



CYBERTHUM

ULTIMA PODS

AMBITION BEGINS HERE



THE CREST OF AFFLUENCE

CYBERTHUM is one of the tallest commercial/ office complexes of North India, located along the Noida Expressway and developed by Bhutani Infra. With a Mall in the Sky connecting the twin towers - a first in India, it represents the next evolution of Noida. With the high-street retail facing one of the biggest musical fountains of the region, it is one of the great urban places of the world, a reflection of the best of the life we're living today and tomorrow.

INNOVATE
COLLABORATE
TRANSFORM
INSPIRE

Your ideas generate at the speed of light. It's a world where tomorrow is seldom an option. In fact the next hour probably is a compromise.

When your vision is destined for greatness, your space cannot just play catch-up. When you need the wisdom of insight, your space should be ready for the collaborative. When you are in your element, you need a space that is future ready.

YOU NEED YOUR
P D!





CYBERTHUM
ULTIMA
— PODs —

THE CLOUT OF PLACE+POWER

At CYBERTHUM, with an exclusive collection of co-working spaces, Bhutani Infra extends a unique invitation to step into the new. A new level of access to the best of what Noida offers. A new level of appreciation to what an urban business destination can be. A new vision of what Noida is becoming.

Delhi-NCR, with its sub-cities of Gurugram, Noida, Ghaziabad, Faridabad and others, is the fastest growing co-working market in India, essentially on account of its large population of freelancers and MSMEs that are located in the region

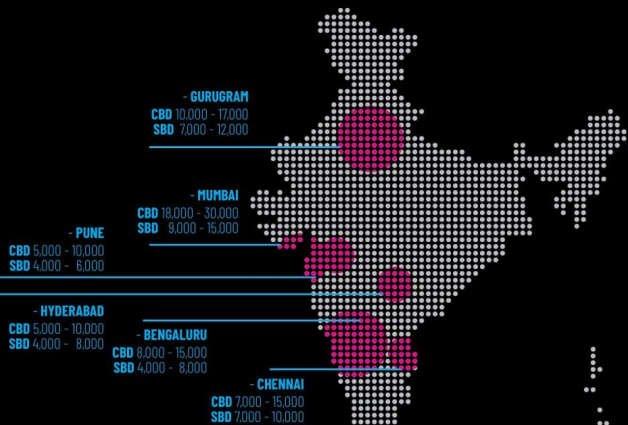


- ADITYA VARMA
CO-FOUNDER
THE OFFICE PASS

THIS IS WHERE DEAS START-UP

India is at the cusp of a co-working revolution... ..the highest co-working transaction activity was witnessed in Bengaluru, NCR and Hyderabad markets

- KNIGHT FRANK
CO-WORKING:
THE OFFICE OF THE FUTURE?



- CITY LEVEL CO-WORKING COSTS
COSTS IN INR PER DESK PER MONTH
KNIGHT FRANK RESEARCH



THE PANDEMIC IS OVER: CO-WORKING TAKES A GIANT LEAP



Resurgence of managed space leasing activity in 2021

Source: C&W Research

MANAGED OFFICE SPACES – THE PREFERRED WAY FORWARD

01

Operators now provide end-to-end solutions, like capex for workplace design, premium facility management and customized fit-outs amongst other business services.

02

Companies want to focus on their core competencies and leave office space management to the experts.

03

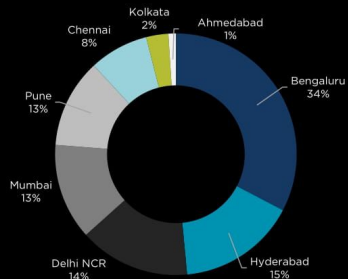
Instead of upfront CAPEX managed spaces provider a staggered cost solution, thereby saving capital for business expansion at the onset.

04

De-centralization and workplace agility have become essential factors in the postpandemic period.



