

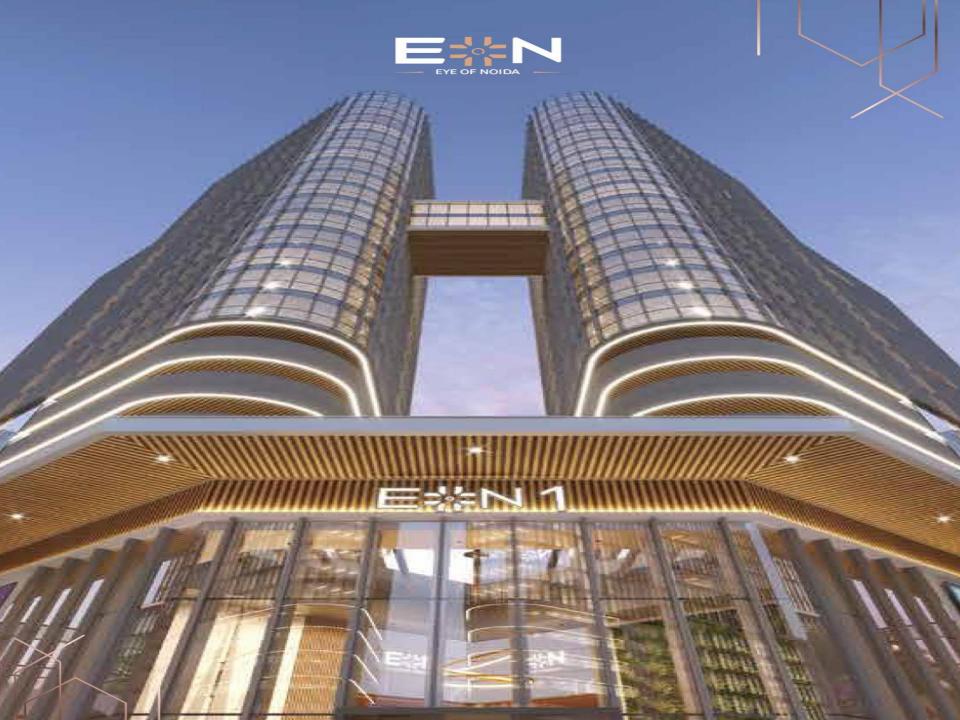
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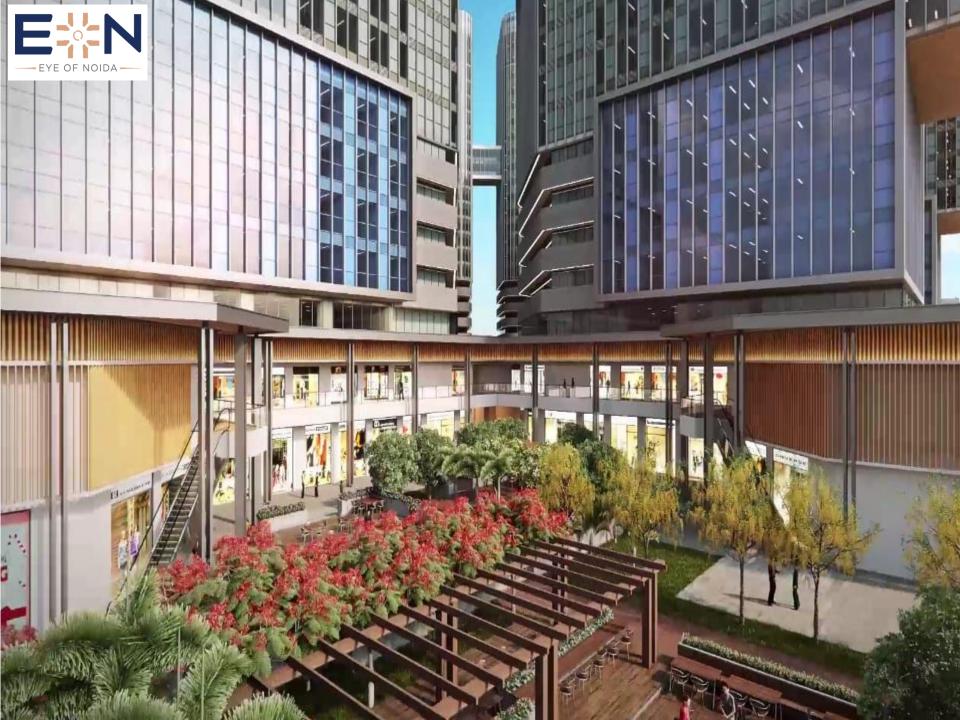
































