

**LEAP**  
**INTO**  
**THE**  
**FUTURE**  
**AP**



LEAP  
TO THE  
NEXT  
LEVEL



# CYBERTHUM

LEAP INTO THE FUTURE

LOCATED  
AT A PLACE  
THAT IS  
SETTING THE  
STANDARD FOR  
EVERYWHERE  
ELSE



**3rd largest  
economy**

contributing 8.5% to the India's GDP



**4th Largest  
ITES destination**

in the country, in total adds to  
about 10% of exports (Nasscom)



**Largest planned  
Industrial township of Asia**

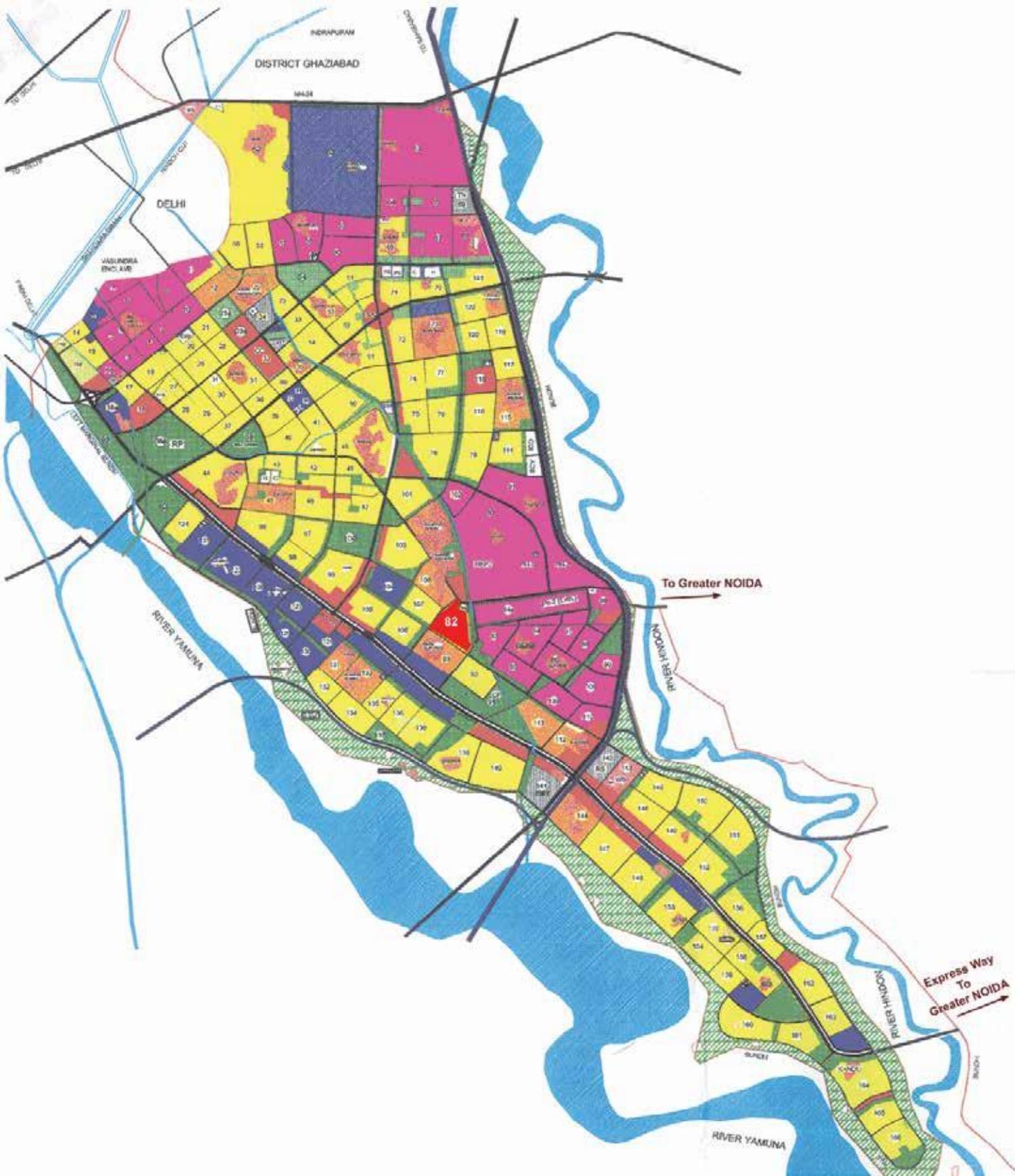
hub of India's growth as economic superpower

