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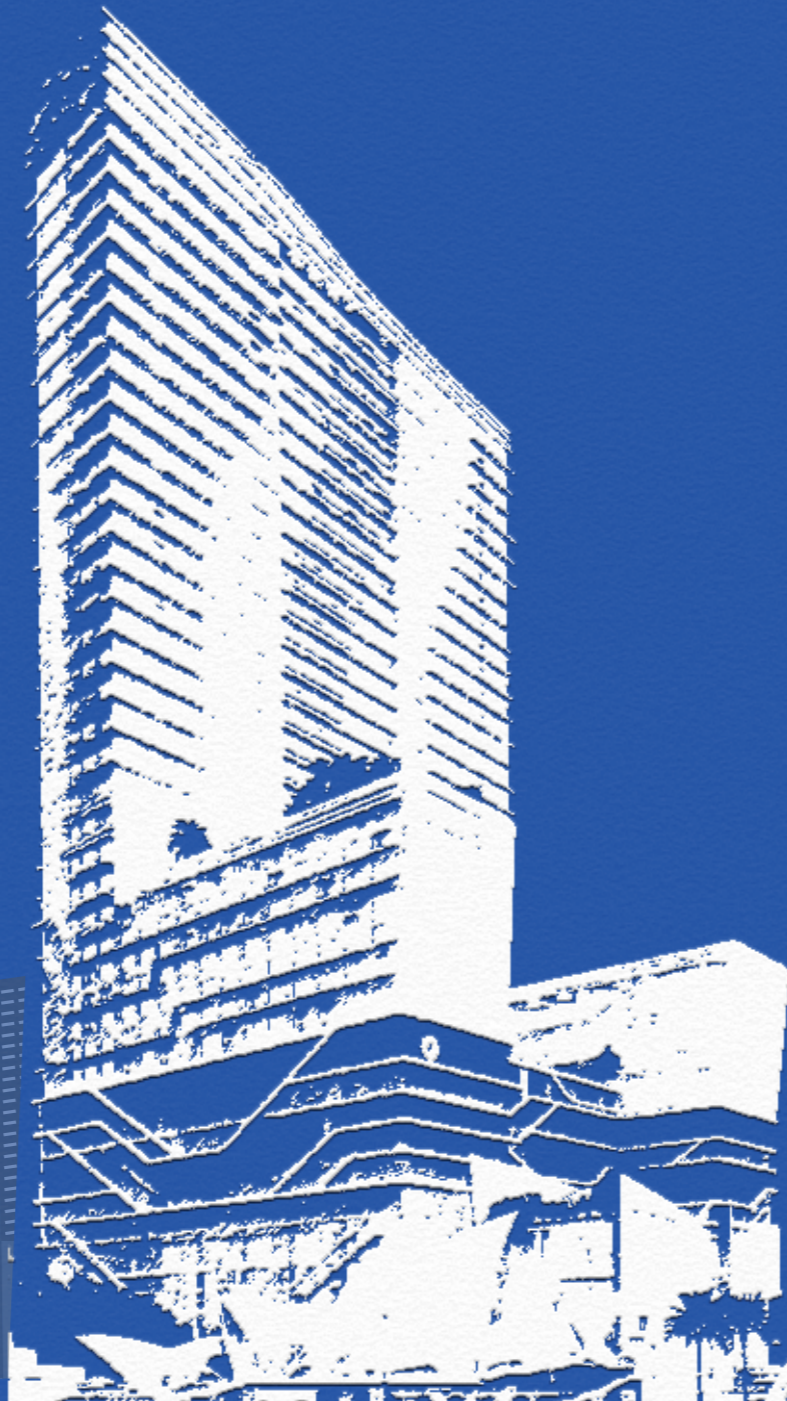
Everything you need to know!

Behold!

Rise of a **king's throne**. And with it coming to life the most awaited retail destination - **X Noida**. Go ahead, discover everything that makes it so special. A landmark with the X factor.

King's Throne: A majestic sight

The majestic king's throne structure is fast turning into a spectacular reality. Its balanced design blends with the best of modern architecture, making it an address everyone likes to talk about.



The making of a spectacular icon

The structure blends the best of everything that shapes **global landmarks.**

Iconic Design

Stunning looks make the structure a true showstopper.

