

Amrapali Eden Park (F-27, Sec-50, Noida)



AMRAPALI GROUP now coming up with a new residential project “**AMRAPALI EDEN PARK**” in Sec.-50, Noida. Here we are coming with 2, 3 & 4 Bedroom Apartments. This project is spread over 3 acers of area.

Amrapali Eden Park is located on main road, Sec-50, Noida, and Surrounded by all the developed societies with basic facilities like Educational Institutes, Hospitals, Commercial Complex, Banks, Metro Connectivity & a number of other facilities.

Silent features

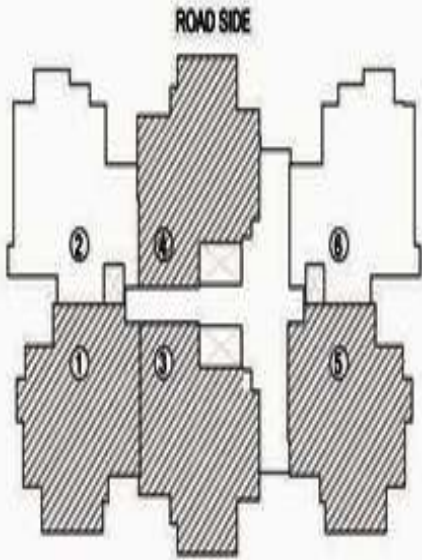
Silent Features

- 75% of open land area for free flow of light & air to every corner of each apartment
- Vastu & Eco Friendly
- Grand Main Entrance
- Lavishly built entrance lobby in each tower
- 100% power back up for common facilities
- Power back up for each flat
- Round-the-clock Security
- Uninterrupted water supply
- Joggers Track
- Separate Kids Play area
- Club House with swimming pool, Lounge, Gymnasium, Table Tennis, Basket ball Court, Billiards/Pool, & Multipurpose hall for get together
- Ample parking space
- In house shopping arcade
- 10 minutes drive from Delhi
- 50 minutes drive from Airport
- 25 minutes drive from Railway Station
- 15 minutes drive from Sec.-18 Noida
- 10 minutes drive from Metro

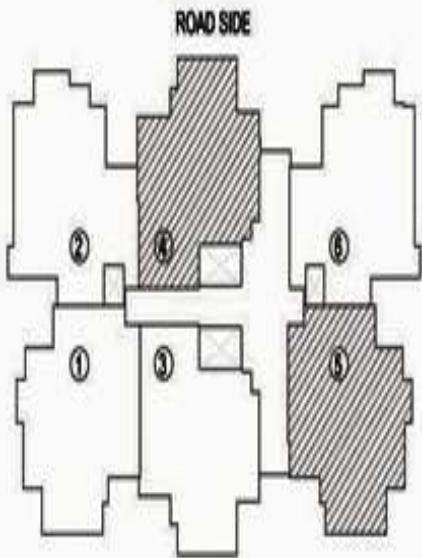
Site Layout plan



Floor Plan (1140 sq.ft)



GARDEN SIDE
BUILDING - C
(1st to 11th floor)



GARDEN SIDE
BUILDING - C
(12th to 17th floor)

