



REDEFINING HIGHSTREET EXPERIENCE



AN INTERNATIONAL STANDARD HIGHSTREET



Located in Greater Noida
(West)



Mixed-use luxury high
street development



Development spread over
12000 sq.m. approx.
3 acre area



3 side open retail
right at the round about
with excellent frontage



Multiple entries & exits, provision
for ATM kiosks, help
desk & information centre



Four passenger elevators for
retail cum entertainment zone
and one service elevator

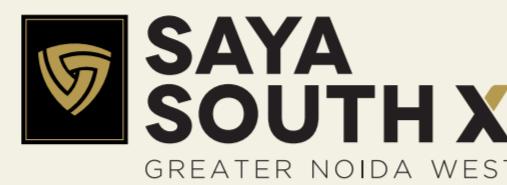


Latest building management system
with CCTVs, smoke detectors and
firefighting system / sprinklers
as per NBC / Fire approval



Provision for mechanical
car parking space
across 2 levels

THE RIGHT MIX



BANQUET

- / 6 banquet venues on level 5
- / Venues designed to host large gatherings
- / Facilities for multi-event space, guest accommodation, decor & catering
- / Connected to Business Suites for grand celebrations

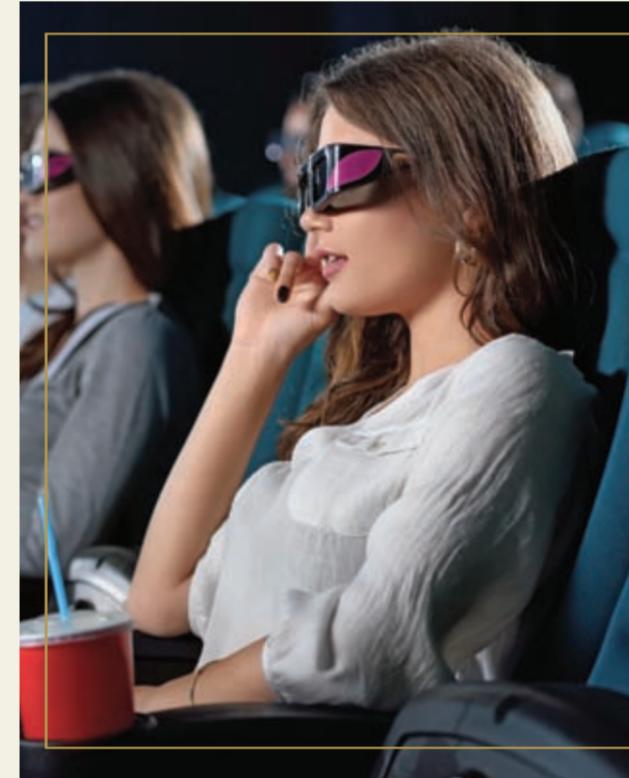


SHOPPING

Retail and showroom spaces spread across 5 levels that are designed to cultivate repeat business in a vibrant well-lit environment.

- / Thoughtfully designed big size atriums with shops on either sides
- / All shops in the development are designed for maximum visibility with no blind spots

SUPERMARKET ANCHOR | FASHION ANCHOR | LIFESTYLE BRANDS | DAILY CONVENiences



ENTERTAINMENT

- / Multi-screen multiplex for assured footfalls
- / 6-Screen multiplex with 900+ seats
- / High class seating in plush ambience
- / State-of-the-art screens and audio-visuals



DINING

Dedicated 2 floors planned for fusion of flavours with varied dining choices.

- / Bistros and pubs
- / Sidewalk cafes
- / Big theme restaurants
- / food zone



BUSINESS SUITES

Unique layout offering spaces for growing entrepreneurs, businesses & professionals alike.

