

# INFO-PACK



**“Luxury Apartments With Breathtaking Views Of  
The 18 Hole Golf Course”**

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## **PRODUCT BRIEF**

**Location:** Sector 128, Noida

**Connectivity:**

Well connected by Noida-Greater Noida expressway, 45m wide sector roads and 32m wide internal roads.

**Kristal Court Highlights:**

- The next level of golf living brought to you by the pioneers
- 11 towers with varying heights of G+20 and G+26
- Masterfully created with immaculate interiors
- Surrounded by exquisite landscaped greens
- Extensive outdoor sports facility
- Exclusive private club
- Podium parking on first two levels of each tower
- Prime location overlooking the signature 18+9 hole Graham Cooke golf facility

‘Kristal court’ is one of a select few developments on the golf course in Wish Town Noida. Every apartment here is set to be a much coveted address. Part of a planned development, it promises you a refreshing environment which will keep rejuvenating you for years to come.

Your home at ‘Kristal court’ is designed to provide you and your family a sense of lavish well being. Bright, airy and spacious rooms flow seamlessly into one another, creating inviting spaces that you will love to explore. Natural light and ventilation brings your home closer to nature. While refreshing views of the surrounding greens create a tranquil atmosphere for your enjoyment.

**Configuration:**

2 BHK – 1850 Sq ft

3 BHK – 2700 Sq ft

**Possession Time:** 45 months (with a grace period of 6 months)

## MASTER PLAN - LOCATION



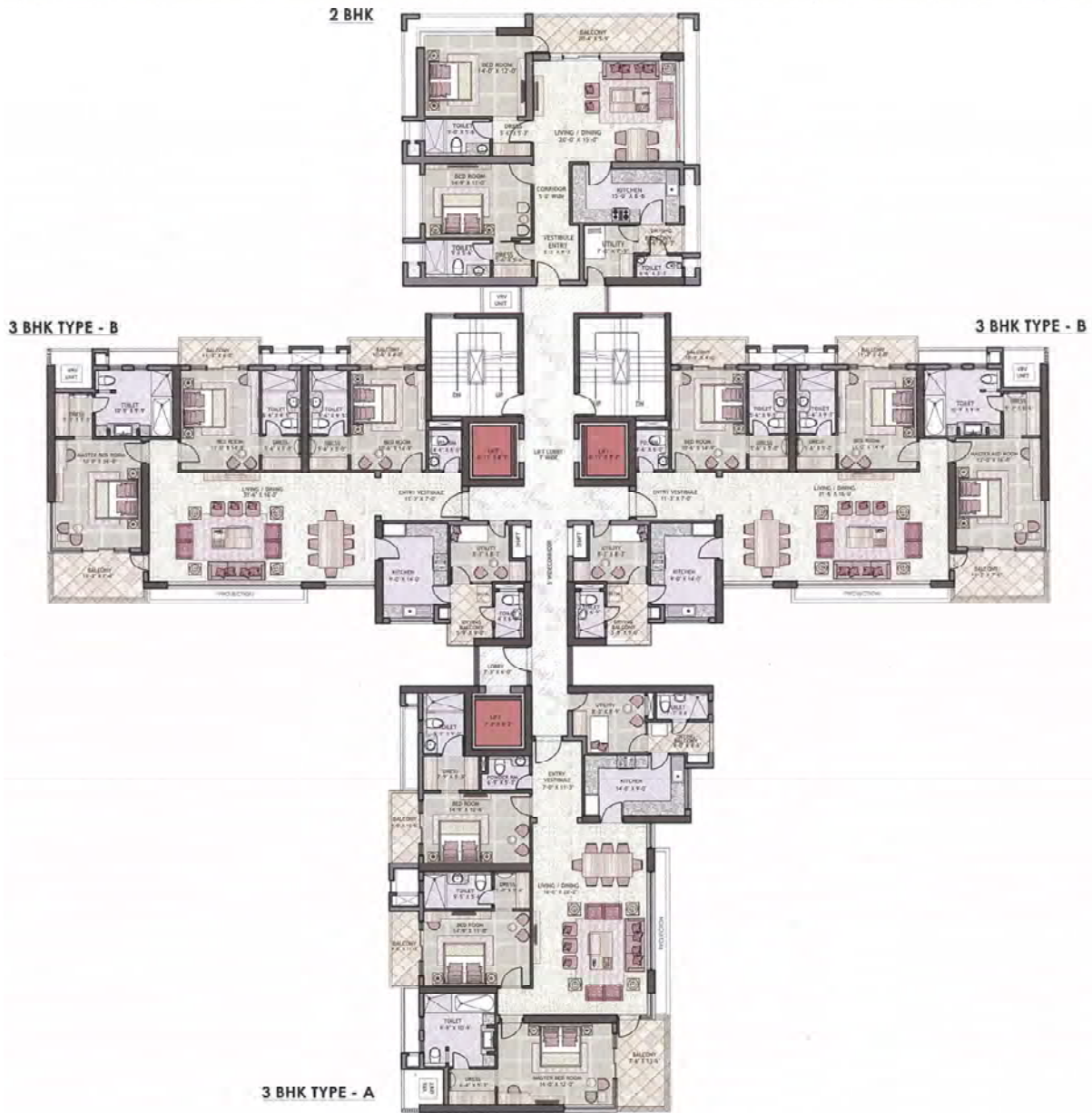
## SITE LAYOUT & NUMBERING PLAN



## CLUSTER PLANS

### Tower 1 & 11

### G+20 and 26



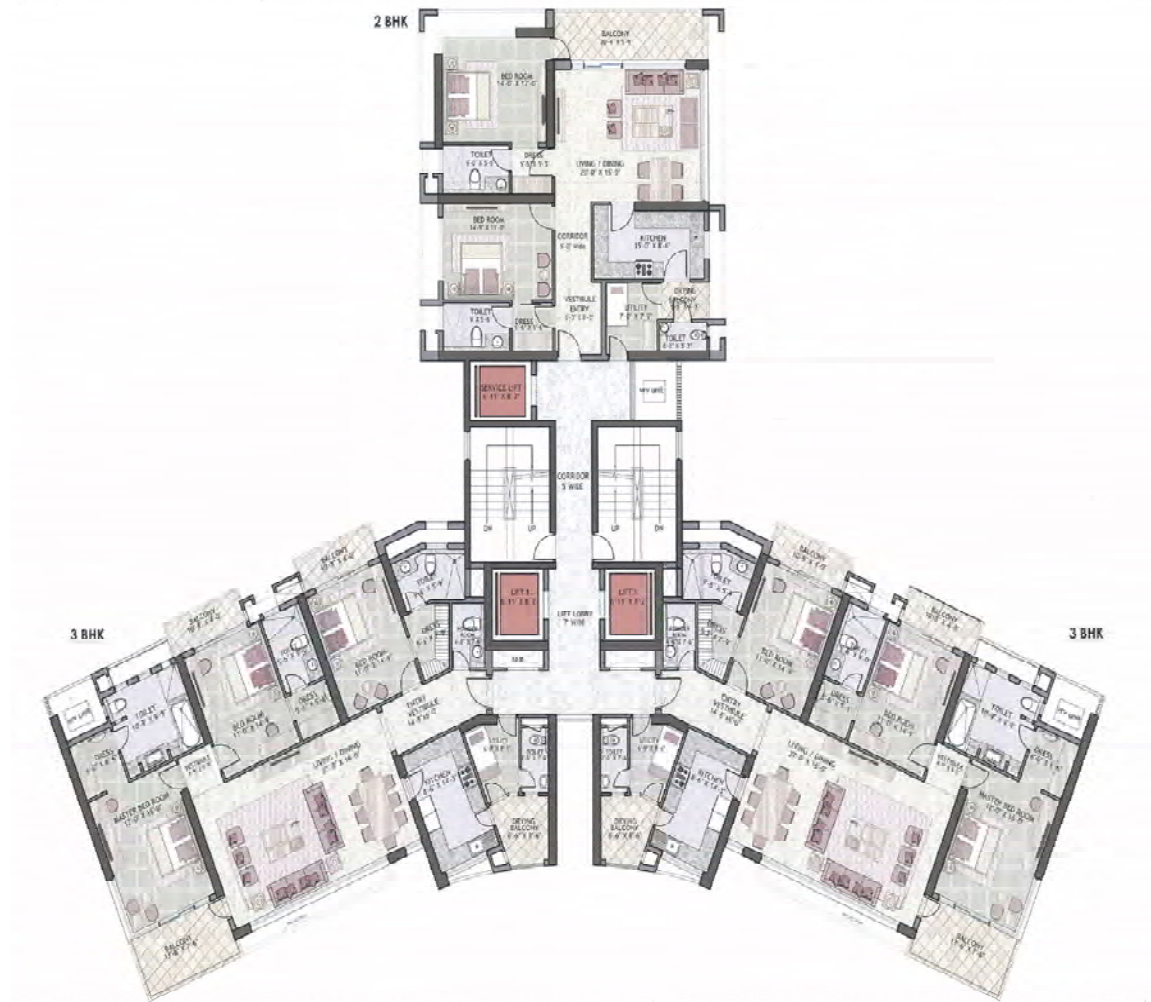
