

HERE'S YOUR MASTER KEY TO A BUSINESS-LEISURE LIFESTYLE



WORLD TRADE CENTER™
GIFT CITY

Powered by



www.redos.co.in



OPENING DOORS TO THE FUTURE.

The new era for young India has begun. The pace of life has escalated and distances have reduced. Metropolitans have given way to new, smart cities – the Launchpad for economic growth in the coming years. And old ways of working are giving in to the new, smart approach to work-life and lifestyle. The workplace is no more just a workplace, and living spaces are more than just living spaces. Our spaces are getting ready for the future. And you, at just about the right time, are at one of the finest places in the country.



EXPERIENCE THE BEST-IN-CLASS AT A WORLD-CLASS CITY.

GIFT CITY

Conceived of a dream to bring India at par with the finest in the world, GIFT City is the most ambitious project in the Gujarat infrastructure space, and this is the beginning of realization of this dream.

India's first International Financial Services Center, the archetype of a smart city in India and a benchmark for 99 prospective smart cities in the country – there are many introductions to this urban hub. Conceptualized as a global and financial services hub, GIFT seeks to be at par with globally benchmarked financial centers like Shinjuku in Tokyo, Lujiazui in Shanghai, La Defense in Paris and Docklands in London, and aims to provide a turn-key location for global firms.

STATE-OF-THE-ART INFRASTRUCTURE



Automated waste collection system: A next generation technology that allows automated collection, separation and treatment of waste without human intervention. The most environmentally-sensitive method to recycle waste.



Fire station and emergency response centre: A unique building with provision for five tender bays, two emergency response vehicles, administration, training and residential facilities.



Utility Tunnel: A tunnel that runs throughout the city, through which all utility services except gas and sewerage can be routed, giving easy access to pipes and avoiding digging for maintenance and upkeep.



Samruddhi Sarovar: Artificial water body of 1.2 km planned which will work as a 15 day water reservoir for the city and will add recreational and aesthetic value.



Multi level-car parking: 9 multi-level parking planned, each having 10,000 car parks capacity.



Roads: World-class roads planned in a manner that aims at making GIFT a zero accident city.



Water management: A zero discharge city with storage and utilization of surface run-off and rain water. Drinkable water from tap and next generation Water Treatment Plants and Sewage Treatment Plants.



Power: Ensuring 99.999% power reliability, i.e. an outage of only 5.3 minutes per annum.



ICT: Creating leading-edge infrastructure, services and platforms for financial services and IT/ITeS enterprises to function smoothly.



District Cooling System: The first time in India for commercial use - a process where chilled water is supplied till building level, reducing energy and maintenance cost, reducing noise and vibrations and improving air quality.



EVERYTHING ABOUT IT IS INTERNATIONAL. TO BEGIN WITH, THE ADDRESS.

WORLD TRADE CENTER, GIFT CITY

As a part of the World Trade Center GIFT City complex, SOHOs - SMART Office HOME Office enjoys the prestige of being associated with a legacy of more than 50 years. A globally recognized and trusted brand, the World Trade Center Association is the largest network of office complexes and intellectual capital in the world, spread across 326 cities and 89 countries. Its strong global presence and connectivity makes it a preferred destination for Fortune 500 companies as a place to work and conduct trade shows, meets, international conferences and seminars.



AN ADDRESS AS EXCLUSIVE AS THE PEOPLE YOU SHARE IT WITH.

SOHO AT WTC GIFT CITY

Located inside an international business complex, in a world class city – SOHOs - SMART Office HOME Office at WTC GIFT City take your work and life to a new level of exclusivity. At this coveted address with people from every corner of the world, you experience a culture that is international in its very essence.

Not only does it place you at the center of international business, but also offers a lifestyle that puts you in the league of the select few. Comfort, style and luxury come together in this contemporary setting that is synonymous with high living, while offering you the best to enhance your business.



Versatile space: A modern day concept that merger your workplace to your living space. An office within means precious hours are not lost travelling or stuck in traffic, there's no drain of energy and efficiency is greatly enhanced. 14th to 18th floor are dedicated for SOHOs - SMART Office HOME Office.



