

# ORION ONE 32

PREMIUM OFFICES.  
RETAIL. IT SUITES.

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Orion132Official | Orion132\_Official | Orion132 | Orion132\_ | WELLQQA

RERA No.- UPRERAPRJ960554 | WWW.UP-RERA.IN

\*Developer: Wellgrow Infotech Private Limited, CIN: U72200DL2005PTC034554, Project: Orion One 32, RERA registration no. UPRERAPRJ960554. Disclaimer: The contents published herein shall not be treated as any sort of invitation, legal offer or promise or representation from the Developer. All images are artistic impressions. Layout of the Project, Map/Design and shape of the building, Blocks, Towers are tentative and the specifications, drawings, amenities, compounds, multiple buildings, facilities, parameters etc. shown in this advertisement are subject to change. The existing sanctioned plans of the Project are in the process of being revised/ changed. The intending purchaser must review the Project details, revised sanctioned plans and approvals, drafts of the booking application and agreement prescribed by the Developer for detailed terms and conditions. The intending purchaser must make his/her own assessments and independent inspection, and shall not rely on any date or the image in this advertisement.\*



THE BUSINESS WORLD IS JUST A SITE AWAY!

# ORION ONE 32

PREMIUM OFFICES.  
RETAIL. IT SUITES.



PUTTING INDIA ON THE WORLD MAP

A-9, SECTOR 132, NOIDA, UTTAR PRADESH- 201304 | RERA NO.- UPRERAPRJ960554 | WWW.UP-RERA.IN

# [ INTERNATIONAL STAGE FOR GLOBAL ASPIRATIONS ]

A unique business ecosystem where c-suite leaders will meet the sharpest innovators to turn ambitions into meaningful outcomes. A hub where the world's biggest brands will do business and deliver intimate and immersive experiences. A mixed-use IT-ITS project in the heart of NOIDA, CBD 132. A location loaded with world-class amenities and exceptional infrastructure development, assuring unprecedented growth and a brighter tomorrow. An address of progress and prosperity.

PRESENTING

**ORION**  **ONE 32**  
PREMIUM OFFICES.  
RETAIL. IT SUITES.

**BE WHERE IT MATTERS**



SECTOR 132 NOIDA  
AT NOIDA EXPRESSWAY

# NOIDA

THE BUSINESS CAPITAL  
OF THE NORTH AND  
PERHAPS THE REST OF INDIA

Noida is the fastest growing city in North India. The city has attracted numerous corporate, leading healthcare, and educational institutions. This has fueled the growth, creating job opportunities for people across Delhi/NCR. Today, it is also counted amongst the best locations in India to start semiconductor operations.

..... THE GROWTH MOMENTUM



NEXT  
FILM CITY  
OVER 1,000 ACRES

LARGEST  
APPAREL PARK  
OVER 150 ACRES

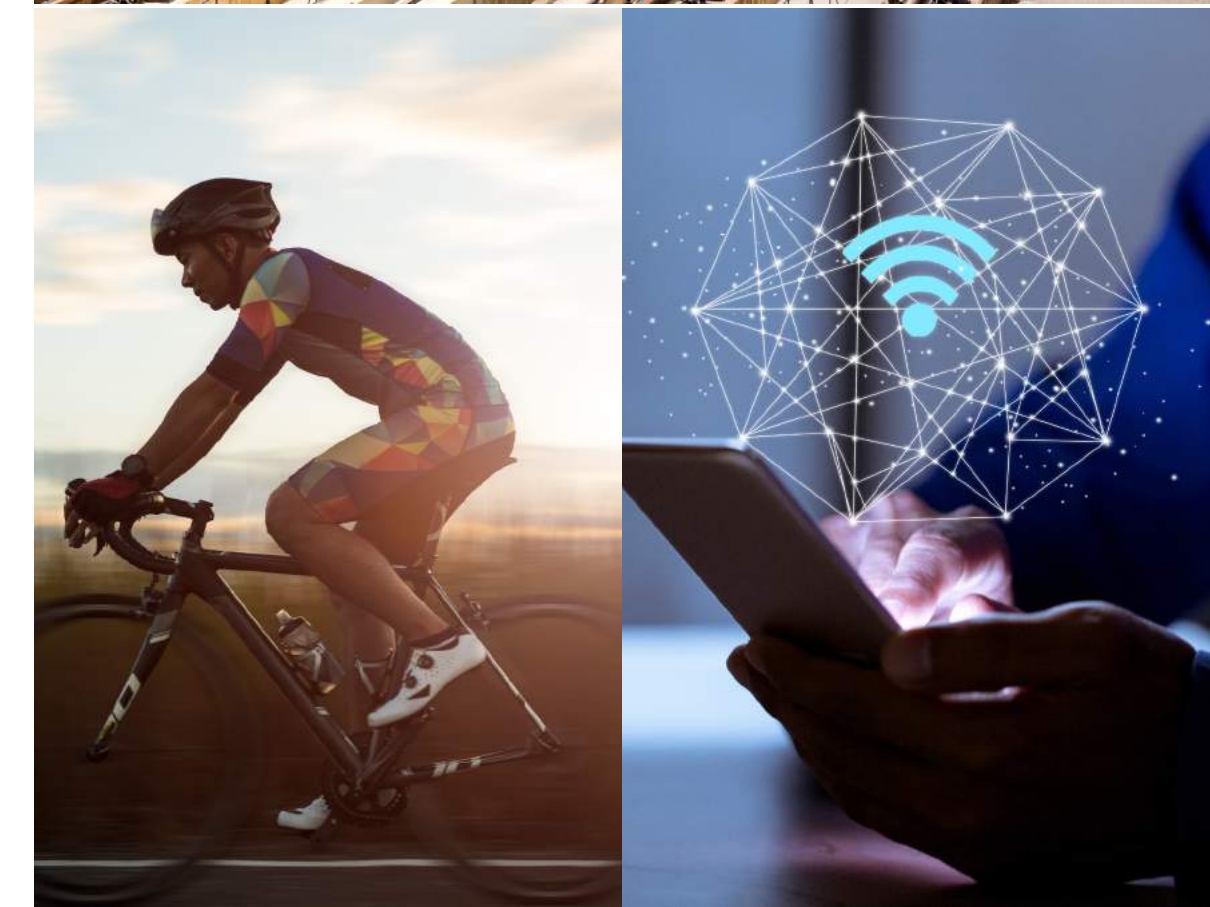
ASIA'S LARGEST  
NOIDA AIRPORT  
OVER 7,200 ACRES

