





”

A vision of delivering a world-class experience and a project of the magnitude of Saya South X requires a team with impeccable experience. It's taken a select team of handpicked planners, architects, designers, engineers, landscapists, lighting & ambience creators; with thousands of man hours of planning to set in motion this dynamic development. The pages ahead will take you through the details of the project, enabling you to make an informed decision about your investment in Saya South X.

VIKAS BHASIN
FOUNDER
SAYA GROUP

 **SAYA
SOUTH X**
GREATER NOIDA WEST



REDEFINING HIGHSTREET EXPERIENCE



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THE LOCATION

 **SAYA
SOUTH X**
GREATER NOIDA WEST

LOCATION. LOCATION. LOCATION.

A GOLD MINE CALLED GREATER NOIDA WEST



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, resulting in a huge potential to appreciate.



METRO
IMPACT

The Greater Noida Industrial Development Authority (GNIDA) has approved the extension of Phase-2 Metro from Noida Sector 71 to Knowledge Park 5 in Greater Noida. Better connectivity will lead to high footfalls and hence better return on investment to our investors.



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.



JUST A
QUICK
DRIVE AWAY

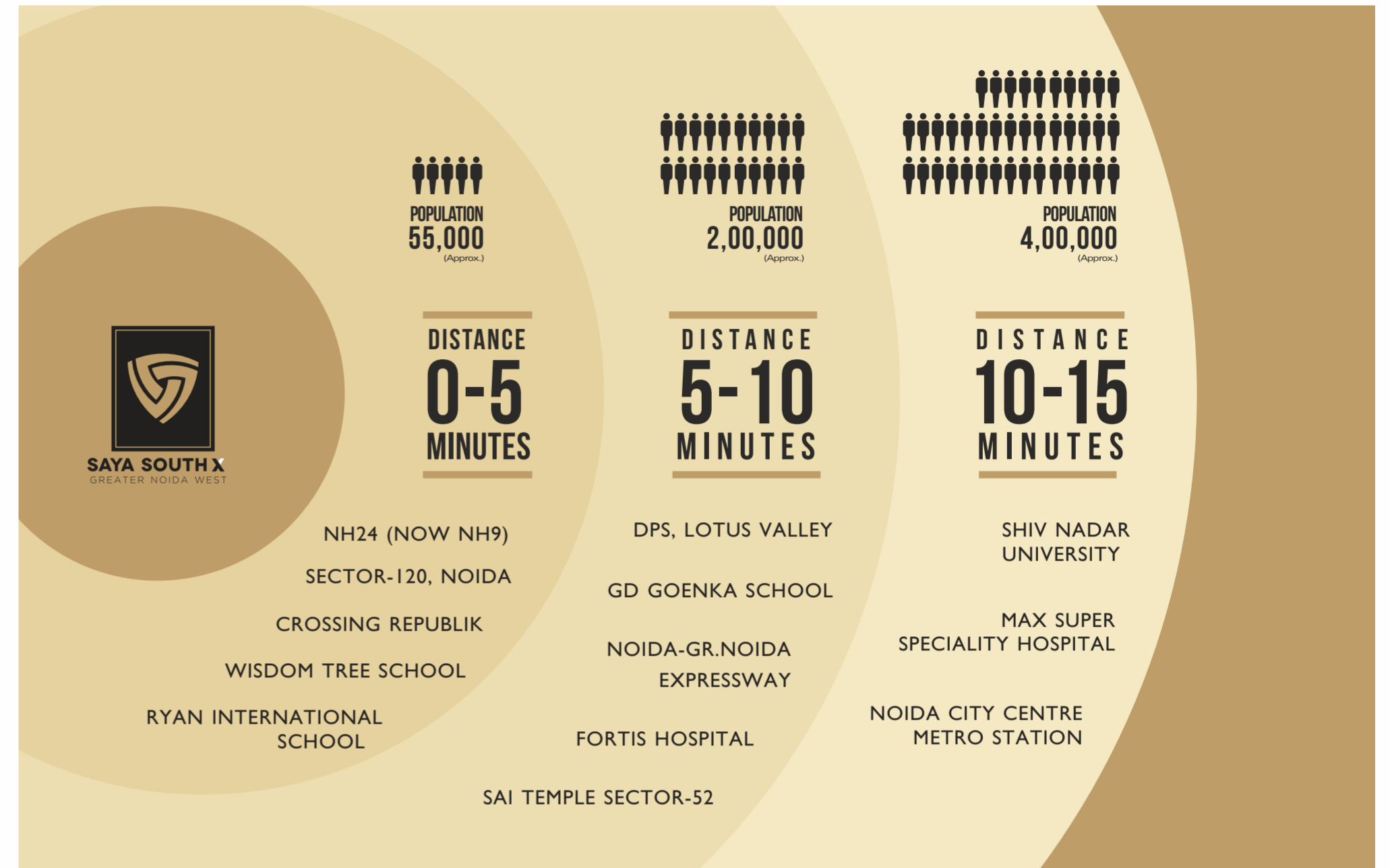
Just 15-20 minutes from Noida City Centre, NH-9 (14 lane Delhi-Meerut Expressway), Noida Greater Noida Expressway and 5-10 minutes from the leading residential sectors, Saya South X enjoys easy access.