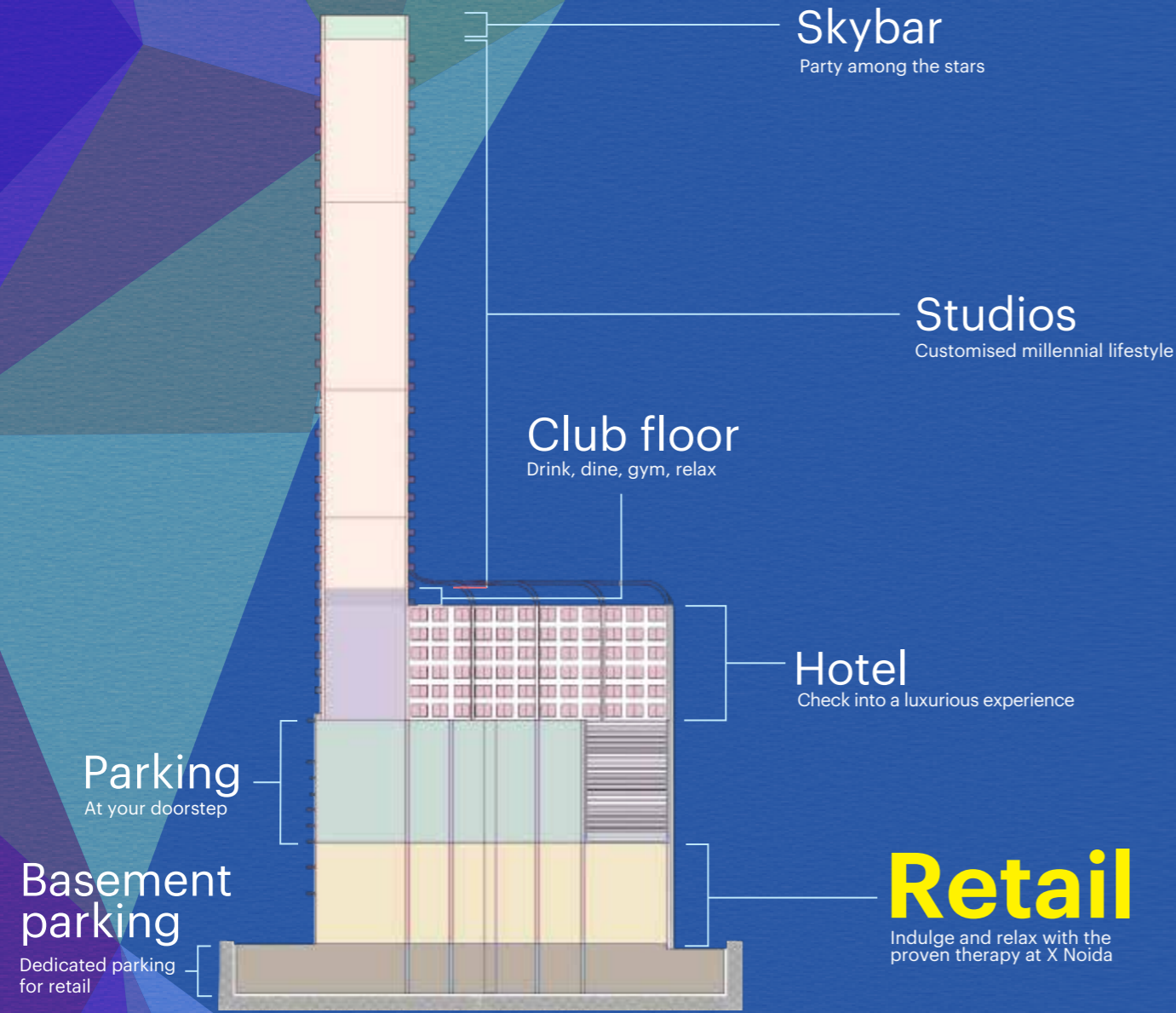
Visibility

Amidst the bustling city-scape, the structure captures attention from miles away.

People

Lakhs of visitors use and occupy its spaces, making it the hottest destination in NCR.

A world of luxury, at one place



Retail

Indulge and relax with the proven therapy at X Noida

Uniquely distributed spaces

The best in architecture, form and material combine to create the unique King's Throne. The breathtaking building perfectly suits its prime location, making it a place that sparks a million conversations.



