



★ I-thum's 73

— Redefining IT Parks! —

Sector - 73, Noida



28°35'32.0"N 77°22'58.0"E

up-rera.in

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www.ithums73.com

CIRCLE OF GROWTH



From propagating Calculus, inventing the decimal system and discovering the concept of zero that ushered the ancient world into an era of mathematical awakening and fueled global imagination to becoming a country ruled by colonial power for centuries.

From being troubled by the challenge of brain drain to realizing that brainpower has been the most important export of India and becoming a Global IT hub in the 21st century, India has completed a full circle of IT growth.

And this is just the beginning.



-thum's73

— Redefining IT Parks! —

DESIGNED TO DELIVER

An architectural marvel that seamlessly integrates lifestyle, commerce, and technology. i-Thum's 73 is spread across a magnanimous area of approximately 5.5 acres.

This upcoming landmark of Delhi NCR is strategically located on Main Vikas Marg, connecting NH9 and Greater Noida.

- 3-side open Corner Property
- Large frontage facing 75m wide road.
- Commercial Spaces
- International Style F & B Destination @ GF
- Future Ready Offices Spaces
- Two-level Car Parking
- Proposed Metro Station Just In-front
- Low E-energy efficient Glass for the external Facade
- 3 Tier Security Systems
- Gold Rated Green Building
- Use of Energy Efficient Fixtures
- Rainwater Harvesting
- Water efficient fixtures
- Waste Management
- Electric Vehicle Charging Facility
- Reuse of Natural Resources
- Solar power will be utilized for solar water heating as well.





THE SPACE FOR NEW IDEAS: NOIDA



There is no denying the fact that NOIDA is 'the investment hotspot' for the real estate sector in North India



Jewar International Airport



IKEA is all set to begin work of its biggest store in Noida



Proposed Film City



50 investment proposals worth Rs 7,000 crore from international investors

Existing upcoming projects are just a small indicator of Noida's growth potential.

Government policy decisions indicate strong growth prospects of Noida's real estate sector.

Central Government's offer of 3 yrs. tax relaxation to Startups and inclination of multinationals in shifting base from China to Noida are major indicators of growth in jobs and economic activities in the area.

3 international manufacturers have already acquired 15000 sq. mt. land near the upcoming Jewar international airport and numerous other such projects are in the pipeline.

Noida is brimming with opportunities for the development of not only social structures such as business parks, retail hubs, entertainment zones, recreational centers but dedicated 'Experience Zones' designed to boost the growth of organizations operating in specific sectors and allied services.

LOCATION

- Petrol Pump: 1 Minute
- IKEA: 1 Minute
- Sector 71, Metro Station: 2 Minutes
- Noida City Centre, Metro Station: 5 Minutes
- Fortis: 6 Minute
- Golf Course: 8 Minutes
- i-Thum: 9 Minutes
- Taj Expressway: 11 Minutes
- Ashram Chowk: 15 Minutes
- Sector 18: 18 Minutes

FNGC: Faridabad-Noida-Ghaziabad Corridor
GIP: The Great India Place

✚ : Hospital
🚶 : Magenta Line
🚶 : Aqua Line
🚶 : Blue Line

📍 N Map not to scale



📍 28°35'32.0"N 77°22'58.0"E



PARKS WITH MORE PERKS



IT Parks bring together

- Premium specification office spaces
- Residential areas
- Retail developments

Successful IT parks focus on fulfilling all the requirements of IT sector companies

- In terms of infrastructure & environment
- Availability of suitable human resources,
- Accessibility for workers and raw materials

The primary objective of a well-designed IT park is to create an environment where IT companies can co-exist, collaborate and progress towards realizing their full potential in

- Software development
- Hardware manufacturing
- IT-enabled services
- Research & development
- Training

IT Parks also create significant spinoff benefits. Some of them are



Attraction
for investors



The establishment
of companies



infrastructural
development



IT IS THE PLACE TO INVEST



Along with specialized office spaces and advanced technology support for highspeed internet and data storage, spectacular design of i-Thum's 73 includes space for a spectrum of dedicated commercial facilities that can support the high-pressure lifestyle of a time-crunched and ambitious IT workforce

The fact that IT workforce is a collective of individuals with high purchase capacity, creates an opportunity for the development of



Retail Hubs



Restaurants



Residential
facilities



Serviced
apartments



Data Centers



Storage facilities



Health care
facilities



Concierge
services

and much more...