LANDSCAPE CONCEPT





LEISURE AND PERFORMANCE







INTERACTION







OUTDOOR WORK-ROOMS







FUN AND PLAY





DIGITAL SCREENS









EN

EYE OF NOIDA



COOL PAVING



GREEN WALLS

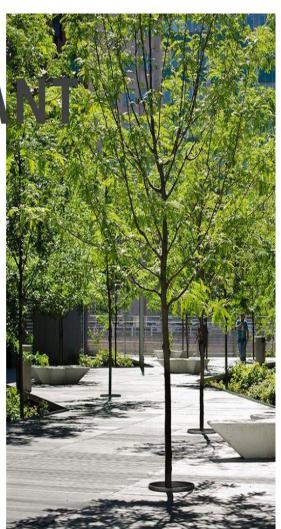


GREEN ROOFS



CR ATE A VIBRA

- CREATION OF INTERACTIVE OPEN SPACES.
- INTERCONNECTED SPACES WITH OPPORTUNITIES OF CREATION OF PERSONAL AND GROUP INTERACTIVE SPACES.
- FLEXIBILITY OF USES MULTI UTILITY SPACE AS PER USER REQUIREMENTS AND FUNCTIONS.
- MAXIMIZED OPPORTUNITIES OF INTERACTION AID IN BETTER WORK ENVIRONMENTS AND MAXIMIZE WORK PRODUCTIVITY.
- CREATING A SENSE OF PLACE.
- LANDSCAPE PROVIDING SENSORY EXPERIENCE.
- EXPLORING INNOVATIVE WAYS TOWARDS SUSTAINABILITY.



