THE MANAGED OFFICE MARKET



Distribution of pan India seat inventory, Top 8 cities, Q4 2021



Share (seat inventory) of Top 10 pan-India Operators (Q4 2021)



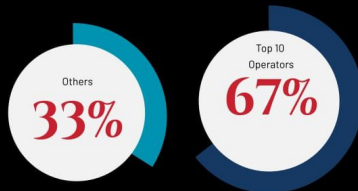



 Total Seats
~ 5.75 LAKH







*Top 10 Pan India operators include WeWork, Smartworks, Indiube, 91 Springboard, Awfis, Simpliwork, Regus, Coworks, Tablespace, The Executive Centre (TEC)

Source: C&W Research

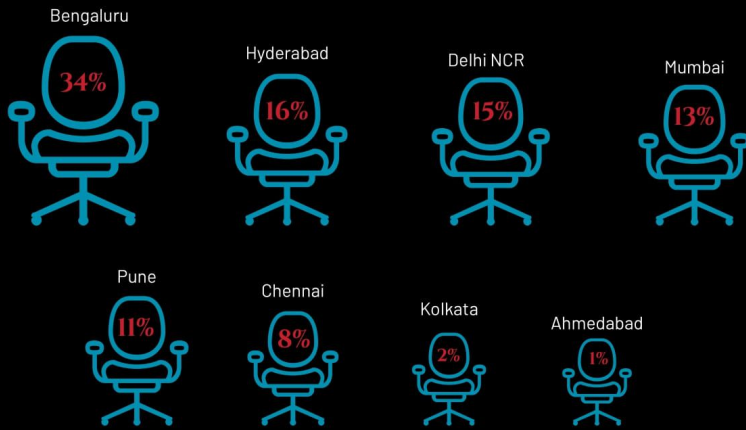


There is well over half a million managed seats operational across the top-8 commercial real estate markets in India. The previous year saw an 18% annualised growth in managed seat inventory, thereby demonstrating rising confidence of the operator community.

Looking at the top-10 operators by inventory of seats, the market disruptions induced by the pandemic has resulted in higher concentration of the market. The top-10 operators cumulatively account for a dominant 2/3rd share of inventory of seats across the top-8 markets as of Q4-2021.

THE TOP-8 CITIES

PAN INDIA FLEX SPACE
37 MSF



Characteristics of top-5 markets in terms of managed space footprint

Delhi NCR, which encompasses satellite cities of Gurugram and Noida, remains an important market for coworking operators with demand coming from a combination of sectors, largely including IT-BPM, engineering & manufacturing and professional services. The city's expanding startup ecosystem is an added demand driver for both large and mid-sized operators.



Strong enterprise demand drives operators' leasing activity

As of 2016, the share of annualized leasing volume done by managed space operators stood at merely 2.0% of the overall gross leasing volume (GLV) seen in office space in the country. The sector has gained considerable momentum year-after-year and in 2019 its share in overall office leasing volume stood as high as ~10%, with a volume of 6.9 million SF. Expansion plans are back on track and leasing share of coworking has improved significantly to 9.3% of office GLV as of end-2021.