Belong to a global community: Executives from 326 cities and 89 countries frequent World Trade Center complex so you always find yourself at the center of international business events and opportunities for growth.



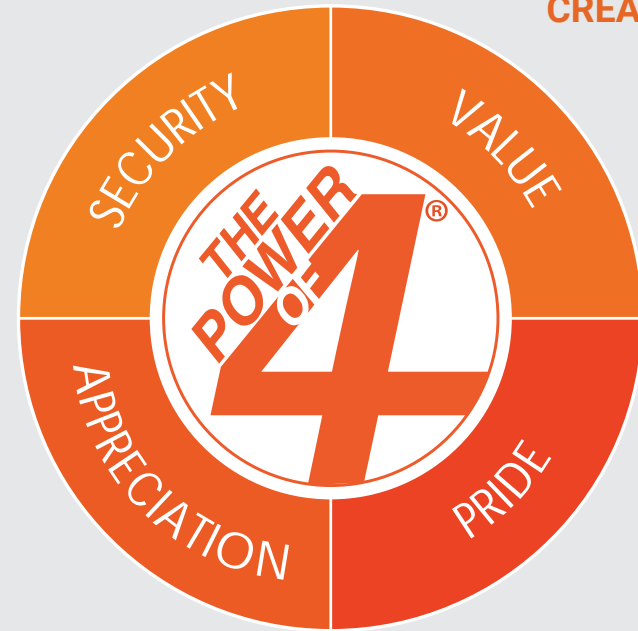
Your lifestyle is your choice: Whether you want to stay or work, whether you like a fully furnished* and serviced* or an apartment to yourself, whether you want to live in or rent out, this is a space that gives you complete freedom to choose.

*Not a part of standard offering.

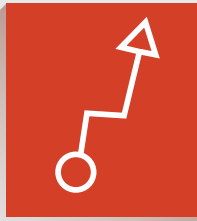
EXPERIENCE



SECURITY OF INVESTMENT*



LONG TERM VALUE CREATION ^



CAPITAL APPRECIATION*

PRIDE OF OWNERSHIP~



SECURITY OF INVESTMENT*

Trust of businesses around 326 cities makes WTC buildings a preferred Real Estate investment compared to non-'WTC' branded building, globally. For you that means greater peace of mind with a trusted global brand.

LONG TERM VALUE CREATION^

World Trade Center buildings across the globe have been found to outperform others in terms of rents, leases and occupancy. The exceptional facilities and services that World Trade Center offers contribute to that, in addition to the high-image events hosted here and large volumes of visiting delegates. For tenants, it makes for a preferred business hub, and for you, an ideal investment.

CAPITAL APPRECIATION*

Globally World Trade Center properties experience faster appreciation than the average market and stay consistently higher. That's because it attracts international businesses and investment to your community through increased global recognition as a destination for international business and investment. And as the region experiences greater growth, so does your capital.

PRIDE OF OWNERSHIP~

As a network, World Trade Center association is an exclusive circle of business leaders from across the globe. As a landmark, it is unrivalled in any city. For you, it's a premium address that puts you in an exclusive league of business.

~It is not an offer of membership. All membership are on paid basis. *Subject to changing market sentiments and risk involved in investing in an immovable asset.
^Based on surveyed World Trade Center operations in 2007 and 2012, as published in WTCA brochure 2016.

