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THE NEW CODE OF

urban  
living

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**YASHODA**



**ASTRATHUM**

**POWERED BY AI**



**BUILT TO LAST.**

# designed to adapt

**Where your world comes together. This is not a development. It's a declaration. Astrathum redefines how we think about space, time, and interaction in the modern city. It is an intelligent ecosystem—fluid in function and dynamic by design. From sunrise to after-hours, it keeps pace with your day, blending work, wellness, and retail into one seamless experience. This is life without boundaries—driven by purpose, enhanced by insight.**

AN INTELLIGENT CAMPUS

# built for fluidity

Set across 11 meticulously planned acres in Noida Extension, Astrathum is not merely a mixed-use development-it's an evolved urban typology. Blending offices, premium retail, studios, SOHO units, healthcare, and institutional infrastructure, it creates a cohesive whole that reflects the complexity of contemporary life.

With intelligent systems designed to enhance user experience, every facet of Astrathum is built to adapt and optimise-from easy access points to open public areas that are flexible in function. This is a development that's designed to grow with its people and adapt to changing needs.





Where  
future-ready development  
meets future-ready care.

Bhutani and Yashoda unite to create a campus shaped by intelligence, access, and assurance.



HEALTHCARE AT ITS

# highest standard

Astrathum's commitment to holistic living is anchored by its partnership with Yashoda Medicity, India's global healthcare destination. With world-class infrastructure, cutting-edge medical technology, and a super-speciality roster of doctors, Yashoda brings precision care directly into the heart of the campus.

#### A Global Medical Ecosystem, Next Door

Yashoda Medicity merges specialised healing with global expertise. With one of India's most advanced medical infrastructures—spanning oncology, cardiology, neurology, gastro sciences, orthopaedics, and more—it serves as a centre for excellence and a regional medical magnet.

Residents, employees, and visitors at Astrathum benefit from immediate access to quality care, from emergency services to everyday wellness.



Super Specialities & Centres of Excellence

Yashoda houses dedicated institutes for:

- **Cancer Care, including robotic surgery & advanced radiation therapy**
- **Cardiac Sciences with invasive & non-invasive cardiology**
- **Neurosciences, including spine & pain management**
- **Gastroenterology, GI Surgery & Liver Sciences**
- **Renal Sciences with dialysis & nephrology**
- **Respiratory Medicine & pulmonary care**
- **Mother & Child Care, neonatal sciences, paediatrics**
- **General Medicine & Endocrinology**
- **Orthopaedics & sports medicine**

Breakthrough Technologies & Equipment

Yashoda brings India's most advanced medical technologies right to Astrathum. These technologies create a healthcare environment equivalent to global benchmarks in precision diagnostics and robotic care.



Unmatched Infrastructure. Yashoda Medicity is equipped with:

- **South Asia's largest modular OT & ICU ecosystem**
- **State-of-the-art critical care, sterile processing & medical gas systems**
- **Smart & green hospital design with OR integration**
- **Advanced imaging floors, neonatal ICUs, and high-dependency recovery units**
- **Dedicated emergency & trauma care centre**

A Healthcare Advantage for Astrathum

Yashoda elevates Astrathum beyond mixed-use, it transforms it into a health-secure urban habitat.

- **For residents: immediate access to tertiary care**
- **For corporates: improved employee well-being and emergency readiness**
- **For investors: assured long-term demand and value stability**
- **For the community: a medical landmark integrated into daily life**

Here, wellness isn't an amenity—it's intelligently built into the fabric of the development.



WHERE ARCHITECTURE MEETS

# ambient intelligence

Astrathum's design doesn't overwhelm-it intuitively responds. Inspired by biodesign, its architecture seamlessly integrates nature, light, air, and flow into its very form. At its heart lie twin courtyards-one vibrant and social, the other calm and reflective. Ingeniously crafted, these courtyards are shaded by design, with no direct sunlight penetrating the open areas-making them ideal for gatherings and events, even in peak summer.

The buildings arc fluidly around these courtyards, creating a rhythm of openness and retreat. Floating above it all is an 80-meter sculptural sky bridge envisioned as a high-design F&B destination, offering panoramic views and elevated social experiences. At ground level, a network of open retail spaces connects the architecture with landscaped greens-each space enhancing everyday interactions and ensuring a seamless flow between the indoors and out.