# AS PER MASTER PLAN NOIDA AUTHORITY 2031

**2.80% (supply)**  
Commercial Development



**Multiple**  
times more Demand



# TECH CAPITAL OF NORTH INDIA

# N O I D A



A Paradigm for  
Economic growth



8.5% of Delhi Mumbai Industrial Corridor  
catchment area and 57% of Amritsar Kolkata  
Industrial Corridor in Uttar Pradesh



Intersection of Western Dedicated Freight  
Corridor and Eastern Dedicated Freight  
Corridor at Greater Noida

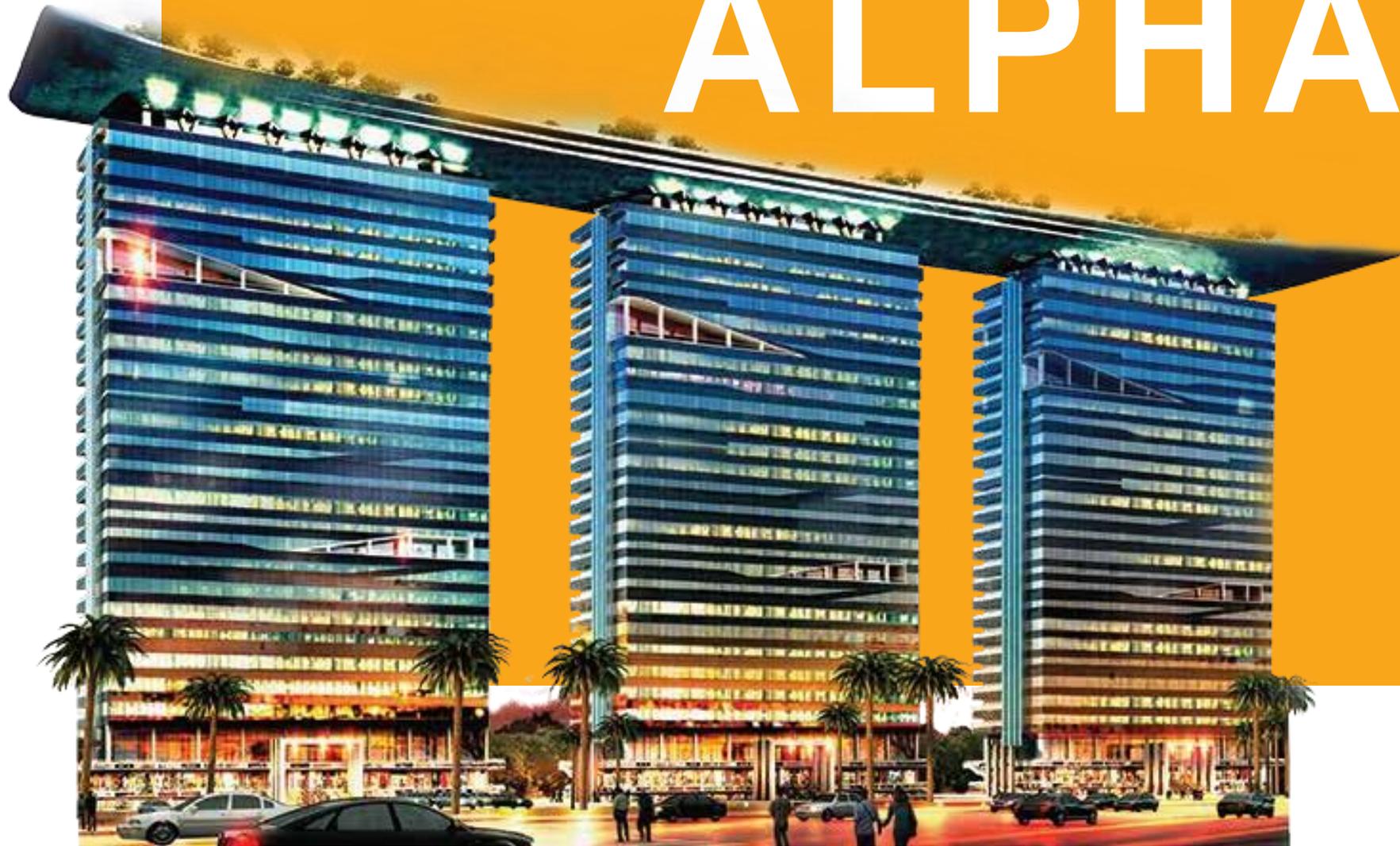


Multi-Modal logistic hubs, industrial parks etc.  
to benefit from reduced travel time to ports



Noida-Greater Noida Expressway, Yamuna  
Expressway, FNG Corridor, Metro Connectivity  
(Stone's throw away from the Metro Station at  
Sector 137&141, ISBT & CBT)