**Tower 2, 7, 8, 9 & 10**

**G+20 and 26**



## Tower 3, 4, 5 & 6

### G+20 & 26



## Unit Plans

### 2 BHK

Saleable Area - 1850 Sq Ft



### 3 BHK – Type A

Saleable Area – 2700 Sq Ft



### 3 BHK - Type B

Saleable Area – 2700 Sq Ft



## Specifications:

<b>Structure</b>	Earthquake Resistant RCC frame structure with masonry infill
<b>Floors</b>	
<b>Living/Dining/Foyer</b>	Imported Marble/ Tile Flooring
<b>Bedrooms/Study</b>	Laminated wood flooring
<b>Workers Room</b>	Ceramic Tiles
<b>Lift Lobby</b>	Combination of selected stones / tiles
<b>Walls</b>	
<b>External</b>	Combination of Stone/ Texture Paint
<b>Internal</b>	Acrylic Emulsion/ Texture Paint
<b>Ceilings</b>	Acrylic Emulsion/ Texture Paint ; POP Cornice/Gypsum board painted false ceilings as per design
<b>Doors/ Windows</b>	
<b>Internal</b>	Veneered flush/ Skin molded door shutters with high quality fixing mechanisms
<b>External</b>	UPVC/ Anodized/ Powder coated Aluminum glazing
<b>Bathrooms</b>	<ul style="list-style-type: none"> <li>• High Quality vanity counter, fixtures and fittings</li> <li>• Imported / Superior quality tiles on flooring and on walls (approx 7' height in shower area; approx 3 ½' in balance areas) as per design</li> <li>• Vanity, Water Closet, shower area</li> <li>• Jacuzzi in master bathroom</li> </ul>
<b>Kitchen</b>	<ul style="list-style-type: none"> <li>• Imported Stone/Superior quality tile flooring</li> <li>• 2' high dado in decorative tiles above counter</li> <li>• Superior quality modular kitchen with granite worktop and back splash</li> </ul>
<b>Woodwork</b>	Factory manufactured, pre-assembled wardrobes in bedrooms
<b>Ventilation</b>	VRF technology ACs in all bedrooms and in Living/ Dining Area. Exhaust fans provided in kitchen and all toilets. All external doors and part of external windows are openable.
