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THINK BEYOND WALLS



PHILOSOPHY

THINK BEYOND WALLS

It is when we unthink real estate to be few walls placed adjacent to each other, dry and lifeless. Instead be unrestricted by physical structures, addresses, borders and geographies, which enables businesses to have unparalleled avenues of growth and connectivity to an exclusive range of business and physical spaces across the globe.





CENTRAL BUSINESS DISTRICT

CBD

A central business district (CBD) is an area where the vitality of business is the highest. An area where businesses dream to have their offices. Many fail and a few succeed in having their offices in the CBD. Trailing with the best businesses come highest paid employees of the city and with them come amusements and other necessities like theatres and hotels.

CBD

CHARACTERISTICS

As financial activities accelerate some characteristics surface which are common among all the CBDs globally. Firstly, it becomes the ambition of those who are ambitious. As a result the land prices and the rents start to rise. As the business open their offices; employment start to rise. Foreseeing the certainty of the large number of individual coming to a CBD for work, transportation and other infrastructures are designed from day one of planning.



30%

YoY GROWTH
GLOBALLY IN
CBDs



95%

OF MOST EXPENSIVE
OFFICE SPACES ARE IN CBD
GLOBALLY



83%

MORE CONNECTED
ARE THE CBDs
GLOBALLY COMPARED
TO OTHER AREAS



≥ 97%

OCCUPANCY
RATE IN CBDs
GLOBALLY

CBD COMPOSITION

A CBD is an ecosystem of interdependent entities like offices, transportation, social-cultural facilities, hotels etc. A complete picture of the entire ecosystem can be formed by looking at the different dimensions of development and their proportions.



50% OFFICE
BUILDINGS



20% BUSINESS FACILITIES,
HOTELS, APARTMENTS



30% SOCIAL & CULTURAL
FACILITIES



5–10M

SQUARE METER
BUILT-UP AREA



3-5 SQUARE
KILOMETERS OF
AREA



GLOBAL

CENTRAL BUSINESS DISTRICTS





BEST PERFORMING GLOBAL CBDs

These are the cardinal points where most of the businesses happen across the globe. The top performing world class CBDs are evaluated on several factors like proximity to market, client and partner or amount of office & retail space in the business district etc.

16 CBDs Where The World Does Business



CBDs THAT SHAPED THE WORLD ECONOMY

NEW YORK, MIDTOWN



LA DEFENSE OF PARIS



SHINJUKU, TOKYO



CENTRAL AREA, SINGAPORE

CBD DUBAI

SHEIKH ZAYED ROAD

The success of Dubai can be attributed to the development of the Sheikh Zayed Road. This is situated on the E11 highway forming the main artery of the city. If we name any high rising skyscraper, most likely it would be found here. For most of the skyscrapers of Dubai including Emirates tower and World Trade Centre are located here on Sheikh Zayed road.

LANDMARKS THAT CONTRIBUTED TO DUBAI'S SUCCESS



Dubai World
Trade Center



Emirates
Tower



Jumeirah
Tower



API World
Tower



Dubai Tower



White Crown
Tower

WTC DUBAI

THE SECRET OF DUBAI'S FINANCIAL SUCCESS

KEY INDICATORS OF LAST YEARS PERFORMANCE

103	Major Trade Shows & Conferences	\$1.5BN	Generated for event industries	3.3%	Share of Emirate's GDP
84K	Jobs supported in a year	\$3.5BN	Contributed to Dubai's local economy		

No wonder it was featured on the 100 Dirham bank note. For 20 years starting the day of building, it held the record of being the tallest building of in Dubai*. The Dubai World Trade center has played a pivotal role in the growth of international business in the Middle East.



