

iv@lley Proposed Layout Plan



Awarding **SPACE** for
Beautiful **MINDS...**



* It is an artistic impression & actual may vary



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* Note : This brochure is purely conceptual & not a legal offering. The information given in this brochure is for preliminary purposes. Further the Promoter / Architect reserves the right to add / delete any detail specifications mentioned if so warranted by the circumstances.

* Note : All the specifications, conditions and designs are only indicative & some of these can be changed in consultation with architect or equivalent provided at the discretion of company.

* Conditions Apply

IT Park | Studio Apartments



Commercial Mall | Club



An Ultimate IT Destination

Vardhman Divine *iValley* is a prestigious project of International Stature blended with IT Square - an Ultimate IT Destination along with Metropolis Studio Apartment - an Ultra Modern Luxury Studio Apartment and Vardhman Galleria, a world Class Mall - *iValley* a unique concept of Work-Live-Play. With a total of 10 Lakh sq.ft situated in prominent location of Knowledge Park-III, three side corner plot no.



26/1 Knowledge Park III near Vardhman Chowk. Vardhman Divine *iValley* in Greater Noida is undoubtedly a promising project of prime prestige. *iValley* is a coveted address for distinguished corporate. *iValley* is all about premier-class office space, a secure state of the art infrastructure and a professional incubator wing for both the established and growing high-tech companies. *iValley* is spread over a total area of approximately 10 Lakh sq.ft, bifurcated into following divisions :

- 6, 50, 000 sq. ft completely dedicated to IT / ITES purposes
- 1, 50, 000 sq. ft available for Commercial Centers
- 1, 50, 000 sq. ft meant for developing Residential Apartments
- 50, 000 sq. ft flexible area for other services



" Awarding SPACE for Beautiful MINDS "

Mind and space are closely connected. Where mind needs space to imagine...think...create..., space needs mind to simply exist ! Taking this bonding to another level, Vardhman has come up with the *iValley*, a world class technological park offering an ambience for efficient working and an orbit for luxury living.

iValley is an ultimate destination for dynamic professionals, who are committed to achieve more in life and leave examples behind. *iValley* is special, because it allows its residents to maintain a balance between their personal and professional lives & bring every aspect of their life closer to one another and unite in harmony.



" Business at *iValley* means Proliferation, Prosperity, Profit "

Vardhman's Divine *iValley* has an access to a range of enticing features that create a perfect environment for efficient business practices. Vardhman's Divine *iValley* is not only capable of meeting commercial requirements but also fulfilling every residential need. *iValley* will create a conducive, comfortable and attractive working environment for :

- IT Services ● Software Industry ● IT enabled Services
- e-business ● Bio-technology ● Research and Development



Notified Information Technology Enabled Products / Services under Section 10A

"In exercise of the powers conferred by clause (b) of item (i) of Explanation 2 of section 10A of the Income-Tax Act, 1961 (43 of 1961), the Central Board of Direct Taxes hereby specifies the following Information Technology enabled products or services (ITES), as the case may be, for the purpose of said clauses, namely :

- Back-office Operations (mainly BPO's) ● Call Centres ● Content Development or Animation ● Data Processing
- Engineering and Design (including architects and civil engineers) ● Geographic Information System Services
- Human Resource Services ● Insurance Claim Processing ● Support Centres ● Website Services ● Payroll
- Legal Databases (including advocates, lawyers and solicitors) ● Medical Transcription ● Remote Maintenance
- Revenue Accounting (e.g. Chartered Accountants etc.)

Greater Noida Industrial Development Authority, in a prolific decision, has planned to promote a campus comprising IT-ITES that have emerged as the new business hub in India... an ultimate IT destination for IT Co's and Multinationals

Greater Noida has earned its reputation as one of the premier emerging technology centers in India. The Cosmopolitan city is now the hub of IT and ITES giants (including Infosys, Wipro, Unitech Ltd, NIIT) across the globe. Greater Noida has emerged as an ultimate IT destination of the future, leveraging its proximity to the national capital and availability of quality urban infrastructure including housing.

Knowledge Park, in Greater Noida, is a zone where development is taking place at a rapid pace. Availability of quality urban infrastructure, unmatched business environment & excellent connectivity with other areas have intensified the demand for space in this part of the country.



Our Rich Neighbours



and there are more coming...



Why Greater Noida ?

- The best access point to Delhi, Noida, Ghaziabad, Faridabad and Agra that no other NCR township can match.
- The 160 km long Taj Express way connects Greater Noida to Agra creating more opportunity for business activities.
- Connectivity to Delhi by DND Flyway, Expressways and Highways.
- Proposed Airport, Night Safari, and Railway Station.
- India's cleanest city with more than 25% green covers.
- Excellent Infrastructure for Education - Gautam Budh University & Others
- Numerous shopping arcades equipped with modern facilities.
- Health-care brand names like Kailash and Sharda in the vicinity.
- Recreation Facilities like the Stellar Gymkhana , YMCA, Heritage Club, Golf Course & Water Park etc.



