



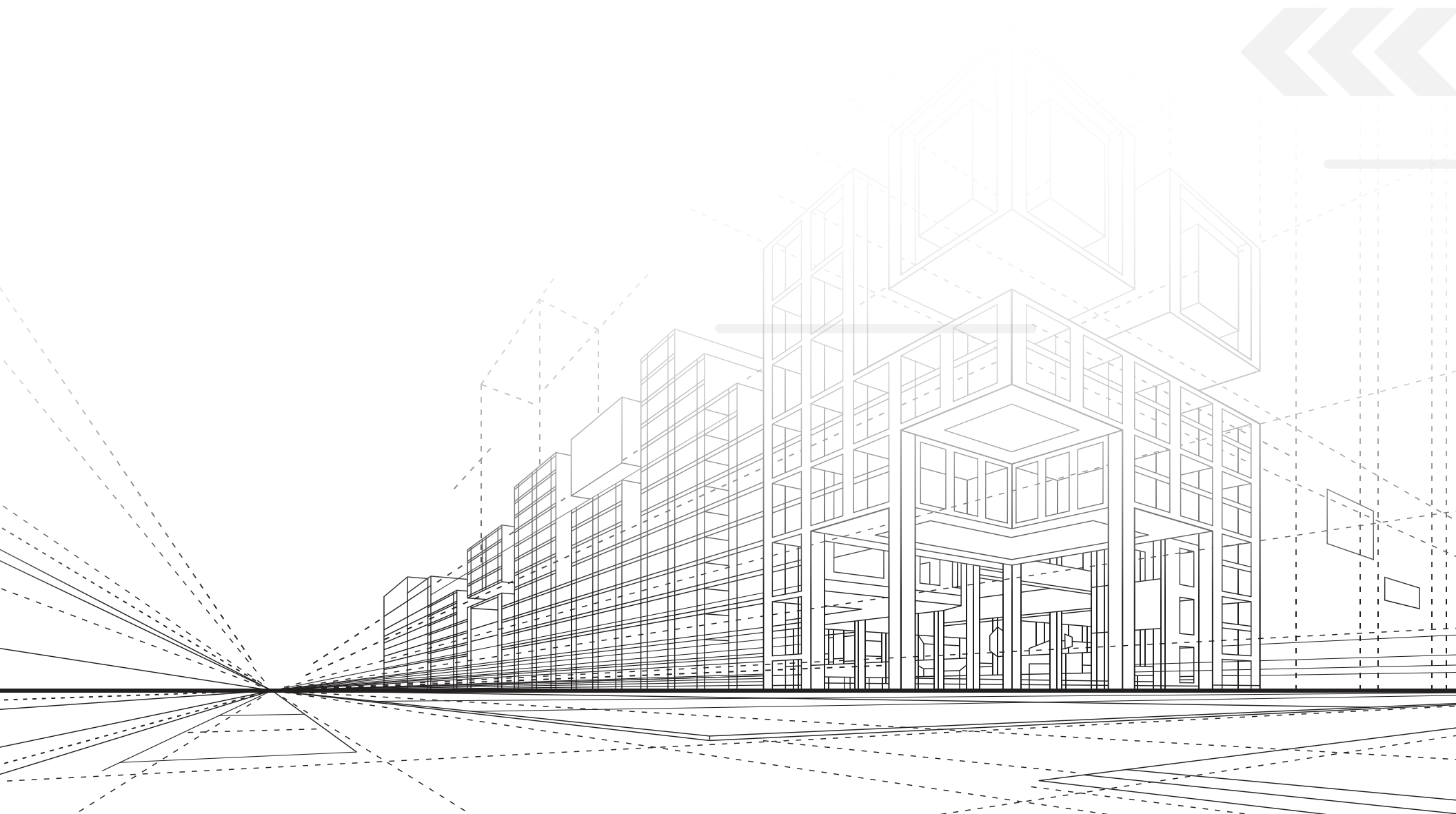
CYBER PARK

Build your
success story

The return to the workplace

For most of the employees around the world, their work life went through a sudden shift, with offices getting shut and work from home becoming the new norm. However, both employers and employees realized that workspaces are about more than just work. A joint survey by tech industry body Nasscom and job listing portal Indeed found that employees and employers are equally interested in returning to offices. According to the Nasscom survey, hybrid work is the preferred choice of over 70% organizations.