This ensures ample Return on Investment for business owners and also increases the real estate value of the project along with its surrounding area.





PICTURE PERFECT PROGRESS



From ideation to accessorizing, one simple thing that makes i-Thum's73 superior to any of the other real estate projects is our guiding principle.

Workspace for wonders

- i An unbeatable location
- i Residential Projects for 5 lac. families within a radius of 5 km.
- i Proximity to transport hubs (Metro)
- i Grade A offices spread across 21 floors
- i Inclusive exterior and construction (designed for differently-abled)
- i Meticulously crafted premium interiors of common areas
- i Private Offices
- i Office Suites
- i Meeting Rooms
- i Conference Room
- i Lounges
- i Cafeteria
- i Unique Common Area
- i Wi-fi Zone
- i Facility Management



AMBIANCE INFUSES ENTHUSIASM

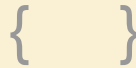


The essence of efficiency is an environment that enables individuals to unwind. Project i-Thum's 73 is designed for passionate professionals who work hard and party harder

A dynamic commercial center is designed to accommodate diverse shopping and lifestyle needs. While plethora of products will offer an unparalleled shopping indulgence; Business owners will benefit not only from individuals employed or residing within the premises but also from the residents of more than 15 upcoming luxury residential projects within walking distance from the project location. Distinctive advantages of the dedicated retail center are :



Well-defined zones
for commercial segments



Great frontage and
signage opportunities



Enhanced visibility
potential



Multi-level,
automated car parking



Excellent
security measures

While the retail center is sure to attract a vibrant mix of high street retail, experiential stores, and luxury brands, Tastefully designed Gourmet Galleria is conceived to deliver a tantalizing experience for the entire spectrum of visitors ranging from regular eatery seekers to enthusiastic foodies and experience seekers.



Assorted food hall



Deck Area



Roof-top Restaurant



Cosy Cafes



Clubs

TEASE YOUR TASTE BUDS



Have a tantalising experience by indulging in an assortment of delicacies at The Gourmet Galleria. From multi-cuisine restaurant to cafes, there's something to satiate every epicurean.

- Options to choose from a diverse range of cuisines
- Huge footfall on a regular basis
- Terrace Roof-Top Restaurant and Club

