

Real value in a changing world

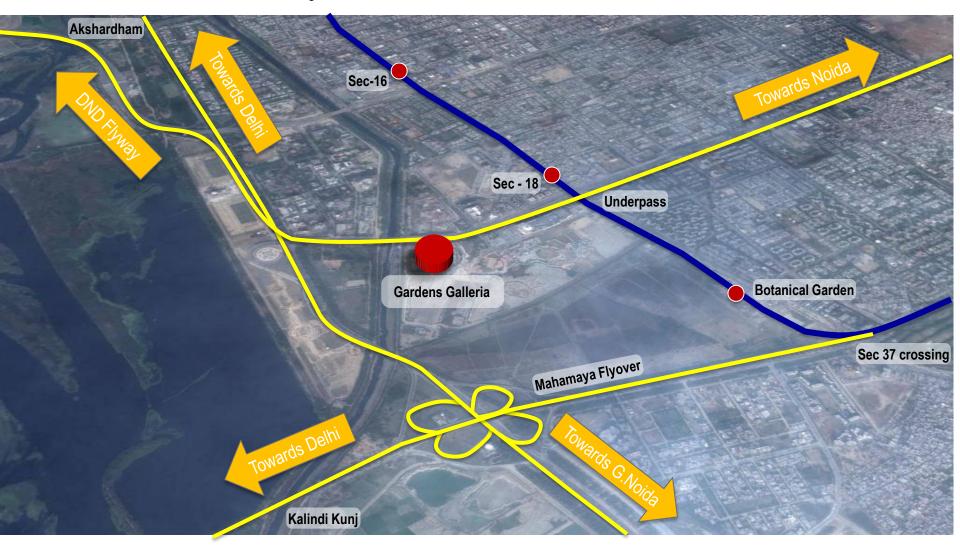


The Gardens Galleria



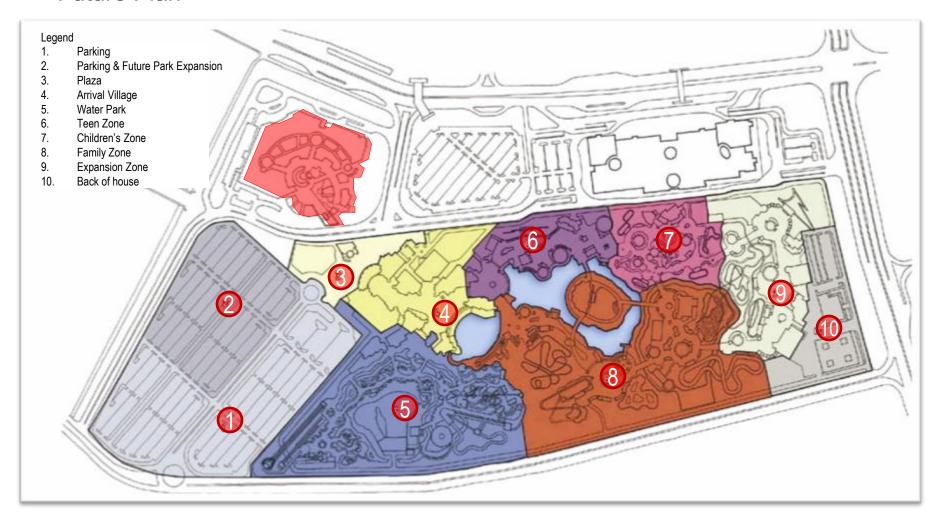


Site Accessibility



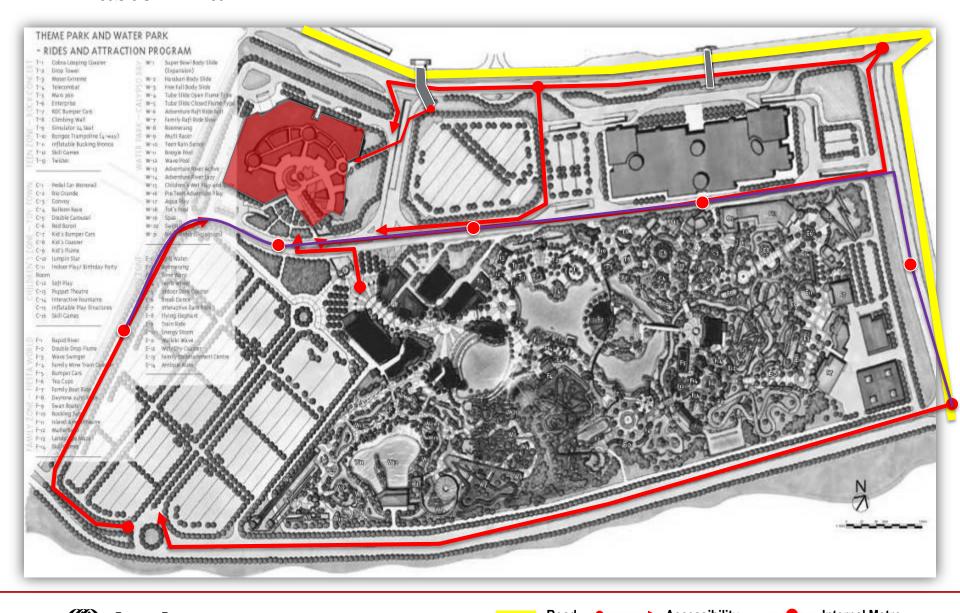


Future Plan

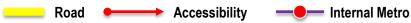