HOME TO  
SPORTS CITY  
OVER 2,500 ACRES

LARGEST  
ELECTRONIC MANUFACTURING ZONE  
OVER 1,000 ACRES

INDIA'S FIRST  
MOBILE OPEN EXCHANGE ZONE  
OVER 5,000 ACRES

A LOCATION THAT PROMISES  
GROWTH AND THE PROMISE OF BIGGER &  
CONTINUED GROWTH AHEAD





**ORION** ONE 32  
PREMIUM OFFICES, RETAIL, IT SUITES

Microsoft India (R&D) Pvt Ltd.

Pathways

TCS

Amity University Noida

HCL Technologies

Jaypee Wishtown

Jaypee Hospital

Infosys

Grand Omaxe

Adobe Sector 132

Birlasoft

Genpact

Sharda Hospital

Sharda University

Auto Expo

Yamuna Expressway

Gautam Buddha University (Delhi NCR)

Galgotias University

Noida International University

## SECTOR 132 NOIDA

A MÉLANGE OF THE FINEST

Noida Sector 132 is a commercial business district. From providing a systematically-planned infrastructure to an inducing environment for SMEs to grow, this meets all requirements to become an ideal business district.

Noida Sector 132 represents and serves international trade; it offers premium office and retail spaces, and expo and conferencing facilities. Rightly elected by Europe's leading outlet developer as perfect business destination

UNIVERSITIES		
Amity University	3 MIN	
Gautam Buddha University	10 MIN	
Sharda University	10 min	
Noida International University	27 min	
Galgotias University	29 MIN	

HOSPITALS		
Jaypee Hospital	2 MIN	
Yatharth	8 MIN	
Max Hospital	10 min	
Apollo Hospital	12 min	
Sharda Hospital	28 MIN	

CONNECTIVITY		
FNG Expressway	5 MIN	
Yamuna Expressway	10 MIN	
DND Flyway	10 min	
Auto Expo	25 min	
Noida International Airport	40 MIN	
Eastern Peripheral	48 MIN	



## WHY SECTOR 132 NOIDA

OFFICES		
3 MIN	Adobe	
4 MIN	Microsoft	
5 MIN	HCL	
5 MIN	TCS	
5 MIN	Infosys	
8 MIN	Genpact	
9 MIN	Birla Soft	
16 MIN	Dell	
26 MIN	MIN Samsung	