All eyes on

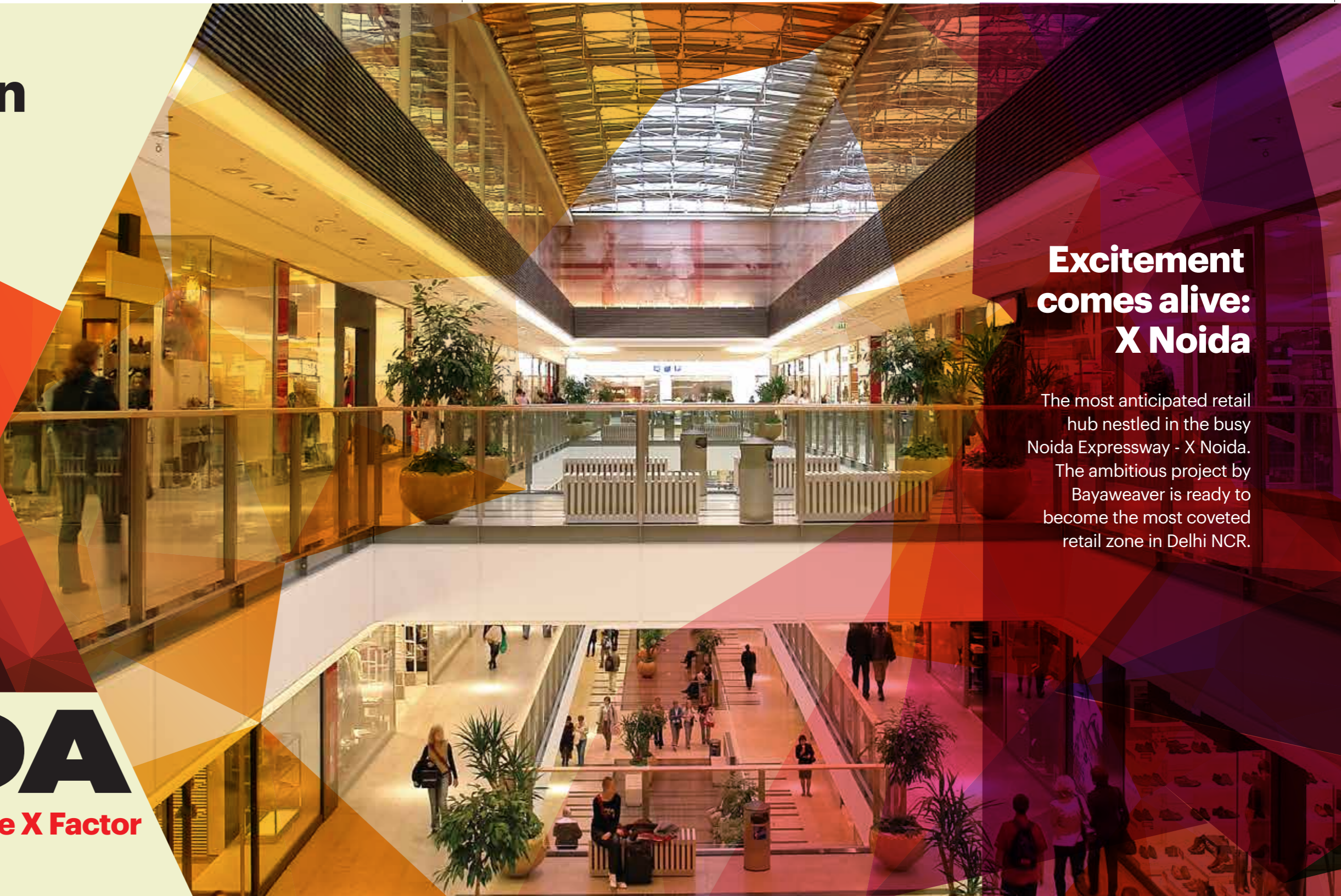


NOIDA

Retail destination with the X Factor

**Excitement
comes alive:
X Noida**

The most anticipated retail hub nestled in the busy Noida Expressway - X Noida. The ambitious project by Bayaweaver is ready to become the most coveted retail zone in Delhi NCR.



Picture perfect ambience

The entire space of X Noida has been planned to ensure an unforgettable time for the visitors.

Seamless experience

Special clusters where visitors can move freely across the retail space.

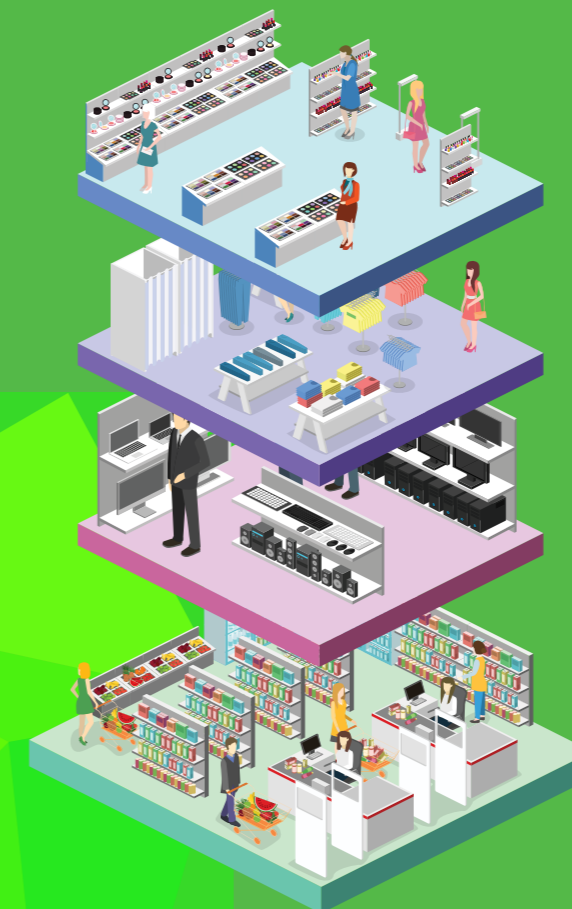
Escape into luxury

Interiors that feel like a high-end hotel, giving visitors a vacation like feeling.



