



UNLOCK

A WORLD OF OPPORTUNITIES

INDEPENDENT RETAIL BLOCKS AT WTC NOIDA



WORLD TRADE CENTER[™]
NOIDA



LET YOUR ADDRESS BE A LANDMARK FOR EVERYONE ELSE.

WORLD TRADE CENTER, NOIDA ■

A powerful fabric of commerce that runs through 323 cities and 88 countries - The World Trade Centers Association is a network of office complexes across the world that fuels the development of businesses by connecting them to other businesses, government agencies, growth opportunities and the pulse of global commerce.

World Trade Center, Noida is the first-of-its-kind institution in the NCR that brings with it the 75 year

legacy of the World Trade Centers Association and a powerful medium for corporations to give maximum exposure to their business. It offers a platform to small and large corporations to access the best opportunities in business with a physical and virtual infrastructure that places them in the most exclusive realm for business and helps them achieve a new level of competitiveness.





NOIDA/GREATER NOIDA - THE NEW AGE BUSINESS DESTINATION

Greater Noida is an unparalleled strategic location as one of the most promising city in the NCR region. From providing a systematically planned infrastructure that large corporations seek to an inducing environment for SMEs to grow, Greater Noida has met all requirements to emerge as an ideal business district and IT/ITES hub. Analyzing the growing stature of Noida on the Indian economic map, the World Trade Center, Noida has been developed at Tech Zone - 1, Greater Noida



THE NEW OFFICE DESTINATION

- Home to 50 IT/ITESMNCs, 25 of which have captive campuses
- The 4th largest IT-BPO destination in India
- Accounts for nearly 10% of total Exports (NASSCOM) and attracts a large workforce
- Supply of educated and skilled manpower meeting the huge demand of the IT/ITES sector
- Considered the best location in the country to start semiconductor operation, next only to Bangalore





WORLD CLASS INFRASTRUCTURE

- Well-developed physical and social infrastructure
- Sports City, F1 Racing Track and 2500 acre of residential options
- An education hub with over 40 Engineering & Management Institutes including the 511 acre Gautam Buddha University campus
- The fastest growing residential market in Delhi NCR



CONNECTS YOUR BUSINESS TO THE WORLD

- Excellent connectivity to all major cities via air, roads, expressways and national highways
- Metro for direct connectivity to Delhi and all other regions in NCR
- Superior connectivity through DND-Yamuna-Taj Expressway
- Just 25 mins drive from New Delhi
- 1 hour drive from IGI Airport and 40 mins from New Delhi Railway Station
- 30 mins drive from upcoming Jewar Airport

World Trade Centers around the world are known to be the most dynamic centers of business activity with volumes of business flowing in from around the world and transactions worth millions taking place every day. To meet the demands arising from the thousands of business executives in the complex and visiting delegates, retail spaces are planned at strategic locations within the complex.

For retail businesses involved in a multitude of segments ranging from cafes and food courts to ATM and banks to gym and healthcare facilities, this is a brilliant and probably the best platform to take their business to a whole new level.

HAVE A GLOBAL
CUSTOMER BASE WAITING,
EVEN BEFORE YOU ARRIVE
AT A GLOBAL BUSINESS HUB ■

An independent retail block, at the nucleus of business, gives an unparalleled advantage of easy access to a retail business, resulting in a high footfall and multiplying revenues by many folds.



ATM AND BANKS

Offering banking convenience where the biggest transactions take place every day.



TRAVEL DESKS

For global bookings with several thousand delegates constantly on the move.



GAMING & ENTERTAINMENT

Offering Fun at Work.



SKILL DEVELOPMENT CENTER

Offering spaces dedicated to the advancement of skills.



GYM & HEALTHCARE

The best of healthcare facilities at a place where productivity matters most.



CRECHE

To take care of your little bundle of joy while you are at work.



24X7 CAFÉ AND FOOD COURTS

Offering a social space for business leaders to meet, eat and connect.



BUSINESS CENTER

For office facilities and secretarial services.