ADDING BLING TO HIGHLIGHT THE DROP OFF













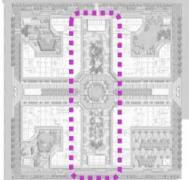


THE PROMENADE







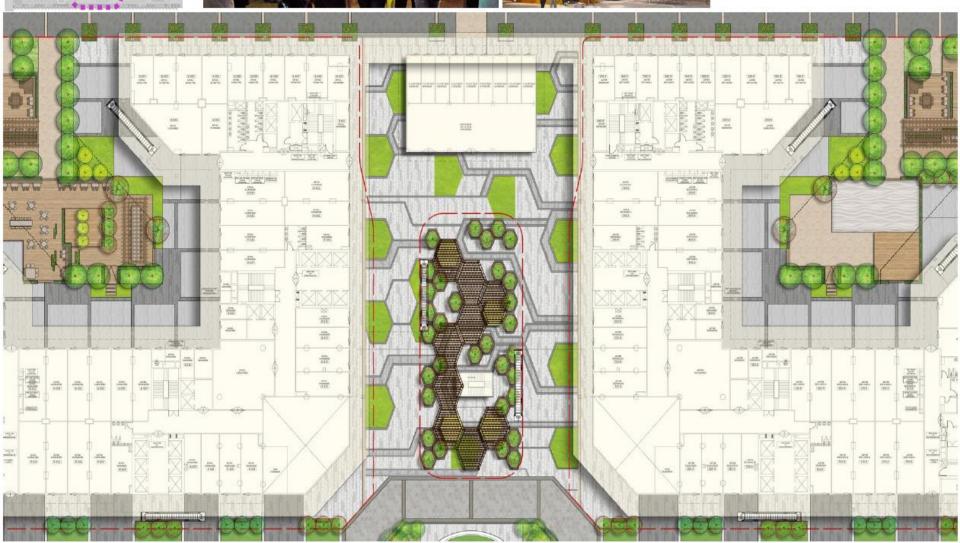






URBAN WEAVES







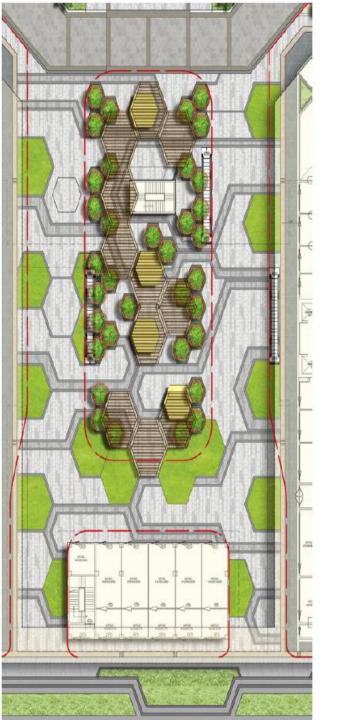
THE LANDSCAPE PLAZA











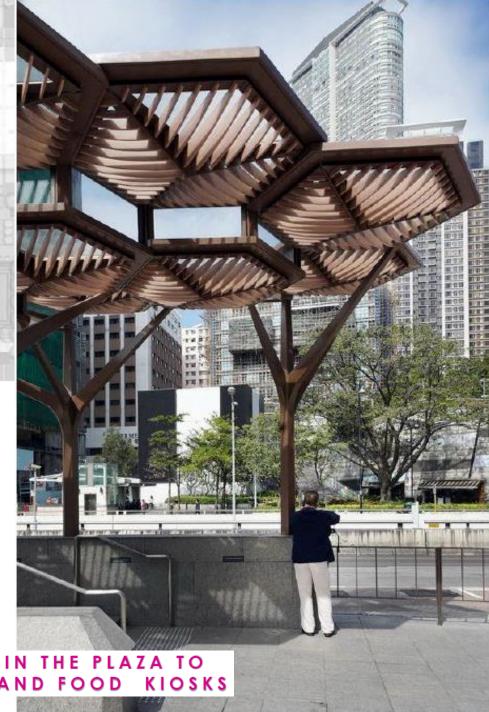


THE LANDSCAPE PLAZA



THE LANDSCAPE PLAZA

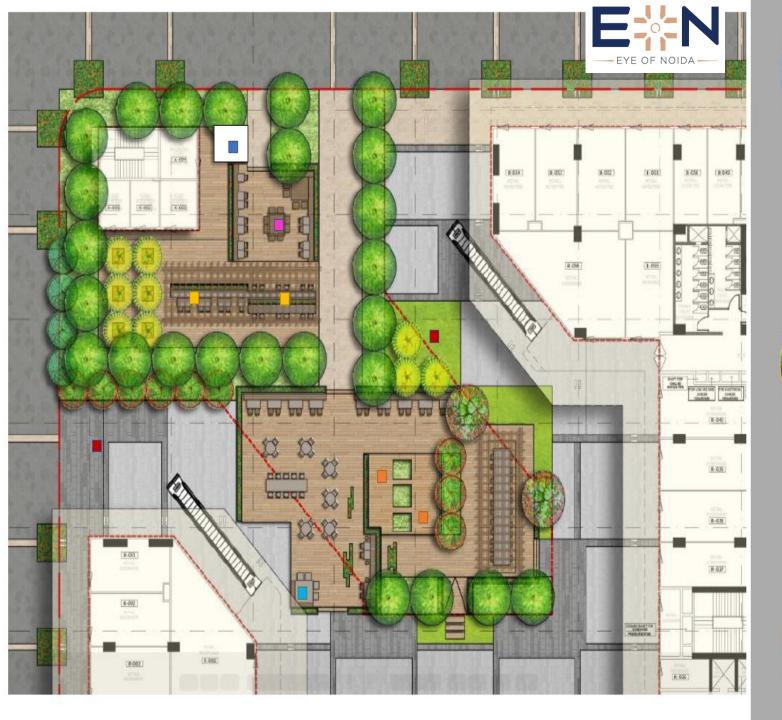




PROVIDING SUN SHADE STRUCTURE IN THE PLAZA TO PROVIDE SEATING UNDERNEATH IT AND FOOD KIOSK:









Kiosks



Social booths



Work Pods



Creative pods

- Outdoor living rooms
- Gym and play







LANDSCAPE CONCEPT







DESIGNED BY



DESIGN FORUM

ARCHITECTS WITH A GLOBAL REPUTATION AND A SLEW OF AWARDS.

EON's remarkable and iconic complex is destined to evolve into a must-visit haven for Delhi/NCR residents. It has been designed by the prestigious **Design Forum**International, whose portfolio includes some of the world's most spectacular architecture.

- · Gulf Adiba, Gurugram
- · IRCON Office, Gurugram
- Select City Walk, Delhi

EON will be noted for its imposing architecture, thanks to the expertise of the superb architects.





INTEGRAL DESIGNS

Integral Designs are landscape architects to a variety of clients from private homeowners, government agencies to real estate companies. They have worked with prominent Indian and International architecture firms. Their projects span across the globe, from small towns to big metropolitan areas including the Mall of India, Noida, Worldmark, Aerocity & Marriott, Dominica in the past 6 years.



