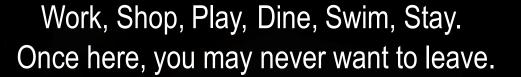
## Presenting



SITE ADDRESS: PLOT NO. 1, SEC-154, NOIDA

An Office Complex so complete that you may never want to leave.









Experience a work environment that has been designed to help you enjoy work as well as life at the ultra-modern integrated commercial complex.



# **Key Features**





Experience a work environment that has been designed to help you enjoy work

as well as life at the ultra-modern integrated commercial complex.

#### Why pay for whole when you can share?

CORPORATE PARK-154

Shared conference rooms for your business meetings



#### Don't have a ride to the office? Just board at the metro station.

CORPORATE PARK-154

Pickup and drop facility from nearest metro station





#### Offices with room services at CCP, Sec-154, Noida



Why take pains of running a pantry









How Are We Different From Other Office Complexes?



#### **Shopping Complex for daily needs**



Wife gave a list for shopping. You don't have time to go to market. CORPORATE PARK-154

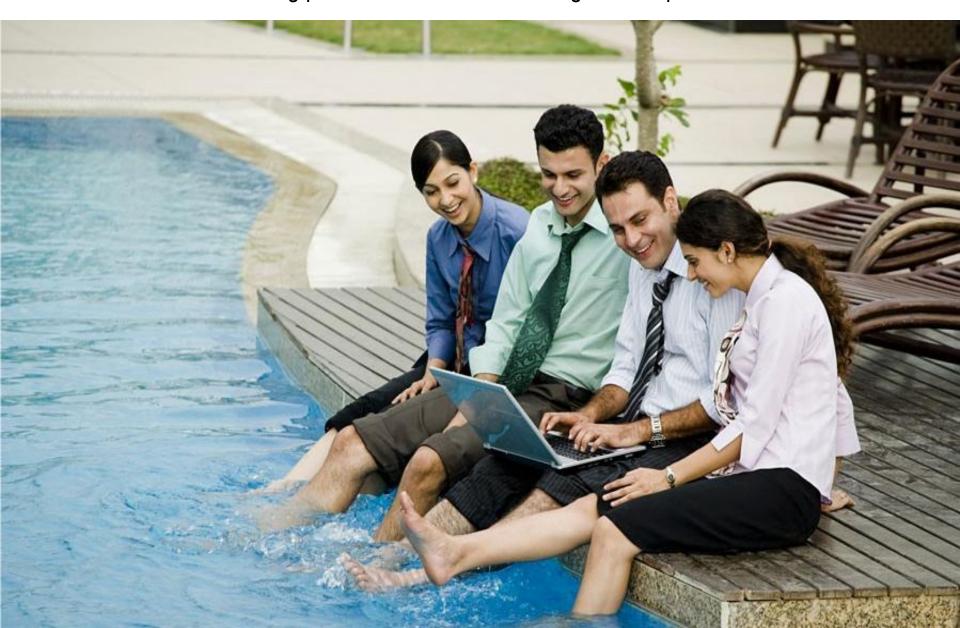
Just step out during lunch time.



#### Cool off the work steam. Dive.

CORPORATE PARK-154

Swimming pool for relaxed moments right in the premises.



### 7- Theme Restaurants within the Complex





## **Nightclub in the Premises**









Be there where the Future is!

# **Project Highlights**



- Right on Noida Greater Noida Expressway
- Just 10 min drive from DND
- Individual Office spaces commencing 190 sq. ft. onwards
- Best priced project in area
- Possession by 2015





















# **Project Statistics**

- Total Land Area: Approx. 5 acres
- Total Construction Area: Approx. 6,00,000 sq. ft.
- Open Area:70%
- Ground Floor: Food Courts, Fine Dining, Banking & ATM
- Facilities: Coffee Shop, Restaurants, Hotel, Bar, Pub, Gym, Kids Zone, Crèche and more



# Our Offerings

## **Professional Office**

**190 Sq ft** — One Cabin &Two Workstations





Price Starts from - Rs. 18,80,000\* (Inclusive of Car Parking & Club Membership)

**Corporate Studio** 

CORPORATE PARK-154

**360 sq. ft.** – One Cabin, Two Workstations, One Business Lounge with Sofa cum bed, Attached bathroom and pantry



Price Starts from - Rs. 32,95,000\* (Inclusive of Car Parking & Club Membership)