AI-OPTIMISED  
PLANNING FOR

# hybrid lives

Astrathum's layout is thoughtfully designed to reflect how people naturally move, pause, gather, and focus. The site comprises:

Block **A**  
Biotech and  
IT-enabled  
Office Tower

Block **B**  
Mixed-use  
Commercial  
and Retail

Block **C**  
Serviced Studios  
for short  
and long stays

Blocks **D&E**  
Institutional  
infrastructure  
including wellness  
and healthcare

At the centre is a multi-level podium activated by cafes, shops, courtyards, and shaded green zones. A central cultural courtyard serves as the project's experiential heart-ready for exhibitions, performances, and community moments. Every transition is designed to feel intuitive, keeping in mind ease, spontaneity, and multi-use engagement. It's zoning not as division, but as intelligent curation.





SIGMA

SKIN

F 5V 139



RETAIL SPACE  
WITH BUILT-IN

# footfall intelligence

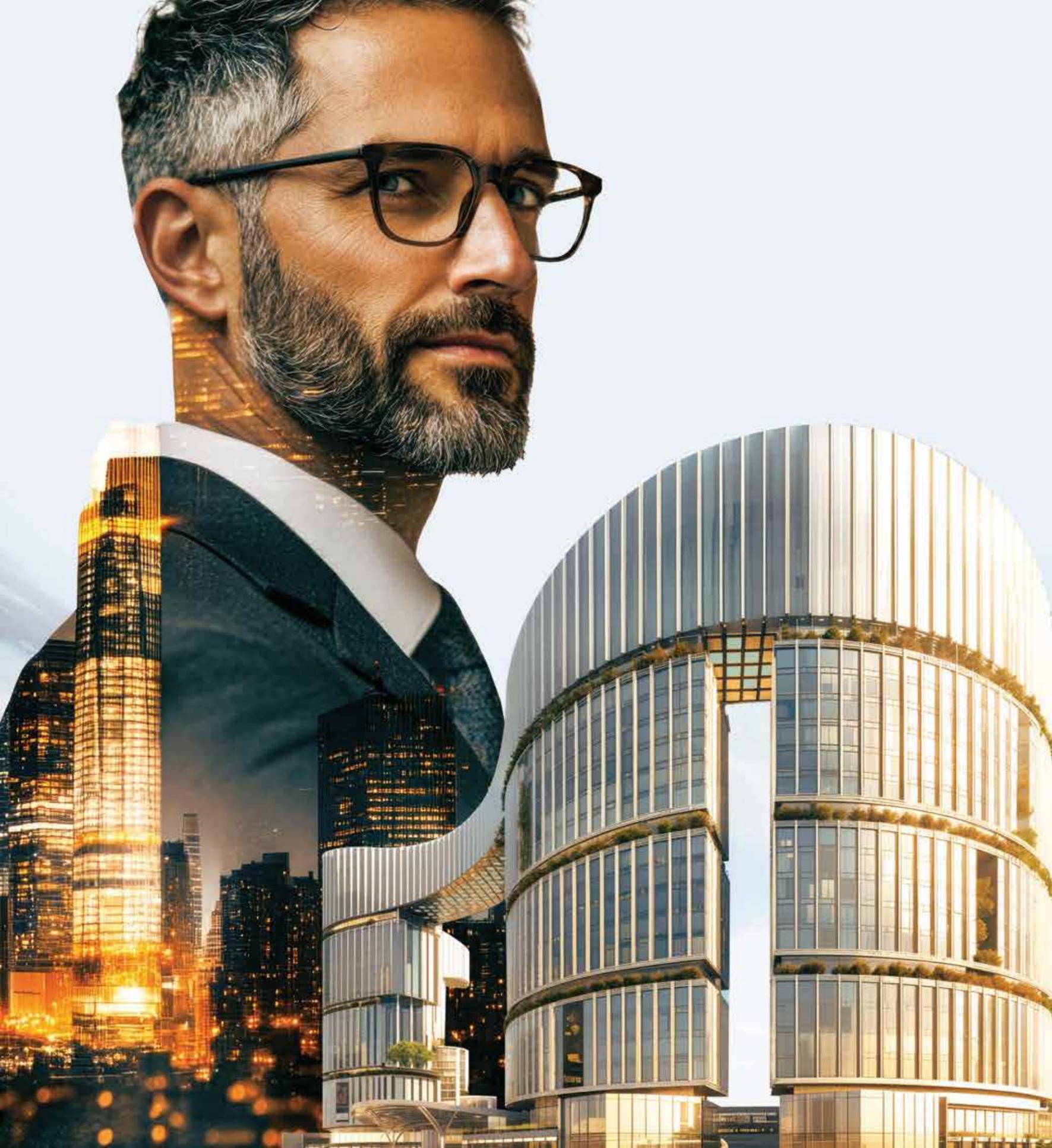
By analysing visitor behaviour, our AI-enabled integrated campus identifies trends and preferences—then acts on them. It triggers targeted offers to drive footfall, crafts personalised AR shopping experiences, and provides virtual assistance to enhance every visit. And you? You focus on building the connections that matter.