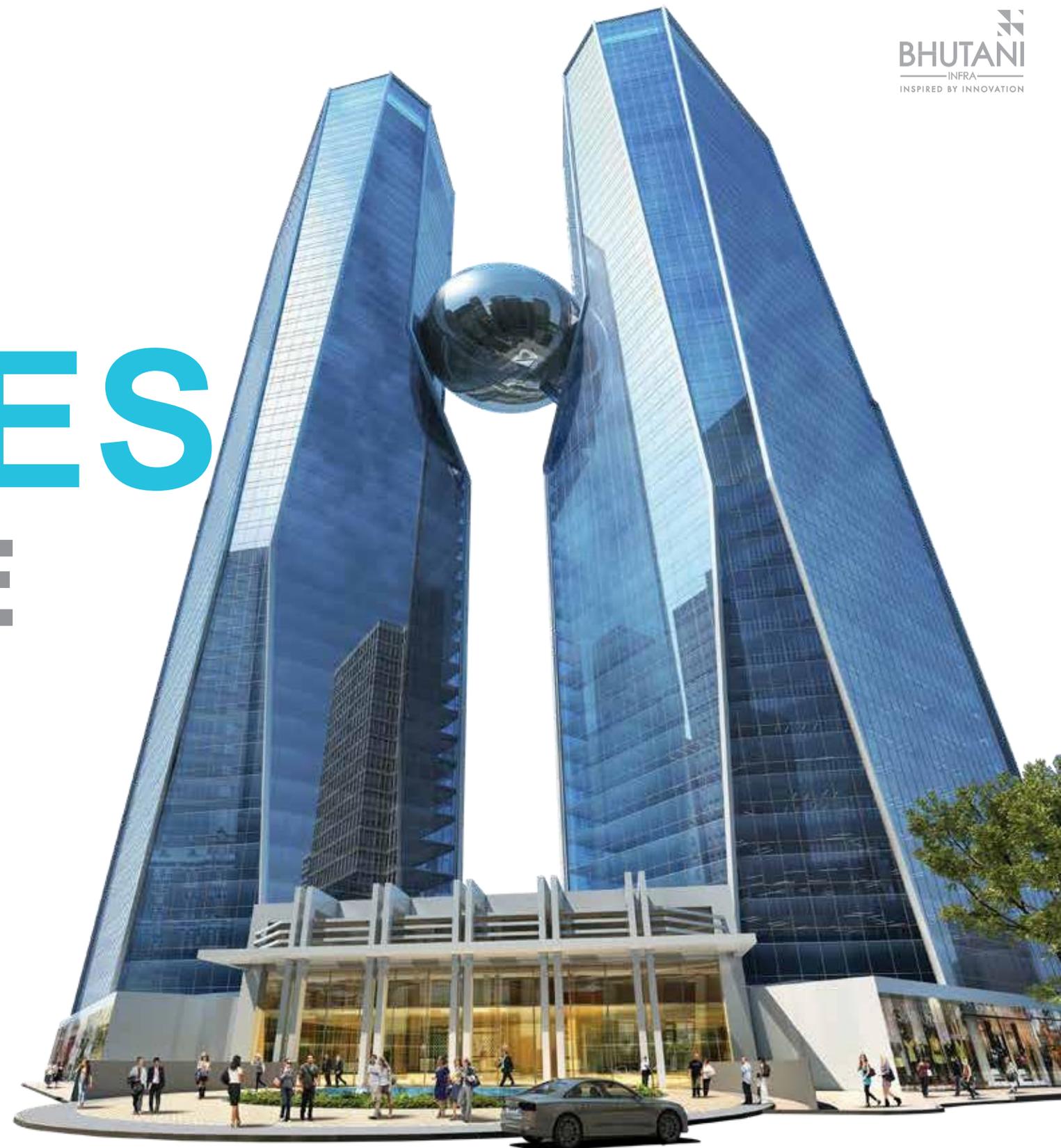
# FROM THE MAKERS OF ALPHATHUM



# 50 STORIES OF THE FUTURE

A SMART BUILDING WITH ARTIFICIAL  
INTELLIGENCE THAT CUSTOMISES YOUR  
EXPERIENCE TO YOU

NORTH INDIA'S TALLEST  
COMMERCIAL TOWER





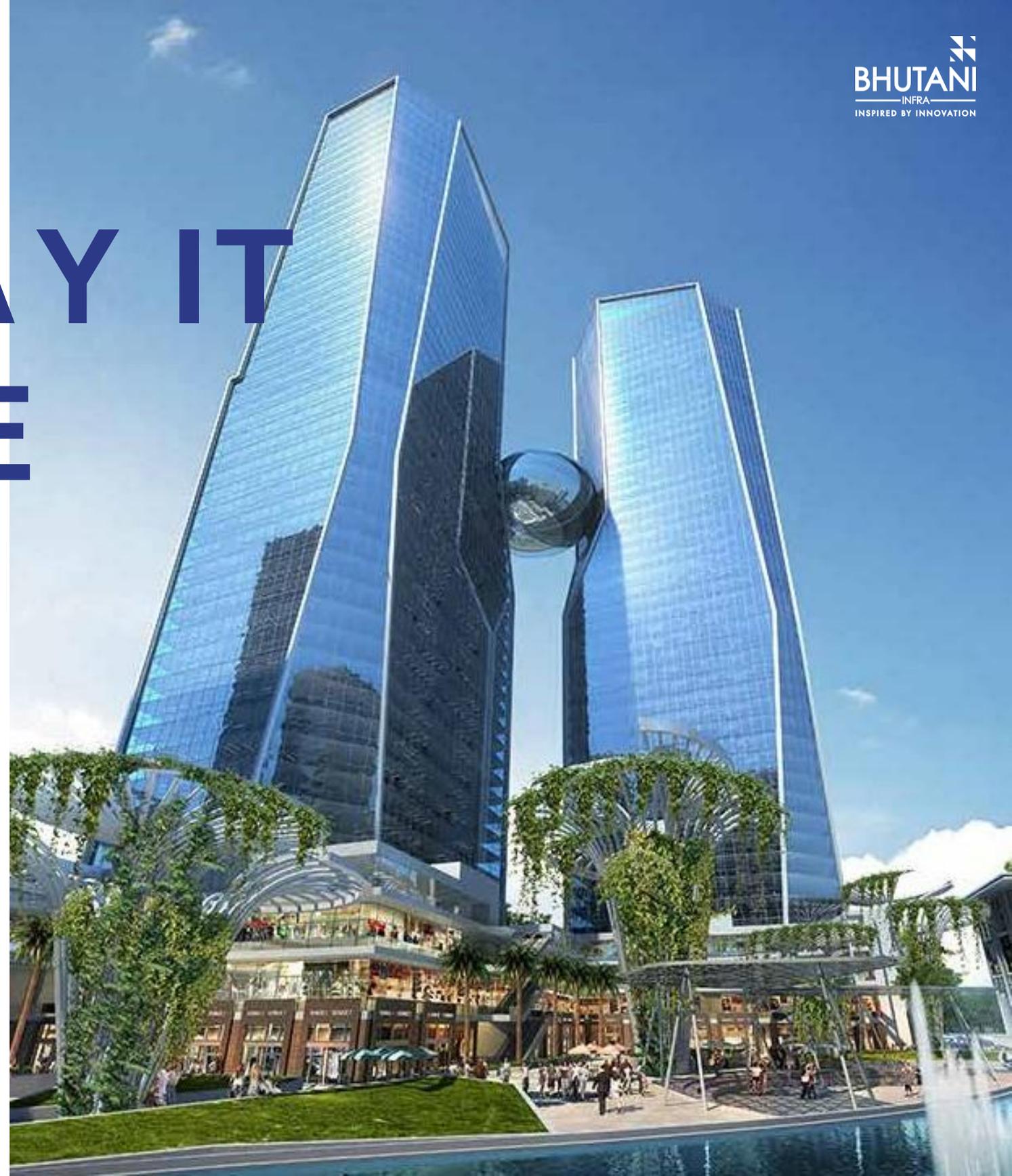
# AN ICON IN ETERNITY

Tallest Commercial Tower  
in NCR Region

- **Leed platinum certified building**
- **Constructed with the dry wall system technique**
- **Breathable double skin strategy**