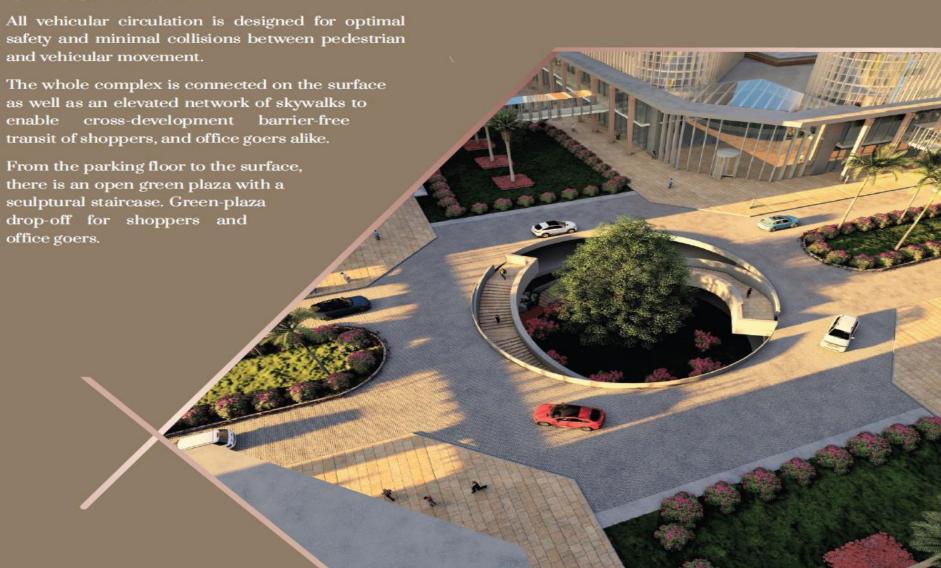
Axis Facades is an international facade consultant with offices in the US, Asia, Middle East, and Europe, having worked on more than 450+ projects in India. Axis Facades currently has 200+ structures underway in three continents spanning across hotel, commercial, office building, retail, aviation spacing, residential etc. Some of their projects are Allianz Tower, Europe, Le Meridien Hotel, East Asia & First International Financial Centre, East Asia.

Over the years they have researched different indigenous materials and have developed a material library to enable architects and clients to understand the different systems and viable options in India and abroad.

ARCHITECTURAL HIGHLIGHTS

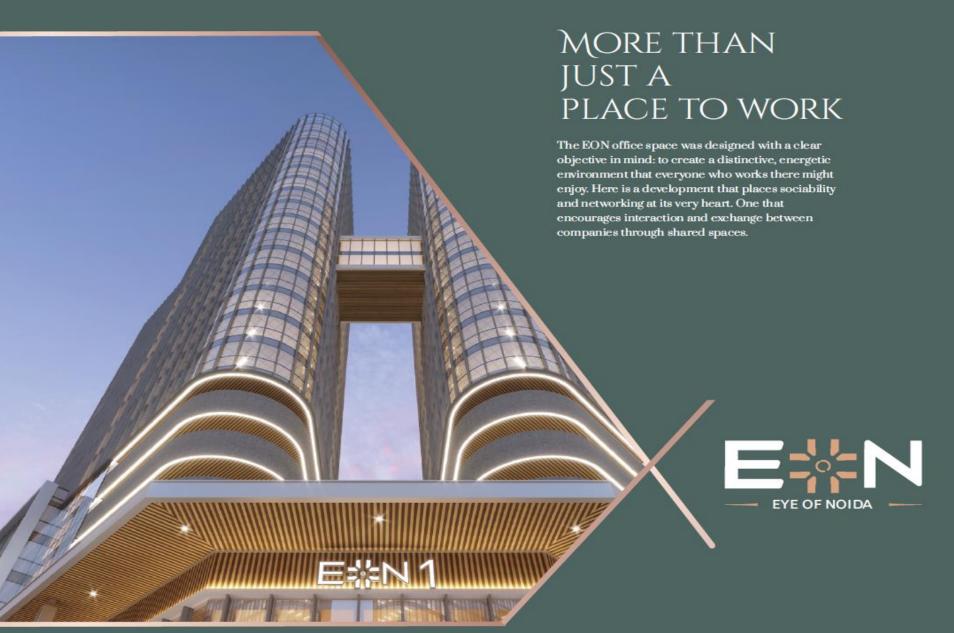


CIRCULATION



ARCHITECTURAL HIGHLIGHTS







EON is located in the bustling sector 140-A Noida, this mixed-use complex is a triumph of creativity and craftsmanship, featuring an office tower and high-street retail zone along with a supercharged fashion and culinary experience.

The location is easily accessible:

- Walking distance from Metro Station/FNG/Noida Expressway
- · 20 Minutes' drive to Jewar International Airport
- · 15 Minutes' drive to DND Flyway
- 2-5 Minutes' drive to nearest Hospital (Felix/Jaypee

EYE OF NOIDA

SPACE FOR HIGH-END RETAIL

The retail zone is an ideal setting for a wide variety of brands, from premium to the trendy, to the niche, spread across different floors. It is destined to evolve into a must-visit haven for Delhi/NCR residents thanks to its easy access and seamless connectivity.