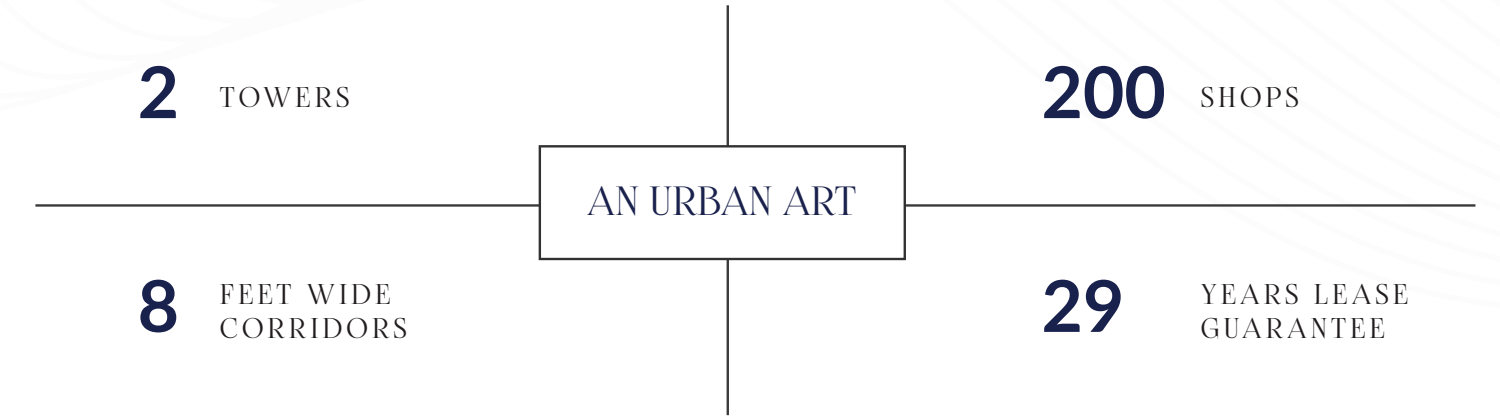
RESIDENTIAL		
2 MIN	Jaypee WishTown	
3 MIN	ATS One Hamlet & ATS Village	
5 MIN	Grand Omaxe	

SCHOOL		
0 MIN	Step By Step School	
2 MIN	JBM Global School	
2 min	DPS	
4 min	Shri Ram Millennium	
5 MIN	Genesis Global School	
5 MIN	Pathway	
7 MIN	Shiv Nadar	



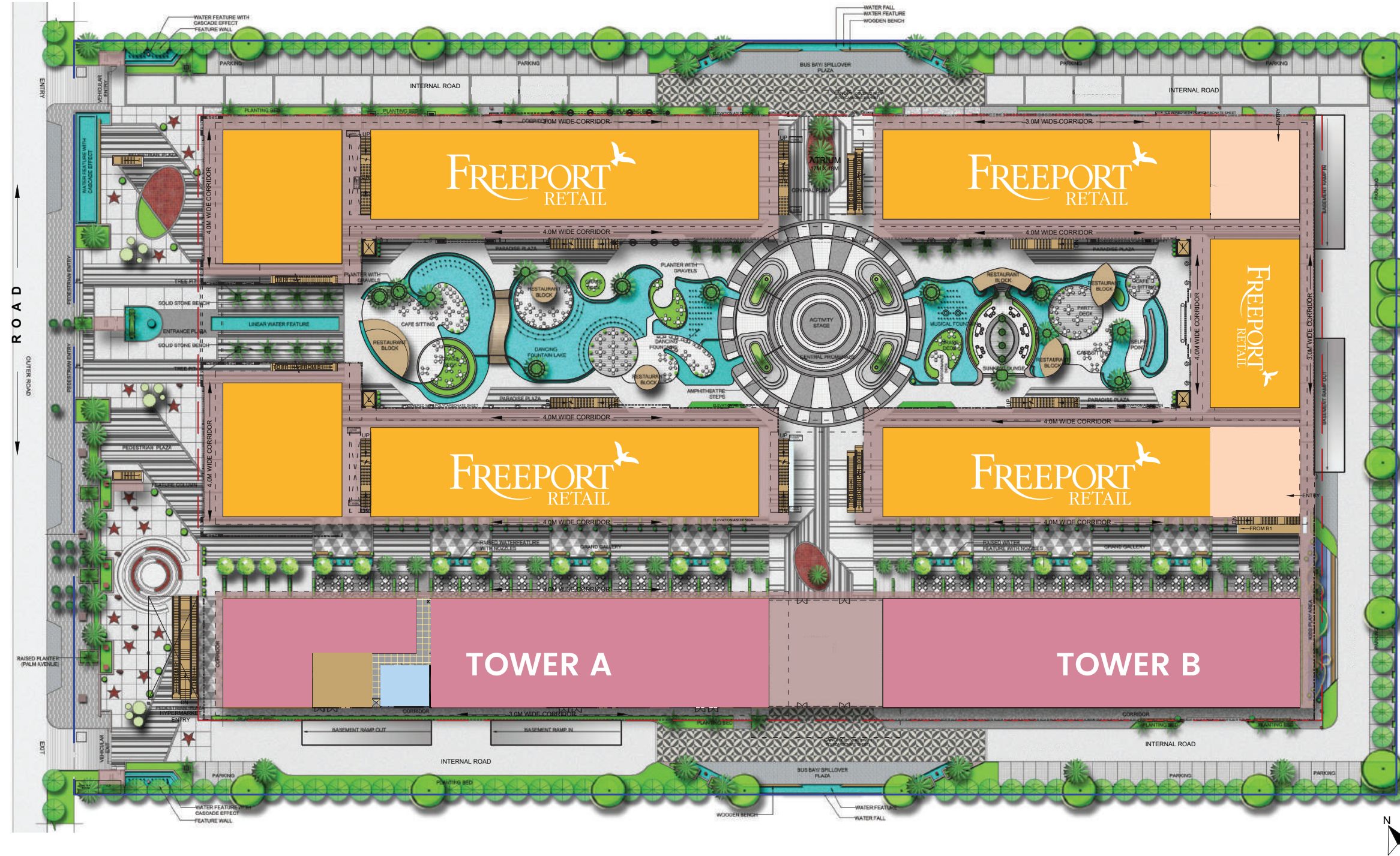
[ AN ADDRESS OF GROWTH, **ORION** ONE 32 ]

