



**TAKE  
THE TECH WAY  
TO GROWTH**



**BHUTANI  
TECHNOPARK**

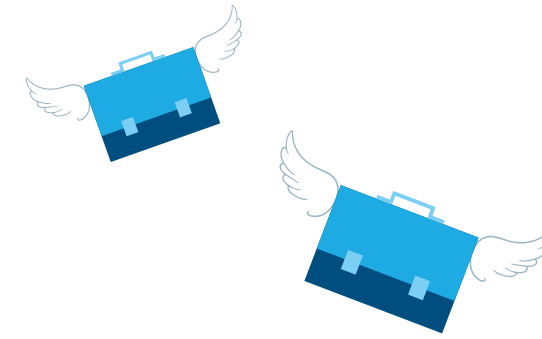
**THE ADDRESS FOR  
IT BUSINESSES  
THE ADDRESS FOR  
YOUR GROWTH**

— P R E S E N T I N G —



**READY TO MOVE OFFICE SPACES**

SECTOR-127, NOIDA EXPRESSWAY



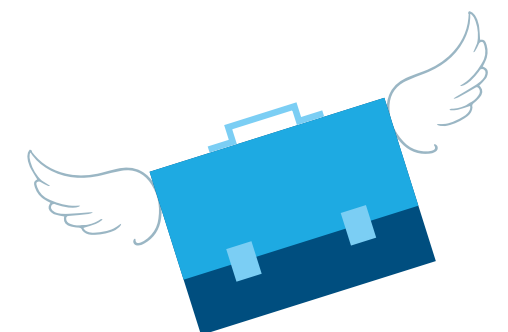
## THE WORLD IS GOING BACK TO OFFICE

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. After two-long years of managing from home, there is mixed sentiment. While many prefer the flexibility of working from home, they also miss the physical interaction and bonding with colleagues in their workspaces. Also, work from home blurs the boundaries between work and personal spaces, which doesn't make it seem like a viable option in the long term.

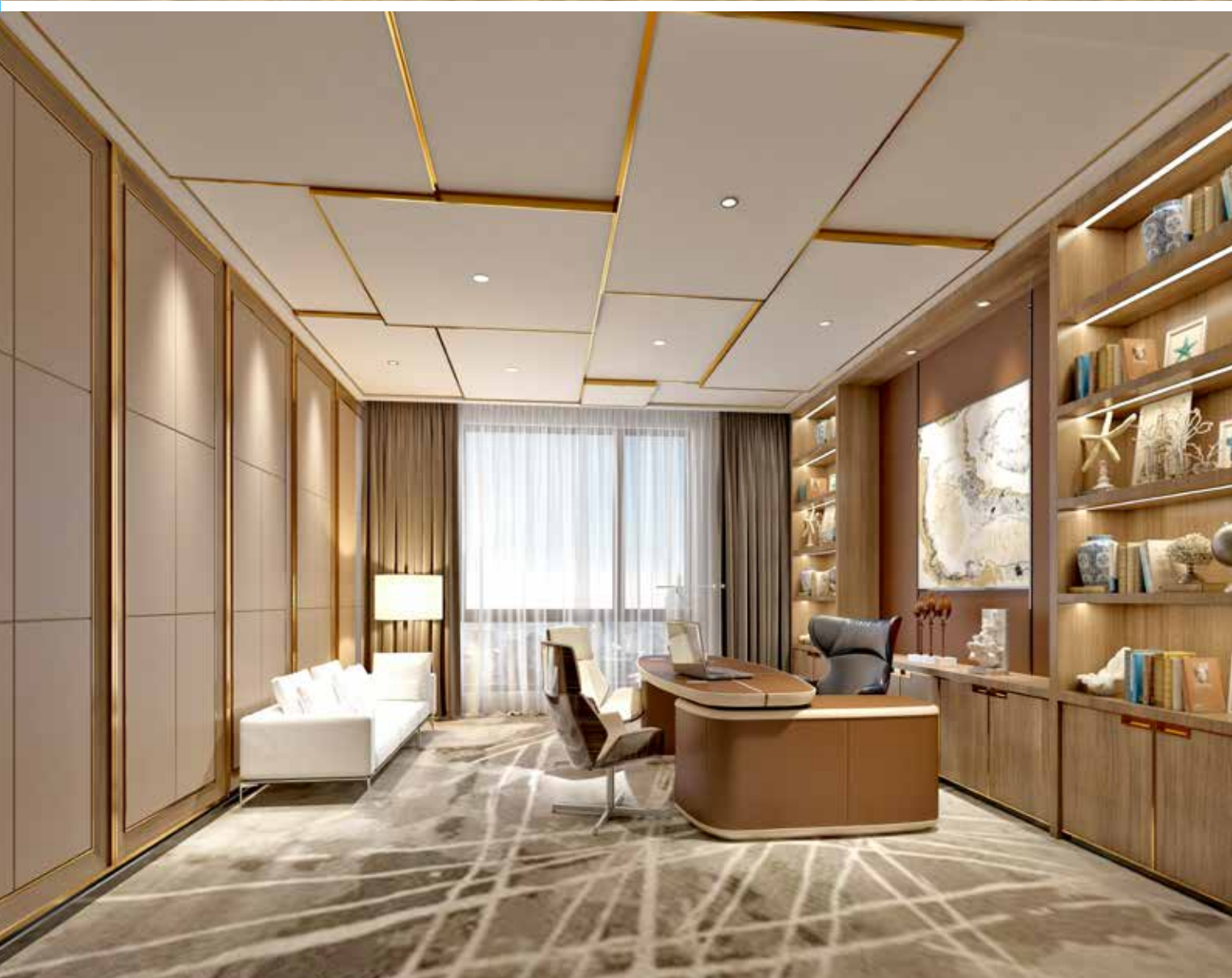
Both employers and employees realize that workspaces are about more than just work. A joint survey by tech industry body Nasscom and job listing portal indeed found that employees and employers are equally interested in returning to offices. According to the Nasscom survey, **hybrid work is the preferred choice of over 70% organizations.**

