



LOTUS GREENS

ZRICKS[®].COM



SEC 79, SPORTS CITY, NOIDA

ZICKS.COM

DISCLAIMER: The layout shown is tentative and subject to change. NOT TO SCALE



SECTOR-79 SPORTS CITY | NOIDA

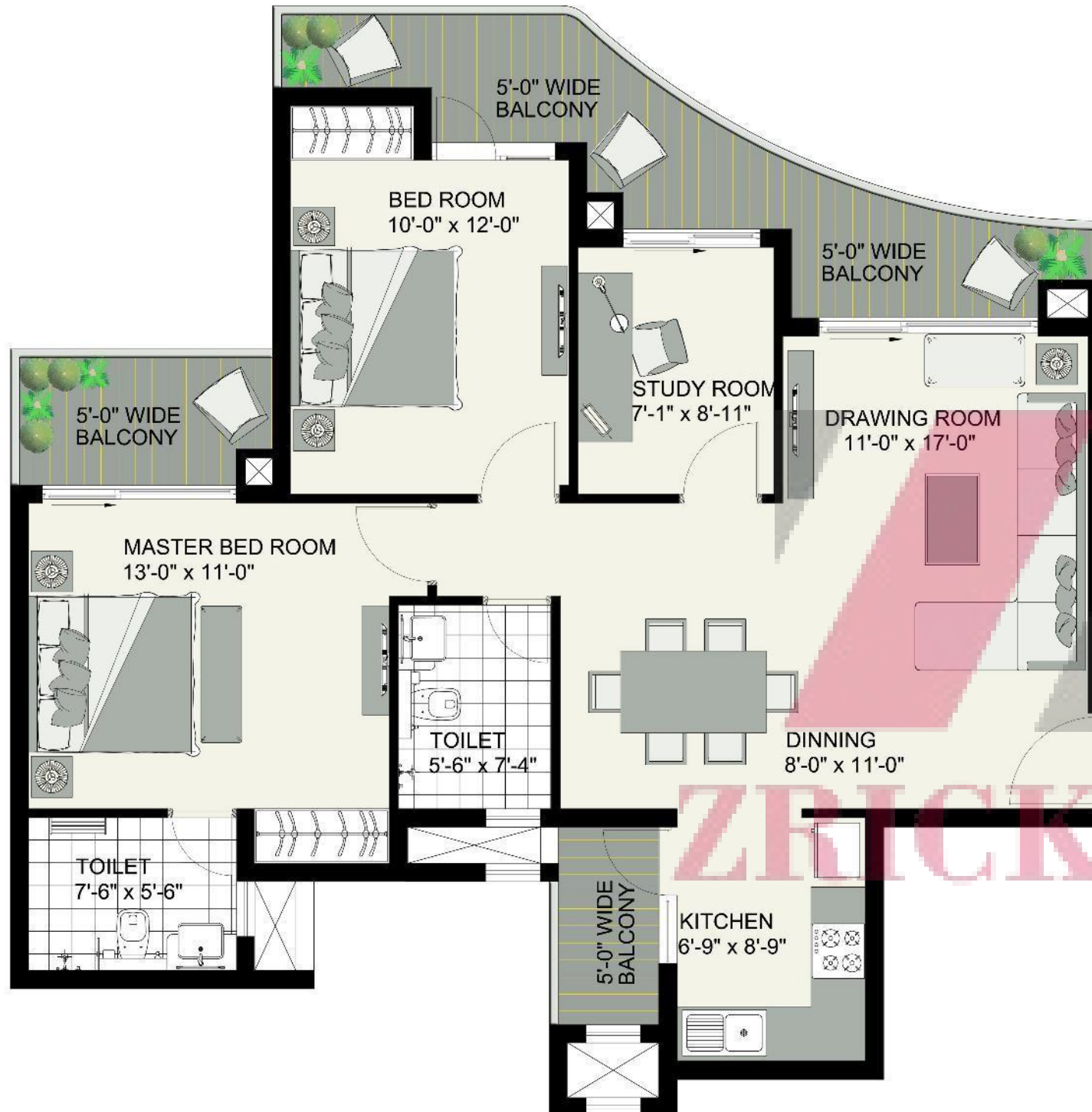
SITE PLAN



LEGEND

- | | |
|-------------------------------|---------------------------|
| 1. Entry | 17. Terraced Lawn / OAT |
| 2. Exit | 18. Pool Deck |
| 3. Guard Room | 19. Trellis |
| 4. Entrance Water Feature | 20. Kid's Play Area |
| 5. Iconic Tower - Drop off | 21. Lawn |
| 6. Drive way | 22. Arrival Court |
| 7. Tower Drop off | 23. Services |
| 8. Drop off Feature | 24. Feature Mound |
| 9. Parking | 25. Outdoor Exercise Area |
| 10. Basement Ramp | 26. Pavilion |
| 11. Club Drop off | 27. Commercial Plaza |
| 12. Swimming Pool | 28. Shops |
| 13. Kid's Pool | 29. Stage |
| 14. Club Terrace - Yoga Court | 30. Buffer Plantation |
| 15. Restaurant Terrace | 31. Club Entry Plaza |
| 16. Terrace Party Court | 32. Accent Tree |





