

Meet the rare

BLUE GOLD

BIZTOP

At Saja South X
Premium Business Suites



SAYA
SOUTH X
GREATER NOIDA WEST

THE JOURNEY

of a Legacy

At Saya, we believe quality is endearing and should be the foundation for every project. Which is why, in all our projects, quality begins with building to exacting standards and superior level of finishes. After setting new benchmarks in real estate, we have become synonymous with building real estate of the highest caliber via methodical process. Here are the five factors that keep us on top of our game and miles ahead of our competitors.



Artistic Impression



2 DECADES *of delivering excellence*

3,000+ *happy families*

Over
5.7 MILLION sq.ft. *delivered*

6 DEVELOPMENTS
in residential & commercial

Artistic Impression





THE CHAIRMAN'S *message*

"Let's do the right thing at the right cost and at the right time. I am proud to be supported by a team that believes in my vision as passionately as I do. Our true measure of success is the confidence and trust placed in us by our customers."

Under the leadership of Vikas Bhasin, the company's history of over two decades is a testimony to the success of Saya's evolution into one of India's most professionally managed real estate business houses.

He has been the driving force behind directing Saya towards newer heights.

MR. VIKAS BHASIN

THE VISION

To be an admired real estate company. Admired for delivering on our promises and ensuring transparency at every step of the way. We strive to be an organization that values the customer's trust and establish relationships that stand the test of time.

THE MISSION

To be a real estate group that sets the benchmark of quality and brilliance with every project. To build spaces that enable every aspiring customer to live their dream life.



BIZTOP

At Saya South X
Premium Business Suites

- PAGE SEVEN -

Artistic Impression



- PAGE EIGHT -



THE BEST INVESTMENT *destination*

BIZTOP

At Saya South X
Premium Business Suites



Artistic Impression





Artistic Impression

Business suites are definitely the in thing in the fast-paced business world of today. They offer luxury, comfort, class, convenience and much more to cater to the needs of individuals with impeccable judgement. Which is why more people are investing in them and ensuring higher returns on their investment. With Saya BizTop, you can be one of those people, too. Designed to suit the needs and tastes of the 'always on the go' professionals, businessmen and entrepreneurs of today, Saya BizTop offers the perfect blend of ambience and opulence that's next only to a 5-star hotel. Ideally settled amidst a burgeoning location in Greater Noida West, it is the perfect investment opportunity of today whose value will only increase tomorrow.



CREATING A WEALTH *for tomorrow*

Blue Gold



Artistic Impression





Wondering why we are calling Saya BizTop the Blue Gold of Greater Noida West's real estate? It's not because it is blue and gold in colour. It's because of the sheer wealth and value it holds. Be it its ideal location, top-class construction, iconic design or breath-taking beauty, Saya BizTop is the perfect investment destination from top to bottom, just like gold.

It is a beautifully crafted, new-age landmark that offers exclusive business suites that redefine luxury and comfort. Considering the level of development happening in Greater Noida West, it is the goldmine of investment. Don't be late to realize the real worth of this rare Blue Gold. Invest now and get ready to create a pedigree of wealth for your future generations.

