

BiiGTECH

MARKING YOUR TERRITORY

GREATER NOIDA

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Marking Your Territory

Bigtech excell in real estate innovation and excellence. Our tagline, Marking Your Territory, captures our mission to transform spaces into vibrant communities, bustling commercial hubs, and luxurious homes.

Vision and Ambition: We see potential in every piece of land, turning it into landmarks of growth and prosperity for both BiigTech and our clients.

Empowerment and Ownership: We empower clients to have their own desirable spaces, whether it's a business district, residential area or indushial park, providing the foundation for dreams to be built and futures to be secured.

Innovation and Excelece: Dung cutting-edge technology, sustainable practices, and innovative design, we would be creating lasting spaces and sef new standards in real estate.

Community and Connectivity: Our projects would faster connection, convenience, and a time of belonging, creating spaces where people con live, won, and thrive Investing in Biigtech means partnering in growth, innovation, and excellence. Join us in marking new territories of success.

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THE heart *Of* BUSINESS HUB

Knowledge Park 3 in Greater Noida is a prominent area known for its educational institutions and commercial establishments. The population distribution in terms of residential, working professionals, and students can be estimated, but specific numbers may vary over time and are not always readily available. Here is a general idea based on typical trends:

1. Residential Population:

Knowledge Park 3 primarily features a mix of residential and commercial properties. Residential areas include apartments and housing societies. The residential population might be around 10 to 20 lakh (1 to 2 million) people, but this is a rough estimate and could be higher or lower depending on recent developments and housing projects.

2. Working Professionals:

The area hosts numerous offices and business establishments, contributing to a significant population of working professionals. The number of professionals working in Knowledge Park 3 might range between 5 to 10 lakh (0.5 to 1 million) individuals. This includes employees in various sectors, including IT, education, and other services.

3. Students:

Knowledge Park 3 is home to several educational institutions, including universities and colleges. The student population could be substantial, potentially ranging from 1 to 3 lakh (0.1 to 0.3 million) students. This includes both full-time students and those attending evening or part-time classes.



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ABOUT LOCATION

A destination where the barriers between work and public spaces start to break down



CONNECTIVITY

- Near Yamuna & Noida-Greater Noida Expressways
- Close to Knowledge Park II Metro (Aqua Line)
- Connected to Greater Noida residential sectors

COMFORT

- IT spaces
- Office Spaces
- Retail Hub
- Food Court



enjoy
The 4C
Advantage

CONVENIENCE

- Operational Metro Line
- Reputed Hospitals
- Industrial Hub
- Premium Work Spaces
- World Class Retail



CAPITAL APPRECIATION

- Close to major highways and metro lines.
- New projects boosting property demand.
- Top institutions drive investment interest.
- Smart city projects supporting long-term growth.



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LOCATION BENEFITS OF KNOWLEDGE PARK 3

<u>BENEFIT CATEGORY</u>	<u>DETAILS</u>
Educational Hub	Home To Several Reputed Universities And Colleges Like Sharda University, Galgotias University, And Niet, Making It Ideal For Student-centric Businesses.
Connectivity	Well-connected Via Noida-greater Noida Expressway And Yamuna Expressway. Upcoming Metro Expansion Under The Aqua Line Improves Accessibility.
Commercial Development	Proximity To It And Business Parks, Making It Attractive For Startups, Offices, And Coworking Spaces.
Transport Facilities	Good Road Network, Shared Autos, Buses, And Nearby Metro Stations (knowledge Park Ii & Alpha 1).
Residential Proximity	Close To Residential Sectors Like Alpha, Beta, And Gamma, Providing A Customer And Workforce Base.
Retail & Amenities	Surrounded By Malls (e.g., The Grand Venice Mall), Food Outlets, Banks, And Essential Services.
Student Footfall	High Student Population Supports Education Services, Cafes, Pg Accommodations, Stationery Shops, And More.
Safe & Regulated Area	Part Of Gr.noida (Greater Noida Industrial Development Authority) Zone, Ensuring Proper Civic Amenities And Planning.
Technology Adoption	Access To High-speed Internet, Tech Incubation Centres, And Digital Infrastructure.

UPCOMING INFRASTRUCTURE DEVELOPMENT

The connecting road to Sector 146 and Advant Navis Business Park (7Kms with a driving distance of 12 mins) will unlock new business opportunities and enhance property values. □

Where business and footfall come together

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RETAIL SHOPS

Diverse Retail spaces for various brands & businesses.



