



CYBER CENTRAL

SECTOR 140-A, NOIDA



WHY SHOULD YOU INVEST IN CYBER CENTRAL?


PROJECT OVERVIEW

With their latest commercial project-Cyber Central, Bhutani Group brings to you the opportunity to invest in something long term and stable in these unstable times.




- Cyber Central is a part of the mix-used development- **Bhutani Cyberthum**
- Priced at **₹17,990/Sq.Ft.**
- Multiple sizes available from **60 to 400 Sq.Ft.**
- **Guaranteed Lease** Rental Post Possession @**₹90/Sq.Ft.**
- High Rental and Capital Appreciation
- **3** Unique Payment Plans including a **12%** Assured Return Plan
- Strategically Located in **Sector 140-A**, Noida Expressway
- Seamless connectivity to **Greater Noida and Yamuna Expressway**


PROJECT HIGHLIGHTS



12 SCREEN
Multiplex



50 FLOORS
WITH SKY MALL



INDIA'S LARGEST
MUSICAL FOUNTAIN

- Spread across an area of almost **27 acres**
- Located On **8th To 34th Floor** of The Twin Towers
- **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

MICRO-MARKET ANALYSIS- WHY SECTOR 140 A

■ Connectivity

- The sector lies on the Noida-Greater Noida Expressway and hence offers seamless connectivity to Greater Noida.
- There are two operational metro stations within a distance of 5 minutes in sectors **137 and 142**.
- There is a **bus terminal** at a distance of less than **1 Km** from the sector
- The upcoming **Jewar airport** is a smooth drive of just about **25 minutes** from this sector.

WHY CYBER CENTRAL

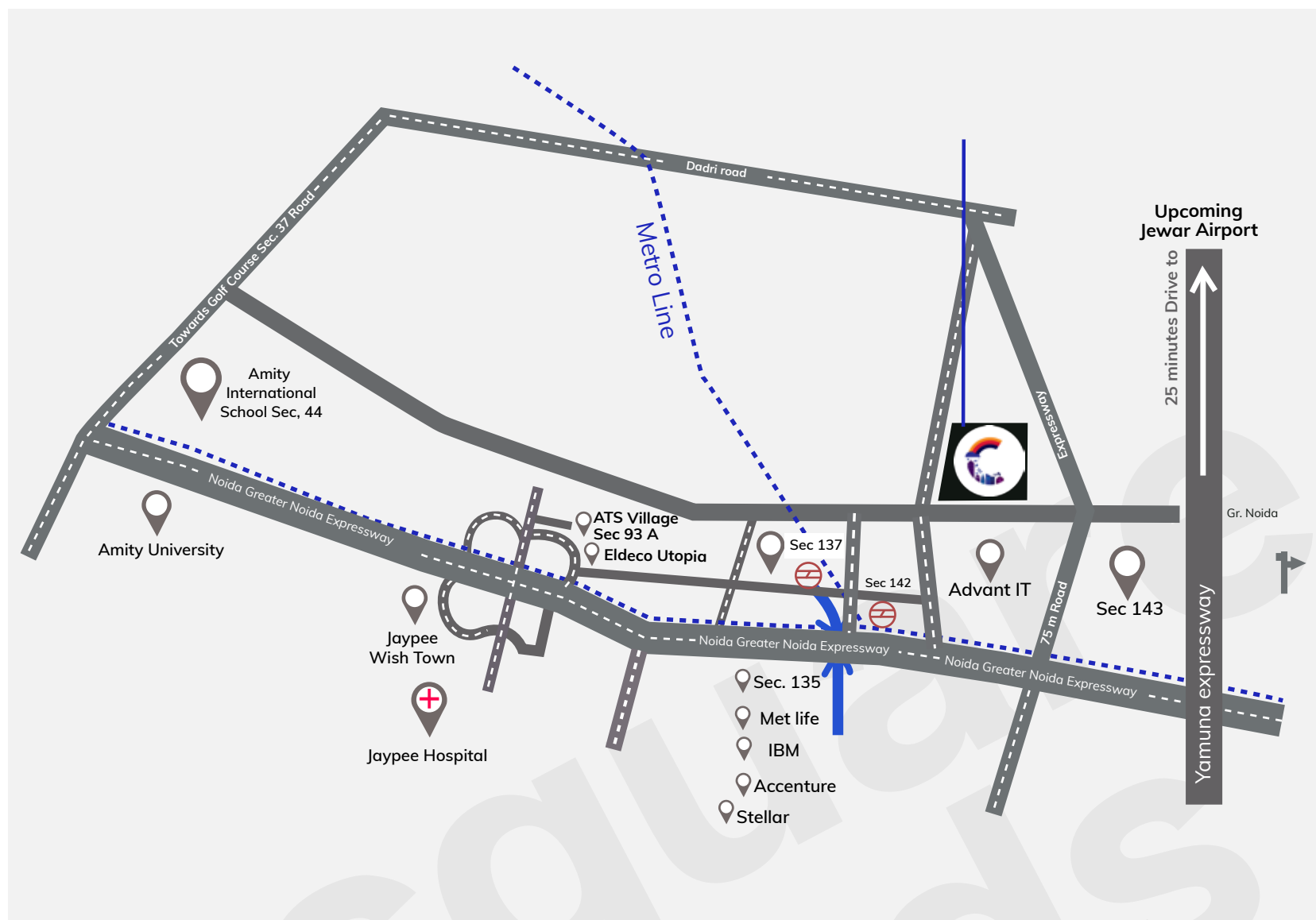
■
At present there are no comparable projects in the **Sector 140-A** or nearby locations with respect to pricing and unit sizes.