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, that will generate additional 5000 jobs. The area has presence of Wipro, Yamaha, LG, Accenture, Infosys, Samsung, Asian Paints, TCS, etc.





CATCHMENT

5 LAC FAMILIES WITHIN 6 KM

THE APPEAL OF SAYA SOUTH X LIES IN ITS EFFORTLESS ACCESS BY FOOT, CAR OR METRO.

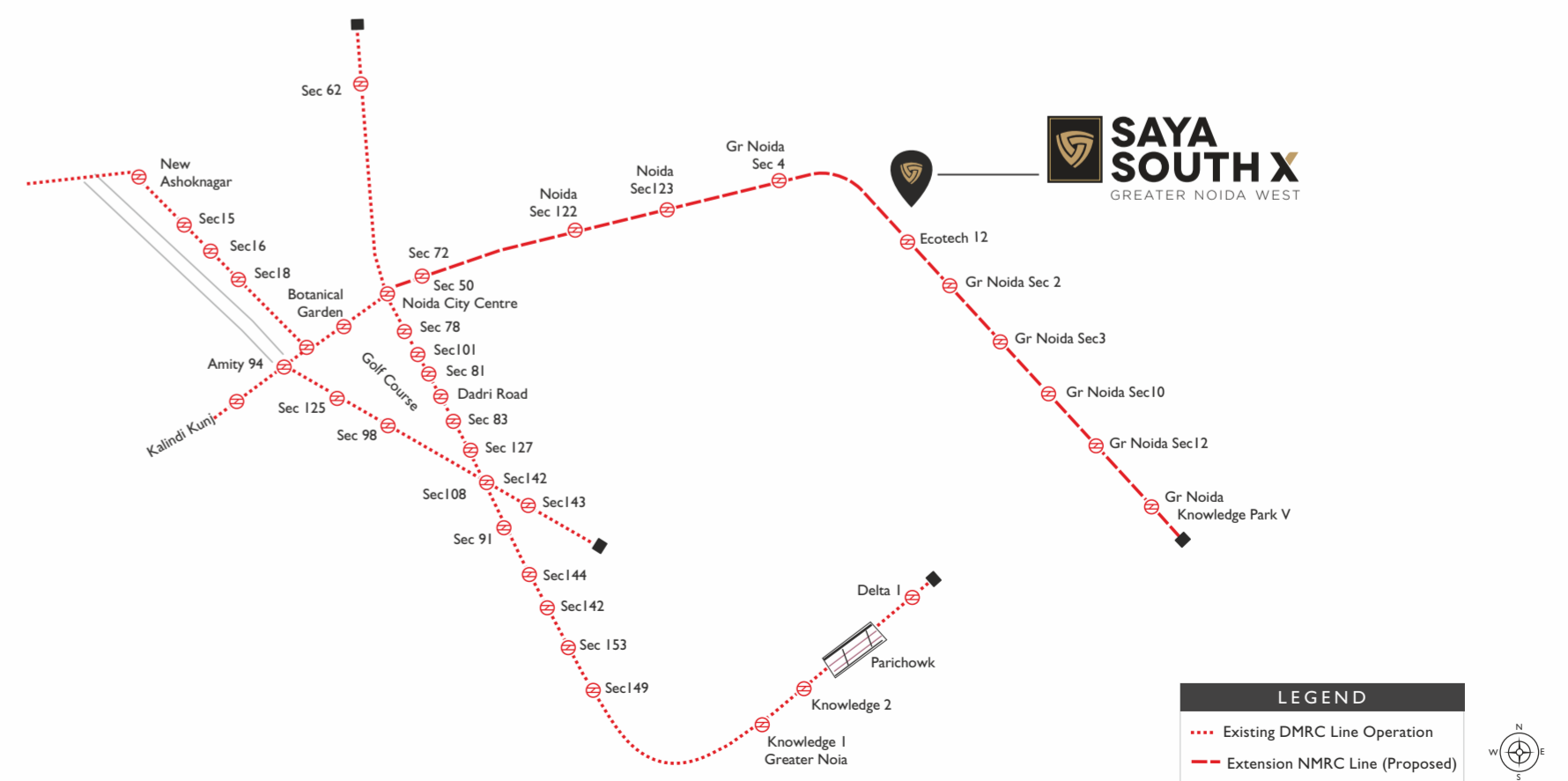
Located right at the Ek Murti round-about