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GAMING ZONE

The Gaming Zone at Biigtech is a haven for gaming enthusiasts. It features the latest arcade games, consoles, and virtual reality experiences. With a wide selection of games, there's something for every gamer to enjoy.



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FOOD COURT & RESTAURANT

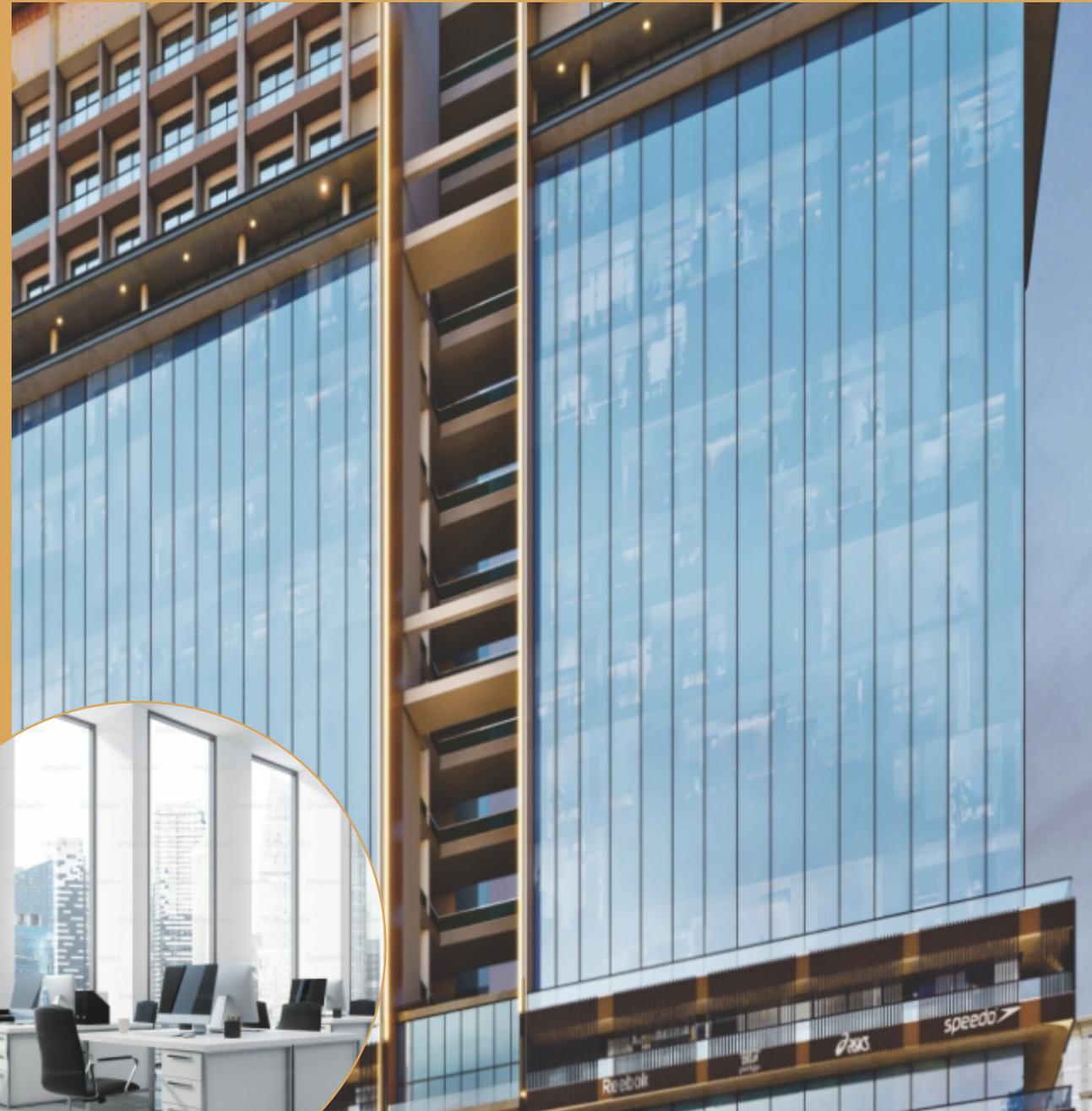
The Food Court at Biigtech offers a wide range of culinary delights from around the world, catering to every taste bud. From authentic Indian flavors to international cuisine, there's something for everyone to enjoy.