Returning to office helps companies to manage critical business functions better and maintain the organizational culture. Not only that, data security is a big concern in large organizations and it's easier to maintain from an office.





CYBER PARK

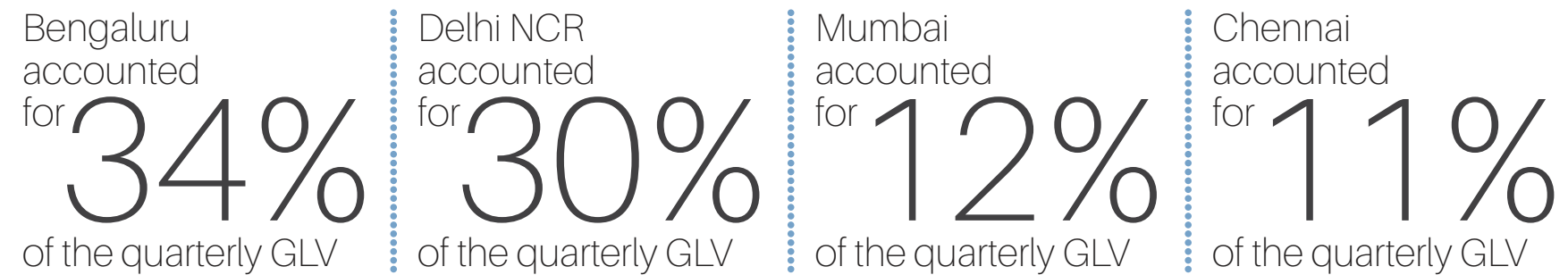
Offices are back in demand

Office demand went up by 50% on a year-on-year basis in 2021

Gross leasing Volume (GLV) for Q2 2022 was recorded at 14.29 mn sq ft Up by 36% q-o-q, one of the highest in the past 9 quarters.

GLV at 24.77 mn sq ft during H1 2022 was nearly 2X y-o-y and over 80% of the GLV H1 2019.

GLV city-wise distribution



H1 2022 is higher than the corresponding period of both 2020 and 2021 and is 89% of the H1 2019 number.

The recent reports signal a steady yet sustained recovery in office market activity. A low-volatile environment, as compared to 2019 and 2020, gave greater confidence to occupants in rethinking their real estate strategies. For most occupants, growth and expansion plans are back to a large extent during the last few quarters.

Office occupancy levels are rising across industry segments, even though it is at different speeds for different organisations. Even though many businesses have hybrid plans in place for now, there is an increasing sentiment of moving back to offices.

