



SECTOR 153, NOIDA
RERA No.: UPRERAPRJ423807

THINK LEGACY

With 15 million sq ft* delivered and
another 15 million sq ft* in the making

- **19 landmark projects**
- **12 year legacy**
- **Trust and commitment of delivery**
- **~2X to 3X returns across projects**



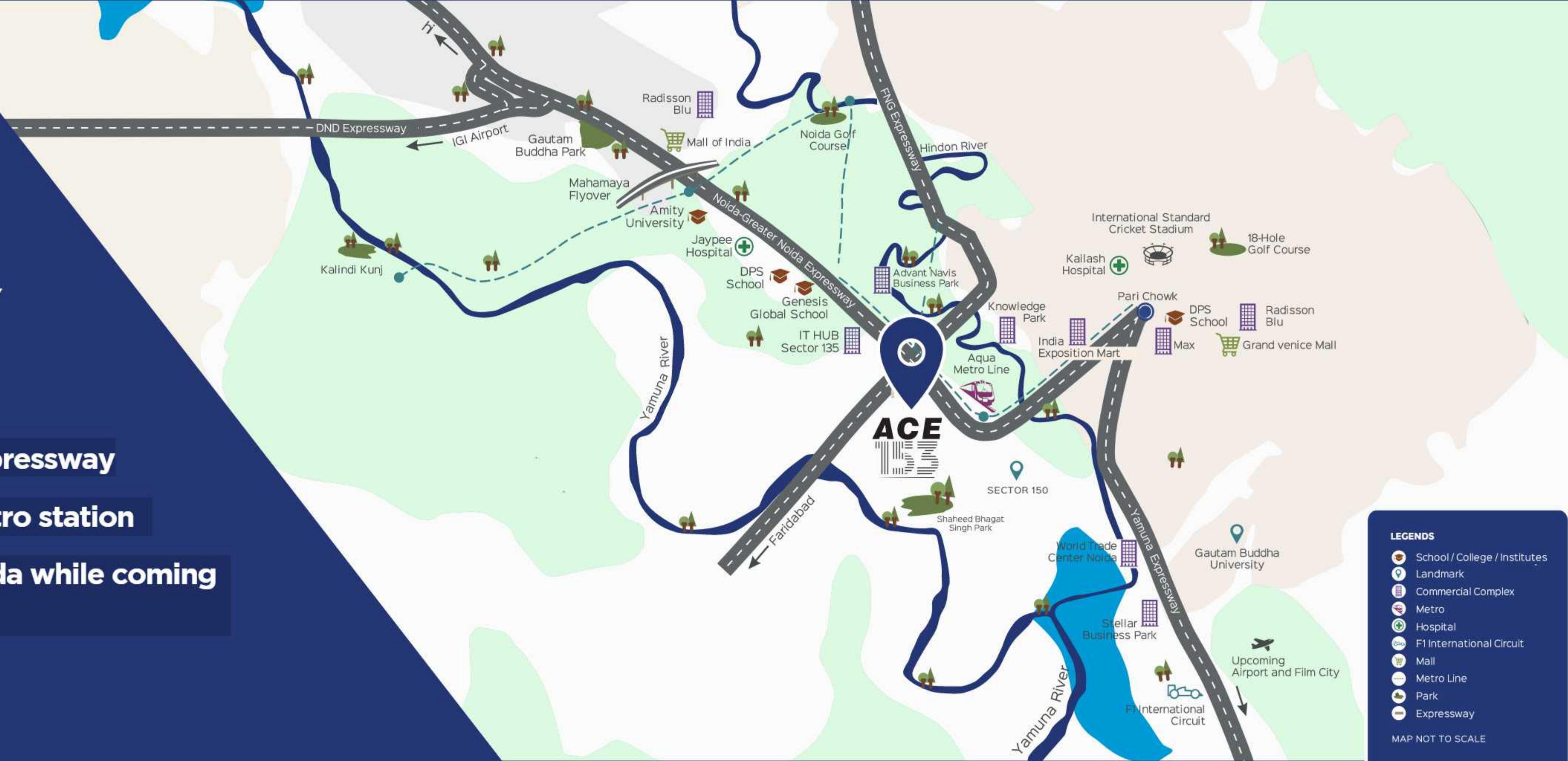
THNK ASSURANCE

With strong leasing capability also demonstrated at Ace Capitol, which is fully leased to HDFC & Infosys

Actual image

THAN PROXIMITY

- Less than ~500 m from the expressway
- Walking distance from the metro station
- First institutional sector in Noida while coming from Jewar Intl. Airport



THINK DEMAND

With office spaces that will consistently stay desirable

- **One of the largest IT/ITES plots (~5 acres*) in a huge institutional sector (~150 acres*)**
- **Upcoming developments such as TCS (~75 acres*), Paytm (~10 acres*) and Kent (~5 acres*) in close vicinity**
- **High demand for ancillary offices**

THINK ASSEMBLAGE

With retail spaces that will always stay busy

- **More than ~10,000 in-house employees to keep the retail busy**
- **Will serve the retail needs of small offices in the sector**
- **More than ~50,000 families in the vicinity**

THINK EXPONENTIAL

A rare opportunity to own
an asset with a potential
of exponential returns



Artist's impression



THNK ELEGANCE



With state-of-the-art architecture
redefining the office and retail space

THNK ALLURE

With a striking central water feature,
for a vibrant environment

THNK GRANDIOSE

With lavish office lobbies and
glass curtain walls





THINK VISION

With panoramic views
from offices

THINK FUSION

With leisure, networking and
growth avenues at Club Martini

- Spread across ~20,000 sq ft*
- Modern and lively environment
- Seamless transition between work and leisure

CLUB MARTINI



Representational image

*1 sq ft = 0.0929 sq m



UNIVERSAL ACCESS MEMBERSHIP CARD

TOP-OF-THE-LINE CONCIERGE SERVICES



Representational image



GRAND LOUNGE AREA



WELL-STOCKED BAR





EXCLUSIVE PRIVATE LOUNGES

BOOK READING





WINE TASTING



STATE-OF-THE-ART GYMNASIUM, YOGA AND PILATES STUDIO



THINK SPECTACULAR

With high-end roof-top restaurants
and al fresco dining options



THINK INTERACTION

With a retail boulevard for
maximum visibility of shops



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THANK YOU

Site Address: Plot No. A-107, Sector 153, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201301

RERA No.: UPRERAPRJ423807; Website of UP RERA: www.up-rera.in

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