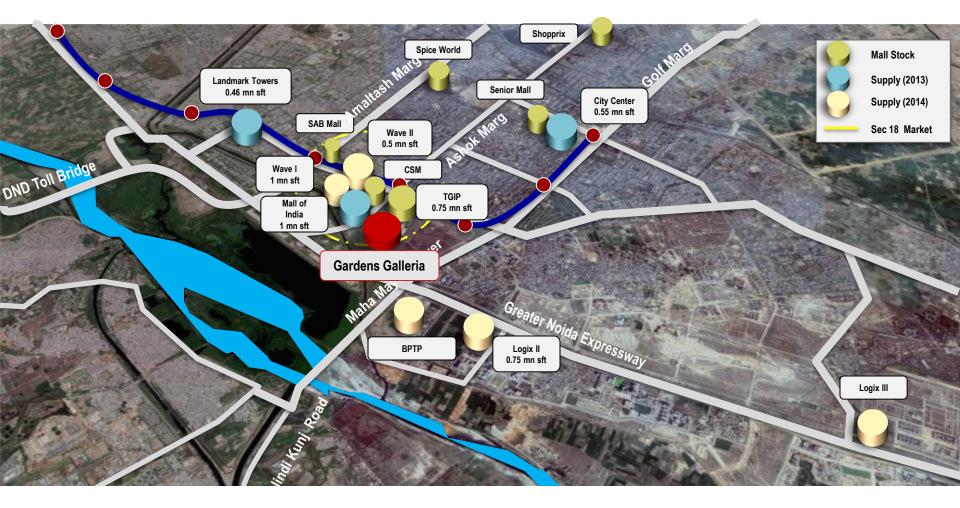
Master Plan







Noida – Retail Real Estate Snapshot



In the present scenario, 70% of the total mall space combined with 0.3 mn sft of high street is present in and around Sec 18

