



NEXT GEN
HIGH STREET





THE CONCEPT	LOCATION ADVANTAGE	THE CATCHMENT	EXPOSITION	THE LEGACY	FLOOR PLANS
					



THE CONCEPT

Spread over 4 lac sq.ft. area, Artha Mart is a wholesome retail, food and entertainment destination setting new benchmarks in the way people shop, work, play & unwind.

With impeccable design, world class facilities and superior amenities, Artha Mart offers a perfect blend of high street shopping experience designed with large atriums. Designed with the accessibility in the mind directly from the main road, exquisite green bodies, best circulation designs incorporating best retail design standards.

- The project has an internal atrium with shop visible from all parts of the atrium.
- With a successful hypermarket as part of the Artha Mart, it is bound to attract footfalls & be a success.

Encompassing retail hyper market, anchor/departmental stores, multi brands shops, food courts, speciality restaurants & family entertainment zone.

The project will have about 2 lac sq.ft. office and co-working space over the retail centre.

The centre will have modern facade with enough branding space provided to all the prospective retailers.

It is a perfect investment destination as fundamentally a high density catchment will result in high returns.



RETAIL | ENTERTAINMENT | F&B | HYPER MARKET | MIX USED SPACES | IT/ITES OFFICES







LOCATION ADVANTAGE

- 3 Side open corner plot
- Strategically located, facing a 60mtrs. wide road, on Greater Noida-Ghaziabad highway road
- Artha Mart has immediate upcoming catchment of 10 lac consumers close proximity to:
 - National highway-24 (NH-24)
 - Faridabad-Noida-Ghaziabad (FNG) expressway and the extensive road system connects directly to Noida, Gr. Noida, Ghaziabad, Faridabad & Delhi
- Adjacent to upcoming metro station at Gaur City circle
- New bridge over Hindon river connecting central Noida to Artha Mart
- Close connectivity to functional Hindon Airport and approved Jewar International Airport

IT Offices

1. IBM
2. R Systems International
3. In2IT Technologies
4. Crayon Softwares
5. Prudentia Consulting
6. Vervesemi Microelectronics
7. Netision Technologies
8. WSI Engineering
9. Aannya Technologies
10. Cripnex Sports

Schools & University

1. Lotus Valley Intl. School
2. Ryan Intl. School
3. Sri Ram Universal School
4. Sarvottam Intl. School
5. DPS Noida Extn.

Hospitals

1. Vrindavan Hospital
2. Yatharth Super Spcl. Hospital
3. Tripathi Hospital
4. Fortis Hospital
5. OM Hospital
6. Leelawati Multispeciality Hospital