### WHY THE RETURN TO OFFICE?

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.







## OFFICES ARE BACK IN DEMAND

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

India is recovering from the deep effects Covid has had on everything around us. We are now in the bounce-back phase. After a long period of work from home, the demand for office spaces in NCR is seeing a strong rise with a 50% increase on a year-on-year basis in 2021, according to the global real estate consultancy firm Colliers.

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- Total absorption in office space segment: 6.3 million square feet

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- Spaces absorbed by startups: 1 million square feet

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The overall absorption numbers indicate that the majority of the corporates are still committed to offices and for most of them work from home is only an interim option.

According to Knight Frank's report, in terms of rental values, NCR was the only market that experienced growth in Q3 2021 (YoY). The demand for office space in Q3 2021 was only 17% lower than the average quarterly demand in 2019, before the pandemic struck.

With corporates taking significant steps towards resuming work from office, increasing vaccination coverage and easing of restrictions, the business sentiment has improved considerably.





**RENTAL YIELD POST POSSESSION**



**HIGHEST RETURNS IN THE NEIGHBOURHOOD**

**COMPLETE SAFETY AS THE BUILDING IS SUBSTANTIALLY OCCUPIED**

**FAST APPRECIATION OF THE PROPERTY**

**LOCKABLE OFFICE SPACES SO THE ASSET IS LEASED AS PER PREFERENCE**



# HIGH SECURITY. HIGH RETURNS.







## FULLY LEASED AND OPERATIONAL TO THE LARGEST BRANDS IN THE WORLD

Technopark is delivered and is one of the most prominent landmarks in Sector 127 in Noida

Fully occupied office building with regular monthly rentals Fortune 500 companies already present among the tenants

Among the highest rental and lease rates in the market @9% Whatever space you buy in the building has already been leased out and is generating high rentals

Invest in spaces which are leased to fortune 500 companies & enjoy the rental yield of over 9% year on year along with appreciation on your real estate

## AN EFFECTIVE LAUNCH PAD FOR STARTUP COMPANIES

- Personal furnished cabins
- Large suites equipped with workstations
- Common meeting rooms
- Conference facilities
- Business lounge
- Event plazas/Expo center
- Seamless telecommunication network



## IN CAMPUS

 <p><b>MOTT MACDONALD</b> MOTT MCDONALD PVT LTD 1970</p>	 <p>COWARE INDIA PVT.LTD. (Synopsis) 2003</p>	 <p>SNAP ON BUSINESS SOLUTIONS INDIA PVT LTD 1994</p>
 <p>NORTH SHORE TECHNOLOGIES PVT LTD 1999</p>	 <p>GUJRAT GUARDIAN LTD 1963</p>	 <p>AAPC INDIA LLP (ELI RESEARCH) 2019</p>
 <p>SMARTPLAY TECHNOLOGIES INDIA PVT LTD 2005</p>	 <p>ISOURCE OPURTUNITIES 2003</p>	 <p>QUINTICS MANAGEMENT CONSULTANCIES PVT LTD 2019</p>
<p>Senes Consultants India Pvt. Ltd.  SNAP ON BUSINESS SOLUTIONS INDIA PVT LTD 1994</p>	 <p>JUBLIANT FOODWORKS 1995</p>	 <p>MANN INDIA TECHNOLOGIES PVT LTD 2000</p>





## SHIFT TO A WORKSPACE THAT WORKS FOR YOU



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.