LIVING SPACES WITH

# built-in efficiency

From automated controls for efficient water, waste, and energy utilization to mood-based ambient control, adaptive climate control, preventive health alerts, and more—Astrathum offers a living space that is designed to be efficient and sustainable.





OFFICES  
WITH BUILT-IN

# workstation allocation

From intelligent workspace allocation to work environments that learn user behaviours to deliver smarter solutions, Astrathum offers an AI-enabled ecosystem unlike any other. It also offers mood-based ambient control and seamless service automation so you spend less time thinking about the basics and have more time for fostering the connections that make an office thrive.





WHERE  
EMPATHY AND

# care comes alive



The healthcare space in our AI-enabled campus is designed to maximise the human experience for patients and their families. This includes spaces designed for comfort and relaxation—spaces that come alive with positive human experiences.



RETAIL &  
FOOD COURT:  
BUILT AND  
CURATED

# new behaviours

Retail at pup is crafted for those who don't just shop—they explore. Every zone is thoughtfully planned, layering wellness, beauty, athleisure, and F&B to encourage both movement and moments of pause.

A vibrant food court anchors this ecosystem—offering choice, energy, and flexibility. Built with modular formats and digital convenience, it caters to quick bites, casual dining, and everything in between.

AI enhances the retail experience through:

- Real-time footfall tracking
- Mood-responsive lighting
- AR storefronts that evolve with time and season
- Predictive zoning and personalised discovery

This is retail that performs in real time—and evolves with its users.



# cultural courtyard

OPEN-AIR INTELLIGENCE  
FOR INTERACTION

At the heart of Astrathum lies a central courtyard—an architectural plaza envisioned for more than foot traffic. Designed as a cultural square, it is an open-air arena for hosting art exhibits, tech installations, community events, wellness mornings, and curated markets. Powered by ambient tech and adaptable spatial design, it keeps the development in a constant state of dialogue with its people.





# food court

The food court at Astrathum is built for the new urban appetite: quick, varied, and always on the move. Spread along a high-visibility stretch of the 130m road, it serves a steady flow of residents, office-goers, students, and visitors from Yashoda Medicity. The result is a constant, predictable rhythm of footfall from morning to late evening. For investors, this translates into a steady, multi-segment footfall and strong long-term leasing potential.

A curated mix of leading brands—KFC, Haldiram's, Burger King, Chicago Pizza, Keventers, Taco Bell and more—creates choice without complexity, pairing everyday favourites with formats that adapt easily to changing demand.

AI adds a quiet layer of intelligence to the experience. Footfall patterns guide zoning. Mood-driven lighting shapes ambience. And storefronts respond to time, season, and user behaviour.

It's a food court designed to function smoothly at peak hours, optimise during quieter windows, and stay relevant as habits evolve.

A place where the city eats, and where the ecosystem learns a little more every day.

Offerings Built for Today's Consumer

- **Multi-format kiosks and modular F&B units**
- **Built for QSR, beverages, snacks, casual dining, and cloud-kitchen support**
- **Plug-and-operate design for faster fit-out and faster returns**
- **AI-assisted footfall mapping and ambient zoning**
- **High-visibility frontage with natural pedestrian flow**

Brands Associated

The food court is curated around India's most trusted names, amplifying consumer confidence and driving footfall.



