



**THE CHANGE BEGINS HERE**



**SECTOR-140, NOIDA EXPRESSWAY**

GYGY Mentis UP Rera Number - UPRERAPRJ251909





# READY TO CHANGE THE GAME WITH YOU.

A beacon of ambition shining in the heart of the city, Mentis is a towering synonym of the word success. Adorned with a world of amenities and designed to provide a clear view in all directions, Mentis is the next big game changer in the world of corporate complex and workspaces.



Introducing  
**MENTIS**

**SECTOR-140, NOIDA EXPRESSWAY**

GYGY Mentis UP RERA Number - UPRERAPRJ251909

**BUILT FOR THE  
GAME  
CHANGERS**

SECTOR  
**140**



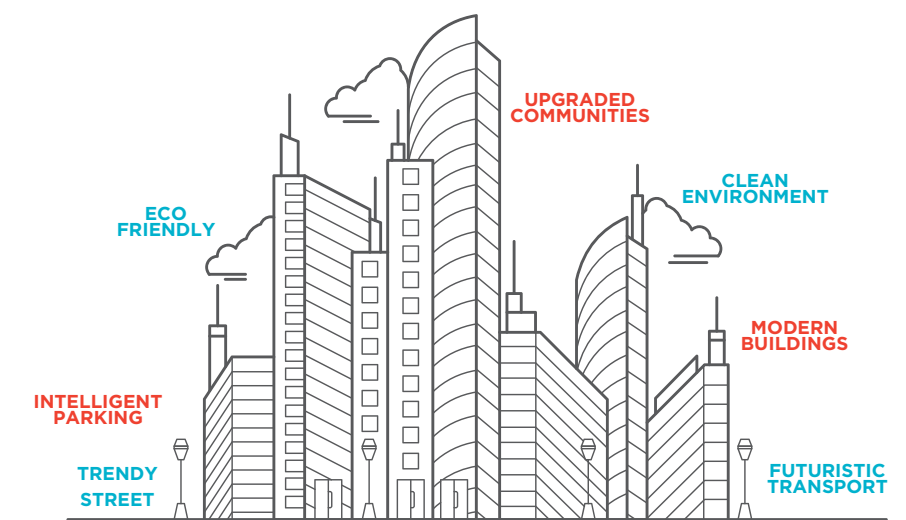


# NOIDA IN NUMBERS.

- Noida and Greater Noida have attracted Rs 1.2 lakh Cr worth of investments in the last one year.
- Both cities currently possess 8 Data Centres with more centres due for launch in the near future. The state is responsible for fifty percent of the entire mobile phone manufacturing in India.
- Government aiming to make UP a one trillion dollars economy in the next 2 years.

## A CITY BACKED BY THE GOVERNMENT.

Noida is the face of modern Uttar Pradesh. A sentiment that truly reflects in the policies and initiatives sanctioned by the government of Uttar Pradesh in favour of the most sought-after industrial destination in the country.



THE MORDERN CITY PROGRAM - PARAMETERS

- Active investments in developing infrastructure, connectivity, water, sewerage, electricity and many more domains to further empower the city.
- Infrastructural development initiative such as metro connectivity extension with setting 3 new metro lines to facilitate intra-movement.
- Soon to be introduced Jewar Airport which will become the largest airport in the country – a project that bestows corporates with limitless possibilities.
- The growing data centres and the upcoming freight hub will make Noida and Greater Noida not just the largest commercial hub in India, but across the world.



# NOIDA- THE PERFECT PLAYING-FIELD FOR TECHNOLOGY.

Clean roadways, high-speed metro connectivity, progressively expanding infrastructure. There are numerous reasons that make Noida the next big hub for all IT and Electronic companies. But chief amongst those reasons is the cities innate drive to always stay future ready. Not just in terms of infrastructure, but also create young and talented reserve of human resource that the city harbours - making Noida a fast pace city that is designed to keep up with the fast pace world of technology.

 **MENTIS**  
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## AIR CONDITIONED SPACIOUS WI-FI OFFICES.

Enjoy working in a comfortable and modern office space. The spacious layout offers completely air-conditioned environment to all formats of a traditional office - private cabins, co-working desks, and meeting rooms.