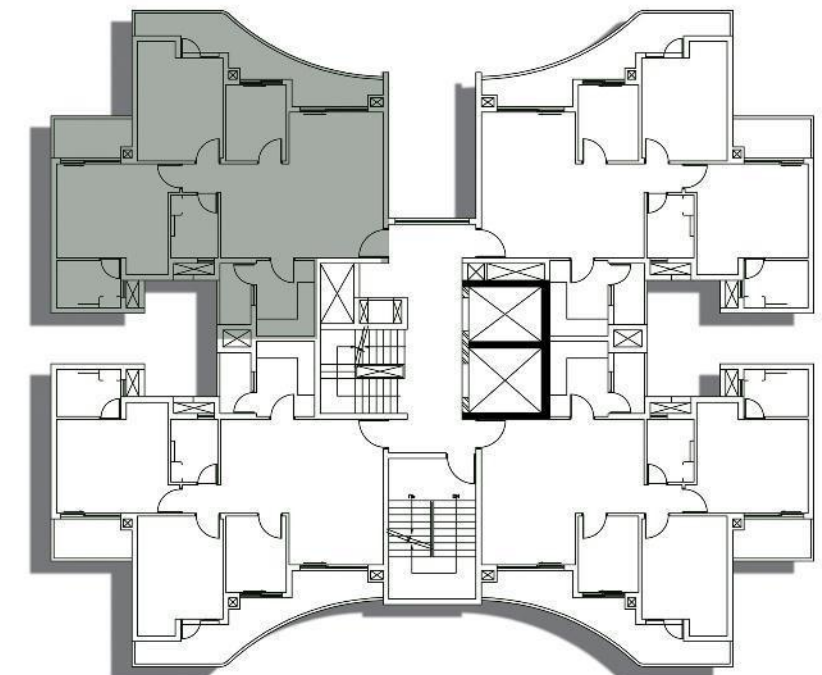
UNIT LAYOUT PLAN

2 BHK + STUDY + 2 TOILETS

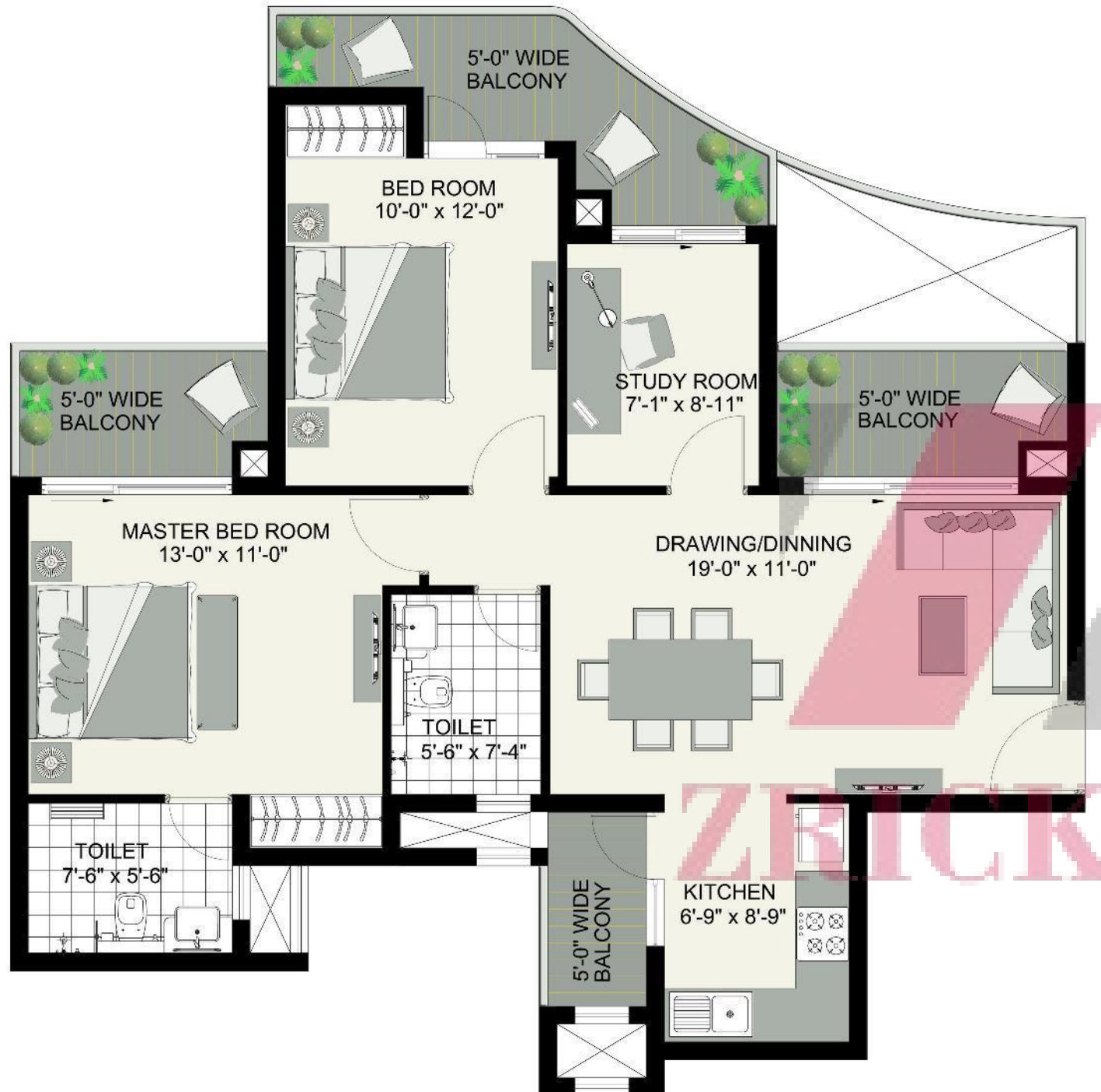
SUPER AREA = 1390 SQFT.

