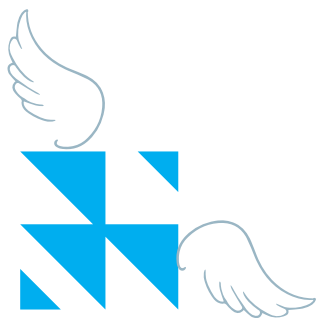




BHUTANI
INFRA
TECHNOPARK

Sector - 127, Noida



TAKE THE TECH WAY TO GROWTH

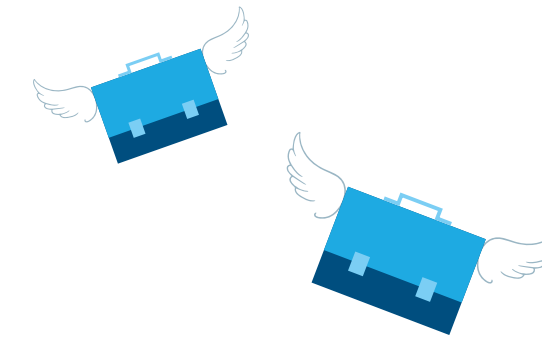
**THE ADDRESS FOR
IT BUSINESSES
THE ADDRESS FOR
YOUR GROWTH**

— P R E S E N T I N G —



READY TO MOVE OFFICE SPACES

SECTOR-127, NOIDA EXPRESSWAY



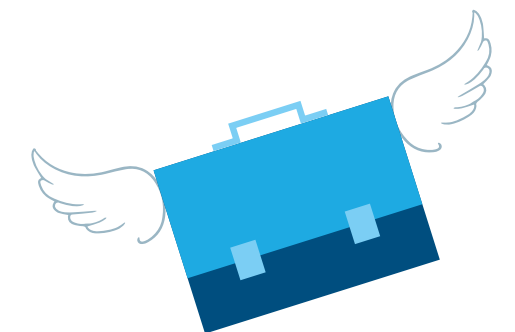
THE WORLD IS GOING BACK TO OFFICE

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% of organizations.**

WHY THE RETURN TO OFFICES?

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.

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

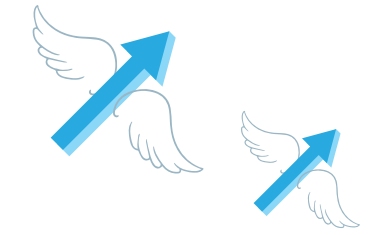
- Spaces absorbed by startups: 1 million square feet

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.





IT OFFICE DEMAND IN FOCUS

[The NCR market is among those to have seen the sharpest recovery. The IT sector has had the most demand with regard to leasing of office spaces.]

Knight Frank's Office Market Update-Q3, 2021

As the economy is returning to normalcy, India's top eight cities are witnessing a huge rise in leasing of office spaces, especially from the IT sector.

The IT sector continued to perform strongly even through the pandemic and the hiring is still going strong, which comes as a great sign for the office segment.

As per the Knight Frank's Office Market Update-Q3, 2021, the information technology sector was the largest consumer of space during the quarter and took up 34 per cent of the space transacted.





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, the 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 a 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, plug & play office spaces, you have everything to get started.





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.

DEDICATED PARKING: Enough parking space to make sure parking is never a hassle for you.

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.



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
- Lulu Group to invest in Greater Noida
- 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



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

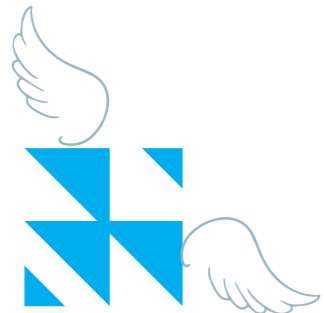
Cyberthum

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.



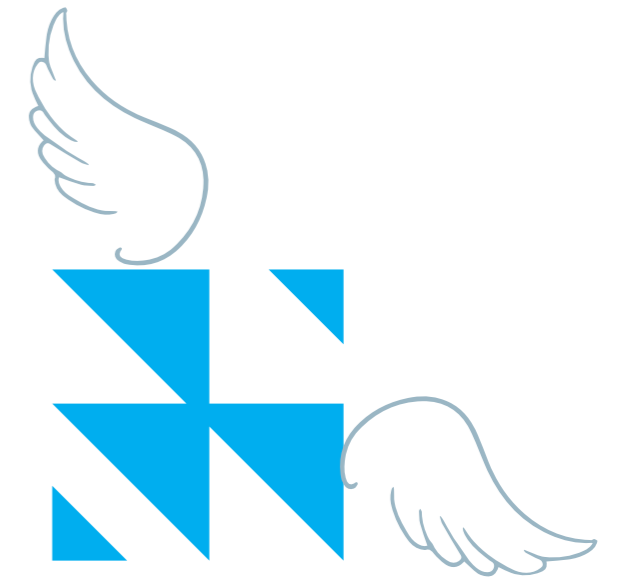
City Center 150

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



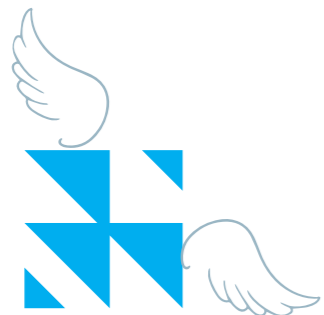
I-THUM

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 Corethum including some leading banks.



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.



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





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