Metro Stations

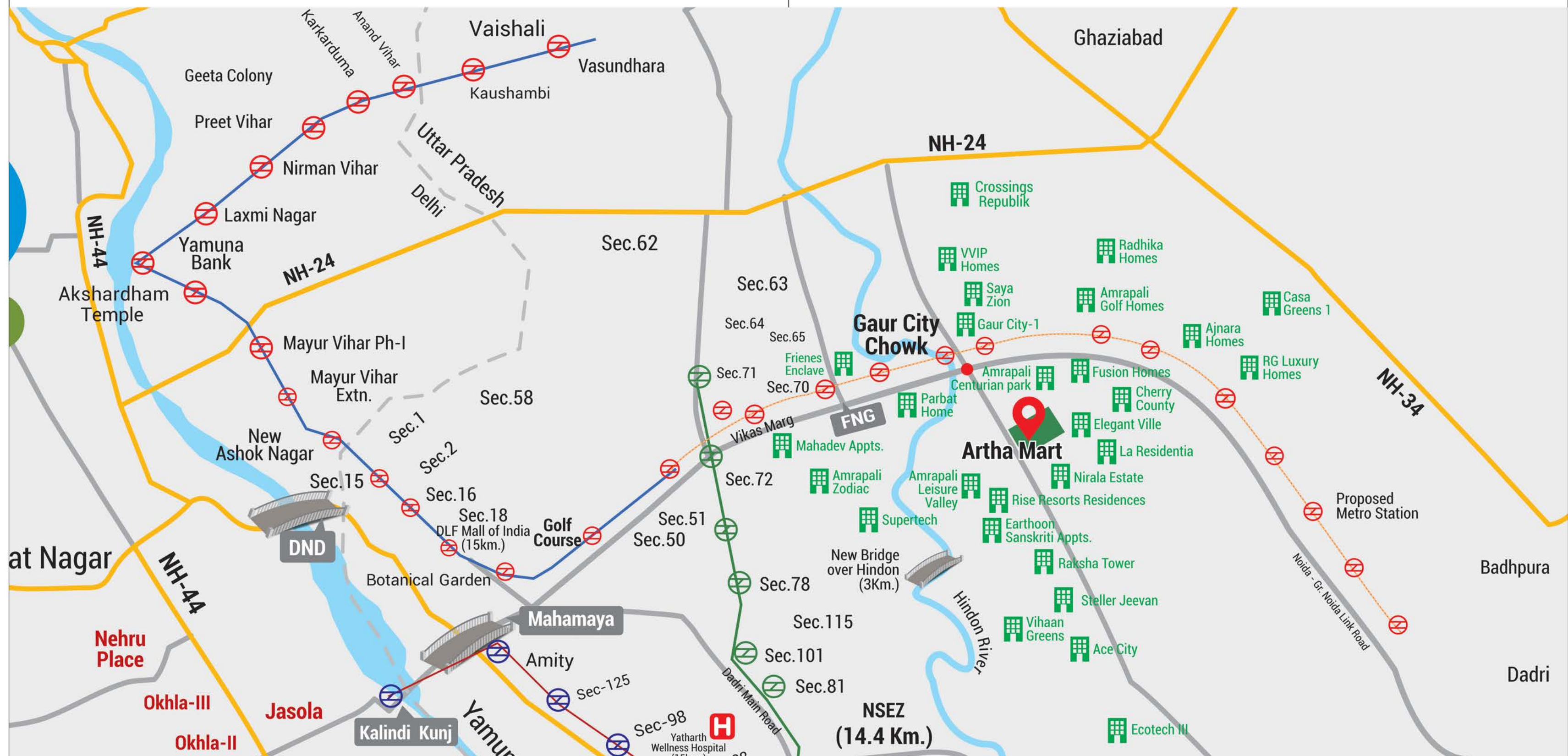
1. Sector-51, Noida
2. Sector- 76, Noida
3. New Metro Link 1km from Artha Mart



RESIDENTIAL CATCHMENT OF GR. NOIDA WEST

With the population of 10 lac middle class consumers in a driving time of 15 minutes, Noida extension is potentially a gold mine for prospective retailers and consumer service providers.

Variety of retailers like Grocery, Chemist, Salons, Electronic Stores, Banks, Food Court and Family Entertainment Centre will cater to past emerging catchment in the region.





PROMISING FOOTFALL

Artha Mart is a part of 25 acres of Artha Group development which is located in the heart of NCR largest well planned residential township. With 7 lac sq.ft. office area already operational and leased out to multinationals having a daily footfall of around 2500+ people in the campus.

Artha Mart is ideally positioned to offer great location advantages, Surrounded by high density Residential catchment of 2 Lac Housing units, IT/ITES and Industrial Hub making it the most promising destination for investors and visitors.



*Master plan in tentative and subject to be change

MASTER PLAN THE DESIGN



25 Acres-2.5 Million sq.ft development • Prospective footfall of 10,000+ people with in the Artha campus
Ample parking spaces


EXISTING CLIENTS

-  **D Mart**
-  **IBM**
- 
-  **R Systems**
-  **[In2IT Technologies]**
-  **R Systems**
-  **Crayon**
-  **PRUDENTIA GROUP**
-  **INMAGS India**
-  **Netvision technology**
-  **wirelessSEISMIC**
-  **Cricplex**





EXPOSITION

D Mart

With India's most successful retailer D Mart as an anchor partner with revenue from sales per retail business area per sq.ft. of Rs.36000 which is 4 times higher to the nearest competitors.