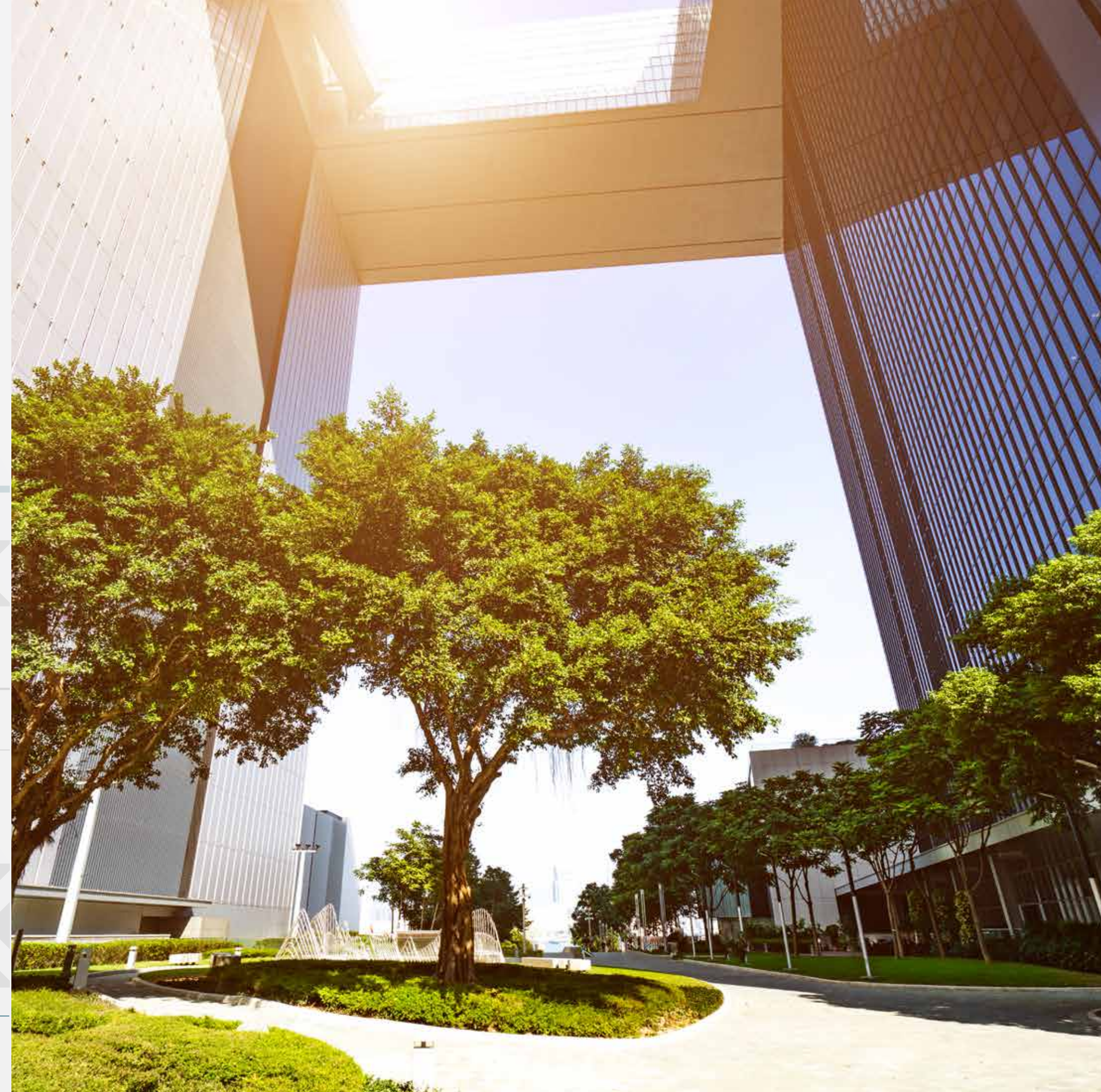


IT office demand in focus

The NCR market is among those to have seen the sharpest recovery. The IT sector has had the most demand with regard to leasing of office spaces.

As the economy is returning to normalcy, India's top eight cities are witnessing a huge rise in leasing of office spaces, especially from the IT sector.

As per the Knight Frank's Office Market Update-Q3, 2021, **the information technology sector was the largest consumer of space** during the quarter and took up **34 per cent** of the space transacted.



The new address for **IT in Noida**

Located at the pulse of Noida at Sector 62, Cyber Park stands proudly in the center of a bustling settlement full of sold-out office and residential spaces. It presents a rare opportunity for investors to grow their investment at a faster pace. Find yourself in midst of Fortune 500 companies within the same building. And find access to the best restaurants, schools, hotels, and universities the city has to offer.

By bringing various IT firms in one office complex, Cyberpark gives an excellent platform for professionals to interact, exchange ideas and share information which can help them stay updated with the latest trends and technologies in the industry.

