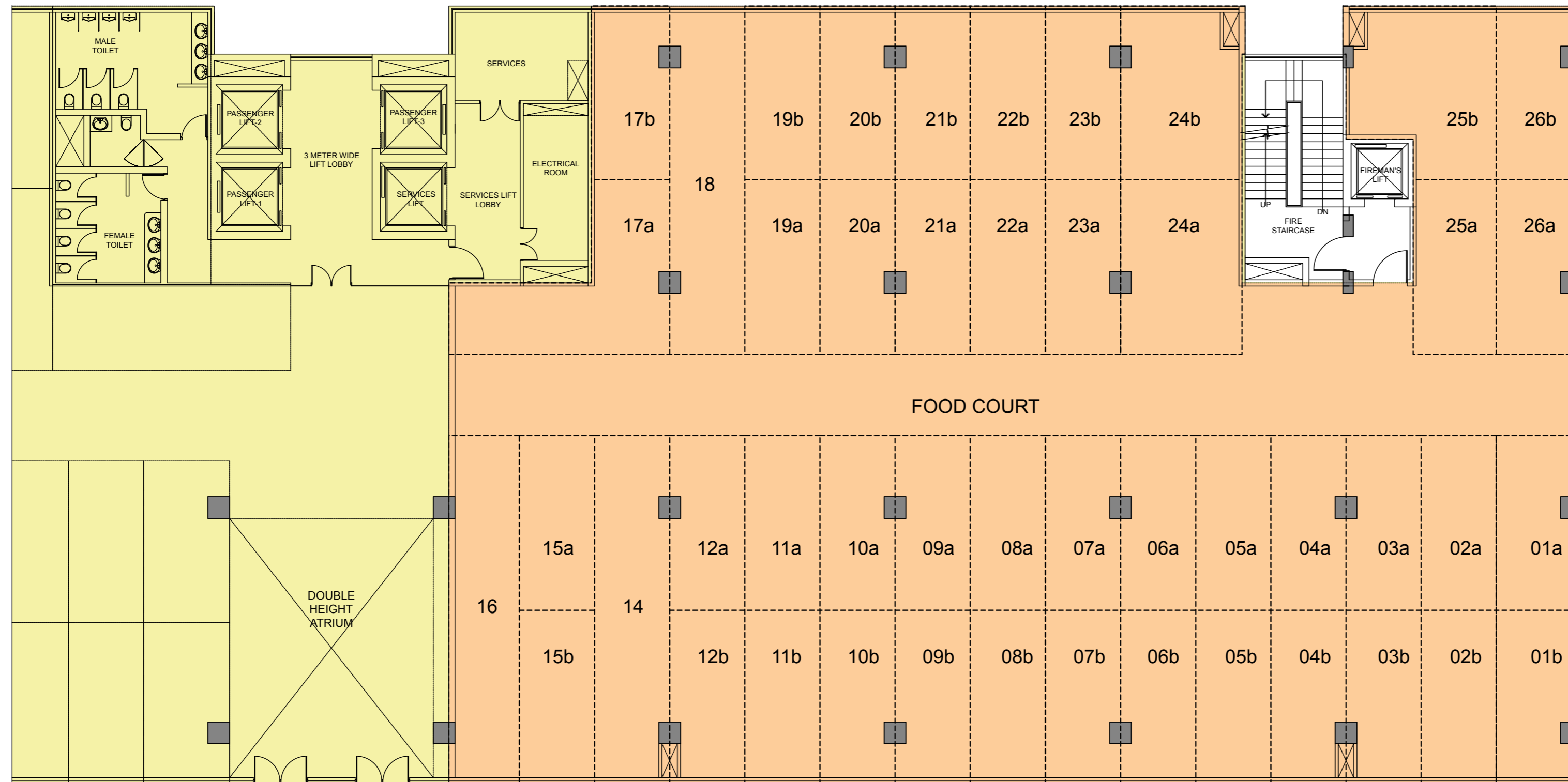
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FLOOR PLAN - TOWER C - GROUND FLOOR - FOOD COURT