TOWER A - FIRST TO SIXTH FLOOR

TOWER B,C,D,E - GROUND TO SIXTH FLOOR



CLUSTER LAYOUT



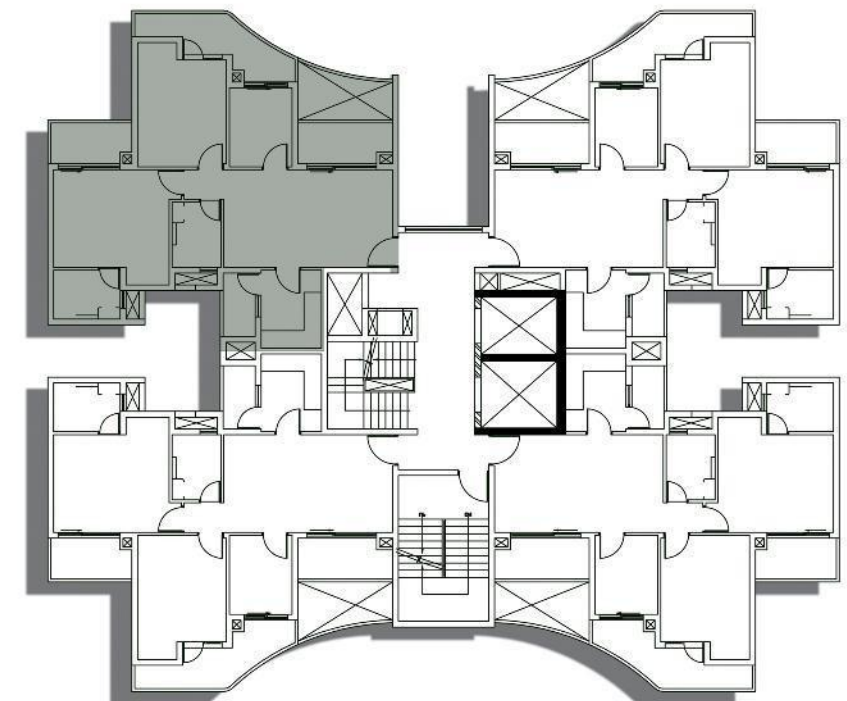
UNIT LAYOUT PLAN

2 BHK + STUDY+2 TOILETS

SUPER AREA = 1310 SQFT.