- **Double glazed unitized façade system**
- **A helipad and ample parking facilities**

# LIFE- THE WAY IT OUGHT TO BE OFFICES

- 50 level iconic towers
- New standard for sustainable skyscrapers
- The office towers are designed as a vertical campus
- Distinct zones for distinct work modes
- Stimulating intelligent interactions through two storey neighbourhoods
- Unobstructed views

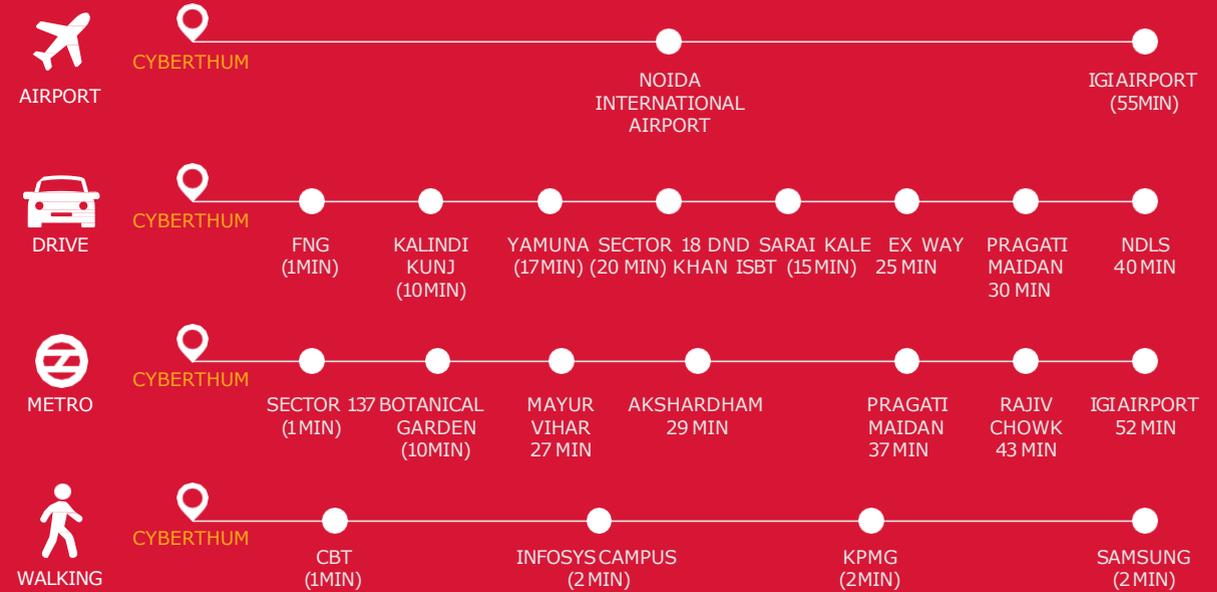


**PART OF A**

**26.8 ACRES MIXED USE**

**DEVELOPMENT**

 **Sector 140-A, Noida**



**ONE OF  
NORTH  
INDIA'S  
LARGEST  
MUSICAL  
FOUNTAIN**



# RETAIL

- Mall in the sky
- At Cyberthum, shopping will elevate itself to meet the emotional needs of the consumer
- Going to the mall will be a technology enabled experience
- Everything, from payment platforms to delivery mechanisms will be tech enabled



# OFFERING STATE-OF-THE-ART INFRASTRUCTURE



## WORLD-CLASS ROADS



## DISTRICT COOLING SYSTEM

Buildings are cooled with chilled water reducing energy cost.