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# BUILT ON TRUST

- ZERO DEBT COMPANY
- SINGLE PROPRIETORSHIP
- CLEAR TITLES & COMPLIANCES



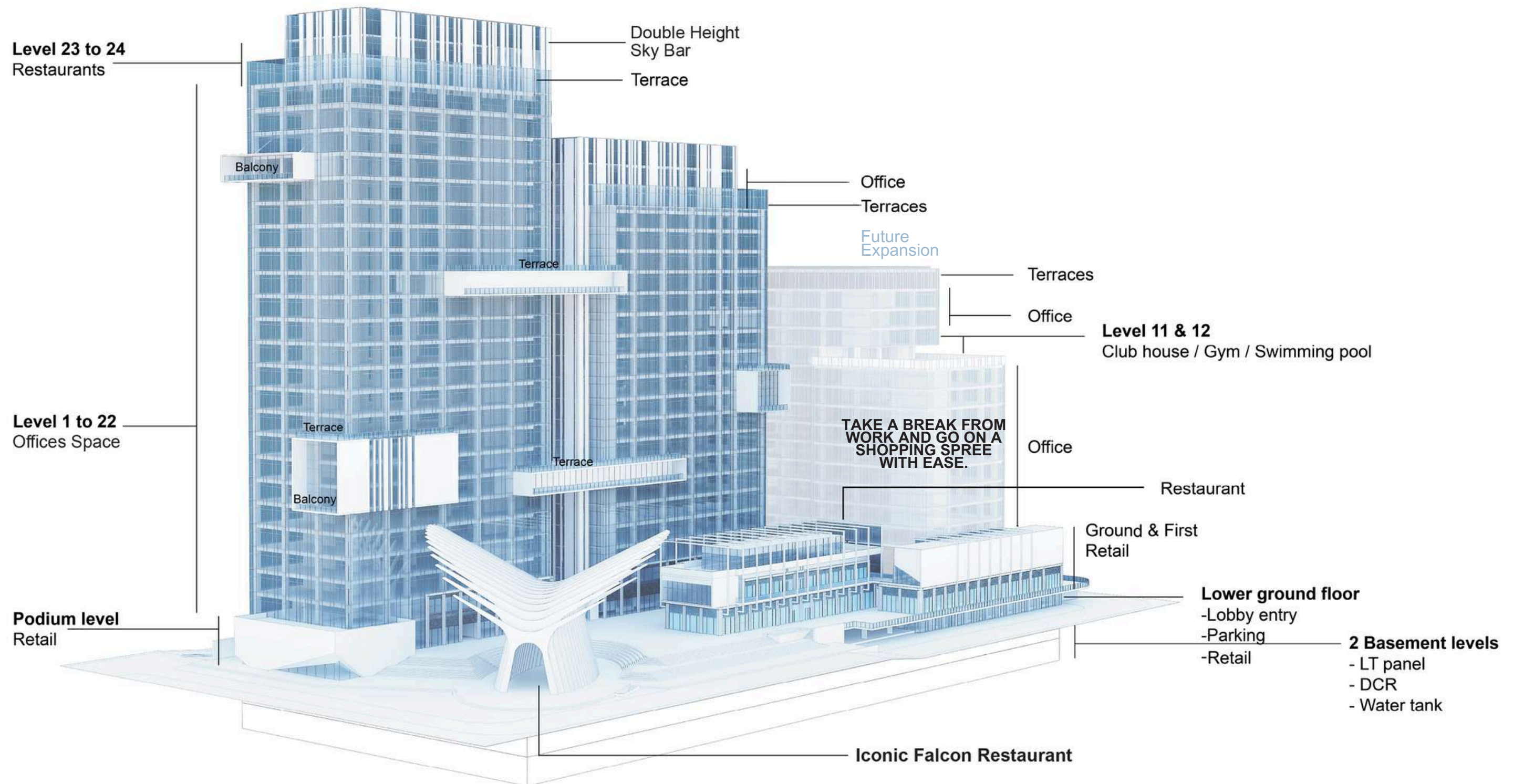


# ZONING



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# A TOUCH OF TECHNOLOGY. A SURGE OF CONVENIENCE.

Equipped with state-of-the-art online and offline infrastructure, our thoughtfully designed hybrid retail spaces nurture real-time collaboration, increased productivity, and help people incubate great ideas in the most effective and efficient manner possible.

## Business Centre & Seminar Hall

Dedicated space for corporates to conduct workshops and seminars for all employees and external stakeholders.