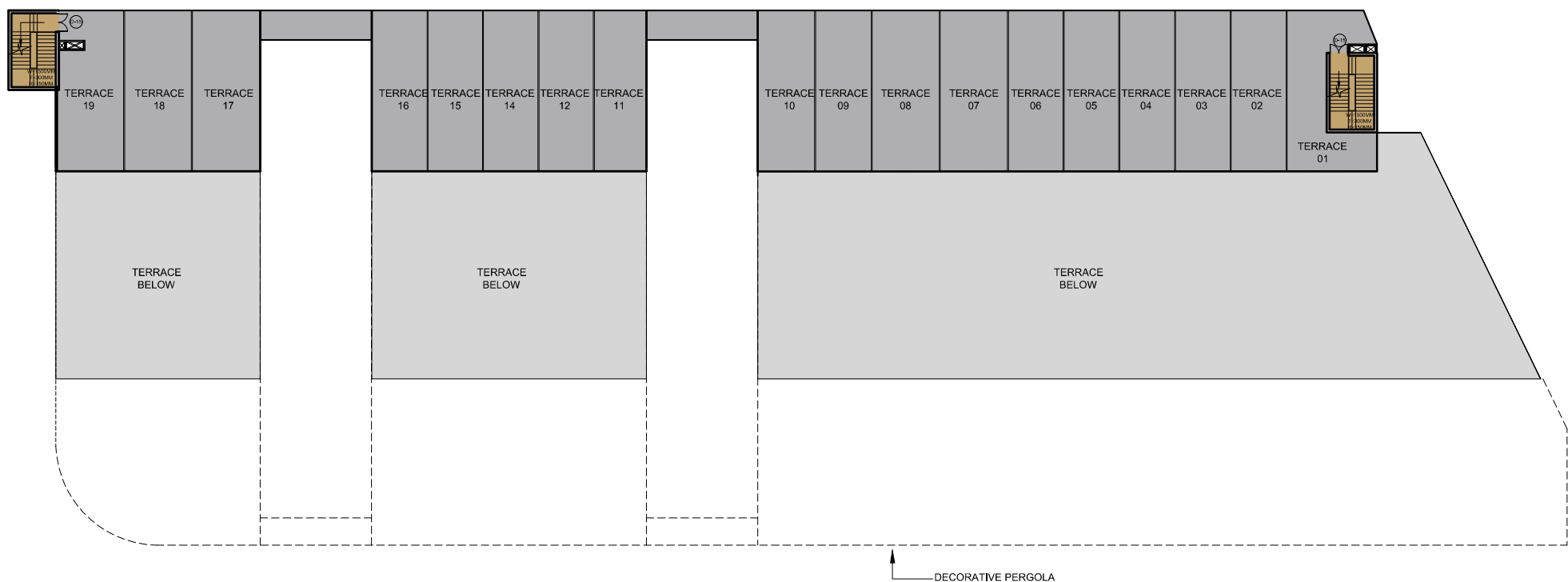


GROUND FLOOR





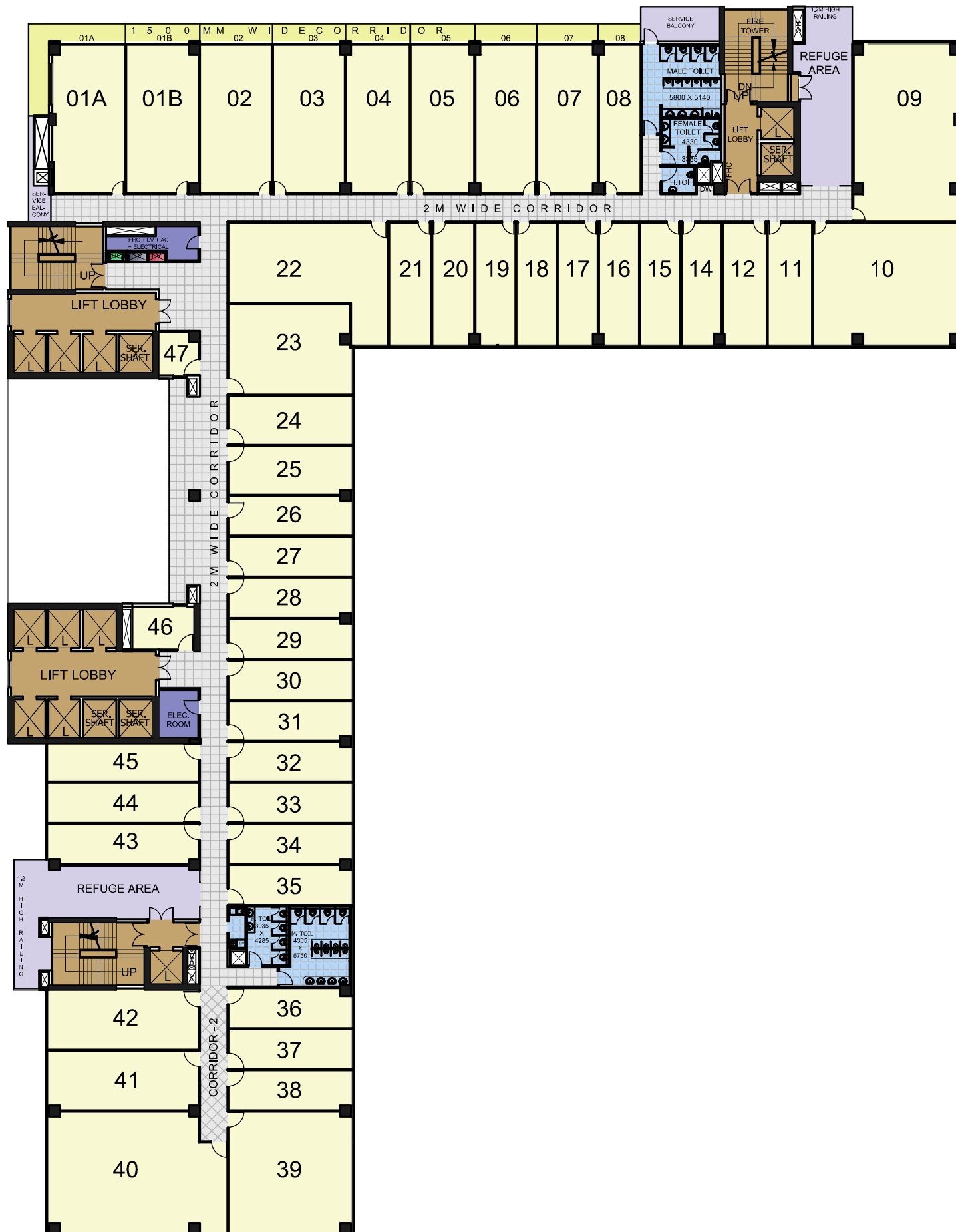
FIRST FLOOR PLAN



DECORATIVE PERGOLA



TYPICAL FLOOR PLAN
03 - 04 FLOOR



TYPICAL FLOOR PLAN
05, 06, 07, 08, 09, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24th FLOOR
(13TH FLOOR NOT INCLUDED)

DEVELOPERS WITH DISTINCTION



With a legacy of 30+ years, SBTL has successfully created a niche in the real estate industry, with an emphasis on enhancing the lifestyles of people. Since its inception, SBTL has delivered several commercial and residential projects.

At present, SBTL holds pride in offering real estate development services across all asset classes. This includes IT Sector, Commercial, Mixed-Use Developments, and Residential Projects. With innovation as their primary focus, SBTL has completed over 5 million sq. ft. of area.



BRAIN BEHIND BRILLIANCE

ATWIN[®] is at the forefront of Architecture, Infrastructure development, PCMA and Engineering Design. ATWIN has Designed & executed more than 150 million Sq.ft. Area in all kinds of prestigious projects. They have delivered projects successfully in approx. 18 states across the country & are now working on projects in the Middle East Countries.

