



Cosmic Corporate Park Overview Presentation

For Our Esteemed Channel Partners

Residential | Commercial | Retail | IT Parks | Hospitality | Education



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Profile Summary

Cosmic Group

About Us

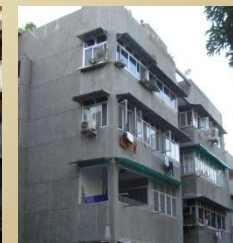
- “COSMIC” the word has been derived from COSMOS. Where there is nothing beyond.
 - 3 Decades in the Indian infrastructure domain, the one adjective we’ve earned for ourselves is *trust*.
 - Our first Priority is to always honor our Commitments.
 - We believe in “*Under Commitment and Over Delivery*”.
 - We have an experience and exposure of Hardcore deliveries of 25 years.
 - We have delivered more than 50 Lac sq ft of Commercial and Residential space in the country.
 - 40 successful projects delivered nationwide.
 - We are an organization which is run and driven by Human emotions.
 - We work in all four segments i.e. Ultra Luxury, Luxury, Affordable and Economical
 - We work in absolutely clear title projects
 - We have deep interest in Hospitality and Education.
- We also deeply wish to contribute to Infrastructure in the country

Vision

- Vision is to contribute as much as possible to the ever growing demand of housing, office spaces and retail in the country

Delivered Projects

- Basera Apartment, Andheri West, Bombay
- Kamal Apartment
- Sea Shell Apartment, Andheri West, Mumbai
- Sanjay Plaza of Sanjay Khan, Silver Beach, Mumbai
- Priya CGHS, Sec-13 Rohini, New Delhi
- Vandana CGHS, Sec-13, Rohini, New Delhi
- New Goodwill CGHS, Sec-9, Rohini, New Delhi
- Delhi Watch Dealers, Sec-13, Rohini, New Delhi
- Saraswati Enclave, Sec-9, Rohini, New Delhi
- Residential Apartments,
New Rajinder Nagar, New Delhi
- Delhi Prashasan Adhikari Patparganj, New Delhi
- H.E.S Projects, Kandivili, Mumbai
- Neel Kamal CGHS Ltd, Vikaspuri, New Delhi
- Sun Rise CGHS, Vikaspuri, New Delhi
- Surya Kiran, CGHS Vikaspuri , New Delhi
- Taj Sartaj CGHS Ltd, Geeta Colony, New Delhi
- Moon Light CGHS Ltd, Patpar Ganj, New Delhi



Delivered Projects

- Unitech Amusement Complex, Sector 10, Rohini
- Nav Sanjivan CGHS, Sector-12, Dwarka
- Kant Enclave, Suraj Kund
- Global CGHS Ltd, Sector-56, Gurgaon
- Shaurya Vidhi CGHS Ltd, Sector-61, Noida
- Shipra Estate Ltd, Indra Puram, Ghaziabad, U.P.
- Kol Dam Hydroelectric Power Projects, Manali
- NBCC Project of HUDCO, R.K.Puram, New Delhi
- NBCC Project PMI, Sec-16A, Noida UP
- Shaurya CGHS Ltd. Sector 62 Noida
- Development Works Kant Enclave



Upcoming Projects

- **Cosmic Corporate Park :**
 - Yamuna Expressway, Greater Noida-U.P
- Cosmic Resort, Himachal Pradesh
- Cosmic Resort, Calangut Beach, Goa

Cosmic Corporate Park

With 12.5% Assured Returns*

Site Address:

Plot No.:10
Tech Zone
Yamuna
Expressway
Greater Noida
UP – 201 301



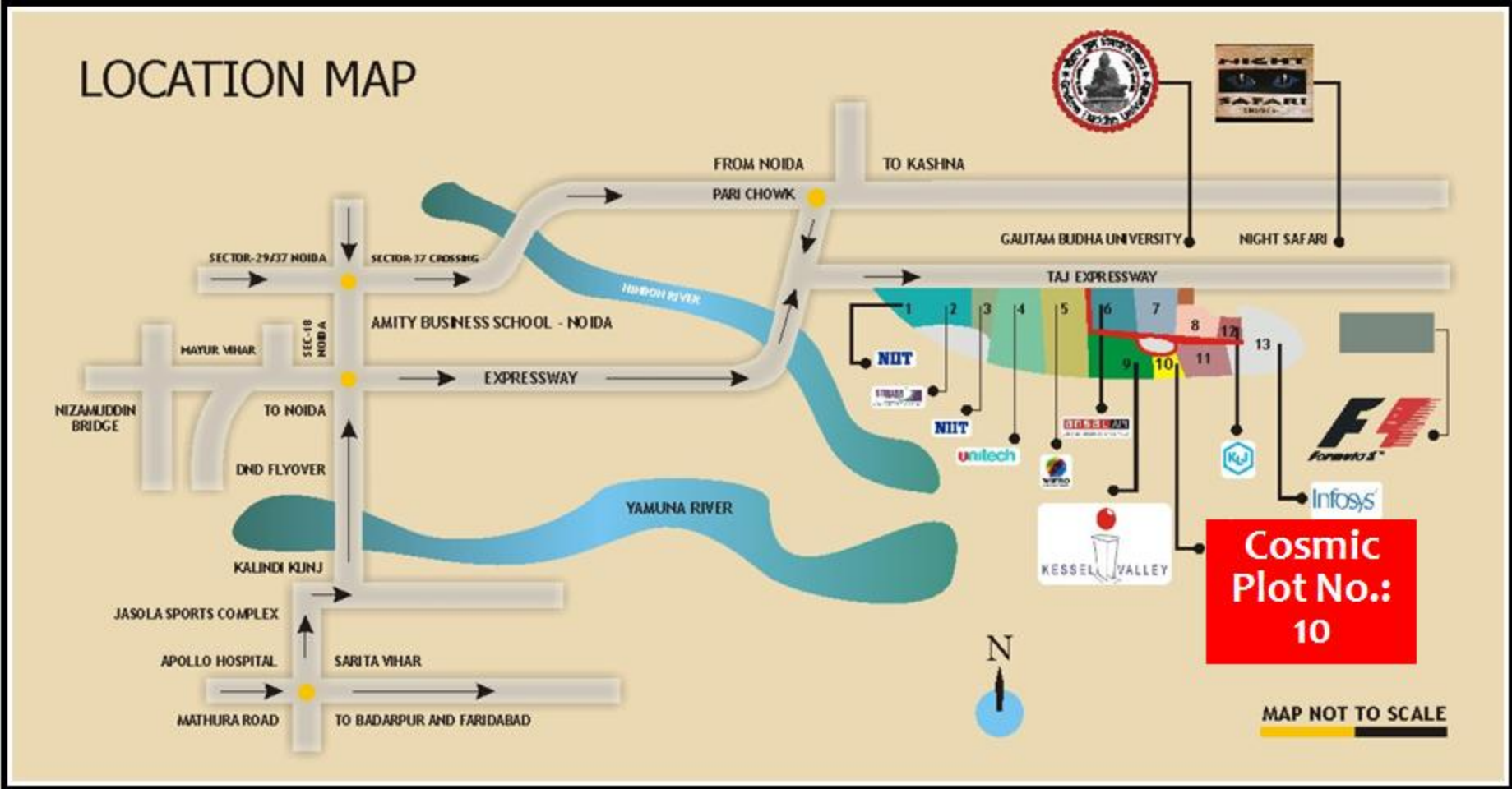
7 Star Luxury Corporate Park







Cosmic Location Map



Cosmic Highlights

- **India's Most Glamorous Business Park** and for the first time, **absolute Green Building** in Noida with **LEED gold certification**
- **7 Lac Sq ft of office bliss.** Ultra Luxurious office spaces
- **Centrally air-conditioned building**, RCC structure with steel and glass façade, Italian marble in lobby and all other common areas in matching marble/tiles
- On the ground level you have all the facilities of **Seven Star Hotel Facility**, **7 Theme Restaurants**, **24 hour Coffee Shop**, **Lounge Bar**, **Pub**, **Kids Zone**, **Crèche**, **Gymnasium**, **Swimming Pool**, **20000 sq ft Club** with all major indoor games and food court offering more than 25 cuisines.
- **Bank with ATM** and Ultra modern business center

Cosmic Highlights

- Proximity to F1 Racing Track, Yamuna Expressway Greater Noida
- Opposite Upcoming Biggest University of the Country - Gautam Budh University
- First time 'Night Safari' in India, spread over 1000 acres, makes India the 4th Asian country after Singapore, Bangkok & China.
- India Expo Trade Mart & Socio Culture center. Spread over 55 acres to boost 365 days exhibition & marketing of world class products - import & export of Handicrafts.
- International Cricket Stadium
- Eastern Peripheral road
- Individual Office spaces commencing 150 sqft onwards
- Best priced project in area
- Possession by Dec 2013