- / Smart compact business suites
- / One dedicated tower with shopping hub at lower floors
- / Power back-up and CCTV surveillance
- / Latest fire-safety prevention & fire-fighting system
- / High speed elevators for faster conveyance
- / Ample parking

THE LOCATION



**CATCHMENT OF
OVER 5 LAC FAMILIES
WITHIN 6 KM**

0 - 5 MINUTES

- 1. NH24
- 2. SECTOR-120, NOIDA
- 3. WISDOM TREE SCHOOL
- 4. RYAN INTERNATIONAL SCHOOL

05 - 10 MINUTES

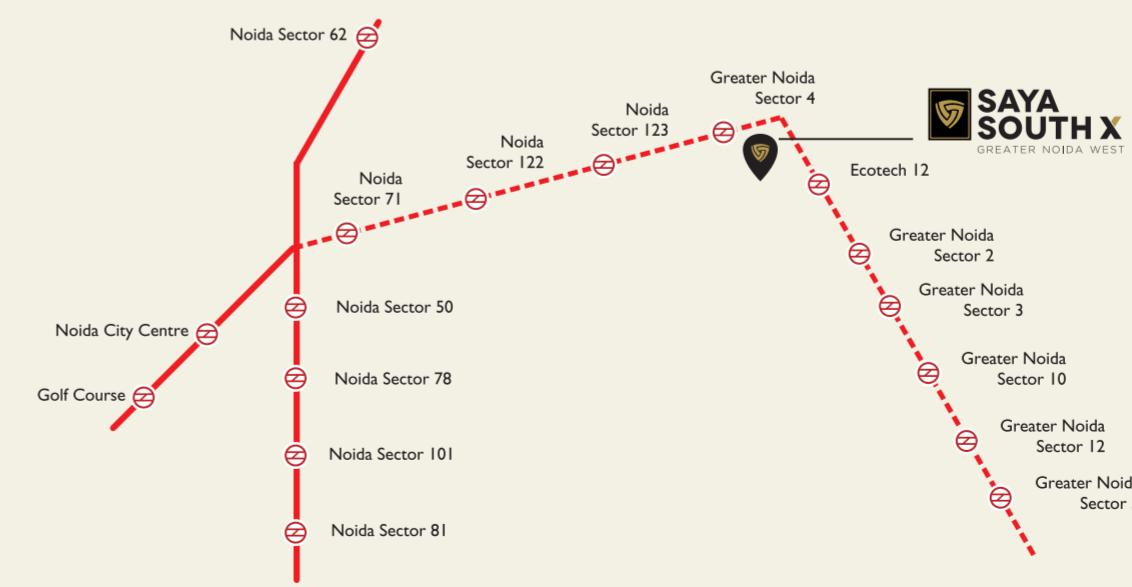
- 5. DPS, LOTUS VALLEY SCHOOL, GD GOENKA
- 6. NOIDA-GR.NOIDA EXPRESSWAY
- 7. FORTIS HOSPITAL
- 8. SAI TEMPLE SECTOR-52

10 - 15 MINUTES

- 9. SHIV NADAR UNIVERSITY
- 10. MAX SUPER SPECIALTY HOSPITAL



PROPOSED METRO CONNECTIVITY



Existing Metro Route
Proposed Metro Route

Located in Greater Noida (West)

At the cross section
of 130 m road & 60 m road

3 side open plot right at the
Ek Murti Chowk round-about,
facing 130 m Noida &
Greater Noida West link road

Only 5 minutes drive from Crossing
Republic residential development and
15 minutes drive from Noida City
Center Metro Station