## UTILITY TUNNEL

A tunnel running through the city for routing all utility services. Gives easy access to pipes thus avoiding digging.



## WATER MANAGEMENT

Zero discharge with storage and utilization of surface run-off and rain water. Drinkable water from tap.



## AUTOMATED WASTE COLLECTION SYSTEM

A next generation technology.

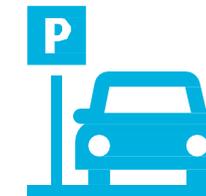


## POWER ENSURING 99.999% POWER RELIABILITY.



## FIRE STATION AND EMERGENCY RESPONSE CENTRE

With provision for special facilities.



## MULTI-CAR PARKING

2 multi-level parking planned, with 10,000 car park capacity each.

**4,18,376.877 sqmt**

Total Built-up Area  
with Basement

**213.7 MTRS**

Tower Height  
(Tallest Commercial Tower  
in NCR Region)

## Parking Detail

**421**

Open parking

**4950**

Covered Parking in Basements

**5371**

Total Parking

## Building Heights

**Groud +50 Floor**

Tower A & B

**4.5M Each**

Office Floor to Floor Internal Height

**6.9M Each**

Commercial Floor to Floor Internal  
Height at Ground



## STAGE

## 12% PER ANNUM

## 11% PER ANNUM

Booking Amount  
Within 30 days of Booking  
On Offer of Possession

Rs. 2,00,000/-  
95% of BSP- less Booking Amount  
5% of BSP +All Other Charges

Rs. 2,00,000/-  
75% of BSP- less Booking Amount  
25% of BSP +All Other Charges

# 50:25:25

## PAYMENT WITH 10% RETURN

## STAGE

## PAYABLE

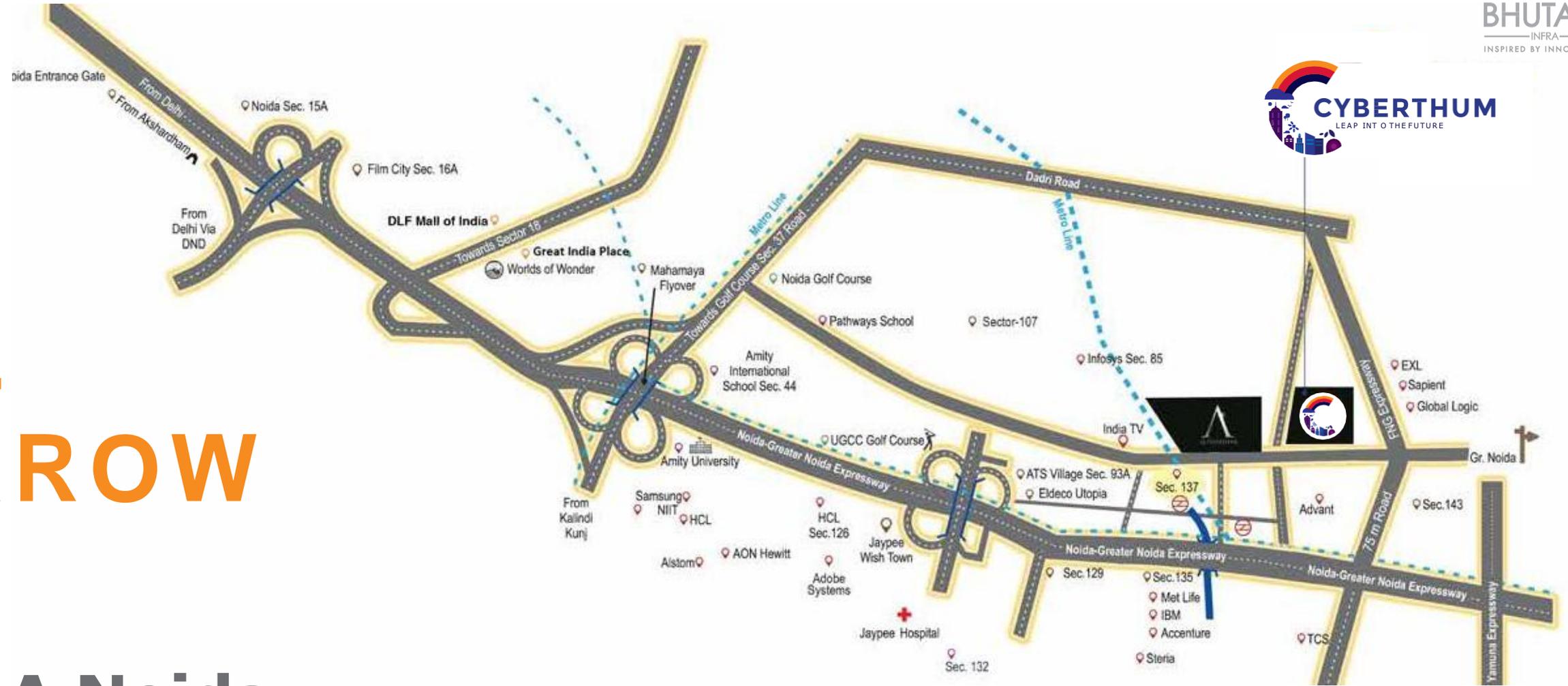
At the time of Booking	25% of BSP
On Completion of Raft	25% of BSP
On Completion of Super Structure	25% of BSP
On Offer of Possession	25% of BSP +All Other Charges