**ORION 132** is a world-class business complex, designed with contemporary yet classic elements and new-age facilities and features to elevate every experience. **Orion 132** is more than an IT-ITES commercial complex; it is an address for the ideal leisurely moments.



COUNT ON GROWTH.  
DAY AFTER DAY AFTER DAY.

..... ● BECAUSE WHY MUST GROWTH STOP?



# WHERE ALL EYES ARE ON

Imagine never having to worry about footfalls. Everyday conveniences and exquisite amenities will grow your business, help in generating more footfalls, and give your clients & customers an unforgettable experience. Whether you are a workaholic or an investor, ORION 132 has something special for everyone. Now witness the endless moments of growth here. Explore the growth opportunities at ORION 132 – a unit of Wellgrow Infotech.

●●●●●●● NEXT DESTINATION FOR BUSINESS AND LEISURE



## EUROPE'S LEADING DEVELOPER AND OPERATOR OF RETAIL OUTLET CENTRES

Based in London, Freeport is an investor, asset manager and operator of Outlet Centres. It owns and operates more than 20 Outlet Centres, covering over 300,000m<sup>2</sup> of space, across the world.

**1994** FREEPORT ACHIEVED A FULL LISTING ON THE LONDON STOCK EXCHANGE.

**1999** FREEPORT WAS NAMED UK PROPERTY COMPANY OF THE YEAR.

**2000** EUROPE HAD 75 OUTLET CENTRES OFFERING TOP BRAND MIXES WITH BETTER CUSTOMER EXPERIENCE.

**2018** FREEPORT OPENED ITS JOINT VENTURE PROJECT - THE VILLAGE, VILLEFONTAINE IN FRANCE - VOTED THE GLOBAL BEST OUTLET OF 2018 AT THE MAPIC EUROPE CONFERENCE.

●●●●●●●● GROWTH TIMELINE



**ORION** ONE 32  
PREMIUM OFFICES.  
RETAIL. IT SUITES.

**FREEPORT**  
RETAIL

NOW IN INDIA



**FREEPORT**  
RETAIL

**GLOBAL LEADER IN OUTLET MANAGEMENT**

**28+** YEARS OF EXPERIENCE

**20+** CENTRES WORLDWIDE

**250+** PREMIUM BRANDS UNDER ONE UMBRELLA

**15+** COUNTRIES SUCCESSFULLY RUNNING IN

.....● A TESTIMONY OF SUCCESS

GROWTH MULTIPLIER  
SKY'S THE LIMIT? NOT QUITE, IN THE FREEPORT WORLD



attracts  
**2 million**  
Shoppers every year



attracts  
**3.5 million**  
Shoppers every year

attracts  
**3 million**  
Shoppers every year



attracts  
**12 million**  
Shoppers every year



[ SOME OF THE PREMIUM GLOBAL BRANDS  
OPERATING OUT OF FREEPORT ACROSS THE GLOBE ]

ZADIG & VOLTAIRE

LANCEL

**KARL**  
KARL LAGERFELD

  
LI-NING

**HH**<sup>®</sup>  
HellyHansen

**eCCO**

**BOSS**  
HUGO BOSS

*Betty Barclay*

*Clarks*  
of England

**BIRKENSTOCK**

  
TRUSSARDI

*CarloRino*

 **hummel**

GANT

**GUESS**

 **tenson**<sup>™</sup>



THE OPPORTUNITY  
KNOCKS BUT  
ONCE!



FREEPORT  
RETAIL

## FUTURISTIC RETAIL HUB PORT 132

One of the prominent highlights of ORION 132 is the striking presence of an exquisite retail plaza. With two levels of internationally designed A+ grade retail spaces for global brands. European architecture and grand aura of Freeport Retail will ensure that every retail cash-counter is always ringing.

Retail Spaces  
Size: 300 to 1,00,000 sq.ft.