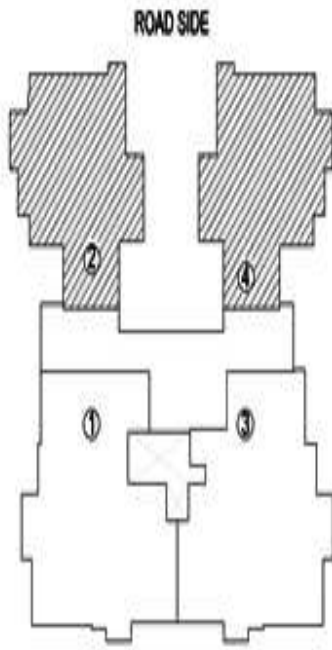


BUILDING - C

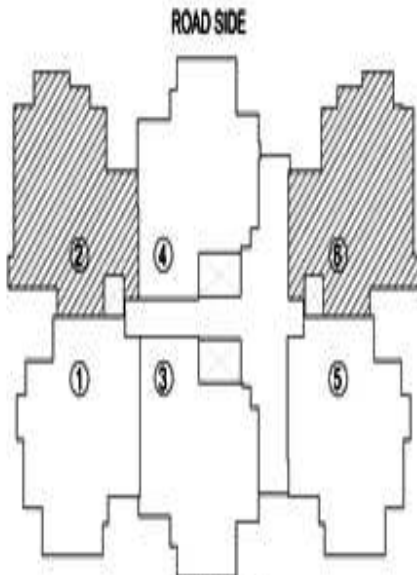
2 Bed + 2 Toilet
saleable area - 1140sq.ft.

* Note: Floor plan, layout and perspective are tentative and subject to changes while finalization.

Floor Plan (1360 sq.ft)



GARDEN SIDE
BUILDING - B
(1st to 17th floor)



GARDEN SIDE
BUILDING - C
(1st to 17th floor)

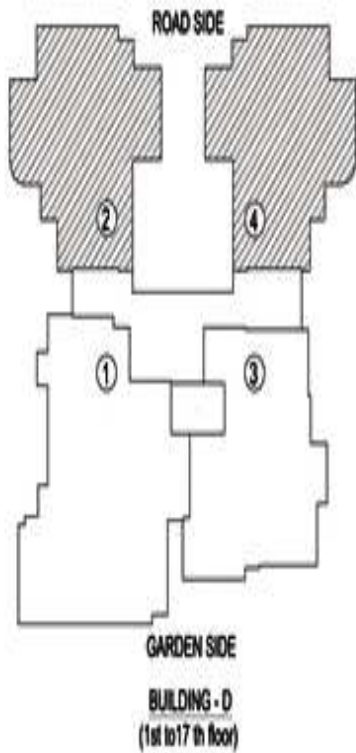
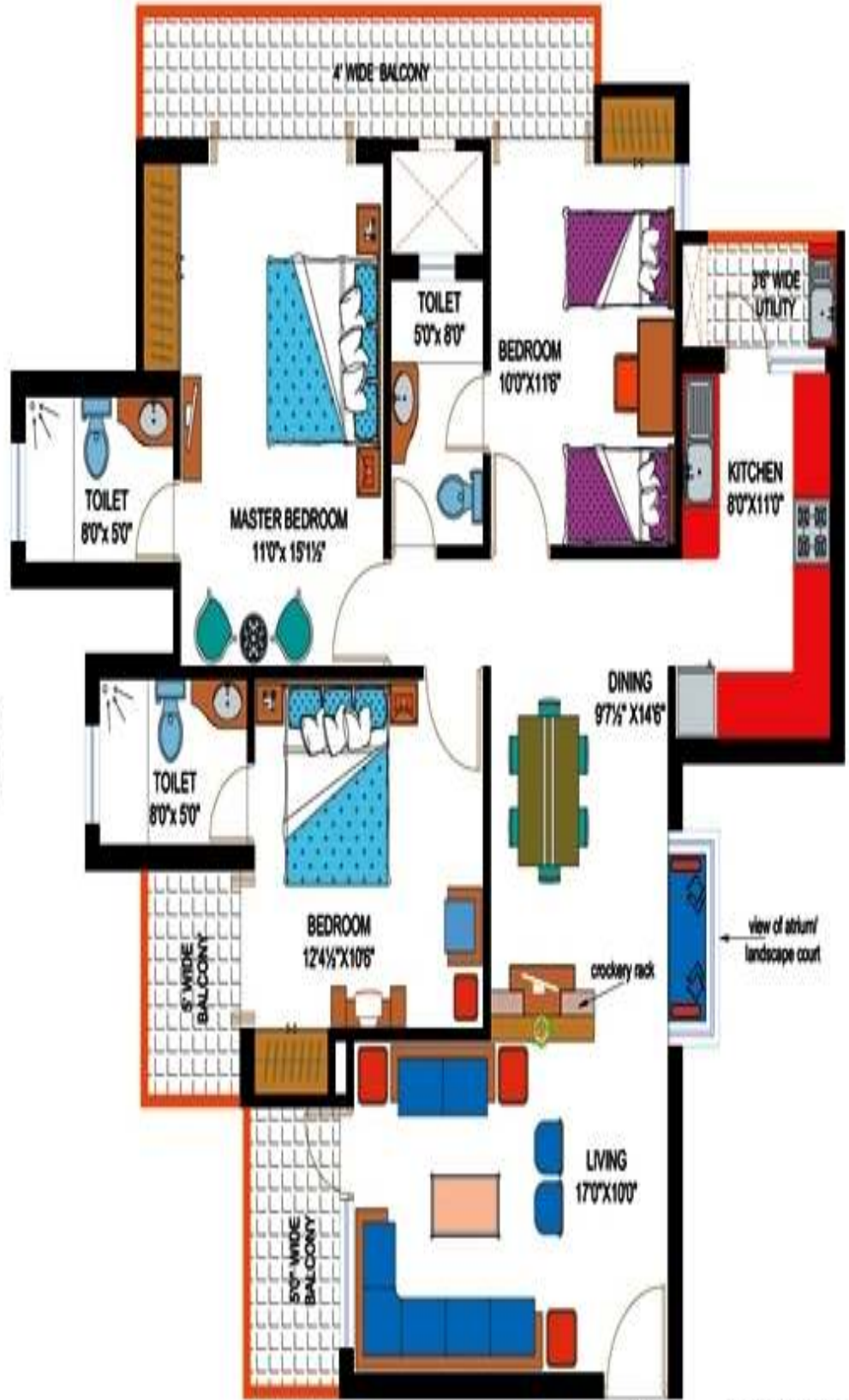
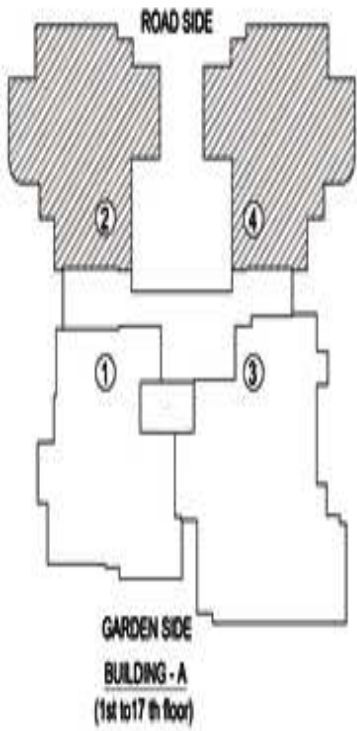