<b>Utilities and Facilities</b>	
<b>Fixture &amp; Fitting</b>	Refrigerator, Washing Machine and Microwave
<b>Security</b>	<ul style="list-style-type: none"> <li>• Door Phones &amp; Intercom in apartment / Fibre to home with cabling</li> <li>• CCTV in Lobby and Basement for surveillance</li> <li>• 24 Hour security</li> </ul>
<b>Landscaping</b>	Landscaped common areas to preserve and enhance the natural characteristics of Site
<b>Water supply</b>	Water supply through underground supply lines/ overhead tanks
<b>Sewage water</b>	Soiled water drainage into main sewer outside property
<b>Storm drainage</b>	Storm water drainage system integrated with rainwater harvesting
<b>Fire protection</b>	Fire detection/ sprinkler system as per fire safety norms
<b>Main Electrical Supply</b>	Electrical wiring in concealed conduits with modular switches and power back-up
<b>Telephone/ Data</b>	<ul style="list-style-type: none"> <li>• Telephone cable pre-wired into all rooms</li> <li>• Cabling for internet access as per design</li> </ul>
<b>Services</b>	Maintenance for common area on chargeable basis
<b>Gas</b>	Provision of piped gas supply
<b>Solar</b>	Hot water supply from solar panels to kitchen

## PRICE LIST

### Kristal Court Tower G+20

Particulars	Launch Price	Inaugural Discount	After Inaugural Discount
Ground - 2nd Floor	Rs. 8190/- psf	Rs. 90/- psf	Rs. 8100/-psf
3rd - 5th Floor	Rs. 8235/- psf		Rs. 8145/-psf
6th - 8th Floor	Rs. 8280/- psf		Rs. 8190/-psf
9th - 11th Floor	Rs. 8325/- psf		Rs. 8235/-psf
12th - 14th Floor	Rs. 8280/- psf		Rs. 8190/-psf
15th - 17th Floor	Rs. 8235/- psf		Rs. 8145/-psf
18th - 20th Floor	Rs. 8190/- psf		Rs. 8100 /-psf

