



**FABLE CASTLE**  
Homes inspired by Disney

*Where your world is  
a sparkling fairytale*

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Disclaimer: Unit layout, Master layout & Specifications listed above are tentative and can be changed at the sole discretion of Builder/ Developer.

# Product Brief

**Location:** Golf Country, Yamuna Expressway

**No. of Floors:** 25

**Possession Period:** 36 Months plus 6 months Grace Period

**Size:** 2 BHK (1000 sq. ft.), 2 BHK + Study (1255 sq. ft.), 3 BHK (1440 sq. ft.), 3 BHK (1725 sq. ft.), 3 BHK (1820 sq. ft.), 4 BHK (1825 sq. ft.)

## Key elements of Developments

- Golf Centric – Theme based project : 9 hole Golf Course designed by world renowned Graham Cooke
- 100 acres project comprising of Plots/Villas /Apartments/Studios
- Commercial consists of Shopping Mall, Multiplex and Hotel within project
- School & Nursing Home also part of the project
- Adjoining F1 Track & Cricket Stadium on Yamuna Expressway
- Near Night Safari – now on top priority of U.P. Government
- Noida Intl University & Galgotia Universities (both operational) in surroundings
- Tech Zone & Gautam Budh University(operational) in close vicinity

## Connectivity

- 165 km long Yamuna Expressway connecting Noida to Agra
- Proposed Metro Station up to Pari Chowk within 2 years
- Eastern Peripheral Expressway will intersect Yamuna Expressway and FNG Corridor
- 15 minutes distance from Boraki Rly Station – part of 10,000 kms Freight corridor covering 5 States
- Well connected with Noida-Gr.Noida Expressway
- 60 & 45 mtrs Sector Roads



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Where there is  
a story at every step



Think of **Wishing Wells** granting you your every wish. Envisage elegant Princesses grace your garden through winter, spring and summer. Visualize your favourite characters bringing back magic to everyday living. It's about to come to life with a whole new world; complete with picturesque castles, your favorite characters and breathtaking activities that mesmerized you as a child. Ever wish to turn back the calendar and live your childhood again? Come over; experience a spellbinding story waiting for you every moment and every step along the way.

FABLE CASTLE  
Homes inspired by Disney

Where the World of Disney  
is a part of your World



Welcome to a destination where every creation is as vivid as your imagination. Fable Castle is a place for the young and old, big and small - a unique space where great moments come to life as you relive your childhood, all over again! Discover a fabulous and enchanting world inspired by the stories, characters and the magic of Disney. Create precious memories with your family that will last a lifetime as you discover a new and magical lifestyle. The 2/3/4 BHK apartments at Fable Castle will take you to a world where fables come to life, immersing you in lifestyle inspired by some of your favourite Disney stories and films. The World of Disney can be part of your world now.

Where everyday life  
boasts of fairytale delights



Enter this wonderful fabled world where you can live in a world inspired with the characters from your favorite Disney stories. Encounter Princesses from the Royal Realms of Disney. Follow Snow White into the woods. Admire Sleeping Beauty in deep slumber. Watch Cinderella ride away in her pumpkin carriage to meet her Prince charming.

Live a fairy tale everyday with magical characters as you engage in the magic of Disney story telling. Party with family and friends at a Disney themed club house. Have fun n' frolic in the Mickey shaped pools. Take a stroll in the garden inspired by Winnie the Pooh's 100 acre woods. Drop a coin in the Wishing Well to make every wish come true. Discover a new adventure with your favourite super - hero, Spider Man and race to win with Lightning Mc Queen. Explore magical play areas sprinkled with fairy dust. Experience fairy tale moments.