A multi-level retail experience

X Noida is a universe that keeps the customer at its centre. The retail hub has been planned paying great attention to detail, creating the perfect ambience for the visitors.



Area
3 Lakh Sq. Ft. approx.

Floor plate
Ground
70,000 Sq. Ft. approx.

First
76,000 Sq. Ft. approx.

Second
80,000 Sq. Ft. approx.

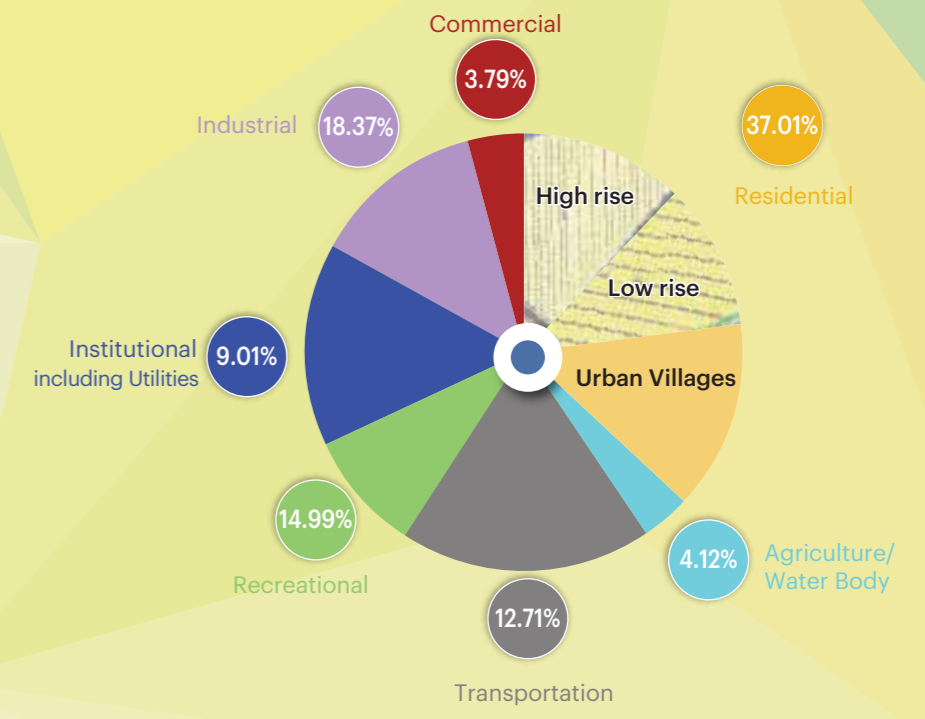
Third
70,000 Sq. Ft. approx.

**Clear height
per floor**
5.1 Mtr. approx.

ONLY **3.79%** OF NOIDA'S MASTER PLAN IS RESERVED FOR COMMERCIAL SPACE.
AND WE ARE A PART OF IT.



A location where the demand always exceeds the supply



Noida
master plan-2031

All roads lead to Noida

Noida city comprises of a strong catchment of residential complexes and major corporate offices, making it one of the most attractive retail destinations globally.

A Potential Gold Mine

Considered a place amidst India's most favourable business and investor climate.



Metro Line

Easy accessibility across Delhi NCR.



The Expressway Advantage

500,000 Inhabitants
100,000 Vehicles plying every day
100,000 New homes by 2020
A quick drive away from Central Delhi