## Construction Linked Plan with 12% return

## Stage

## Payable

At the time of Booking	30% of BSP
On completion of Raft	20% of BSP
On completion of Ground Floor Roof Slab	10% of BSP
On commencement of casting of 10th floor	10% of BSP
On commencement of casting of 20th floor	10% of BSP
On commencement of casting of 30th floor	10% of BSP
On commencement of casting of 40th floor	5% of BSP
On Completion of Super Structure	5% of BSP
On Offer of Possession	All Other Charges



# WHERE TOMORROW LIVES

## Sector 140-A, Noida

**1**  
KM  
**1 LAKH**  
INDIVIDUALS

**Corporate**  
Indiamart, Infosys

**Residential Sectors**  
Supertech ecocity  
Purvanchal Royal park  
Paras Tiera

**2**  
KM  
**15 LAKH**  
INDIVIDUALS

**Corporate**  
Genpact, Sapient, India Tv, KPMG

**Residential Sectors**  
143 A & B

**3**  
KM  
**3.5 LAKH**  
INDIVIDUALS

**Corporate**  
Accenture, TCS, Oracle

**Residential Sectors**  
Omaxe, Silver City  
93 A & B

**4**  
KM  
**10 LAKH**  
INDIVIDUALS

**Corporate**  
Global Logic, Dell, Supertech

**Residential Sectors**  
ATS village, Eldeco, Parsvnath  
93, 134, 133, 135

**5**  
KM  
**10 LAKH**  
INDIVIDUALS