KEY SECTORAL GROWTH DRIVERS

✂️ Attractiveness of 'Core + Flex' leasing strategy

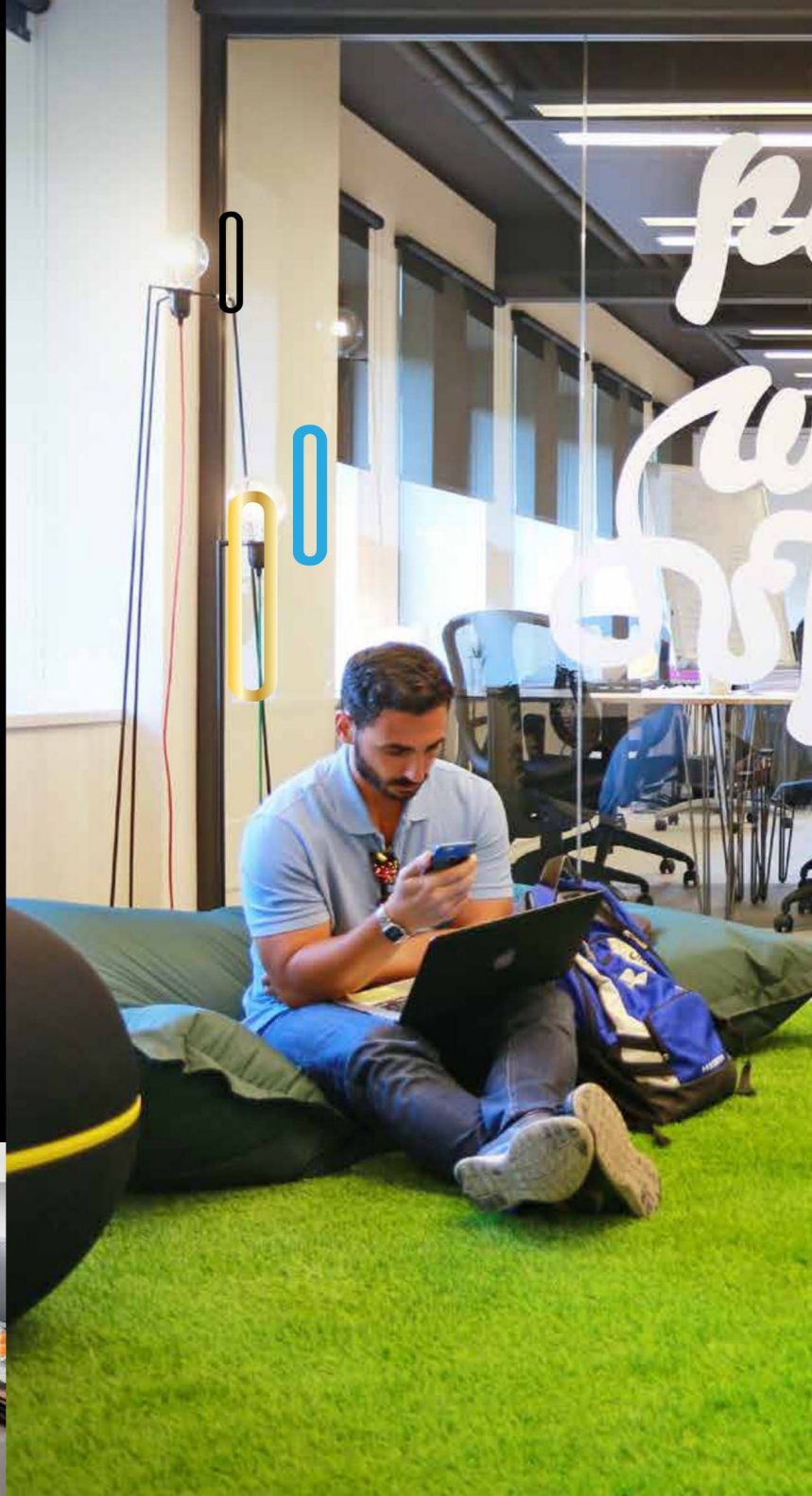
Over the next few years, India is likely to witness a renewed wave of tech offshoring from global multinationals due to the nation's massive talent pool, competitive office rentals and robust digital innovation ecosystem. Large enterprise occupiers will look to raise headcount substantially and increase office space take-up to enable digital transformation.

🌐 Hub and Spoke Model

Large operators with execution capability are well-positioned to leverage from the shift to the hub and spoke model.

🔑 Additional services from operators

Plethora of amenities on offer by flexible workspace occupiers are addressing an important priority of occupiers, which is to create experiences for their employees. The trend of creating an experience for their employees is believed to rise with the importance attached to collaborative working.



Co-working operators may also prefer leasing out parts of or the entire areas of their office spaces to 'anchor tenant' corporates. In other words, co-working operators and corporates, will move into a 'hybrid' sort of space and increasingly rely on each other. More of India Inc will move into 'hybrid' spaces



JLL INDIA
CEO & COUNTRY HEAD:
RAMESH NAIR

WELCOME TO THE COLLABORATIVE START-UP COMMUNITY

SERVICED OFFICES FOR THE NEW GENERATION OF START-UP BUSINESS OWNERS

The appeal of a co-working space has multiple returns for any emerging business. Not only does it hand you the flexibility as you scale, but it also hands you a network of like-minded businesses that may want to hear about or use your services.

Money can't buy opportunities like that when you're getting off the ground, without the sales resource or marketing collateral.

While you focus on the task at hand and work double time to get business off the ground, we focus on helping you build culture.



SPACE THAT GROWS AT YOUR PACE

THE LATEST IN ERGONOMIC OFFICE EQUIPMENT
TO TAKE THE HASSLE OUT OF YOUR DAY.