MASTER PLAN OF GIFT CITY

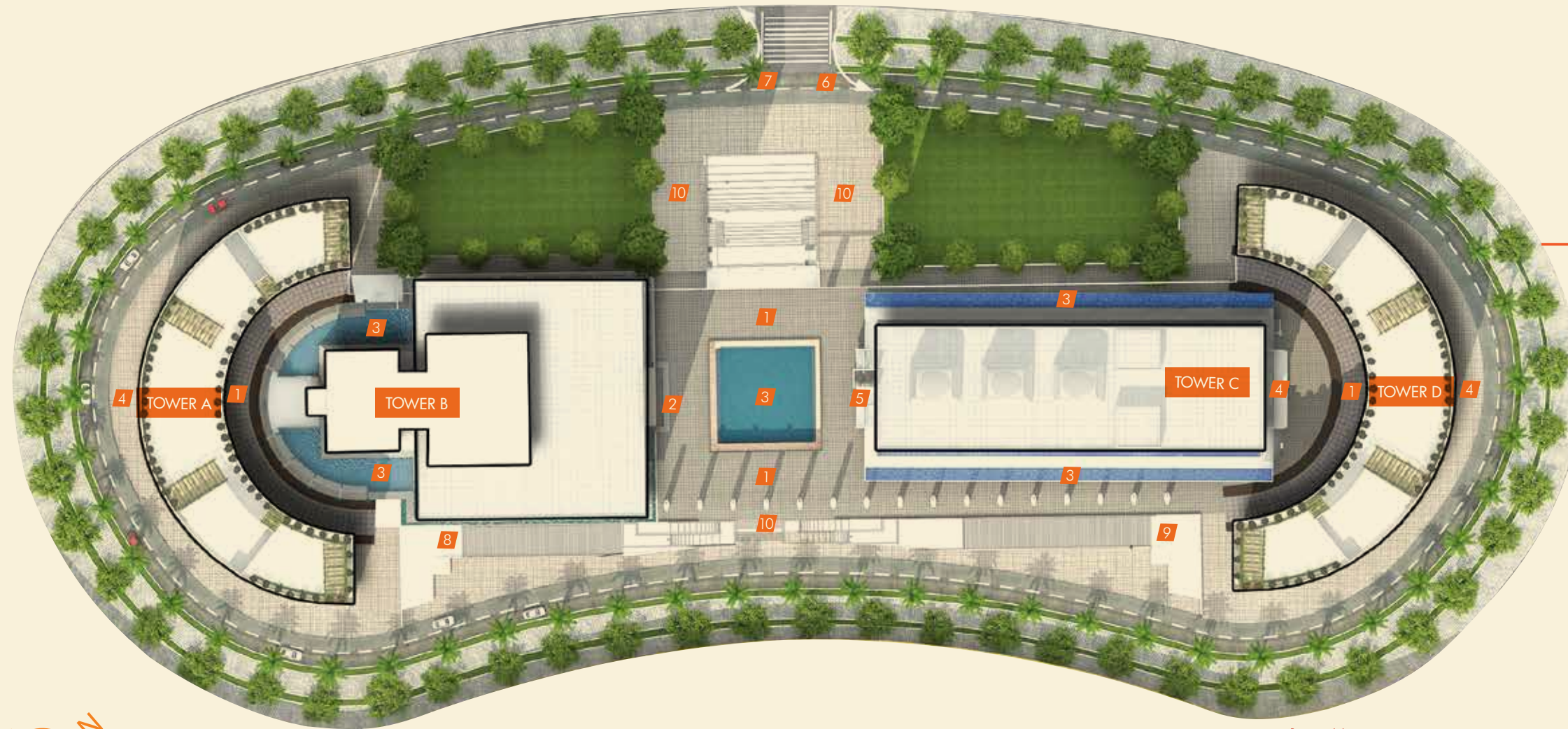


**WORLD TRADE CENTER™
GIFT CITY**

-  GIFT Area Boundary
-  Commercial
-  Residential
-  Institutional
-  Utilities
-  Transportation
-  Water Bodies
-  Green Area
-  GIFT SEZ Boundary
-  Metro Line
-  Multi-level Parking



SITE PLAN



1. PLAZA
2. OFFICE ENTRY
3. WATER BODY
4. RETAIL ENTRY
5. SERVICED UNITS ENTRY
6. VEHICULAR ENTRY
7. VEHICULAR EXIT
8. PARKING ENTRY
9. PARKING EXIT
10. PEDESTRIAN ENTRY PLAZA