See your business rise at **Cyberpark office Spaces**

Cyberpark Office Spaces are built and designed around IT infrastructure services. From providing the needed infrastructure to set up IT, IT enabled or remote services to provide all kinds of facilities the employees may need, it offers a ready ecosystem to IT firms.

With large floor plates, large column to column design and optimum floor design, the office spaces are well-suited to the requirements of firms which align with global office trends.



A space built for your ambition: **Lockable Office Suite**

Get your own private office that aligns with your ambition. Whether yours is a team of ten or thirty people, whether it's a growing startup, mid-size organisation or multinational company, your office space can be customised your way to fulfill all your needs.



Give space to your ideas: **Open Seating Office**

Let the barriers break down, so that your office can be a productive hub of effective communication, increased creativity and greater collaboration. With an open seating arrangement, you not only get the flexibility and agility to plan the space according to your needs but also create a more engaging office environment.



Shared spaces that create opportunities: **Co-working**

Fully-furnished dynamic workspaces for entrepreneurs, professionals and business owners, who never know where the next opportunity might come from. Coworking spaces not only allow for optimal utilisation of resources and save expenses, but also open networking possibilities that simply aren't possible in a traditional office setup. The spaces are fully tech enabled and can handle the demands of upgrades for decades.

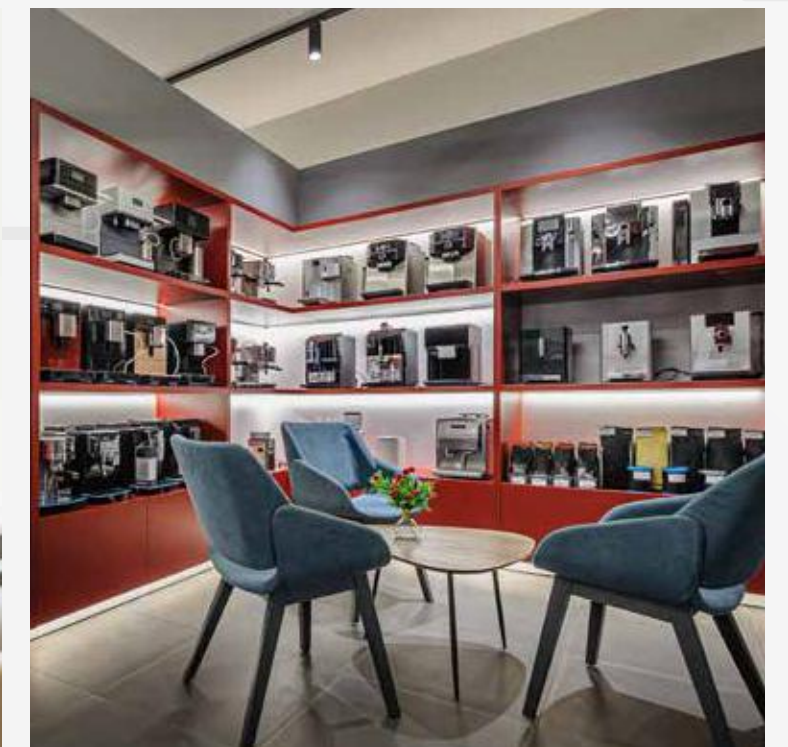
Landscape Design that delights the senses

A landscape design that not only adds to the greenery but also accentuates the architecture, enhancing the overall appeal of the premises and making the spaces more enticing for people working in the complex as well as for visiting clients. Landscaping done well can also act as a guide to direct the flow of traffic, making navigation through the premises a breeze.



A retail space for Shoppers Delight

The open, interwoven design, Cyber park enchants the shoppers right from the start. It's contemporary architecture relies on graphical clean lines on the outside, and interiors that are integrated seamlessly. Strolling down the high street, face to face with the most premium brands from the world of apparel, jewellery, personal care and more, a person could easily find their way into the open air.