Secure your most valued assets with finger-print entry. Settle into your chair, pull up to your own elongated composite desk and bathe in specially engineered lighting; enjoy the latest plasma displays, cloud computing networks and specially designed hardware.

VIRTUAL OFFICE

With a Ultimapods signature virtual office plan, you grow your business the smart way. You establish an enviable presence instantly with a business address at a prime Noida office address along with the support services without investing big time and money.

HOT DESK

hotdesk lets you start working from any available workstations in the hotdesk area. The hot desk is ideal for the entrepreneur who are flexible with time, need to keep overheads at a minimum and don't mind working in a shared space.

DEDICATED DESK

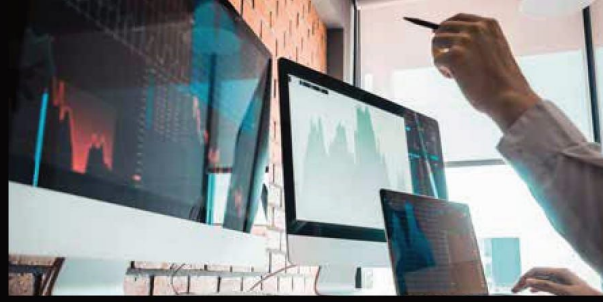
dedicated desk liberates you from the share environment and moves you into the more exclusive co-working space. You still get a workstation but with the benefits of a private office.

EXECUTIVE SUITE

executive suite is a full-fledged dedicated office space custom-tailored to your requirement. These premier offices boast everything you'll need; from state-of-the-art technology and design, to classically furnished offices.



YOUR SPACE YOUR TERMS



SPECIFICATIONS

SPECIFICATIONS					
		Building / Office Rooms / Meeting Facility / Common Facility			
Finishes	Flooring :	Flooring : Vitrified Tiles/ Granite/ Marble/ IPS Flooring		Dedicated desk: 2 feet x 5 feet with locking storage. Dedicated desks typically include a small cabinet attached under the desk.	
	Wall :	Wall : finished with Oil Bound Distemper/ Granite		Full workstations: desks, ergonomic chairs, pedestals, Glass partitions	
	Ceiling :	Ceiling : Finished with POP punning and Oil Bound Distemper/ Gypsum board false ceiling			
Amenities & Provisions	All Spaces/ rooms	Centrally located Lift Core Deidcated Service Lift		Front Glass panel and door	Centrally placed Meeting Room for up to 15-10 persons Video Conferencing
		Fire Staircase & Fireman's Lift		Wooden/ Laminate/ Lacquered glass Overhead Storage Cabinets	LED TV with HDMI connection
		Fire Related equipments, Smoke detectors, Fire alarm system		Phone and LAN connectivity	Wired & WiFi Internet connectivity
		Energy efficient lighting		Provision for in Room printer/copier/ fax/ scanner	White board with stationary
		Fully Air Conditioned		Provision for Mini Fridge/ Microwave/ Electric Kettle/ Water Dispenser	Common Reception for call answering, mails handling, daily office services
	Building Faces	Fully Glazed façade		24 Hr Secured access CCTV Monitoring	Stationary, Printing, Copier, Scanner, Fax, Document binding facility



Attendance Tracking
Cafe
CCTV
Concierge Services
Dedicated Parking
High Speed Internet
Lockers
Inspiring Lounges & Areas
Metro Connectivity
Open Terrace Seating
Power Back Up
Video Conferencing
Prime Location
Business Class Printers
Front Desk & House Keeping
Mail & Courier Handling
24/7 Access

THIS IS NOIDA

- here true vision is transforming the urban

Like any great city, Noida invites and impresses with a dizzying assortment of options. Here, however, the standard is simply getting higher. Meeting close to three-quarters of a Smart City's parameter requirements, this beautifully planned city has something for everyone, be it parks, amazing street food, lifestyle restaurants, shopping malls, street-side shopping avenues, amusement parks, or sports complexes.