WORLD TRADE CENTER™
GIFT CITY



Powered by
www.redos.co.in



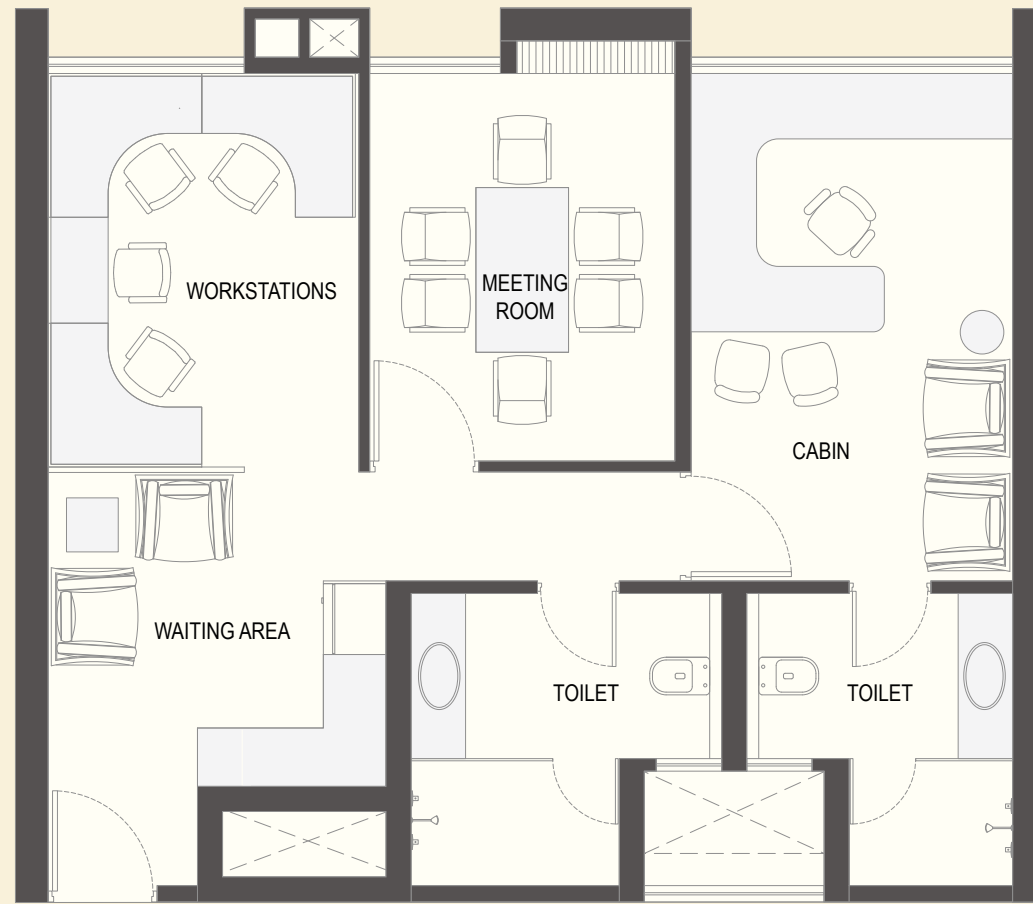
TYPICAL CLUSTER PLAN

Developer- WTC Noida Development Company Private Limited; CIN : U70109DL2007PTC162288, Project: WTC GIFT (Tower C), RERA Registration No.- PR/GANDHINAGAR/GANDHINAGAR/GANDHINAGAR TPO/170731/001059.Source(s): www.wtca.org dated03/05/2017;
 Disclaimer: World Trade Center, WTC and its map, design, logo presented herein are the registered trademarks of the 'World Trade Center Association, Inc, New York (WTCA). WTC Noida Development Company Pvt. Ltd. - a group company, having its office at GF - 09, Plaza M-06, District Centre, Jasola, New Delhi-110025 has entered into a License Agreement with WTCA to use the name 'WORLD TRADE CENTER', 'WTC' and Map Design logo of World Trade Center for the GIFT City project as "WORLD TRADE CENTER GIFT CITY" and "WTC GIFT CITY"..General Disclaimer of Liability - The content published / printed herein are not any sort of invitation, legal offer or promise from the company. All representations / presentations made herein are for illustrative / indicative purpose and not claimed to be exhaustive or complete. All images are artistic impressions. Layout of the Project, Map / Design and shape of the building, nomenclatures of the Project, Blocks, Towers are tentatively mentioned herein and are subject to change as per guidelines issued by competent authorities. *Please refer to the booking application and agreement of the project issued by the developer for detailed terms & conditions, also available with the RERA authority, and visiting the project site before making a decision of purchase. #As per down payment plan for 76.18 sq m (820 sq ft) super built up area [46.41 sq m (500 sq ft) average carpet area, 53.08 sq m (571 sq ft) average covered area]. This base price is on super builtup area for market comparison, other charges like, PLC, IFMS, power backup, EEC, FFC, parking usage, club, stamp duty, government taxes etc. will be additional and applied on case to case basis to arrive on total sales consideration.1 sq. ft. = 0.093 sq. mtr.

