

My **POD**
Ideas
thrive
here





The Tech *way to growth*

Bhutani Techno Park

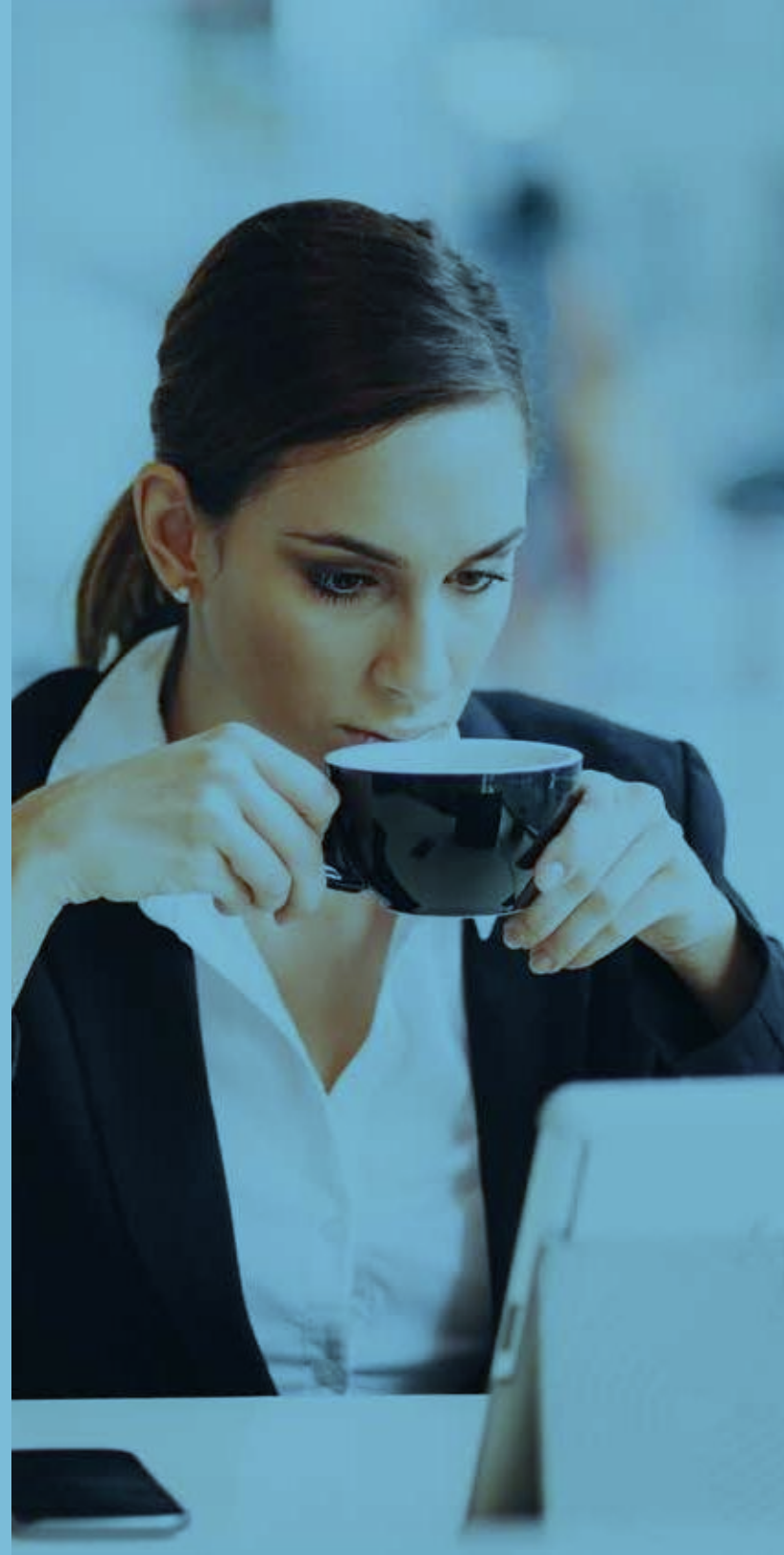
The landscape of information and technology is changing faster than ever, and it is often difficult for organizations to play catch-up. Bhutani Techno Park is built and designed around IT infrastructure services. From providing the needed infrastructure to set up IT, IT enabled or remote services to providing all kinds of facilities the employees may need, it offers a ready ecosystem to IT firms.

