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INFO PACK



GOLF SUITES

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Product Brief

Location: Golf Country, Yamuna Expressway

No. of Floors: G+19

Possession Period: 36 Months plus 6 months Grace Period

Size: 590sft (Golf Studios)

Key elements of Developments

- Golf Centric – Theme based project : 9 hole Golf Course designed by world renowned Graham Cooke
- 100 acres project comprising of Plots/Villas /Apartments/Studios
- Commercial consists of Shopping Mall, Multiplex and Hotel within project
- School & Nursing Home also part of the project
- Adjoining F1 Track & Cricket Stadium on Yamuna Expressway
- Near Night Safari – now on top priority of U.P. Government
- Noida Intl University & Galgotia Universities (both operational) in surroundings
- Tech Zone & Gautam Budh University(operational) in close vicinity






Connectivity

- 165 km long Yamuna Expressway connecting Noida to Agra
- Proposed Metro Station up to Pari Chowk within 2 years
- Eastern Peripheral Expressway will intersect Yamuna Expressway and FNG Corridor
- 15 minutes distance from Boraki Rly Station – part of 10,000 kms Freight corridor covering 5 States
- Well connected with Noida-Gr.Noida Expressway
- 60 & 45 mtrs Sector Roads

Location Map



map not to scale.

AREA STATEMENT		
TOTAL PLOT	4,07,011 sq.mt	
PLOTTED DEVELOPMENT		
I. 100 SQ.YD PLOTS SIZE = 6.466-VT. X 12.436-VT.	305 Nos.	
II. 150 SQ.YD PLOTS SIZE = 7.81-VT. X 13.856-VT.	173 Nos.	
III. 200 SQ.YD PLOTS SIZE = 9.164-VT. X 15.286-VT.	74 Nos.	
IV. 400 SQ.YD PLOTS SIZE = 18.328-VT. X 30.572-VT.	10 Nos.	
VILLA DEVELOPMENT		
I. 100 SQ.YD VILLA	63 Nos.	
II. 150 SQ.YD VILLA	143 Nos.	
III. 200 SQ.YD GOLF VILLA	80 Nos.	
IV. 300 SQ.YD VILLA	38 Nos.	
V. 500 SQ.YD VILLA	17 Nos.	
TYPE OF FLAT		SUPER AREA
	STUDIO	590 SQ. FT.
	1BHK	690 SQ. FT.
	2 BHK + 2 TOI	1000 SQ. FT.
	2 BHK + 2 TOI + STUDY	1235 SQ. FT.
	3 BHK + 2 TOI	1440 SQ. FT.



Forest Area



Note: This is a tentative layout and is subject to change



SUPER AREA



590 SQ.FT.

690 SQ.FT.

1000 SQ.FT.

1255 SQ.FT.

1440 SQ.FT.

Sanction Details

Plot No.	TS-5, Sector 22D, YEIDA
Allotment letter details	YEA/RT/112/2011 dated 1.8.2011 by YEIDA
Sanction no.	18/PLG/B.P-06 dated 21/03/2012

UNIT PLAN



Golf Suite
Super Area - 590 sq. ft.

Specifications

KEY ELEMENTS

- Aluminium encased windows and sliding doors with reflective glass
- Recessed lighting with full-size & wooden-cased mirrors
- Custom-designed, solid-wood built-in wardrobe closets, with integrated luggage and shoe-racks
- All internal areas finished with durable varnish
- Imported, over-sized tiles throughout entire floor area (except balcony)
- Built-in kitchen, solid-granite counter top on all counters, and with kitchen and cooking utensils
- Bright efficient bathroom with shower
- Provision for broadband internet and cable TV
- 2-sets of quality curtains with inner lining

FURNITURE AND FIXTURES

- One 3-4 seater sofa
- 2 living area ottoman
- 2 bed-side table with drawers (painted and lacquered)
- 1 oak wood coffee table
- 3 lamps
- 1 side table for living area (painted and lacquered)
- 1 desk (painted and lacquered) with lamp and chairs
- 1 custom TV stand with lazy susan (painted and lacquered)
- 1 queen-size bed with headboard and recessed drawers for additional storage area
- Wide kitchen counter and ample cabinets
- Stainless steel kitchen sink
- 2 designer bar stools
- Matching porcelain toilet and vanity sink set