RESTAURANTS



FOOD  
COURTS



ANCHOR STORES  
& HYPER MARKETS



SHOPS & SMALL  
INDEPENDENT STORES



Artistic Illustration\*

### ADVANTAGES

- Pre-Leased To Freeport
- 29 Years Lease Guarantee
- Premium Catchment Of Approx. 1 million
- Lake-facing spaces
- Vaastu-Compliant by Dr. Khushdeep Bansal, Maha Vaastu



### RETAIL SHOWROOMS GROUND LEVEL

- Double Height High-Street Spaces
- Varied Elevation
- Ample Parking
- Wider Frontage
- Zero Blind Spots
- Provision for Wet Point & Exhaust Point in Each Unit

## FOOD HUB

The standalone architecture of ORION 132 celebrates the unification of characters. Here, you will get an assortment of restaurants, food joints, kiosks, all creating a unique environment. This offers spacious sitting, promising a grand journey for your taste buds on a whole new level. Accompanied by immaculate surroundings and ambience that serves to heighten your senses as you dine, this culinary experience will be sure to etch itself into your consciousness.

### ADVANTAGES

- Pre-Leased to Freeport
- 29 Years Lease Guarantee
- Premium Catchment of Approx. 1 Million
- All Lake-Facing Dining Spaces
- Vaastu-Compliant by Dr. Khushdeep Bansal, Maha Vaastu

### FOOD COURT / FINE DINING

- Centrally Air-Conditioned
- Accessible with Escalators and Lifts
- Heavy Footfall Due to Office Goers and Dwellers in The Vicinity
- Separate Service Balcony/Utility Lift
- Combination of Dry & Wet Kiosks



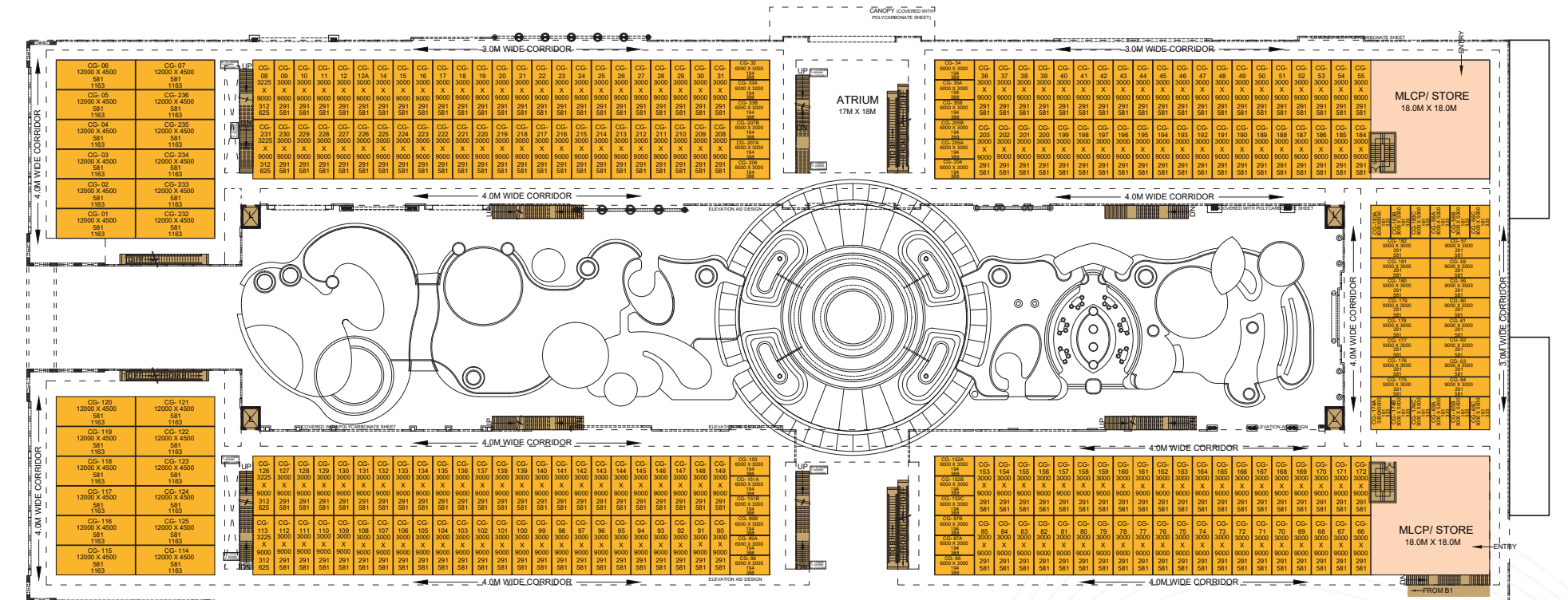
# [ RECREATIONAL SPACES MODERN INDULGENCE ]

A place where work and recreation activities are under one roof, ORION 132 offers a perfect place to the fast-paced generation. The iconic commercial address will have an immersive gaming zone, state of the art gym & fitness centre and exquisite clubhouse, so the healthy mind gets to live in a healthy body. Everything being at one place not only provides convenience but also makes work life better and flexible. Step into an advanced professional and personal life at ORION 132.





