



Where innovation fuels the engine of modernity.



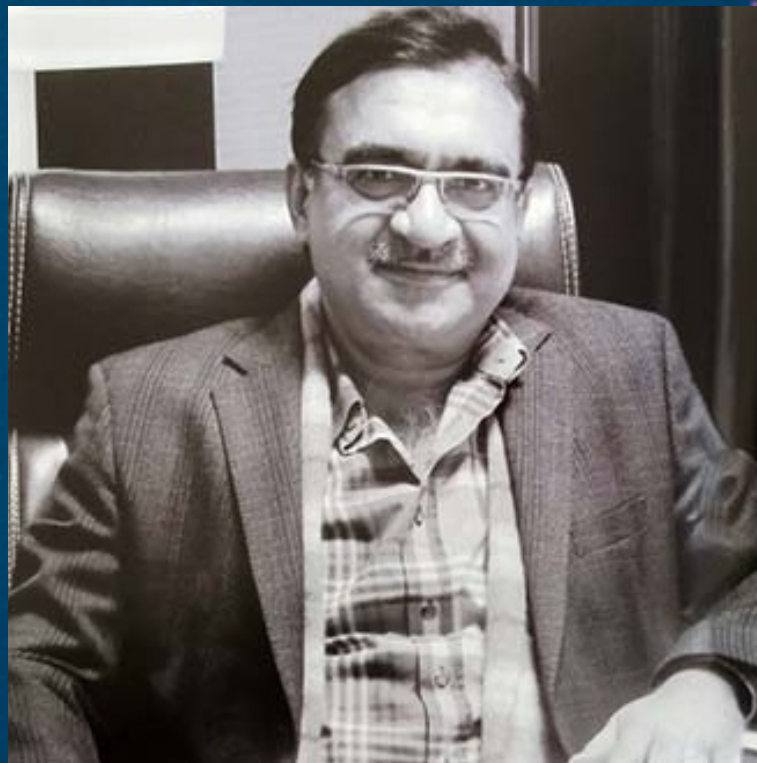
“THE MODERN WORLD REWARDS THOSE
WHO DARE TO INNOVATE.”



BILL GATES



MODERN MINDS ARE THE ARCHITECTS OF INNOVATION.



SANDEEP SAHNI

[FOUNDER & CHAIRMAN]

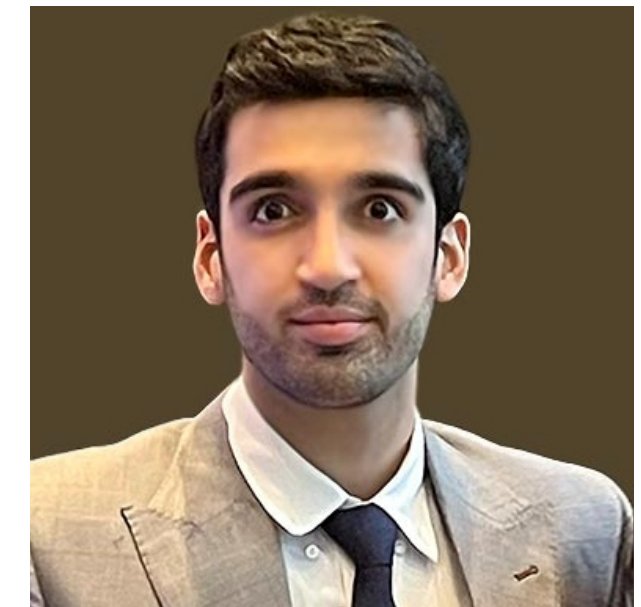
With a distinguished legacy spanning over three decades, Sandeep Sahni is the driving force behind IThum World. His unwavering commitment to innovation and excellence has been instrumental in shaping the company's vision for the future. As a pioneering leader in the real estate industry, Mr. Sahni has consistently demonstrated a passion for creating groundbreaking projects that set new standards. His strategic insights and dedication to quality have established IThum World as a name synonymous with trust and excellence in real estate development.