PROPOSED SITE PLAN



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



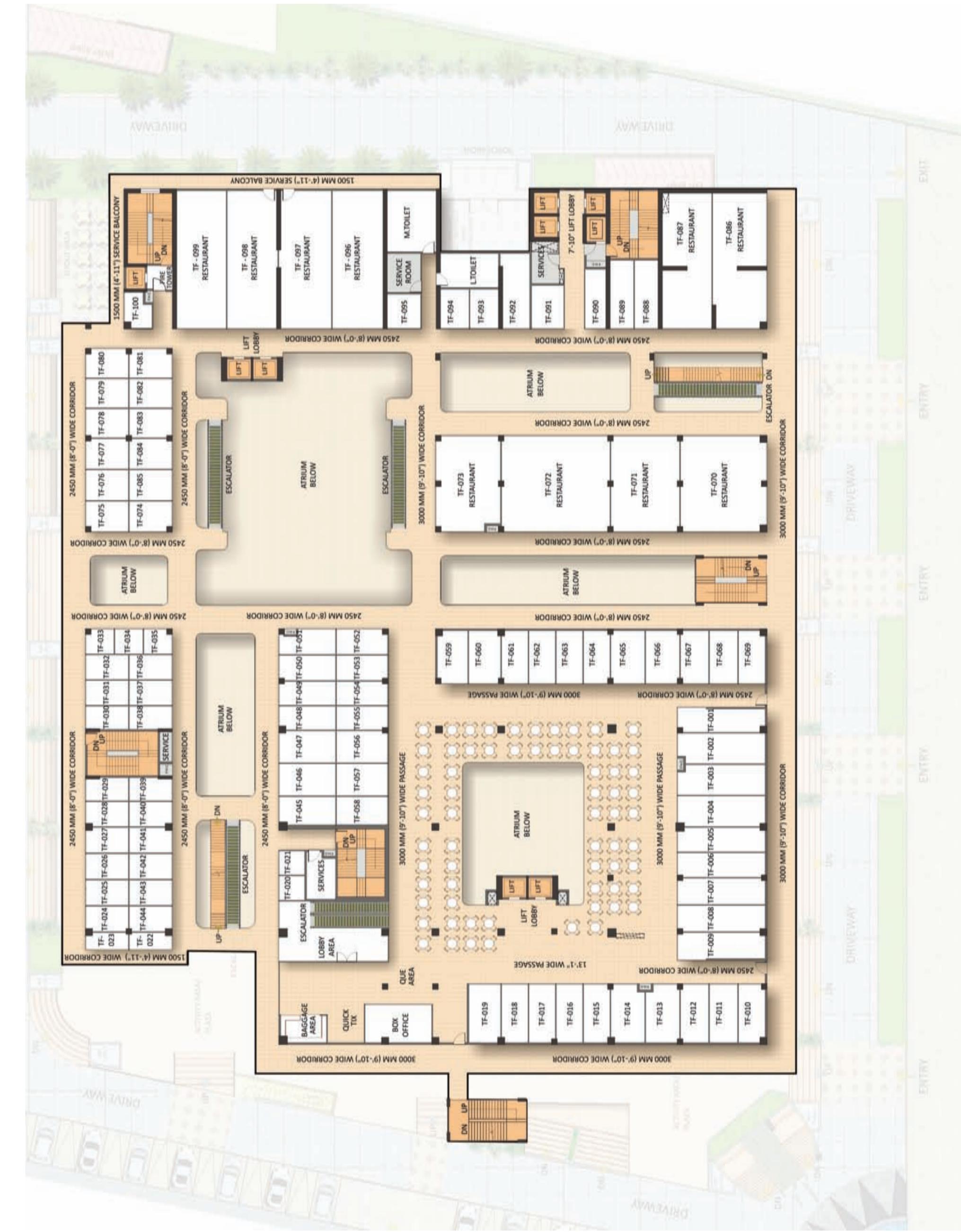
FIRST FLOOR PLAN



SECOND FLOOR PLAN



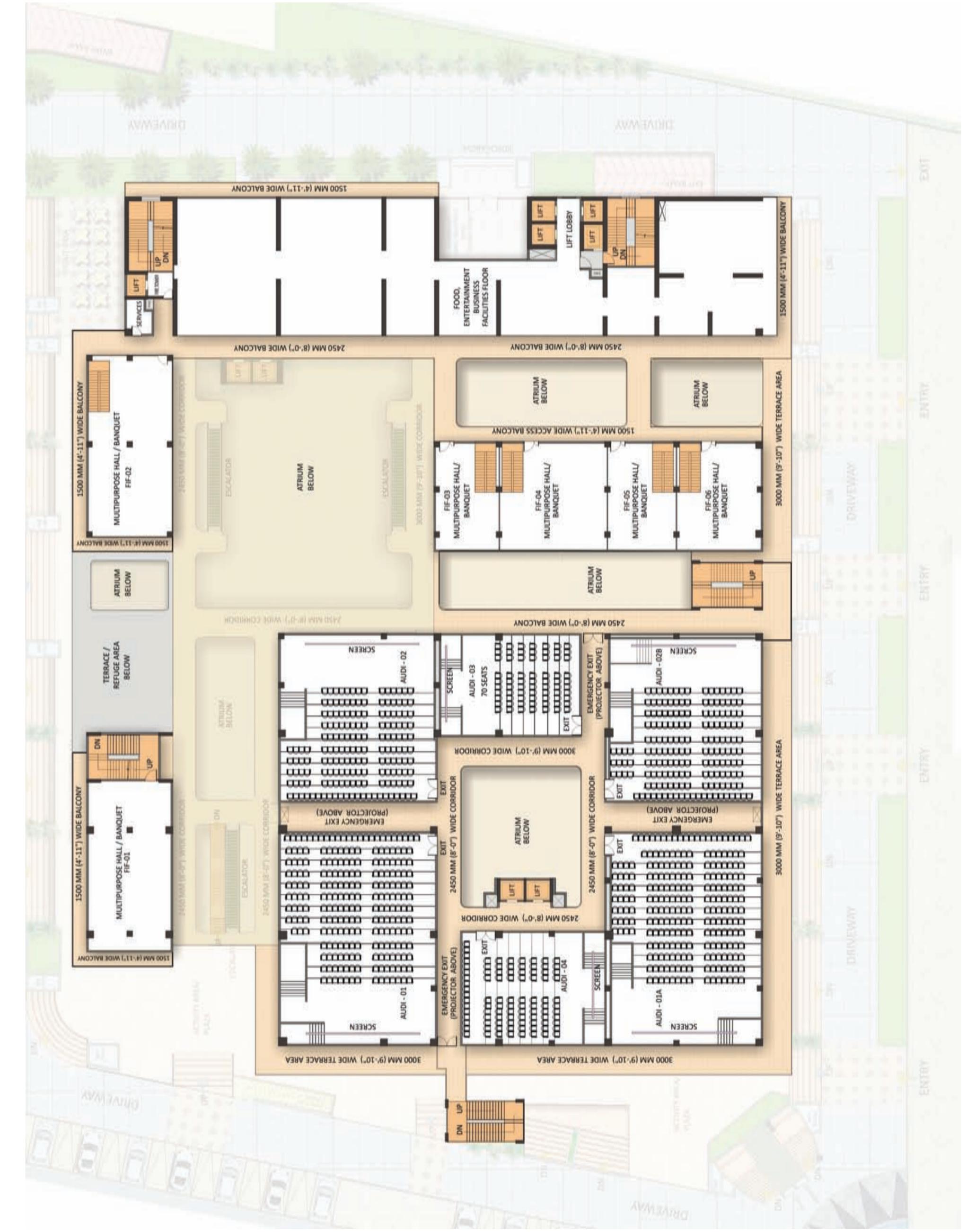
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



PROPOSED SPECIFICATIONS

DETAILS OF SAYA SOUTH X

TOTAL NO. OF SHOPS	818
NO. OF FLOORS	Two Basements, Lower Ground, First, Second (Shopping Floors), Third Floor (Food Court, Entertainment and Shopping), Fourth & Fifth Floor (Multiplex Dinning Multipurpose Hall / Banquets) 7 th to 25 th Floors (Office / Business Suite / Hotel), etc.

