



**GRANDTHUM**  
LIFE LIVES HERE



**BHUTANI**  
—INFRA—  
INSPIRED BY INNOVATION



भारत बढो  
अभियान  
— WITH —  
**STARTUP**  
**NATION**   
YOUR LAUNCHPAD TO SUCCESS

**INFOPACK**

RERA REGISTRATION NO. : UPRERAPRM90259

## **ABOUT BHUTANI GROUP**

The Bhutani Group was founded by Mr. Prem Bhutani & Mr. Anil Bhutani in early 1985. Their contribution to the industry has been remarkable. From the 1985 till date, these stalwarts have achieved almost all milestones known to any real estate firm in the country. Their selection of location, meticulous strategy, eye for detail on construction, quality of delivered products, attaining customer satisfaction and most importantly the promised "on time delivery of projects" has led to them becoming an organization to be reckoned with.

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 and residential segments. 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.

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.

Not only this, the group's strategy is to focus and deliver one project at a time which has facilitated them to achieve all milestones so far.

- HIGHEST SALES TURNOVER IN COMMERCIAL REAL ESTATE
- ZERO DEBT
- 3 DECADES OLD TRACK RECORD
- FASTEST DELIVERY OF COMMERCIAL REAL ESTATE
- FOCUSED ON COMMERCIAL REAL ESTATE
- FULLY PAID UP LAND/NO ISSUE FROM BANKS OR AUTHORITY

## ABOUT MANAGEMENT



**Ashish Bhutani**  
**CEO, Bhutani Group**

Ashish is a young and dynamic corporate leader spearheading the Bhutani Group's success story. Having completed MBA from the University of Cardiff, UK and graduation from University of Sheffield, UK, he brings a global outlook towards commercial real estate development in India. He has travelled extensively across the world and is applying all of his know-how on global best practices in his projects.

Ashish is a thorough management professional who believes in fulfilling commitments to his company's clients, partners and employees. Under his leadership, the Group is achieving tremendous success and their flagship pro



**Sanchit Bhutani**  
**CFO, Bhutani Group**

As the CFO of the Bhutani Group, Sanchit Bhutani is responsible for all the financial oversight, strategic planning and execution. He believes in creating long-term brand equity and values for the Group through strategic design and seamless implementation of lean business initiatives in the areas of financial management, operations, strategic sourcing, and CRM among others.

It is due to his sharp business acumen and customer service centric mindset, the Bhutani Group has delivered two of the most successful commercial real estate projects in India: I-Thum, WSM and Alphathum. All the projects are located in the NCR.

## **FREQUENTLY ASKED QUESTIONS (FAQ'S)**

### **1) Details about project ?**

The Project is a mixed-use development spread over 23 acres. Greater Noida West's first organised shopping centre bringing together elements of retail, entertainment, office spaces, serviced apartments, adventure island, restaurants/café, multiplex, hypermarket etc. An interesting mix of leisure, fine dining, entertainment and interactive spaces.

There are two high rise towers with 34 floors dedicated to office space, plug and play models for entrepreneurs, professionals and small businesses. Offerings include large, flexible spaces for medium to large businesses.

Key highlights of the project include iconic twin tower design for office spaces, Double-level figure eight design for retail and entertainment spaces, stunning dining space inspired by yachts in water - 'the yacht garden', Unhindered walkability and a condensed footprint.

### **2) What is Start up nation and how is it different from traditional office spaces ?**

Start-up nation is an initiative to help the startup community by enabling them to buy their own office on easy instalments without any interest, documentation, charges or requirements of taking loan. It is a unique concept which provides world class facilities to small sized units designed specially to suit startup businesses. Traditional Offices are generally larger in size with greater capital requirement, having conventional payment plans and involvement of interest on loan, if taken.

### **3) What are the key features & amenities of Startup nation?**

The project being located at a prime location of a densely populated area, the project offers plug & play lockable offices of compact sizes. The concept being such that it offers cost advantages for small occupiers, with facilities of large set ups like reception, pantry, conference rooms, high speed internet, printing & IT Solutions, air-conditioning, security and various other services on call like shuttle to the airport, travel desk, shared cab management etc. offering advantages of collaboration, network development and community working.

### **4) What do you mean by EPR?**

EPR is a revolutionary scheme that will fulfill your dream of buying an office space. When you buy a property through a traditional bank loan, it's repayment is to be made in Equated Monthly Installments (EMIs), which comprise of both Principal and Interest component. Such EMI payment is to be made over the period of loan which is generally more than 10 years. With EPR ( Equal principal repayment), as the name suggests, you need to pay back only the principal amount in just 65 Equal monthly instalments, without any interest. The savings of interest are substantial enough to contribute to investment in a second property.

