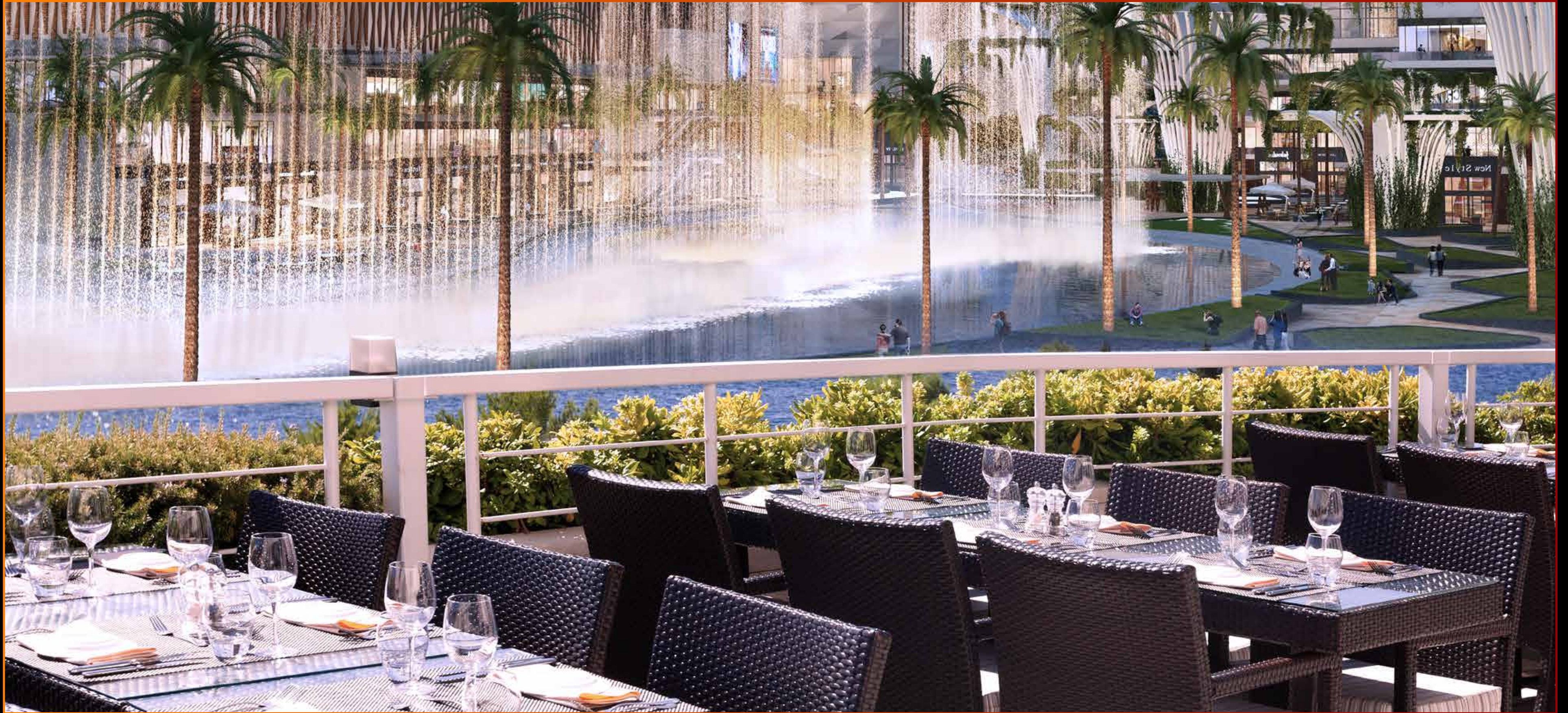


REDEFINING DINING

THE FONDEST MEMORIES
ARE MADE WHEN GATHERED
AROUND THE TABLE



ENJOY THE NIGHT LIFE
THE ONLY PLACE TO BE IS

CYBER
DINE

— AT —



CYBERTHUM

SECTOR 140-A, NOIDA



CREATING AN IDEAL SPACE

WELL-DESIGNED

CyberDine spaces have been designed keeping all the needs and norms for a restaurant in mind, so that your ideas can be brought alive without any compromises.