MyPod is an exclusive collection of co-working spaces at Techno Park, that extends a unique invitation to step into the new. A new level of access to the best of what Noida offers. A new level of appreciation for what an urban business destination can be. A new vision of what Noida is becoming.



Delhi-NCR, with its sub-cities of Gurugram, Noida, Ghaziabad, Faridabad and others, is the fastest growing co-working market in India, essentially on account of its large population of freelancers and MSMEs that are located in the region

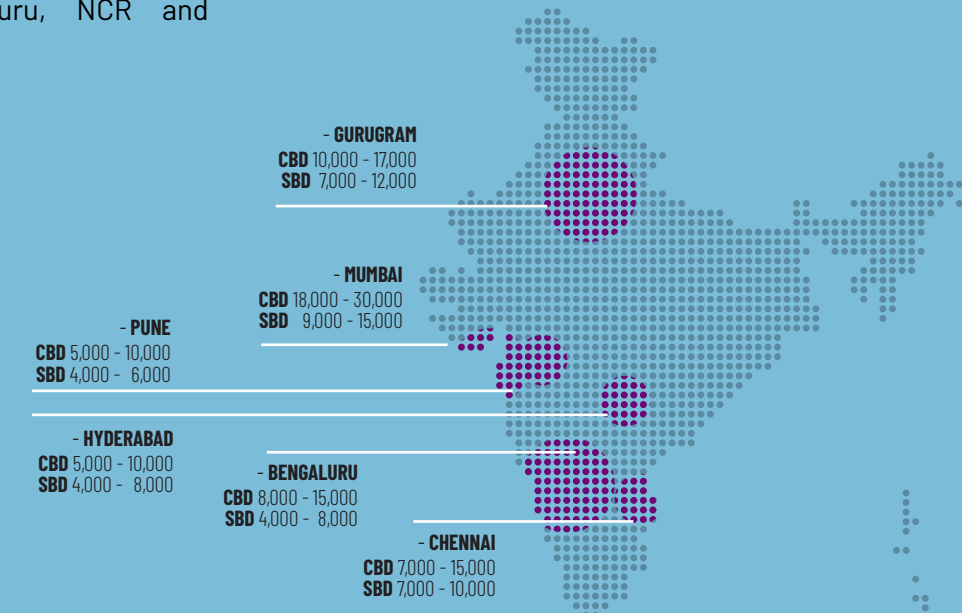
- ADITYA VARMA
CO-FOUNDER
THE OFFICE PASS



Where the *big ideas* start - from

India is at the cusp of a co-working revolution...
...the highest co-working transaction activity was witnessed in Bengaluru, NCR and Hyderabad markets

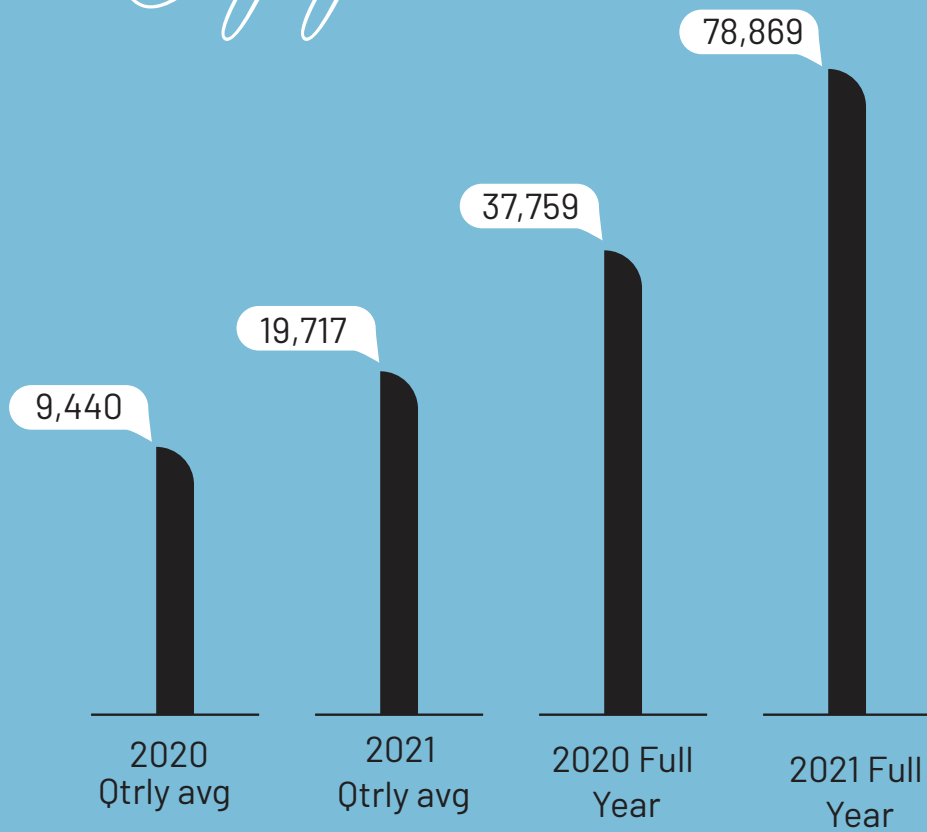
- KNIGHT FRANK
CO-WORKING:
THE OFFICE OF THE FUTURE?