An award so prestigious,
a reward so challenging...

iValley awaits ingenious minds
to explore this infrastructural bliss.
For dynamic business activities
& world-class living experience

iValley stands second to none.
Live the Space !!

Features & Facilities

iValley is a self contained IT Park supported by state-of-the-art infrastructure, management services modern amenities. Every feature of *iValley* is dedicated to caress " Beautiful Minds " inviting professionals to invest their valuable time in such an " Awarding Space ".

Workout at Work Place

Exclusive facilities of Flower Garden, Jogging Park, In-house club with pool, gym, steam, sauna, jacuzzi, open for *iValley* occupants. Special recreational facilities and sports facilities for a healthy body and mind.

Food for Thought

iValley offers good quality wholesome food available for various palates. Bar, Restaurant, Cafeteria available in the vicinity for morning coffee, lunches, BBQ's and cocktail parties.

Get Face to Face

All the latest executive conferencing equipment is available along with teleconferencing, networking and internet capabilities. Floor fibre-linked data cables and electrical points for internet access, video conference and web/data casting capabilities.

Take a Break

iValley has enough indoor and outdoor break out areas, ample car parking space and is close to public transport. Book shop, medical centre, optical shop, help desk, travel desk, courier / forex services available at occupants' disposal.

Vaastu

iValley is complete vaastu compliant whether it's IT Park, Vardhman Galleria, Vardhman Metropolis Studio Apartments, to ensure the growth & prosperity of our investors.



iValley creates dynamic business environment
for established and emerging technology driven companies.

This IT-ITES PARK is defined by some fine features :-

- Centralized Management Maintenance Concept
- Fully Air-conditioned Building with Proper Ventilation
- Proper Lighting System & illumination level
- The Most Advanced Detection Services & Fire Services
- Power Management System as per International Norms
- Power Back-up
- High Speed Lifts & Escalators
- CCTV Surveillance & Intercom System
- ATMs & Banks
- Wide Lobby Spaces
- Multi Level Parking Space



High Speed Lifts



Air Conditioner



Wi-Fi



Power Backup



Fire Services



ATM



Parking



have Experiences worth a Lifetime

Only an exceptional experience can drive any individual to frequently visit a shopping arcade. To ensure this, we have created a collection of exclusive experiences through Renowned Showrooms, Speciality Restaurants, Departmental Stores, Retail Stores, Kid's Zone and more. We have named it 'Vardhman Galleria'. In a league of its own, Vardhman Galleria will directly cater to a population of 5 million at a very accessible location from Connaught Place, South Delhi & Ghaziabad. All these factors make this project a natural choice for investors.

Salient Features of Vardhman Galleria

- Ideally located in the hub of IT & ITES giant across the globe
- Maintenance-Free Permanent Exterior Finish
- High-Speed Lifts & Escalators
- Best suited as per "VAASTU" as building faces North East
- Complete Fire Protection Arrangements
- Plush Landscaping with Pollution-Free Area
- 100% Power Backup
- Total Marble flooring in Common Areas & Entrance Lobbies
- Earth Quake Resistant Structure designed building
- Ample Parking Space



12%
Assured
Return

USP of Vardhman Galleria

Low Maintenance Cost

Internal Feeder for Mall with IT Blocks & Fully Furnished Studio Apartments

Surrounded with Close Proximity to main Residential Colonies, Corporate Towers, Educational Institutions, Hospital & Hotels

Prime Location with Maximum Brand Visibility

World Class Retail Concepts

Embrace the whole new world of

Vardhman Galleria commercial space best suited for Retail Mart, Consumer Goods, Departmental Stores, Health & Spa, Airline Companies, Showrooms, Fast-food Joints, Restaurants, Fashion Apparel & Accessories, Home & Lifestyle Products, Gift Shop, Jewellery Showrooms, Art & Craft, ATMs, Exporters / Importers, Travel Agents & many others.



Vardhman Galleria has really become a hot spot for big brands, Its great pleasure to welcome the Renowned Brands Like Addidas & Bikano adding strength to the Commercial Space.



Food Court

Delicious delicacies, refined refreshments, fascinating foodstuffs & mouth-watering cuisines are served with a smile. Get ready for some lip-smacking outing at Galleria.

SOLD OUT



in iv@lley, Knowledge Park - III, Greater Noida

Vardhman Metropolis Studio Apartments in Vardhman's Divine iv@lley in Greater Noida is all about 'Pleasure of a Lifestyle & Leisure for Lifetime'. The Studio Apartment with Living-room, Bedroom, Pantry & Balcony, fully furnished with modern gadgets & kitchen accessories, these are a class apart for a style of luxury living.