- At a glance

- . low on traffic and pollution (by Indian standards)
- . India's greenest city with nearly 50% green cover
- . world-class healthcare facilities providing round-the-clock care
- . home to some of the world's largest technology companies including renowned mobile phone manufacturers
- . home to buddh international circuit for formula 1 racing
- . city with the tallest towers in North India



ON GOING PROJECTS



Part of a 26.8 acres mixed-use development, Cyberthum is NCR's tallest commercial tower with world-class spaces, mall in the sky, and Bolt, one of India's biggest gaming and entertainment centers.



Bhutani 18 is a part of a meticulously planned integrated township sprawling over 1.52 acres. It brings together everything that forms a part of a great community, from residences to offices, retail, sports, entertainment, education and healthcare.



City Centre 150 is a glimpse into the future of retail and lifestyle entertainment. With al-fresco style high-street retail in a low-rise development, the project is built to immerse visitors in a world of seamless convenience.

PARMESH COMPLEX, Nirman Vihar

PARMESH CORPORATE TOWER, Karkardooma

PARMESH COMPLEX I, Karkardooma

PARMESH COMPLEX II, Karkardooma

PARMESH BUSINESS CENTRE I, Karkardooma

PARMESH BUSINESS CENTRE II, Karkardooma

IIT ENGINEERS CO-OPERATIVE GROUP
HOUSING SOCIETY, Dwarka

WORLD SQUARE MALL, Ghaziabad



DELIVERED PROJECTS



Offering one of the largest infinity pools in India, Alphathum lays the ground for efficient and smart office spaces.



Arrive at an exclusive address. It's Noida's leading retail destination. Enter a space that's designed around your needs and enhanced by excellent hospitality services. Leave your worries at the door, this is your space where your priorities are respected.



Techno Park is one of the commercial development located in Noida. It offers spacious and skillfully designed office space on 4th & 5th Floor. The project is well equipped with all the amenities to facilitate the needs of the office people.



The I-THUM is a landmark development and the future of IT Parks in Noida, Sector 62. It offers Commercial Office Spaces and also shares the campus of the Corenthum including some leading banks.



World Square Mall, by Bhutani Group is one of the leading malls in Ghaziabad with a multiplex, banquet, and a 3 Star Hotel, as its part.

