

**COMMERCIAL LANDMARK**

AT NOIDA EXPRESSWAY

Gulshan

ONE  
29

**FULLY OPERATIONAL  
SHOPPING MALL  
BANG ON NOIDA X-WAY**

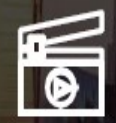
**AMIDST THICKLY  
POPULATED AREA  
WITH HEAVY FOOTFALL**



# WHY ONE29?



Close to upcoming Noida International Airport



Close to upcoming Film City



Easy Road & Metro connectivity



Retail, Food, Entertainment, Office space, all under one roof



Close to Fortune 500 Companies like KPMG, Dell, Accenture, Sapient, Adobe etc.



Only Multiplex & Organized Retail Complex along the entire Noida Expressway.

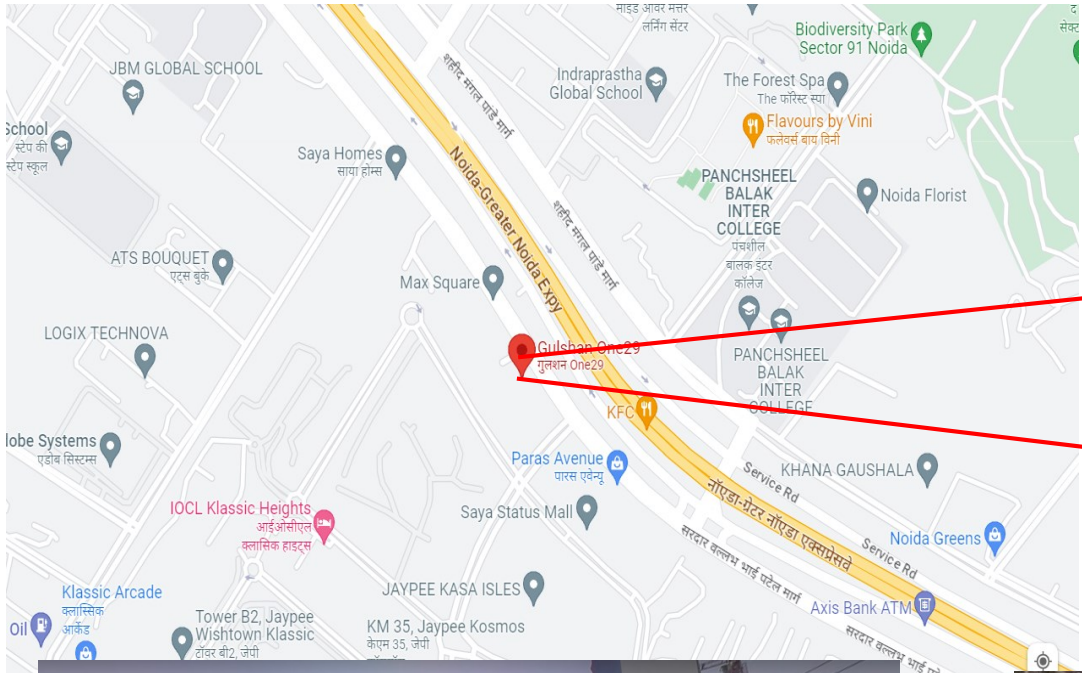


1.35 Lakh (Approx.) Working People in Nearby Commercial/Offices/Tech Zones



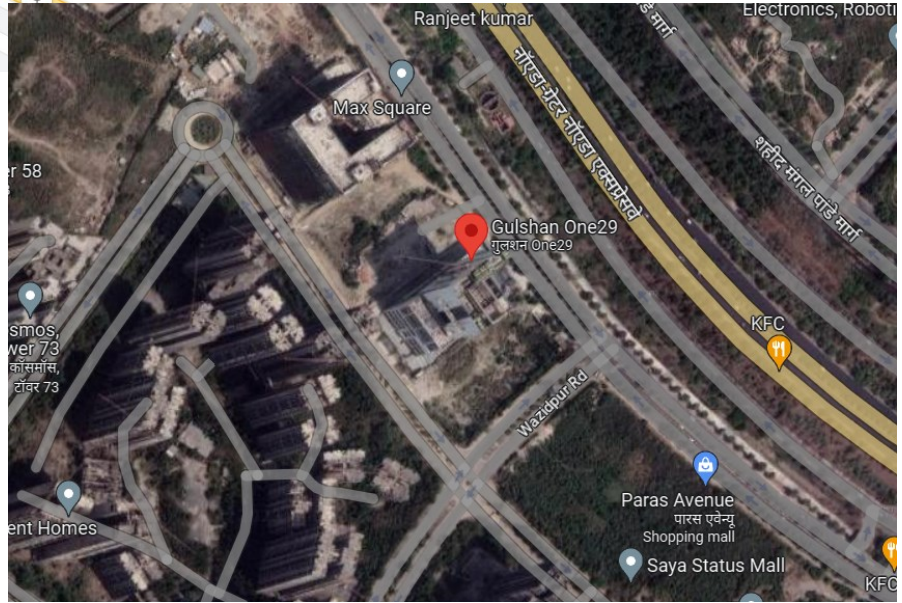
2.5 lakh approx. residents in the vicinity.

# PROJECT LOCATION



**Bang on the main Road**

**Double Side Road**



# DISTANCES FROM MAJOR LANDMARKS

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MAHAMAYA FLYOVER

APPROX. 8.0 KM

SECTOR 18, NOIDA

APPROX. 13.0 KM

NOIDA CITY CENTRE

APPROX. 14.0 KM

GREATER NOIDA (PARI CHOWK)