GDP Per Capita Income in the region

₹ 2.20 Lakh

The highest in the country*

An MNC Magnet

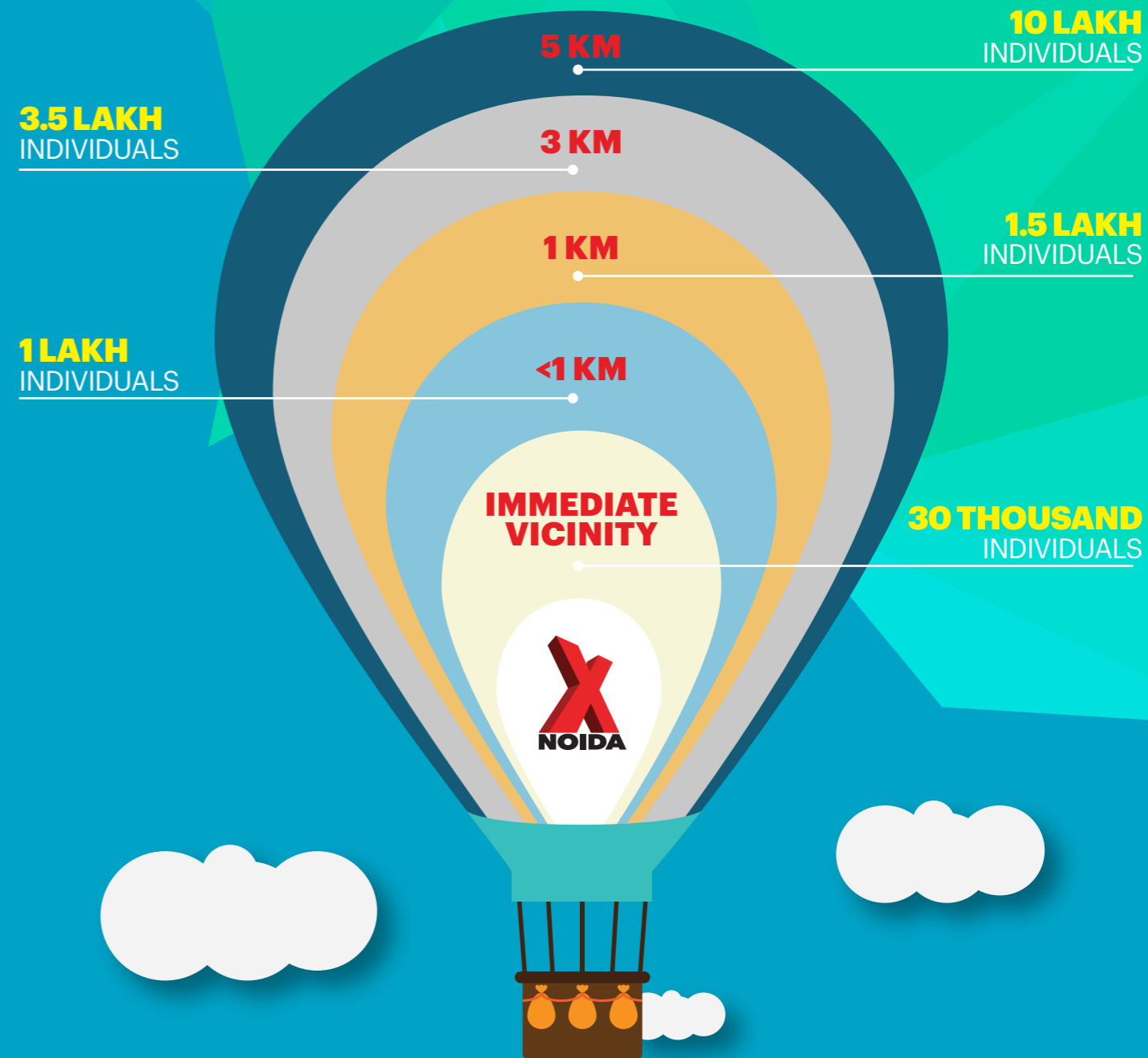
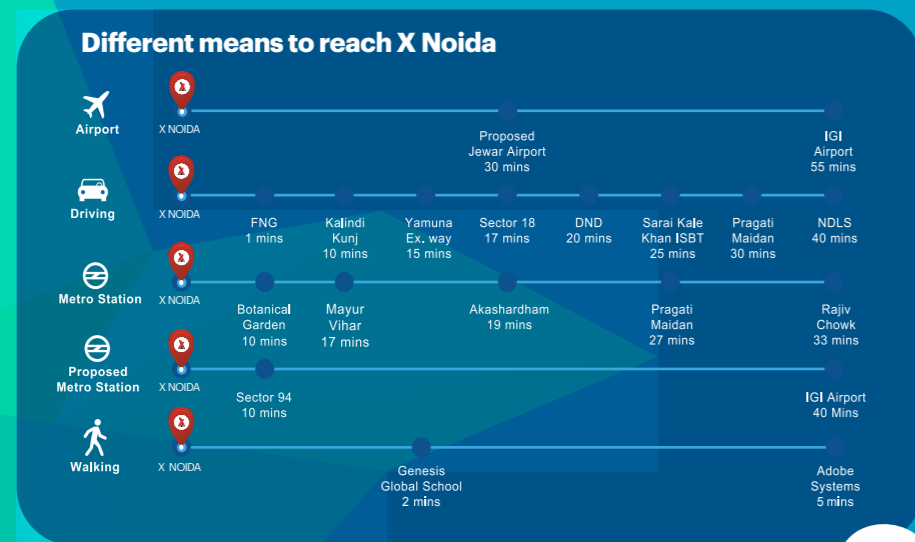
Companies including Headstrong, Sapient, Finserv, EXL Service, IBM, Fujitsu, Adobe Systems have permanently based themselves at Noida.