Share food and conversations at the Cafeteria

The cafeteria is more than a space to have a quick snack. It's a place for the employees to interact and engage in conversations. It's an important place for some breathing space during a long strenuous day. With healthy snacking options and a positive environment, it can help ensure the wellness of employees and increase their morale at the workplace.

Experience life beyond work at the Club House

A premium clubhouse that offers you the perfect blend to get out of your work mode and enjoy all aspects of life - from staying fit to dining, leisure, socializing and more. Expect state-of-the-art facilities with unmatched service. Whether you want to break a sweat over a game of tennis or take a break with deep meditation or simply enjoy a cup of coffee in solace, the Club can always be the place to head to.





Workout after work at the Gym

Work and workout on the same premises mean that you don't have a reason to ignore your health. Our in-house state-of-the-art gymnasium offers high-quality trainers and equipment to let you keep your fitness routine on track without compromising because of work commitments.

Balance work and health at a Wellness Studio

A wellness studio that will help you stay stress-free, improve your lifestyle and strike a balance between work, health and life. With daily yoga classes, right in your office premises, you can easily fit yoga into your everyday routine.





Elevator Lobby designed for **great first Impression**

The lift lobby is the space for transition between your office and the outside world, and naturally the place for first impression. Here's a wide spacious lift lobby designed to seamlessly blend into its surroundings and the elevator interiors. With some interesting pieces of art or photography, it can become your space to own.

Car Parking that's **Hassle-free**

The premises has adequate parking facility for all the people working in the complex. Well-designed parking in terms of functionality and aesthetics, so that the traffic flows smoothly and you don't have to wait for too long to reach your parking spot. The parking space is well-lit and adheres to all safety norms so that you have nothing to worry about.





Safety First

Safety and security of each individual on our premises is of paramount importance to us. Security systems that are compliant with international standards are constantly vigilant to ensure a secure workplace around the clock. Stringent multi-layered security checks are backed with impeccable surveillance systems to monitor every vantage point across the campus. For quick response measures, there are fully-equipped ambulance and paramedic's team available 24x7. Quick response teams are trained and equipped with latest electronic gadgets to handle emergencies anytime



Secure workplace so you can **Work in Peace**

Excellent security systems -with security guards, advanced alarm systems and surveillance systems- so that you can work in peace, knowing that your office space and all your equipment are safe and protected.

Sustainability is a Priority: **A LEED Silver Building**

A certification by the US Green Building Council (USGBC) for the sustainability of a structure, LEED stands for Leadership in Energy and Environmental Design. The certification is awarded based on the points allotted to a building on various aspects of sustainability. Our energy-efficient systems, use of green materials and climate-responsive architecture has helped us to be certified as a LEED Silver Building.



All you need to Make It Epic

—
Spread over
44,100 sq. mtr.
of land

—
Efficient floor
design for
maximum seating

—
Energy efficient
utilities

—
Three dimensional
geometry of the site

—
LEED certified
silver rated green
building

—
Premium amenities
like - 24/7 seating
auditorium & gym

—
Premium building
finish with Stone facade

—
Combination of double
glazed glass



The big names in the
business right next
to yours



Location Map

A comprehensively planned city, Noida has been attracting the attention of large corporations for a while now. Several multinationals and IT companies have set up their offices in Noida.

Now with the upcoming Noida International Airport, the dynamics of real estate in NCR are set for a big change. The Airport will play a pivotal role in the growth of Noida and Greater Noida, and will bring Noida at par with Delhi and Gurugram in the near future.

Noida International Airport will bring in investment up to Rs 35,000 crore in Uttar Pradesh and the greenfield project will have one lakh job opportunities.

The major trunk infrastructure works for the Delhi-Mumbai Industrial Corridor (DMIC) have already been completed, as announced by the commerce and industry ministry.

As per a report published by JLL "Noida is an emerging business hub comprising various MNCs, PSUs and start-ups. Noida is also the biggest manufacturing hub for smartphones and fourth largest IT-BPO arena in the entire country".



Noida: the new Office Destination

Besides the airport, there are several other initiatives which are currently underway that will change the face of the city.