Illustration 1 – EPR Comparison With Traditional Commercial Loan  
Assumption – property value of ₹ 15 lacs

SCHEME	PROPERTY VALUE (IN ₹)	OWN CONTRIBUTION (35% OF PROPERTY VALUE (IN ₹))	LOAN COMPONENT /EPR PAYABLE (65% OF PROPERTY VALUE (IN ₹))	TENURE IN MONTHS	MONTHLY EMI UNDER TRADITIONAL LOAN & EPR IN START-UP NATION (IN ₹)	NET OUTFLOW* IN ₹
Standard Loan**	₹15,00,000	₹5,25,000	₹9,75,000	99	₹15,026	₹20,12,589
Startup Nation	₹15,00,000	₹5,25,000	₹9,75,000	65	₹15,000	₹15,00,000
Saving						₹5,12,589 (52.5% of loan value)

\*Net Outflow: EMI X No. of Months + Own Contribution

\*\*Traditional Loan: Assuming Fixed Rate Of Interest @ 11 % (Rate of Interest for Commercial Property is generally higher as compared to Home Loans). Commercial loan is generally available only upto 65% of the property value.

**5) Who is eligible for this scheme? What are the eligibility criteria?**

There is no eligibility criteria for availing Start up Nation scheme. Any person can avail the scheme.

**6) What is the age criterion for this scheme?**

Person of any age can take the scheme.

**7) What are the documents required?**

There is no documentation required as such apart from the normal documentation required for booking a property. However, customer needs to give post dated cheques at the time of booking and at the time of registry for availing this scheme.

**8) What if I want to resale the property after a certain period? Is this scheme transferable?**

You can resale your property anytime you like. The new customer needs to pay the balance amount as per the scheme.

**9) What if in case developer delays offer of possession?**

The payment plans are construction linked, you will get your property on a date range as promised by the developer. However in case of any unfortunate delay, the developer will pay penalty as per agreement.

**10) How will I get it registered before making complete 100% payment to developer?**

You can get the possession of property and get it registered before making complete 100% payment to the developer basis firm post dated cheques.



**11) Is this scheme available in non-metro cities?**

Yes the same is available in all cities.

**12) Can i buy multiple units in this scheme?**

Yes, you can buy multiple units under this scheme.

**13) What is the status of land payment ?**

The land parcel is fully paid up, with no dues towards authorities.

**14) What is expected date for Jewar Airport to get operational ?**

Jewar International Airport is a proposed airport to be constructed in Jewar in Gautam Budh Nagar district of Uttar Pradesh. The Yamuna Expressway Industrial Development Authority (YEIDA) will be the implementing agency on behalf of the Uttar Pradesh State Government. The proposed plan is to build a two runway airport by 2022-23 and then, at a future date, to extend it to a 7200-acre 6-runway airport. According to the proposed plan, the airport will handle 5 million passengers per annum (MPA) initially and up to 60 MPA after expansion over 30 years. (Making it the largest airport in India).

**15) What is the current status of project ?**

The Construction of project will commence in November 2019. The project is already registered with RERA, with expected completion by the year 2022-23.

**16) What is the assurance of lease given by the developer ?**

The customer need to opt whether the property will be for self use 6 months before offer of possession or available for lease. The Developer will give lease guarantee for 5 years from the date of possession with lock-in period of 2 years.

**17) Is there any service charges for the scheme ?**

Yes, there is a service charge of Rs. 6,018 (Rs.5100 + applicable GST @ 18%) per booking to be paid in the name of "Investors Clinic Infratech Private Limited" by Cheque / DD.