KEY PLAN



TOWER C



ENTRY

107.3 Sq.mtr. (1155 Sq.Ft.) / 100.80 Sq.mtr. (1,085 Sq.Ft.)



ENTRY

76.18 Sq.mtr. (820 Sq.Ft.)



KEY PLAN

TOWER C

TYPICAL UNIT PLAN

Developer- WTC Noida Development Company Private Limited; CIN : U70109DL2007PTC162288, Project: WTC GIFT (Tower C), RERA Registration No.- PR/GANDHINAGAR/GANDHINAGAR/GANDHINAGAR TPO/170731/001059.Source(s): www.wtca.org dated 03/05/2017;
 Disclaimer: World Trade Center, WTC and its map, design, logo presented herein are the registered trademarks of the 'World Trade Center Association, Inc, New York (WTCA). WTC Noida Development Company Pvt. Ltd. - a group company, having its office at GF - 09, Plaza M-06, District Centre, Jasola, New Delhi-110025 has entered into a License Agreement with WTCA to use the name 'WORLD TRADE CENTER', 'WTC' and Map Design logo of World Trade Center for the GIFT City project as "WORLD TRADE CENTER GIFT CITY" and "WTC GIFT CITY". General Disclaimer of Liability - The content published / printed herein are not any sort of invitation, legal offer or promise from the company. All representations / presentations made herein are for illustrative / indicative purpose and not claimed to be exhaustive or complete. All images are artistic impressions. Layout of the Project, Map / Design and shape of the building, nomenclatures of the Project, Blocks, Towers are tentatively mentioned herein and are subject to change as per guidelines issued by competent authorities. *Please refer to the booking application and agreement of the project issued by the developer for detailed terms & conditions, also available with the RERA authority, and visiting the project site before making a decision of purchase. #As per down payment plan for 76.18 sq m (820 sq ft) super built up area [46.41 sq m (500 sq ft) average carpet area, 53.08 sq m (571 sq ft) average covered area]. This base price is on super builtup area for market comparison, other charges like, PLC, IFMS, power backup, EEC, FFC, parking usage, club, stamp duty, government taxes etc. will be additional and applied on case to case basis to arrive on total sales consideration. 1 sq. ft. = 0.093 sq. mtr.

Indicative Typical Areas

Unit Type	Super Builtup Area	Avg. Covered Area	Avg. Carpet Area
Type 1	76.18 Sq.mtr. / 820 Sq.ft.	53.05 Sq.mtr. / 571 Sq.ft.	46.45 Sq.mtr. / 500 Sq.ft.
Type 2	107.3 Sq.mtr. / 1155 Sq.ft.	78.22 Sq.mtr. / 842 Sq.ft.	67.45 Sq.mtr. / 726 Sq.ft.
Type 3	100.80 Sq.mtr. / 1,085 Sq.ft.	72.46 Sq.mtr. / 780 Sq.ft.	62.28 Sq.mtr. / 670 Sq.ft.