This is more than a food court, it is a demand ecosystem anchored by location, powered by brand credibility, and sustained by constant footfall.

In a development where work, wellness, and residential movement interconnect, F&B becomes both a necessity and an experience, making Astrathum one of the most future-ready F&B investment destinations in NCR.



# embedded intelligence

THAT WORKS QUIETLY

Infrastructure at Astrathum is ambient - sensing, computing, and adapting without intruding. Astrathum's infrastructure is designed to support smart, secure, and sustainable living. From building tech to energy and movement, intelligent systems operate in the background to make everyday experiences effortless.

Systems that learn from usage patterns drive efficiency and comfort through:



Intelligent HVAC and climate zoning systems



Sensor-based lighting and occupancy control



High-speed, campus-wide connectivity



Green energy monitoring and load balancing



Smart access, safety, and security management

These embedded systems aren't visible—  
but their impact is everywhere.



# Location map

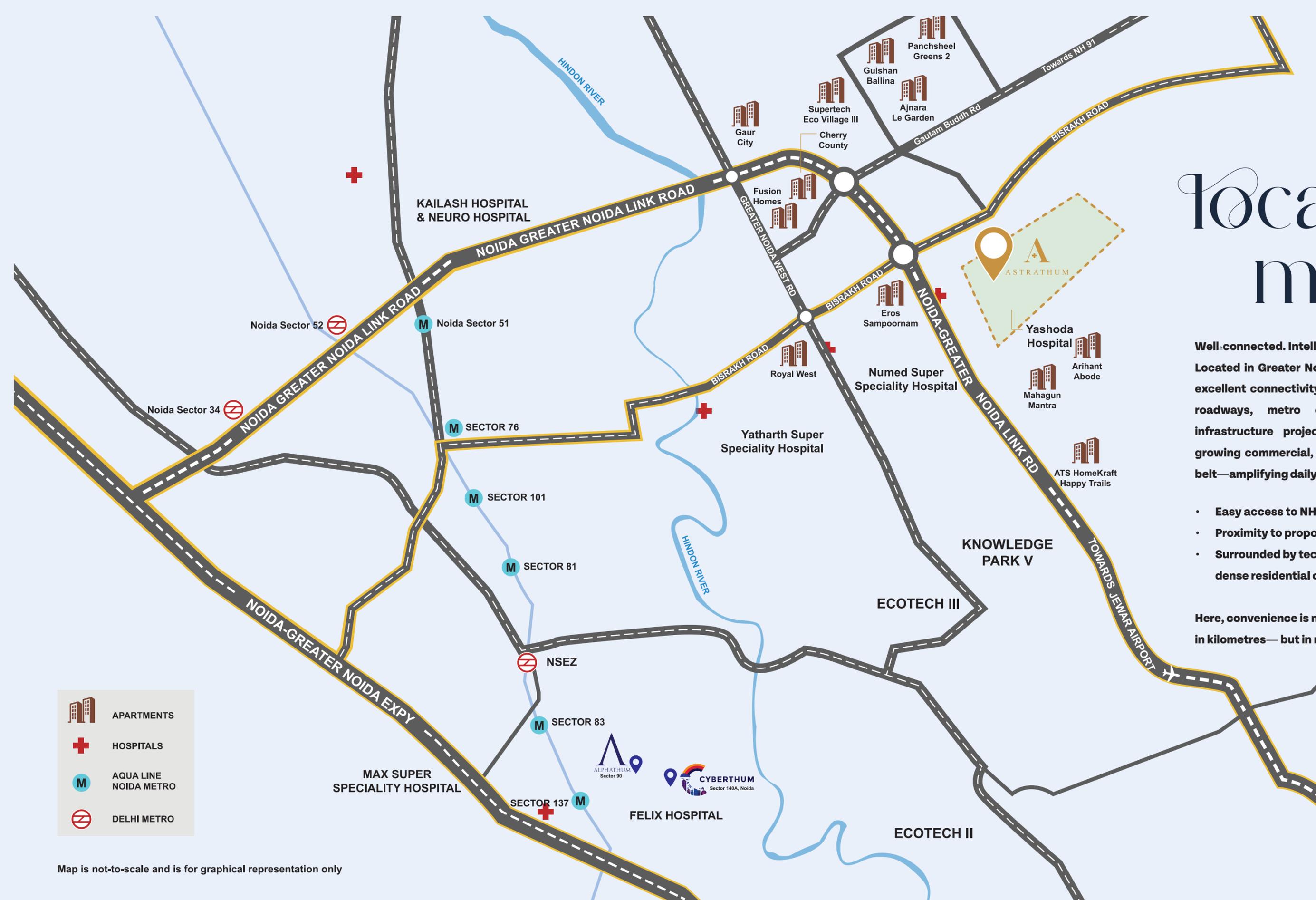
**Well-connected. Intelligently placed.**  
 Located in Greater Noida West, Astrathum offers excellent connectivity across NCR through major roadways, metro corridors, and upcoming infrastructure projects. It also sits within a growing commercial, educational, and residential belt—amplifying daily footfall and long-term value.