■
Cyber Central offers a wide range of ticket sizes for investors to choose from. The units are sized at **60, 120, 152, 180, 215, 300, 322, 308, 375 and 400 Sq.Ft.**



Social Infrastructure

- The sector is going to house North India's tallest commercial tower and hence a landmark property.
- The development, spread across an area of almost 27 acres, will be equipped with a state-of-the-art sky mall, one of India's largest musical fountains, multi-level car parking etc



Capital and Rental appreciation

- The sector has witnessed a capital appreciation of close to **10%** in the last three months. The upward movement is expected to continue in the future too.
- For instance, in **sector 90**, which is situated just about 1Km away, capital values have almost **doubled** in the last three years. This trend is expected to trickle down to Sector 140A as well. Hence, the location poses a good investment opportunity.
- From a rental point of view also, shops and retail outlets in the vicinity have been fetching a monthly rent of close to Rs 150/Sq.Ft.
- As Cyber Central is located within an iconic building with world class amenities, a minimum rent of ₹200/Sq.Ft per month is expected from the property.

Scope of growth

- The sector also poses immense scope for growth in the future. This is due to the fact that commercial sectors along the expressway attracts a working population of anywhere between **3-5 lakh people**. This promises sustained occupier interest in the future.
- Also, due to the connectivity offered to the residential sectors such as 93 A, 143 A&B, 133, 134, 135 etc, there might not be any dearth of demand.
- However, on the supply end, properties offering retail space by grade-A developers with good amenities are rare.
- Sector 140-A, with its state-of-the art amenities, would thus be an attractive option for clients looking for grade-A properties.



ABOUT DEVELOPER

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 which includes the most advanced IT office spaces. In addition to the already wide array of traditional services it offers, it also sees projects through each stage right from site acquisition, designing and development to construction, marketing and sales. The builder has successfully delivered projects that includes I-Thum, Corenthum with its ongoing project- Alphathum. 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 and has done so by assuring its clients and business partners a sense of utmost quality, timely deliveries and reliability

PROJECT RERA NO: Project RERA Phase A #UPRERAPRJ236478 Phase B #UPRERAPRJ240015

SQUARE YARDS RERA NO : #UPRERAAGT10119

PAYMENT PLANS

The project offers multiple payment plans as shown below.

Unit Price	₹17,990/Sq.Ft.
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Other Charges	
Lease rent/IFMS/EEC/FFC	₹700/Sq.Ft.
Car Parking	₹4 Lakhs
Power backup	₹30,000 per KVA

Down Payment/Flexi Payment Plan		
Stage	Down Payment	Flexi Payment Plan
Booking Amount	₹2,00,000	₹2,00,000
Within 30 days of booking	95% of BSP-less booking amount	75% of BSP-less booking amount
On Offer of Possession	5% of BSP+ All other charges	25% of BSP+ All other charges

30:20:25:25 Payment Plan	
Booking Amount	₹2,00,000
Within 30 days of booking	30% of BSP-less booking amount
On commencement of casting of 15th floor	20% of BSP
On completion of Super Structure	25% of BSP
On Offer of Possession	25% of BSP+ All other charges

12% Per Annum Return Plan	
Booking Amount	30% of BSP
Monthly Instalment	₹20,000 (30 Months)
On Offer of Possession	Balance + All Other Charges



DETAILS OF LEASE GUARANTEE POST POSSESSION

The project offers a lease guarantee of ₹90/Sq.Ft./month post possession for 3 years. This is the minimum rent the investor would get. However, the market rent in the sector is expected to appreciate by at least 10-15% by the time of possession. In that case the following would imply:

- For the first three years post possession, the difference in rent between market value and that offered by the developer would be equally split between the two parties.
- Post three years, the investor gets to keep the whole rental earned as per the market values.
- The following table explains the calculation where we are assuming the market rental after 3 years from now (at possession) to be at ₹200/Sq.Ft.
- For ease of calculation we have taken the unit size as 60 Sq.Ft. and the rental appreciation every 3 is taken as 10%:

LEASE GUARANTEE POST POSSESSION @90/Sq.Ft./month+10% appreciation every 3 years		
Per Sq. Ft. Lease Guarantee	₹90	Developer' share: ₹55/Sq.Ft./ month for 3 years
Expected market value after 3 years	₹200	
Difference to be split equally	₹110 (200-90)	
Actual rent per sq ft received by investor	90+55= ₹145	
Rent per month (minimum)	₹8,700 (145x60)	
Rent per year (minimum)	₹1,04,400 (8,700x12)	
Total rent in first 3 years after possession	₹3,13,200	
Rent appreciation minimum 10% after every 3 years		
Expected market value after 6 years	₹220	Developer' share: NIL
Rent per month (minimum)	₹13,200 (220x60)	
Rent per year (minimum)	₹1,58,400 (13,200x12)	
Total rent from 4th to 6th year	₹4,75,200	
Rent appreciation minimum 10% after every 3 years		
Expected market value after 9 years	₹242	Developer' share: NIL
Rent per month (minimum)	₹14,520 (242x60)	
Rent per year (minimum)	₹1,74,240 (14,520x12)	
Total rent from 7th to 9th year	₹5,22,720	
TOTAL RENT IN 9 YEARS (1+2+3)	₹13,11,120	

