

LET GROWTH BE YOUR LONG-TERM PLAN



WORLD TRADE CENTER™
NOIDA CBD

For internal discussion only

DRAFT

For internal discussion only

CBD CENTRAL BUSINESS DISTRICT

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

UNTHINK BENCHMARKS



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

High Rental

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

Highest Land Value

AMONGST THE HIGHEST LAND VALUE IN THE REGION

Mixed-use Development

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

Fortune 500 Hub

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

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

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**HAVE A GLOBAL
CUSTOMER BASE WAITING,
EVEN BEFORE YOU ARRIVE**

AT A GLOBAL BUSINESS HUB

World Trade Centers around the world are known to be the most dynamic centers of business activity with volumes of business flowing in from around the world and transactions worth millions taking place every day. To meet the demands arising from the thousands of business executives in the complex and visiting delegates, business spaces are planned at strategic locations within the complex.

For businesses involved in a multitude of segments ranging from cafés and food courts to ATM and banks to gym and healthcare facilities, this is a brilliant and probably the best platform to take their business to a whole new level.



WORLD TRADE CENTER™
NOIDA CBD

BUSINESS READY SPACES AT WTC NOIDA CBD SECTOR 132



CONVENIENCE STORES
CATERING TO THE EVERYDAY
NEEDS OF BUSINESS EXECUTIVES
IN THE COMPLEX AND VISITORS



24X7 CAFÉ AND FOOD COURTS
OFFERING A SOCIAL SPACE FOR
BUSINESS LEADERS TO MEET,
EAT AND CONNECT



FINE DINING
OFFERING THE FINEST DELICACIES
FROM THE WORLD OVER TO PEOPLE
FROM AROUND THE WORLD



GYM & HEALTHCARE
THE BEST OF HEALTHCARE FACILITIES
AT A PLACE WHERE PRODUCTIVITY
MATTERS THE MOST



MEDICAL FACILITIES
ESSENTIAL MEDICAL FACILITIES
AVAILABLE 24X7



TRAVEL DESKS
FOR GLOBAL BOOKINGS WITH SEVERAL
THOUSAND DELEGATES CONSTANTLY
ON THE MOVE



ATM AND BANKS
OFFERING BANKING CONVENIENCE
WHERE THE BIGGEST TRANSACTIONS
TAKE PLACE EVERY DAY

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KEY FEATURES

- 1 LAKH SQ.FT. BUILT-UP AREA, WITH A SPREAD OF CAFÉ, FOOD COURT, F&B OUTLETS, RESTAURANTS, ATMs & FINANCIAL INSTITUTIONS
- SPREAD ACROSS THE GROUND LEVEL FLOOR PLATE OF THE 3 IT/ITEs OFFICE TOWERS
- ACCESS CONTROLLED INGRESS & EGRESS EXCLUSIVELY FOR PEDESTRIANS
- DEDICATED VISITORS SURFACE PARKING
- WALKWAYS/LANDSCAPES INTEGRATING THE FORMS & FUNCTIONALITY OF THE BUILT SPACES
- 2 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



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EXPERIENCE

SECURITY OF INVESTMENT*

TRUST OF A GLOBAL POWERBRAND
An ecosystem that helps a business generate consistent demand.

HIGH RETURNS^

HIGHER OCCUPANCY,
LONGER LEASES
Preferred place of business
– with formats that cater to all needs.



CAPITAL APPRECIATION~

CATALYSTS TO REGIONAL BUSINESS
AND INFRASTRUCTURE GROWTH
Planned formats with long-term needs
in mind leading to long-term value addition.

PRIDE OF OWNERSHIP~

A LANDMARK DEVELOPMENT
A business circle that gives you
dedicated clients.