BHAVYA SAHNI

[CEO]

As the CEO of IThum World, Bhavya Sahni brings a visionary approach to the company's operations. With an extensive educational background, including a Master's degree in International Marketing from Newcastle University and advanced studies in Marketing and Consumer Behaviour from the London School of Economics, Bhavya infuses global insights into the company's strategic direction. His leadership is marked by a relentless pursuit of quality construction and timely project delivery, driving IThum World toward new heights of success. Bhavya's innovative management style and forward-thinking strategies are pivotal in steering the company's growth and sustaining its competitive edge in the market.



DIVYANSH SAHNI

[DIRECTOR]

Divyansh Sahni is a key player in IThum World's executive team, bringing a wealth of strategic expertise to the table. With a solid educational foundation, including a B.Sc. [Hons] in Accounting & Finance from Warwick Business School and an MS in Real Estate Finance & Investment from New York University, Divyansh is well-equipped to navigate the complexities of commercial real estate development. His role involves overseeing high-level decision-making processes and ensuring that every project not only meets but exceeds expectations. Divyansh's strategic vision and hands-on approach are essential in driving the company's growth trajectory and maintaining its reputation for excellence.



IN THE MODERN WORLD,
WE INNOVATE, WE ADAPT,
WE CONQUER.

With over three decades of experience, we, at I-THUM World lead in real estate, delivering outstanding projects in ITES, commercial, and residential sectors. Our expertise is showcased in iconic projects like The ITHUM and Corenthum. I-THUM World is a trademark of Solutrean Building Technologies Pvt. Ltd. [SBTL Group], where we prioritize excellence and client satisfaction, driven by innovation, modern technology, and trust.

35+ YEARS
CONSTRUCTION
EXPERIENCE

5 MILLION+
SQ. FT. AREA
DELIVERED

30,000+
SATISFIED
CUSTOMERS

QUALITY
AND TIMELY
DELIVERY



WE SHAPE MODERN LANDMARKS.

We, at I-THUM World, become a landmark wherever we go because we focus on excellence and innovation. We create buildings that stand out and make a difference. By using modern technology and listening to what our clients need, we make spaces that people love. Whether it's for work or living, our projects become important parts of the places they're in. We're known for always doing our best, ensuring that our endeavours leave a lasting impact.



TO BLEND CONVENTIONAL AND MODERN TECHNIQUES

In real estate development
with a touch of innovation.

Our Vision



SAFETY

The topmost priority for the
well-being of our people.



INTEGRITY

Executive integrity with the
highest ethical standards.



EXCELLENCE

Delivering extraordinary
value constantly.



SUSTAINABILITY

Creating more with fewer
resources and negligible pollution.



RETURN ON INVESTMENT

Delivering considerable value
to our customers.



CUSTOMER SATISFACTION

Ensuring our customers are
delighted with our services.



INNOVATION IS
THE COMPASS GUIDING OUR
JOURNEY.

COMMERCIAL PROJECTS



THE ITHUM (IT PARK)
Sector 62, Noida



THE CORENTHUM [CORPORATE PARK]
Sector 62, Noida



ITHUM'S GALLERIA [MALL]
Alpha 2, Greater Noida



ITHUM'S 73 [IT PARK]
Sector 73, Noida



ITHUM'S 62 [IT PARK]
Sector 62, Noida



ITHUM HEIGHTS [CORPORATE PARK]
Sector 62, Noida



THE HIDEAWAY [HOTEL]
Greater Noida



RESIDENTIAL PROJECTS



CALADIUM
Sector 109, Gurugram

3, 4 BHK & PENTHOUSES



21st MILESTONE RESIDENCY
Raj Nagar, Ghaziabad

2 & 3 BHK APARTMENTS



GATEWAY 95
Sector 95, Gurugram

PLOTTED COLONY

GROUP HOUSING DELIVERED
RESIDENTIAL PROJECTS



GULISTAN RESIDENCY
Sector-13, Dwarka, New Delhi



SOLOMON HEIGHTS
Sector-19, Dwarka, New Delhi



PARK ROYAL RESIDENCY
Sector-22, Dwarka, New Delhi



SARVE SATYAM APARTMENTS
Sector-4, Dwarka, New Delhi



APPU ENCLAVE
Sector-11, Dwarka, New Delhi



PRINCESS PARK
Sector 6, Dwarka, New Delhi

RECENT TRIUMPHS
SHAPING OUR FUTURE.