APPROX. 16.0 KM

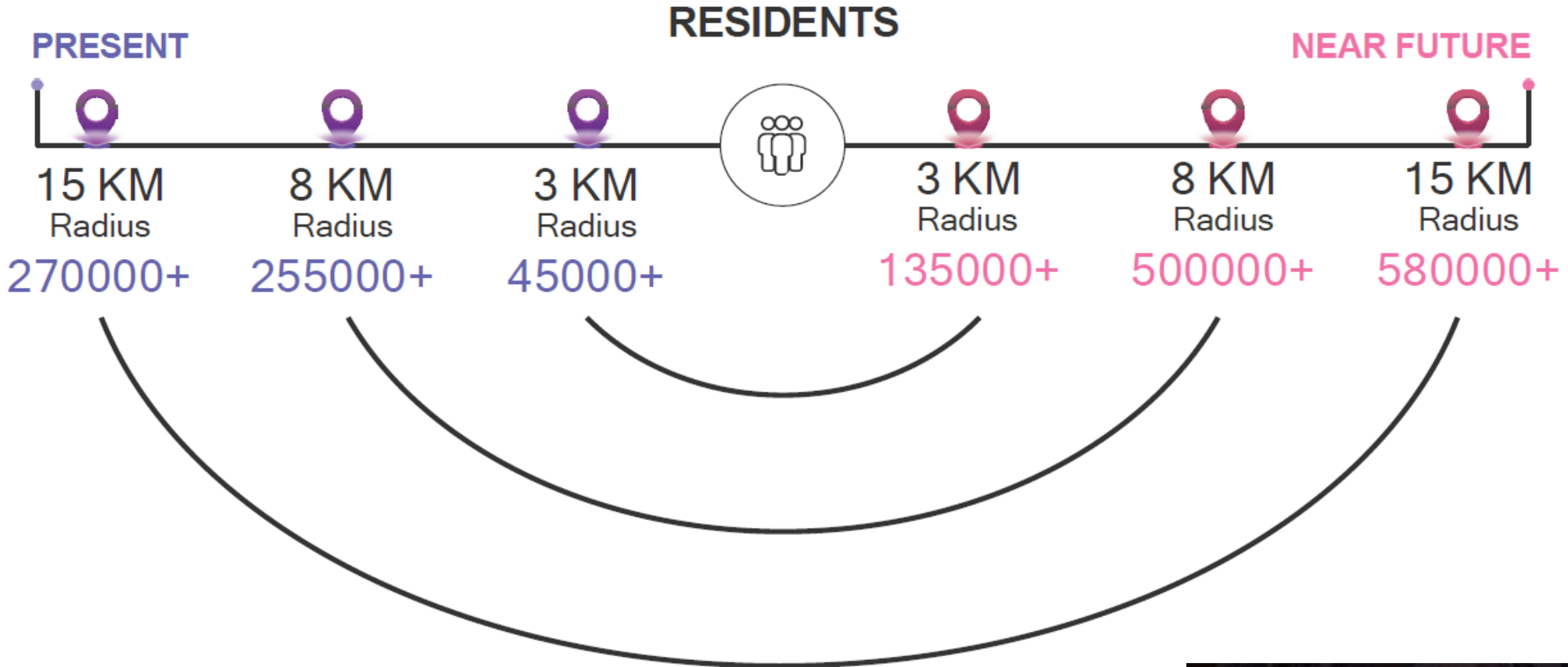

NIZAMUDDIN RAILWAY STATION

APPROX. 20.5 KM

INDIRA GANDHI INTERNATIONAL AIRPORT

APPROX. 34.0 KM

# CATCHMENT AREA RESIDENTS

1.35 Lakh (Approx.) Working People in Nearby Commercial/Offices/Tech Zones

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2.5 lakh approx. residents in the vicinity.

# TRAFFIC ASSESSMENT NOIDA EXPRESSWAY



Times Now

<https://www.timesnownews.com> › delhi

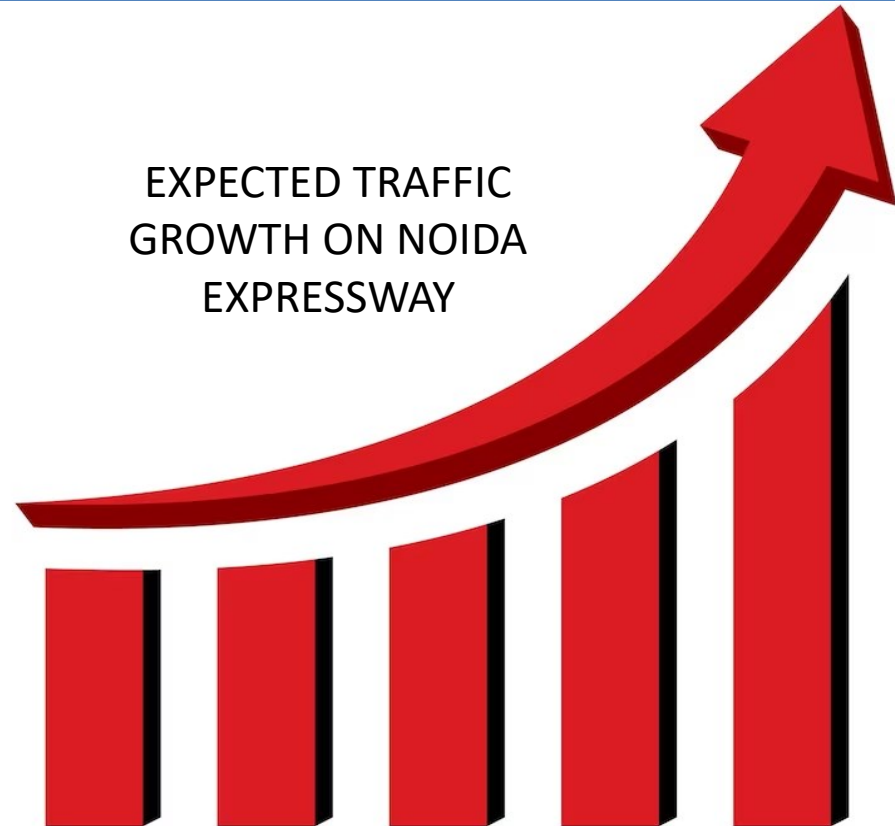
## To Reduce Traffic Snarls On Noida-Greater ...

17 May 2023 — With over 150,000 motorists using the Noida-Greater Noida Expressway on a daily basis, the traffic volume is expected to rise further as ...