SELECT COMMERCIAL MIX FOR A COMPLETE ECOSYSTEM

RETAIL SPACES



KEY FEATURES

- 91,000 sq.ft. of commercial and institutional space spread across Ground Floor, level 1 and 2 for ease of access
- Demarcated visitor's parking
- Direct access to lawns and spill out spaces
- Strategic location between two largest blocks with maximum frontage to ensure maximum footfall
- State-of-the-art firefighting with fire alarm system
- Security design with CCTV monitoring and PA System
- Coordinated estate security with external driveways and access control boom barriers



KEY BUSINESS DRIVERS

- Located at the World Trade Center - the focal point of business
- Part of a 42 acre integrated office, commercial cum residential complex
- Catchment of over 20 lakh workforce in the complex and the vicinity, including the residential and institutional areas across the highway
- An Auditorium, Business Center and Art Gallery in the complex - that serve as a platform for holding conferences, events, workshops and training programs in the complex, attracting footfall from around the world

EXPERIENCE

SECURITY OF INVESTMENT*

TRUST OF A GLOBAL POWER BRAND
An ecosystem that helps a business generate consistent demand.

HIGH RETURNS^

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



CAPITAL APPRECIATION~

CATALYSTS TO REGIONAL BUSINESS
AND INFRASTRUCTURE GROWTH.
Planned formats with long term needs
in mind - long term value addition.

PRIDE OF OWNERSHIP~

A LANDMARK DEVELOPMENT.
A business circle that gives you dedicated clients.