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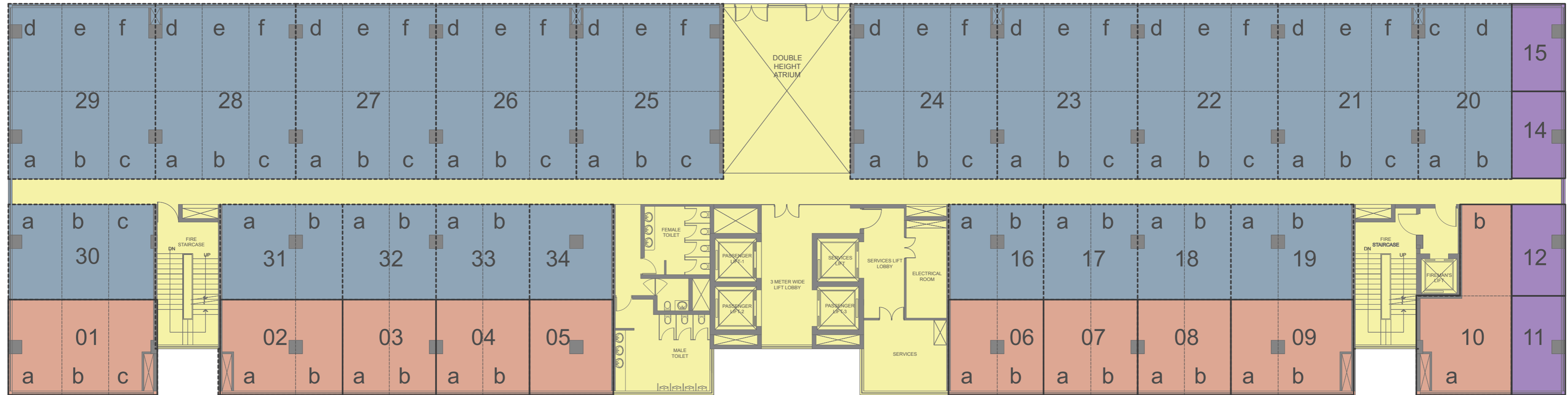
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FLOOR PLAN - TOWER B - GROUND FLOOR

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Banking, Financial, Export, Health & Entertainment

Unit No.	Carpet Area	Saleable Area
16	329 Sq.Ft.	575 Sq.Ft.
17	332 Sq.Ft.	560 Sq.Ft.
18	332 Sq.Ft.	560 Sq.Ft.
19	425 Sq.Ft.	735 Sq.Ft.
20	593 Sq.Ft.	1,040 Sq.Ft.
21	888 Sq.Ft.	1,560 Sq.Ft.
22	892 Sq.Ft.	1,560 Sq.Ft.
23	888 Sq.Ft.	1,560 Sq.Ft.
24	904 Sq.Ft.	1,630 Sq.Ft.
25	904 Sq.Ft.	1,630 Sq.Ft.
26	888 Sq.Ft.	1,560 Sq.Ft.
27	892 Sq.Ft.	1,560 Sq.Ft.
28	888 Sq.Ft.	1,560 Sq.Ft.
29	904 Sq.Ft.	1,630 Sq.Ft.
30	500 Sq.Ft.	885 Sq.Ft.
31	425 Sq.Ft.	735 Sq.Ft.
32	332 Sq.Ft.	560 Sq.Ft.
33	332 Sq.Ft.	560 Sq.Ft.
34	287 Sq.Ft.	505 Sq.Ft.
TOTAL		20,965 Sq.Ft.

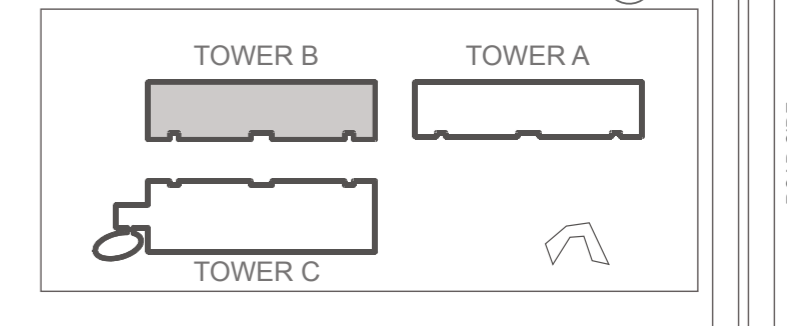
F&B Units

Unit No.	Carpet Area	Saleable Area
01	463 Sq.Ft.	895 Sq.Ft.
02	391 Sq.Ft.	740 Sq.Ft.
03	319 Sq.Ft.	560 Sq.Ft.
04	319 Sq.Ft.	560 Sq.Ft.
05	275 Sq.Ft.	505 Sq.Ft.
06	316 Sq.Ft.	575 Sq.Ft.
07	319 Sq.Ft.	560 Sq.Ft.
08	319 Sq.Ft.	560 Sq.Ft.
09	391 Sq.Ft.	740 Sq.Ft.
10	478 Sq.Ft.	890 Sq.Ft.
TOTAL		6,585 Sq.Ft.