### REASONS FOR CONSISTENT RISE IN TRAFFIC ON NOIDA-GR.NOIDA EXPRESSWAY

1. INHABITATION IN UPCOMING SECTORS OF NOIDA ALONG EXPRESSWAY(143, 144, 146, 150, 151 etc.), JAYPEE WISHTOWN, GREATER NOIDA, YAMUNA X-WAY
2. INCREASING OCCUPANCY In COMMERCIAL SECTORS ON THE EXPRESSWAY
3. UPCOMING AIRPORT IN JEWAR
4. UPCOMING FILM CITY
5. MAJOR INDUSTRIALISATION IN GR.NOIDA, YAMUNA X-WAY
6. CONNECTING ROAD FOR USERS OF AGRA-X WAY, KMP, EPE, FNG ETC.

EXPECTED TRAFFIC  
GROWTH ON NOIDA  
EXPRESSWAY



# ABOUT PROJECT

## FLOOR WISE PLAN



**7th to 15th Floor:** Offices (Dedicated 9 Levels)



**5th and 6th Floor:** Cinema



**4th Floor:** Cinema Entry Foyer And Concession, Restaurants



**3rd Floor:** Food Court, Fine Dine & Family Entertainment Centre (FEC)



**2nd Floor:** Entertainment Space



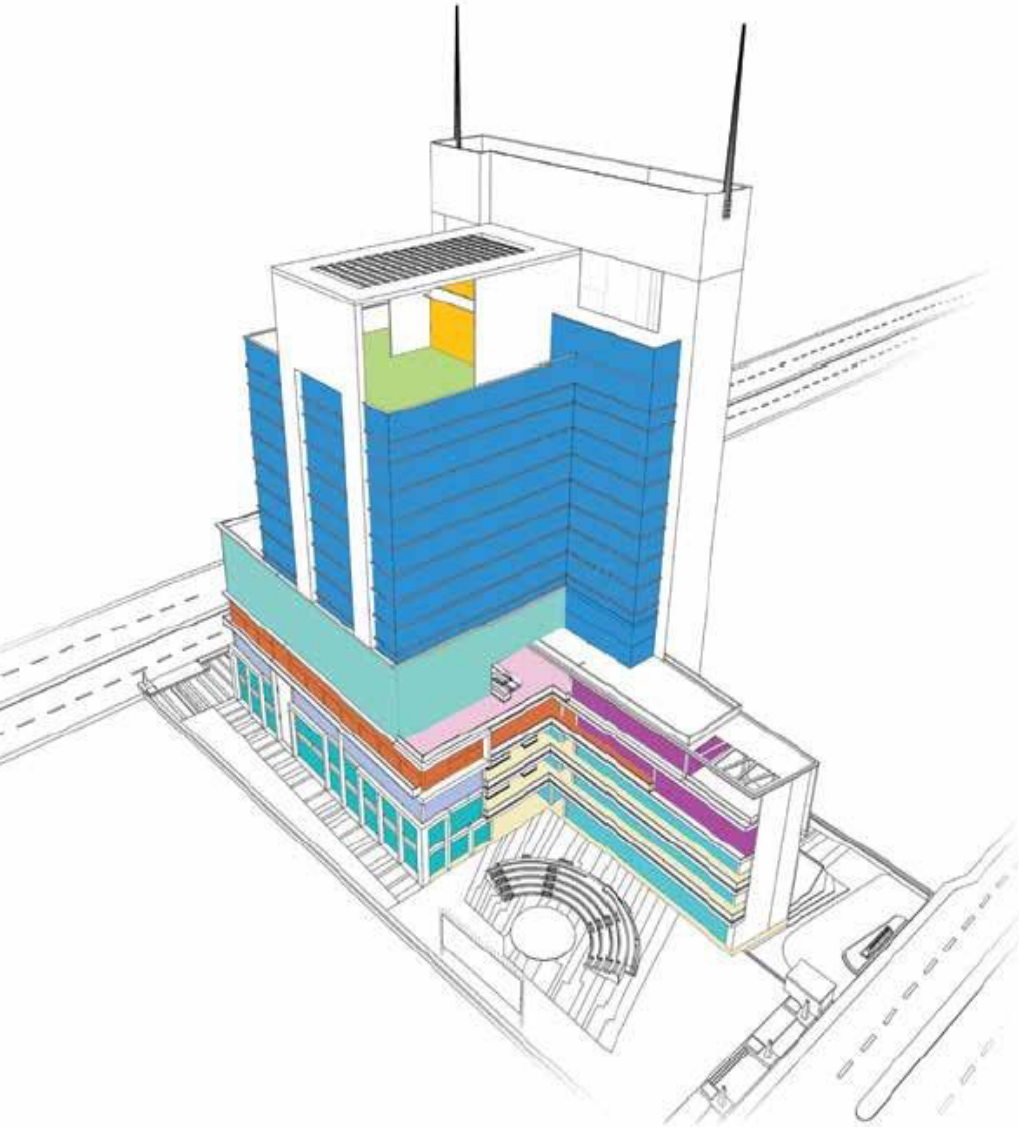
**Ground Floor & 1st Floor:** Retail Space