DELIVERED COMMERCIAL PROJECTS



CORPORATE PARK | Sector 62, Noida



IT PARK | Sector 62, Noida



HOTEL | Knowledge Park 1, Greater Noida



ICE SKATING RINK & INDOOR STADIUM | Dehradun , Uttarakhand



ONGOING COMMERCIAL PROJECTS



Alpha II, Greater Noida

DELIVERED RESIDENTIAL PROJECTS



Sector 109, Gurugram | 3 & 4 BHK Apartments & Penthouses



Rajnagar Ghaziabad | 2 & 3 BHK Apartments

DELIVERED GROUP HOUSING PROJECTS

PRINCESS PARK

Sector-6, Dwarka, New Delhi
Year of Completion - 2000



SARVE SATYAM APARTMENTS

Sector-4, Dwarka, New Delhi
Year of Completion - 2007



PARK ROYAL RESIDENCY

Sector-22, Dwarka, New Delhi
Year of Completion - 2007



APPU ENCLAVE

Sector-11, Dwarka, New Delhi
Year of Completion - 2006



SOLOMON HEIGHTS

Sector-19, Dwarka, New Delhi
Year of Completion - 2012



GULISTAN RESIDENCY

Sector-13, Dwarka, New Delhi
Year of Completion - 2015





Site Address:

i-Thum's 73

Plot No. 04, Sector 73, Noida, Uttar Pradesh 201301, (U.P.)

Holding Company / Developer

SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD.

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Promoters:

SIFAL INFOTECH PRIVATE LIMITED

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