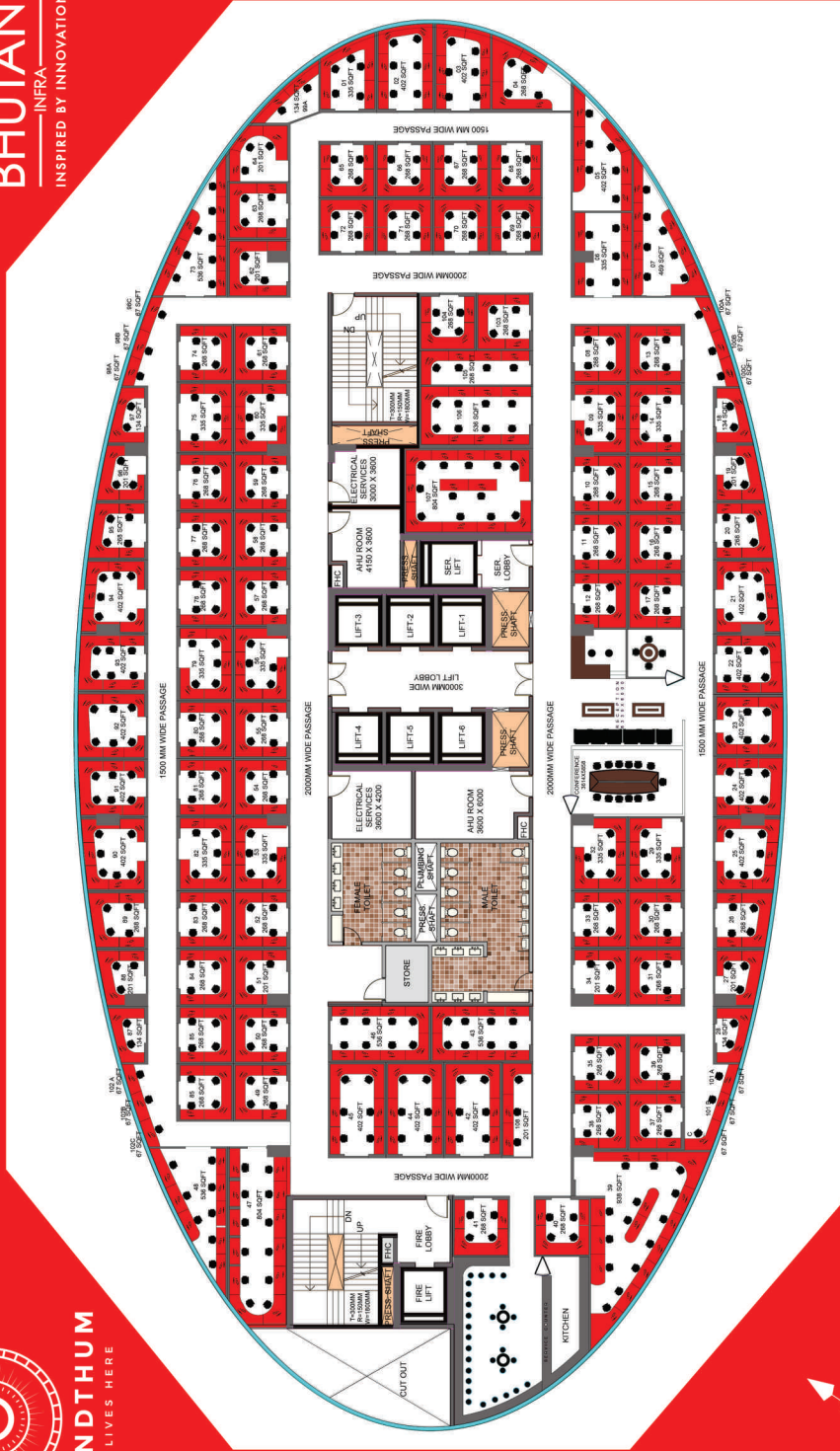
# FLOOR PLAN

**FLOOR PLAN : STARTUP NATION**

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**BHARAT BADHO ABHIYAN**



**TYPICAL FLOOR PLAN**

THE FLOOR PLAN IS INDICATIVE & SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.  
RERA REGISTRATION : BHUTANI : UPRERAPRM90259.

### KEY FEATURES OF GRANDTHUM

A landmark icon located at Greater Noida West, Spreading over 25 acres of mixed used development brings together world class features creating an eco system that offers infinite possibilities.



ANCHOR SPACES



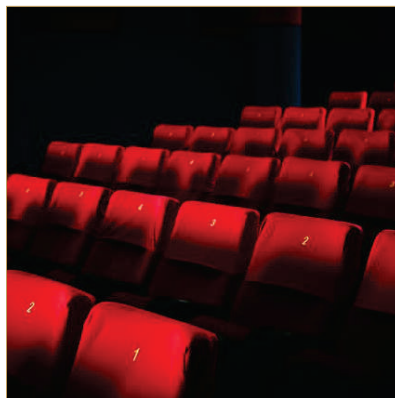
SHOPPING ARCADE



FOOD COURT &  
FINE DINING



HYPERMART



MULTIPLEX



AMUSEMENT PARK

### AMENITIES OF STARTUP NATION

Common Reception	Dedicated full service concierge
Free access to clubs for business meetings	Maintenance & Housekeeping Services
IT Software & Hardware support services	Travel Helpdesk
Shuttle Service to the Airport	Shared cab management services for staff
Photocopy machine	Plug & play shared office spaces
Prime Location	Flexibility
Service oriented workplace	Shared Pantry services
Community	Cost advantages for small occupiers



**LOCATION MAP**





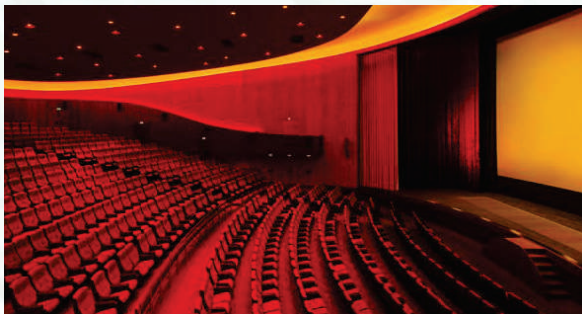
# DELIVERED PROJECT BY BHUTANI GROUP



**ALPHATHUM**  
SECTOR 90, NOIDA

**i-thum**  
The future of IT parks !

**WORLD SQUARE MALL**



**WORLD SQUARE MALL**

**WORLD SQUARE HOTEL**

**PARMESH COMPLEX**

**PARMESH COMPLEX I**

**PARMESH COMPLEX II**

**PARMESH BUSINESS CENTRE I**

**PARMESH BUSINESS CENTRE II**

**PARMESH CORPORATE TOWER**