**2 Basements:** For Parking and Services



# ARCHITECTURE, LANDSCAPING & AMENITIES



- Vastu Compliant with Tropical Modernism
- Misting Ambience
- Kiosks & Green Walls
- Wind Swept Atrium for easy pedestrian movement and shopping activities
- Beautiful Landscape with Ample Greenery
- Open Air Amphitheater of approximately 17000 Sq. Ft.
- Festivity Plaza
- High Street of Epic Proportions
- Front Back Entry Exit
- Free From Vehicular Movement
- APP-Based Parking Management System
- Differently-abled Friendly Architectural Design & Interior
- Comfortable Pedestrian Movement
- Best-in-class Amenities, Concierge Service & VIP Drop Off
- Stores having almost 16 Feet Clear Height
- Clear Height GF Shopping Corridors up to 12 Feet

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# RETAIL @ GROUND & FIRST FLOOR

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SHOP

## GLOBAL & NATIONAL RETAIL BRANDS.

- Stores having almost 16 Feet Clear Height
- Clear Height GF Shopping Corridors up to 12 Feet
- Dedicated space for Vanilla Retail Brands on GF, FF and SF
- Double entry premises open up to Expressway and a nearby residential project



# GROUND FLOOR PLAN




## BRANDWISE POSITIONING



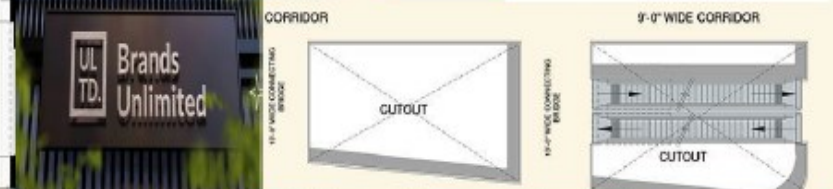
# FINE DINING @ FIRST FLOOR

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A photograph of two women sitting at a wooden dining table in a restaurant. The woman on the left is wearing a beige cardigan and is looking down at her plate. The woman on the right is wearing an orange shirt and glasses, smiling as she eats. The table is set with various dishes including a salad in a wooden bowl, a plate of appetizers, a glass of beer, a glass of red wine, and a glass of white wine. The background shows a brick wall and a bar area.

To tantalize taste buds with the finest dishes & cuisines, Gulshan One29 encompasses Food Court, Sky Bar, & Cafes. It's the perfect place to enjoy quality time with loved ones over great food or even organize corporate events and meetings.



# BRANDWISE POSITIONING



# FOOD COURT @ THIRD FLOOR



# MOVIE MAX @ 4TH TO 6TH FLOOR

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FUN

## FULLY-FACILITATED 6 SCREEN MULTIPLEX.

- Fully-Facilitated 6 Screen, 1175\* Seater Multiplex
- The only multiplex in the entire Noida Expressway stretch
- Gaming Zone for Kids

# LUXURY OFFICE SPACES @ 7-15<sup>TH</sup> FLOOR



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WORK

HIGH-END WORKSPACES  
WHERE AMBITIONS MEET  
NEW HEIGHTS.