# FLOOR PLAN RETAIL





# [ BUSINESS MECCA ]

Presenting 'future-ready workspaces with walk-to-work concept' for Corporate Offices and Professionals. ORION Office is not just another business address. It is a signature landmark for world-class businesses. With iconic architecture, functional design, world-class luxuries and privileged comforts at ORION Office, your productivity will rise and your business image will soar into the elite league. This is where you belong. At Noida's finest place to work.

Office Spaces  
**Size: 500 to 10,00,000 sq.ft.**



CORPORATE OFFICES



MNCs & IT OFFICES



COWORKING & STARTUPS



SMALL INDEPENDENT BUSINESSES



Artistic Illustration\*

## ADVANTAGES

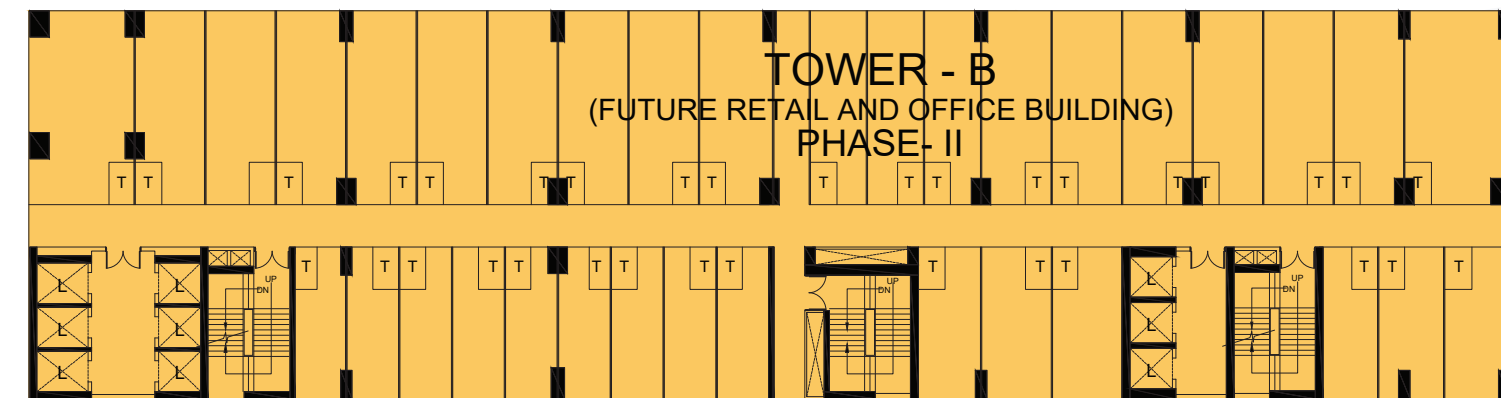
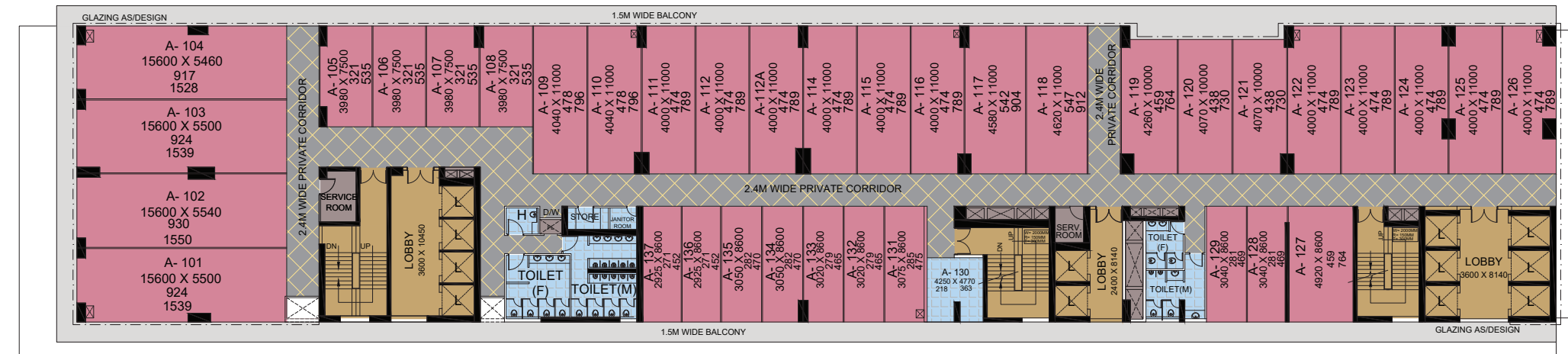
- Rental starts from Day One
- Large Column Free GRID Spaces
- Earn upto 12%\* on Your Investment
- Double Height Lobby & 8 Feet Wide Corridor
- Vaastu-Compliant by Dr. Khushdeep Bansal, Maha Vaastu

## FUTURE-READY OFFICE SUITES LEVEL 4 TO 19

- Common Air-Cooled Corridors for All Offices
- Accessible with Lifts and Staircases
- Double Height Entrance Lobby on Ground Floor
- Separate Drop Off Point for The Office Suites
- Natural Light and Ventilation
- Ideal for Coworking & Startups, Corporate Offices, MNCs & IT Offices etc