## Mini Data Centre

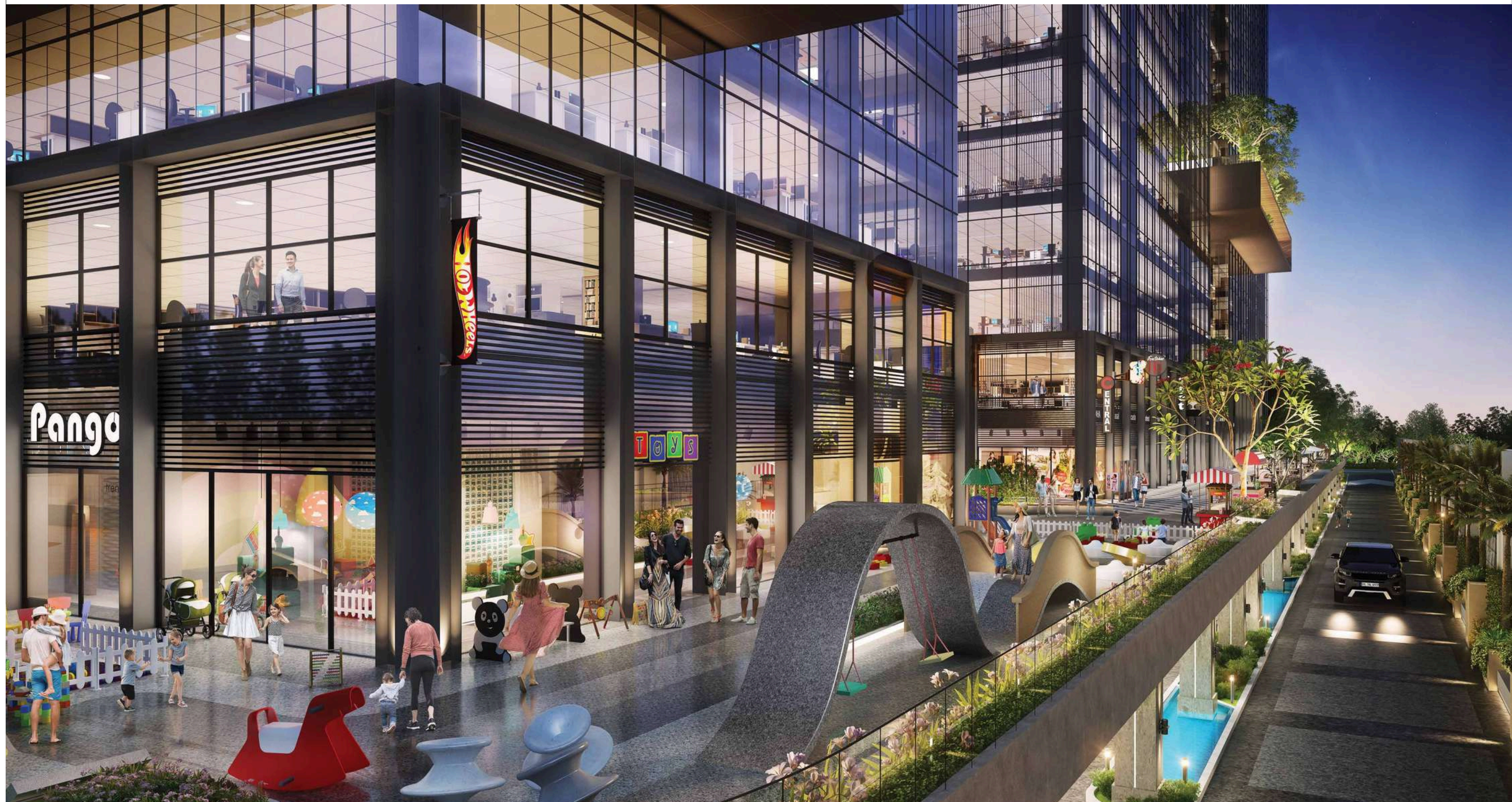
A state-of-the-art centralized network service that provides shared access to applications and data for all corporates on request.





# A WORKSPACE FOR YOU. A FUN-SPACE FOR YOURS.

Managed by professionals, the Mentis features a fun and safe Child Day Care Centre for children to spend their day as you focus on your work with complete peace of mind.





# A BUFFET OF CONVERSATIONS AND CUISINES.

Meet & Greet with clients, lunch meetings or simply enjoying relaxing downtime with the team, every occasion will feel like a celebration thanks to an assortment of dining choices.





#### **A wide-variety Food Court**

A specialized space that offers a wide selection of cuisines, perfect for all kinds of lunch getaways.

#### **Luxurious Open-Air Restaurant**

A multi-cuisine restaurant that caters to all kinds of taste palates.

#### **24x7 Premium Cafeteria**

From late-night snacking to morning cup of coffee, this cafeteria is always open and is at your service.

#### **Dedicated Lounge Bar & Night Club**



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# ARRIVE IN STYLE.

Nothing warrants success more than one's arrival. Mentis features premium pick up and drop off zones for all professionals to easily enter or exit their office. And the entire campus has been designed to encourage seamless movement.

## Grand Arrival Court

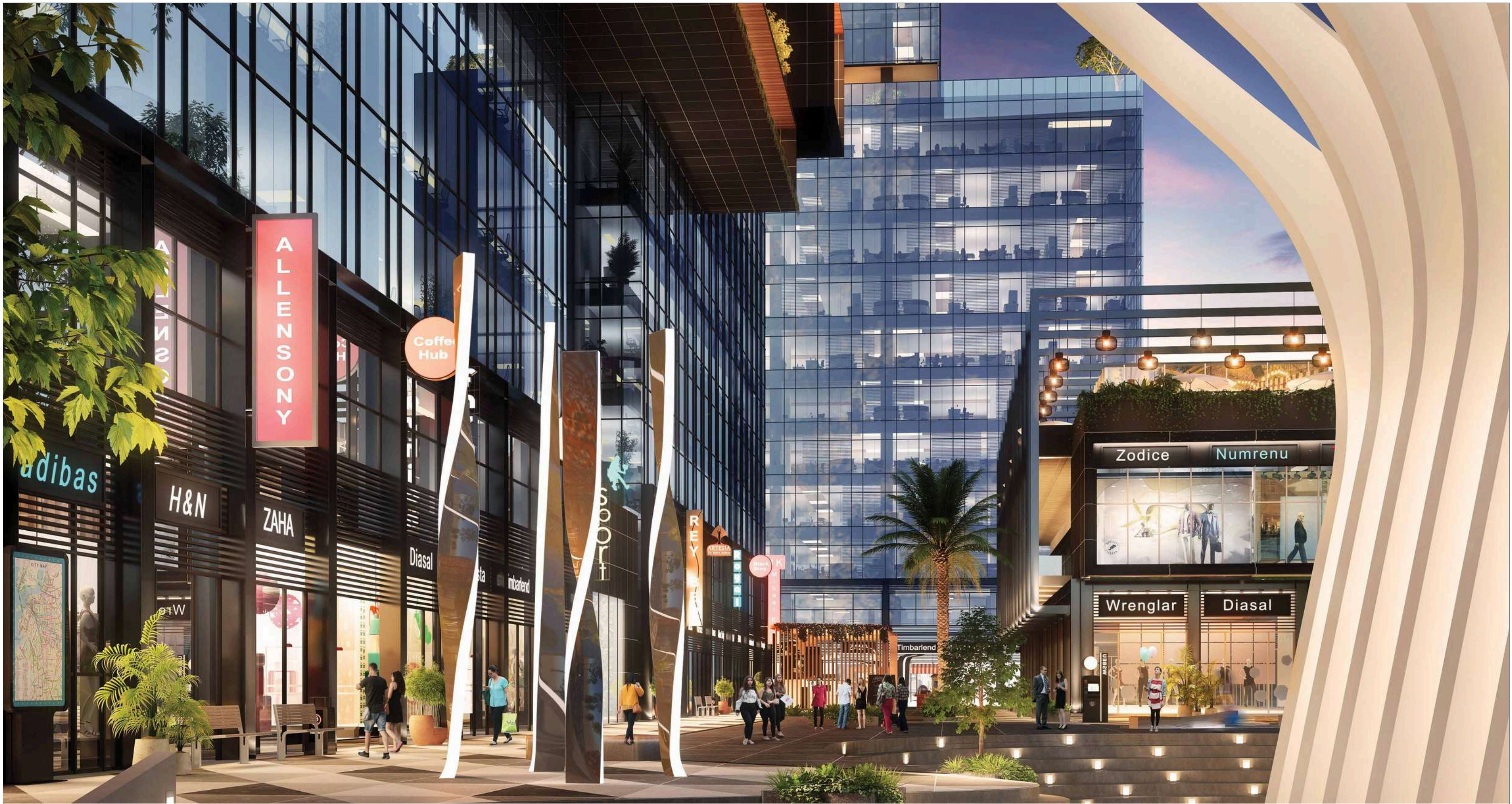
The opulently designed entrance plaza makes for a grand arrival for all the visitors. It also serves as a hangout area, fostering community and social interactions, while ensuring easy access and smooth traffic flow.