SPECIFICATIONS

Structure, Civil and Common Area Finishes

Description	Specifications for Standard Unit
Structure	Earthquake resistant RCC framed structure (conforming to IS standards) in compliance with Seismic design codes
Electrical Wiring	Multi-strand Copper wiring and conduits FRLS rated
Fire Detection & Protection	Fire-fighting equipment with smoke detectors and fire alarm system
Air Conditioning & Ventilation	Provisioning for water-cooled split A/Cs and piping for chilled water supply and return Ceiling hung indoor units
Lifts	Lifts of standard makes with Automatic doors and ARD.
Common Area Finishes	Granite/Kota Stone / Sand Stone / Vitrified Tile/Ceramic Tiles/ IPS/ Carpet
Façade	Façade With plain plaster with texture paint Coating of desired Shades as per Architect's Design Intent. Anodised/ powder coated aluminum windows.
Landscaping	Theme based Landscaping
Security/ Access	Access controlled system with card type entry. Ground Floor Lobby under CCTV surveillance.
Plumbing	CPVC/ PPR for fresh water supply UPVC for Soil waste, Waste water and Rain water disposal

Hard/ Fixed Furnishing

Hall	Vitrified tile flooring
Rooms	Carpet over IPS flooring
Internal Walls	Plastic emulsion paint
Ceiling	POP with wall punning and plastic emulsion paint/ Gypsum board false ceiling
Cupboards	19mm commercial board / 6mm ply / 4mm teak ply / laminate/ veneer with SS hardware
Toilet	Glazed ceramic wall tile at dado height Anti skid ceramic floor tile
Sanitary ware	Premium Indian brands
Pantry	Granite counter tops Modular design with stainless steel sink and branded CP fittings Anti skid ceramic floor tile Glazed ceramic wall tile at dado height
CP fittings	Single lever types with CP finish
Doors & Windows	Hardwood frames Entry door with European style moulding Outdoor frames - Anodized/ Powder-coated Aluminium
Lights, Fans & Exhaust Fans	CLF lights/All electrical fittings of Indian make



WORLD TRADE CENTER™
GIFT CITY



Gujarat Office: World Trade Center, GIFT City, Block-51, Road 5-E, Zone-5, GIFT City, Gandhinagar, Gujarat – 382 355

©18001-20-40-80 | www.wtcgiftcity.org

Developer- WTC Noida Development Company Private Limited; CIN : U70109DL2007PTC162288, Project: WTC GIFT (Tower C), RERA Registration No.- PR/GJ/GANDHINAGAR/ GANDHINAGAR/ Others/CAA00787/211117. WTC GIFT (Tower A, B & D), RERA Registration No.-PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/CAA00788/211117. For further details, please refer www.gujrera.gujarat.gov.in Source(s): www.wtca.org dated 03/05/2017;

Disclaimer: World Trade Center, WTC and its map, design, logo presented herein are the registered trademarks of the "World Trade Center Association, Inc, New York (WTCA)". WTC Noida Development Company Pvt. Ltd. - a group company, having its office at GF – 09, Plaza M-06, District Centre, Jasola, New Delhi-110025 has entered into a license Agreement with WTCA to use the name "WORLD TRADE CENTER", "WTC" and Map Design logo of World Trade Center for the GIFT City project as "WORLD TRADE CENTER GIFT CITY" and "WTC GIFT CITY"..

General Disclaimer of Liability - The content published / printed herein are not any sort of invitation, legal offer or promise from the company. All representations / presentations made herein are for illustrative / indicative purpose and not claimed to be exhaustive or complete. All images are artistic impressions. Layout of the Project, Map / Design and shape of the building, nomenclatures of the Project, Blocks, Towers are tentatively mentioned herein and are subject to change as per guidelines issued by competent authorities. *Please refer to the booking application and agreement of the project issued by the developer for detailed terms & conditions, also available with the RERA authority, and visiting the project site before making a decision of purchase. Company shall not be responsible for any liability arising from information provided on any other website/communication or through any third party interests. The official website of the Project is www.wtcgiftcity.org.The base price is on super buildup area for market comparison, other charges like, PLC, IFMS, power backup, EEC, FFC, parking usage, club, stamp duty, government taxes, GIFT authority utility charges and recurring charges etc. will be additional and applied on case to case basis to arrive on total sales consideration.You should make your own assessments in placing reliance on data. 1 sq. ft. = 0.093 sq. mtr.