# FLOOR PLAN OFFICE

## TOWER A



# [ HIGHLIGHTS ]

METICULOUSLY PLANNED



AESTHETICALLY  
APPEALING  
EUROPEAN STREET  
FACADES  
SPREAD OVER 10 ACRES



VAASTU-COMPLIANT  
BY  
DR. KHUSHDEEP BANSAL,  
MAHA VAASTU

WELL-DESIGNED  
INTEGRATED  
OFFICE &  
RETAIL SPACES  
WITH  
ENSURED  
FOOTFALLS



LAKING-FACING  
SHOPS WITH  
LARGE LANDSCAPE  
PLAZA AREAS

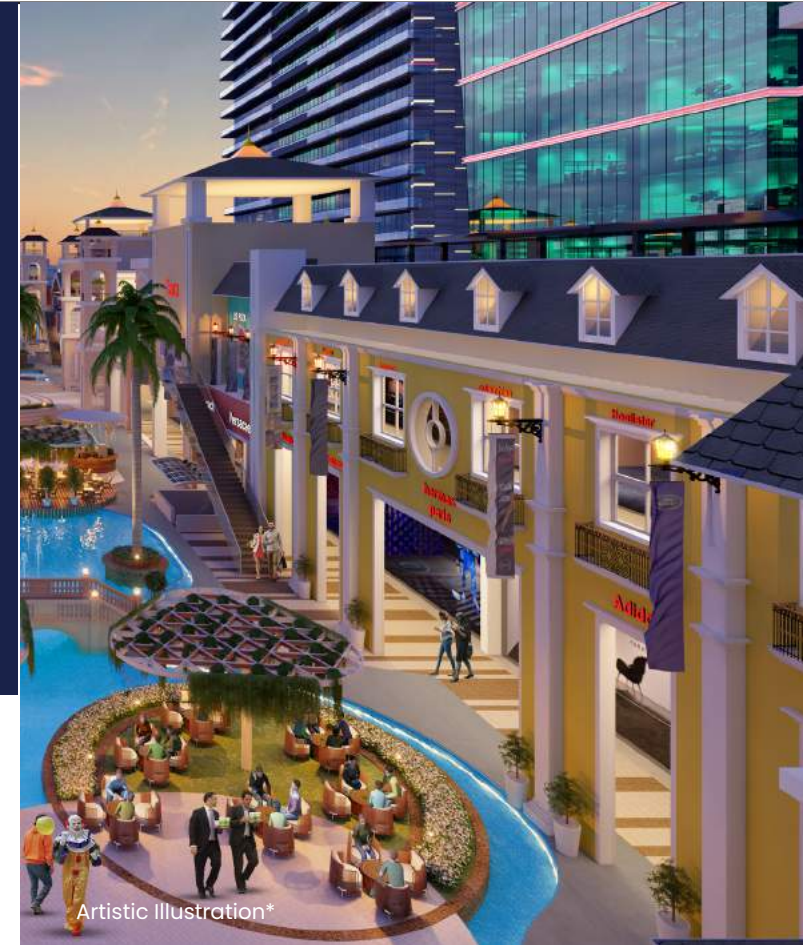


BASED ON  
IBMS - SYSTEM FOR  
INTEGRATION  
OF HVAC, FIRE ALARM,  
AND SECURITY





WIDER  
FRONTAGE  
RETAIL SHOPS



DOUBLE HEIGHT  
RETAIL SHOP  
WITH WIDER  
SHORTAGE



HIGH FOOTFALL  
DUE TO ITS  
CENTRAL LOCATION

# [ HIGHLIGHTS ]

AESTHETICALLY DESIGNED

INTERNATIONAL  
STYLE F&B  
HUB IN THE  
CITY



INTEGRATED  
INTELLIGENT  
IT PARK COMPLEX  
IN NCR



MAJOR STOP  
OVER ROUTE TO  
JEWAR AIRPORT ENSURING  
LARGE FOOTFALL  
FOR THE RETAIL CENTRE

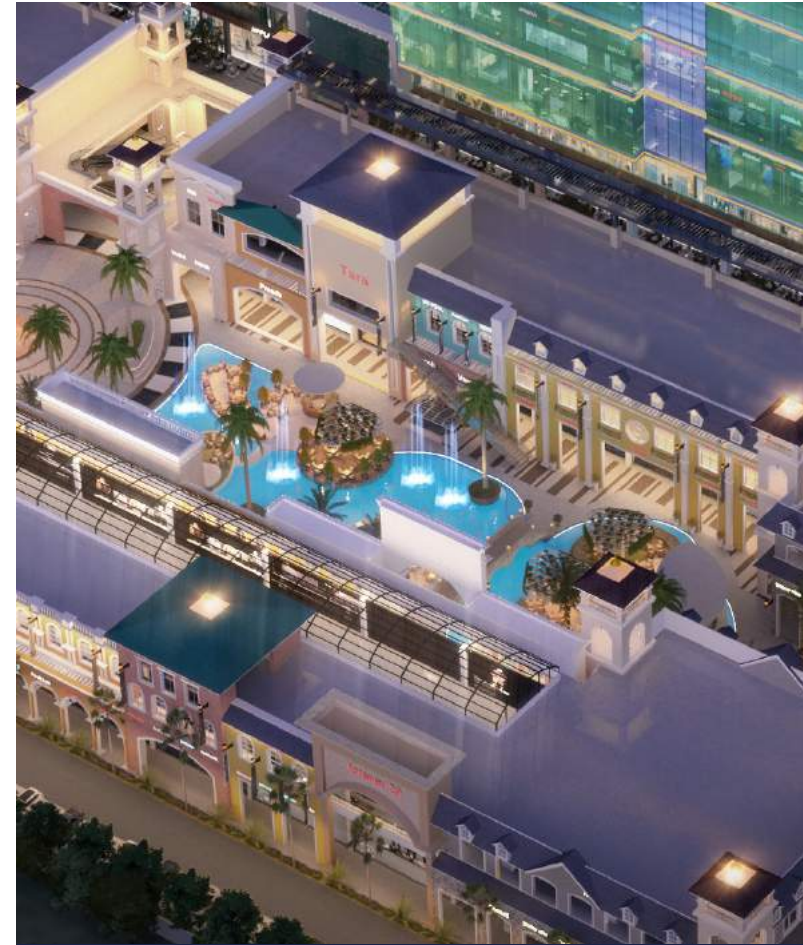


EUROPEAN  
HIGH STREET  
ARCHITECTURE



# [ HIGHLIGHTS ]

AESTHETICALLY DESIGNED



ELEGANT CENTRAL  
PROMENADE  
WITH A TROPICAL  
THEME



PREMIUM QUALITY  
FINISHING  
GIVING LONGEVITY  
AND  
TIMELESS APPEAL

EUROPEAN  
HIGH STREET  
ARCHITECTURE



12000 MTRS. OF  
CENTRAL COURTYARD  
WITH  
UNIQUE MICRO  
CLIMATE



COLUMN FREE  
STRUCTURE  
TO SUIT LARGE  
RETAIL &  
OFFICE SPACES



# A SIGNATURE OF ASSURANCE



Mr. AJIT SINGH

Ajit Singh is a business leader in the real estate construction business for more than three decades. Singh is associated with one of Delhi's oldest, trusted and renowned real estate and infrastructure companies, Best Group. Singh is also the force behind Antriksh Golf City and Antriksh Golf View in Noida. Currently, he is leading his pet project in Haridwar, Antriksh NRI City - the mixed-use project (residential and commercial) spanning across a massive 23.18 acres. Apart from real estate, Singh also has multiple quarries and processing units in Telangana under the name of Golden Twinkle Granites. Other than being a passionate businessman, he enjoys a respectable position in the country's social circle. He is one of the trustees of Primus Super Speciality Hospital, Delhi and the Treasurer of Delhi Badminton Association. Truly, a distinguished leader with dynamic personality and progressive vision.