At the cross-section of 130m and 60m wide roads

Imposing frontage with 3-side access to the highstreet



WITHIN CLOSE VICINITY OF THE PROPOSED METRO STATION





ACTUAL SITE IMAGES WITH ARTISTIC IMPRESSIONS OF SAYA SOUTH X

SAYA SOUTH X: A LANDMARK IN THE MAKING

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, 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.

UNOBSTRUCTED VISIBILITY

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

DEFINITE FOOTFALLS

Saya South X 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 sure shot winner.



THE SNAPSHOT

EVERY ICONIC STRUCTURE RE-DEFINES ITS LOCATION
AND THE IMPRESSIVE IMPOSING FACADE OF SAYA
SOUTH X IS DESIGNED TO DO THE SAME.



THE ULTIMATE NEIGHBOURHOOD BAZAAR FOR
SCORES OF RESIDENTIAL TOWERS WITHIN WALKING
DISTANCE OR JUST A FEW MINUTES DRIVE.

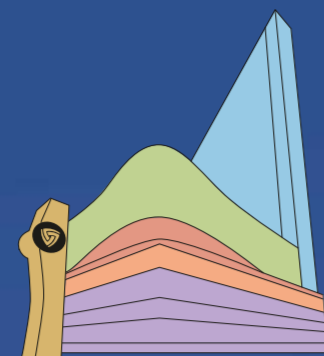
WIDE OPEN AND LANDSCAPED SPACES AROUND THE PERIPHERY OF THIS BUSTLING HIGH STREET MAKE IT AN INVITING DESTINATION FOR SOCIAL RENDEZVOUS.





ARTISTIC IMPRESSION

THE MOMENT YOU STEP INTO SAYA SOUTH X FROM ONE OF THE MANY ACCESS POINTS, YOU ARE AT EASE AND IN ADMIRATION OF THE WELL ARRANGED LINE OF RETAIL OUTLETS SET AMIDST TASTEFUL LANDSCAPING AND PREMIUM FINISHES.



3RD
FLOOR

FOOD COURT/FINE DINING
& ENTERTAINMENT

7TH - 25TH
FLOORS

BUSINESS SUITES

2ND
FLOOR

SHOPS

6TH
FLOOR

BANQUET TERRACES

1ST
FLOOR

SHOPS

5TH
FLOOR

MULTIPLEX/BANQUETS

UG
FLOOR

SHOPS

4TH
FLOOR

MULTIPLEX/DINING

LG
FLOOR

SHOPS



**DEVELOPMENT
SPREAD OVER
12000 SQ.M.
OR APPROX.
3 ACRE**



**3 SIDE OPEN
HIGHSTREET
RIGHT AT
EK MURTI CHOWK
ROUNDAABOUT**



**WELL PLACED
MULTIPLE
ESCALATORS,
7 ELEVATORS,
INCLUDING 3
FOR BUSINESS
SUITES**



**LATEST BUILDING
MAINTENANCE
SYSTEM
WITH CCTVS,
SMOKE DETECTORS
AND FIRE FIGHTING
SYSTEM/SPRINKLER AS PER
NBC & FIRE APPROVAL**



**LARGE ATRIUM,
WELL DESIGNATED
SPACES FOR EVENTS
& FLEA MARKET, STALLS,
ATM & HELP DESK**



**MECHANICAL
CAR PARKING
SPACE ACROSS
2 LEVELS**



SHOPPING



FOLLOWING THE GLOBAL BEST PRACTICES, SAYA SOUTH X FEATURES MANY SPACIOUS AND WELL-LIT PLAZAS, CONVENIENTLY PLACED ESCALATORS AND ELEVATORS TO DRAW REPEAT VISITORS.



AT SAYA SOUTH X ONE WILL SEE SPACIOUS DEDICATED ZONES FOR EVENTS AND LAUNCHES, WHICH ARE AN EFFECTIVE PULL FOR GENERATING REGULAR FOOTFALLS. THE RETAIL OUTLETS ENJOY MAXIMUM VISIBILITY WITH NO BLIND SPOTS.