### Tower G+26

Particulars	Launch Price	Inaugural Discount	After Inaugural Discount
Ground - 2nd Floor	Rs. 8190/- psf	Rs. 90/- psf	Rs. 8100/-psf
3rd - 5th Floor	Rs. 8235/- psf		Rs. 8145/-psf
6th - 8th Floor	Rs. 8280/- psf		Rs. 8190/-psf
9th - 11th Floor	Rs. 8325/- psf		Rs. 8235/-psf
12th - 14th Floor	Rs. 8370/- psf		Rs. 8280/-psf
15th - 17th Floor	Rs. 8325/- psf		Rs. 8235/-psf
18th - 20th Floor	Rs. 8280/- psf		Rs. 8190/-psf
21th - 23th Floor	Rs. 8145/- psf		Rs. 8145/-psf
24th - 26th Floor	Rs. 8190/- psf		Rs. 8100 /-psf

(Additional Service Tax as applicable)

### Other Applicable Charges:

S.No	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 75.00 psf
2	External Development Charges	Rs. 75.00 psf
3	Electric Sub Station Charges	Rs. 40.00. psf
4	One time Lease Rent	Rs. 50.00. psf
5	Social Club Membership	Rs. 2.00 Lac + Govt taxes as applicable
6	Car Parking	One reserved basement car parking space compulsory with any apartment.
	<u>Basement Car Parking</u> 1. Compulsory car park @ Rs 4.00 Lac for basement parking 2. Additional parking spaces @ Rs 6.00 Lac for basement parking.	
7	Interest Free Maintenance Deposit	Rs. 105.00 psf
8	Maintenance Advance for one year	Rs. 2.50 per sq. ft. per month

**Optional:** To offer the membership of Boomerang Club @ Rs 6.00 Lacs along with the booking of the apartment at Kristal Court. No deposit shall be payable by the buyer.

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**Notes:**

1. The Basic Sales Price (BSP) is for the indicated Super Area and is not inclusive of the other applicable charges mentioned above.
2. Additional amounts towards Stamp Duty, Registration Charges, and legal / miscellaneous expenses etc., shall be payable by the Allottee at the time of offer of possession.
3. Maintenance charges deposits shall be payable by the allottee in addition to the consideration as follows.
  - a. The one time Maintenance deposit @ Rs. 105.00 per sq. ft. of Super Area shall be payable extra upon the offer of possession of the premises to the allottee.
  - b. Maintenance charges for the 1<sup>st</sup> year @Rs.2.50/- per sq.ft. of Super Area per month shall be payable in advance upon the offer of possession.
4. The Super Area mentioned in the brochure and/or other documents are indicative only.
5. Exact Super Area of Apartment shall be calculated at the time of offer of possession of property as constructed. Increased / decreased area shall be charged proportionately as per the agreed BSP.
6. The Super Area means the covered area of the demised premises inclusive of the area under the periphery walls, area under columns and walls within the allotted apartment(demised premises), half of the area of the wall common with the other premises adjoining the demised premises, cupboards, plumbing / electric shafts of the demised premises, total area of the balconies and terraces, and proportionate share of the common areas like common lobbies, lifts, common service shafts, staircases, machine room, mumty, electric sub station and other services and other common areas etc.
7. The other terms and conditions shall be as per the Application Form and the Allotment Letter of the Company.
8. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
9. Club Membership Fee of Rs. 2.00 lakhs is payable by the Allottees upon the offer of possession.
10. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the price consideration as stated above.
11. After issuance of PAL, transfer will be allowed only after 30% of the total price consideration has been received from the allottee along with payment of Administrative charges which are currently fixed at Rs.100/- per sq ft. These Administrative charges are subject to revision from time to time.