- A new infotainment city to be set up in Noida
- 20 acres earmarked for the region's First Data Centre
- Survey started for Delhi-Noida-Varanasi Train Corridor
- Key DND route from Rajnigandha Chowk to Noida Stadium to go signal free
- Lulu Group to invest in Greater Noida
- A 'Center of Excellence' to be set up in Noida to create an ecosystem for designing & creating a hub for power banks and Indian mobile handsets.
- Metro from Greater Noida to Botanical Garden to begin by 2023
- Noida International Airport to be carbon neutral and India's Greenest Airport
- Noida to become a zero-discharge city
- A shooting range and indoor stadium to be ready soon



Metro



Data Center



International Airport



Delhi-Noida-Varanasi
Train Corridor

Bhutani Group - A legacy of excellence

Backed by a decade's worth of experience and an abundance of expertise, the Bhutani Group has pioneered conceptualization and execution of upscale real estate projects in the retail, commercial segments. In a very short span of time the Group has left strong footprints in the entire spectrum of real estate development, creating and managing several projects across Delhi NCR.

With the highest standards of deliveries and return on investment all across Delhi and NCR over the last two decades, Bhutani Group is on a continuous trajectory of evolution inspired by and creating best practices in the world of development. In a sector where trust is everything, Bhutani Group is one of the few names a customer keeps coming back to, for our assurance of delivery. We place great value on customer satisfaction and dedicate ourselves wholly to fulfilling our customers' expectations.



Delivered Project



Offering one of the largest infinity pools in India, Alphathum lays the ground for efficient and smart office spaces.



365 Office gets you ready for the future, where you control your time, where you mark your days, plan the year and drive your growth in the direction you want.



Techno Park is one of the commercial development located in Noida. The project is well equipped with all the amenities to facilitate the needs of the office people.



The future of IT parks !

The I-THUM is a landmark development and the future of IT Parks in Noida, Sector 62. It offers Commercial Office Spaces and also shares the campus of the Corenthum including some leading banks.



WORLD SQUARE MALL

World Square Mall, by Bhutani Group is one of the leading mall in ghaziabad with a multiplex, banquet, and a 3 Star Hotel, as its part.



WORLD SQUARE HOTEL

World Square Hotel is a 3-star property in Ghaziabad that provides a comfortable stay and unmatched hospitality along with the easy access to the entertainment, shopping, and business hubs of the region.

On going Project



Part of a 26.8 acres mixed-use development, Cyberthum is NCR's tallest commercial tower with world-class spaces, mall in the sky, and Bolt, one of India's biggest gaming and entertainment centers.



SECTOR - 150, NOIDA

City Center 150 is a glimpse into the future of retail and lifestyle entertainment. With al-fresco style high-street retail in a low-rise development, the project is built to immerse visitors in a world of seamless convenience.



PARMESH COMPLEX, Nirman Vihar

PARMESH CORPORATE TOWER, Karkardooma

PARMESH COMPLEX I, Karkardooma

PARMESH COMPLEX II, Karkardooma

PARMESH BUSINESS CENTRE I: Karkardooma

PARMESH BUSINESS CENTRE II, Karkardooma

IIT ENGINEERS CO-OPERATIVE GROUP
HOUSING SOCIETY, Dwarka

WORLD SQUARE MALL, Ghaziabad



PARMESH
COMPLEX



PARMESH
COMPLEX I



PARMESH
COMPLEX II



PARMESH
BUSINESS
CENTRE I



PARMESH
BUSINESS
CENTRE II



PARMESH
CORPORATE
TOWER



MARKETING OFFICE
PLOT NO - 1, SECTOR-90, NOIDA
TEL : +91 120 490 90 90, UP
W : BHUTANIGROUP.COM

SITE OFFICE
C-28 & 29, C BLOCK, PHASE 2,
SECTOR 62, NOIDA, UP-201301
E : INFO@BHUTANIGROUP.COM