As a result attracting a strong footfall of consumers with potential to provide huge business to all the retailers in the Artha Mart.



RESTAURANT



FOOD COURT



COFFEE SHOP



APPLE STORE



DECATHLON



APPAREL STORE



OPTICAL SHOP



SALON



BANK



ELECTRONICS SHOP



ATM



DOCTOR'S CLINIC



PHARMACY



GYM



FAMILY ENTERTAINMENT ZONE

ARTHA TRACK RECORD OF HONORING
100% COMMITMENTS FOR OVER 75 YEARS

The 75 years old group, Artha Group of Companies is one of the fastest developing conglomerate with a turnover of over 100 Crores per annum. Achieving success in the fields of Real Estate, Hospitality Services, Agriculture & Plantations, Construction and Manufacturing business.

1940 Sugar Manufacturing

1995 Agriculture & Plantation

2004 Financial Services
Real Estate

2008 Banquet Hotel &
Resort

2010 IT Parks

2012 Hotel

2015 Special Economic
Zone

2020 Retail Market Place

Group has already delivered as much as 2 million sq.ft. till now

THE LEGACY

Beginning with humble background Artha Group has focused on strong values of trust among all stake holders, sincere hard work, impeccable commitment to investors and social contribution.

ARTHA GROUP

Has successfully branched out into the following businesses

AGRICULTURE & HOSPITALITY

P. L. Foods Pvt. Ltd. | Tivoli Habitat Centre (Gr. Noida) | Hotel & Restaurant

MANUFACTURING

Krishi Rasayan Exports Pvt. Ltd. | Anmol Industries - Herbal Industries

REAL ESTATE & CONSTRUCTION

Wegmans Builders & Developers Pvt. Ltd. | Wegmans Constructions Pvt. Ltd.
Wegmans Industries Pvt. Ltd. | Artha Infratech Pvt. Ltd.

DELIVERED PROJECTS BY THE GROUP



ARTHA SEZ
Gr. Noida West (Tower-II)



IBM TOWER, ARTHA SEZ
Gr. Noida West (Tower-IV)



ARTHA SEZ
Gr. Noida West (Tower-I)



WEGMANS BUSINESS PARK,
Gr. Noida (Tower-I)



IHG-HOLIDAY INN EXPRESS HOTEL
Gr. Noida (Tower-I)



SIGNATURE TOWER
Gr. Noida



SUDEEP PLAZA
Dwarka



TIVOLI HABITAT CENTRE
Gr. Noida



WEGMANS PRINCETON PLAZA
Rohini

High quality construction in all delivered projects

Completion within committed timeline in all delivered projects

Strong value system for its stakeholders • Zero Litigation & Disputes

PARTNERS IN OUR EXISTING PROJECTS

D Mart

IBM

LG

R SYSTEMS

TIVOLI

The Software Experts
Crayon

SWAGATH

XORLABS
Making Technology Work

wireless**SEISMIC**

[In2IT Technologies]

Netvision
technology

INMABS
india

Cricplex

PRUDENTIA
GROUP

wireless**SEISMIC**

VS

THALES

AANNYA
TECHNOLOGY EVERLASTING

DECATHLON
SPORT FOR ALL | ALL FOR SPORT

H Holiday Inn
Express
& Suites



BIKANERVALA

Samtel-ThalesAvionics

AMERICAN
EPAY Inc.

रा ह वि नि
NHDC

ZENEDL
Consulting & Services

Felix
Felix Generics Pvt. Ltd.

goodweave

CENTOGENE
THE RARE DISEASE COMPANY

Cemex Pharma
Consulting, Sourcing & Manufacturing

PJ Banan Food
Court

FIITJEE

Tentech

JDL S1
JDL INDIA PRIVATE LIMITED

MIRAE Construction

State Bank of India



INVESTMENT OPPORTUNITY

Rentals for retail space in Artha Mart, are expected to be among the highest in Gr. Noida West.