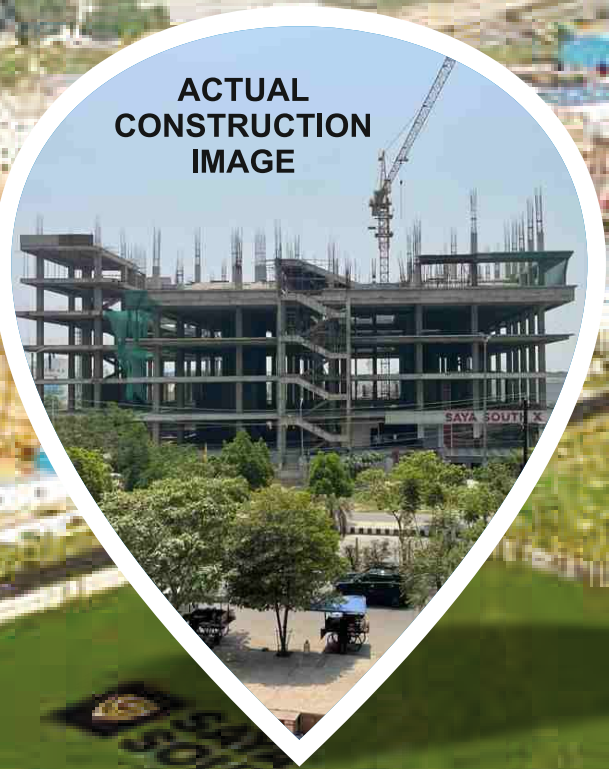
SETTING
THAT SETS
new standards



GETTING
SETTLED
TAHT
new starters



Note : This map is not up to the scale*



0 - 5 MINUTES

NH 24
Sector-120, Noida
Wisdom Tree School
Ryan International School

05 -10 MINUTES

DPS, Lotus Valley School, GD Goenka
Noida-Gr. Noida Expressway
Fortis Hospital
Sai Temple Sector-52

10 -15 MINUTES

Shiv Nadar University
Max Super Specialty Hospital

BIZTOP
At Saya South X
Premium Business Suites

PROPOSED METRO CONNECTIVITY

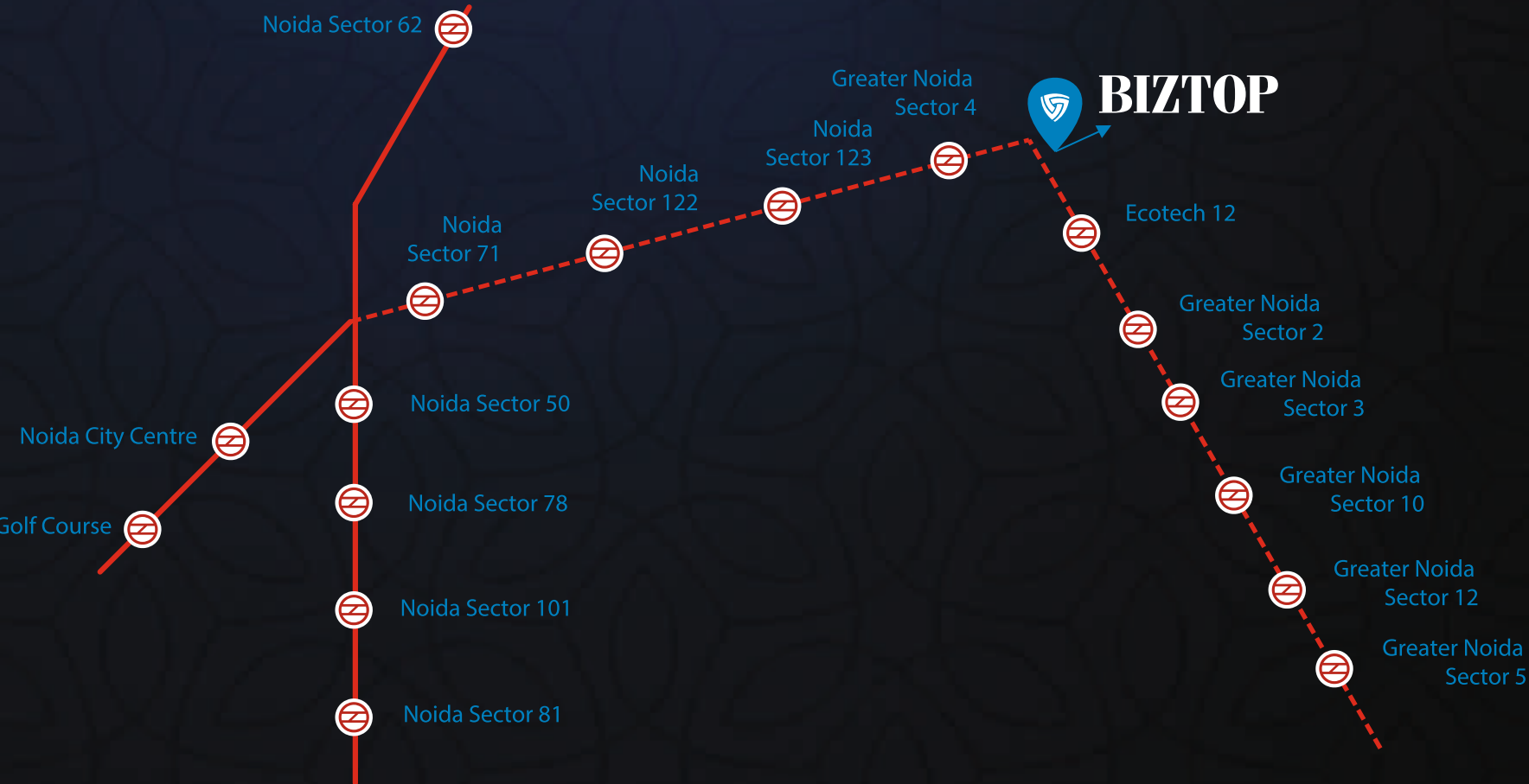
Located in Greater Noida (West)