EYE OF NOIDA



THE ULTIMATE DINING EXPERIENCE

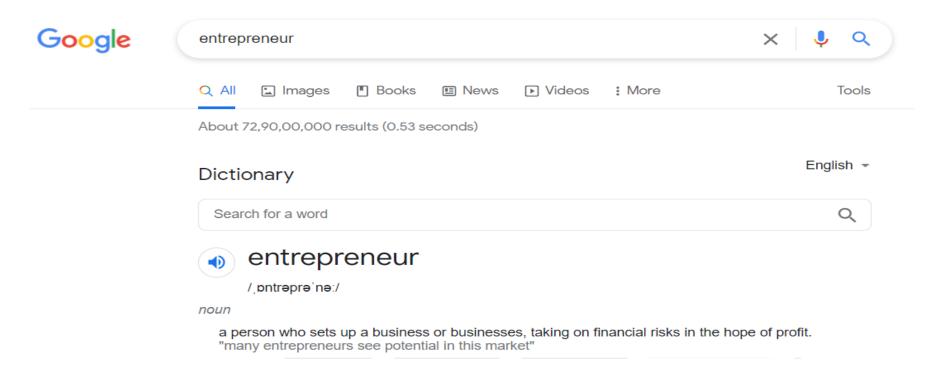
A dining floor combines the finest of local and international themes with lively culinary events. A carefully chosen selection of restaurants, gouret food courts, and concept dining will cater to the tastes and prefrences of a discerning audience.





TERRACE OFFICE OFFICE RAMP BLOCK E BLOCK A (PHASE 1) (PHASE 2)

ENTREPRENEUR



INDIA IS A COUNTRY OF ENTREPRENEURS

EVERY INDIAN DREAMS TO BE AN ENTREPRENEUR





INDIA is

world's 9th

from

MORE ~ TOP COUNTRIES

RANKINGS ~

BEST CEOS

BILLIONAIRES

The world's most entrepreneurial countries, 2021



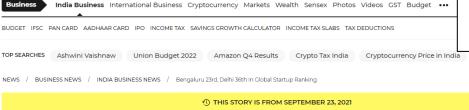
KEY FACTs



India has the 3rd largest startup ecosystem in the world; expected to witness YoY growth of a consistent annual growth of 12-15%

India has about 50,000 startups in India in 2018; around 8,900 – 9,300 of these are technology led startups 1300 new tech startups were born in 2019 alone implying there are 2-3 tech startups born every day.

THE TIMES OF INDIA



Bengaluru 23rd, Delhi 36th in global startup ranking

- The pace of growth in the startup ecosystem has increased to 15% year-on-year in 2018, while the growth of the number of incubators and accelerators has grown to 11%
- Significantly, the number of women entrepreneurs stood at 14%, up from 10% and 11% in the previous two years.
- Startups in the country have been able to create an estimated 40,000 new jobs over the year, taking the total jobs in the start-up ecosystem to 1.6-1.7 lakh
- Bangalore has been listed within the world's 20 leading startup cities in the 2019 Startup Genome Project ranking. It is also ranked as one of the world's five fastest growing startup cities

Source:

https://www.startupindia.gov.in/

Information is as available on web in public domain

Shiipa Phadhis / TNN / Sep 23, 2021, 13:31 IS

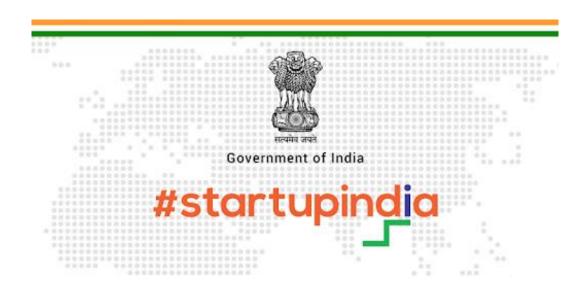




KEY CHALLENGES Startups/Small/Medium Business Setups

- 1. Huge Initial Capital Requirement
 - For setting up business
 - For setting up Office Space
 - Hiring team
 - Operational expenses etc.
- 2. Availability of Loan
- 3. Heavy Interest Burden
- 4. Presentable/Comfortable Office Space
- 5. Attracting Right Talent

HOW CAN WE SUPPORT THE GOVERNMENT'S STARTUP INDIA INITIATIVE?



AN INITIATIVE BY:



INDIA's LARGEST REAL ESTATE SERVICES COMPANY



PROMOTERS OF



PRESENTS

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FIRST TIME EVER

CUSTOMER WILL GET



INTEREST FREE LOAN* TILL POSSESSION

IN

COMMERCIAL REAL ESTATE

(OFFICE & RETAIL)

* Subject to completion of 25% of Total Cost within 30 days and 10% on completion of Structure. Terms & conditions apply. Investors should understand the scheme carefully before investing. Loan implies allowing credit/period to pay against commercial property purchased. The scheme is from developer side and does not involve any banking/financial institution.

HOW DOES IT WORK?

CUSTOMER WILL GET LOAN* UPTO

65% of total cost





AND
NEED TO PAY ONLY

1% OF TOTAL COST EVERY MONTH

INTEREST FREE INSTALLMENTS

TILL OFFER OF POSSESSION

^{*} Subject to completion of 25% of Total Cost within 30 days and 10% on completion of Structure. Terms & conditions apply. Investors should understand the scheme carefully before investing. Loan implies allowing credit/period to pay against commercial property purchased. The scheme is from developer side and does not involve any banking/financial institution.