TOWER A,B,C - EIGHTH TO NINETEENTH FLOOR

TOWER D,E - EIGHTH TO EIGHTEENTH FLOOR



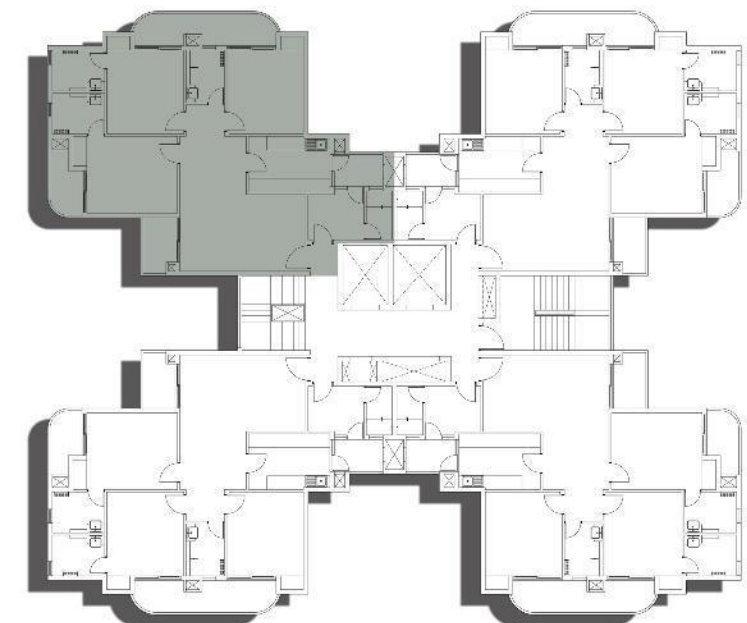
CLUSTER LAYOUT



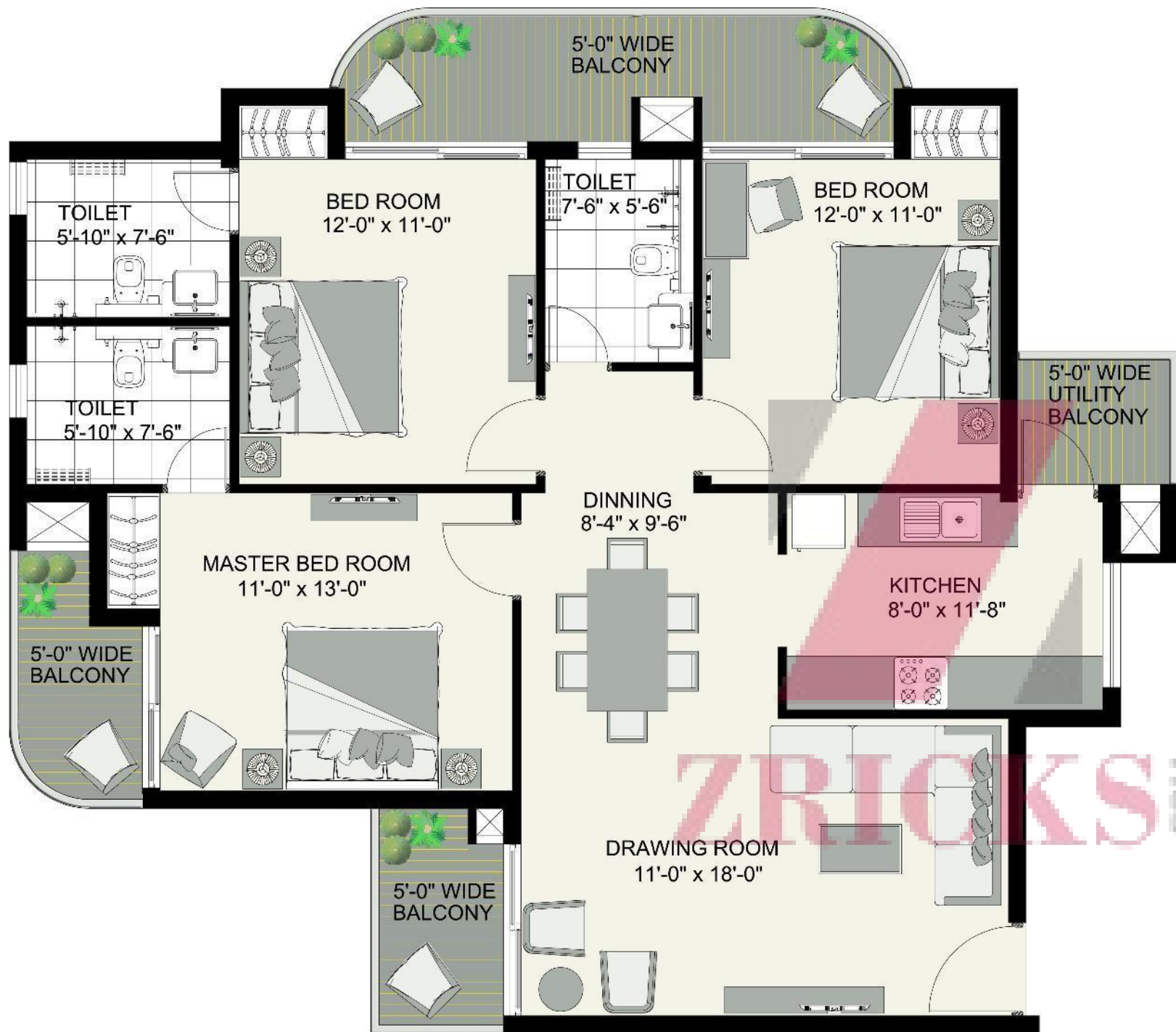
UNIT LAYOUT PLAN

3 BHK + 3 TOILETS + SERVANT ROOM + SERVANT TOILET
SUPER AREA = 1770 SQFT.

TOWER F,G - GROUND TO FIFTH FLOOR
TOWER H - FIRST TO FIFTH FLOOR



CLUSTER LAYOUT

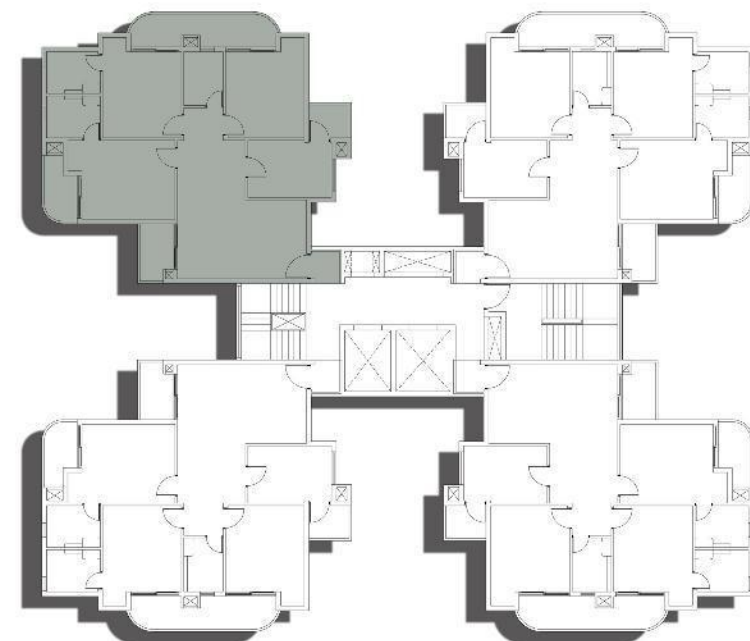


UNIT LAYOUT PLAN

3 BHK + 3 TOILETS

SUPER AREA = 1650 SQFT.