Cosmic Statistics

- Total Land Area : 10 acres
- Total Constructed Area : Approx. 10,00,000 sqft
- Open Area : 70%
- Offices Space : 7,00,000 sqft
- Service apartments : 1,50,000 sqft
- Hotel Amenities : 1,50,000 sqft
- Ground Floors : Food Courts, Fine dining, Banking & ATM
- Facilities : Coffee Shop, Restaurants, Hotel, Bar, Pub, Gym, Kids Zone, Crèche and more

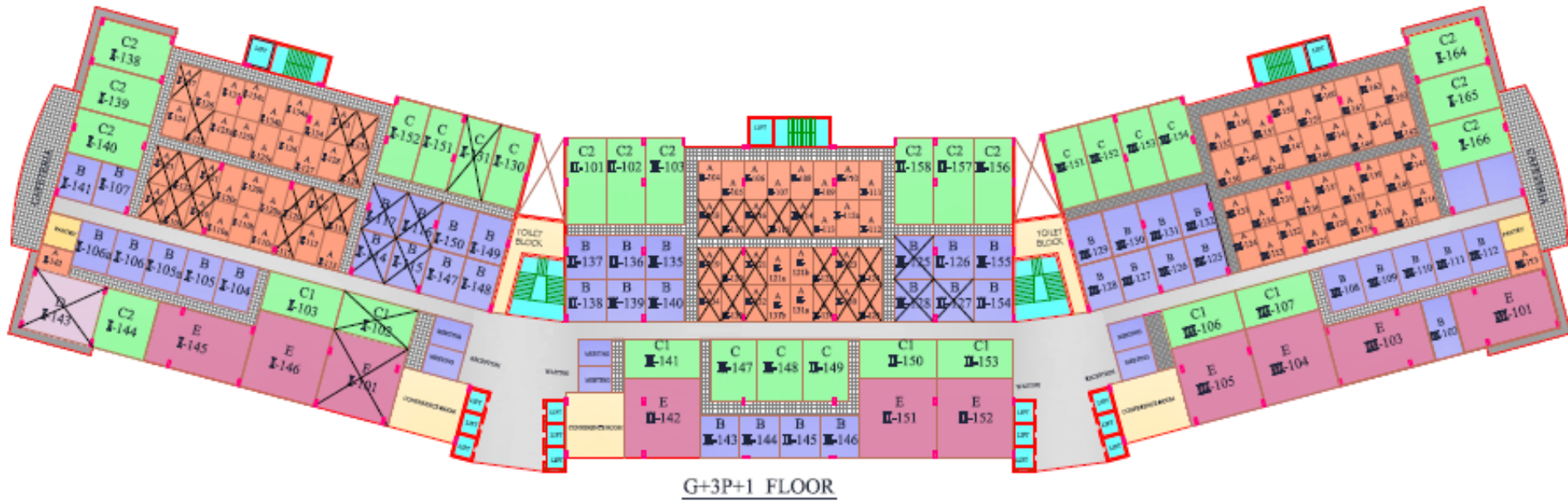
Floor Plan

- Ground Floor
- Typical Floor

- Ground Floor Plan



- Typical Floor Plan



Project Images



24x7 Coffee Shop



Food Court



Fine Dining Restaurant



Bar / Pub

Project Images



Swimming Pool



Gym



Discotheque



Seven Star Hotel Amenities

Project Images



24x7 Security



New Delhi Metro



Banking and ATM



Proximity to Yamuna Expressway , F1 Circuit
And India Expo Mart



Our Offerings

Cosmic Virtual Space

- Ideal for Investments aimed at Rental return
- Large size tenants
- On the spot block allotment
- 12.5% Assured return till possession
- First lease guaranteed at 9% annual rent
- Downside 100% Protected and upside in the ratio of 50:50
- Basic Sale Price – Rs. 5200 /- psft
- Minimum area 100 sqft
- Investment starts at just Rs. 5* Lacs

Professional Offices

150 sqft – One Cabin and two workstations



Investment - Rs. 11.30 Lacs, with Car Park

Corporate Studio

300 sqft – Work, Sleep, Shower

One cabin, Two workstations, One business lounge with sofa cum bed, attached bathroom and Pantry