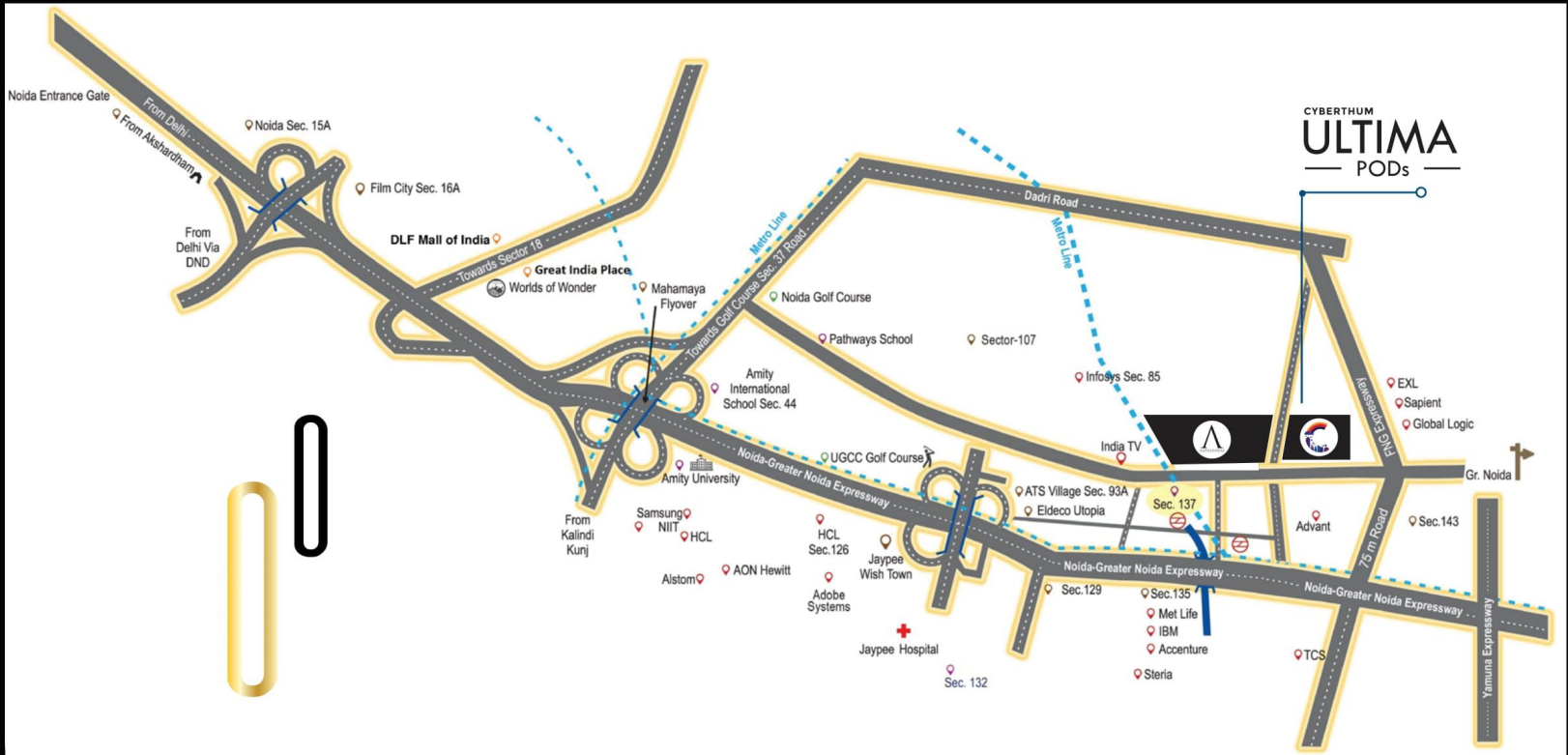
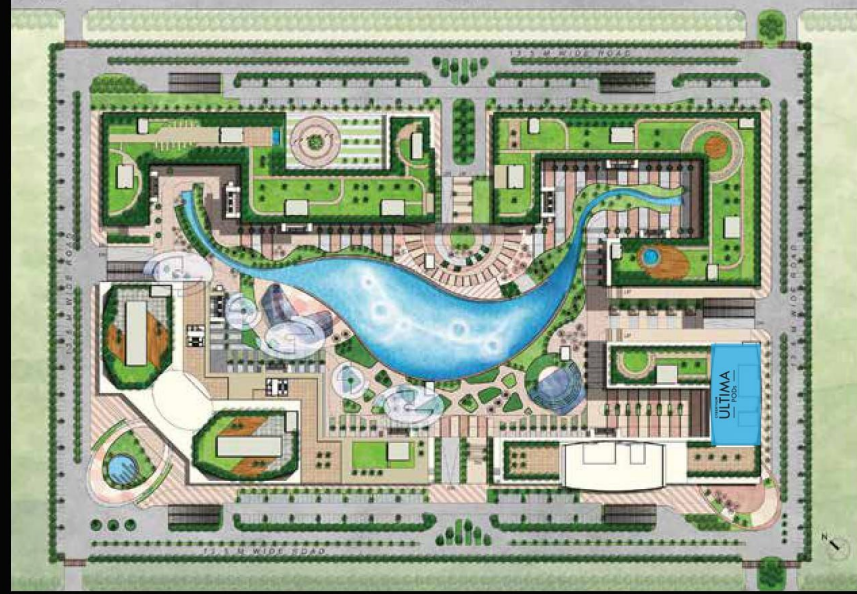


World Square Hotel is a 3-star property in Ghaziabad that provides a comfortable stay and unmatched hospitality along with the easy access to the entertainment, shopping, and business hubs of the region.

ACCESS

A distinctive CYBERTHUM address. At Ultimapods, you will enjoy all the benefits of an outstanding Noida location at Sector 140A. You enjoy easy access to Ultimapods from Noida Expressway or directly from FNG Expressway. Ultimapods is also connected to the Metro via stations 137 and 142 in a matter of footsteps.

Ultimapods unique connectivity provides you easy and direct access not only within the city but also to the rest of the world with the IGI and the upcoming Jewar International Airports being 45 and 25 minutes away respectively.





MARKETING OFFICE
PLOT NO - 1 , SECTOR-90, NOIDA, UP-201305
SITE ADDRESS
PLOT NO - 2 , SECTOR-140 A, NOIDA, UP-201305



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