TOWER F,G,H - SEVENTH TO EIGHTEENTH FLOOR



CLUSTER LAYOUT

AERIAL VIEW



AERIAL VIEW



VIEW



CLUB



ICONIC TOWER



SPECIFICATIONS



Arena 7, Sector 79, Noida					
Finishing Specifications					
Area	Location	Specs	Base Rate		Suggested Marketing Specification
Living / Dining	Flooring	Vitrified Tiles (2' x 2'), Skirting of same tile flushed at wall.	40	Per Sqft	Vitrified Tiles
	Wall	OBD	12	Per Sqft	Oil Bound Distemper
	Ceiling	OBD with Cornice (only for hiding Fire pipes)	14	Per Sqft	Oil Bound Distemper
	Door	Veneer Finish (2.4m X1.2m), Red mirandi wood frame (2.5" X 5.0"). Double shutter provision on the frame. Single lever Mortise lock, Tower bolt, Eye Piece.	20,000	Nos	Main Entrance Door - Veneer Finish
	Windows	UPVC/Aluminum glazing with toughened Glass on Non Balcoony Window / Annealed Glass on Balcoony Window. Keyless locking mechanism.	3,500	Per Sqmt	UPVC / Aluminum Glazing
Master Bedroom	Flooring	Laminated Wooden Flooring, Laminated skirting protruding at wall.	60	Per Sqft	Laminated Wooden Flooring
	Wardrobes	Not Provided			
	Wall	OBD	12	Per Sqft	Oil Bound Distemper
	Ceiling	OBD with Cornice (only for hiding Fire pipes)	14	Per Sqft	Oil Bound Distemper
	Door	Skin Doors (2.1m X .9/1.0m), Red mirandi wood frame (2.5" X 4.0") / Inbuilt frames. Single Lever Mortise lock, Tower Bolt inside.	12,000	Nos	Skin Doors
	Windows	UPVC/Aluminum glazing with toughened Glass on Non Balcoony Window / Annealed Glass on Balcoony Window. Keyless locking mechanism.	3,500	Per Sqmt	UPVC / Aluminum Glazing
Bedrooms	Flooring	Laminated Wooden Flooring, Laminated skirting protruding at wall.	60	Per Sqft	Laminated Wooden Flooring
	Wardrobes	Not Provided			
	Wall	OBD	12	Per Sqft	Oil Bound Distemper
	Ceiling	OBD with Cornice (only for hiding Fire pipes)	14	Per Sqft	Oil Bound Distemper
	Door	Skin Doors (2.1m X .9/1.0m), Red mirandi wood frame (2.5" X 4.0") / Inbuilt frames. Single Lever Mortise lock, Tower Bolt inside.	12,000	Nos	Skin Doors
	Windows	UPVC/Aluminum glazing with toughened Glass on Non Balcoony Window / Annealed Glass on Balcoony Window. Keyless locking mechanism.	3,500	Per Sqmt	UPVC / Aluminum Glazing
Study	Flooring	Vitrified Tiles (2' x 2') same as that of Living room. Skirting of same tile flushed at wall.	40	Per Sqft	Vitrified Tiles
	Wardrobes	Not Provided			
	Wall	OBD	12	Per Sqft	Oil Bound Distemper
	Ceiling	OBD with Cornice (only for hiding Fire pipes)	14	Per Sqft	Oil Bound Distemper
	Door	Skin Doors (2.1m X .9/1.0m), Red mirandi wood frame (2.5" X 4.0") / Inbuilt frames. Single Lever Mortise lock, Tower Bolt inside.	12,000	Nos	Skin Doors
	Windows	UPVC/Aluminum glazing with toughened Glass on Non Balcoony Window / Annealed Glass on Balcoony Window. Keyless locking mechanism.	3,500	Per Sqmt	UPVC / Aluminum Glazing
Kitchen	Flooring	Vitrified Tiles (2' x 2') same as that of Living room (No Door)	40	Per Sqft	Vitrified Tiles
	Kitchen	Granite counter with SS Sink and drain board Single lever spout	150	Per Sqft	Stone Counter with SS Sink
	Wall	Designer Ceramic tile 2'-0" above counter top	30	Per Sqft	Oil Bound Distemper with 2' high Tile Dado in front of counter.
	Ceiling	OBD	12	Per Sqft	Oil Bound Distemper
	Door	No Doors for Kitchen			
	Windows	UPVC/Aluminum glazing with toughened Glass on Non Balcoony Window / Annealed Glass on Balcoony Window. Keyless locking mechanism.	3,500	Per Sqmt	UPVC / Aluminum Glazing
Bathrooms	Flooring	Matt Finish Ceramic Tiles (1' x 1')	30	Sqft	Antiskid Ceramic Tiles
	Wall	Designer Matt Finish Ceramic Tiles (1' x 1') without border / band tiles. Corner tiles on walls & floor to be finalized with matching joints.	30	Sqft	Designer Ceramic Tiles
	Fittings & Fixtures	Jaguar / Hindware / equivalent Washbasins with built in counters with single lever spout - No stone counters	20,000	per Toilet	Branded Bathroom Fittings
		Floor mounted European WCs with CP Health faucet Single lever shower mixer with Telephonic shower Towel Rail, Beveled mirror Geyser provision only			
	Ceiling	False Ceiling (MR Board with Paint)			Painted Moisture Resistant Board
	Door	Skin Doors (2.1m X .9/1.0m), Red mirandi wood frame (2.5" X 4.0") / Inbuilt frames. Sliding Latch on both sides.	12,000	Nos	Skin Doors
Balcony	Flooring	Matt Finish Ceramic Tiles	30	Per Sqft	Matt Finish Ceramic Tiles
	Wall	External weatherproof texture paint	25	Per Sqft	External Weatherproof Paint
	Ceiling	OBD	12	Per Sqft	Oil Bound Distemper
	Railing	MS Railing @8 Kgs/Rmt	520	Per Rmt	MS Railing
	Door	UPVC/Aluminum glazing with toughened Glass on Non Balcoony Window / Annealed Glass on Balcoony Window. Keyless locking mechanism.	3,500	Nos	UPVC / Aluminum Glazing
Servant Room	Flooring	Ceramic Tile (1' x 1')	30	Per Sqft	Ceramic Tiles
	Wardrobes	Not Provided			
	Wall	OBD	12	Per Sqft	Oil Bound Distemper
	Ceiling	OBD with Cornice (only for hiding Fire pipes)	14	Per Sqft	Oil Bound Distemper
	Door	Skin Doors (2.1m X .9/1.0m), Red mirandi wood frame (2.5" X 4.0") / Inbuilt frames. Single lever Mortise lock, Tower bolt.	12,000	Nos	Skin Doors
	Windows	UPVC/Aluminum glazing with toughened Glass on Non Balcoony Window / Annealed Glass on Balcoony Window.	3,500	Per Sqmt	UPVC / Aluminum Glazing
Servant Toilet	Flooring	Plain Matt Finish Ceramic Tiles (1' x 1')	25	Sqft	
	Wall	Plain Glazed Ceramic Tiles	25	Sqft	
	Fittings & Fixtures	Hindware equivalent Corner Washbasins, cold water supply only. Indian WCs with water tap Water tap with cold water supply only No accessories	8,000	per Toilet	
	Ceiling	False Ceiling (MR Board with Paint)			