Disney Themed Landscaping | Victorian Style Elevations | Fountains | Wishing Wells | Princess Summer Palace | Cars Racing Track | Winnie the Pooh Play Area | Mickey Mouse Club-house | Avengers Gymnasium



Where the living space  
speaks of your favourite Disney characters

Make Mickey Mouse, Minnie Mouse and other classic Disney characters part of your child's room. Let your son have his snack in a Spider Man room. Watch your little girl sleep sound in a Winnie the Pooh room. At Fable Castle your rooms can be customised with your child's favourite Disney characters. Let them enjoy a new experience inspired by Disney, while you re-live the joys of your favourite Disney stories. Whatever your child's age may be, there is magic for everyone.



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## Where every feature is magical and every moment a miracle

**F**rom bedrooms to living rooms, fun times in rooms inspired by Mickey Mouse and friends. From an afternoon siesta to 'hunnying' in spaces inspired by Winnie the Pooh and friends. From dawn to dusk, the aura inspired by Disney Princess spaces. From adventure to racing in spaces inspired by Spider Man and Cars, you will never get bored. In fact, you will never get old. Here is Fable Castle's amazing Specifications. Live happily ever after.



### DINING

Floor - Vitrified tiles  
 External door and window - Powder coated aluminium with double rebate  
 Electrical Fittings - Modular switches  
 Walls - Oil bound distemper  
 Internal Doors - Flush shutter with wooden frame  
 Hardware - All doors and windows with metal fittings along with mortice lock on the main door  
 Electrical - Copper wiring and PVC concealed conduit. Provision for adequate light and power points as well as Television and T.V. outlets with modular switches and protective M.C.B.'s  
 Water Supply - Underground and overhead water tanks with pumps and 24 hours water supply. Individual R.O. plant of standard make in each kitchen  
 Ceilings - Oil bound distemper



### BEDROOM

Floor - Vitrified tiles  
 External door and window - Powder coated aluminium with double rebate  
 Electrical Fittings - Modular switches  
 Walls - Oil bound distemper  
 Internal Doors - Flush shutter with wooden frame  
 Hardware - All doors and windows with metal fittings along with mortice lock on the main door  
 Electrical - Copper wiring and PVC concealed conduit. Provision for adequate light and power points as well as Television and T.V. outlets with modular switches and protective M.C.B.'s  
 Water Supply - Underground and overhead water tanks with pumps and 24 hours water supply. Individual R.O. plant of standard make in each kitchen  
 Ceilings - Oil bound distemper



### KITCHEN

Floor - Vitrified tiles  
 External door and window - Powder coated aluminium with double rebate  
 Electrical Fittings - Modular switches  
 Walls - Ceramic tiles of 2' height from the platform  
 Fittings - Stainless steel sink with C.P. fittings  
 Internal Doors - Open  
 Hardware - All doors and windows with metal fittings along with mortice lock on the main door  
 Electrical - Copper wiring and PVC concealed conduit. Provision for adequate light and power points as well as Television and T.V. outlets with modular switches and protective M.C.B.'s  
 Water Supply - Underground and overhead water tanks with pumps and 24 hours water supply. Individual R.O. plant of standard make in each kitchen  
 Ceilings - Oil bound distemper



### TOILET

Floor - Ceramic tiles  
 Electrical Fittings - Modular switches  
 Walls - Ceramic tiles of 7' height  
 Fittings - Washbasin WC & C.P. fittings  
 Internal Doors - Flush shutter  
 Hardware - All doors and windows with metal fittings along with mortice lock on the main door  
 Electrical - Copper wiring and PVC concealed conduit. Provision for adequate light and power points as well as Television and T.V. outlets with modular switches and protective M.C.B.'s  
 Water Supply - Underground and overhead water tanks with pumps and 24 hours water supply. Individual R.O. plant of standard make in each kitchen  
 Ceilings - False ceiling



### BALCONIES

Floor - Ceramic tiles  
 Electrical Fittings - Modular switches  
 Walls - Oil bound distemper  
 Hardware - All doors and windows with metal fittings along with mortice lock on the main door  
 Electrical - Copper wiring and PVC concealed conduit. Provision for adequate light and power points as well as Television and T.V. outlets with modular switches and protective M.C.B.'s  
 Water Supply - Underground and overhead water tanks with pumps and 24 hours water supply. Individual R.O. plant of standard make in each kitchen  
 Ceilings - Permanent paint finish