EASILY ACCESSIBLE

We'd rather have you get lost in conversations, than finding your way to your favourite restaurant.

BUZZING WITH ACTIVITY

Find the right amount of serenity in a place which feels alive, with enough people frequenting their favourite restaurants.

OPEN TERRACE

For times, when you want to feel the air in your hair, head to the terrace for an outdoor dining experience. A great view is a plus.

PARKING SPACES

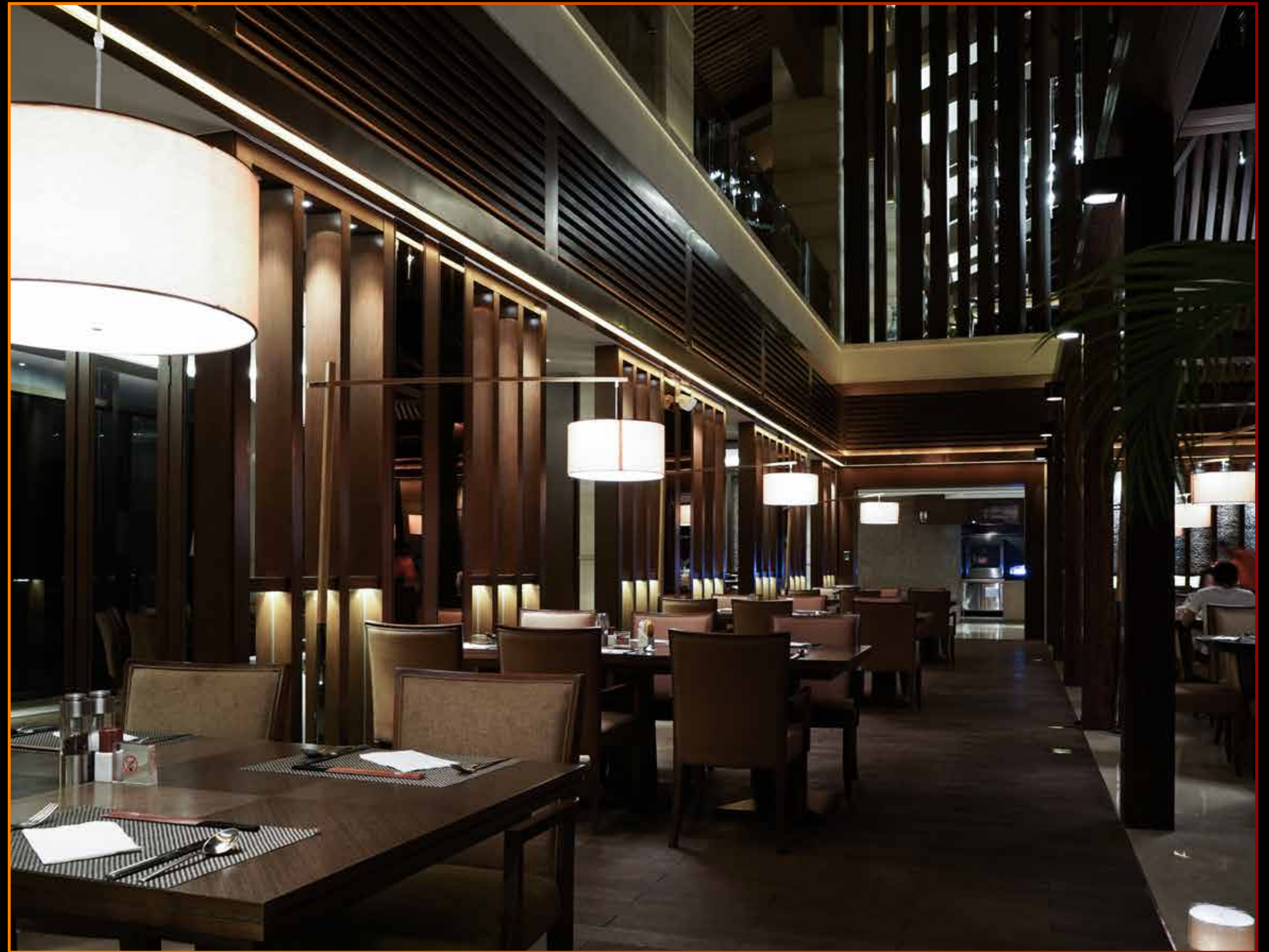
Since parking is the last thing you'd want to worry about.