INAUGURAL BSP Rs.3499/SQFT

FOR OFFICE SPACE VALID ONLY TILL 28.02.2022

INAUGURAL BSP



Rs.3499/SQFT

CHEAPER THAN

ANY OFFICE SPACE

AND

EVEN RESIDENTIAL SPACE

IN THE VICINITY

PRICELIST PHASE 1 & 2 – BLOCK A & E

OFFICE SPACE





With Effect from 09.02.2022

BASIC SALES PRICE

PAYMENT PLAN	BSP
INTEREST FREE MOVEMENT SCHEME	Rs.3499/SQFT

PREFERRED LOCATION CHARGES

RATE
f BSP
f BSP
f BSP

GST CHARGEABLE @ 12%

OTHER CHARGES

PARTICULARS	RATE	
LEASE RENT		
EEC	Rs.700/SQFT	
FFC		
IDC		

OFFICE SPACE





INTEREST FREE MOVEMENT SCHEME

PARTICULARS	INSTALLMENT
AT THE TIME OF BOOKING	10% OF TOTAL COST
WITHIN 30 DAYS FROM BOOKING	15% OF TOTAL COST
EVERY MONTH TILL OFFER OF POSSESSION	1% OF TOTAL COST
ON COMPLETION OF STRUCTURE	10% OF TOTAL COST
ON OFFER OF POSSESSION	BALANCE AMOUNT

PRICELIST PHASE 1 & 2 – BLOCK A & E

OFFICE SPACE



BASIC SALES PRICE

With Effect from 01.01.2022

PAYMENT PLAN	BSP
DOWN PAYMENT PLAN	Rs.3099/SQFT
50:25:25 PLAN	Rs.3499/SQFT
CONSTRUCTION LINKED PLAN	Rs.3499/SQFT

PREFERRED LOCATION CHARGES

PLC RATE
5% of BSP
5% of BSP
5% of BSP

OTHER CHARGES

PARTICULARS	RATE
LEASE RENT	
EEC	Rs.700/SQFT
FFC	KS.700/3QF1
IDC	

GST CHARGEABLE @ 12%

OFFICE SPACE



50:25:25 PAYMENT PLAN

PARTICULARS	INSTALLMENT
AT THE TIME OF BOOKING	10% OF TOTAL COST
WITHIN 30 DAYS FROM BOOKING	40% OF TOTAL COST
ON COMPLETION OF STRUCTURE	25% OF TOTAL COST
ON OFFER OF POSSESSION	25% OF TOTAL COST

DOWN PAYMENT PLAN

PARTICULARS	INSTALLMENT
AT THE TIME OF BOOKING	10% OF TOTAL COST
WITHIN 30 DAYS FROM BOOKING	80% OF TOTAL COST
ON OFFER OF POSSESSION	10% OF TOTAL COST

OFFICE SPACE



CONSTRUCTION LINKED PAYMENT PLAN

PARTICULARS	INSTALLMENT
AT THE TIME OF BOOKING	10% OF TOTAL COST
WITHIN 30 DAYS FROM BOOKING	10% OF TOTAL COST
WITHIN 60 DAYS FROM BOOKING	10% OF TOTAL COST
ON START OF EXCAVATION WORK	10% OF TOTAL COST
ON START OF BASEMENT SLAB	10% OF TOTAL COST
ON COMPLETION OF 7TH FLOOR SLAB	10% OF TOTAL COST
ON COMPLETION OF 14TH FLOOR SLAB	10% OF TOTAL COST
ON COMPLETION OF STRUCTURE	10% OF TOTAL COST
ON COMPLETION OF FLOORING WORK	10% OF TOTAL COST
ON OFFER OF POSSESSION	10% OF TOTAL COST

PRICELIST PHASE 1 – BLOCK A

RETAIL SPACE



With Effect from 09.02.2022

BASIC SALES PRICE

PAYMENT PLAN	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
DOWN PAYMENT PLAN	Rs. 17649/SQFT	Rs.13949/SQFT	Rs.13949/SQFT
50:25:25 PLAN	Rs. 18999/SQFT	Rs. 14999/SQFT	Rs. 14999/SQFT
CONSTRUCTION LINKED PLAN	Rs. 18999/SQFT	Rs. 14999/SQFT	Rs. 14999/SQFT
INTEREST FREE MOVEMENT SCHEME	Rs. 18999/SQFT	Rs. 14999/SQFT	Rs. 14999/SQFT