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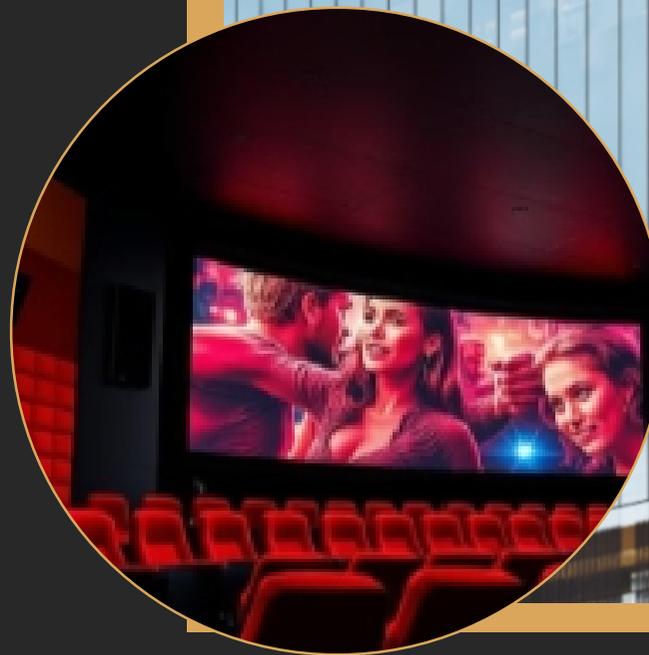
OFFICE SPACE

The project also includes Premium IT Lockable office spaces that are modern spaces with comfortable work areas, designed to cater to the needs of businesses.



MULTIPLEX

Biigtech's multiplex offers a world-class cinematic experience, featuring multiple screens and a diverse selection of movies.



PRICING AND FLOORS

PRODUCT TYPE	FLOOR	PRICE PER SQ FT
RETAIL SHOPS	LG FLOOR	Rs.24,250/-
RETAIL SHOPS	UG FLOOR	Rs.32,250/-
RETAIL SHOPS	1 ST FLOOR	Rs.18,750/-
FOOD COURT	2 ND FLOOR	Rs.14,250/-
RESTAURANT	2 ND FLOOR	Rs.16,250/-
MULTIPLEX	3 RD -4 TH FLOOR	Rs.9,250/-
OFFICE SPACE	5 TH -13 TH FLOOR	Rs.10,250/-
PREMIUM OFFICE SPACE	15 TH -17 TH FLOOR	Rs.12,500/-





ENTERTAINMENT



EAT



PLAY



SHOP



STUDIO APARTMENTS



IT SPACE

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WHY TO INVEST IN BIIGTECH ?

About The Biigtech Project

A High-Street Mall Experience BIIGTECH is envisioned as an upcoming high-street mall, offering a comprehensive array of products and services designed to attract a wide customer base and provide a vibrant commercial ecosystem.

This project integrates various elements to create a dynamic and engaging environment for businesses and consumers alike.

Retail Shops:-Diverse retail spaces for various brands and businesses.

Restaurants & Food Court:- A wide selection of dining options, from casual eateries to fine dining.

Multiplex: Modern cinema halls for entertainment and leisure.

Gaming Zone: An exciting entertainment hub for all ages.

Office Space: Flexible and premium office solutions for businesses.

As an inaugural offer, we are providing a significant discount of **Rs. 2000/-** per sqft on all products, with the exception of Premium Offices and the Multiplex. This special pricing is available before RERA registration, presenting an excellent opportunity for early investors.

REASON TO INVEST IN BIIGTECH

➔ Strategic Location:

Proximity to Delhi, Noida, and Ghaziabad.

Excellent connectivity via Yamuna Expressway, Noida-Greater Noida Expressway, and upcoming Jewar Airport.

Well-planned infrastructure with wide roads and metro connectivity.

➔ Economic Growth:

Rapidly growing industrial and commercial hub.

Presence of several multinational companies and IT parks.

Increasing number of startups and SMEs setting up offices.

REASON TO INVEST IN BIIGTECH

→ Modern Infrastructure:

State-of-the-art commercial complexes and IT parks.

Availability of Grade A office spaces with modern amenities.

Sustainable and smart city initiatives

→ High Rental Yields:

Strong demand for commercial and IT spaces

leading to attractive rental returns.