ITHUM’S GALLERIA (MALL)

Located in Alpha 2, Greater Noida, ITHUM'S GALLERIA is a vibrant mixed-use development spanning 2.86 acres. The project offers office spaces, retail spaces, a food court, restaurants, a multiplex, a hotel, a hypermarket, and entertainment facilities.

RERA No.: UPRERAPRJ15652



PUSHING BOUNDARIES
WITH MODERNITY.
ONGOING PROJECTS



ITHUM'S 62 (IT PARK)

Situated in Sector 62, Noida, IThum's 62 is a premier mixed-use project featuring contemporary office spaces, retail shops, food courts, and restaurants. This development aims to create an integrated community that supports business growth and offers a variety of dining and shopping options, making it an ideal location for professionals and visitors alike.

RERA No.: UPRERAPRJ6807

ITHUM'S 73 (IT PARK)

Located in Sector 73, Noida, IThum's 73 is a dynamic mixed-use development offering state-of-the-art office spaces, retail shops, food courts, and restaurants. Designed to cater to the needs of modern businesses, this IT park provides a vibrant and convenient environment for work and leisure, ensuring a seamless blend of productivity and relaxation.

RERA No.: UPRERAPRJ543889



ITHUM HEIGHTS (CORPORATE PARK)

ITHUM HEIGHTS TOWER A, located in Sector 62, Noida, is a prominent corporate park offering modern office spaces and other amenities. This development is designed to provide a professional and comfortable working environment, equipped with essential amenities to meet the demands of today's businesses while offering convenient options for employees and visitors.



GATEWAY 95 RESIDENTIAL PLOTTED COLONY

Gateway 95, located in Sector 95, Gurugram, is a residential plotted colony launched in 2022 and nearing completion in 2024. Spanning 6.5 acres, this development offers an ideal living environment with meticulously planned plots, promising a serene and well-connected lifestyle. The project is in its final construction stages, soon ready to welcome residents.

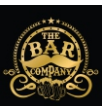
HRERA Regn No.: 82 of 2022 dated 12.09.2022
Project Id: RERA-GRG-PROJ-1126-2022



WE'RE SET TO
LAUNCH
MODERN LANDMARKS
FOR TOMORROW



TOP CLIENTS



and many more...



TESTIMONIALS

M. SEHGAL

My new office address is ITHUM Tower at Noida Sector 62. This landmark commercial tower is one of the quality projects delivered by ITHUM World. An exceptional workplace environment keeps our team motivated. Thanks to ITHUM World.

VISHAL RAI

No doubt, you guys are amazing. I admire your synchronized way of working and the customer-centric approach. Expecting possession of my office space unit at IThums Galleria this year.

VANSHIKA DAGA

I collected information from reliable sources regarding various commercial projects in Noida. After thorough research, I booked an office space at ITHUM's 73. Today, I am so happy with my decision. I thank every member of ITHUM World for their prompt action and high professionalism.

MRITUNJAY KUMAR

With the grace of God, I invested in an office space at ITHUM. I received timely possession as promised. Very impressed with the team at ITHUM World for their effortless documentation.

NIKHIL GOEL

Undoubtedly, ITHUM World is a synonym for trust in the real estate industry. Quality construction and timely delivery are assured. Further, flexible payment plans enable you to conclude the deal with ease. I recommend ITHUM World.

DR. FAISAL AZHAR

Recently, I contacted the sales team of ITHUM World and enquired about ITHUM Heights. Convinced with the project and its location advantages, I planned to invest in it. Thank you so much for your brilliant efforts in transforming the commercial infrastructure in Delhi NCR.





DISCOVER THE PULSE
OF MODERNITY
IN EVERY LOCATION.

-  The I-Thum
-  The Corenthum
-  IThum's Galleria
-  IThum's 73
-  IThum's 62
-  IThum Heights
-  21st Milestone Residency
-  GATEWAY 95
-  Caladium
-  Princess Park
-  Park Royal Residency
-  Appu Enclave
-  Solomon Heights
-  Sarve Satyam Apartments
-  Gulistan Residency



CORPORATE SOCIAL RESPONSIBILITY [CSR]

At I-Thum World, our Social Objective aligns seamlessly with our Corporate Social Responsibility [CSR]. Beyond construction, our goal is to conduct business in ways that generate social, environmental, and economic benefits for the communities we serve.