Presence of the middle income high density catchment will result in high turnover for all the retailers in Artha Mart.

As a result the expected appreciation in the Artha Mart over the next five years is high.

Restaurants & Coffee Shops

Family Entertainment Zone

Electronic & Mobile Shops

Apparel Stores

Food Courts

Sport Shops & Gyms

Banks & ATMs

Optical Shops & Retail Shops

Salons

Doctor's Clinic & Pharmacy



Lower Ground Floor Plan



45 meter road facing

60 meter road facing



Ground Floor Plan



60 meter road facing



First Floor Plan

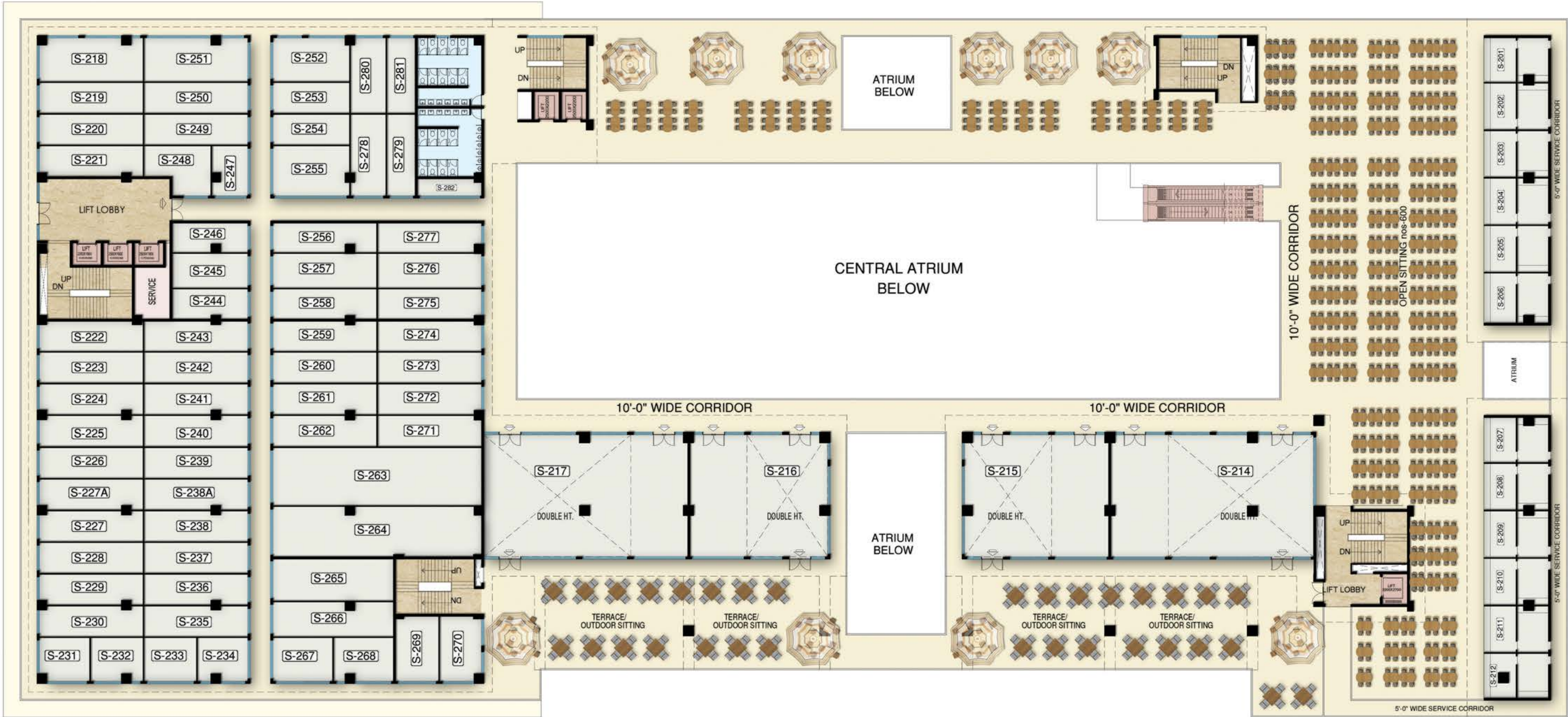


60 meter road facing

45 meter road facing



Second Floor Plan



60 meter road facing

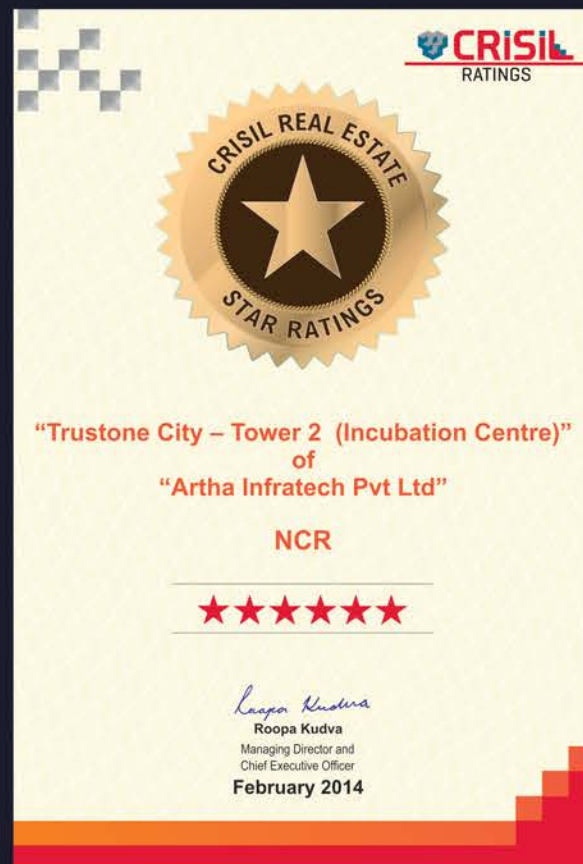
45 meter road facing



The credibility of the group
has been bestowed with

**6-Star CRISIL and
Lead Certified Platinum Rated
Green Building**

the first group in Northern India
to have received such ratings



SPECIFICATIONS

COMMON AREAS

FLOORING: Economical Tiles Flooring
CEILING: False Ceiling in Lobbies and Corridor (Common Area)
PAINTING: OBD Paints
RAILING: M.S Railing (As Per Design)
WALLS: Plastered Walls with Paint