Day View

Investment - Rs. 22.10 Lacs, with Car Park & Club membership

Corporate Studio

300 sqft – Work, Sleep, Shower

One cabin, Two workstations, One business lounge with sofa cum bed, attached bathroom and Pantry

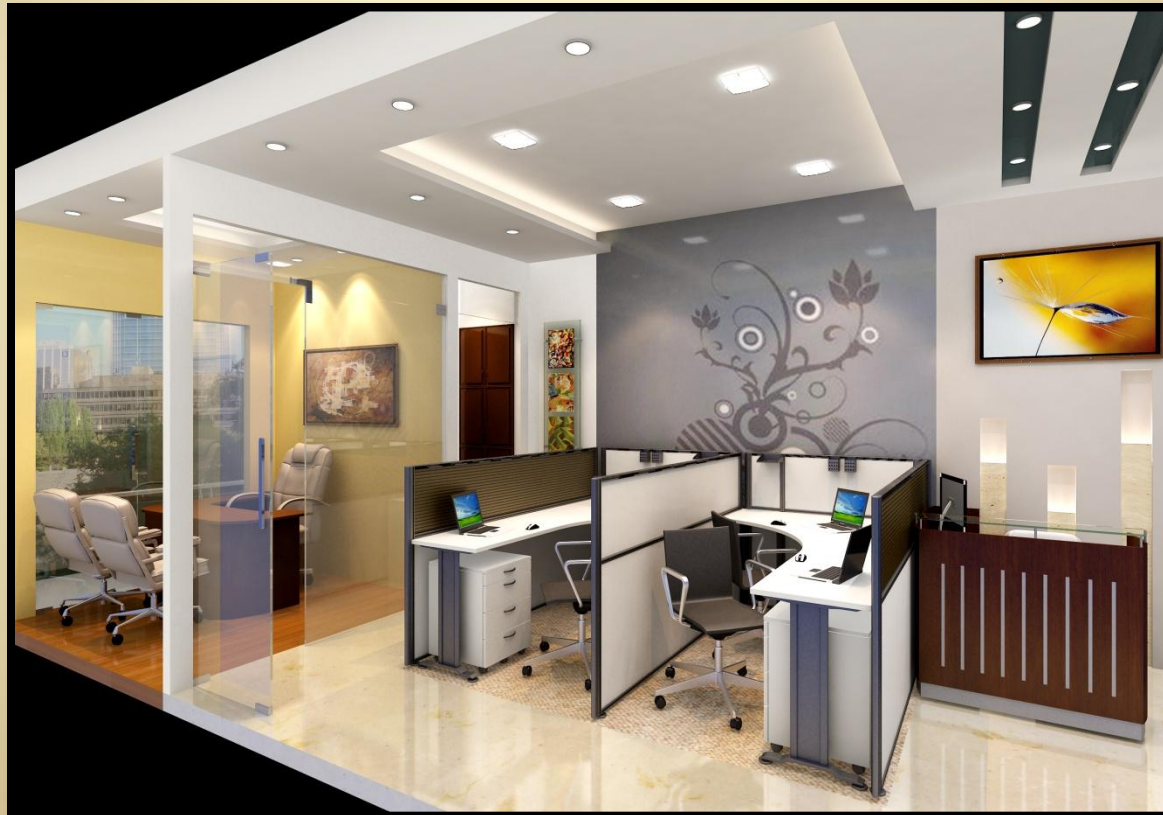


Night View

Investment - Rs. 22.10 Lacs, with Car Park & Club membership

Executive Offices

500 sqft & Above– Six workstations, One cabins, attached bathroom and pantry



Custom-designed Offices

We also offer custom-designed offices to suit your needs and taste.

Space Offered :

750 sqft / 1000 sqft / 1500 sqft / 2000 sqft

Common Facilities at each Floor

- All fully furnished office plates have:-
 - Common Reception
 - Conference Room
 - Meeting Rooms
- and Cafeteria on every floor



Conference Rooms



Cafeteria



Meeting Rooms

Cosmic Price List

CATEGORY*	PRICE (Per Square Feet)
Virtual Space	₹ 5200
Unfurnished Divided Office	₹ 5450
Executive Offices (500 Sq Ft & Above)	₹ 6450
Professional Offices (150 Sq Ft) (Club Membership Optional)	₹ 11,30,000 (Including Car Park)
Corporate Studio (300 Sq Ft) (Club Membership Mandatory)	₹ 22,10,000 (Including Car Park & Club Membership)

Price List.... Contd.