## Double Height Entrance Lobby

Further adding to the grand appeal of the arrival court, the iconic entrance lobby makes for an equally mesmerizing entrance that enthralls with its design.

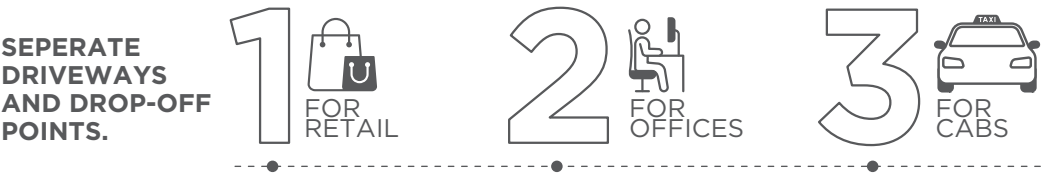






**Strategically Planned Walkways**  
 Providing seamless ingress and egress for all visitors and employees.

**Driveways**  
 Separate driveways for retail outlets, offices with individual drop-off points for cars and cabs. This ensures hassle-free movement and management of traffic.





# LET GREAT IDEAS TAKE THE STAGE.

The Mentis is perfectly designed to host large gatherings and staged events for your business to conduct open air meetings, team building workshops and seminars.





# AN UNFORGETTABLE EXPERIENCE, EVERY DAY.

The Mentis is decorated with specialised zones that appeal to different tastes.

## **Incredible Water Body**

Lending a view that's not just mesmerizing to behold, but therapeutic to experience.

## **Shopping Street and Street Café**

The perfect retreat to enjoy the downtime.







# HERE, PROFIT AND PLANET WORK AS ONE.

The Mentis sets a new standard in fostering a clean and green environment.  
Efficient use of energy, water and other resources.