BUILDING - B & C

3 Bed + 2 Toilet
Saleable area -1360 sq.ft.

* Note: Floor plan, layout and perspective are tentative and subject to changes while finalization.

Floor Plan (1625 sq.ft)



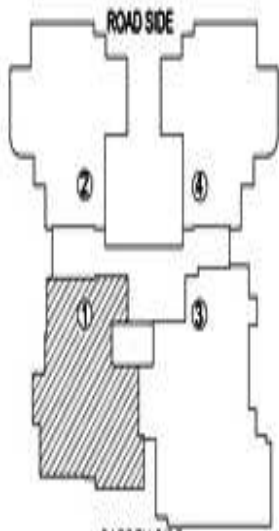
BUILDING - A & D

3 Bed + 3 Toilet

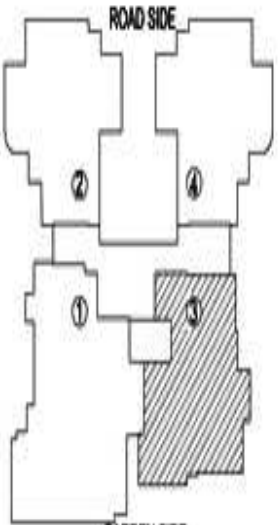
saleable area - 1625 sq ft

* Note: Floor plan, layout and perspective are tentative and subject to changes while finalization.