PREFERRED LOCATION CHARGES

PARTICULARS	PLC RATE
COURTYARD FACING PLC	5% of BSP
CENTRAL BOULEVARD FACING	5% of BSP
CORNER	5% of BSP

GST CHARGEABLE @ 12%

OTHER CHARGES

PARTICULARS	RATE	
LEASE RENT		
EEC	Rs.700/SQFT	
FFC	KS.700/3QF1	
IDC		
IFMS	Rs.150/SQFT	

PRICELIST PHASE 2 – BLOCK E

RETAIL SPACE



BASIC SALES PRICE

With Effect from 09.02.2022

PAYMENT PLAN	GROUND FLOOR	SECOND FLOOR
DOWN PAYMENT PLAN	Rs. 17649/SQFT	Rs.13949/SQFT
50:25:25 PLAN	Rs. 18999/SQFT	Rs. 14999/SQFT
CONSTRUCTION LINKED PLAN	Rs. 18999/SQFT	Rs. 14999/SQFT
INTEREST FREE MOVEMENT SCHEME	Rs. 18999/SQFT	Rs. 14999/SQFT

PREFERRED LOCATION CHARGES

PARTICULARS	PLC RATE
COURTYARD FACING PLC	5% of BSP
CENTRAL BOULEVARD FACING	5% of BSP
CORNER	5% of BSP

GST CHARGEABLE @ 12%

OTHER CHARGES

PARTICULARS	RATE
LEASE RENT	
EEC	Dc 700/SOET
FFC	Rs.700/SQFT
IDC	
IFMS	Rs.150/SQFT

RETAIL SPACE



INTEREST FREE MOVEMENT SCHEME

PARTICULARS	INSTALLMENT	
AT THE TIME OF BOOKING	10% OF TOTAL COST	
WITHIN 30 DAYS FROM BOOKING	15% OF TOTAL COST	
EVERY MONTH TILL OFFER OF POSSESSION	1% OF TOTAL COST	
ON COMPLETION OF STRUCTURE	10% OF TOTAL COST	
ON OFFER OF POSSESSION	BALANCE AMOUNT	

RETAIL SPACE



50:25:25 PAYMENT PLAN

PARTICULARS	INSTALLMENT
AT THE TIME OF BOOKING	10% OF TOTAL COST
WITHIN 30 DAYS FROM BOOKING	40% OF TOTAL COST
ON COMPLETION OF STRUCTURE	25% OF TOTAL COST
ON OFFER OF POSSESSION	25% OF TOTAL COST

DOWN PAYMENT PLAN

PARTICULARS	INSTALLMENT
AT THE TIME OF BOOKING	10% OF TOTAL COST
WITHIN 30 DAYS FROM BOOKING	80% OF TOTAL COST
ON OFFER OF POSSESSION	10% OF TOTAL COST

RETAIL SPACE

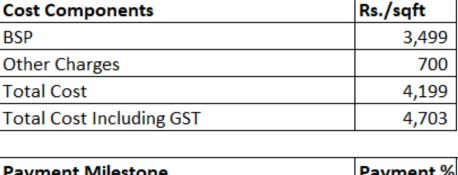


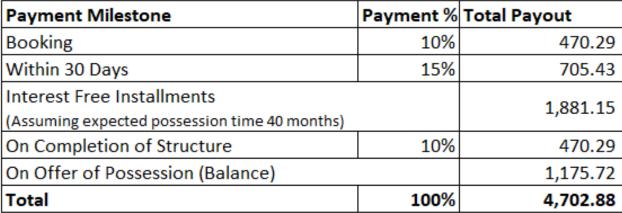
CONSTRUCTION LINKED PAYMENT PLAN

PARTICULARS	INSTALLMENT
AT THE TIME OF BOOKING	10% OF TOTAL COST
WITHIN 30 DAYS FROM BOOKING	10% OF TOTAL COST
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ON COMPLETION OF FLOORING WORK	10% OF TOTAL COST
ON OFFER OF POSSESSION	10% OF TOTAL COST

NET COST TO CUSTOMER...

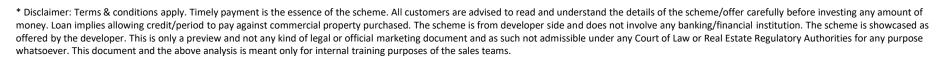
Cost Components	Rs./sqft
BSP	3,499
Other Charges	700
Total Cost	4,199
Total Cost Including GST	4,703





Expected Interest Saving	
(Assuming Interest @ 12% earned on 'Interest	209.28
free installments' paid)	

