

Presenting



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

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



Work, Shop, Play, Dine, Swim, Stay.
Once here, you may never want to leave.



SWIMMING



ENTERTAINMENT



RELAXATION



DINING



SHOPPING

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



office

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

sweet

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

office

Why pay for whole when you can share ?

Shared conference rooms for your business meetings



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

Pickup and drop facility from nearest metro station



Because powerful businessmen need power nap.

Convertible work stations with Sofa cum Bed.



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

Why take pains of running a pantry



**Honey! I am going out with friends.
Can you please take the kids to office?
Fully functional crèche inside your office complex.**





**How Are We Different From
Other Office Complexes?**

Take your mind off from work. Practice your putt.

Enjoy 3-hole Golf Course right in the complex.



Shopping Complex for daily needs

Wife gave a list for shopping. You don't have time to go to market.
Just step out during lunch time.



Cool off the work steam. Dive.

Swimming pool for relaxed moments right in the premises.



7- Theme Restaurants within the Complex

Where are you treating me this weekend ? How about office?

Restaurant, clubhouse and food court in your own office 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

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

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)

** 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

<u>CATEGORY*</u>	<u>PRICE</u>
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 Sq Ft)	Rs. 51,35,000

Price List (Contd.)

<u>CATEGORY</u>	<u>CHARGE</u>
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

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

<u>CATEGORY</u>	<u>CHARGE (Per Sq Ft)</u>
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

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

* 0.5% additional return for Service Men/Women, Professionals & Senior Citizens and valid only on Down Payment Plan.

Notes:

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

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.



AWARDS

- ***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

* T&C Apply

SITE VISIT : Pick & Drop facility available from specific Metro Stations.

Your spouse may miss you a lot!

I could have sworn – I saw a twinkle in her eye when I told her about the office. And, I bet it glimmered when I told her about the comfortable sofa that can be used as a bed, laundry service, room service, golf course, swimming pool, and uncountable other facilities that came with the place, just shined in her eyes, testifying her approval. I am sure she was feeling a little relieved, having found an office that'll take care of me as she would want. Still, just to tease me she said, **“So, that means you won't be coming back home every night?”**

And I just smiled.



COSMIC
CORPORATE PARK-154



Cosmic Structures Limited.
An ISO 9001:2008 Certified Company

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