- Easy access to NH-24 and FNG Expressway
- Proximity to proposed metro extensions
- Surrounded by tech parks, education hubs, and dense residential catchments

Here, convenience is measured not just in kilometres— but in minutes saved.

	APARTMENTS
	HOSPITALS
	AQUA LINE NOIDA METRO
	DELHI METRO

Map is not-to-scale and is for graphical representation only



# future ready

**REAL ESTATE.  
MULTI-DIMENSIONAL  
RETURNS.**

**Astrathum isn't just a development—it's a forward-looking investment. With a smart mix of asset types and usage patterns, it generates steady returns and long-term potential.**

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**High-demand formats: retail, offices, studios, SOHOs**

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**AI-supported operations reduce friction and downtime**

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**Cross-category synergy maximises per-square-foot value**

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**Whether you're investing in space or in lifestyle,  
Astrathum is engineered to grow with time.**





**A SELF-OPTIMISING  
ECOSYSTEM,**

# engineered for life

**At Astrathum, intelligence is embedded into the environment—designed to evolve with every interaction and refine how you live, work, and engage.**

**Key capabilities include:**

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**Smart Scanning: Face recognition, temperature tracking, and biometric-linked access**

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**Ambient AI: Predictive controls for light, sound, scent, and climate**

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**Experience AI: Real-time retail, F-B, and workspace personalisation**

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**Predictive Healthcare: Wellness services triggered by movement and bio-feedback**

**The longer you stay connected, the more responsive it becomes.**



# sustainability & self-sufficiency



## Energy Management

- AI controls solar power distribution, battery storage, and load balancing
  - Real-time peak demand predictions and energy usage alerts
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## Water Management

- AI tracks water consumption and controls smart irrigation, greywater reuse
  - Leak detection using pressure sensors + ML
- 



## Waste Management

- Smart bins with AI vision for waste sorting and collection planning
- 



## Carbon Footprint Management

- AI dashboard tracks total emissions and recommends reduction actions

**RESILIENCE  
POWERED BY**

# real time intelligence

**Sustainability here is not an add-on—it's systemic. Astrathum's green strategies are augmented by AI to track, optimise, and adapt energy and resource usage continuously.**

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**Green cover that cools and purifies**

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**Smart irrigation and water harvesting systems**