ATM's

Unit No.	Carpet Area	Saleable Area
11	166 Sq.Ft.	325 Sq.Ft.
12	173 Sq.Ft.	325 Sq.Ft.
14	159 Sq.Ft.	295 Sq.Ft.
15	152 Sq.Ft.	295 Sq.Ft.
TOTAL		1,240 Sq.Ft.

KEY PLAN



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FLOOR PLAN - TOWER A - GROUND FLOOR

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Unit No.	Carpet Area	Saleable Area
17	288 Sq.Ft.	520 Sq.Ft.
18	432 Sq.Ft.	780 Sq.Ft.
19	436 Sq.Ft.	780 Sq.Ft.
20	432 Sq.Ft.	780 Sq.Ft.
21	440 Sq.Ft.	815 Sq.Ft.
22	440 Sq.Ft.	815 Sq.Ft.
23	432 Sq.Ft.	780 Sq.Ft.
24	436 Sq.Ft.	780 Sq.Ft.
25	432 Sq.Ft.	780 Sq.Ft.
Total		6,830 Sq.Ft.

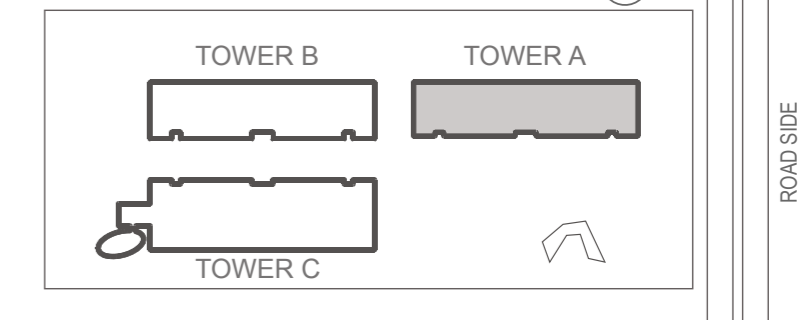
Unit No.	Carpet Area	Saleable Area
01	904 Sq.Ft.	1630 Sq.Ft.
02	842 Sq.Ft.	1550 Sq.Ft.
03	354 Sq.Ft.	660 Sq.Ft.
04	283 Sq.Ft.	500 Sq.Ft.
05	283 Sq.Ft.	500 Sq.Ft.
06	245 Sq.Ft.	450 Sq.Ft.
07	280 Sq.Ft.	515 Sq.Ft.
08	283 Sq.Ft.	500 Sq.Ft.
09	283 Sq.Ft.	500 Sq.Ft.
10	354 Sq.Ft.	660 Sq.Ft.
11	417 Sq.Ft.	770 Sq.Ft.
Total		8235 Sq.Ft.

Unit No.	Carpet Area	Saleable Area
26	456 Sq.Ft.	780 Sq.Ft.
27	380 Sq.Ft.	655 Sq.Ft.
28	456 Sq.Ft.	780 Sq.Ft.
29	297 Sq.Ft.	500 Sq.Ft.
30	456 Sq.Ft.	780 Sq.Ft.
31	297 Sq.Ft.	500 Sq.Ft.
32	259 Sq.Ft.	450 Sq.Ft.
33	464 Sq.Ft.	815 Sq.Ft.
34	464 Sq.Ft.	815 Sq.Ft.
35	294 Sq.Ft.	515 Sq.Ft.
36	297 Sq.Ft.	500 Sq.Ft.
37	456 Sq.Ft.	780 Sq.Ft.
38	297 Sq.Ft.	500 Sq.Ft.
39	456 Sq.Ft.	780 Sq.Ft.
40	380 Sq.Ft.	655 Sq.Ft.
41	456 Sq.Ft.	780 Sq.Ft.
42	305 Sq.Ft.	520 Sq.Ft.
Total		11,105 Sq.Ft.

ATM's

Unit No.	Carpet Area	Saleable Area
12	147 Sq.Ft.	290 Sq.Ft.
14	154 Sq.Ft.	290 Sq.Ft.
15	159 Sq.Ft.	295 Sq.Ft.
16	152 Sq.Ft.	295 Sq.Ft.
Total		1170 Sq.Ft.