**Corporate**  
Adobe, HCL, Capgemini, Tech Mahindra  
Motherson, Noida SEZ, Metlife

**Residential Sectors**  
Jaypee Wish Town  
129, 108, 105, 104, 107, 128

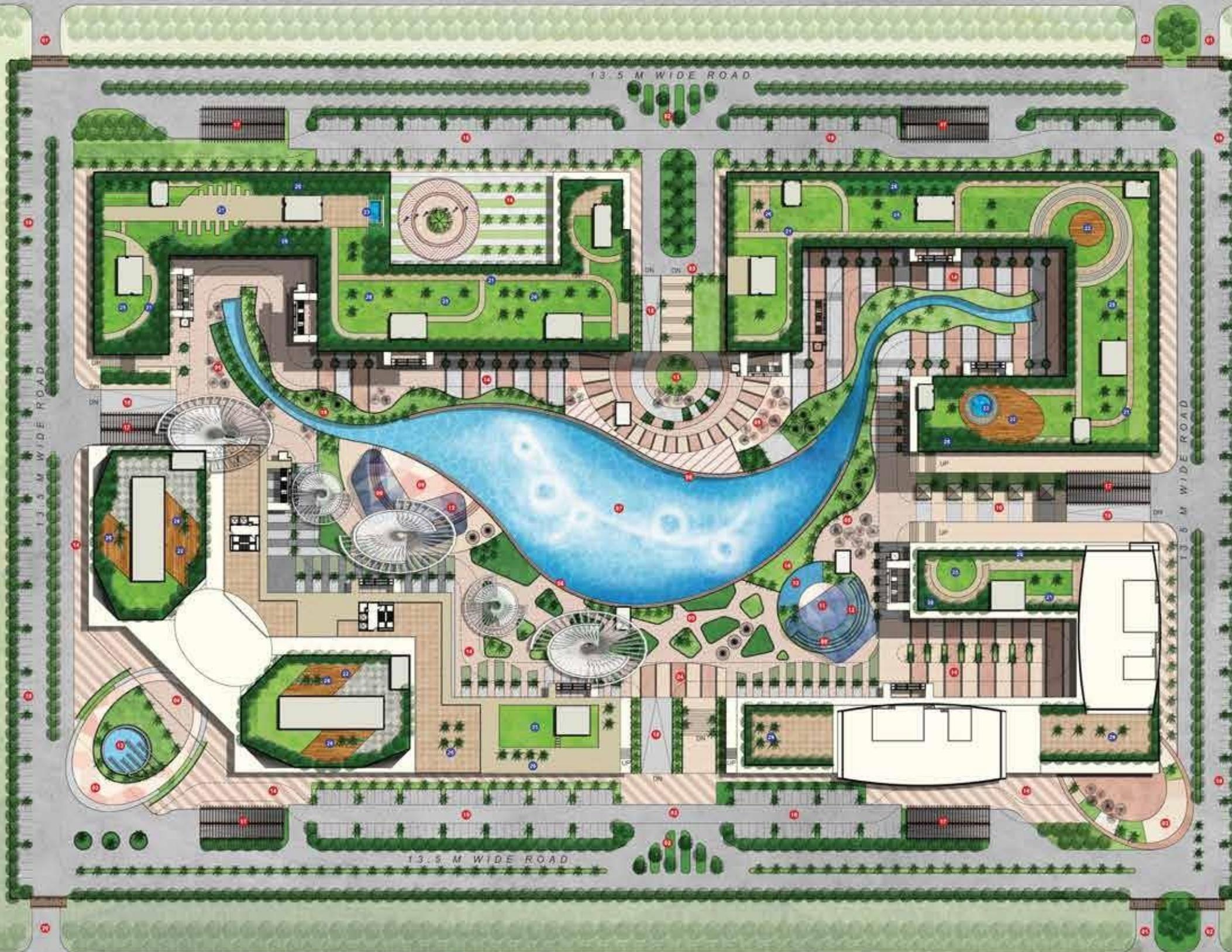
## SITE PLAN

### LEGEND - LOWER GROUND

- 01. ENTRANCE TO SITE
- 02. DROP-OFF FEATURE
- 03. DROP-OFF
- 04. ENTRANCE PLAZA
- 05. OPEN RESTAURANT AREA
- 06. WATER-SIDE SEATING
- 07. MUSICAL FOUNTAIN
- 08. PERFORMANCE DECK/ STAGE
- 09. DOME FEATURE
- 10. FLEA MARKET/ STREET CAFES
- 11. DISPLAY/ EVENT AREA
- 12. AMPHITHEATRE SEATING
- 13. WATER FEATURE
- 14. SHOPPING STREET
- 15. ARRIVAL COURT
- 16. PICNIC AREA
- 17. BASEMENT RAMPS
- 18. FIRE TENDER ACCESS RAMPS
- 19. SURFACE PARKING
- 20. SITE EXIT

### LEGEND - TERRACE

- 21. TERRACE WALKWAY
- 22. DECK AREA
- 23. WATER FEATURE
- 24. AMPHITHEATRE
- 25. LAWN AREA
- 26. PLANTERS WITH TREES



# OUR PARTNERS IN PROGRESS



**JINDAL**  
STEEL & POWER



Since 1973  
**ACPL**<sup>TM</sup>  
ISO 9001 : 2008 Certified



**VINTECH**  
CONSULTANTS  
CONSULTING ENGINEERS  
& PROJECT MANAGERS



**TRANE**<sup>®</sup>



# DELIVERED PROJECTS



WORLD SQUARE MALL



WORLD SQUARE MALL

# LEAP THANK YOU APP