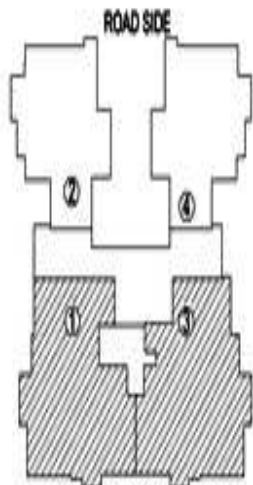
Floor Plan (1785 sq.ft)



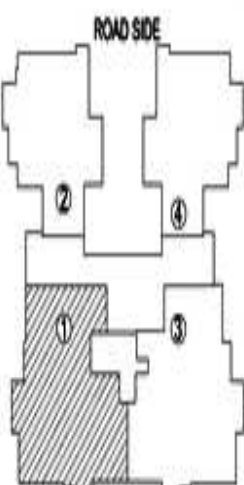
GARDEN SIDE
BUILDING - A
(1st to 11th floor)



GARDEN SIDE
BUILDING - D
(1st to 17th floor)



GARDEN SIDE
BUILDING - B
(1st to 11th floor)



GARDEN SIDE
BUILDING - B
(12th to 17th floor)



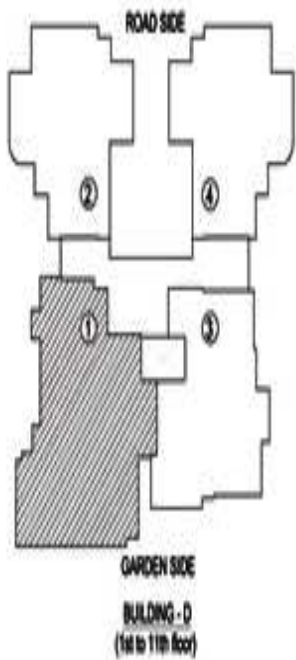
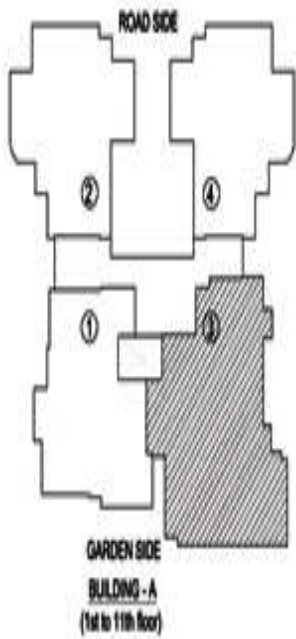
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ENTRY

BUILDING - A, B & D

**3 Bed + 3 Toilet + servant
saleable area - 1785 sq.ft.**

* Note: Floor plan, layout and perspective are tentative and subject to changes while finalization.

Floor Plan (2450 sq.ft)



BUILDING - A & D
4 Bed + 4 Toilet +servant
saleable area -2450 sq.ft.

SPECIFICATIONS

Living/Dinning Room Floors : Vitrified Tiles. Walls : OBD & one wall with texture paint Main Door : Prefabricated Teakwood finish Internal Doors : Hard wood frame with skin moulded door shutter	Master Bedroom Floors : Wooden Laminated Walls : Oil Bond Distemper Paint (OBD) Internal Doors : Hard wood frame with flush door/Skin door. Ceiling : designer POP Ceiling : Designer POP
Bedrooms Floors : Vitrified Tiles Walls : Oil Bond Distemper Paint (OBD) Internal Doors : Hard wood frame with skin moulded door shutter Ceiling : Designer POP.	Toilet Floors : Anti Skid ceramic Tiles Fixture & Fitting : Equipped with ISI Standard washbasins and WCs in varied shades. Chrome plated tap fittings of standard make. Walls : Designer Ceramic Tiles with border up to 7'-0" Internal Doors : Hard wood frame with Flush door shutter Ceiling : Designer POP Cornices.
Kitchen Floors : Anti Skid Vitrified Tiles Fitting : Modular Kitchen, Counter in Granite Stone, R.O.system. Walls : Designer Ceramic Tiles with border up to 2'-0" above Counter Internal Doors : Hard wood frame with Flush door shutter Drainage : Sink with Drain loader.	