* From 1979 - 99



DELHI NCR

SUCCESSFUL CBDs

CONNAUGHT PLACE

NOIDA, SEC 18

CYBERCITY, GURUGRAM

NEHRU PLACE

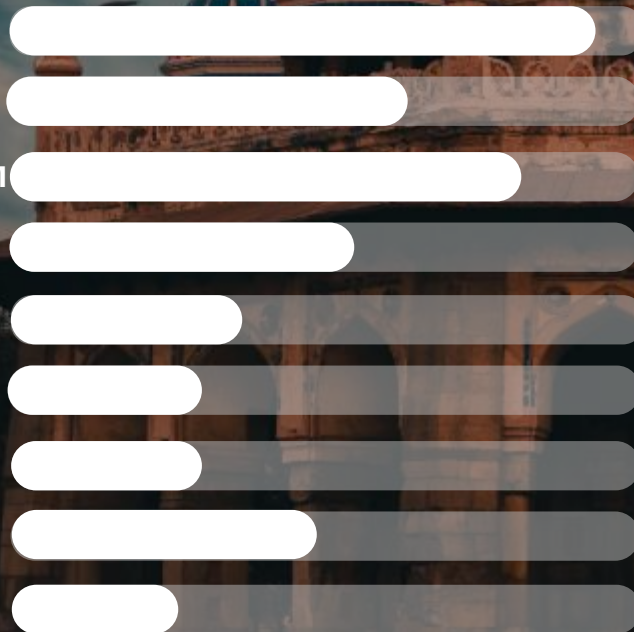
NOIDA, SEC 12

GOLF COURSE ROAD,
GURUGRAM

FARIDABAD

CBD NOIDA, SEC 132

ROHTAK



CBD Impact and Land Value
Influence Zone

ROHTAK

9

CONNAUGHT PLACE

1

NOIDA, SEC 18

2

NOIDA, SEC 12

5

NEHRU PLACE

4

GOLF COURSE
ROAD, GURUGRAM

6

CYBERCITY,
GURUGRAM

3

8

CBD
132 NOIDA

FARIDABAD

7

An aerial photograph of Noida Sector 132, showing a large, modern residential and commercial complex. The image features several high-rise apartment buildings with distinctive red-tiled roofs and white facades. A wide, multi-lane road with a central green median runs through the center of the sector. The surrounding area is lush with greenery, including trees and landscaped parks. In the background, more urban development and distant hills are visible under a clear sky. A large red L-shaped graphic element is positioned in the top right corner of the image.

CBD NOIDA

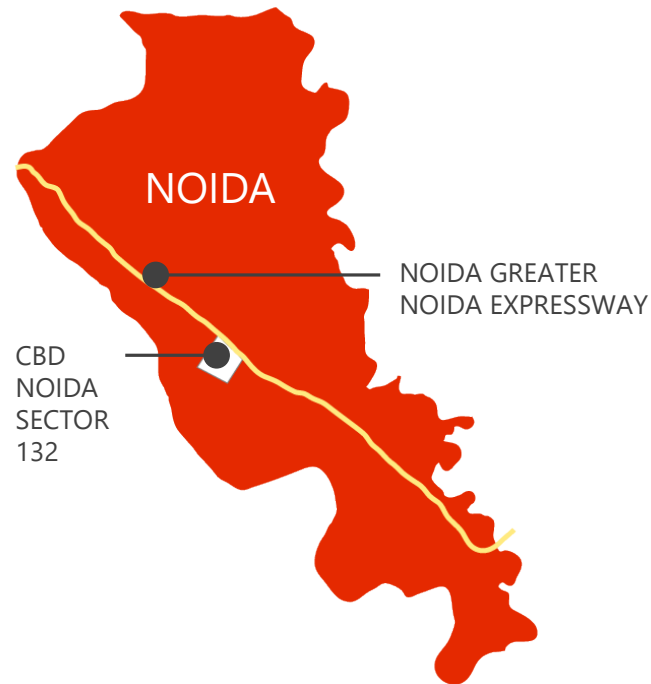
SECTOR 132

Noida sector 132 has emerged as the most promising commercial district in the region today. From systematically planned infrastructure that large corporates seek to a conducive environment for SMEs to grow, Noida sector 132 meets all the requirements to be an IT/ITeS hub.

SECTOR 132

LOCATION & PROXIMITY

Sector 132 is located right on the Noida Greater Noida Expressway, which forms the major artery of the city. It is immediately surrounded by Fortune 500 companies like Adobe, Dell, Sapient and many such organizations.





GROWTH STORY

CBD NOIDA SECTOR 132

HIGH RENTAL

Enjoys Rs. 50 to 70
per square feet*
(Office space)

*Current rate

HIGH LAND VALUE

CBD Noida 132 is
amongst the highest
land value in the
region

MIXED USE DEVELOPMENT

85% of the land is
allocated for mixed
use development

FORTUNE 500 HUB

CBD is home to Adobe,
Dell, Sapient and many
such organizations



UNTHINK
BOUNDARIES



North America 68



Central & South
America 29



Europe 121



Africa & Middle East
39



Asia & The Pacific 73



WORLD TRADE CENTERS
ASSOCIATION

**A GLOBAL NETWORK
CONNECTING 1 MILLION BUSINESSES**

318 CITIES | 88 COUNTRIES



LANDMARKS OF PROSPERITY

World Trade Centers are landmarks of prosperity in the region in which they lie. As a result, WTCs in CBDs globally, are the preferred business address for global companies, small and medium enterprises as well as startups.