### LIFT

Floor - P.V.C. flooring  
 Electrical Fittings - Modular switches  
 Hardware - All doors and windows with metal fittings along with mortice lock on the main door  
 Electrical - Copper wiring and PVC concealed conduit. Provision for adequate light and power points as well as Television and T.V. outlets with modular switches and protective M.C.B.'s  
 Water Supply - Underground and overhead water tanks with pumps and 24 hours water supply. Individual R.O. plant of standard make in each kitchen



### LOBBIES / CORRIDOR

Floor - Kota stone / vitrified tiles  
 Walls - Oil bound distemper  
 Hardware - All doors and windows with metal fittings along with mortice lock on the main door  
 Electrical - Copper wiring and PVC concealed conduit. Provision for adequate light and power points as well as Television and T.V. outlets with modular switches and protective M.C.B.'s  
 Water Supply - Underground and overhead water tanks with pumps and 24 hours water supply. Individual R.O. plant of standard make in each kitchen



### EXTERIOR FINISH

Walls - Texture paint  
 Internal Doors - Flush shutter with wooden frame  
 Hardware - All doors and windows with metal fittings along with mortice lock on the main door  
 Electrical - Copper wiring and PVC concealed conduit. Provision for adequate light and power points as well as Television and T.V. outlets with modular switches and protective M.C.B.'s  
 Water Supply - Underground and overhead water tanks with pumps and 24 hours water supply. Individual R.O. plant of standard make in each kitchen

You may convert any one bedroom with Disney inspired interiors, which shall be charged for, additionally.

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Where every corner  
casts an eternal spell

Watch out for mystery and aura every time you take a leisurely walk. Lose your way and find it as you wander these magical paths on a street maze. There is magic in every nook and cranny and you will delight in something new every single time. Presenting Fable Castle's Site Plan.



45.0 M WIDE ROAD

Fable Castle Legends			
TYPE	SIZE	TYPE	SIZE
	2 BHK + 2 TOI 1000 SQ. FT.		2 BHK + 2 TOI + STUDY 1255 SQ. FT.
	3 BHK + 2 TOI 1440 SQ. FT.		3 BHK + 3 TOI 1725 SQ. FT.
	4 BHK + 4 TOI 2125 SQ. FT.		3 BHK + 3 TOI + FOYER 1820 SQ. FT.





Where imagination is translated into real creations

Get engulfed in the magical world all over again as you enter your own Disney inspired space. Choose from a varied range of spaces to suit your comfort and fancy. From 2, 3 to 4 BHK Disney inspired apartments, the only thing you'll find common among these spaces is the nostalgia and sense of being a child again. Time to rewind and relive with your favourite Disney character. Showcasing Fable Castle's Floor Plan.

unit plan  
2 BHK + 2 Toilets



Super Area - 1000 sq. ft.

unit plan  
2 BHK + 2 Toilets + Study



Super Area - 1255 sq. ft.

unit plan  
2 BHK + 2 Toilets + Study



Super Area - 1255 sq. ft.



unit plan  
3 BHK + 2 Toilets



Super Area - 1440 sq. ft.

unit plan  
3 BHK + 3 Toilets + FOYER



Super Area - 1820 sq. ft.

unit plan  
3 BHK + 3 Toilets



Super Area - 1725 sq. ft.

unit plan  
4 BHK + 4 Toilets



Super Area - 2125 sq. ft.