At the cross section of
130 m road & 60 m road

3 side open plot right at the
Ek Murti Chowk round-about,
facing 130 m Noida &
Greater Noida West link road

Only 5 minutes drive from
Crossing Republic residential
development and 15 minutes
drive from Noida City Center
Metro Station

— Existing Metro Route
- - - Proposed Metro Route



Artistic Impression

Note : This map is not up to the scale*



FEATURES AS PREMIUM AS THEY *can be*

Artistic Impression



Strategic Location -
close to corporates,
hospitals & schools



10-Minutes Away from
Noida-Gz. Noida Expressway
& 5-minutes from Ghaziabad



High-speed
elevators for faster
conveyance



Fire-safety
system as per
govt. norms



Catchment of
over 5 lac families
within 6 km



One dedicated tower
with shopping hub
at lower floors



Ample and
private parking



CCTV surveillance
and power back-up



Saya BizTop is unlike any other project. In a class of its own, it offers more than just luxurious business suites. It offers unmatched features that are almost impossible to get in Greater Noida West along with the comfort of a home and class of a hotel. It is designed in sync with the fast-paced lifestyle of the professionals of today and what they expect out of a classy and comfortable studio apartment. At Saya BizTop, every business suite or studio apartment comes with a spacious bedroom, big living room, pantry, attached washroom and a large balcony.



Artistic Impression



PROPOSED SPECIFICATIONS

LIVING ROOM
Walls: Plastic emulsion paint with roller finish
Flooring: Imported Laminated Wooden Flooring / Designer Vitrified Tiles / Equivalent
Doors: Skin Door Shutter/Flush Shutter with wooden Door Frame
Ceiling: Plastic emulsion paint
Furniture & Appliances: Double Bed with mattress, Side Tables, Lounging Sofa with coffee table, Smart TV, Wardrobe.
Accessories: Curtains/Blinds, Lamp Stand/Lamp Shades, Planters.
Windows: Powder Coated or anodized aluminum glazing

BALCONY
Flooring: Anti-skid / non-slippery tiles
Railing: SS Hand Rail with Glass
Ceiling: As per Elevation

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ELECTRICAL EQUIPMENT
Ceiling Fan & Light Air-conditioned service
Apartment hot water supply in toilet/Geyser
Intercom, TV & Power Outlet

KITCHENETTE
Walls: 2' high tiles above counter & balance plastic emulsion paint
Floor: Ceramic/Vitrified Tiles
Ceiling: Plastic Emulsion Paint
Kitchen cabinet with polished granite counter with SS sink & sink mixer
Appliances: Refrigerator, Induction / Cook Top, Microwave, RO / Water Purifier

TOILETS
Walls: Combination of Tiles, Mirror & Plastic Emulsion Paint
Floor: Anti-Skid Tiles
Doors: Skin Door shutter/flush shutter with wooden door frame Ceilings: False Ceiling with paint