DINING IS AN EXPERIENCE

A lot about dining isn't about food. It's stepping out of a routine to enjoy a new ambience. It's about meeting friends, spending time with family or taking business out of boardrooms into a casual and friendly environment. It's the endless conversations that flow with copious amounts of coffee or Soft drinks, and then of course, there's food.

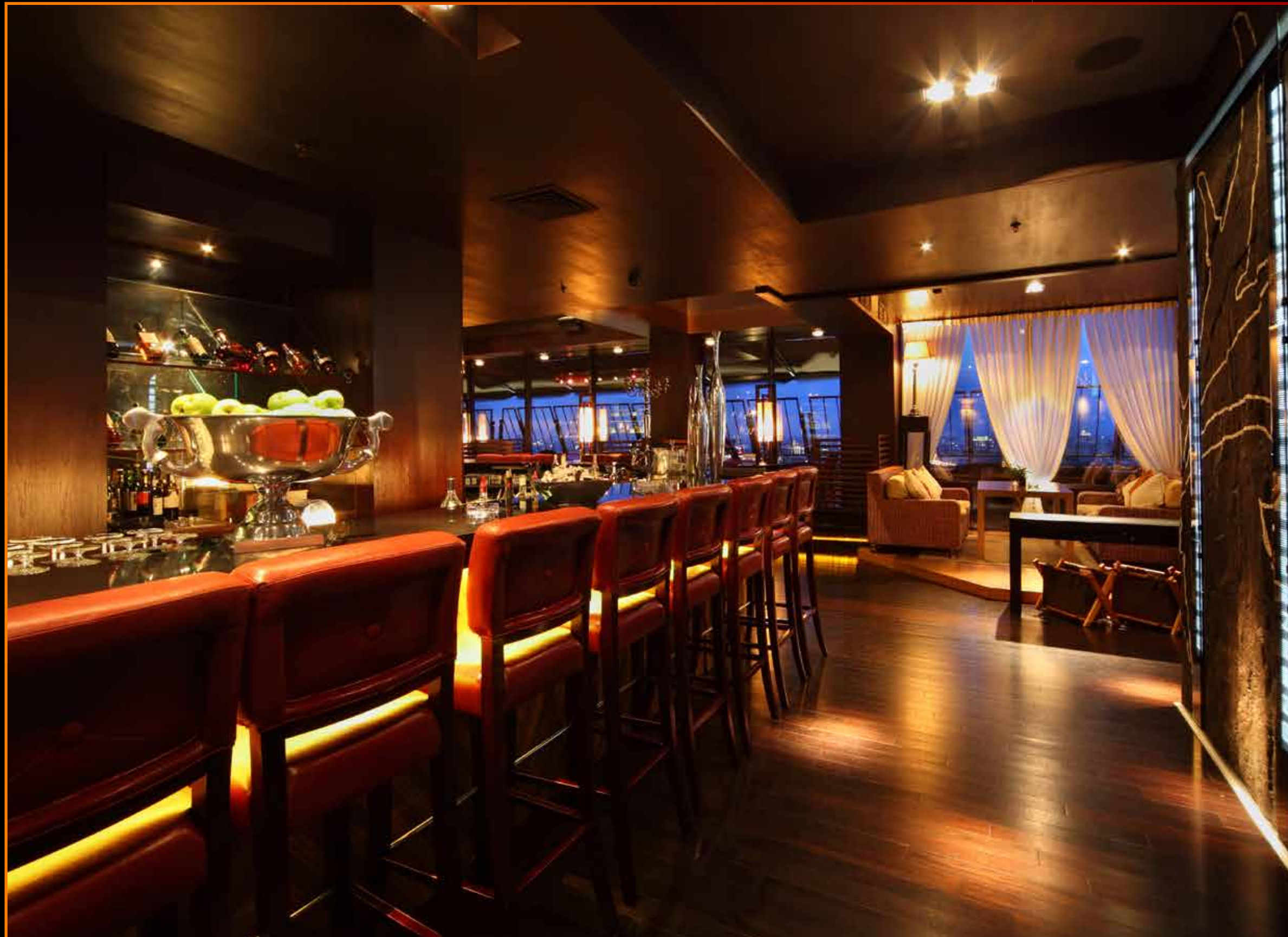
Likewise, a lot about dining spaces isn't about dining. There's a lot more to it.