*Source: Brookings Institute

Connected to a large captive catchment

- Located right on the Noida Expressway
- Incredibly accessible to a captive catchment of lakhs of millennials
- A destination populated and prospered by the people



Building a landmark with Leighton

Construction Partner

- One of world's leading construction project contractors
- Founded in 1949, Leighton has carved a niche for itself across 20 countries
- Has delivered mega projects, from rail and road networks to high rise residential towers, leisure complexes, schools and embassies
- Collaborated with some of the biggest projects across the world



Burj Al-Arab in Dubai



St. Regis in Abu Dhabi



Antilla in Mumbai

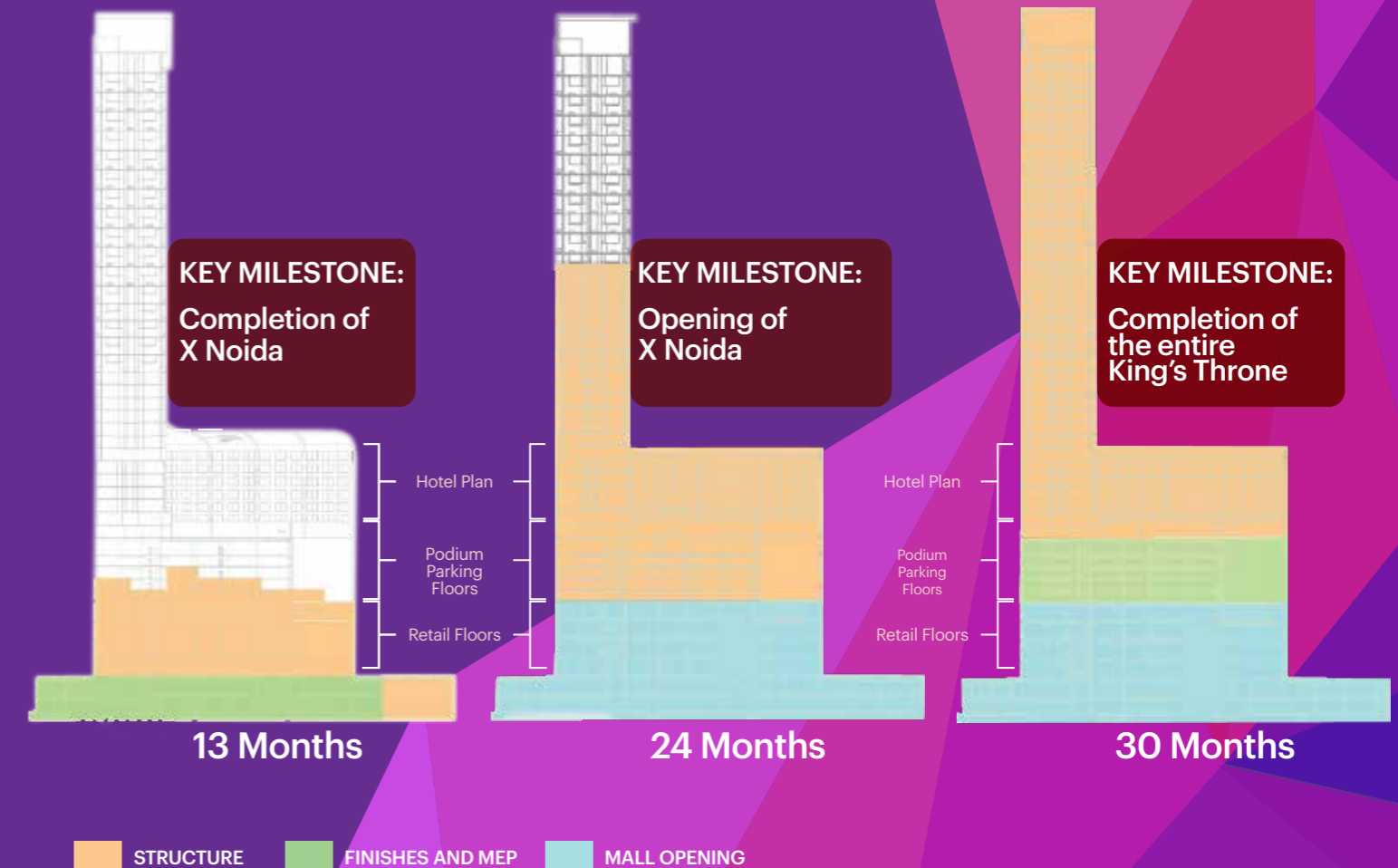


The Camellias in Gurugram



Our 30 Month Construction Plan

As per the construction plan given by Leighton Contractors on



A strong financial support with IIFL

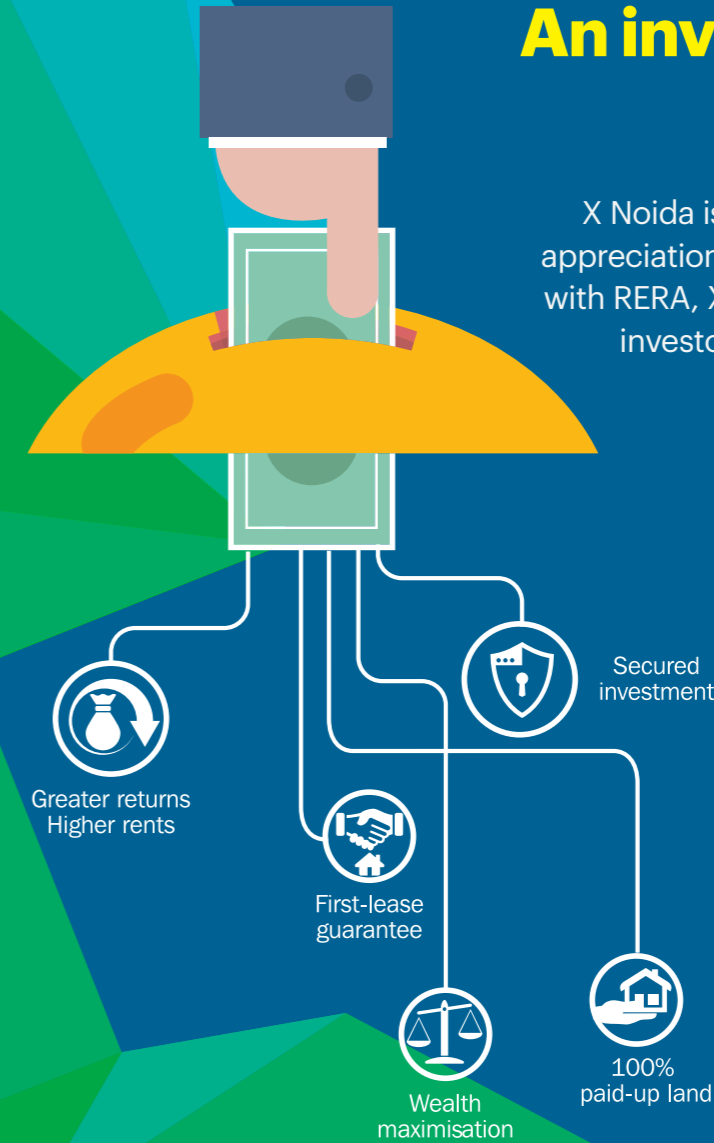
Funding Partner

- A premier financial services provider in the country
- Sought and trusted by real estate clients from diverse backgrounds for their vast knowledge, resources and talent
- Providing X Noida a robust financial support at every level, driving the ambitious project to a speedy completion



An investment with great returns

X Noida is an investment with assured appreciation. Moreover, being compliant with RERA, X Noida ensures safety of the investor against market downturns.



On the retail space worth
₹ 22.5 Lakh

Rental over the next 20 years
₹ 83.381 Lakh

Average rental per month for 20 years
₹ 34.740 Thousand

Capital value at the end of the term (@ 8%)
₹ 78.06 Lakh

717%
on your investment!

RERA Registration No. UPRERAPRJ11141

Partners & consultants who power X Noida



BASE
Structural Engineer

A highly qualified structural engineering and forensic consulting arm, Baldrige & Associates Structural Engineering, Inc. (BASE), provides professional services through technical excellence and innovation, from concept planning through completion.