THE INTERIORS AT SAYA SOUTH X ARE CREATED WITH SOOTHING COLOUR TONES, ELEGANT WATER FEATURES, DESIGNER POTS, PIPED MUSIC, GLASS CLAD ELEVATORS, DEDICATED ADVERTISING SPACES, ETC. TO CREATE A SOPHISTICATED RETAIL DESTINATION.



REDEFINING RETAIL

INCREDIBLE RETAIL POTENTIAL AS A RESULT OF FLEXIBLE UNITS, MULTIPLE LEVELS, NATURAL DAYLIGHT, EFFICIENT LOGISTICS AND MODERN INSTALLATIONS.



DESIGN IMPACT

LARGE AND LIVELY ATRIUM WITH EASILY VISIBLE SHOPS OPENING TO THE WIDE CORRIDORS WISELY PLACED TO ENABLE CIRCULAR MOVEMENT.



ANCHOR STORE

LOWER GROUND FLOOR FEATURING GROCERY OR A DEPARTMENT ANCHOR TO DRAW LARGE CROWDS, BE IT WEEK-DAYS OR WEEK-ENDS.



LIFESTYLE BRANDS

FASHION IS THE SECRET OF SUCCESS FOR EVERY CROWDED HIGH STREET AND WE HAVE PLANNED IT IN ABUNDANCE ACROSS FOUR LEVELS.



DINING



ARTISTIC IMPRESSION

THE BIGGEST CONTRIBUTION OF THE FOOD COURT AT SAYA SOUTH X IS TO KEEP THE SHOPPERS AROUND LONGER. THE F&B CHOICES ARE APLENTY HERE, WELL SPREAD OVER TWO FLOORS. INTERNATIONAL MALL STUDIES REVEAL THAT VISITORS SPEND ALMOST 20-25% MORE AT MALLS HAVING GOOD FOOD COURTS.



LAVISH FOOD COURT TO EAT, EAT AND REPEAT.

AN ATTRACTIVE CENTRAL EATING SPACE THAT IS AS MUCH COMFORTABLE AS CONVENIENT AND EYE CATCHING, TO SERVE REGIONAL, NATIONAL AND INTERNATIONAL CUISINES.



QUICK DINING, CASUAL DINING, FINE DINING. IT'S ALL THERE.

THE STAND ALONE RESTAURANTS ARE WELL SPACED OVER TWO LEVELS FOR ALL TO CHOOSE FROM THEIR PREFERRED FORMAT OF FOOD AND SERVICE.



PUBS, BISTROS AND FRESH BREWS CRAFTED FOR THE MILLENNIALS.

40 PERCENT OF YOUNG SHOPPERS PICK A RETAIL VENUE BASED ON THE RESTAURANTS LOCATED THERE. AN OPPORTUNITY FOR VIBRANT PUBS AND BISTROS IS BREWING AT SAYA SOUTH X.



THE SUCCESS MANTRA OF ACCESS SCORES HIGH HERE.

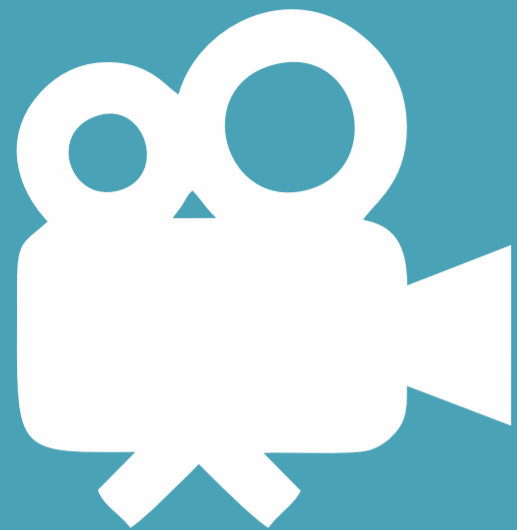
WHETHER AFTER SHOPPING OR WATCHING A MOVIE; OR GOING DIRECTLY FOR A BITE, THE WELL PLANNED AND MULTIPLE ACCESSES TO THE FOOD VENUES AT SAYA SOUTH X ENSURE A SMOOTH EXPERIENCE.

 **SAYA
SOUTH X**
GREATER NOIDA WEST

CINEMA *Festival*



MULTIPLEX



MULTIPLEX: THE REAL GAME CHANGER IS RIGHT HERE

**INDIA:
A MOVIE
LOVING NATION**

NO.1

India is ranked first in the world with over 1,000 movies being produced and exhibited annually.

3 BILLION

With over three billion tickets sold in a year, India is No.1 country in the world in terms of movie attendance.