NO. OF SHOPS PER FLOOR

BASEMENT (L.G.)	206 Shops, Kiosk - 25 No.
GROUND FLOOR	162 Shops (Approx.)
FIRST FLOOR	166 Shops (Approx.)
SECOND FLOOR	166 Shops (Approx.)
THIRD FLOOR	53 Shops, Food Court, Entry to Multiplex and 10 Restaurants (Total 100 Nos.)
FOURTH FLOOR	6 Screen Multiplex, 14 Restaurants, 9 Shops
FIFTH FLOOR	Multiplex Exits, Food, Entertainment, Business Facility Floor, 6 Nos. Multipurpose Hall / Banquet Hall
SIXTH FLOOR	Projection Room of Multiplex, Usable Terraces of Multipurpose Hall / Banquet / Restaurants, Service floor for Business
SEVENTH FLOOR	Business Suite - 336 Nos.
TO 25 TH FLOOR	Typical Business Suite Floor (7 th to 10 th , 12 th to 17 th , 19 th to 24 th) Non Typical Business Suite Floor with Refuge Area (11 th , 18 th , 25 th)

PROJECT CONSULTANTS

CONSTRUCTION METHODOLOGY	Aluminium Formwork / Conventional System
SERVICES CONSULTANT	Consumate Engineering Services Pvt. Ltd.
STRUCTURE DESIGN CONSULTANT	Optimum Design Pvt. Ltd.
STRUCTURE PROOF CONSULTANT	Isha Consultants Pvt. Ltd.
DESIGN ARCHITECT	Atwin Architects

VITAL PROJECT RELATED INFORMATION

AIR CONDITIONING	DX System of Air Conditioning for Shops. No Split AC / Window AC will be allowed in Retail Area Separate Central AC Plant for Food Court & Multiplex
CEILING HEIGHT	14' - 0" Clear Height (Floor to Slab Bottom) for Shopping, Food Court Area (Ground - Fifth Floor) 13' - 0" Clear Height (Floor to Slab Bottom) for Lower Ground 11' - 0" Clear Height (Floor to Slab bottom) for Business Suite Area

LIFTS AND ESCALATORS

SEPARATE LIFTS	4 No. for Shopping Area (Make: Otis / Schindler / Thyssen Krupp / Kone / Equivalent)
SEPARATE LIFTS	4 No. Passenger Lift & 1 Service Lift for Office / Business Suite / Retail / Entertainment (Make: Otis / Schindler / Thyssen Krupp / Kone / Equivalent)
SPECIFICATION OF LIFTS	SS Finish from Inside and Outside

LOBBY AND COMMON AREAS

FLOORING	Granite Flooring (Shivakashi Gold / Sadarali / Black / Steel Grey / Equivalent)
CEILING	Exposed RCC with running Service Area
PAINTING	OBD Paints (Make: ICI Dulux / Asian / Berger or Equivalent Quality) and Exposed Services
RAILING	SS Railing With Glass / SS Tube
ESCALATORS	Total 4 Nos. Escalators on each floor Lower Ground to 2 nd Floor for Upward & Downward Movement (Make: Otis / Schindler / Thyssen Krupp / Kone / Equivalent)
WALLS	Plastered Walls with Granite Finishing up to 4' - 0"
ELECTRICITY	Common Area and Corridor Lighting
FIRE FIGHTING	As Per Fire NOC
STAIRCASE	Granite Flooring (Shivakashi Gold / Sadarali / Black / Steel Grey / Equivalent)
LIGHTING	Tube Light / Ceiling Mounted LED Light Fixture

COMMON TOILETS

FLOORING	Male, Female And Divyang Toilet on each floor
PAINTING	Granite Flooring (Shivakashi Gold / Sadarali / Black / Steel Grey / Equivalent)
WALL CLADDING	OBD Paints (Make: ICI Dulux / Asian / Berger or Equivalent Quality) and Exposed Services
WC	Granite Dado (Shivakashi Gold / Sadarali / Black / Steel Grey / Equivalent)
CP FITTING	European WC / Floor / Wall Mounted
	Chrome Plated