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## Price List

Effective from 2nd May - 2013

2 Bedroom (1000 sq. ft.)			
Basic Parameters	CLP	FLEXI	DPP
Super Area	1000	1000	1000
Base Rate (Rs. per sq. ft.)	3500	3325	3150
Base Price (Rs.)	<b>3500000</b>	<b>3325000</b>	<b>3150000</b>

2 Bedroom + Study (1255 sq. ft.)			
Basic Parameters	CLP	FLEXI	DPP
Super Area	1255	1255	1255
Base Rate (Rs. per sq. ft.)	3500	3325	3150
Base Price (Rs.)	<b>4392500</b>	<b>4172875</b>	<b>3953250</b>

3 Bedroom (1440 sq. ft.)			
Basic Parameters	CLP	FLEXI	DPP
Super Area	1440	1440	1440
Base Rate (Rs. per sq. ft.)	3400	3230	3060
Base Price (Rs.)	<b>4896000</b>	<b>4651200</b>	<b>4406400</b>

3 Bedroom (1725 sq. ft.)			
Basic Parameters	CLP	FLEXI	DPP
Super Area	1725	1725	1725
Base Rate (Rs. per sq. ft.)	3400	3230	3060
Base Price (Rs.)	<b>5865000</b>	<b>5571750</b>	<b>5278500</b>

3 Bedroom (1820 sq. ft.)			
Basic Parameters	CLP	FLEXI	DPP
Super Area	1820	1820	1820
Base Rate (Rs. per sq. ft.)	3400	3230	3060
Base Price (Rs.)	<b>6188000</b>	<b>5878600</b>	<b>5569200</b>

4 Bedroom (2125 sq. ft.)			
Basic Parameters	CLP	FLEXI	DPP
Super Area	2125	2125	2125
Base Rate (Rs. per sq. ft.)	3400	3230	3060
Base Price (Rs.)	<b>7225000</b>	<b>6863750</b>	<b>6502500</b>

### OTHER CHARGES

One Time Lease Rent	Rs. 60/ sq.ft.
External Development Charges (EDC)	Rs. 125/- sq.ft
Interest Free Maintenance Security(IFMS)	Rs. 50/ sq.ft.
Covered Car Parking	Rs. 2,50,000/-
Club Membership	Rs. 1,00,000/-
Electricity Installation Charges (Min 2 kw Mandatory.)	Rs. 20,000/- KVA
Power Back Power Back Up Charges (1kw Mandatory)	Rs. 20,000/- KVA
Meter Connection charges	Rs. 20,000/- for Single Phase Rs. 25,000/- for Three Phase

### Preferential Location Charges Rs. / Per Sq. Ft.

1st Floor	120	Park /Road Facing	25/- per sq. ft
2nd Floor	110	Corner Apartments	25/- per sq. ft
3rd Floor	100		
4th Floor	90		
5th Floor	80		
6th Floor	70		
7th Floor	60		
8th Floor	50		
9th Floor	40		
10th Floor	30		
11th Floor	20		
12th Floor	10		

## Payment Plan

### Down Payment Plan 'A'

At the time of booking	10%
Within 30 days from booking	85%
On offer of possession	05%

### Flexi Payment Plan 'B'

At the time of booking	10%
Within 60 days of booking	40%
On start of foundation work	09%
On start of basement roof slab	09%
On start of second floor roof slab	09%
On start of six floor roof slab	09%
On start of twelve floor roof slab	09%
On offer of possession letter	05%