SCREEN DENSITY
(Movie screen per million people)

India : 8
US : 126
UK : 60
S.Korea: 40
China : 26

ADDING 150-200 SCREENS EVERY YEAR, MULTIPLEXES IN INDIA ARE GROWING @10% EACH YEAR SINCE THE LAST THE FEW YEARS.

MOVIES AT SAYA SOUTH X

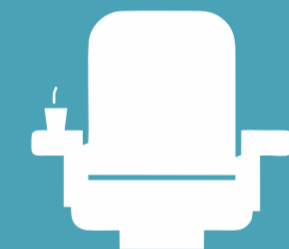
6 SCREENS

900 + SEATS

1 LAC VIEWERS/
MONTH



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



High-class seating
in plush ambience



The studies show that the presence of multiplex in a shopping mall not only increases and assures footfalls but also helps investors get higher rentals for their shops.



BEYOND MOVIES

MORE REASONS. MORE VISITS. MORE TIME SPENT.

The concept of retail-restaurant-banqueting-entertainment hybrid at Saya South X is intended to capture the increasing share of families' disposable out-of-home leisure time and their retail spending.

Movie watching at Saya South X is well supplemented by gaming zones, kids interactive options, entertainment and event areas making it a complete family destination.



BANQUETS



**SAYA SOUTH X
UNLEASHES THE POWER OF
BIG FAT
INDIAN
CELEBRATIONS!**

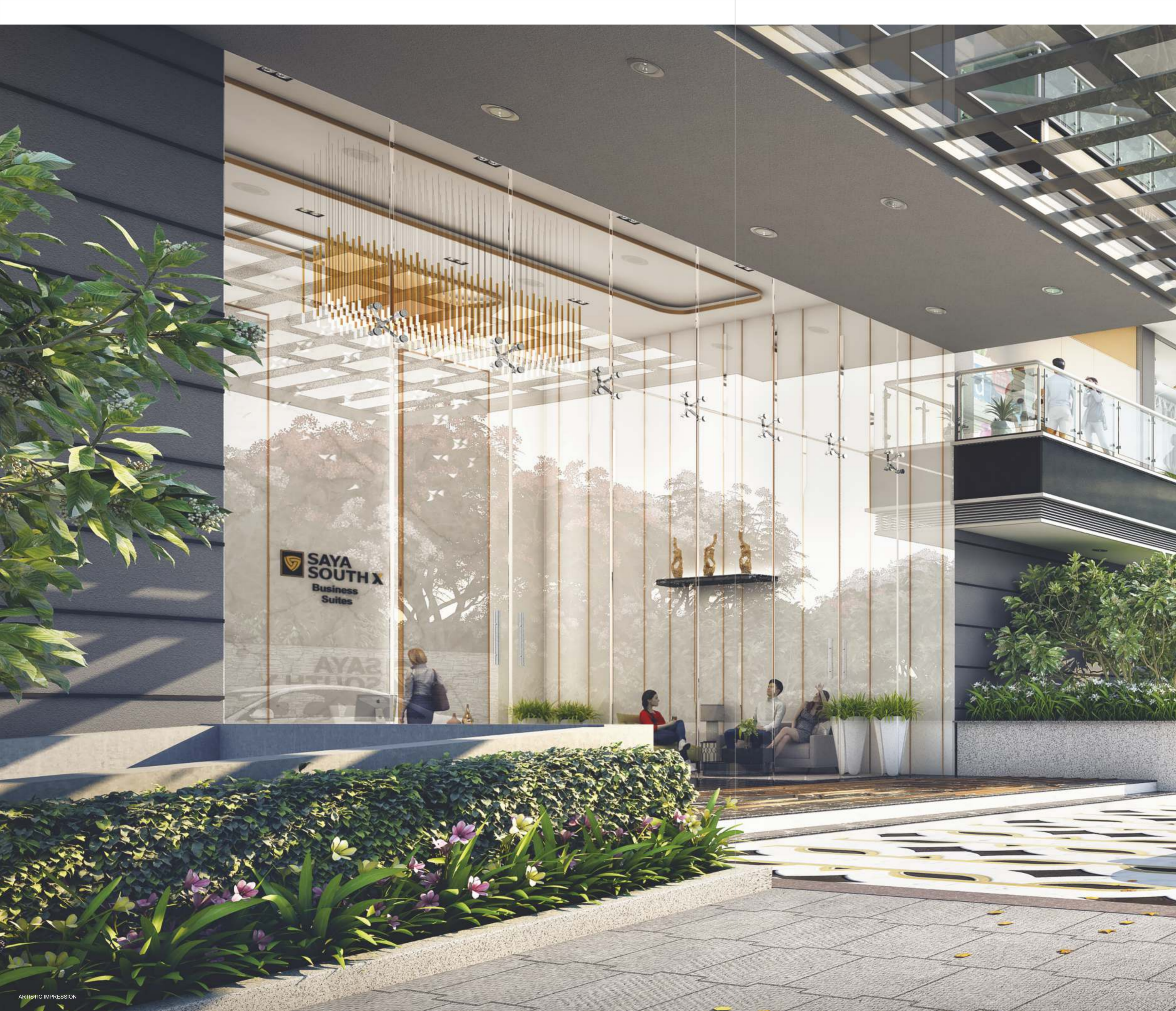


Not only is the banquet industry itself growing rapidly, but the presence of banquet halls in Saya South X becomes a concrete reason to attract footfalls from people who may not be even staying in the neighbourhood.