SHOPS

FLOORING	RCC Slab - Ready to receive any Flooring by Owner / Buyer
WALLS	75 ~ 100 mm thick Dry Wall / Brickwork (Fly Ash brick), Single coat of White Cement Paint
CEILING	Exposed RCC Ceiling (No Furnishing)
DOORS	M.S Rolling Shutters on opening fixed inside of the shop front
ELECTRICITY	One DB as per Required Load will be Provided Separate Meter for Power Backup
FIRE FIGHTING	Main Electrical Connections from NPCL Directly by Buyer
	As Per Fire NOC

BUSINESS SUITES

FLOORING	RCC Slab - Ready to receive any Flooring by Owner / Buyer
WALLS	75 ~ 100 mm thick Dry Wall / Brickwork (Fly ash brick), Single coat of White Cement Paint
CEILING	Exposed RCC Ceiling (No Furnishing)
DOOR AND WINDOWS	UPVC Three Tracks Channel, Both Side Sliding Door with 5mm Thick Toughened Plain Glass with one SS Jali Net Door (Make: Okotech / NCL Wintech / AMD / Prominence / Equivalent) for Business Suites
ELECTRICITY	One DB as per Required Load will be Provided Separate Meter for Power Backup
FIRE FIGHTING	Main Electrical Connections from NPCL Directly by Buyer
	As Per Fire NOC

BASEMENT AREA

ROAD AND PARKING	VDF Trimix Concrete Flooring
LIGHTING	Tube Light / Ceiling Mounted LED Light Fixture
COMMON PARKING	As per Drawings
RAMP	Chequered Tiles / Trimix Concrete Flooring

LANDSCAPING

HARD LANDSCAPE	Tiles / Trimix Concrete / Pavers / Kerb Stone / Chequered Tiles
SOFT LANDSCAPE	Natural Grass / Artificial Grass Pad / Shrubs / Plants / Trees
LIGHTING	As per Design

ESS AND DG (MAX. CAPACITY)

DG SET	As Per Load Requirement
TRANSFORMER	As Per Load Requirement

Multi-point Electrical Connection Directly from NPCL by the Buyer

STP

CAPACITY (IN BASEMENT)	As per Design (Area Approx. 220 Sq.m.)
ELECTRICITY PANEL (IN BASEMENT)	As per Design (Area Approx. 107 Sq.m.)
FLOORING	IPS Flooring
WALLS	OBD Paints (Make: ICI Dulux / Asian / Berger or Equivalent Quality) and Exposed Services

FOREVER INFRABUILD INDIA LLP

Corporate Office :
Saya Homes, Plot 10/I at 10, Vaibhav Khand,
Indirapuram Ghaziabad - 201014, U.P.

Site Office
Plot No. C-01, Sector Ecotech-12
Greater Noida - 201306
Distt. Gautam Budh Nagar, U.P.

Registered Office
H.No. 28A-9 Jia Sarai, Near IIT Gate
New Delhi - 110016 | LLIPIN: AAD-3762



Call +91 8888 34 8888

Visit www.sayahomes.com

Email sales@sayahomes.in

RERA
REGISTRATION NO.
UPRERA – PRJ17950
<http://www.up-rera.in/>

Disclaimer: The elevations, designs, plans and dimensions are as per current sanctioned approvals and plans, specifications, amenities and facilities will be set out in the agreements for sale and images are artistic impressions and purely for representational purposes. The same may be subject to alterations/changes/revisions in terms of directions, approvals, orders and/or regulations of the concerned/relevant authorities, and/or for compliance with laws/regulations in force from time to time. In view of the above, and in line with our customer policies, we may change/alter the above in consonance with approvals, orders, directions, applicable laws, regulations, etc. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely artistic/ creative concepts and may not be actual representations of the product and/or any amenities. None of the above may be construed to form any basis of or serve as an inducement or invitation for payment of any advance and/or deposit, to be made by a prospective customer, under relevant provisions of law or otherwise. Solely the amenities/ specifications, features mentioned in the agreement for sale (if any) shall be final. For more information refer to <http://www.up-rera.in/>