Smart power  
management system



Use of renewable  
solar energy



Overall waste reduction with  
modern-day re-use and  
recycling methods



Impeccable indoor  
environmental air quality



Use of non-toxic and  
sustainable materials



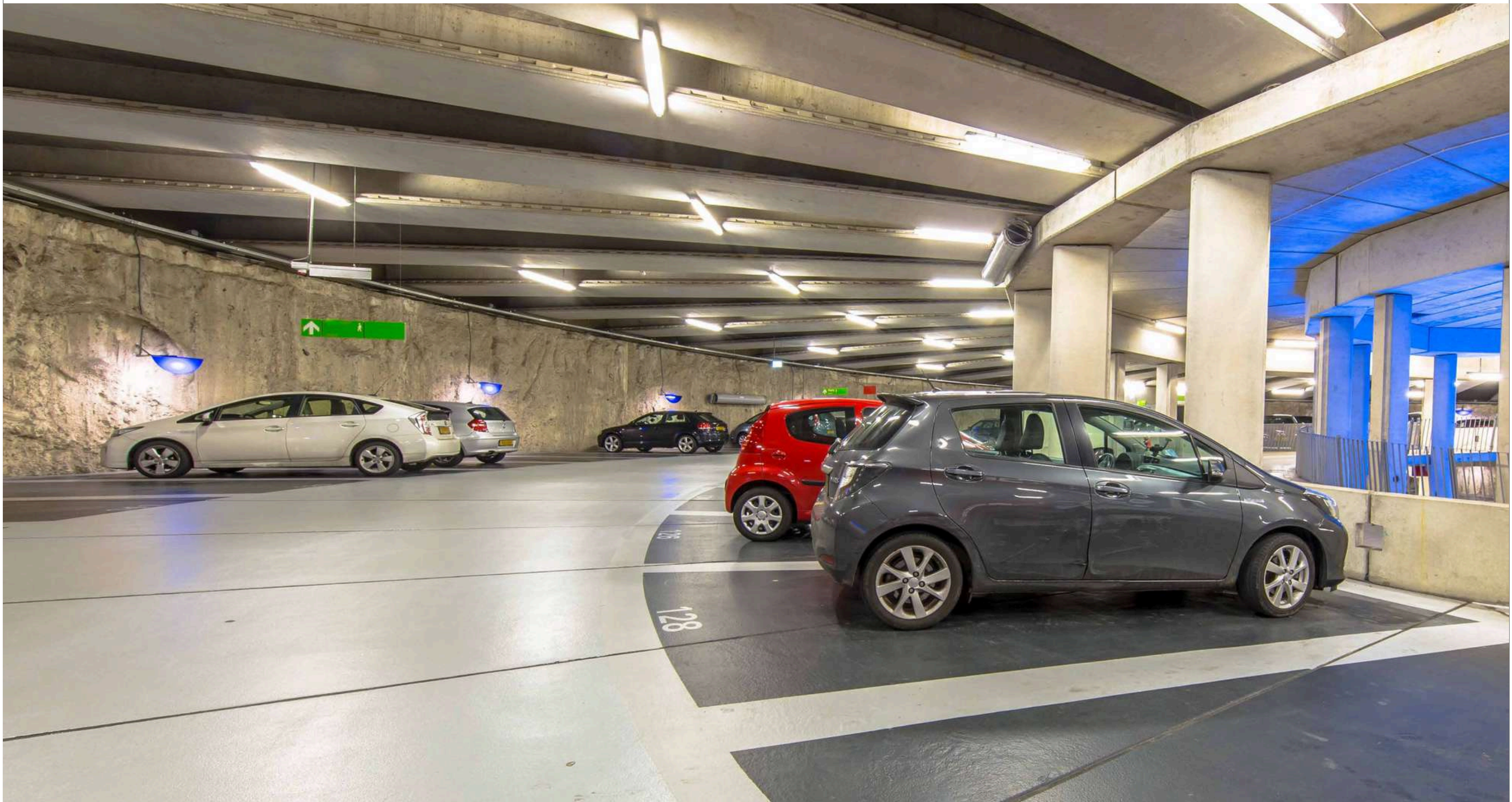


## SMART PARKING SOLUTION

3 levels of adequate parking space enabled with smart tag system for quick and easy car parking.

### **Space for 2000 cars**

The biggest facility available in this plot size





# LOADED WITH AMENITIES

When it comes to an ergonomic land layout and offering practical amenities, the Mentis is in a league of its own.

## **World Class Elevator System**

Featuring large 1890 sq/ft elevators with 13 dedicated elevators (11 for passengers and 2 for service) for each floor.

## **EV Charging Point**

A future proof workplace fitted with dedicated EV charging outlets.

## **Smoking Zone**

A dedicated space for smokers to enjoy their break without bothering the non-smokers.







#### **First Aid Room**

Ensuring safety and well-being, the First Aid Room provides all the suitable equipment for assessment and first level treatment for all visitors.

#### **Dedicated Fitness Zone**

Equipped with the very best in fitness equipment, the fitness zone provides all that is necessary for employees to maintain their fitness levels even during the stressful work days.





# CONNECTED WITH THE WORLD.

Placed strategically, the Mentis enjoys impeccable connectivity with the best that the city has to offer, thus reducing travel time significantly.