*CBD:- CENTRAL BUSINESS DISTRICT
*SBD:- SECONDARY BUSINESS DISTRICT

- CITY LEVEL CO-WORKING COSTS
COSTS IN INR PER DESK PER MONTH
KNIGHT FRANK RESEARCH

The future is
Full of Opportunities



Resurgence
of managed
space leasing
activity in 2021

Source: C&W Research





Managed
office spaces:

*It's
the way
ahead*

01

Operators now provide end-to-end solutions, like capex for workplace design, premium facility management and customized fit-outs amongst other business services.

02

Companies want to focus on their core competencies and leave office space management to the experts.

03

Instead of upfront CAPEX managed spaces provider a staggered cost solution, thereby saving capital for business expansion at the onset.

04

De-centralization and workplace agility have become essential factors in the postpandemic period.

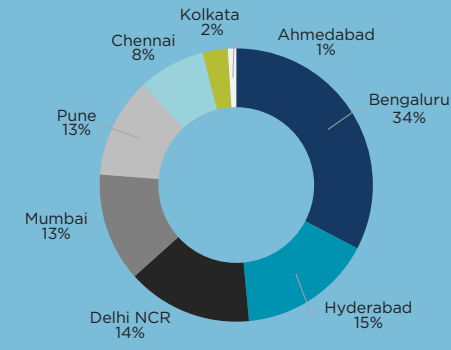


THE Managed office market



There is well over half a million managed seats operational across the top-8 commercial real estate markets in India. The previous year saw an 18% annualised growth in managed seat inventory, thereby demonstrating rising confidence of the operator community.

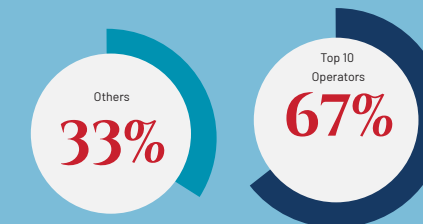
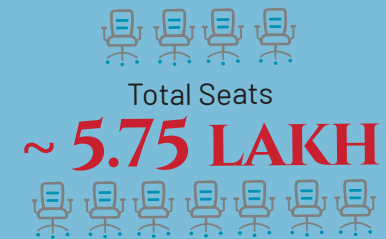
Looking at the top-10 operators by inventory of seats, the market disruptions induced by the pandemic has resulted in higher concentration of the market. The top-10 operators cumulatively account for a dominant 2/3rd share of inventory of seats across the top-8 markets as of Q4-2021.