	Door	Painted / Skin Doors (2.1m X .9/1.0m), Red mirand wood frame (2.5" X 4.0") / Inbuilt frames. Sliding Latch on bothsides.	6,000	Nos		
Basement	Flooring	VDF without floor hardener		Per Sqft		
	Wall	Whitewash	8	Per Sqft		
	Ceiling	Whitewash	8	Per Sqft		
	Door	PaintedFlush Doors.	10,000	Nos		
	Parking	MS curved Comer Guards for the cdumns, 1m high		Per Kg		
Lobby	Flooring	Indian Marble combination on Ground Floor (Double Height lobby) Pivot Tiles onRest	150 50	Per Sqft Per Sqft		
	Wall	Indian Marble combination with OBD on Ground Floor / Indian Marble Lift Architrave with OBD on rest.	150	Per Sqft		
	Ceiling	OBD, False ceiling only at Ground Floor	14	Per Sqft		
	Services Door	MS Fire Door with 2 hourfire rating whereverrequired / Painted Doors	15,000 / 10,000	PerNos		
Staircase	Flooring	Kota with joint forboth staircases, Half bull nose, 2 antiskid grooves. Landingswith 2' x 2' Kota slabs.	35	Per Sqft		
	Wall	OBD	12	Per Sqft		
	Railing	MS Railing @8 Kgs/Rmt. One side only. With painted pipe sectiontop.	520	Per Rmt		
	Door	MS Fire Door with 2 hourfire rating whereverrequired / Painted Wooden Doors	15,000 / 10,000	PerNos		
Stilt	Flooring	VDF without floor hardener (including 100 mm avg thickness concrete)	93	Per Sqft		
	Wall	External weatherproof texturepaint	25	Per Sqft		
	Ceiling	OBD	12	Per Sqft		
	Door	Glass door for main entrance lobby at Stilt Floor	45,000	PerNos		
Service Rooms	Flooring	IPS (100 mmthick)	45	Per Sqft		
	Wall	OBD	12	Per Sqft		
	Ceiling	OBD	12	Per Sqft		
	Door	MS Fire Door with 2 hourfire rating whereverrequired / Painted Wooden Doors	15,000 / 10,000	PerNos		
General	HVAC	Low Side Provisioning for Drain Pipe & Sleevefor Split units in all units / Basement Ventilationonly.	5,000	Per Nos	Low Side Provisioning withDrain Pipe & Sleeves for Splitunit	
	DG	4 KVA power backup for 2BHK, 6 KVA powerbackup for 3BHK units, 8 KVA for 4BHK Sqft units. Chargeable basis. ConstructionCost to coverthesame. No more purchasablepower.	12,000	PerKVA	24 x 7 PowerBackup	
	Electrical Fixtures	Switch Sockets only (ABB / Legrand equivalent). Fittings in common areas & balconies only.				
		Copper wiring in PVC Conduits			Copper Wiring in PVC Conduits	
	Elevator	MRL, 2 Passenger (8 Pax), 1.75 m/s & 1 Freight Elevator (Details asper Traffic analysis. Inside finish Indian marble flooring, SS Finish with SS Handrail, No mirror. OTIS / KONE / THYSUN	2,500,000	Nos		
	External Painting	External Texture Weatherproofpaint	25	Per Sqft	WeatherproofTexture Paint	
	Plumbing	CPVC for Water Supply, UPVC for Drainage, Undersunkfittings.				
	Landscaping	As detailed by Architect. Budget as mentioned for the BUA. External Development costs extra.	50	per Sqft		
	Façade Features	As detailed by Architect. Budget as mentioned for the BUA. Façade features to cover only structures beyond the outer lines of the unit areas being developed for any projection, canopies, pergdas, projected beams / walls. Excludes Balconies (Curved / Straight). Costto be agreed as perspecific BOQ for Facadeelements.	25	per Sqft		
	External Development	Includes compound walls (10' high compound walls including 2' high MS grill @ 8 Kgs/Rmt, Driveways (Concrete roads).				
	Amenities in Club	Gym, Restaurant, Banquet hall(3000 Sqft), Pod / billiards, Café, Table Tennis, Card Room, Library, Entrance Foyer (Double height). Budget as mentioned forfinishes. Approximate Size - 30,000 Sqft	2,500	per Sqft	Gym, Restaurant, Banquet hall(3000 Sqft), Pool / billiards, Café, Table Tennis, Card Room, Library.	
		Beach SwimmingPod	1,000,000	LS	Beach SwimmingPod	
		Lawn Tennis Court - 1No	150,000	LS	Lawn Tennis	
		Badminton Court - 2 Nos	200,000	LS	Badminton	
	Commercial	Bare Shell Shops (Plastered surfaces rdling shutters, without air-conditioning). Approximate Size -				
Base PricesFor other Variables						
		Cement	245	PerBag		
		Reinforcement Steel Average acrossDiameters	42,000	Per MT		
		Coarse Sand	40	Per Cft		
		Fine Sand	40	Per Cft		
		Aggregates AveragePrice	40	Per Cft		
		Steel Coefficient for S+19Tower	6	Kgs/Sqft		
		Steel Coefficient for S+32Tower	7	Kgs/Sqft		
		Concrete Coefficient for S+19 Tower	400	Kgs/Sqft		
		Concrete Coefficient for S+32 Tower	450	Kgs/Sqft		
		Date & Month of Variables for Escalationalcalulation based on 10CC (if applicable)	1-Oct-15	Date		