BRINGING TOGETHER THE FLAVOURS OF LIFE

CyberDine is an exclusive space for a selection of fine dining restaurants. We envisage it to be a place where food lovers seek new experiences. With an array of flavours at one place, it will bring people together, for bites, laughter and conversations. With restaurants that cater to a palate as wide as the cultural diversity of North India, it will have something for every mood and everybody's taste.



THE NIGHT COMES ALIVE

As the night falls, CyberDine will get a rhythm of its own. The whole place would be lit up and echo with live music, concerts and shows. With the best nightclubs in town, it will be a happening spot for nightbirds to party. Whether you just want to enjoy the ambience with candle light dinner or want to let your hair down, you'll find your kind of place here.



FOOD AND CULTURE GO TOGETHER

Right next to Delhi, Noida is a new multicultural hub with people settled in from different parts of the country. Being an IT hub also means that it attracts a lot of international visitors. To cater to the varied tastes of its populace, the city is opening up to a wide variety of multi-cuisine restaurants.

Yet, this is just the beginning. There remains an ocean of possibilities to be explored when it comes to food and dining culture in Noida, especially considering its proximity to Delhi, rightly known as the food capital of India.



AN INTERESTING MEDLEY OF FLAVOURS AND AN OPPORTUNITY

CyberDine spaces open up new opportunities for leading restaurants and restaurateurs to add more flavor to the food the city has to offer. From Indian to Italian, Asian, Mexican, Continental - there are endless possibilities to what you can offer here.

The opportunities are equally interesting for investment in the food space. As people are opening up to experimentation and food adventures, there can never be too many choices. As an investment, it is always going to reward you with great returns, for years to come.

As a part of Cyberthum, CyberDine is ready to set new benchmarks as a one-of-its-kind food destination in Noida, with the widest range of restaurants to explore. If you see your business there, now is the time to get your space.

THE PLACE WHERE IT ALL HAPPENS

Located within the "International Cyber Park", CybeyDine is positioned at a vantage point, right off the edge of Noida Expressway, Noida sector 140A, where it invites several thousands of people, with avenues for dining, shopping, leisure and entertainment.

Located in the heart
of Noida's IT corridor

Connected by the Noida Express Highway
to the International Airport and Central business
districts such as Nehru Place