Saya South X gives its visitors many reasons to step-in and enjoy its vibrant ambiance.

- BIRTHDAYS
- ANNIVERSARIES
- WEDDINGS
- RECEPTIONS
- BABY SHOWERS
- KITTY PARTIES
- LAUNCHES
- EXPOS
- CONFERENCES
- SEMINARS
- AWARDS

**6 BANQUET HALLS
ON 5TH FLOOR WITH EASY ACCESS**



SAYA SOUTH X
Business Suites

BUSINESS SUITES



ARTISTIC IMPRESSION

FIRST IMPRESSION IS EVERYTHING IN STRIKING A GOOD BUSINESS DEAL. YOU CREATE A LASTING IMPACT AT THE BUSINESS TOWER OF SAVA SOUTH X WITH ITS ELEGANT ARRIVAL. MAKE AN ENTRY INTO AN IMPRESSIVE DOUBLE HEIGHT LOBBY WITH PRIDE.



SAYA SOUTH X BUSINESS SUITES: REDEFINING THE DYNAMICS OF HOW WORK IS DONE.

HIGH EFFICIENCY, LOW COST

BUSINESS CENTRE FACILITIES

MEETING ROOMS

HIGH SPEED WI-FI

FULL SERVICE PANTRY

CAFES & LOUNGES

24X7 SECURITY

Calling all corporate shakers, business nomads, freelancers, energetic entrepreneurs, international workers, co-workers, project teams, start-ups and well-established companies.

The Business Suites at Saya South X is a novel concept of shop-work-play and is unarguably the best destination in Greater Noida West.

Home to world-class facilities, the Business Suites offer flexible unit sizes and styles.