ROTTERDAM



SAN SALVADOR



TOKYO



DENVER



NEW YORK

30% HIGHER LEASE RATE* & 13% HIGHER OCCUPANCY*



10%
DIFFERENCE
IN MUMBAI*

AVERAGE OFFICE LEASE RATES
WTC: \$5 PSF
MARKET: \$4.55 PSF



5.8%
DIFFERENCE
IN AMSTERDAM*

AVERAGE OFFICE LEASE RATES
WTC: \$37.77 PSF
MARKET: \$35.69 PSF



30%
DIFFERENCE
IN SAN MARINO*

AVERAGE OFFICE LEASE RATES
WTC: \$29.74 PSF
MARKET: \$22.88 PSF



WTC BOSTON
COMMANDS*
9.9%
HIGHER
OCCUPANCY



WTC SAO PAULO
COMMANDS*
12.9%
HIGHER
OCCUPANCY



WTC SEOUL
COMMANDS*
6.1%
HIGHER
OCCUPANCY



SECURITY OF INVESTMENT*

Trust of a global power brand. An ecosystem that helps a business to consistently generate demand

HIGHER RETURNS ^

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

CAPITAL APPRECIATION~

CATALYST 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.



THE OPPORTUNITY

Computer generated image

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THINK BEYOND WALLS

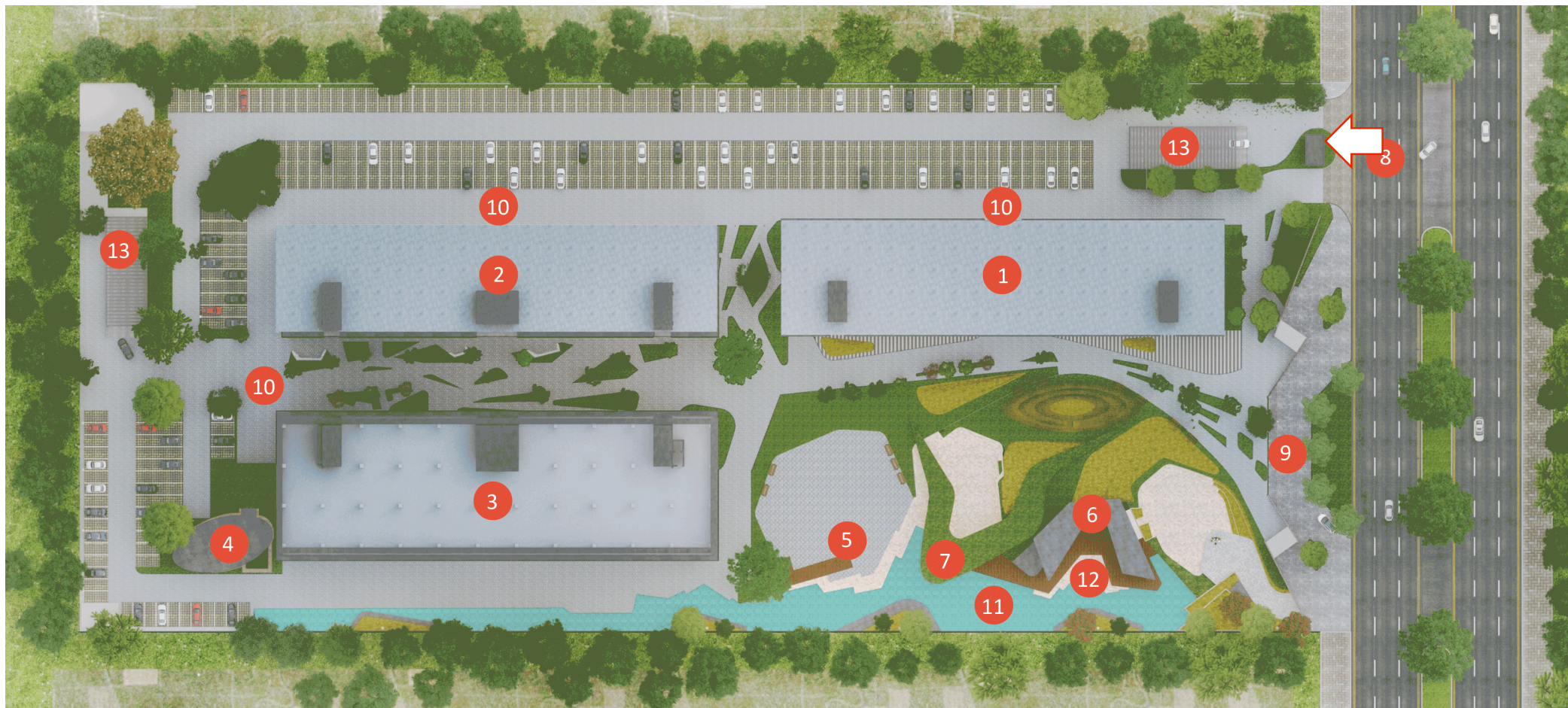


**WORLD TRADE CENTER™
NOIDA CBD**

A photograph of a desk with various office supplies, including a calculator, a pen holder with several pens, and some papers. The entire image is overlaid with a semi-transparent red color. In the top right corner, there is a small white L-shaped graphic element.

ANNEXURES

SITE LAYOUT



- | | | | | | |
|------------------|------------------------|-------------------------|-------------------|---------------------|------------------|
| 1 Tower A (G+10) | 2 Tower B (G+12) | 3 Tower C (G+12) | 4 Cafe | 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 PLANS

TOWER A & B



Ground and First Floor Level Plan



Typical - 2nd To 5th, 8th, 9th & 12th Floor Level Plan



6th, 7th, 10th & 11th Floor Level Plan

TOWER C



Ground Floor Level Plan



Typical - 2nd to 5th, 8th & 9th Floor Level Plan



6th, 7th, 10th & 11th Floor Level Plan





PAYMENT PLANS

WTC NOIDA CBD

DOWN PAYMENT PLAN

With 24% Discount*

Sr. No.	STAGE	PAYABLE
1	Booking amount	Rs. 2,00,000/-
2	Within 45 days of booking	95% of BSP, Less booking amount
3	On offer possession	5% of BSP + Other charges

With 16% Discount*

Sr. No.	STAGE	PAYABLE
1	Booking amount	Rs. 2,00,000/-
2	Within 45 days of booking	50% of BSP, Less booking amount