Well connected with the
IT hubs of Noida, Greater Noida

Connected to all parts of the city
including easy access to the city's CBD



REVENUE SHARING MODEL

REVENUE MODEL (DINING)

| | |
|---------------|---------------|
| PRICE | Rs. 23,50,000 |
| REVENUE SHARE | 15% |
| NO.OF SEATS | 2 |

REVENUE MODEL

| | |
|--|--------------|
| TOTAL NUMBER OF ROTATIONS | 7 |
| (LUNCH 12PM TO 4PM) | 3 |
| (DINNER 6PM TO 1.30AM) | 4 |
| AVERAGE SPEND PER PERSON | Rs. 1,500 |
| TOTAL SEAT REVENUE PER DAY | Rs. 10,500 |
| AT 50% CAPACITY TOTAL SEAT REVENUE PER DAY | Rs. 5,250 |
| TOTAL SEAT REVENUE PER MONTH | Rs. 1,57,500 |
| REVENUE SHARE @ 15% PER MONTH | Rs. 23,625 |
| REVENUE SHARE @ 15% PER ANNUM | Rs. 2,83,500 |
| REVENUE SHARE FOR 2 SEATS @ 15% PER ANNUM | Rs. 5,67,000 |

RETURN ON INVESTMENT (ROI)

| | |
|-----------------------------|---------------|
| TOTAL COST OF 2 SEATS | Rs. 23,50,000 |
| REVENUE SHARE PER ANNUM | Rs. 5,67,000 |
| ANNUAL RETURN ON INVESTMENT | 24.12% |

| EXPECTED RETURN PER DAY FOR 2 SEATS* | EXPECTED RETURN PER MONTH FOR 2 SEAT* | EXPECTED RETURN PER ANNUM FOR 2 SEATS* |
|---|--|---|
| Rs. 1,575 | Rs.47,250 | Rs. 5,67,000 |

[Enjoy 15% revenue sharing when you invest in CyberDine]

RAISING A TOAST TO OUR NEW CONNECTIONS

Here are some of the names that have already joined us at CyberDine.
There are more to come soon.



REVENUE SHARING MODEL

REVENUE MODEL (HOKKAHH NATION)

| | |
|---------------|---------------|
| PRICE | Rs. 23,50,000 |
| REVENUE SHARE | 15% |
| NO.OF SEATS | 2 |

| REVENUE MODEL | 50% OCCUPANCY | 75% OCCUPANCY | 100% OCCUPANCY |
|--|---------------|---------------|----------------|
| TOTAL NUMBER OF ROTATIONS | 2 | 3 | 4 |
| (LUNCH 12PM TO 4PM) | - | - | - |
| (DINNER 6PM TO 1.30AM) | - | - | - |
| AVERAGE SPEND PER PERSON | Rs. 1,200 | Rs. 1,200 | Rs. 1,200 |
| TOTAL SEAT REVENUE PER DAY | Rs. 2,400 | Rs. 3,600 | Rs. 4,800 |
| TOTAL SEAT REVENUE PER DAY FOR 2 SEATS | Rs. 4,800 | Rs. 7,200 | Rs. 9,600 |
| TOTAL SEAT REVENUE PER MONTH | Rs. 1,44,000 | Rs. 2,16,000 | Rs. 2,88,000 |
| REVENUE SHARE @ 15% PER MONTH | Rs. 21,600 | Rs. 32,400 | Rs. 43,200 |
| REVENUE SHARE @ 15% PER ANNUM | Rs. 2,59,200 | Rs. 3,88,800 | Rs. 5,18,400 |

RETURN ON INVESTMENT (ROI)

| | | | |
|-----------------------------|---------------|---------------|---------------|
| TOTAL COST OF 2 SEATS | Rs. 23,50,000 | Rs. 23,50,000 | Rs. 23,50,000 |
| REVENUE SHARE PER ANNUM | Rs. 2,59,200 | Rs. 3,88,800 | Rs. 5,18,400 |
| ANNUAL RETURN ON INVESTMENT | 11.03% | 17% | 22% |

[Enjoy 15% revenue sharing when you invest in CyberDine]