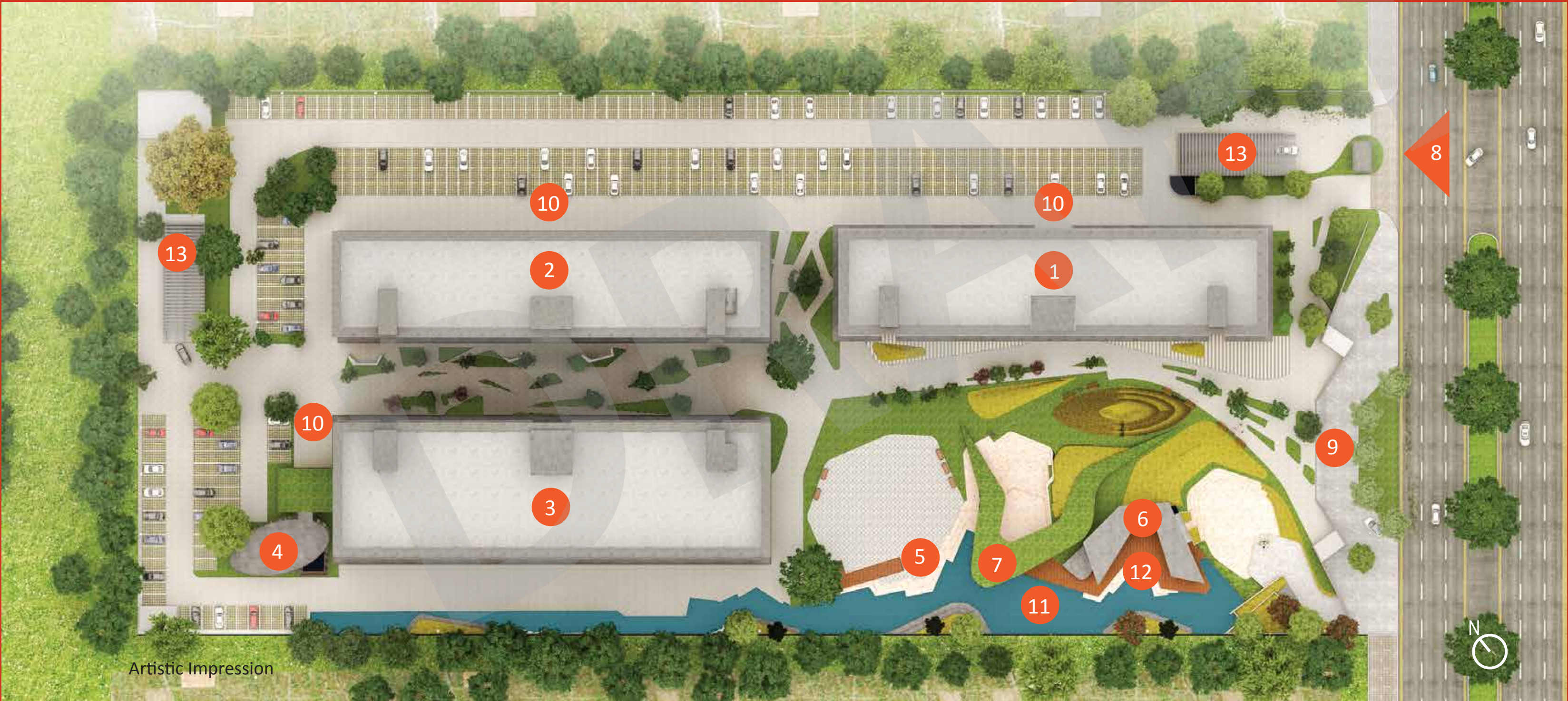
*Subject to changing market sentiments and risk involved in investing in an immovable asset. ^Based on surveyed World Trade Center operations in 2007 and 2012, as published in WTCA brochure 2016. ~Subject to changing market sentiments and risk involved in investing in an immovable asset. Source - www.wtca.org As per global connection 1, a special report issued by WTCA, 2014. -It is not an offer of membership. All membership are on paid basis and tariff differ from centre to centre. You should make your own assessment in placing reliance on data.