BASE's emphasis on collaboration and innovation to create cost-effective structural solutions makes it the best equipped project, with uncompromising quality in every aspect of its making.



**TRIPASAI
ARCHITECT**

Koide Keiko
Architect

A contemporary architect, Koide's concept of personalised living spaces carries an atmosphere that blends fashion retail into lifestyle, and vice versa.



**DESIGNPLUS
ARCHITECTURE**

Sohrab Dalal
Architect

An outstanding visionary of the future of modern architecture in India, Sohrab's architectural practice gives the project a unique combination of cutting-edge design with an interwoven element of the environment.



HULK HERCULES
SMART BUILDING SOLUTIONS

Martin John Gibbs
Project Director

Martin and his team offer extensive experience in all aspects of construction. Thereby helping reduce technical risk, prevent construction error, control budgets and effectively keep construction project within scheduled timelines.



FOS
FOUNDRY OF SPACE

Makakrai Suthadarat
Architect

From the tactile scale of furniture design to the larger urban quarter, Bangkok based FOS has implemented its design philosophy right through research, conceptualisation, design development and construction to completion.

AEON
Integrated Building Design Consultants LLP

MEP Services Design
(Mechanical, Electrical & Plumbing Services)

With integrated multi-disciplinary engineering practices, AEON facilitates creation of sustainable benchmarked infrastructure and buildings through alternate design approach. This can also be seen in this iconic project.

HPG
CONSULTING
Integrated Solution for Hospitality Projects

HPG Consulting
Facility Designer

HPG blends its operational expertise in the hospitality and food industry, with up-to-date knowledge in the field, to bring an unquestionable operational efficiency in the design and services at the project.