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

By bringing various IT firms in one office complex, Bhutani Techno Park gives a brilliant 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.

Whether you're looking to establish your software development center in India, back office operations or business process outsourcing center, you've come to the right address.

### BE READY TO MOVE

In a world where companies are moving at lightning speed, your work cannot wait for your office spaces. At Bhutani Techno Park, your office spaces are ready even before you shift. With furnished, you have everything to get started.







## THE IDEAL MIX

Here are workspaces that are designed with you in mind. With a mix of open spaces, shared offices, dedicated desks and meeting areas - get complete flexibility to choose the way you want to work.

### PRIVATE OFFICES

Enjoy a personal cabin with world-class amenities for undisturbed working

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### EVENT ZONE

Here's a space for when the gathering gets larger. Hold exclusive events for your teams, clients or business associates.

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### HOT DESK

Find an exclusive and reserved seat for you with everything you need to work

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### VIRTUAL OFFICES

Work from anywhere and everywhere, with an office address at Technopark

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### OPEN DESK

If you'd like to keep things flexible, opt for an open desk and work there as and when you need

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### MEETING ZONE

An exclusive space for meetings, interviews, monthly reviews and more. Designed to be noise-proof so that confidential info remains where it should.





## EVERYTHING YOU NEED TO TAKE IT TO THE NEXT LEVEL

Walk into a workspace that is equipped with everything you need to get started - right from furniture to the services you need. Get a dedicated support team to ensure that everything is smooth and running. Here's an overview of all the services you'll be getting.

### Essential Services

- 24/7 Access
- Power Backup
- Front Desk & Housekeeping Services

### IT Services

- Attendance Tracking
- High Speed Internet
- Video Conferencing

### Security

- CCTV
- Lockers

### Lifestyle

- Cafe
- Breakout Areas
- Open Terrace Seating

### Convenience

- Dedicated Parking
- Metro Connectivity

### Admin Services

- Mail and Courier handling
- Business Class Printers







## EQUIPPED TO GET YOU STARTED

Walk into a workspace that is ready with everything you need to get started. Get a dedicated support team to ensure that everything is smooth and running. Here's an overview of all the services you'll be getting.



**FOOD COURT:** With extensive multi-cuisine offering so that there is something to experiment with and look forward to on your breaks from work.

**HIGH-QUALITY DESIGN:** With an impressive entrance, atrium and lift lobbies, so that the high-motivation environment begins right as you enter.

**24/7 ACCESS AND POWER BACKUP:** Let nothing hinder your productivity.

**HOSPITALS, HOTELS AND ENTERTAINMENT HUBS IN CLOSE VICINITY:** An entire ecosystem around you for enhancing your lifestyle and other needs.

**ATM:** You'd never have to step out for taking out some cash or depositing an important cheque.

**Gym:** Work and workout on the same premises so that you don't have a reason to ignore your health.







## SITE LAYOUT

30 MTS WIDE ROAD

## THE ADDRESS FOR GROWTH

Located on a signal-free corridor on the expressway, Bhutani Techno Park is surrounded by all the amenities and facilities, which make it well-suited for corporate needs. Sector 127 is well-connected to various parts of the city by road. With prominent shopping malls, movie theatres, schools, and hospitals nearby, it has an entire infrastructure in place for employees who'd like to live close to work.







## NOIDA: THE NEW OFFICE DESTINATION FOR IT

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.

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”.

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
- 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



Noida Data Centre



Noida International Greenfield Airport



Delhi-Noida-Varanasi Train Corridor



Metro Line



## FAQs



### #ARE THERE OFFICES ALREADY LEASED?

Yes, these spaces are leased to various MNC's which are among top fortune 500 companies.

### #IS THE PROJECT READY?

The Project is ready and up and running from last few year's, you can get your registry done after paying the complete payment and start enjoying the rental income. (Applicable for unlockable spaces)

### #WHAT IS THE LEASE RENT?

Since, the spaces are leased to various MNC's thus the rental varies from company to company. But we will make sure that you get atleast a rental yield of 9%, so if you have invested in a office which is for 40 lakh approx then you will get the rental of 30,000 per month.