Distribution of pan India seat inventory, Top 8 cities, Q4 2021



Share (seat inventory) of Top 10 pan-India Operators (Q4 2021)



*Top 10 Pan India operators include WeWork Smartworks, Indiqube, 91 Springboard Awfis, Simpliwork, Regus, Cowrks, Tablespace, The Executive Centre (TEC)



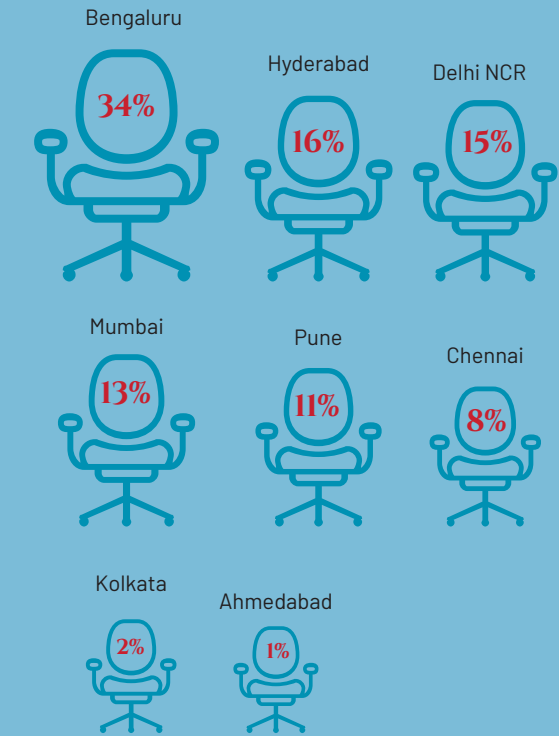
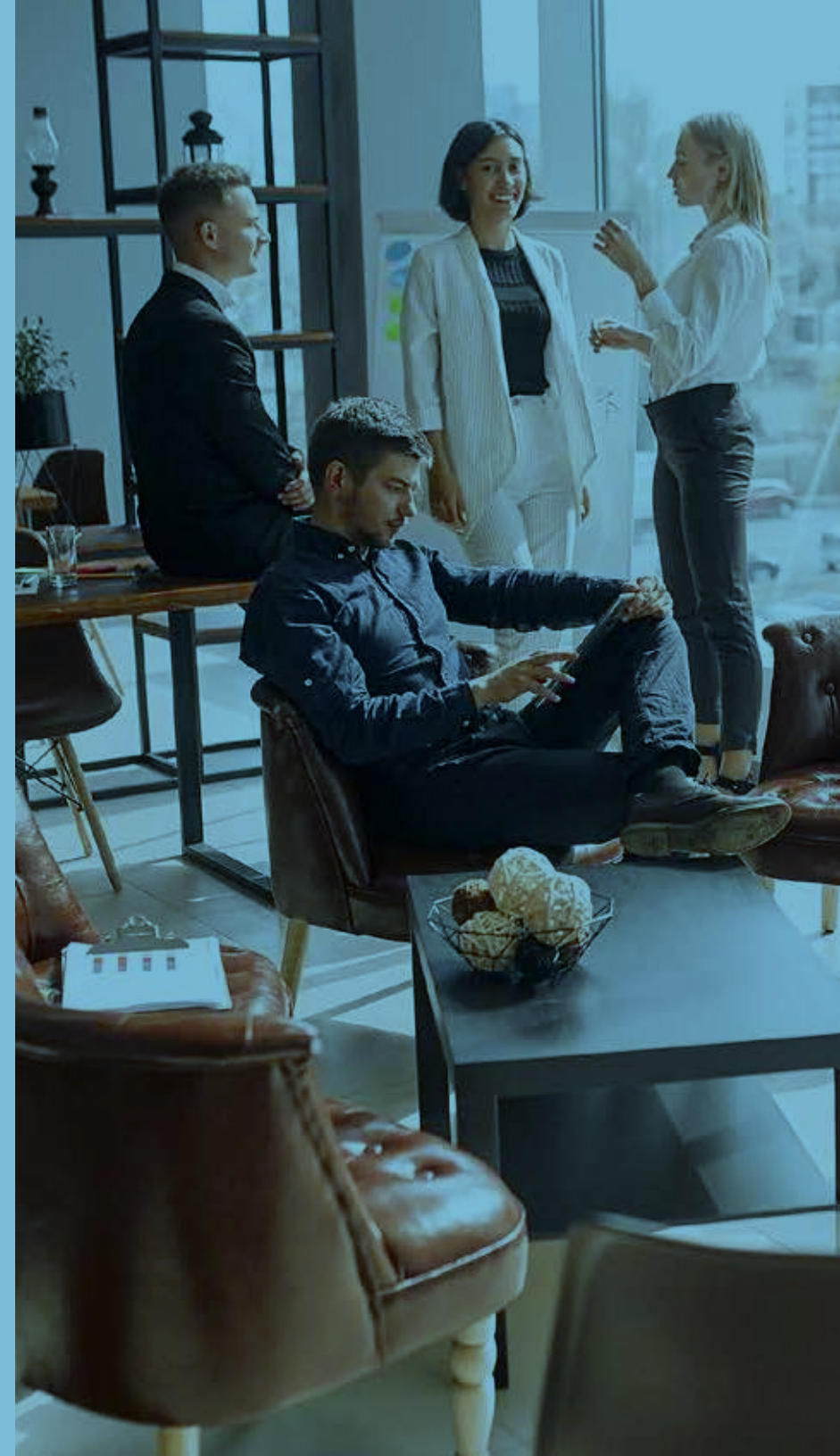
The Top-8 cities