We are proud to be the Pioneers to start the concept of Studio Apartments in Delhi & NCR Circle. To give your dream a shape, Vardhman have created designer spaces to award those in love with life and always celebrating its accomplishment.



STRUCTURE COMPLETE

Ask for project brochure



near Pari Chowk, Greater Noida

"Lifestyle for a Lifetime".

A Studio Apartment with Living-Room, Bedroom & Balcony, Fully Furnished with Modern Gadgets & Kitchen Accessories...a class apart for a style of luxury living.

With new meanings of lifestyle catching up our imagination, Studio Apartments are the latest buzz in the residential property choices. While you have ample open space to stretch your comforts, you have the excellence of design to value your privacy.



FULLY FURNISHED
550 sq.ft. (approx)

Ask for project brochure

12% Assured Return

All the more reasons to possess **Metropolis 2 Studio Apartments**

- 12 % Assured ROI
- Fully Furnished Studio Apartments
- Impressive Five-Star Elevation
- Rich Neighbours
- Vardhman Business Centre
- Reception & Internal lobby
- International Design Standard
- Information Desk



This picture is artistic impression

VARDHMAN SNG plaza

Shops | Offices | Cinemas | Food Courts

12%
Assured
Return



Vardhman SNG Plaza near Pari Chowk be a part of World Class Destination

Vardhman SNG plaza at one of the most prominent locations in Greater Noida. Its time to take a lead and be a front-runner to give your business a fascinating start...

Vardhman SNG Plaza Advantage :-

- Spread over a sprawling area of 1.57 acres
- Right on the Greater Noida Taj Expressway
- Majestic Front View with a Impressive Elevation
- Consistency of business due to constant traffic movement
- Assured growth due to a potential neighbourhood of High-end Residential, Group Housing Societies
- Elegant Structure with a beautiful Façade of a curtain wall with Clear Glass Show Windows
- Magnificent Entry through a raised Plaza with Water Fountains and Plants
- Double Height Gateway and Lobby
- Central Landscaped Court
- Panoramic view of each shop from Central Atrium
- Activity area for Food Courts, Entertainment Zone & Mini Plex
- Air-conditioning in Common Area
- Ample Parking Space