LIFT LOBBIES
Walls: Selected stone / Tiles cladding and Oil bound Distemper
Floors: Combination of Natural Stone & tiles Stainless Steel finished lift doors
Ceiling: False Ceiling Air-conditioned Ground Floor Lobby

COMMON AMENITIES	
Infinity Edge Swimming Pool with Change Rooms	
World class Gymnasium	
All Day Dining Restaurant	Snooker/Billiards Room
Bar & Lounge	Multi-purpose Hall
Business Centre	Carrom & Chess



Artistic Impression



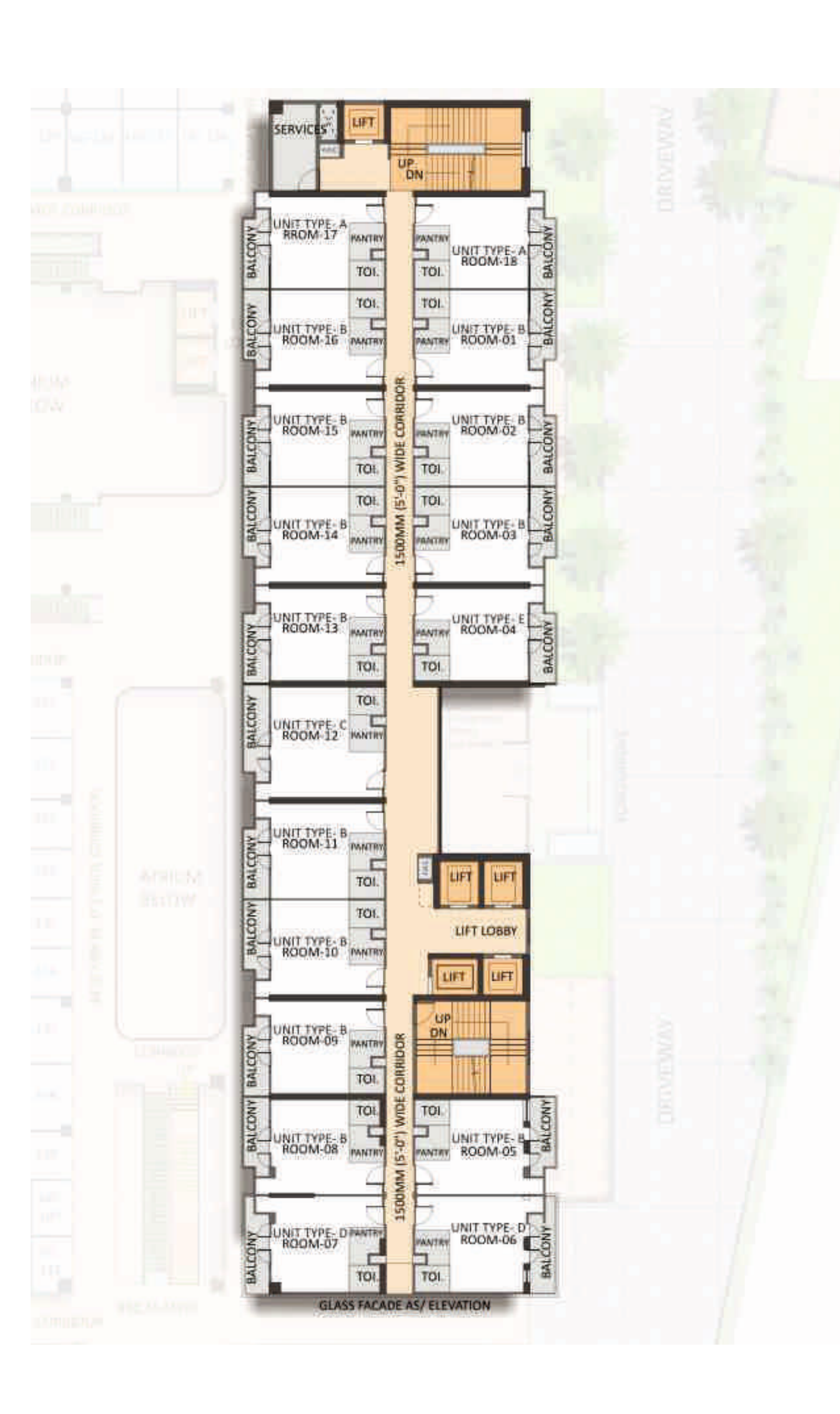
REFUSE FLOORS

11th, 18th & 25th



TYPICAL FLOORS

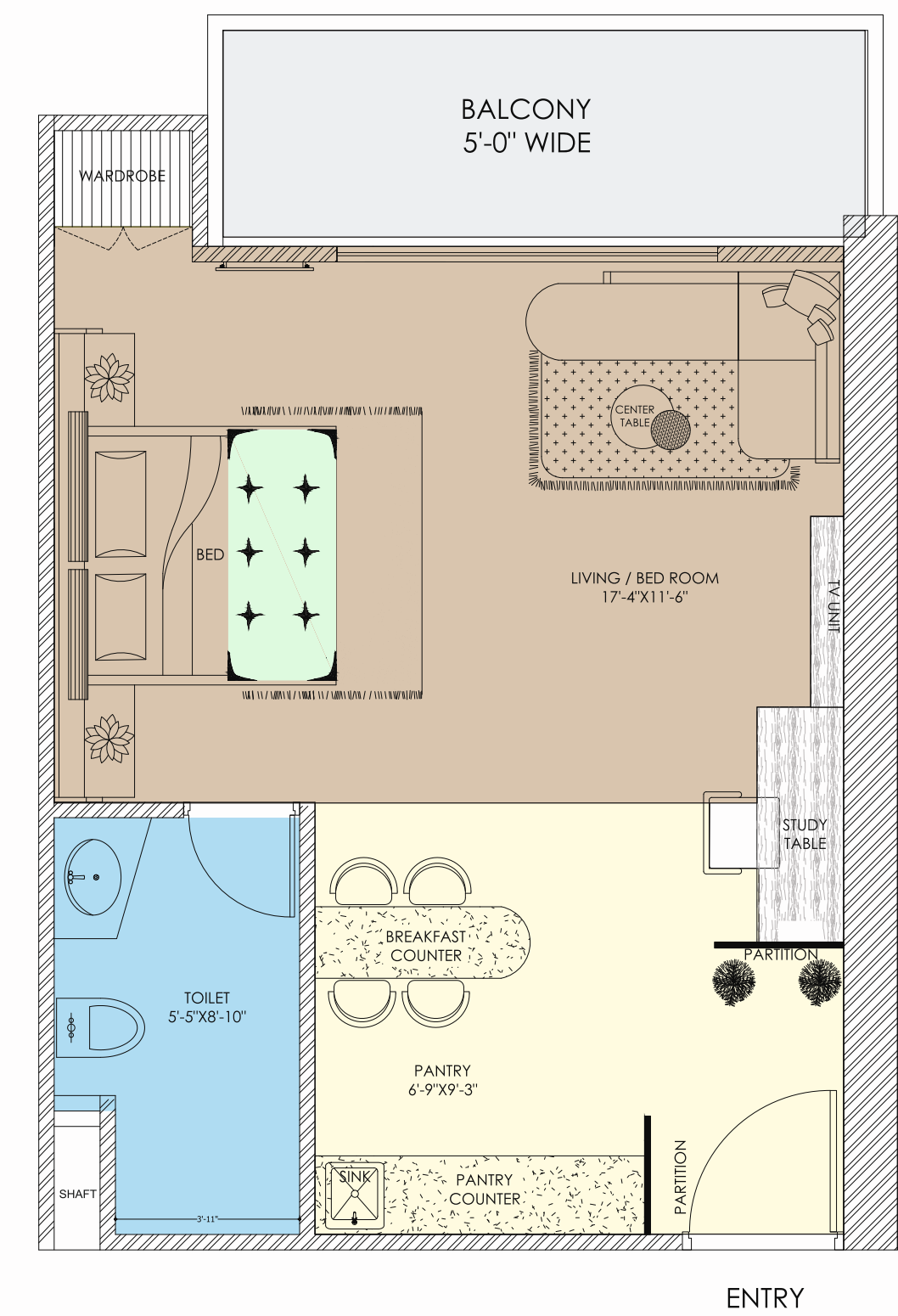
7th-10th
12th - 17th
19th-24th





TYPICAL UNIT PLAN

business suites



A LANDMARK OF

tomorrow



Saya South X, a high-end complex that offers world-class commercial spaces, stands tall and apart in the burgeoning real estate. One of the best places to invest in, it is bringing the high-street format into the real estate landscape of Greater Noida West. Offering retail outlets, restaurants, multiplex, banquets and more amenities at one place, Saya South X is redefining the way people dine, shop and entertain. It adds another dimension to Saya BizTop and makes it a complete investment destination.

PREFERRED HIGHSTREET FORMAT

Named after New Delhi's iconic shopping destination South Extension, Saya South X recaptures the pleasures of high street shopping with its open to sky feel and the comfort of a modern mall.

ICONIC DESIGN