MAKING A DIFFERENCE

From our inception, I-Thum World has been dedicated to creating a meaningful impact in people's lives through structured and implemented CSR initiatives.



PROMOTING SPORTS: HINDUSTAN FOOTBALL CLUB

Recognizing the significance of sports in India, I-Thum World promotes football through the Hindustan Academy under the Hindustan Football Club, a leading football club in North India. Supported by our Chairman, Mr. Sandeep Sahni, who is also a director of the club, Hindustan Football Club boasts a 70-year legacy of excellence in the sport.



SKILL DEVELOPMENT

We prioritize vocational, technical, and professional training to enhance employability and promote self-employment. Notably, three students from the FORE School of Management completed a summer internship at I-Thum World in Noida, conducting a feasibility study on Virtual Reality.



SWACHH BHARAT ABHIYAN

In alignment with the 'Swachh Bharat Abhiyan' initiated by the Honourable Prime Minister of India, I-Thum World actively engages in cleanliness campaigns across our organization. Regular cleanliness drives are conducted at various project locations and work premises.



COMPREHENSIVE COMMUNITY SUPPORT

I-Thum World systematically addresses a wide range of issues, including sports promotion, health and medical welfare, education, sanitation, and infrastructure development. Our efforts have significantly contributed to the economic development of the areas we operate in. We ensure that the benefits of our activities reach the community, fulfilling our core purpose – to make a meaningful difference in people's lives.



ITHUM TIMELINE

DELIVERED PROJECTS



PRINCESS PARK

Sector-6,Dwarka, New Delhi
Delivered (2000)
[Group Housing Project]

SARVE SATYAM APARTMENTS

Sector-4, Dwarka, New Delhi
Delivered (2007)
[Group Housing Project]

SOLOMON HEIGHTS

Sector-19, Dwarka, New Delhi
Delivered (2012)
[Group Housing Project]

CALADIUM

Sector 109, Gurugram
Delivered (2017)
[Residential Project]

APPU ENCLAVE

Sector-11, Dwarka, New Delhi
Delivered (2006)
[Group Housing Project]

THE CORENTHUM

Sector 62, Noida
Delivered (2008)
[Corporate Park]

GULISTAN RESIDENCY

Sector-13, Dwarka, New Delhi
Delivered (2015)
[Group Housing Project]

THE I-THUM

Sector 62, Noida
Delivered (2018)
[IT Park]

THE HIDEAWAY

Greater Noida
Delivered (2020)
[Hotel]

PARK ROYAL RESIDENCY

Sector-22, Dwarka, New Delhi
Delivered (2007)
[Group Housing Project]

ICE SKATING RINK & INDOOR STADIUM

Dehradun
Delivered (2010)
[Stadium]

21ST MILESTONE RESIDENCY

Raj Nagar, Ghaziabad
Delivered (2016)
[Residential Project]

DELTA CITY CENTRE

Greater Noida
Delivered (2019)
[Shopping Centre]

ITHUM'S GALLERIA

Alpha 2, Greater Noida
Delivered (2024)
[Mall]



SCAN FOR



WEBSITE

SCAN TO FOLLOW US



INSTAGRAM



FACEBOOK



LINKEDIN

Address:

Ground Floor, Tower B, The Corenthum, A-41, Sector 62, Noida,
Uttar Pradesh 201301 | Ph: 0120-4757777

DISCLAIMER

The content, visuals, images, elevation, conceptual designs, plans, specifications, amenities, etc., are strictly provided here for representation purposes only and are subject to potential changes at the discretion of competent authority at IThum World. This does not constitute an offer or contract between the company and the prospective purchase/customer. Verify all information from the company's authorised representatives before reaching any conclusive decision. All brand names and trademarks stand reserved. *T&C Apply.

i-thum's73

— Redefining IT Parks! —

Sector - 73, Noida

PRICE LIST

Basic Sales Price		Rs. 10,999 Per Sq.Ft.	
Additional Charges			
Corner PLC	200.00	Per Sq.ft.	
Floor PLC (Applicable from 22nd Floor)	200.00	Per Sq.ft.	
Plaza /Front Facing	300.00	Per Sq.ft.	
Lease Rent /IFMS/EEC/FFC	700.00	Per Sq.ft.	