## PAYMENT PLANS

### A. Construction Linked Plan (for G+20 Floors)

S.No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	As Applicable*	
2	On or within 1 month from the date of issuance of PAL	20% of BSP (less Booking Amount*)	
3	On or within 3 month from the date of issuance of PAL	10% of BSP	
4	On commencement of excavation	10% of BSP	Car Parking**
5	On laying of upper podium slab	10% of BSP	
6	On laying of 3 <sup>rd</sup> floor roof slab	10% of BSP	IDC
7	On laying of 6 <sup>th</sup> floor roof slab	5% of BSP	
8	On laying of 9 <sup>th</sup> floor roof slab	5% of BSP	EDC
9	On laying of 12 <sup>th</sup> floor roof slab	5% of BSP	
10	On laying of 15 <sup>th</sup> floor roof slab	5% of BSP	ESSC
11	On laying of 18 <sup>th</sup> floor roof slab	5% of BSP	
12	On laying of top floor roof slab	5% of BSP	
13	On completion of internal plaster & flooring within the apartment	5% of BSP	
14	Upon offer of Possession	5% of BSP	Social club membership + Maintenance advance + IFMD + One time lease rent charges
	<b>Total</b>	<b>100%</b>	

\*\* Additional car parking, if any, shall also be payable on commencement of excavation  
Boomerang Club membership, if opted, shall be payable upon offer of possession.

#### Notes:

1. Installments under S. No. 4 – 13 may run concurrently with those under S. No. 1 - 3 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 4 to 13 shall be sent in advance providing for payment period of up to 15 days.

**B. Construction Linked Plan (for G+26 floors)**

S.No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	As Applicable*	
2	On or within 1 month from the date of issuance of PAL	20% of BSP (less Booking Amount*)	
3	On or within 3 month from the date of issuance of PAL	10% of BSP	
4	On commencement of excavation	10% of BSP	Car Parking**
5	On laying of upper podium slab	10% of BSP	
6	On laying of 3 <sup>rd</sup> floor roof slab	10% of BSP	IDC
7	On laying of 6 <sup>th</sup> floor roof slab	5% of BSP	
8	On laying of 9 <sup>th</sup> floor roof slab	5% of BSP	EDC
9	On laying of 14 <sup>th</sup> floor roof slab	5% of BSP	
10	On laying of 18 <sup>th</sup> floor roof slab	5% of BSP	ESSC
11	On laying of 22 <sup>nd</sup> floor roof slab	5% of BSP	
12	On laying of top floor roof slab	5% of BSP	
13	On completion of internal plaster & flooring within the apartment	5% of BSP	
14	Upon offer of Possession	5% of BSP	Social club membership + Maintenance advance + IFMD + One time lease rent charges
	<b>Total</b>	<b>100%</b>	

\*\* Additional car parking, if any, shall also be payable on commencement of excavation  
Boomerang Club membership, if opted, shall be payable upon offer of possession.

**Notes:**

1. Installments under S. No. 4 - 13 may run concurrently with those under S. No. 1 - 3 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 4 to 13 shall be sent in advance providing for payment period of up to 15 days.

### C. Down Payment Plan

S. No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	As Applicable*	
2	On or within 1 month from the date of issuance of PAL	95% of BSP (less Booking Amount*)	IDC + EDC+ Car parking** + Electric substation charges
3	Upon offer of possession	5% of BSP	Social Club Membership + IFMD + Maintenance advance+ One time Lease Rent charges
	<b>TOTAL</b>	<b>100%</b>	

Note: Down payment discount shall be upto 15% of BSP based on the stage of construction at the time of issuance of PAL

\*\* Additional car parking shall also payable on or within one month from the date of issuance of PAL  
Boomerang Club membership, if opted, shall be payable upon offer of possession.

### D. Partial Down Payment Plan

S. No	Payment Due	Percentage (%) of BSP	Other Charges
1	On Booking along with application form	As Applicable*	
2	On or within 1 month from the date of issuance of PAL	55% of BSP (less Booking Amount*)	IDC + EDC+ Car parking** + Electric substation charges
3	On laying of upper podium slab	20% of BSP	
4	On laying of 6 <sup>th</sup> floor roof slab	20% of BSP	
5	Upon offer of possession	5% of BSP	Social Club Membership + IFMD + Maintenance advance + One time Lease Rent charges
	<b>TOTAL</b>	<b>100%</b>	

Note: Partial Down payment discount shall be upto 11% of BSP based on the stage of construction at the time of issuance of PAL

\*\* Additional car parking shall also payable on or within one month from the date of issuance of PAL  
Boomerang Club membership, if opted, shall be payable upon offer of possession.

#### \*Booking Amount

Unit Type	Booking Amount (In Rs. Lacs) > 5%
2 BHK	8.00
3 BHK Type A & B	12.00

Cheques should be drawn in favor of 'Jaiprakash Associates Limited'.