Potential for capital appreciation due to ongoing infrastructural development

REASON TO INVEST IN BIIGTECH

→ Government Support:

Policies and incentives to promote industrial and commercial development.

Initiatives like DMIC (Delhi-Mumbai Industrial Corridor) and IT/ITeS policy boosting the real estate sector.

→ Educational and Research Institutions:

Presence of renowned educational institutions and research centers attracting skilled professionals.

Potential for coworking spaces and office spaces catering to educational and research needs.



REASON TO INVEST IN BIIGTECH

→ Quality of Life

Well-developed residential areas providing a good quality of life for professionals.

Access to amenities like shopping malls, entertainment centers, healthcare facilities, and recreational spots.

→ Future Growth Potential

Upcoming projects and planned developments promising future growth.

Expansion of commercial zones and industrial areas providing long-term investment potential.



REASON TO INVEST IN BIIGTECH

➔ Technology and Innovation Hub :

Emergence as a hub for technology and innovation with various IT parks and tech zones.

Opportunities for investors to tap into the growing tech ecosystem.

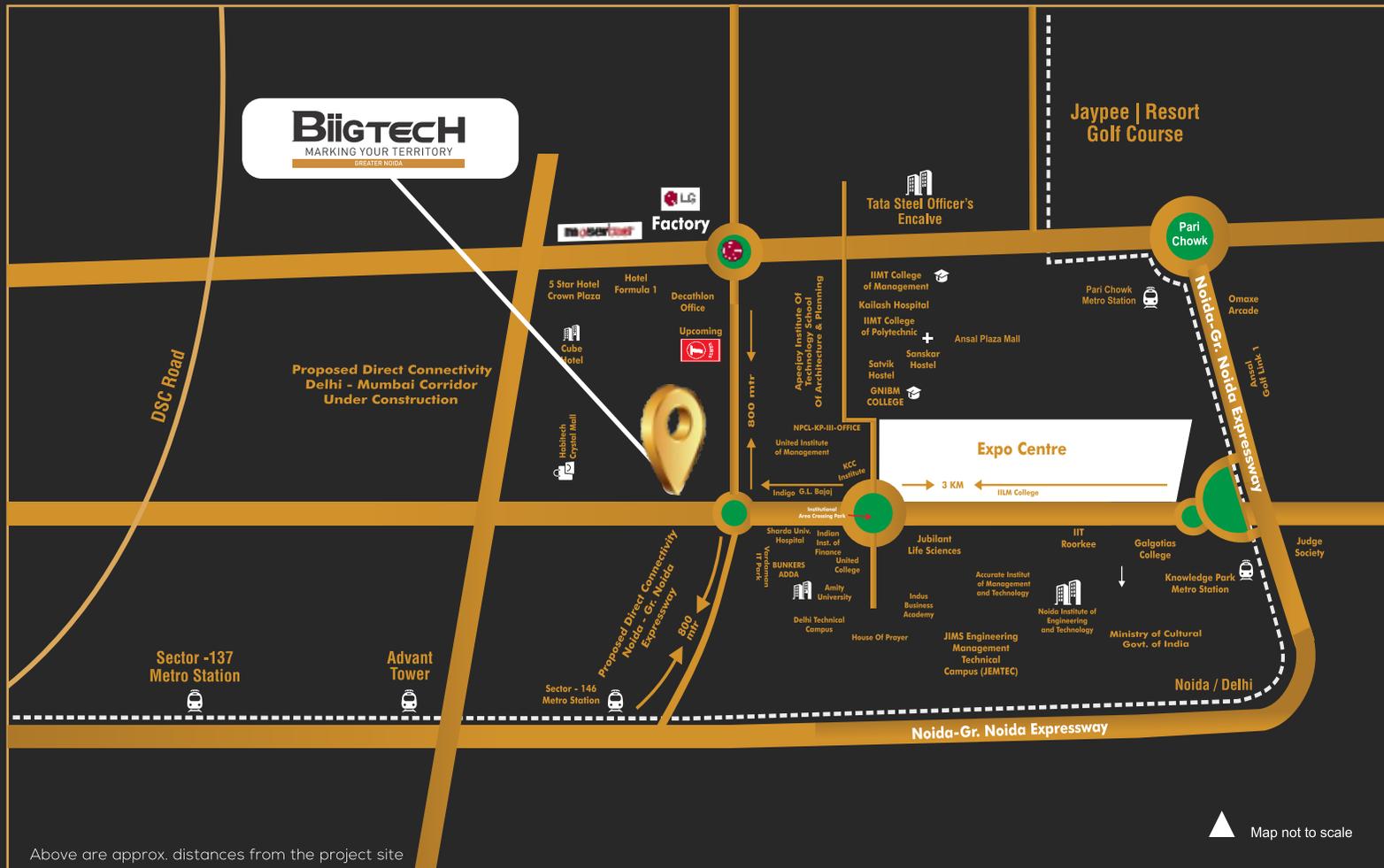
➔ Economic Diversification:

Diverse economic activities including manufacturing, IT/ITeS, logistics, and services.

Lower dependency on a single sector, reducing investment risks.



Location Map :-



- 1** Min from Sharda University & Hospital | Kailash Medical Institute.
- 2** Min from India Expo Mart. | LG Chowk.
- 3** Min from Fully Functional Knowledge Park Metro Station.
- 3** Min from Pari Chowk | Jaypee Golf Resort.
- 4** Min from Ministry of Culture Govt. of India
- 5** Min from Yamuna Expressway | Eastern Peripheral Expressway.
- 10** Min from F1 Racing Track | FNG Expressway International Cricket Stadium.
- 10** Min from Upcoming : Night Safari | Patanjali Food Park | Asia's 2nd Largest Mobile Development Hub.
- 20** Min from Sector 18, Noida.
- 30** Min from South Delhi.
- 30** Min from Under Construction Jewar International Airport.
- 60** Min from Indra Gandhi International Airport Delhi.
- 90** Min from Mathura | Vrindavan.
-  Well connected via DND Flyway | Yamuna Expressway | Eastern Peripheral Expressway.
-  Strategically Located at the entrance of Yamuna Expressway.

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This plan is not drawn to scale and not intended to be a precise/accurate representation of the location, roads and amenities.

BEHIND THE BIIGTECH

Led by promoters with decades of rich experience in real estate and construction, Biigtech stands on a strong foundation of trust, expertise, and excellence. Their deep industry knowledge and unwavering commitment to quality have shaped projects that inspire and endure.

At Biigtech, every milestone you see on the outside is powered by passion, innovation, and teamwork on the inside. Behind the Biigtech is where dreams are designed, plans take shape, and ideas transform into iconic spaces.

From the first blueprint to the final brick, our people, processes, and precision make all the difference. It's about:

- * Innovative Thinking – creating future-ready spaces
- * Relentless Dedication – putting quality first, always
- * Team Synergy – professionals turning vision into reality
- * Sustainable Approach – building today for a better tomorrow

Because behind every structure we build, there's a bigger story – one of hard work, integrity, and the desire to make an impact.

BiigTech, Greater Noida – Project Highlights

- 1) Premium Commercial Project in Knowledge Park 3, Greater Noida**
- 2) Diverse Offerings: Food Court, Gaming Zone, Retail, Offices & Studio Apartments**
- 3) Strategic Location Surrounded by Colleges, IT Hubs & Residences**
- 4) Excellent Connectivity via Yamuna & Noida-Greater Noida Expressways**
- 5) Close to Operational Metro (Knowledge Park II, Aqua Line)**
- 6) Future Road Link to Sector 146 & Advant Navis Business Park (12 mins away)**
- 7) Fully Paid-Up Land with Transparent Investment Terms**
- 8) 12% Assured Annual Returns with Bank Guarantee (75:25 Plan)**
- 9) Bank Loan Facility with Construction Linked Payment Plans**
- 10) High Footfall Potential due to Mixed-Use Commercial Spaces**
- 11) Proximity to Top Landmarks: SEZ, DLF Techpark, MetLife, NTT, EXL, etc.**
- 12) Upcoming Hindon River Bridge & 60m Road Projects to Ease Traffic**
- 13) Metro Expansion to Boost Regional Connectivity (Botanical Garden–142 Line)**
- 14) Surrounding Growth: Godrej Tropical Isle, Jardinia, Gulshan Dynasty Nearby**
- 15) Modern Amenities, Green Features & Developer with Proven Track Record**

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THANK YOU



Corporate Office Address:

Tower A , Ground Floor, Plot No 21 , KP3 , Greater Noida UP - 201310