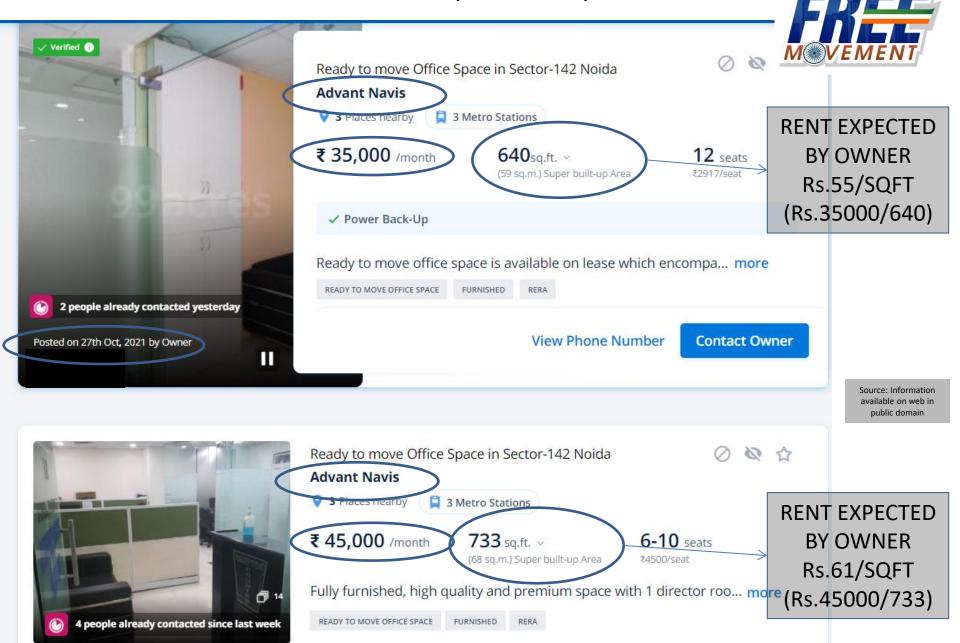
Net Cost to Customer on Possession 4,493.60







EXPECTED MONTHLY RENTAL (VICINITY)...



EXPECTED RENTAL YIELD...



Prevailing Rental in Vicinity : Rs.55-60/sqft

Assuming Rent/month Conservatively : Rs.40/sqft



Post Possession	Expected Rental	Total Rent Earned
Year 1 (Assuming Rental @ Rs.40/sqft)	480	480
Year 2	480	960
Year 3	480	1,440
Year 4 (Assuming 15% Increment)	552	1,992
Year 5	552	2,544
Year 6	552	3,096
Year 7 (Assuming 15% Increment)	635	3,731
Year 8	635	4,366
Year 9	635	5,000

Cost Components	Rs./sqft
BSP	3,499
Other Charges	700
Total Cost	4,199
Total Cost Including GST	4,703

TOTAL INVESTMENT
RECOVERED IN LESS
THAN 9 YEARs POST
POSSESSION

PRIMARILY DUE TO

APPROPRIATE PRICING

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COMPARISON WITH CO-WORKING SPACEs

Assumed Area Required	1000 sqft
Estimated No. of Seats (@ Super Area 67sqft/seat	Approx 15 seats

Interest Free Movement Plan

Total Cost/sqft Including GST	4,703
Total Cost of Unit	47,02,880

Co-Working spaces

Cost per Year [Rs.8000/seat x 15 seats x 12months]	14,40,000
No. of Years Required to recover cost	3.27

COST INCURRED TO OPERATE FROM CO-WORKING SPACE FOR 40 MONTHS = COST OF UNIT IN EON (AND YOU STILL OWN THE OFFICE THERAFTER)

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KEY ADVANTAGES..



- Loan available:
 - On Commercial Asset
 - From Developer
 - Upto 65% of Property value
- 0% Rate of Interest on Loan
- Ease of Payment Only 1% payment per month through automatic ECS/SI Mechanism.
- No Documentation & Other Formalities Required
- No Credit Score Criteria
- Available to customer residing in all areas. No area specific preference.
- No Loan eligibility used.



IDEAL FOR..





INVESTORs

- Rent Seekers
- Looking for Good
 Capital Appreciation
- Having less current savings but can manage monthly payments
- Salaried Investors
- Parents with growingup children
- Close to retirement investors

END USERs

- Startups
- Small & Medium business setups
- Professionals
- Millennials
- Freelancers
- Budding businessmen, currently employed but planning a start-up in future.
- Looking to upgrade status with a better working address
- Liaison Offices/Remote Teams
- Corporates with Offsite teams

BENEFITs..





INVESTORs

- Interest Free Loan
- Loan on Office Space
- High Return on Investment
- Cost Effective pricing
- Grade 'A' specification building
- Good tenancy demand expected
- Low dependence of IT/Large Corporates
- Ideal platform for Parents to offer for growing children

END USERs

- Interest Free Loan
- Loan on office space
- Bank loan entitlement not used.
- Working Capital to stay intact.
- Presentable office address improves market positioning
- Ease of Attracting Talent in a good working space
- Benefits of Grade 'A' specification building
- Thick inhabitation in close vicinity
- Seamless Connectivity Expressway
- Hub All facilities expected at doorstep
- Convenience of Payment 1% p.m.



POWERED BY:







THANK YOU