KEY PLAN



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PAYMENT PLAN - I

Construction Linked Payment Plan

S. No.	When Payable by Allottee	Installment Number	What is Payable by Allottee
1.	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2.	Within 15 days of submission of application form	1st Installment/Booking Amount	10% of BSP (Less Initial Amount)
3.	Within 45 days of submission of application form	2nd Installment	10% of BSP
4.	On commencement of Excavation	3rd Installment	10% of BSP
5.	On commencement of casting of plinth level	4th Installment	10% of BSP
6.	On commencement of casting of 1st Floor	5th Installment	10% of BSP
7.	On commencement of casting of 4th Floor	6th Installment	10% of BSP
8.	On commencement of casting of 7th Floor	7th Installment	10% of BSP
9.	On commencement of casting of 10th Floor	8th Installment	10% of BSP
10.	On commencement of casting of Top Floor Slab	9th Installment	10% of BSP
11.	On commencement of Finishing Works	10th Installment	5% of BSP
12.	On Offer of Possession	Final Installment	5% of BSP + All Other Charges + Stamp Duty + Registration Charges & Expenses

PAYMENT PLAN - III

95% Down Payment Plan (12% Return)

S. No.	When Payable by Allottee	Installment Number	What is Payable by Allottee
1.	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2.	Within 15 days of submission of application form	1st Installment/Booking Amount	10% of BSP (Less Initial Amount)
3.	Within 45 days of submission of application form	2nd Installment	85% of BSP
4.	On Offer of Possession	Final Installment	5% of BSP + All Other Charges + Stamp Duty + Registration Charges & Expenses

PAYMENT PLAN - II

Down Payment Plan with 20% Discount on BSP

S. No.	When Payable by Allottee	Installment Number	What is Payable by Allottee
1.	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2.	Within 15 days of submission of application form	1st Installment/Booking Amount	10% of BSP (Less Initial Amount)
3.	Within 45 days of submission of application form	2nd Installment	85% of BSP
4.	On Offer of Possession	Final Installment	5% of BSP + All Other Charges + Stamp Duty + Registration Charges & Expenses

PAYMENT PLAN - IV

50% Down Payment Plan (11% Return)

S. No.	When Payable by Allottee	Installment Number	What is Payable by Allottee
1.	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2.	Within 15 days of submission of application form	1st Installment/Booking Amount	10% of BSP (Less Initial Amount)
3.	Within 45 days of submission of application form	2nd Installment	40% of BSP
4.	Within 9 months from the date of submission of application form	3rd Installment	25% of BSP
5.	Within 18 months from the date of submission of application form	4th Installment	20% of BSP
6.	On Offer of Possession	Final Installment	5% of BSP + All Other Charges + Stamp Duty + Registration Charges & Expenses

PAYMENT PLAN - V

30% Down Payment Plan (10% Return)

S. No.	When Payable by Allottee	Installment Number	What is Payable by Allottee
1.	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2.	Within 15 days of submission of application form	1st Installment/Booking Amount	10% of BSP (Less Initial Amount)
3.	Within 45 days of submission of application form	2nd Installment	20% of BSP
4.	Within 9 months from the date of submission of application form	3rd Installment	30% of BSP
5.	On completion of bare structure of building	4th Installment	30% of BSP
6.	On Offer of Possession	Final Installment	10% of BSP + All Other Charges + Stamp Duty + Registration Charges & Expenses

PAYMENT PLAN - VII

50% Down Payment Plan (15% Discount on BSP)

S. No.	When Payable by Allottee	Installment Number	What is Payable by Allottee
1.	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2.	Within 15 days of submission of application form	1st Installment	10% of BSP (Less Initial Amount)
3.	Within 45 days of submission of application form	2nd Installment	40% of BSP
4.	Within 9 months from the date of submission of application form	3rd Installment	25% of BSP
5.	Within 18 months from the date of submission of application form	4th Installment	20% of BSP
6.	On Offer of Possession	Final Installment	5% of BSP + Other Dues, if any + Stamp Duty + Registration Charges & Expenses

PAYMENT PLAN - VI

30% Down Payment Plan (10% Discount on BSP)

S. No.	When Payable by Allottee	Installment Number	What is Payable by Allottee
1.	At the time of submission of application form	Initial Amount	Rs. 2,00,000/-
2.	Within 15 days of submission of application form	1st Installment	10% of BSP (Less Initial Amount)
3.	Within 45 days of submission of application form	2nd Installment	20% of BSP
4.	Within 9 months from the date of submission of application form	3rd Installment	30% of BSP
5.	On completion of bare structure of building	4th Installment	30% of BSP
6.	On Offer of Possession	Final Installment	10% of BSP + Other Dues, if any + Stamp Duty + Registration Charges & Expenses

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