Hottest investment Coolest destination



Designed for the young population



Surrounded by millennials with high income



Vibrant mix of brands for best-in-class retail and lifestyle offerings



Understands youth aspirations



Sky Bar, Hotel, Studios, just a floor away

Noida: The most attractive global retail zone



At the most coveted retail destination (NCR - Knight Frank)



Noida: where demand always exceeds supply



Population with the highest per capita income



A location that earns you big profit

A superb catchment



100+ educational institutes



50,000 residents within a kilometer



10 Lakh population within 5 Km radius



Leading corporates: Adobe, Accenture, Samsung & Oracle

Well-connected to the world



Right on Noida Expressway



Upcoming Jewar International Airport in Greater Noida

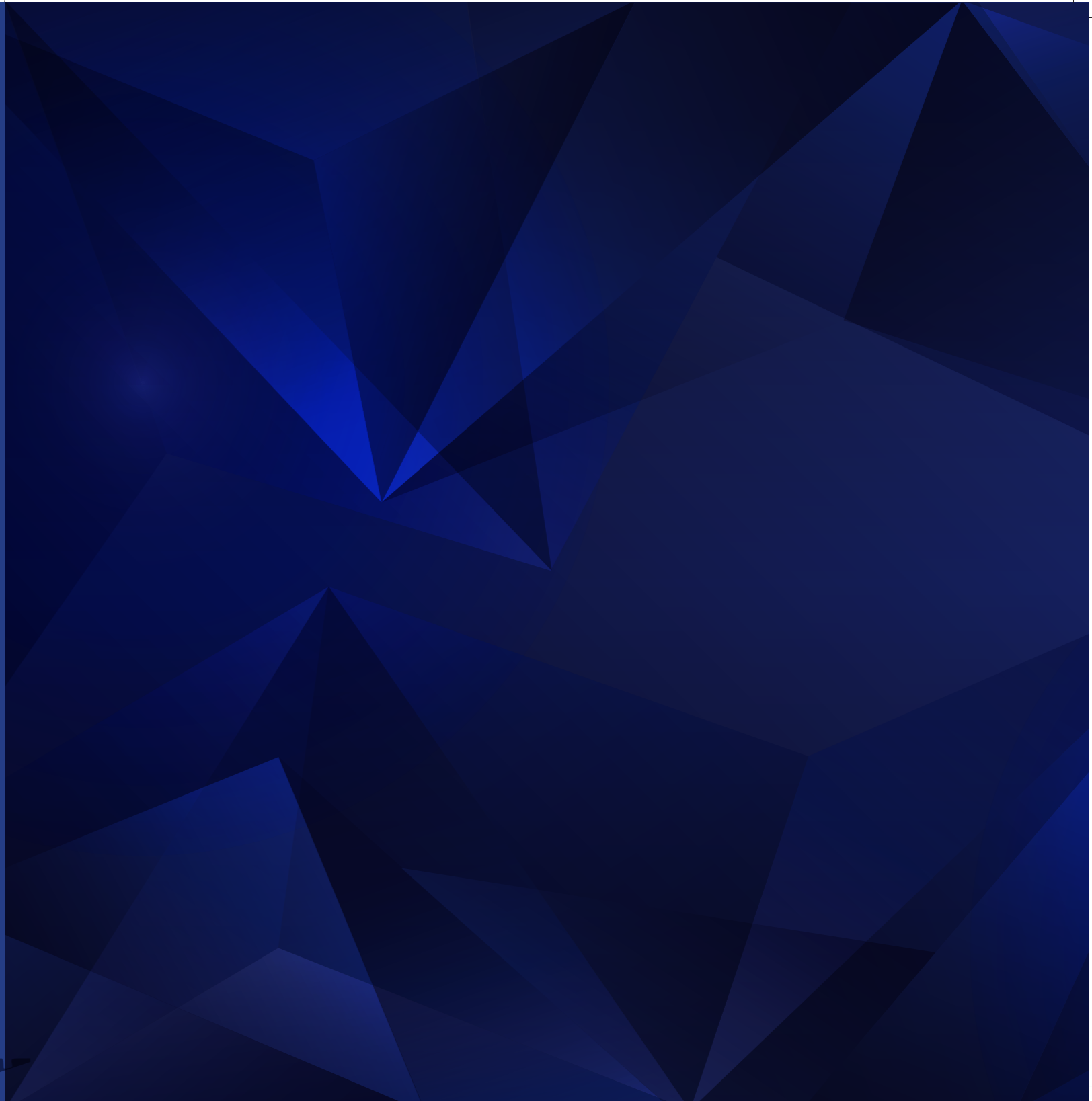


Nearest Metro Station 10 minutes away



Short drive away from Gurugram and Faridabad

Disclaimer: Artistic rendered images not to scale, the images are only indicative.



Pocket