- Grand Entrance to an A-grade Office Space
- Dedicated Office Drop-Off
- 50 Ft. High Grand Entry Lounge
- Multi-layer Security



# 50FT HIGH GRAND ENTRANCE LOBBY

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# OPEN TO AIR AMPHITHEATRE ~ 17000 SQFT

- 👍 Open Amphitheatre with Green and Lively Ambience
- 👍 Beautiful Landscape with ample greenery
- 👍 Often used for events and casual relaxation
- 👍 Free from Vehicular movement
- 👍 Kiosk & Green Walls
- 👍 F&B Outlets
- 👍 Naturally Cooled Plaza

**MAJOR CROWD  
PULLER**



artistic impression

artistic impression

# ACTUAL PICTURES OF SOME OPERATIONAL BRANDS





&



INDIA'S LARGEST REAL ESTATE SERVICE  
COMPANY

PRESENTs....



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# LANDLORD SCHEME

**PRE LEASED RETAIL SPACES**  
**ALREADY LEASED TO OPERATIONAL BRANDS**  
**IN A HEAVY FOOTFALL OPERATIONAL MALL**  
**DEVELOPED & MANAGED BY RENOWNED REAL**  
**ESTATE DEVELOPER**  
**WITH LEASE GUARANTEE FOR 3 YEARS**  
**@ 8% P.A.**