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SITE LAYOUT



- 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

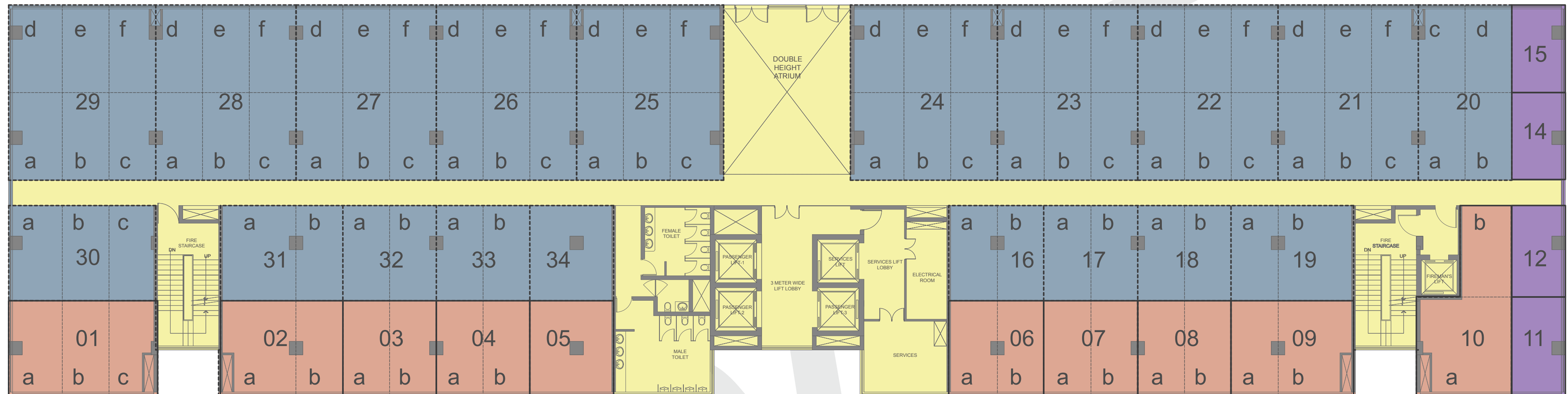
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FLOOR PLAN - TOWER B - GROUND FLOOR

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



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Banking, Financial, Export, Health & Entertainment

Unit No.	Carpets 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.

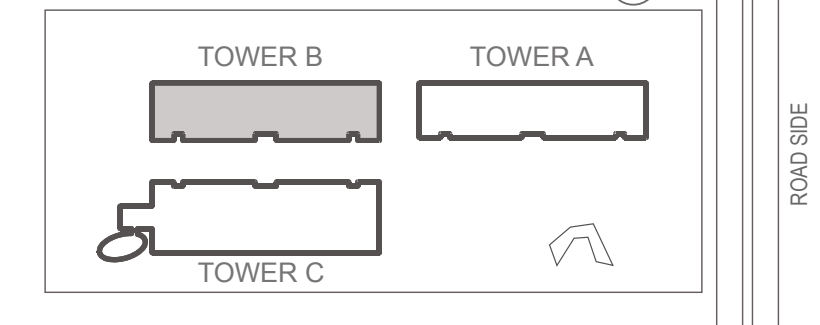
F&B Units

Unit No.	Carpets 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.	Carpets 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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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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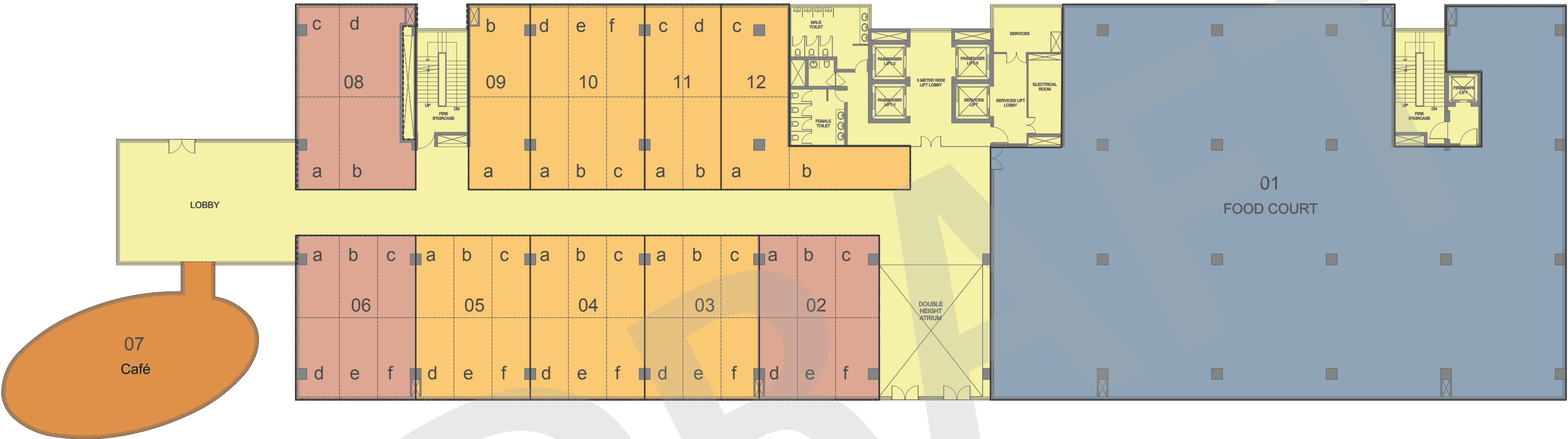
FLOOR PLAN - TOWER C - GROUND FLOOR