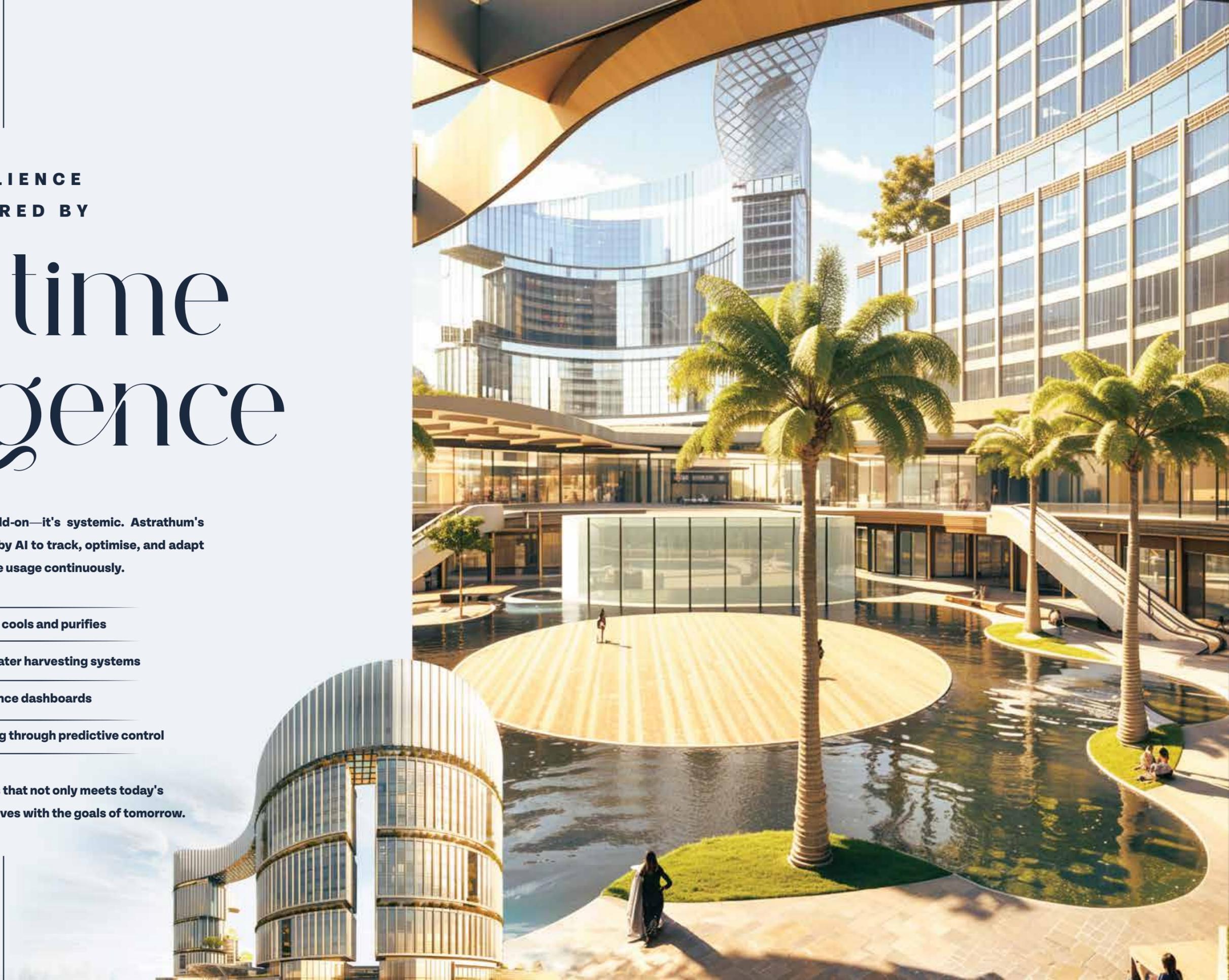
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**ESG performance dashboards**

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**Energy peak-load flattening through predictive control**

**What emerges is a campus that not only meets today's sustainability goals— but evolves with the goals of tomorrow.**







# Bhutani Group

A LEGACY  
OF EXCELLENCE

Backed by a decade's worth of experience and an abundance of expertise, the Bhutani Group has pioneered the conceptualization and execution of upscale real estate projects in the retail and commercial segments. In a very short span of time, the Group has left strong footprints in the entire spectrum of real estate development, creating and managing several projects across Delhi NCR.

With the highest standards of deliveries and return on investment all across Delhi and NCR over the last two decades, Bhutani Group is on a continuous trajectory of evolution inspired by and creating best practices in the world of development. In a sector where trust is everything, Bhutani Group is one of the few names a customer keeps coming back to, for our assurance of delivery. We place great value on customer satisfaction and dedicate ourselves wholly to fulfilling our customers' expectations.



# Delivered Projects



ALPHATHUM  
Sector - 90, Noida

Offering one of the largest infinity pools in India, Alphathum lays the ground for efficient and smart office spaces.