3	Within 12 months of booking	25% of BSP
4	Within 24 months of booking	20% of BSP
5	On offer possession	5% of BSP + Other charges

Commitment charges: 30 Rs./ Sq. Ft. +50% of actual rental for 3 years from offer of possession. Please refer to the booking application and agreement of the project issued by the developer for detailed pricing and term & conditions before making a decision of purchase. *T & C apply.

RETURN PLAN

95% Down Payment With 12% Return*

Sr. No.	STAGE	PAYABLE
1	Booking amount	Rs. 2,00,000/-
2	Within 45 days of booking	95% of BSP, Less booking amount
3	On offer possession	5% of BSP + Other charges

50% Down Payment With 11% Return*

Sr. No.	STAGE	PAYABLE
1	Booking amount	Rs. 2,00,000/-
2	Within 45 days of booking	50% of BSP, Less booking amount
3	Within 9 months of booking	25% of BSP
4	Within 18 months of booking	20% of BSP
5	On offer possession	5% of BSP + Other charges

Commitment charges: 30 Rs./ Sq. Ft. +50% of actual rental for 3 years from offer of possession. Please refer to the booking application and agreement of the project issued by the developer for detailed pricing and term & conditions before making a decision of purchase. *T & C apply.

CONSTRUCTION LINKED PLAN

Sr. No.	STAGE	PAYABLE
1	Booking Amount	Rs. 2,00,000/-
2	Within 45 Days Of Booking	20% of BSP, Less booking amount
3	On Commencement Of Excavation	10% of BSP
4	On Commencement Of Casting Of Plinth Level	10% of BSP
5	On Commencement Of Casting Of 1 st Floor	10% of BSP
6	On Commencement Of Casting Of 4 th Floor	10% of BSP
7	On Commencement Of Casting Of 7 th Floor	10% of BSP
8	On Commencement Of Casting Of 10 th Floor	10% of BSP
9	On Commencement Of Casting Of Top Floor Slab	10% of BSP
10	On Commencement Of Finishing Works	5% of BSP
11	On Offer Of Possession	5% of BSP + All other charges

Commitment charges: 30 Rs./ Sq. Ft. +50% of actual rental for 3 years from offer of possession. Please refer to the booking application and agreement of the project issued by the developer for detailed pricing and term & conditions before making a decision of purchase. *T & C apply.

19.53* LAKH

Returns From Day One – 11% & 12%

* T&C Apply; 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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Thank You