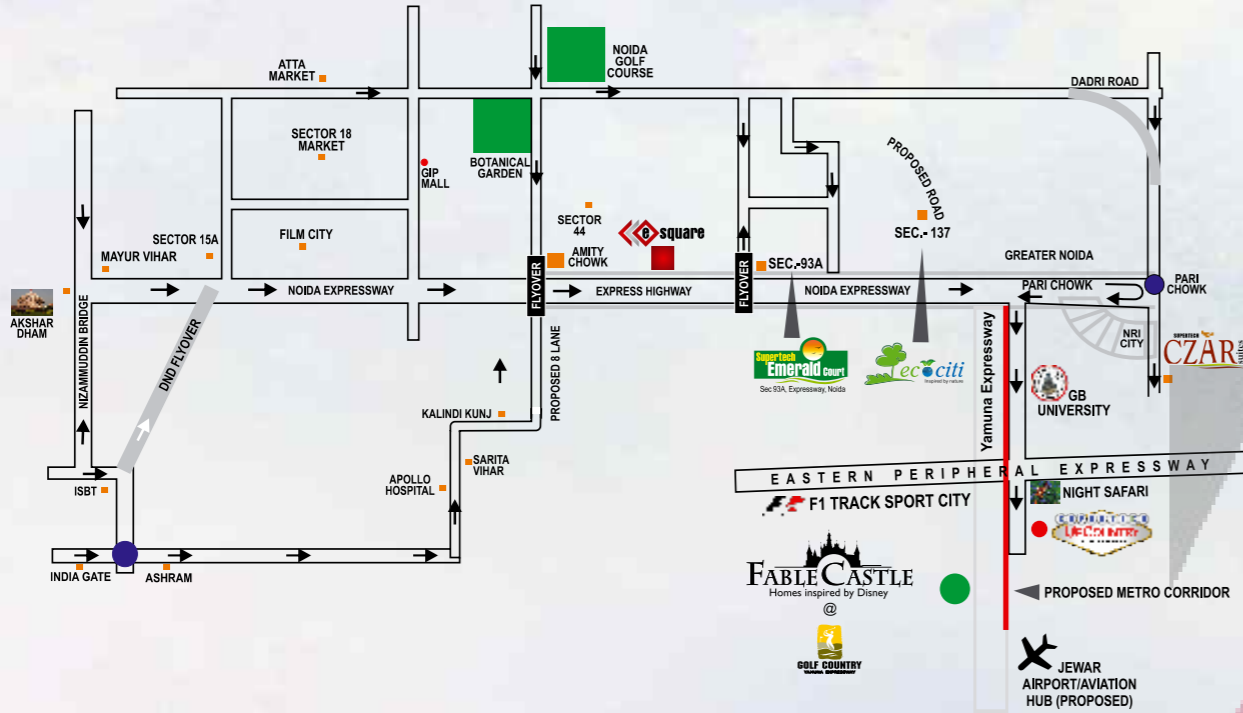
### Construction Linked Payment Plan 'C'

At the time of booking	10%
Within 30 days from booking	10%
Within 60 days from booking	10%
On start of foundation work	10%
On start of basement roof slab	07%
On start of second floor roof slab	07%
On start of fifth floor roof slab	07%
On start of eighth floor roof slab	07%
On start of twelfth floor roof slab	06%
On start of fourteen floor roof slab	06%
On start of sixteen floor roof slab	05%
On start of eighteen floor roof slab	05%
On start of ninetieth floor roof slab	05%
On offer of possession	05%

### Terms and conditions

- Unit allotment on first come first serve basis
- Cheques/Bank Draft to be issued in favour of **SUPERTECH TOWNSHIP PROJECT LIMITED** Payable at New Delhi. Out station cheques shall not be accepted.
- Price List as on date of Booking shall be applicable
- Registration, Stamp Duty and Misl. charges shall be payable at the time of offer of possession.
- Timely payments of the installments are the essence of Booking
- PLCs and Other Charges shall be charged along with installments.
- Service Tax, VAT & Other Govt. Levies are extra as applicable.
- This Price List supersedes all previous Price Lists
- Maintenance Charges, Meter connection Charges are extra and shall be collected before Possession.
- Super area includes the covered area, plus the proportionate area under common corridor, passage, staircase, mummies, projections, water tanks, lift wells etc.
- The terms and conditions of sale stated herein are indicative and are subject to detailed terms and conditions in the Agreement to Sell/Flay Buyer Agreement and subject to change at sole discretion of the company.
- All buildings plans, layouts, specifications are subject to change and modifications as decided by the company, architect or any competent authority.

Where no destination is too far



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