Sector - 32, Noida

Meticulously planned and executed, City Center 32 brings together the finest in retail, business, and hospitality to deliver an unparalleled urban experience.



Sector - 127, Noida

Techno Park is one of the commercial development located in Noida. The project is well equipped with all the amenities to facilitate the needs of the office people.



The future of IT parks !  
Sector - 62, Noida

The I-THUM is a landmark development and the future of IT Parks in Noida, Sector 62. It offers Commercial Office Spaces and also shares the campus of the Corenthum including some leading banks.



Located at the pulse of Noida at Sector 62, Cyber Park offers a mix of open-plan environments, lockable and unlockable office spaces, shared offices. Cyber Park gives a brilliant platform for entrepreneurs and professionals to interact, exchange ideas and share information.



Mohan Nagar, Ghaziabad

City Center GZB is one of the leading mall in Ghaziabad with a multiplex, banquet, and a 3-Star Hotel, as its part.



365 Office gets you ready for the future, where you control your time, where you mark your days, plan the year and drive your growth in the direction you want.



PARMESH  
COMPLEX



PARMESH  
COMPLEX I



PARMESH  
COMPLEX II

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PARMESH COMPLEX, Nirman Vihar

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PARMESH CORPORATE TOWER, Karkardooma

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PARMESH COMPLEX I, Karkardooma

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PARMESH COMPLEX II, Karkardooma



SECTOR - 150, NOIDA

City Center 150 is a glimpse into the future of retail and lifestyle entertainment. With al-fresco style high-street retail in a low-rise development, the project is built to immerse visitors in a world of seamless convenience.



World Square Hotel is a 3-Star property in Ghaziabad that provides a comfortable stay and unmatched hospitality along with the easy access to the entertainment, shopping, and business hubs of the region.



PARMESH  
BUSINESS  
CENTRE I



PARMESH  
BUSINESS  
CENTRE II



PARMESH  
CORPORATE  
TOWER

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PARMESH BUSINESS CENTRE I: Karkardooma

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PARMESH BUSINESS CENTRE II, Karkardooma

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IT ENGINEERS CO-OPERATIVE GROUP  
HOUSING SOCIETY, Dwarka

# Ongoing Projects



**SECTOR - 140A, NOIDA**

Part of a 26.8 acres mixed-use development, Cyberthum is NCR's tallest commercial tower with world-class spaces, mall in the sky, and Bolt, one of India's biggest gaming and entertainment centers.



**SECTOR - 62, NOIDA**

Avenue 62 is the perfect amalgamation of an architectural form and a work of art. The distinctive structure with its lack of sharp angles is seemingly supported at the entrance by a breathtakingly tall waterfall that elegantly invites the world in.



**SECTOR - 133, NOIDA**

Bhutani Avenue 133 is the upcoming commercial project by Bhutani Infra. With the best amenities, the Bhutani Avenue 133 Commercial Project is conveniently situated in Sector 133 of Noida.



**ACQUA EDEN GOA  
SANCOALE, GOA**

Located in the picturesque region of Goa, the Bhutani Acqua Eden offers a luxurious and enchanting retreat for discerning travelers seeking an unforgettable vacation experience.



# YASHODA

Project Name: Astrathum | RERA Registration No.:  
UPRERAPRJ202227/09/2025 | Launch Date: 4-SEP-2025 |  
Collection Account Name: Parmesh Construction Company  
Ltd Collection A/c for Astrathum | Account Number:  
777705345141 | Bank Name: ICICI Bank | Branch Name:  
Noida, Sector-137 | Branch Address: Noida, Sector-137, 104  
Plot No.GH07A, Gulshan Vivante, Gautam Buddha Nagar,  
Uttar Pradesh - 201301 | IFSC Code: ICIC0003451 |  
www.bhutanigroup.com | www.up-rera.in



#### SITE OFFICE

PLOT NUMBER 1, SECTOR - TECHZONE 07, GREATER NOIDA WEST, UTTAR PRADESH 201310.

#### SALES AND MARKETING OFFICE

PLOT 1, SECTOR - 90, NOIDA EXPRESSWAY, NOIDA, UTTAR PRADESH 201305

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