## **HIGHLIGHT # 1**

**ASSURED RENTAL / CAPITALISATION RATE  
@ 8% p.a.**

**COMMITTED FOR 3 YEARS  
&**

**BASIS ACTUAL RENTAL THEREAFTER**

**(i.e. Customer Rental Assured Till Achievement  
of Peak Business)**

## **HIGHLIGHT # 2**

**PROPERTY ALREADY LEASED  
FOR 10-15+ YEARS  
TO POPULAR BRANDS**



# **HIGHLIGHT # 3**

**PROPERTY**

**IN A OPERATIONAL MALL**

**DEVELOPED BY A RENOWNED**

**REAL ESTATE DEVELOPER**

**ALREADY HAVING**

**HEAVY FOOTFALL SURROUNDED**

**BY THICK POPULATION**

# **HIGHLIGHT # 4**

**NO GST APPLICABLE  
AS COMPLETION  
CERTIFICATE ALREADY  
RECEIVED**

**+**

**IMMEDIATE REGISTRY**

**HIGHLIGHT # 5**

**HUGE CAPITAL  
APPRECIATION EXPECTED  
WITH CONTINUOUS  
DEVELOPMENT &  
INHABITATION  
AROUND THE PROPERTY**

## **HIGHLIGHT # 6**

**NO CAPITAL EXPENDITURE  
FOR FIT-OUT/OPERATIONS**

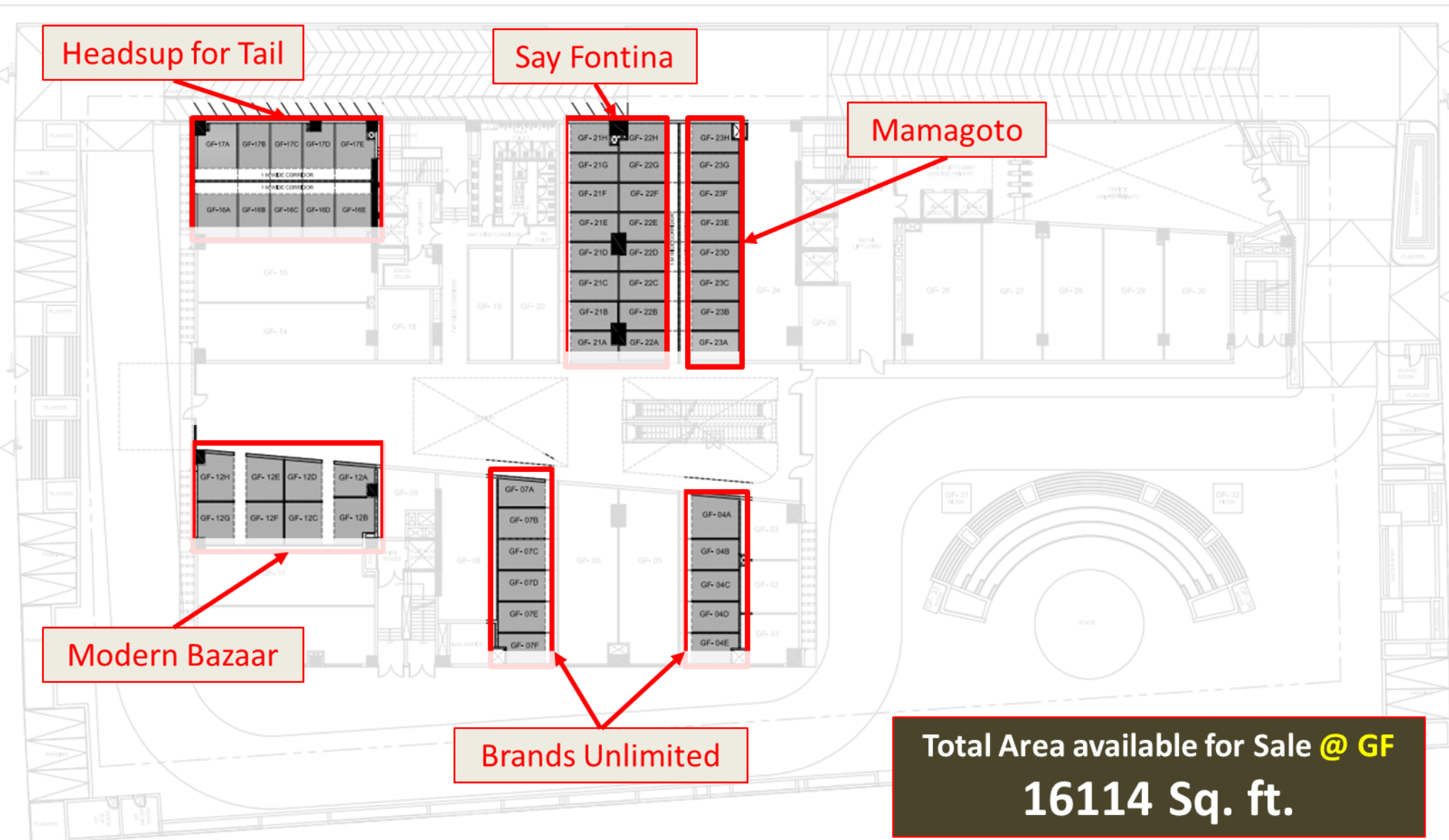
**ALREADY INCURRED BY  
DEVELOPER/BRAND  
ESTIMATED @ Rs.3000/SQFT**

# **HIGHLIGHT # 7**

**PROPERTY  
ACTUALLY LEASED  
TO A REPUTED BRAND**

**NOT ONLY AN LOI FOR 3-4  
YEARS DOWN THE LINE**

# GROUND FLOOR – AREA AVAILABLE FOR SALE



Headsup for Tail

Say Fontina

Mamagoto

Modern Bazaar

Brands Unlimited

Total Area available for Sale @ GF  
**16114 Sq. ft.**

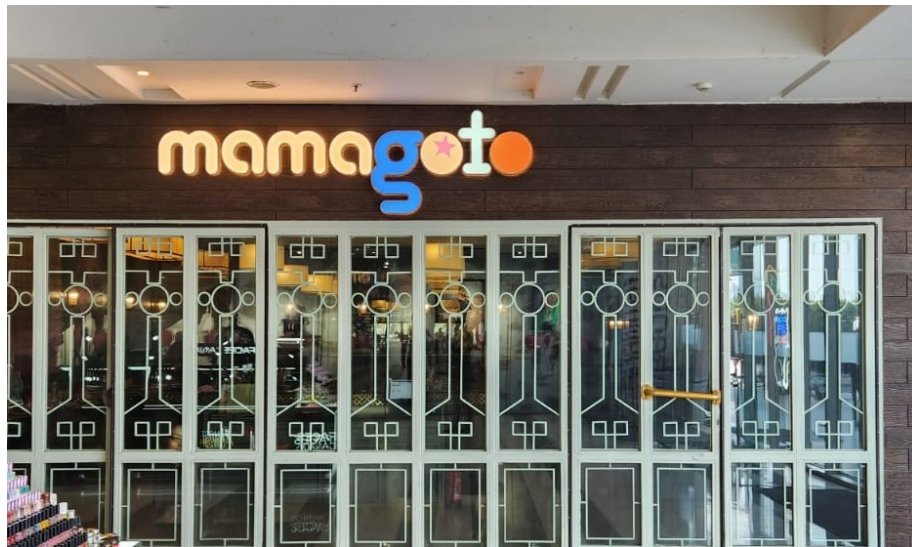
# GROUND FLOOR – AREA AVAILABLE FOR SALE