APPLIANCES AND EQUIPMENT

- One 21" LCD color TV
- 2 remote-controlled split-type air-conditioners
- 1 refrigerator
- 1 electric water heater
- 1 dual-burner LPG gas stove
- 1 microwave oven
- 1 rice cooker, plates, bowls, toaster and utensils

OTHER EQUIPMENTS

- 1 fire extinguisher
- 1 personal electronic safe
- 1 door security deadlock
- 1 entry safety door chain
- 1 security peep hole for entrance door

FEATURES

- Fully air-conditioned studio apartments with complete woodwork
- In-house club with modern facilities
- Play and plug-in facility
- Swimming pool and gym
- Business centre

Price List

Basic Rate: Rs. 3250/-per Sq. ft

1 Bedroom (590 sq. ft.)			
Basic Parameters	CLP	FLEXI	DPP
Super Area	590	590	590
Base Rate (Rs. per sq. ft.)	3250	3087	2925
Base Price (Rs.)	1917500	1821330	1725750

Other Charges	
One Time Lease Rent	Rs. 60/ sq.ft.
External Development Charges (EDC)	Rs .125/- sq.ft
Interest Free Maintenance Security(IFMS)	Rs. 50/ sq.ft.
Covered Car Parking	Rs. 2,50,000/- (Optional)
Club Membership	Rs. 1,00,000/-
Electricity Installation Charges (Min 2 kw Mandatory.)	Rs. 20,000/- KVA
Power Back Up Charges	Rs. 20,000/- KVA
Meter Connection charges	Rs. 20,000/- for Single Phase Rs. 25,000/- for Three Phase

Preferential Location Charges Rs. / Per Sq. Ft.			
Ground Floor	120	16th Floor	10
1st Floor	110	17th Floor	20
2nd Floor	100	18th Floor	30
3rd Floor	90	19th Floor	50
4th Floor	80		
5th Floor	70	Park /Road Facing	25/- per sq. ft
6th Floor	60	Corner Apartments	25/- per sq. ft
7th Floor	50		
8th Floor	40		
9th Floor	30		
10th Floor	20		
11th Floor	10		

1 sq meter = 10.764 sq feet

Bank Draft to be issued in favour of **SUPERTECH TOWNSHIP PROJECT LIMITED** Payable at New Delhi.

Payment Plan

Down Payment Plan 'A'	
At the time of booking	10%
Within 30 days from booking	85%
On offer of possession	05%

Flexi Payment Plan 'B'	
At the time of booking	10%
Within 60 days of booking	40%
On start of foundation work	09%
On start of basement roof slab	09%
On start of second floor roof slab	09%
On start of six floor roof slab	09%
On start of twelve floor roof slab	09%
On offer of possession letter	05%

Construction Linked Payment Plan 'C'			
At the time of booking	10%	On start of eighth floor roof slab	07%
Within 30 days from booking	10%	On start of twelfth floor roof slab	06%
Within 60 days from booking	10%	On start of fourteen floor roof slab	06%
On start of foundation work	10%	On start of sixteen floor roof slab	05%
On start of basement roof slab	07%	On start of eighteen floor roof slab	05%
On start of second floor roof slab	07%	On start of ninetieth floor roof slab	05%
On start of fifth floor roof slab	07%	On offer of possession	05%

Terms and conditions

- 1) Unit allotment on first come first serve basic
- 2) Bank Draft to be issued in favour of **SUPERTECH TOWNSHIP PROJECT LIMITED** Payable at New Delhi
- 3) Price List as on date of Booking shall be applicable
- 4) Registration, Stamp Duty and Misl. charges shall be payable at the time of offer of possession
- 5) Timely payments of the installments are the essence of Booking
- 6) PLCs and Other Charges shall be charged along with installments
- 7) Service Tax , VAT & Other Govt. Levies are extra as applicable
- 8) This Price List supersedes all previous Price Lists
- 9) Maintenance Charges, Meter connection Charges are extra and shall be collected before Possession
- 10) Super area includes the covered area, plus the proportionate area under common corridor, passage, staircase, munties, projections, water tanks, lift wells etc.
- 11) The terms and conditions of sale stated herein are indicative and are subject to detailed terms and conditions in the Agreement to Sell/Flay Buyer Agreement and subject to change at sole discretion of the company.
- 12) All buildings plans, layouts, specifications are subject to change and modifications as decided by the company, architect or any competent authority.



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