Direct Metro Connectivity

30 Mins to  
Noida International  
Airport



40 Mins to  
IGI International  
Airport



15 Mins to  
DND Expressway



Direct connectivity  
with DMIC and  
FNG Expressway

Yamuna  
Expressway



Noida To  
Greater Noida  
Expressway

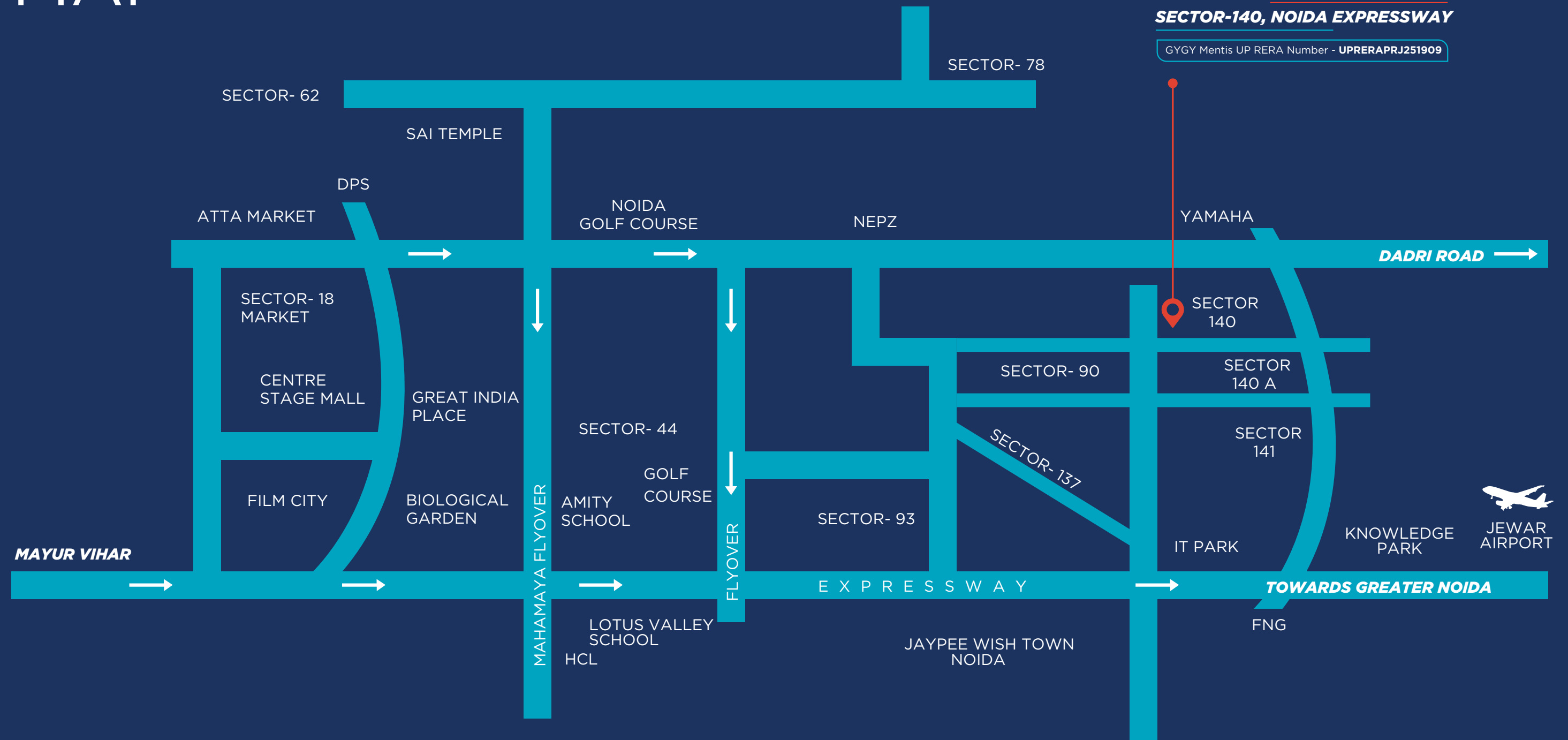


# LOCATION MAP



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**1**  
KM

**1 LAKH  
INDIVIDUALS**

**Corporate**  
Indiamart, Infosys

**Residential Sectors**  
Supertech Ecocity  
Purvanchal Royal Park  
Paras Tiera

**2**  
KM

**1.5 LAKH  
INDIVIDUALS**

**Corporate**  
Genpact, Sapient, India Tv, KPMG

**Residential Sectors**  
143 A & B

**3**  
KM

**3.5 LAKH  
INDIVIDUALS**

**Corporate**  
Accenture, TCS, Oracle

**Residential Sectors**  
Omaxe, SilverCity  
93 A & B

**4**  
KM

**10 LAKH  
INDIVIDUALS**

**Corporate**  
Global Logic, Dell, Supertech

**Residential Sectors**  
ATS Village, Eldeco, Parsvnath  
93, 134, 133, 135

**5**  
KM

**10 LAKH  
INDIVIDUALS**

**Corporate**  
Adobe, HCL, Capgemini, Tech Mahindra  
Motherson, Noida SEZ, MetLife

**Residential Sectors**  
Jaypee Wish Town  
129, 108, 105, 104, 107, 128







# FACT SHEET

|                        |                                                                                                                                                                                                                                                                                                           |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ICONIC PRESENCE        | <ul style="list-style-type: none"><li>• Premium o ce location.</li><li>• Near Expressway.</li><li>• 20,000 sq.m. plot with 45m wide roads.</li><li>• 1 km from nearest metro station.</li></ul>                                                                                                           |
| ARCHITECTS             | DESIGN FORUM INTERNATIONAL<br>Kailash Colony, New delhi.                                                                                                                                                                                                                                                  |
| SUPER BUILT-UP AREA    | 1,10,722 sq.m. (11,92,035 sq.ft.)                                                                                                                                                                                                                                                                         |
| NUMBER OF FLOORS       | <ul style="list-style-type: none"><li>• 20 O ce floors</li><li>• 2 Aminity floors</li><li>• 2 Retail floors</li><li>• 1 Lower ground</li><li>• 2 level of Basement Car Parking</li></ul>                                                                                                                  |
| TYPICAL FLOOR SIZE     | 1494.70 sq.m.<br>16088 sq.ft.                                                                                                                                                                                                                                                                             |
| EFFICIENCY             | <ul style="list-style-type: none"><li>• Floor e ciency - 77%</li><li>• Optimum leasing depth allows employees even in the centre of the building to enjoy natural light and have a view of the outside.</li><li>• Greater versatility in floor plan layouts.</li></ul>                                    |
| SUSTAINABILITY         | LEED Gold                                                                                                                                                                                                                                                                                                 |
| PARKING                | <ul style="list-style-type: none"><li>• 3 levels of parking</li><li>• Total 2,000 car parking provided.</li></ul>                                                                                                                                                                                         |
| EARTHQUAKE RESISTANCE  | Design of seismic zone IV .                                                                                                                                                                                                                                                                               |
| CEILING HEIGHT         | 3.9 m (floor to floor).                                                                                                                                                                                                                                                                                   |
| BACK OF HOUSE FACILITY | <ul style="list-style-type: none"><li>• Drivers’ room and rest area</li><li>• Security screening area in building</li><li>• Dry and wet garbage sorting and storage.</li></ul>                                                                                                                            |
| POWER BACKUP           | 100% Power backup provided.                                                                                                                                                                                                                                                                               |
| SECURITY               | <ul style="list-style-type: none"><li>• CCTV &amp; PTZ surveillance throughout common areas and basement</li><li>• Access Card Reader and security Guard deployment.</li><li>• Card controlled flag barriers in entrance lobby to reduce potential for unauthorised persons to access elevators</li></ul> |