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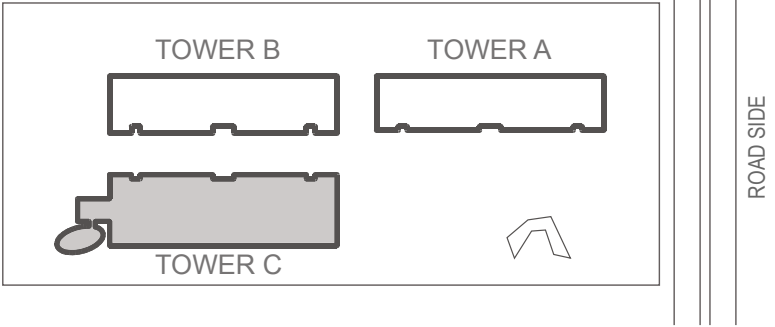
Cafe and F&B Units

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



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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.

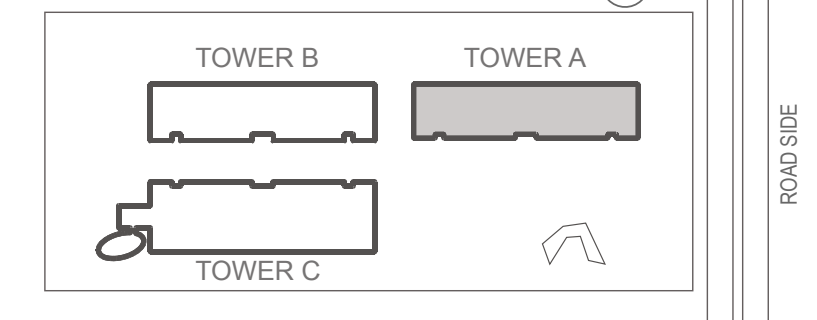
Unit No.	Carpet Area	Saleable Area
01	904 Sq.Ft.	1630 Sq.Ft.
02	842 Sq.Ft.	1550 Sq.Ft.
03	354 Sq.Ft.	660 Sq.Ft.
04	283 Sq.Ft.	500 Sq.Ft.
05	283 Sq.Ft.	500 Sq.Ft.
06	245 Sq.Ft.	450 Sq.Ft.
07	280 Sq.Ft.	515 Sq.Ft.
08	283 Sq.Ft.	500 Sq.Ft.
09	283 Sq.Ft.	500 Sq.Ft.
10	354 Sq.Ft.	660 Sq.Ft.
11	417 Sq.Ft.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