Parameter	Regular Group Housing in Noida	Sector 79, Sports City, Noida	Benefits
FAR	2.75 – 3.50	2	Less construction and more green spaces
Density	668 Person per Acre 29,677 families in approx. 200 Acre group housing sector	263 Person per Acre 11,673 families in approx. 200 Acre sector	Less load on infrastructure. Better quality of living
Average Size	Average unit size of 1,285 sq. ft. in group housing sectors	Average unit size of 1,865 sq. ft. in sports city	More upscale community and neighborhood
Ground Coverage	40%	Less than 30%	More open spaces
Sports Facilities	Limited to Badminton & Tennis Courts	Sports Academies, Cricket, Swimming and Multiple other Sports Infrastructure	Availability of state-of-the-art sports infrastructure to promote active lifestyle
Golf Course	Only in Select Projects	9-hole Golf Course	Premium project positioning
Green Areas	Limited Green Spaces	126 Acres of Sprawling Greens	Larger rejuvenating spaces
Club	A single 10,000 – 25,000 sft	Township Level: An Integrated Sports Club	Numerous sports options to choose from and wider community engagement opportunities
		Group Housing Level: An Independent State-of-the-Art Clubhouse	

Parameter	Regular Group Housing in Noida	Sector 79, Sports City, Noida	Benefits
Developer Background	Most developers have limited development track record	Delivered >16 million sq. ft. Land bank of 800 Acres Projects funded by FDI/ large financial institutes	Professional and transparent customer dealing. Promise of timely delivery with quality.
Green Building	Most projects do not have green building certification	Pioneer of Green Buildings in India. GRIHA 4 Star/ Indian Green Building Council Gold rated buildings	Sustainable development causing less damage to environment. Low energy and water consumption resulting in lower maintenance
Connectivity	Only few group housings are within walking distance of metro station	Bang opposite to metro station. Located between 75 M wide road connecting to Noida Expressway and 75 M wide FNG	Better connectivity with Delhi, Ghaziabad, Faridabad, Greater Noida and rest of Noida
Payment Plan	Most plans are Down Payment, Construction linked	Attractive payment plan of 20:20:30:30	Better ROI, Less initial exposure