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ELECTRICAL          | <ul style="list-style-type: none"><li>• 33kV feeder shall be constructed at 33kV Meter Room located at Basement 2 level.</li><li>• LT panel is located at Basement 2. Tenant meter shall be provided at Lower ground &amp; Basement.</li><li>• 5 Nos. 2500kVA 33kV / 415V DRY Type with OFF Load Tap Changeover Switch.</li><li>• One Electrical shaft &amp; LV shaft allocated at each floor.</li></ul>                        |
| PLUMBING & FIRE     | <ul style="list-style-type: none"><li>• Underground Water Storage (WTP) - 787KL</li><li>• Underground Water Storage (STP) - 360 KL</li><li>• Overhead Water Storage - 406 KL</li></ul>                                                                                                                                                                                                                                          |
| HVAC                | <ul style="list-style-type: none"><li>• 23°C dry - bulb temperature +-1°C</li><li>• Relative humidity 30-60%</li><li>• Chiller system delivering 6.2 COP</li><li>• CO2 sensor used to vary amount of ventilation</li><li>• 6 AHU on each floor.</li><li>• Treated fresh air provided to AHU.</li><li>• Chiller system capacity of 1200TR.</li></ul>                                                                             |
| WATER               | <ul style="list-style-type: none"><li>• 35,000 litre overhead water tank at roof of building</li><li>• 20,000 litre fire reserve tank at roof of building</li><li>• 75,000 litre domestic raw water tank at level Basement 1</li><li>• 30,000 litre flushing water tank at level Basement 1</li></ul>                                                                                                                           |
| COMMON AMENITIES    | <ul style="list-style-type: none"><li>• Food Court</li><li>• Private Workspace</li><li>• Meeting Room</li><li>• Shared O ce Space</li><li>• Business Lounge</li><li>• Restaurant</li><li>• Swimming pool</li><li>• Gym</li></ul>                                                                                                                                                                                                |
| FACADE FEATURES     | <ul style="list-style-type: none"><li>• Low-E, high performance glass with low reflectance</li><li>• Fully unitised aluminium curtain wall panels</li><li>• Solar heat gain coefecient of 0.25</li><li>• Double Glazed Unit - SKN144</li><li>• U-Value: 0.9 Btu/hr.sft.F</li><li>• SHGC: 0.23VLT: 40%</li></ul>                                                                                                                 |
| TECHNOLOGY OFFERING | <ul style="list-style-type: none"><li>• Fibre-to-the-floor (FTTF) ready.</li><li>• Digital information system at strategic locations.</li><li>• Wireless presentation gateway enabled auditorium.</li><li>• Web / app based management.</li><li>• Latest 3-tier treatment clean air technology on par with</li></ul>                                                                                                            |
| AIR TREATMENT       | <ul style="list-style-type: none"><li>• Latest 3-tier treatment clean air technology on par with global standards</li><li>• CO2 sensors used to vary amount of ventilation air</li><li>• delivered to o ce spaces</li><li>• 6 air handling units on each floor</li><li>• Treated fresh air provided to AHU</li><li>• Chiller system comprised of water-cooled chilling unit, with total installed capacity of 1200 TR</li></ul> |



## PRICE LIST **FOOD COURT**

Food Court **₹27,000/-** Per Sq.Ft.

### OTHER CHARGES

Lease Rent/IFMS/EEC/FFC **₹700/- per Sq.Ft.**

Power Backup **₹30,000/- per KVA**  
(Per KVA : 200 Sq.Ft.)

CAPEX **As per Actual**



**LEASE COMMITMENT\***  
**₹140/-** Per sq.ft.

**ASSURED RETURN\***  
**12% P.A.**

### 50:50 PAYMENT PLAN

At the time of Booking **50%**

On Offer of Possession **50%**



Terms & Conditions Apply  
RERA Registration UPRERAPRJ251909  
GST & Govt. Taxes as Applicable.  
The project is registered as 'Mentis' under  
PRERA: UPRERAPRJ251909 at <https://www.up-rera.in/>

Collection Account Details: • GYGY INFRADESIGN PVT. LTD. • Account No - 50200081174892  
Bank - HDFC BANK • IFSC - HDFC0001223 • Branch Name - Noida Sector 12 (S\_1223)