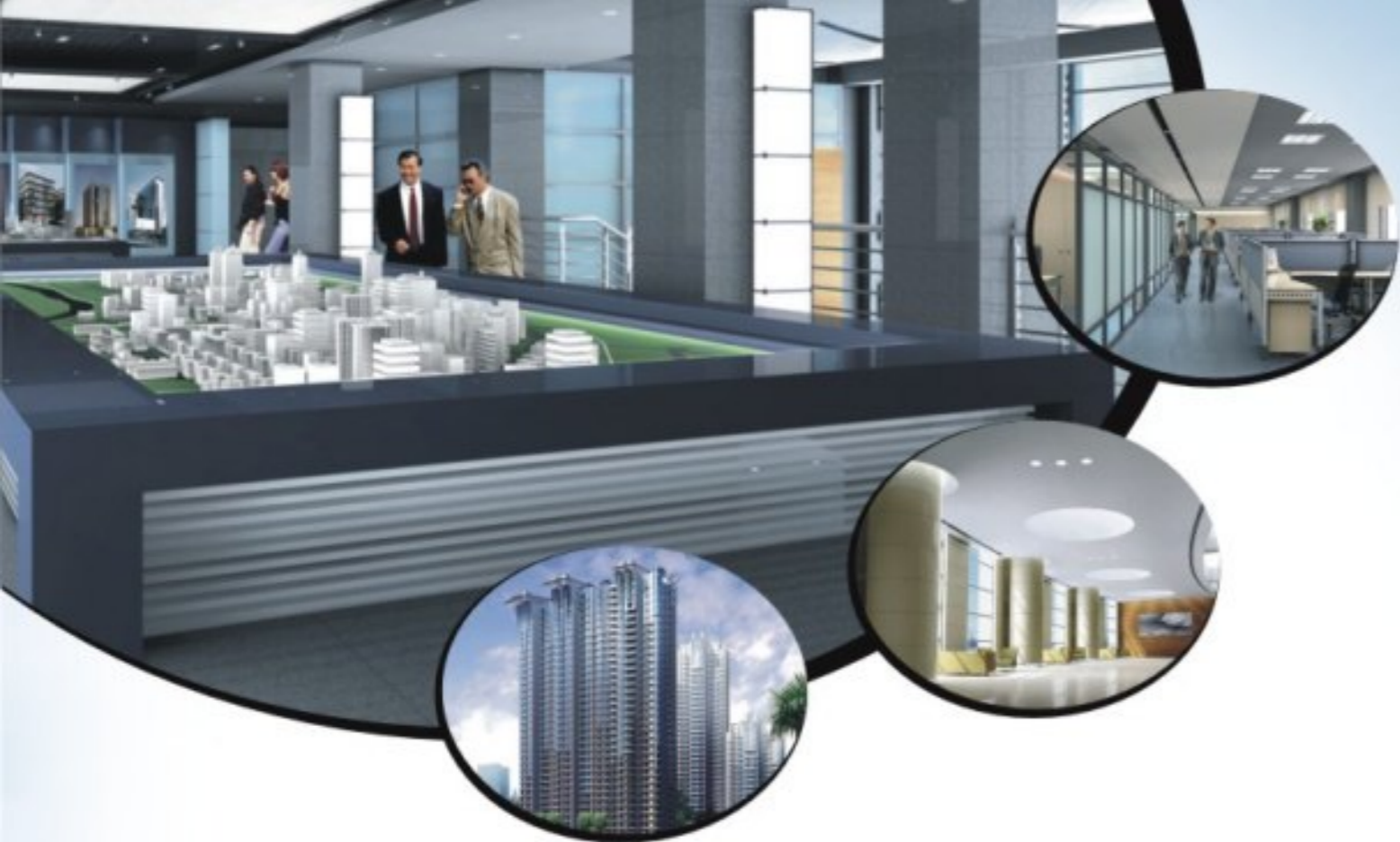


Actual Photographs of Vardhman SNG Plaza

Vardhman SNG Plaza offers its unique brand mix which includes world class brands, products & services in an exclusive shopping ambience. Due to its strategic location It is likely to emerge as a hot shopping destination for all the requirement of a cosmopolitan.

Business at the Vardhman SNG plaza has a distinct character & offers the following advantage.

- High visibility to shoppers from premium segments of society
- Unique product mix which allows a highly competitive environment conducive to growth.
- Higher retailer satisfaction due to a world class infrastructure
- Maximum footfalls due to its strategic location
- A potential, high-end consumer base of about 20 lakh people
- Excellent plaza management & maintenance



Specifications - for IT Square & Commercial

iValley is designed to offer international quality, ready to use office space for a comprehensive business experience. It is a self contained IT park blessed with natural beauty and further beautified by world class architecture.

Structure	Earthquake Proof RCC Framed Structure.
Wall Finish	Internal :- Plastered & Painted in pleasing shades of plastic emulsion in core/lube areas. External :- As per International Standards.
Flooring	Italian Marble / Wooden Flooring / Vitrified Tiles. Granite in common areas and vestibule entry. Granite flooring / vitrified tiles in toilets and pantry areas. High abrasion flooring in service areas.
Common Areas	Lift Lobbies shall have architectural moldings in modern design, glass and SS304 stainless steel. State of the art building automation systems provided in common areas.
Electrical	Copper electrics as per ASEE norms / international norms on 24 X 7 redundancy concept. Single point bus bar tapping point for lobbies. Common areas will have modular switches, floor lights and ceiling lighting systems.
Water	Water treatment plant with 24*7 water supply.
Plumbing	State of the art plumbing system with UPVC double stack fully ventilated systems.

Transgressing the boundaries of a mundane life style, we look forward to create a vibrant **work-live-play-learn** environment embodied with technological advancement & world class facilities.

VARDHMAN

own your space

Vardhman is one of the leading Real Estate Promoters and Builders working in Delhi for the last 29 years, with several Delhi Development Authority (DDA) Approved Commercial complexes in Delhi under our name. We have earned the repute of a trusted constructor for using high quality construction materials and adherence to time frame.

We aim to provide an environment where our investors can grow with us. We organize booking of shops, showrooms and offices and provide construction link interest free payment plans. We have retained substantial space for leasing it to multinational companies & banks.

At Vardhman, we always look forward for better ways of creating a "work-live-play-learn" environment. Some of the projects undertaken by Vardhman's include :-

- Vardhman Prime Plaza - Shalimar Bagh
- Vardhman Center - Shalimar Bagh
- Vardhman Shopping Corner I - Pitam Pura
- Vardhman Shopping Corner II - Pitam Pura
- Vardhman North-ex Plaza - Netaji Subhash Place
- Vardhman Plaza I - Ashok Vihar
- Vardhman Plaza II - Ashok Vihar
- Vardhman Airport Plaza I - Dwarka
- Vardhman Airport Plaza II - Dwarka

Some of our Prestigious Clients

Citibank, ABN Amro Bank, ICICI Prudential, Indiabulls, State Bank of India, Bank of Punjab, Corporation Bank, Bikaner Sweets, Reliance Web World, Airtel, Samsung

Location Map of *iValley*