1. TEC 1 AND TEC 2

5. ONE D

9. CUBIT

2. SIGNATURE

6. ONE E

10. FUTURE DEVELOPMENT

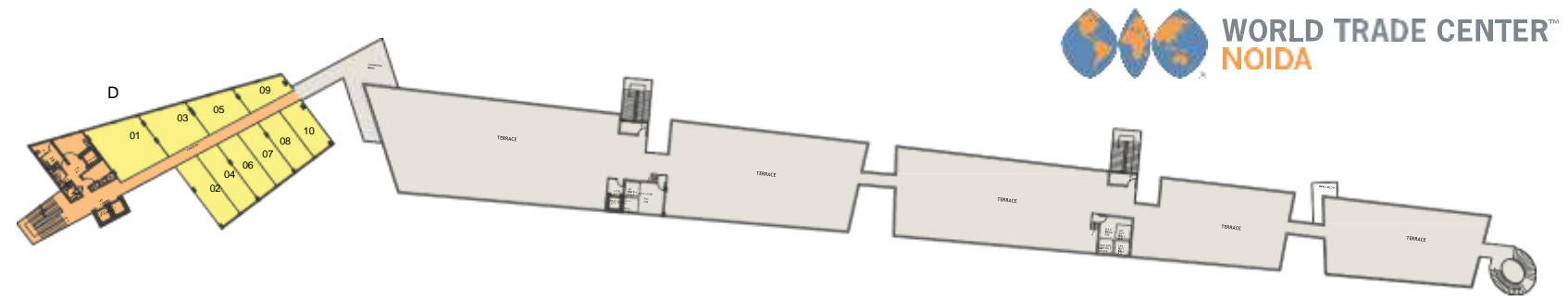
3. ONE A, B & C

7. SIGNATURE CORPORATE SUITES

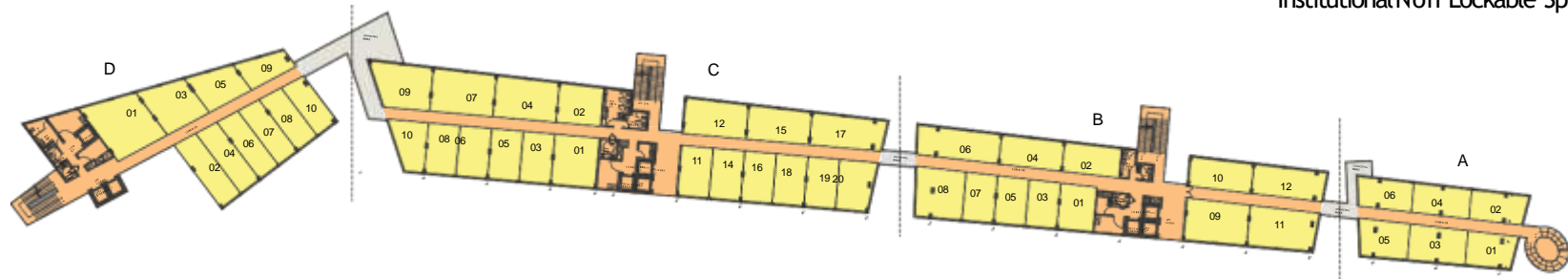
11. PLAZA

4. RIVERSIDE RESIDENCES

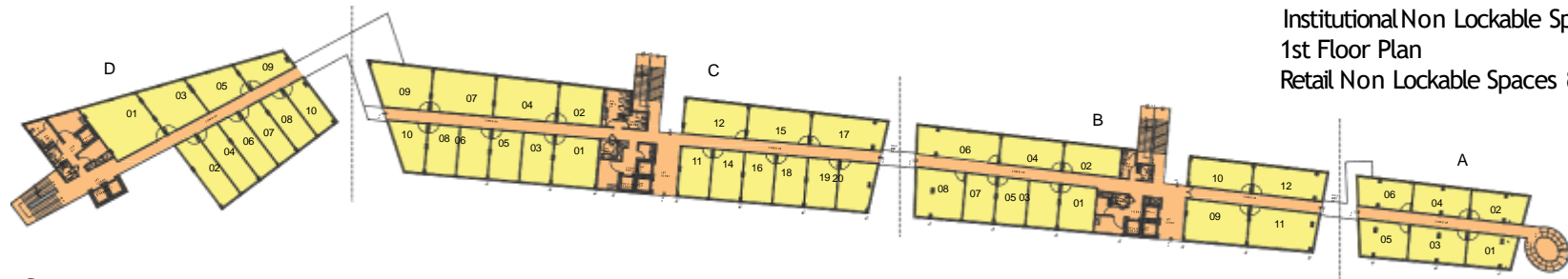
8. QUAD



3rd Floor Plan
Institutional Non Lockable Spaces



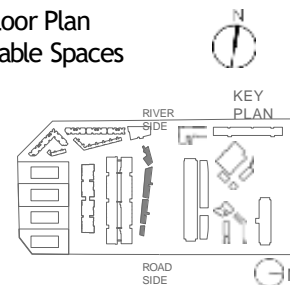
2nd Floor Plan
Institutional Non Lockable Spaces
1st Floor Plan
Retail Non Lockable Spaces &



Ground Floor Plan
Retail Lockable Spaces

One E
Retail & Institutional Spaces

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1 sq.ft. = 0.093 sq.m.



Starts from

33* lakhs onwards lockable &
Unlockable

Assured Returns

Down payment plan with 12% returns

Flexi payment with 11% returns

Step up payment with 10% returns

With Rent Commitment for 3 years

Partnership & Construction
linked plan

* Extra charges and registration charges would be additional,
please refer booking application form for detailed pricing and T & C.

E X P E R I E N C E



B E W H E R E G R O W T H I S

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Developer- WTC Noida Development Company Private Limited; CIN : U70109DL2007PTC162288, Project: WTC NOIDA, RERA Registration No.- UPRERAPRJ3504, Project: WTC Noida- Cubit, RERA Registration No.- UPRERAPRJ3373, Project: WTC Noida- One E, RERA Registration No.- UPRERAPRJ3472, Project: WTC Noida - Quad, RERA Registration No.- UPRERAPRJ3357; Developer- SpireTechpark Pvt. Ltd., CIN : U45200DL2008PTC184800, Project: WTC Noida - Riverside Residences, RERA Registration No.- UPRERAPRJ3158

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