ELECTRICITY: Common Area and Corridor Lighting
FIRE FIGHTING: As per Fire NOC

STAIRCASES

FLOORING: Economical Tile Finish / Kota Stone
PAINTING: OBD Paints
RAILING: M.S Railing (As Per Design)
ELECTRICITY: Lighting shall be provided
FIRE FIGHTING: As per Fire NOC

COMMON TOILETS

Male Toilet, Female Toilet on each floor
FLOORING: Tile Flooring
PAINTING: Economical Paints
W.C: Economical W.C
CP FITTING: Chrome Plated

LANDSCAPING

HARD LANDSCAPE: Pavers / Kerb Stone
SOFT LANDSCAPE: Grass / Shrubs / Plants / Trees
LIGHTING: Pole Light
BUILDING FACADE: As per Design & Detail

SHOPS

FLOORING: RCC Slab – Floor (Flooring to be done by Buyer)
WALLS: Partition Walls
CEILING: Exposed RCC Ceiling (No Furnishing)
ELECTRICITY: Electric Point Cable till Shop
FIRE FIGHTING: As per Fire NOC
EXTERNAL FACADE: Controlled Shop Front Elevation



Corporate Office: F-7, East of Kailash, New Delhi-110065, India • Fax: +91-11-26476654

Site Address: Plot No. 21, Tech Zone-IV, Greater Noida West-201306 (Noida Extn.) Delhi/NCR (India)

For Query: +91 98186-78349, 99100-64500

E-mail: info@trustoneindia.com • **Website:** www.trustoneindia.com

RERA No. UPRERAPRJ981876