The grand facade of Saya South X and Saya BizTop, with wide open landscaped hang out spaces and a 25-floor modern tower is an architectural marvel such that the location is destined to be referred with its name.

UN-OBSTRUCTED VISIBILITY

Being right on the Noida-Greater Noida 130 M wide link road, the structure enjoys easy recognition and attention from miles away.

DEFINITE FOOTFALLS

Saya South X and Saya BizTop enjoys a large catchment. It is within easy reach of the high density residential settlements that surround it.

SMOOTH AND SWIFT ACCESS

Located at the junction of major roads and in vicinity of the proposed metro station, this highstreet is a sureshot winner.



SAYA
SOUTH X
GREATER NOIDA WEST



Artistic Impression



THE BEST OF EVERYTHING *at one place*



Artistic Impression



SHOPPING



Retail and showroom spaces spread across 5 levels that are designed to cultivate repeat business in a vibrant well-lit environment.

Dedicated 2 floors planned for fusion of flavours with varied dining choices.

- Bistros and pubs
- Sidewalk cafes
- Big theme restaurants
- Food zone

DINING



BANQUET



A unique attraction for large gatherings with a choice of 6 venues.

-Connected to Business Suites for grand celebrations

6 screens multiplex with Approx 1000 seating capacity

High class seating in plush ambience

State-of-the-art screens and audio-visuals

ENTERTAINMENT



THE RIGHT INVESTMENT OPPORTUNITY

of right now