Rajkumar Jain (RKJ) is a mechanical engineer from the prestigious Delhi College of Engineering. As ace industrialist, he started his journey 32 years ago from a small, rented factory. His success as a businessman needs no introduction as he owns India's leading brand in socks called Bonjour. In his illustrious career, RKJ has set up multiple, highly automated factories to manufacture top quality garments. Not limited to socks, he owns a top women's clothing brand called Vami and one of India's most respected brands in technical garments called BonTact. His passion towards the real estate sector is unique. As an avid investor, he has an extensive portfolio in residential, commercial and industrial real estate, with the latest feather in the hat being CoLiving - a unique concept for students and young professionals to live. Truly, a diligent, passionate, experienced and innovative industrialist with energetic vision.



Mr. RAJKUMAR JAIN



Mr. Jethmal Mehta

Mr. Jethmal Mehta, the Chairman of Akasa Finances, is an accomplished financial visionary. Mehta is responsible for enhancing operations and driving the company's growth.

With 30 years of experience in the finance and real estate business, he has a clear vision for the company's future development and strategic planning. He comes with deep understanding of all the financial planning of the company, including analysis and forecasting, and all operating funds comprising of company's working capital.

Mehta is a growth leader who has given a new perspective to the company. He also shares responsibility for the strategic direction, and growth of the company.

Truly, a well-versed growth leader with a tactical approach and progressive methods.



# [ ONE-TIME INVESTMENT. LONG-TIME PROFITS. ]

GOLDEN  
LOCATION

GAINFUL  
PROJECT

GROWING  
PURSUIT

**STEP** A FUTURISTIC GROWTH  
TOWARDS A PROFITABLE INVESTMENT