CLEARANCE AND APPROVAL

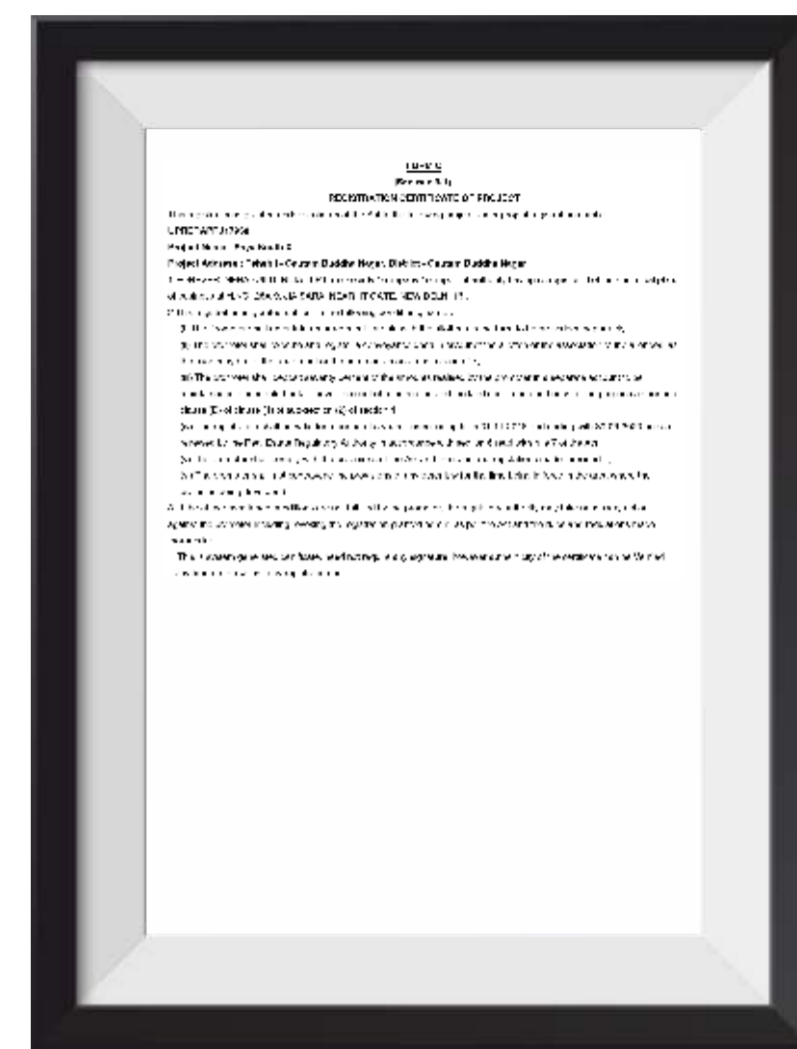
FIRE NOC



STRUCTURAL VETTING CERTIFICATE



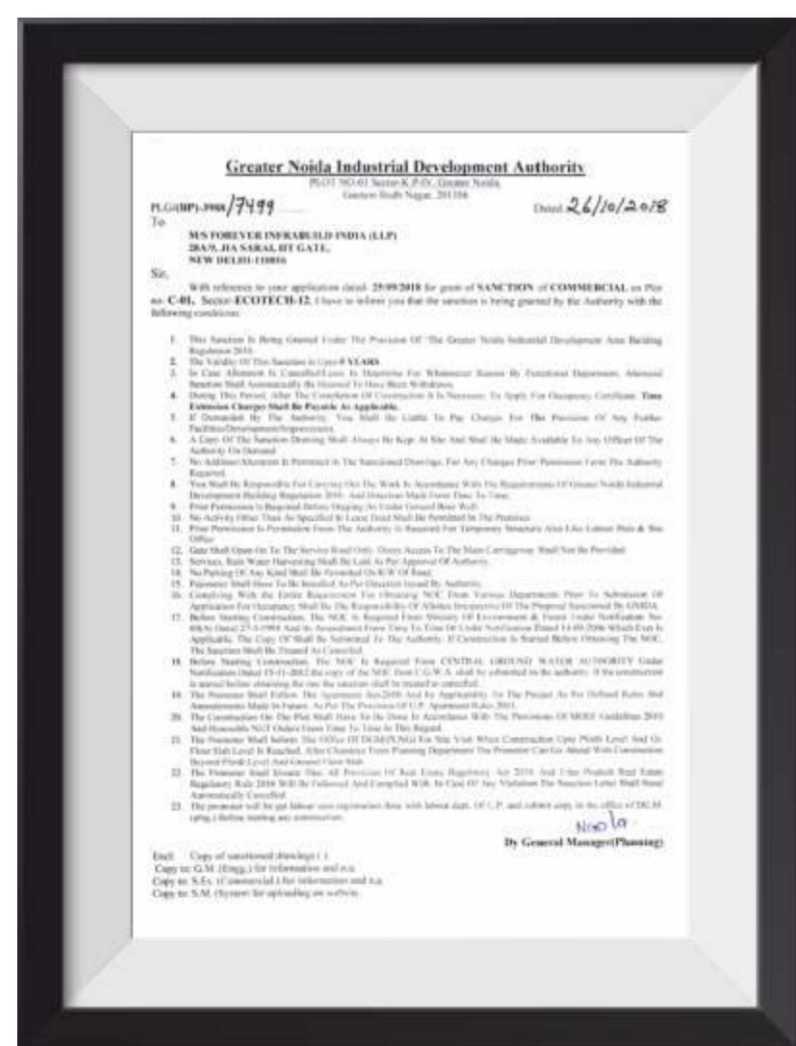
RERA REGISTRATION CERTIFICATE



AIRPORTS AUTHORITY OF INDIA



APPROVAL LETTER



ENVIRONMENT CLEARANCE



IIT VETTING CLEARANCE





SAYA: BUILDING RELATIONSHIPS FOREVER

EXPERIENCE OF ALMOST
2 DECADES

OVER
57 LAC SQ.FT.
DELIVERED

MORE THAN
2970
SATISFIED FAMILIES

6 DEVELOPMENTS
IN RESIDENTIAL & COMMERCIAL

YOUNG, AGILE & GROWING

At Saya, we take pride in building a quality product. Quality for us begins with building to exacting standards and superior level of finishes. Today, the company name is synonymous with delivering quality projects via a professional well managed process.

Our approach to every project begins with resourcing. We select a combination of our best talent, sub-contractors and suppliers who have successfully delivered projects of a similar nature. Each project team is led by a senior company executive who is well-versed and is hands-on with the complexities of the project.