PAYMENT PLAN

1	On Booking	10% of BSP	
2	Within 30 days of Booking	70% of BSP	
3	On Offer of Possession	20% of BSP	+ Additional Charges

***Applicable for limited units and time only.**

NOTE

- Prices and Plans are subject to revision at company's discretion.
- All the payments to be made through Cheque/DD in favour of "SIFAL INFOTECH PRIVATE LIMITED"
- All the additional charges to be paid on offer of possession
- HVAC charges to be charged extra, if applicable.
- Air conditioning will be provided by Dx System. Charges for the indoor unit will be Rs 60,000 per ton (Rs 20,000 – for every 0.5 ton in addition to 1.0-ton charges) +GST or any other applicable taxes. It is mandatory to take minimum 1 ton AC load for covered area up to 100 SQFT. These rates are as per current market rate. Any escalation in the rates of the equipment at the time of possession shall be charged extra.
- Govt. Taxes extra as applicable



— Redefining IT Parks! —

Sector - 73, Noida

RETAIL/SHOP (GROUND FLOOR)

PRICE LIST

Basic Sales Price

Rs. 29,999 Per Sq.Ft.

Additional Charges

Corner PLC	10%	Per Sq.ft.
Road Facing PLC	15%	Per Sq.ft.
Lease Rent /IFMS/EEC/FFC	700.00	Per Sq.ft.

PAYMENT PLAN

CONSTRUCTION LINKED PAYMENT PLAN

1	On Booking	10% of BSP	
2	Within 30 days of Booking	50% of BSP	
3	On Completion of Elevation	20% of BSP	50% PLC
4	On Completion of Services	10% of BSP	50% PLC
5	On Offer of Possession	10% of BSP	Additional Charges

NOTE

- Prices and Plans are subject to revision at company's discretion.
- All the payments to be made through Cheque/DD in favour of "SIFAL INFOTECH PRIVATE LIMITED"
- All the additional charges to be paid on offer of possession
- HVAC charges to be charged extra, if applicable.
- Air conditioning will be provided by Dx System. Charges for the indoor unit will be Rs 60,000 per ton (Rs 20,000 – for every 0.5 ton in addition to 1.0-ton charges) +GST or any other applicable taxes. It is mandatory to take minimum 1 ton AC load for covered area up to 100 SQFT. These rates are as per current market rate. Any escalation in the rates of the equipment at the time of possession shall be charged extra.
- Govt. Taxes extra as applicable

i-thum's73

— Redefining IT Parks! —

Sector - 73, Noida

WESTSIDE

(1ST FLOOR)

PRICE LIST

Basic Sales Price		Rs. 23,999 PerSq.Ft.
Additional Charges		
Floor PLC	400.00	Per Sq.ft.
Lease Rent /IFMS/EEC/FFC	700.00	Per Sq.ft.