## PRICE LIST - OFFICE SPACE

Office Space **₹8,999/-** Per Sq. Ft. \*

### OTHER CHARGES

|                           |                                         |
|---------------------------|-----------------------------------------|
| Lease Rent/EEC/FFC/PLC    | ₹700/- Per Sq. Ft.                      |
| Car Parking               | ₹4.00 Lac                               |
| Power Backup              | ₹30,000/- Per KVA (Per KVA: 250 Sq.Ft.) |
| Possession Charges + IFMS | ₹500/- Per Sq. Ft.                      |

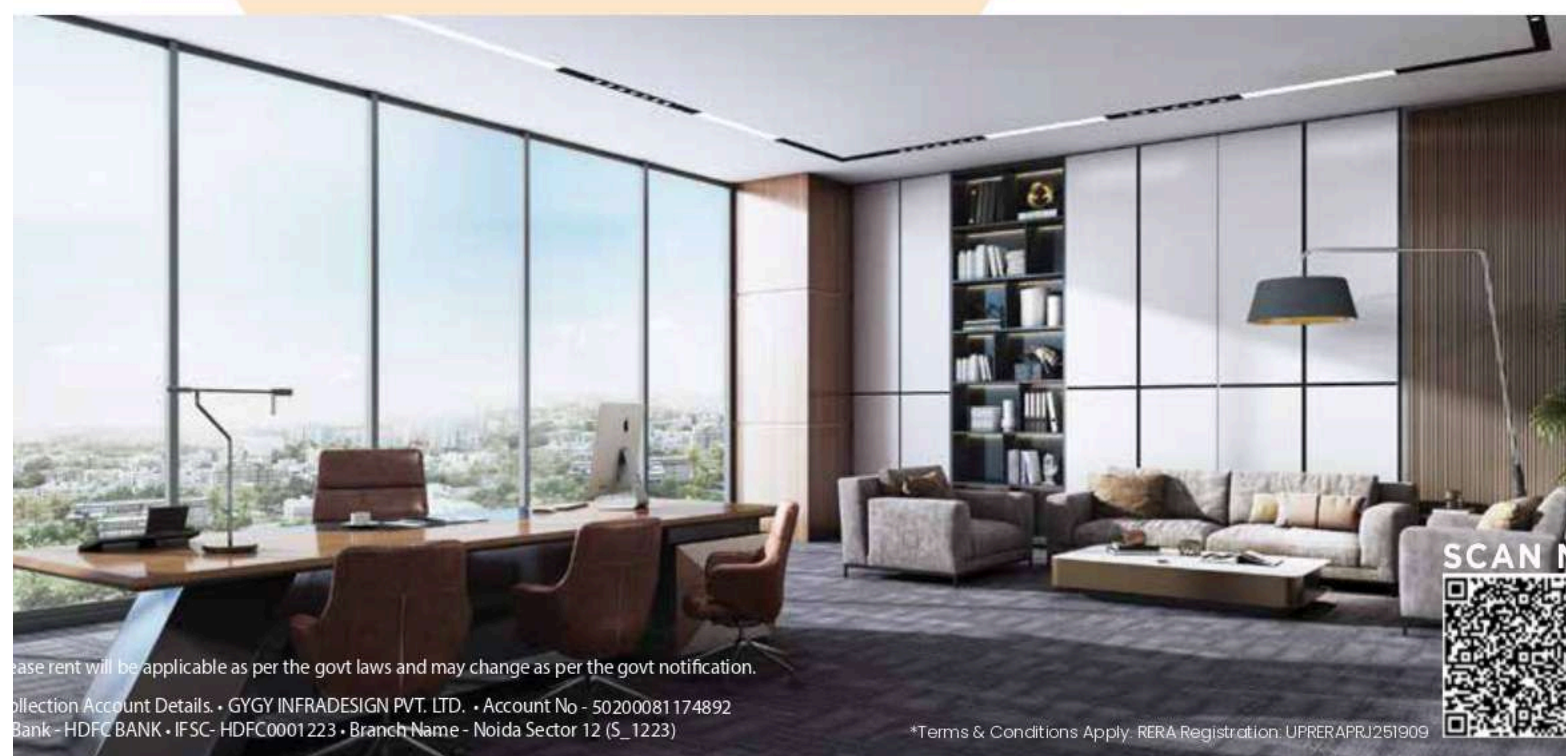
### PREFERENTIAL LOCATION CHARGES

|                     |                                 |
|---------------------|---------------------------------|
| Road Facing         | ₹300/- Per Sq. Ft.              |
| Plaza/Atrium Facing | ₹300/- Per Sq. Ft.              |
| Corner PLC          | ₹500/- Per Sq. Ft.              |
| Floor PLC           | 10% of BSP (20th Floor & above) |

### PAYMENT PLAN 50:50

50% At the time of Booking

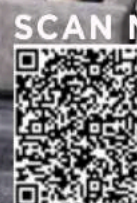
50% on the offer of Possession



Lease rent will be applicable as per the govt laws and may change as per the govt notification.

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\*Terms & Conditions Apply: RERA Registration: UPRERAPRJ251909







***GYGY INFRADESIGN PVT. LTD.***

**CIN No. U70101DL2015PTC285230**

**Sales Gallery| Project Site**  
PlotNumber -02 | Sector-140  
Noida | Uttar Pradesh - 201 305

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Proud Associate Partner of



## FOR FURTHER QUERIES

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Sector 60, Noida, U.P., 201301



[www.investorsdivine.com](http://www.investorsdivine.com)