Financial administration at a company and project level has been the key to our ongoing success. Our robust systems and reporting methods have been well developed over 2 decades to meet industry and statutory requirements. Each project is managed in line with our company standards, procedures and protocols.

Our management, collaborative approach & commitment provide us with the foundation to successfully deliver every time.

THE DEVELOPMENTS



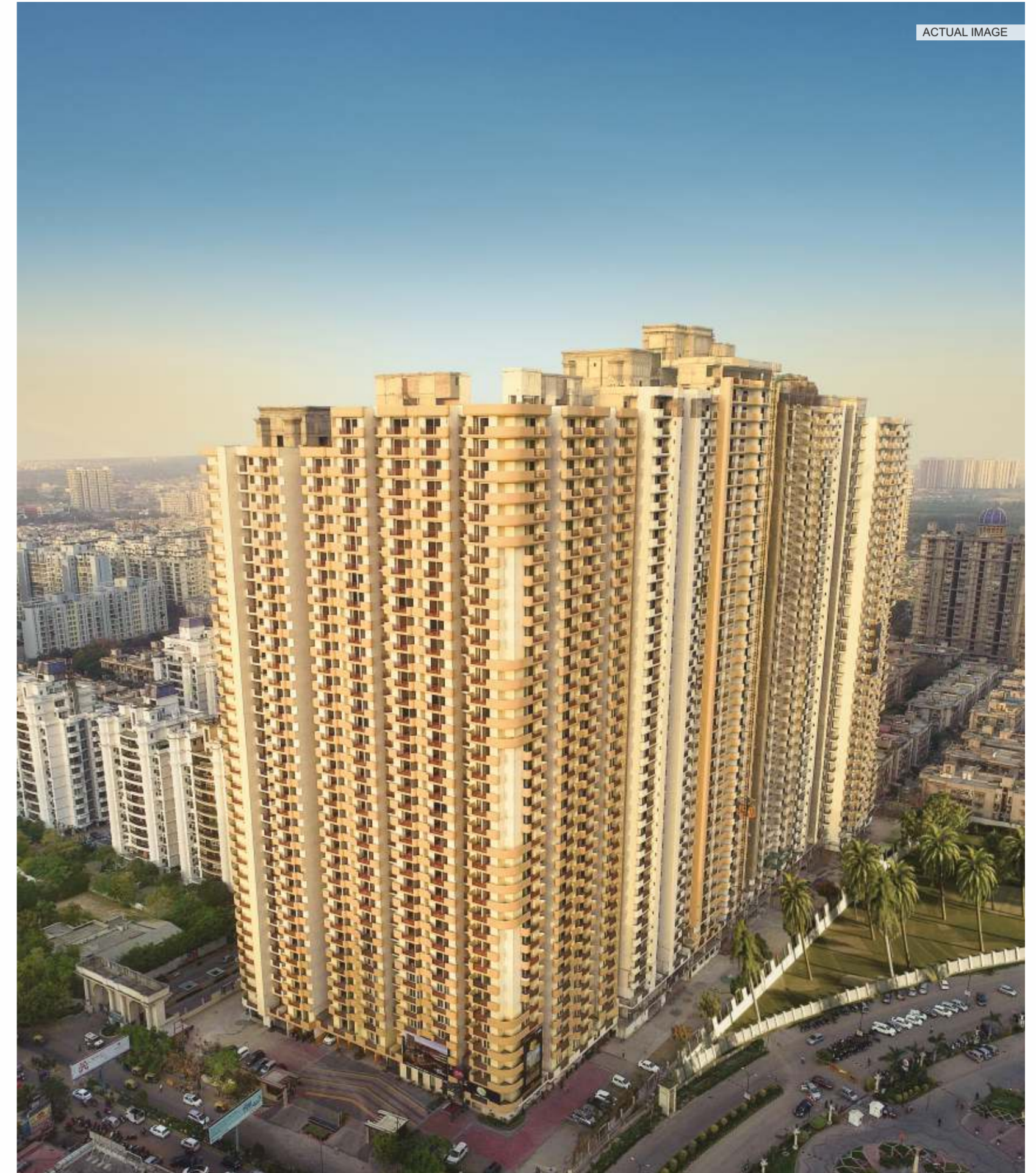
SAYA DESIRE RESIDENCY - DELIVERED



SAYA ZENITH - DELIVERED



SAYA ZION - DELIVERED



SAYA GOLD AVENUE - POSSESSION IN 2019*



SAYA S-CLASS
SIGNATURE RESIDENCES



SAYA S-CLASS
SIGNATURE RESIDENCES

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