PRICE LIST - CYBERDINE

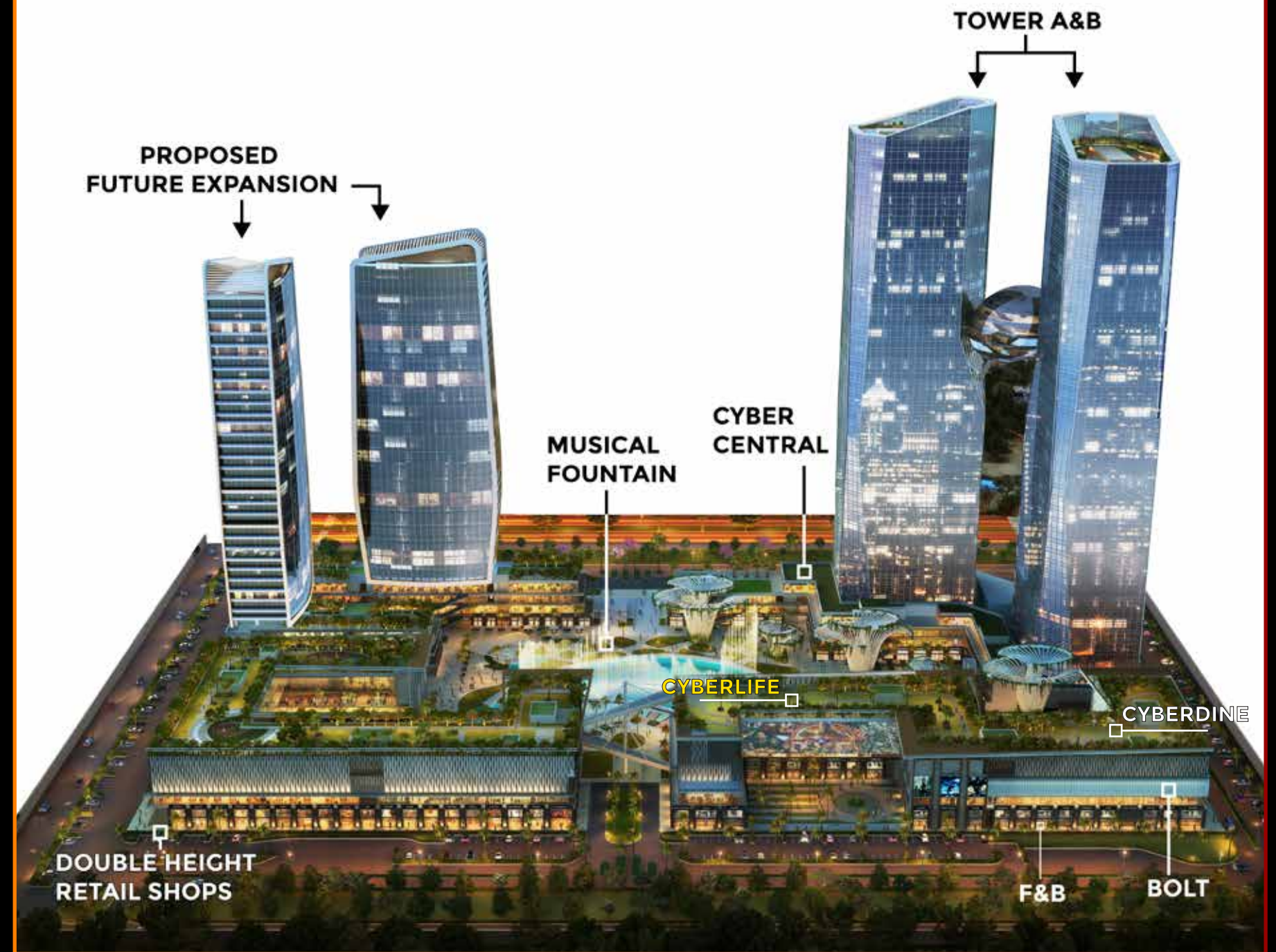
| | |
|-----------|-----------------|
| CYBERDINE | Rs. 23,50,000/- |
|-----------|-----------------|

| PAYMENT PLAN WITH 10% RETURN | |
|------------------------------|----------------------------|
| Milestone | Payable |
| At the time of Booking | Rs. 2,00,000/- |
| Within 45 Days of Booking | Rs. 3,00,000/- |
| Within 6 Months of Booking | 15% of total consideration |
| Within 12 Months of Booking | 10% of total consideration |
| Within 18 Months of Booking | 10% of total consideration |
| Within 24 Months of Booking | 10% of total consideration |
| Within 30 Months of Booking | 10% of total consideration |
| On Offer of Possession | Balance Payment |