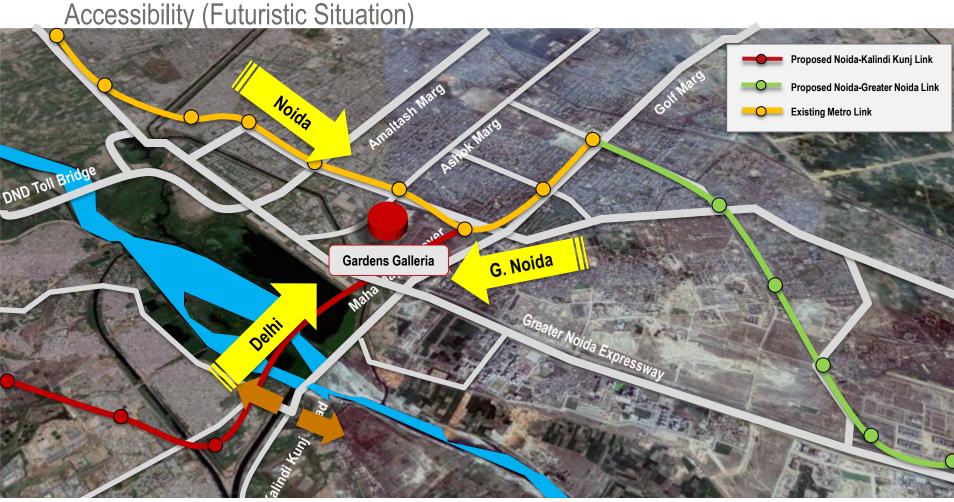




Location & Linkages DND Toll Bridge Maharani Bagh Golf Marg Friend's Colony Botanical Garden Sec -18 Atta Market **Gardens Galleria** aha Maya Fiyover **Proposed Airport** Sarita Vihar **Amity University** Formula 1 Circuit

Subject site is well connected to South Delhi and other parts of NCR through road

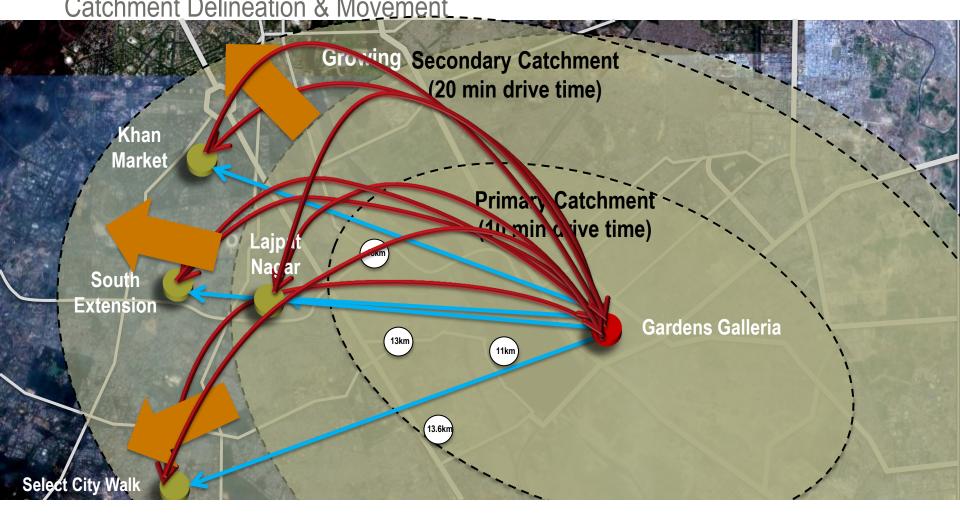




However, with the extension of **Metro corridor, widening of Kalindi Kunj Bridge**, development of **Underpass** from Sector 44 would result in an increased traffic passing around the site



Site — Potential Assessment Catchment Delineation & Movement



Situation 2014 - 15, Opportunity for the Site – **Growing Catchment**Infrastructural Developments around the site and Improved Accessibility

Residential Catchment 3C Delhi 1 DND Toll Bridge apali Sapphire **Gardenia Glory Gardens Galleria** Sunworld Vanalika **Unitech Golf & Country Club** Maha Mai **Heartbeat City** Lotus Boulevard Lotus 300 **ATS One Hamlet Divine Meadows** Supertech Emerald Court The Forest Silver City aypee Greens Eldeco Uto Eldeco Utopia I Supertech Ecociti Omaxe Spa Logix Blossom County **Omaxe Grand Woods** Greater Noida Expressway Paras Tierra

Array of **Premium/Luxury Residential Projects** planned in the catchment – 3C Delhi 1 (Sec 16), Jaypee Greens (Sec 128), Unitech Golf & Country Club (Sec 96)







Site – Potential Assessment: Floating Population

Office Catchment 3C Delhi 1 DND Toll Bridge Film City **Gardens Galleria** La Premiere Windsor IT Park Tapasy a Corp Heigh Arihant IT Park Amigo IT Park 3C Tech **Boulevard** Techno Park Greater Noida Expressway ETT 2 Logix Technova Advent IT Park

As of now, Total Stock on the Expressway: **5.23 mn sft** which is likely to increase to **10.1 mn sft** by 2014-15. This would translate into an increased **working population** of 76, 000 – 110, 000 persons by 2014-15