### #WHAT IS THE ESCALATION CLAUSE?

There is a escalation clause of 15% on last rental for every 3 years. (Applicable for unlockable spaces)

### #WHAT IS THE LOCK IN PERIOD?

Lock in period is for 3 years, but the start date varies from lease to lease.

## PAYMENT PLAN

PAYMENT STAGE	PAYMENT PLAN
Stage	Payable
At the time of Booking	10% of BSP
Within 30 Days of Booking	40% of BSP
At the time of Registration	50% of BSP + All Other Charges







# BHUTANI

## 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.

## INSPIRED BY INNOVATION

Our projects are heavily invested in the concepts of Glocalisation, Co-working and Greenology, with structures that are predominantly modern, yet with a touch of traditional architecture.

Bhutani Infra is now bringing an unparalleled experience to commercial and residential spaces, with top of the line infrastructure. Termed as integrated developments, they bring the different elements of commercial, retail and residential at one place.





## ON GOING PROJECTS

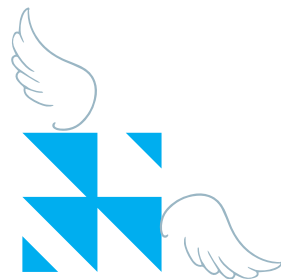
### Cyberthum

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



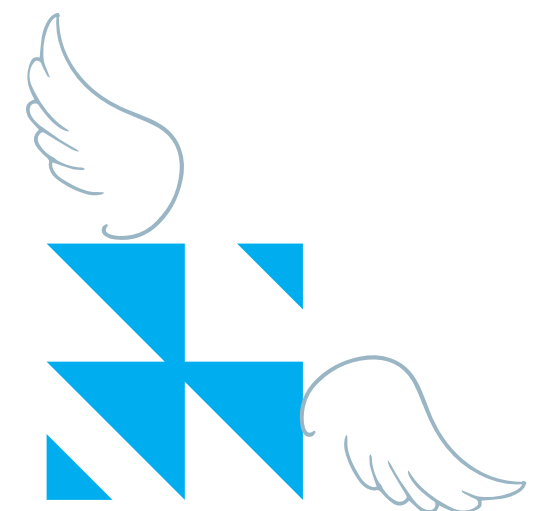
### City Center 150

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.



### Bhutani 18

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



## DELIVERED PROJECTS

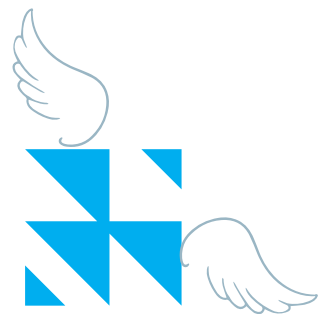
### ALPHATHUM

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



### Bhutani Experience

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.



### I-THUM

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 malls 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.



PARMESH COMPLEX, Nirman Vihar

PARMESH CORPORATE TOWER, Karkardooma

PARMESH COMPLEX I, Karkardooma

PARMESH COMPLEX II, Karkardooma

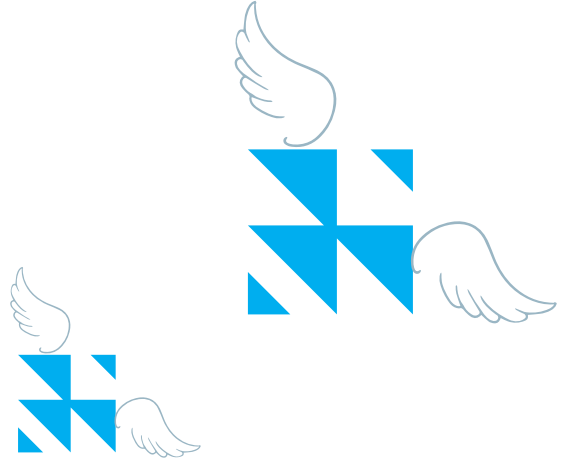
PARMESH BUSINESS CENTRE I, Karkardooma

PARMESH BUSINESS CENTRE II, Karkardooma

IIT ENGINEERS CO-OPERATIVE GROUP  
HOUSING SOCIETY, Dwarka

WORLD SQUARE MALL, Ghaziabad





# BHUTANI

— INFRA —

INSPIRED BY INNOVATION

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