THE DESTINATION OF THE FUTURE

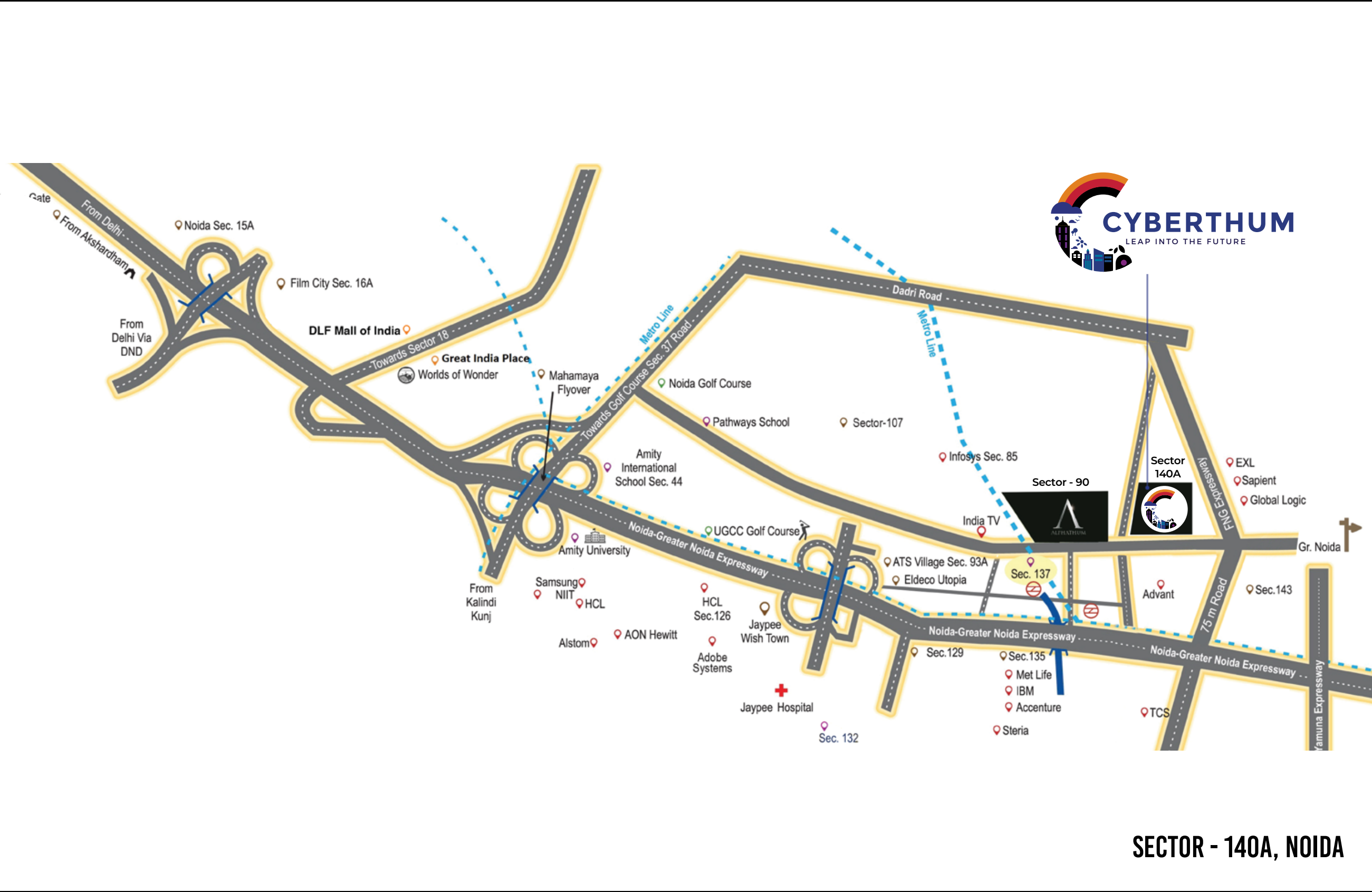
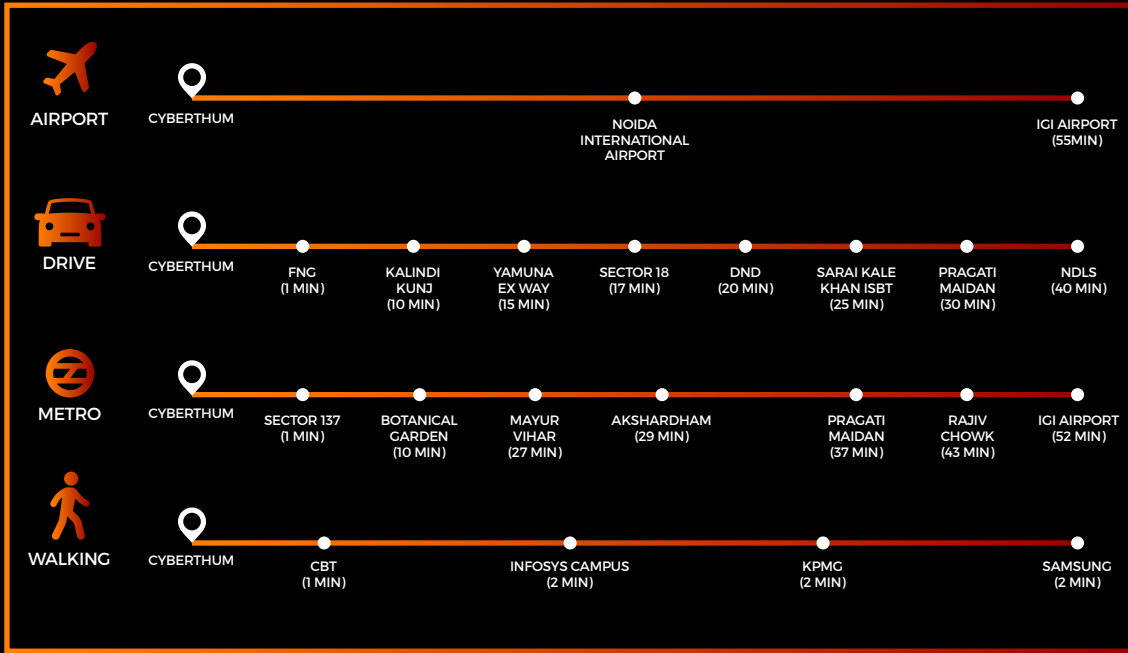


LOCATED AT THE CENTER OF GROWTH

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, pubs, nightclubs or sports complexes.

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
- City with the tallest towers in North India



CYBER DINE

SITE LAYOUT



DELIVERED PROJECTS

Some believe many good leaders are born not made, yet not many can remain strong leaders unless they constantly sharpen their skills and look for ways to grow. At Bhutani Infra, that remains our greatest impetus in growth. With the highest standards of deliveries all across Delhi and NCR over the last two decades, Bhutani Infra is on a continuous trajectory of evolution inspired by and creating best practices in the world of development.

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



WORLD SQUARE HOTEL



WORLD SQUARE MALL



WORLD
S Q U A R E
MULTIPLEX



Delivered : Phase - I



Site Office: Plot No. 2, Sector 140 A, Noida | Marketing Office: Plot No. 1, Sector 90, Noida
Corporate Office: Plot No 3 & 4, 2nd Floor, A-Block Market, Savitri Bhawan, Preet Vihar, Delhi-92
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