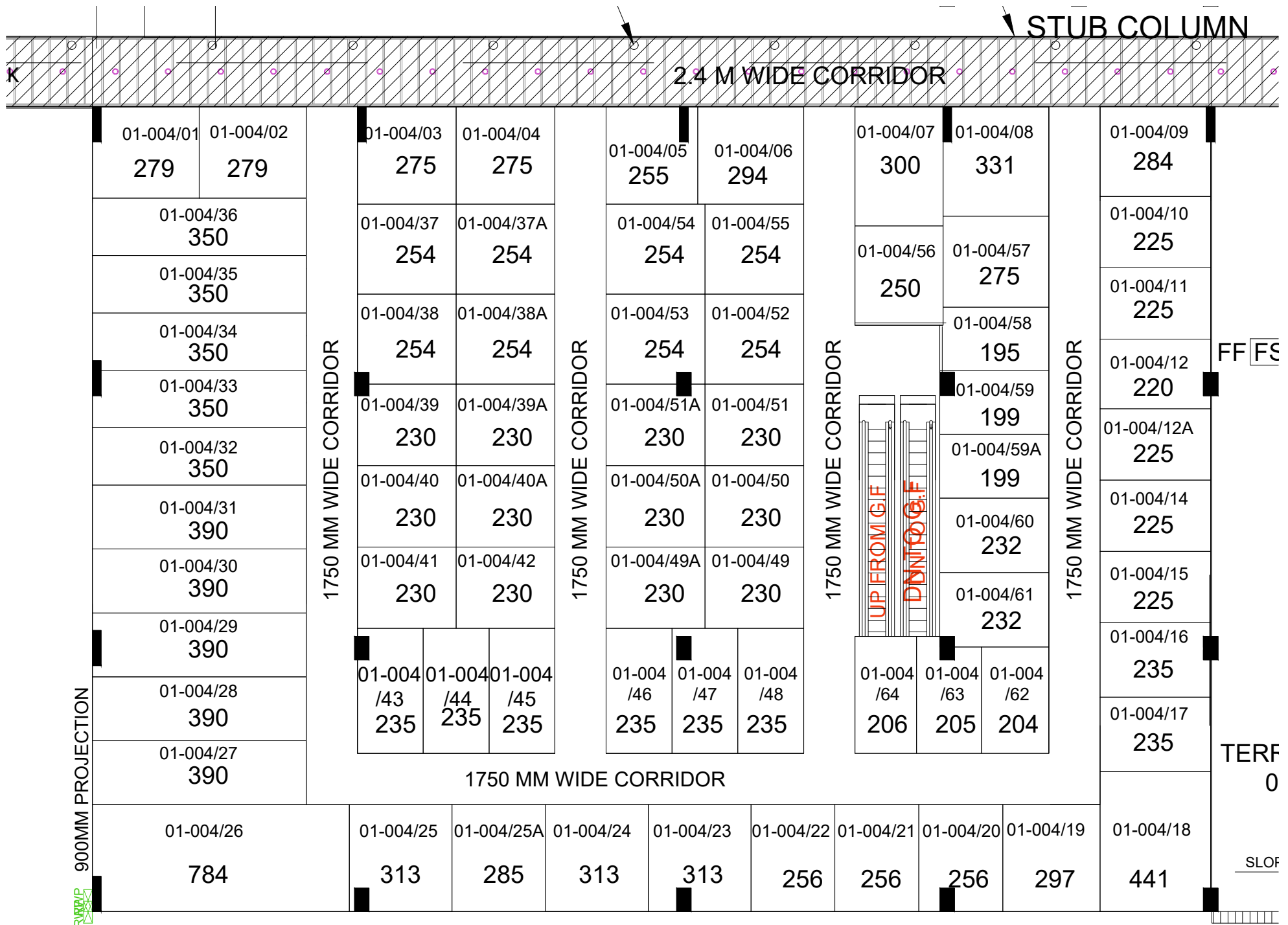
PAYMENT PLAN

1	On Booking	10% of BSP	
2	Within 30 days of Booking	50% of BSP	
3	On Completion of Elevation	20% of BSP	
4	On Fit-out to Westside	10% of BSP	
4	On Offer of Possession	10% of BSP	+ Additional Charges

Please Note: Rs. 90/- Sq.ft. of Lease Guarantee will be given for 3 Years Post Possession.

NOTE

- Prices and Plans are subject to revision at company's discretion.
- All the payments to be made through Cheque/DD in favour of "SIFAL INFOTECH PRIVATE LIMITED"
- All the additional charges to be paid on offer of possession
- HVAC charges to be charged extra, if applicable.
- Air conditioning will be provided by Dx System. Charges for the indoor unit will be Rs 60,000 per ton (Rs 20,000 – for every 0.5 ton in addition to 1.0-ton charges) +GST or any other applicable taxes. It is mandatory to take minimum 1 ton AC load for covered area up to 100 SQFT. These rates are as per current market rate. Any escalation in the rates of the equipment at the time of possession shall be charged extra.
- Govt. Taxes extra as applicable



Ithum's 73_01st floor_Westside units_R2_28-01-2025