PAYMENT PLAN – TYPE I & II



DOWN PAYMENT PLAN (Rebate 10 % on BSP)

- ☐ On Application for Booking 10% of BSP
- ☐ Within 60 days from Allotment 85% of BSP + Car Park + PLC + Power backup Charges+ Club Membership + ESC +FFC
- ☐ On Offer of Possession 5% + IFMS

SPECIAL PAYMENT PLAN (20:20:30:30)

- ☐ On Application for Booking 10% of BSP
- ☐ Within 90 days from Allotment 10% of BSP + Car Parking
- ☐ Within 365 days from Allotment 20% of BSP + ESC + FFC+ PLC
- ☐ On completion of Superstructure 30% of BSP + Club Membership + Power Backup
- ☐ On Offer of Possession 30% of BSP + IFMS+ Lease Rent

PAYMENT PLAN –TYPE III

CONSTRUCTION LINKED PAYMENT PLAN

<input type="checkbox"/> On application for Booking	10%
<input type="checkbox"/> Within 45 days from Allotment	10%
<input type="checkbox"/> On Completion of Basement roof slab	10%
<input type="checkbox"/> On Completion of 4 floor roof slab	5% + 50 % Car Park
<input type="checkbox"/> On Completion of 8 floor roof slab	5% + 50 % Car Park
<input type="checkbox"/> On Completion of 12 floor roof slab	5% + Floor PLC
<input type="checkbox"/> On Completion of 16 floor roof slab	7.5% + Landscape PLC
<input type="checkbox"/> On Casting of Top Floor roof slab	7.5% + ESC
<input type="checkbox"/> On Completion of Brick work	10%
<input type="checkbox"/> On Completion of Electrical Conducting	7.5% + FFEC
<input type="checkbox"/> On Completion of External Plaster	7.5% + Power Backup Equipment Charges
<input type="checkbox"/> On Completion of Plumbing work	10% + Club membership
<input type="checkbox"/> On Offer of Possession	5% + Lease Rent + IFMS + Other Charges

Important Note:

1. Lease Rent as per Actuals at the time of Possession.
2. The BSP is exclusive of applicable taxes, Lease Rent, cess, VAT, WCT, Service Tax on the sale/ purchase, Allotment, Buyer Agreement or in relation to the Project or any component thereof which shall be paid by the Applicant/Allottee in the manner set forth.
3. Stamp Duty, Registration Charges, Lease Rent, miscellaneous expenses etc., shall be payable by the Allottee on offer of possession.
4. The milestone/ instalment plan / development linked stages can be called for payment and become payable on demand in any order irrespective of the sequence.
5. All Cheques / Draft to be made in favour of “Lotus Arena 7”

PRICE LIST

<input type="checkbox"/> Basic Sale Price (BSP)	Rs. 4500/- Per Sq. Ft.
<input type="checkbox"/> Preferential Location Charges (PLC)	
1 st to 5 th Floor	Rs. 150 Per Sq. Ft
6 th to 10 th Floor	Rs. 100 Per Sq. Ft
<input type="checkbox"/> Landscape	Rs 50 / 100 Sq.Ft
<input type="checkbox"/> Car Parking (covered)	Rs. 2,95,000 Per Bay
<input type="checkbox"/> ESC (Electric Sub-Station Charges)	Rs. 50 Per Sq. Ft.
<input type="checkbox"/> FFEC (Fire Fighting Equipment Charges)	Rs. 50 Per Sq. Ft
<input type="checkbox"/> Power Backup Installation Charges	Rs. 20,000/- Per KVA
<input type="checkbox"/> Club Membership	Rs. 1,50,000/-
<input type="checkbox"/> IFMS	Rs. 50 Per Sq. Ft

Important Note:

1. Inaugural Discount of Rs 200 sq.ft for first 50 bookings, Rs 100 will be applicable over and above 50 bookings.
2. Lease Rent as per Actuals at the time of Possession.
3. *One Covered Car Parking Along with an apartment is mandatory.
4. **2 KVA (Mandatory) Power Back up for 2 BHK and 3 KVA (Mandatory) Power Back up for (3BHK + 3 TOI & 3 BHK). .
5. Interest Free maintenance Security (IFMS) deposit @ Rs 50/- psf shall be payable by the Allottee at the time of offer of possession.
6. The BSP is exclusive of applicable taxes, cess, VAT, WCT, Lease Rent Service Tax on the sale/ purchase, Allotment, Buyer Agreement or in relation to the Project or any component thereof which shall be paid by the Applicant/Allottee in the manner set forth.
7. Stamp Duty, Registration Charges, Lease Rent, Miscellaneous expenses etc., shall be payable by the Allottee on offer of possession.
8. All Cheques / Draft to be made in favour of **LOTUS ARENA 7** Payable at New Delhi / Noida



Thank You

ZRICKS

Disclaimer: The information contained in this document is proprietary to Lotus Greens Developers Pvt. Ltd. and is not meant to be used for any commercial transaction. All such documentation and information remains the property of Lotus Greens Developers Pvt. Ltd. and shall be kept confidential. It is not to be shown to any third party without the prior written authorization of Lotus Greens Developers Pvt. Ltd. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.