Distribution of pan India footprint, Top 8 cities (Q4 2021)

PAN INDIA FLEX SPACE
37 MSF

Strong enterprise demand drives operators' leasing activity

As of 2016, the share of annualized leasing volume done by managed space operators stood at merely 2.0% of the overall gross leasing volume (GLV) seen in office space in the country. The sector has gained considerable momentum year-after-year and in 2019 its share in overall office leasing volume stood as high as ~10%, with a volume of 6.9 million SF. Expansion plans are back on track and leasing share of coworking has improved significantly to 9.3% of office GLV as of end-2021.



Characteristics of top-5 markets in terms of managed space footprint

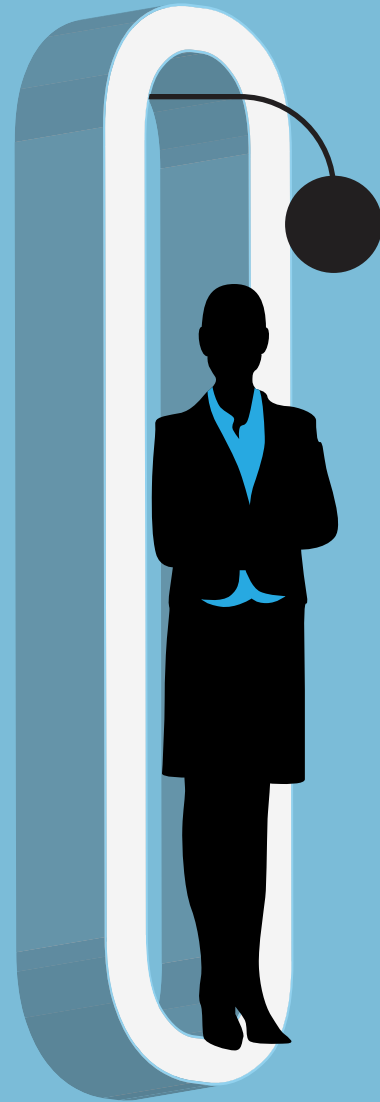
Delhi NCR, which encompasses satellite cities of Gurugram and Noida, remains an important market for coworking operators with demand coming from a combination of sectors, largely including IT-BPM, engineering & manufacturing and professional services. The city's expanding startup ecosystem is an added demand driver for both large and mid-sized operators.

Space that

*grows at
your pace*

The latest in ergonomic office equipment to take the hassle out of your day.

Secure your most valued assets with finger-print entry. Settle into your chair, pull up to your own elongated composite desk and bathe in specially engineered lighting; enjoy the latest plasma displays, cloud computing networks and specially designed hardware.



Virtual office

With a mypod signature virtual office plan, you grow your business the smart way. You establish an enviable presence instantly with a business address at a prime Noida office address along with the support services without investing big time and money.

Hot Desk

hotdesk lets you start working from any available workstations in the hotdesk area. The hot desk is ideal for the entrepreneur who are flexible with time, need to keep overheads at a minimum and don't mind working in a shared space.