Superstore – **MODERN BAZAAR**



Restaurant – **SAY FONTINO**



Restaurant – **MAMAGOTO**



MBO – **BRANDS UNLIMITED**

# FIRST FLOOR – AREA AVAILABLE FOR SALE



Total Area available for Sale @ FF  
**27720 Sq. ft.**



# FIRST FLOOR – AREA AVAILABLE FOR SALE



Restaurant –  
**KINGDOM OF GRILLS**

MBO –  
**BRANDS UNLIMITED**



# LANDLORD SCHEME - PRICELIST

## BASIC SELLING PRICE (PER SQ. FT.)

- » **₹ 42,000 FOR GROUND FLOOR**
- » **₹ 29,000 FOR FIRST FLOOR**

## OTHER CHARGES (PER SQ. FT.)

- » **IFMS, EEC, FFC OF RS 350/-**
- » **RS 29,500/- METER CHARGES**
- » **1 YEAR ADVANCE MAINTENANCE**

# Payment Plan & Bank Details

## PAYMENT PLAN : **Down Payment**

- **At the time of Booking** : **10% of Total Cost**
- **Within 30 days of Booking** : **90% of Total Cost**

**Name on Account: GULSHAN HOMES 129 COLLECTION ESCROW ACCOUNT**

**Account Number: 57500000319582**

**IFSC Code: HDFC0000481**

**Branch Address: HARGOBIND ENCLAVE**

# LEASING SUMMARY

## BASIS OF RETURN WORKINGS AFTER 3 YEARS

Floor	Brand Leased to	Lock in Period	Lease Tenure	Revenue after 3 years
Ground Floor	<b>Modern Bazaar</b>	5 years	12 years	<b>MG: 100/- or 7.5% rev. share, whichever is higher</b>
Ground Floor	<b>Say Fontino</b>	2 years	3 years	<b>MG: 120/- or 11% rev. share, whichever is higher</b>
Ground Floor	<b>Mamagoto</b>	2 years	5 years	<b>MG: 90/- or 10% rev. share, whichever is higher</b>
Ground Floor	<b>Headsup for Tail</b>	3 years	9 years	<b>MG: 100/- or 13% rev. share, whichever is higher</b>
Ground Floor	<b>Brands Unlimited</b>	5 years	15 years	<b>MG: 90% of avg. monthly revenue share of 2<sup>nd</sup> year or 7.5% rev. share, whichever is higher</b>
First Floor	<b>Brands Unlimited</b>	5 years	15 years	
First Floor	<b>Kingdom of Grills</b>	5 years	15 years	<b>MG: 90% of avg. monthly revenue share of 2<sup>nd</sup> year or 12% rev. share, whichever is higher</b>

# Why It is Better than FD (Fixed Deposit)

Benefits	Fixed Deposit	Gulshan Landlord Scheme
<b>Return</b>	5% to 7%	<b>8%</b>
<b>Taxation</b>	No Rebate	<b>30% Rebate</b>
<b>Effective TAX %age</b> (assuming highest slab)	30%	<b>21%</b>
<b>Capital Appreciation</b>	✗	✓



# HEAVY FOOTFALL AT EVENTS ORGANIZED ON ALMOST ALL OCCASIONS



19 Nov 2023

World Cup Final



18 Nov 2023

Relive the Live Experience



28 Oct 2023

Sufi Night



24 Oct 2023

Rangoli Revelry: An Evening of Color and Creativity



22 Oct 2023

Dandiya



27 Aug 2023

Live Music



26 Aug 2023

Salsa Dance



25 Aug 2023

Anchor Games



15 Aug 2023

Independence Day

***Actual Picture***

ACTUAL IMAGE

Gulshan

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ACTUAL IMAGE

Gulshan

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**REMIX** BAR & CAFE

**COSTA COFFEE**

TOYS STREET TOYS STREET TOYS STREET TOYS STREET



**Thank You**