Other Charges

CATEGORY	CHARGE ¹
Covered Car Park (Mandatory)	₹ 2,00,000
Two Wheeler (Scooter) Park	₹ 1,00,000
Club Membership (Mandatory)	₹ 50,000
Service Tax (Mandatory) ²	@3.09%

- ¹IFMS, EEC, FFC, and Lease rent etc. payable at the time of possession
- ²As Applicable
- * **Note:** For Virtual Space, Unfurnished Divided Office & Fully furnished Executive offices Car Parking & Club membership is mandatory for booking of 500 Sq.Ft & above only.

Preferential Location Charges (PLC)

CATEGORY	CHARGE (Per Square Feet)
First Floor	₹ 150
Second Floor	₹ 100
Third floor	₹ 75
Fourth Floor	₹ 75
Fifth Floor	Virtual Space
Sixth Floor	₹ 75
Seventh Floor	₹ 100
Eighth Floor	₹ 150
Ninth Floor	Virtual Space
Front and Corner facing	10% of BSP Each

*** Note: Prices are subject to change at any time without prior notice.*

Price List – Ground Floor

CATEGORY*	PRICE (Per Square Feet)
Ground Floor (Car Parking & Club Membership Mandatory)	₹ 8500
Sit Out Area (Outer Lounge)	50% Of BSP

<i>Other Charges</i>	CHARGE ¹
Covered Car Park (Mandatory)	₹ 2,00,000
Two Wheeler (Scooter) Park	₹ 1,00,000
Club Membership (Mandatory)	₹ 50,000
Service Tax (Mandatory) ²	@3.09%

¹IFMS, EEC, FFC, and Lease rent etc. payable at the time of possession

²As Applicable

•**Note:** Car Parking & Club membership is mandatory for all bookings on Ground Floor.

<i>Preferential Location Charges</i>	CHARGE (Per Square Feet)
Ground Floor	₹ 500
Front Facing	10% of BSP
Corner Facing	10% of BSP
Pool Facing	10% of BSP
Front and Corner facing	10% of BSP Each

* * Note: Price is subject to change at any time without prior notice.

Payment Plans

- Payment Plan – Assured Return (%)
(With Bank Guarantee*)
- Down Payment Plan – 12%
- Flexi Payment Plan – 11% (Inaugural Offer)^{T&C apply}
- Construction Linked Plan – NA

0.5 % additional return for Service Men, Professionals & Senior Citizens

** Notes:

- 1) Cheque to be drawn in favour of “Cosmic Structures Ltd”
- 2) Possession in approximately 24 months from the date of start of excavation, subject to force majeure conditions

* Bank guarantee available on minimum investment of ten Lac and above

Down Payment Plan

DOWN PAYMENT PLAN

At the time of booking	10%
Within 45 Days of booking	90% + PLC if Any
At the time of Possession	Other charges

Flexi Payment Plan

FLEXI PAYMENT PLAN

At the time of booking	10%
Within 30 Days of booking	40% + PLC, If Any
Within 180 to 365 days of booking	25%
Within 2 years	25%
At the time of Possession	Other charges

Construction Linked Payment Plan

C L P

At the time of booking	10%
Within 30 Days of booking	15%
At the time of excavation	10% + 50% PLC If Any
On Completion of Basement Roof	10%
On completion of First Floor roof	10% + 50% PLC If Any
On completion of Second floor roof	10%
On completion of Third floor roof	10%
On completion of Fourth floor roof	10%
On completion of Sixth floor slab	5%
On completion of Flooring	5%
At the time of Possession	5% Of Sale Value + Other Charges

In case of CLP, if the customer pays all installments on time and the same shall be paid in equal proportion on receipt of every installment, Customer will get an additional discount of 5%, i.e. the last installment due on possession will be waived off.

Thank You

COSMIC™

GROUP

Welcome to the world of 7- Star Luxury

Registered Office: New Rajinder Nagar, New Delhi, India

Marketing Office: Cosmic Group, 702, Ocean Complex, Sector-19, Opposite GIP Mall, Noida – 201301

Website : www.cosmicindia.in

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