Dedicated Desk

dedicated desk liberates you from the share environment and moves you into the more exclusive co-working space. You still get a workstation but with the benefits of a private office.

Executive Suit

Executive suite is a full-fledged dedicated office space custom-tailored to your requirement. These premier offices boast everything you'll need; from state-of-the-art technology and design, to classically furnished offices.



Your
space
your
Terms



SPECIFICATIONS					
			Building / Office Rooms / Meeting Facility / Common Facility		
Finishes	Flooring :		Flooring : Vitrified Tiles/ Granite/ Marble/ IPS Flooring	Dedicated desk: 2 feet x 5 feet with locking storage. Dedicated desks typically include a small cabinet attached under the desk.	
	Wall :		Wall : finished with Oil Bound Distemper/ Granite	Full workstations: desks, ergonomic chairs, pedestals, Glass partitions	
	Ceiling :		Ceiling : Finished with POP punning and Oil Bound Distemper/ Gypsum board false ceiling		
Amenities & Provisions	All Spaces/ rooms		Centrally located Lift Core Deidcated Service Lift	Front Glass panel and door	Centrally placed Meeting Room for up to 15-10 persons Video Conferencing
			Fire Staircase & Fireman's Lift	Wooden/ Laminate/ Lacquered glass Overhead Storage Cabinets	LED TV with HDMI connection
			Fire Related equipments, Smoke detectors, Fire alarm system	Phone and LAN connectivity	Wired & WiFi Internet connectivity
			Energy efficient lighting	Provision for in Room printer/copier/ fax/ scanner	White board with stationary
			Fully Air Conditioned	Provision for Mini Fridge/ Microwave/ Electric Kettle/ Water Dispenser	Common Reception for call answering, mails handling, daily office services
	Building Faces		Fully Glazed façade	-24 Hr Secured access CCTV Monitoring	Stationary, Printing, Copier, Scanner, Fax, Document binding facility



- Attendance Tracking
- Cafe
- CCTV
- Parking Facility
- High Speed Internet
- Lockers
- Inspiring Lounges & Areas
- Metro Connectivity
- Power Back Up
- Video Conferencing
- Prime Location
- Business Class Printers
- Front Desk & House Keeping
- Mail & Courier Handling

Noida: Transforming

The urban landscape

Like any great city, Noida invites and impresses with a dizzying assortment of options. Here, however, the standard is simply getting higher. Meeting close to three-quarters of a Smart City's parameter requirements, this beautifully planned city has something for everyone, be it parks, amazing street food, lifestyle restaurants, shopping malls, street-side shopping avenues, amusement parks, or sports complexes.



The city at a glance

- . low on traffic and pollution (by Indian standards)
- . India's greenest city with nearly 50% green cover
- . world-class healthcare facilities providing round-the-clock care
- . home to some of the world's largest technology companies including renowned mobile phone manufacturers
- . home to buddh international circuit for formula 1 racing
- . city with the tallest towers in North India

On going

projects



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 - 128, NOIDA

Bhutani 18 is a part of a meticulously planned integrated township sprawling over 1.52 acres. It brings together everything that forms a part of a great community, from residences to offices, retail, sports, entertainment, education and healthcare.



SECTOR - 150, NOIDA

City Centre 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.

Where
Innovation
Meets
Collaboration

Delivered

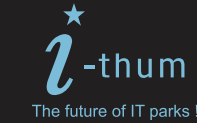
projects



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



Arrive at an exclusive address. It's Noida's leading retail destination. Enter a space that's designed around your needs and enhanced by excellent hospitality services. Leave your worries at the door, this is your space where your priorities are respected.



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



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.

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
BUSINESS
CENTRE I**



**PARMESH
COMPLEX**



**PARMESH
BUSINESS
CENTRE II**



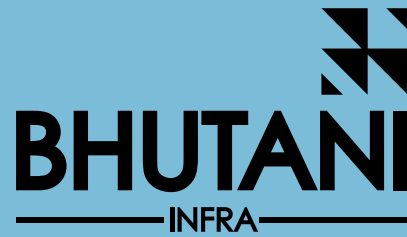
**PARMESH
COMPLEX I**



**PARMESH
CORPORATE
TOWER**



**PARMESH
COMPLEX II**



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