If you are looking to invest your money in projects that offer the best returns, look no further than Saya BizTop and Saya South X. Together, they make for a perfect investment destination in the whole of Greater Noida West. Here are four reasons to make you believe in their unmatched potential.

Artistic Impression





Artistic Impression

HUGE POTENTIAL OF APPRECIATION

Greater Noida West is the hottest realty destination of Delhi NCR. Better civic infrastructure, better connectivity, affordable prices are the key drivers for the area to grow immensely in the coming years.



Artistic Impression

METRO IMPACT

The Greater Noida Industrial Development Authority (GNIDA) has approved the extension of Phase-2 Metro connectivity from Noida Sector 71 to Knowledge Park 5 in Greater Noida. Better connectivity would lead to faster property absorption and hence, price appreciation.



Artistic Impression

AIRPORT IMPACT

It is the biggest news for Noida region as the airport will be a big job creator. Since it will take four or five years to build the airport, this region is now a lucrative investment destination.



Artistic Impression

THRIVING WITH LARGE CORPORATES

Noida and Greater Noida have earned a reputation of creating jobs for youth across sectors. A recent example being of VIVO setting up a new plant as big as its China plants generating additional 5000 jobs. The area has presence of LG, Vodaphone, VIVO, Accenture, HPCL, Infosys, Samsung, IBM, Adobe, Escorts, Asian Plants, TCS, Dell, Sapient, etc.





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