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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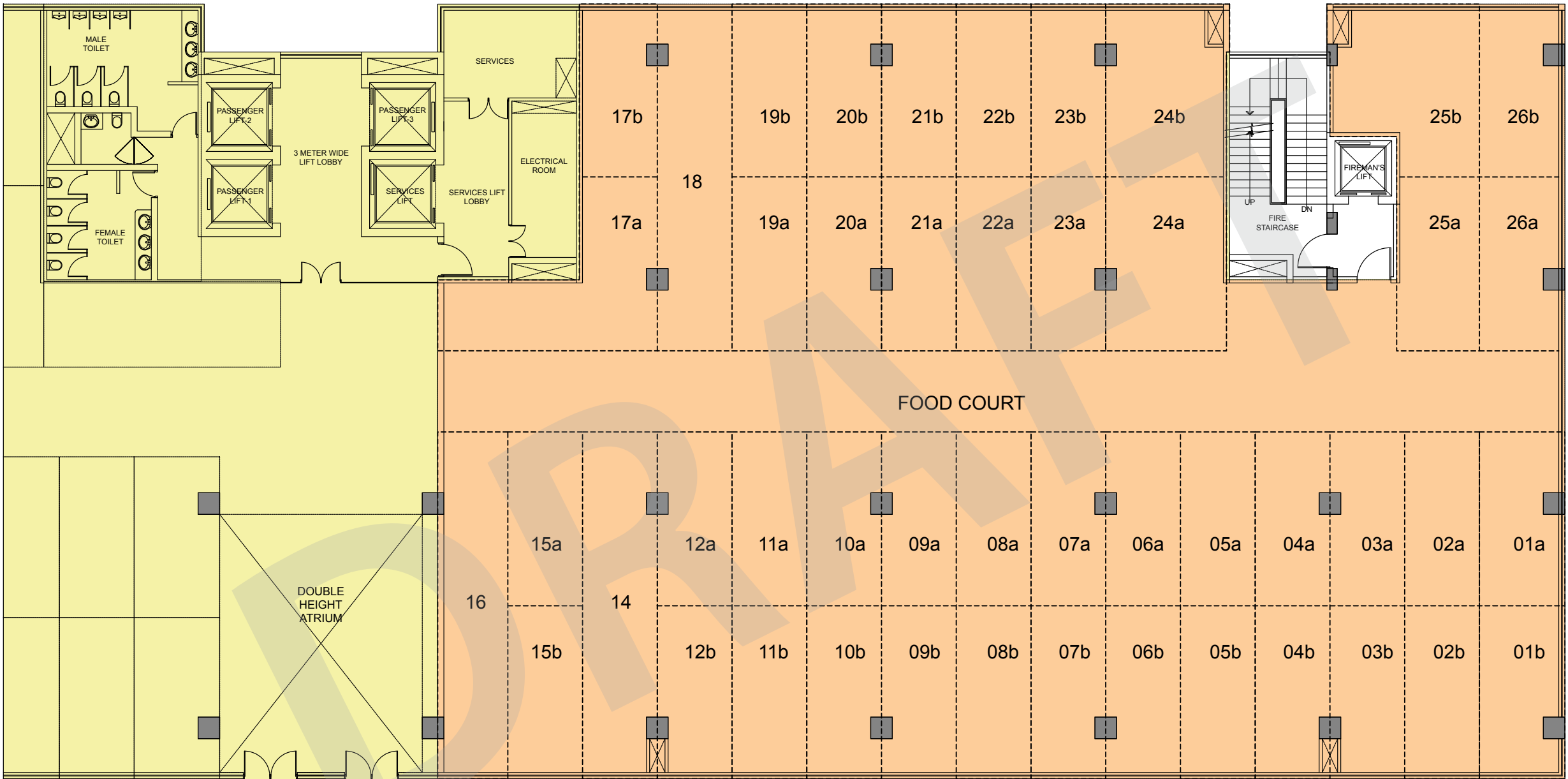
FLOOR PLAN - TOWER C - GROUND FLOOR - FOOD COURT

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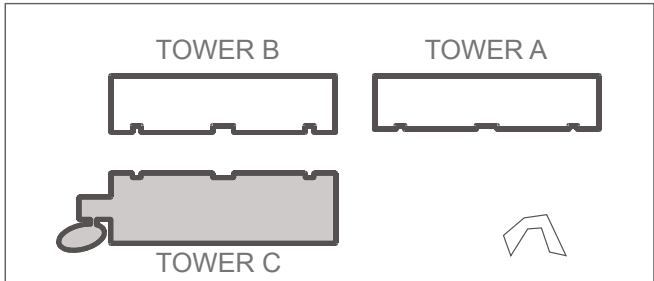


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Food Court



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Unit No.	Saleable Area (SqFt)	Covered Area (SqFt)	Carpet Area (SqFt)
FC-01a	423	219	198
FC-01b	423	219	191
FC-02a	369	191	191
FC-02b	369	191	184
FC-03a	369	191	188
FC-03b	369	191	175
FC-04a	369	191	188
FC-04b	369	191	175
FC-05a	369	191	191
FC-05b	369	191	184
FC-06a	369	191	188
FC-06b	369	191	181
FC-07a	369	191	188
FC-07b	369	191	181
FC-08a	369	191	191
FC-08b	369	191	184
FC-09a	369	191	188
FC-09b	369	191	181
FC-10a	369	191	188
FC-10b	369	191	181
FC-11a	369	191	191
FC-11b	369	191	184
FC-12a	369	191	188
FC-12b	369	191	175
FC-14	738	382	363
FC-15a	369	191	191
FC-15b	369	191	184
FC-16	693	359	321
FC-17a	670	347	326
FC-17b	384	199	181
FC-18	738	382	368
FC-19a	369	191	191
FC-19b	369	191	184
FC-20a	369	191	188
FC-20b	369	191	181
FC-21a	369	191	188
FC-21b	369	191	181
FC-22a	369	191	191
FC-22b	369	191	184
FC-23a	369	191	188
FC-23b	369	191	181
FC-24a	597	309	300
FC-24b	597	309	276
FC-25a	409	212	207
FC-25b	663	344	305
FC-26a	422	219	198
FC-26b	422	219	191
TOTAL	19725		

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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 - 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 - 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 - 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 - V

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

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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