Costsheet of Amrapali Eden Park					
Cash Down Plan					
Type of Apart	2 BR+2T	3 BR+2T	3 BR + 3T	4BR+4T+ SvtRoom	4BR+4T+ SvtRoom
Size (sq.ft)	1140	1360	1625	1785	2450
Rate Per Sq.ft	4140	4140	4140	4140	4140
Basic Cost	4719600	5630400	6727500	7389900	10143000
one covered Car Parking	250000	250000	250000	250000	250000
Lease Rent @ Rs.150/- sq.ft	171000	204000	243750	267750	367500
Power Backup charges Rs 20000/Kva (5 KVA)	100000	100000	100000	100000	100000
Club Membership	100000	100000	100000	100000	100000
Maintenance Deposit @ Rs.20/- sq.ft	22800	27200	32500	35700	49000
Total Cost	5363400	6311600	7453750	8143350	11009500

- PLC FOR FIRST FLOOR Rs. 200/SFT.
- PLC FOR SECOND FLOOR Rs.175/SFT.
- PLC FOR THIRD FLOOR Rs.150/SFT
- PLC FOR FOURTH FLOOR RS.125/SFT
- PLC FOR FIFTH Rs.100/SFT
- PLC FOR PARK FACING Rs.50/SFT
- PLC FOR MAIN ROAD FACING Rs.50/SFT

Cash Down Plan : Rs. 4140/sq/ft*
 Construction Link Plan : Rs. 4600/sq/ft*

Other Charges:

- Covered car parking : Rs.250000/-
- Lease Ren : Rs.150/sq/ft
- Power Back-up : Rs.20000/Kva
- EEC & FFC Charges : Rs.80/sq.ft
- Club Membership : Rs.1,00,000/-
- Maintanence Deposit : Rs.20/sq.ft

(All specifications numbers, areas are tentative and may be vary by $\pm 5\%$)

**DOWN PAYMENT PLAN
(Plan A)**

AT THE TIME OF BOOKING	:	10%
WITHIN 30 DAYS BOOKING	:	10%
WITHIN 45 DAYS OF BOOKING	:	80%
ON POSSESSION	:	OTHER CHARGES

**INSTALLMENT PLAN
(plan B)**

ON BOOKING	:	10%
WITHIN 30 DAYS FROM BOOKING	:	10%
ON EXCAVATION	:	10%
ON GROUND FLOOR CASTING	:	10%
ON FIFTH FLOOR CASTING	:	10%
ON TENTH FLOOR CASTING	:	10%
ON FIFTEENTH FLOOR CASTING	:	10%
ON NINETEENTH FLOOR CASTING	:	10%
ON BRICK WORK & PLASTER	:	10%
ON FINISHING	:	10%
ON POSSESSION	:	OTHER CHARGES

NOTE:

- Price are firm and escalation free (For Booking Flat).
- Price shown above are indicative only can be revised at the ON THE SOLE.
- Discretion of the Company. Price ruling on the date of booking and accepted by the company shall be applicable.
- Registration Charges & other charges according to price list or Application Form shall be borne by the buyer at the time of possession.
- Area in all categories of apartments may vary up to 3% but the cost of Apartment will remain unchanged.
- Booking is subject to the detailed Terms & Conditions as mentioned in The Company Application Form.
- Cheque/ Draft to be issued in Favour of "Amrapali Eden Park Developers Private Limited" payable at New Delhi.

In Case of any further clarification, please feel free to contact us accordingly.

Visit us at www.affinityconsultant.com

Thanks & Regards,

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