## **Executive Office**

CORPORATE PARK-154

**580 sq. ft.** – \*\*One/Two Cabin(s), \*\*Four/Six Workstations, Attached Bathroom and Pantry



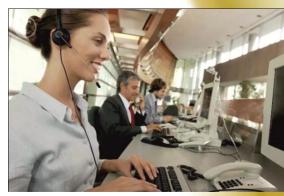
Price Starts from - Rs. 51,35,000\* (Inclusive of Car Parking & Club Membership)

<sup>\*\*</sup> As per requirement of the Customer



# **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. 7000 /- psft
- Minimum Area 100 sqft
- Investment starts at just Rs. 7,00,000





# **Price List**

CATEGORY*	PRICE
Virtual Space	Rs. 7000 psf
Professional Office (190 Sq Ft)	Rs.18,80,000
Corporate Studio (360 Sq Ft)	Rs. 32,95,000
Executive Office (580 Sa Ft)	Rs. 51.35.000



# **Price List (Contd.)**

CATEGORY	CHARGE	
Service Tax (as applicable)	@ 3.09%	

- 1. IFMS, EEC, FFC, and Lease rent etc. payable at the time of possession
- 2. Service Tax (as applicable) will accompany all payments
- 3. Note: Car Parking & Club Membership Mandatory For Every Lockable Space And Minimum One Car Parking & Club Membership Mandatory For Every 500 Sqft Of Virtual Space



## **Price List - Ground Floor**

CATEGORY	PRICE (Per Sq Ft)
Retail Area	Rs.15250
Sit Out Area (Outer Lounge)	50% of BSP
Other Charges	<u>CHARGE</u>
Service Tax (as applicable)	@ 3.09%
Preferential Location Charges	CHARGE (Per Sq Ft)
Preferential Location Charges Ground Floor	CHARGE (Per Sq Ft) Rs.500
-	
Ground Floor	Rs.500
Ground Floor Front Facing	Rs.500 10% of BSP

- 1. IFMS, EEC, FFC, and Lease rent etc. payable at the time of possession
- 2. Service Tax (as applicable) will accompany all payments

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

# **Preferential Location Charge**



(PLC)

CATEGORY	CHARGE (Per Sq Ft)
First Floor	Rs.150
Second Floor	Rs.100
Third floor	Rs.75
Fourth Floor	Rs.75
Fifth Floor	Rs. 75
Sixth Floor	Rs.75
Seventh Floor	Rs.100
Eighth Floor	Rs. 150
Front and Corner facing	10% of BSP Each

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



## **Payment Plans**

Payment Plan		Assured Return (%)
(With Bank Guarantee)		
<ul><li>Down Payment Plan</li></ul>	_	12%*
<ul><li>Easy Payment Plan</li></ul>	_	11% (Inaugural Offer) T&C apply
<ul><li>Instalment Plan</li></ul>	_	NA

#### Notes:

- 1) Cheque to be drawn in favour of "Cosmic Structures Ltd"
- 2) Possession by 2015

<sup>\* 0.5%</sup> additional return for Service Men/Women, Professionals & Senior Citizens and valid only on 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



# **Easy 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



## **Instalment Plan**

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 Ground Roof	10%
On completion of First Floor roof	10% + 50% PLC (if any)
On completion of Third floor roof	10%
On completion of Fifth floor roof	10%
On completion of Seventh floor roof	10%
On completion of Top floor slab	5%
On completion of Flooring	5%
At the time of Possession	5% + Other Charges

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





- Concept of the year 2011
- Real Estate Professional of the year 2011
- Best Real Estate Professional Company of the year 2012
- Emerging Developer of the year 2012 Commercial
- Best Building Concept of the Year 2012
- Best Incentive Programme for Employees/Associates 2012



An ISO 9001:2008 Certified Company









Cosmic Structures Limited.
An ISO 9001:2008 Certified Company

Head Office : 9<sup>th</sup> Floor, Hotel Le Meridien Commercial

Tower, Janpath, New Delhi - 110001

Noida Office: A-17, Sector-16, Noida – 201301

Website: www.cosmicindia.in Email: info@cosmicindia.in

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