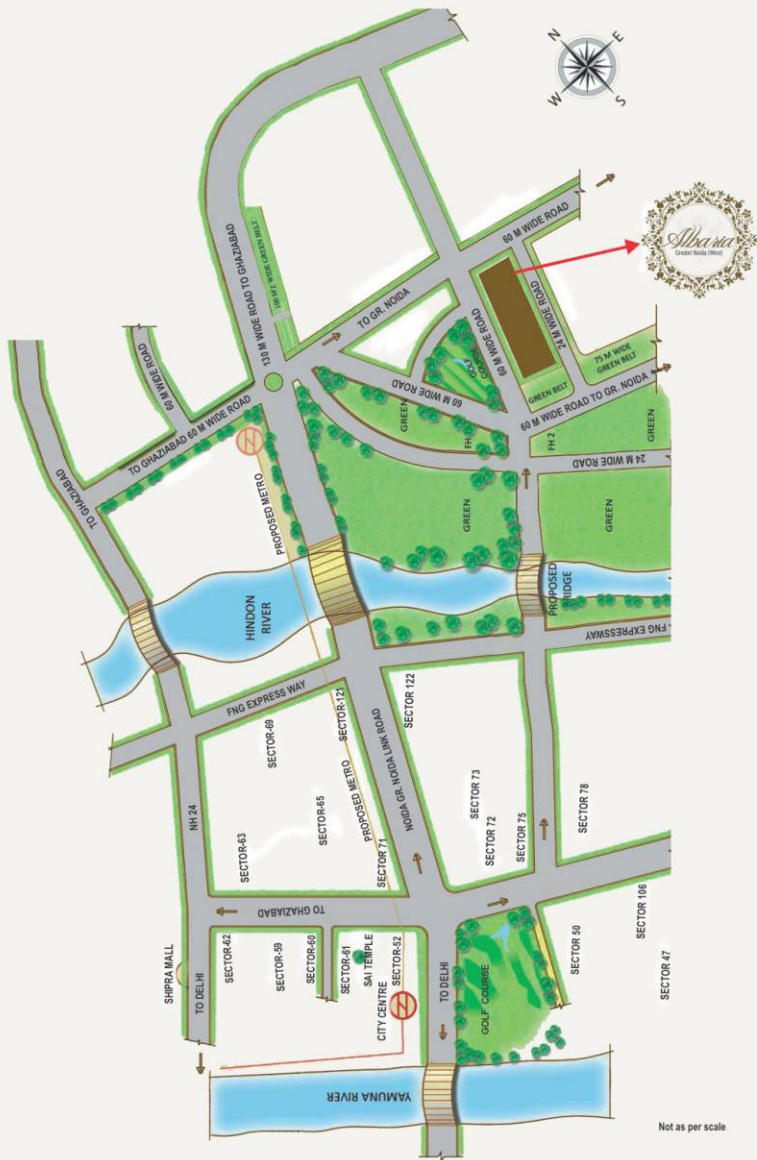


LOCATION MAP



OWN YOUR EXCLUSIVE HAVEN, RIGHT IN THE HEART OF Greater Noida (West)  
ALBARIA. THE SYMBOL OF CLUTTER-FREE, LUXURIOUS LIVING.





## ENJOY LUXURY THAT'S CLUTTER FREE.

Presenting Albaria. Ultra-luxurious,  
spacious apartments in Greater Noida (West)

Enter a world where living is seamless. Where spaciousness is a mandate and luxury is the order of the day. Where lushness is a salve for your soul and state-of-the-art technology mesmerizes your mind. A residential development that's crafted with exclusivity in mind. A quiet place that is eons away from the hustle bustle of the world yet is conveniently located in the heart of civilization. A destination that speaks volumes about tranquility yet is alive with all that's happy & joyful in the world.

Own your own exclusive haven away from the rush of the world. At an address that befits the exclusive, privacy loving you. Go ahead; explore Albaria.





SUPER AREA - 1590 sq. ft.  
3 Bedroom + 2 Toilets + Kitchen + Dining + Drawing + 4 Balcony



SUPER AREA - 1596 sq. ft.  
3 Bedroom + 2 Toilets + Kitchen + Dining + Drawing + 4 Balcony



SUPER AREA - 1725 sq. ft.  
3 Bedroom + 3 Toilets + Kitchen + Dining + Drawing + Dress + 4 Balcony



SUPER AREA - 1906 sq. ft.

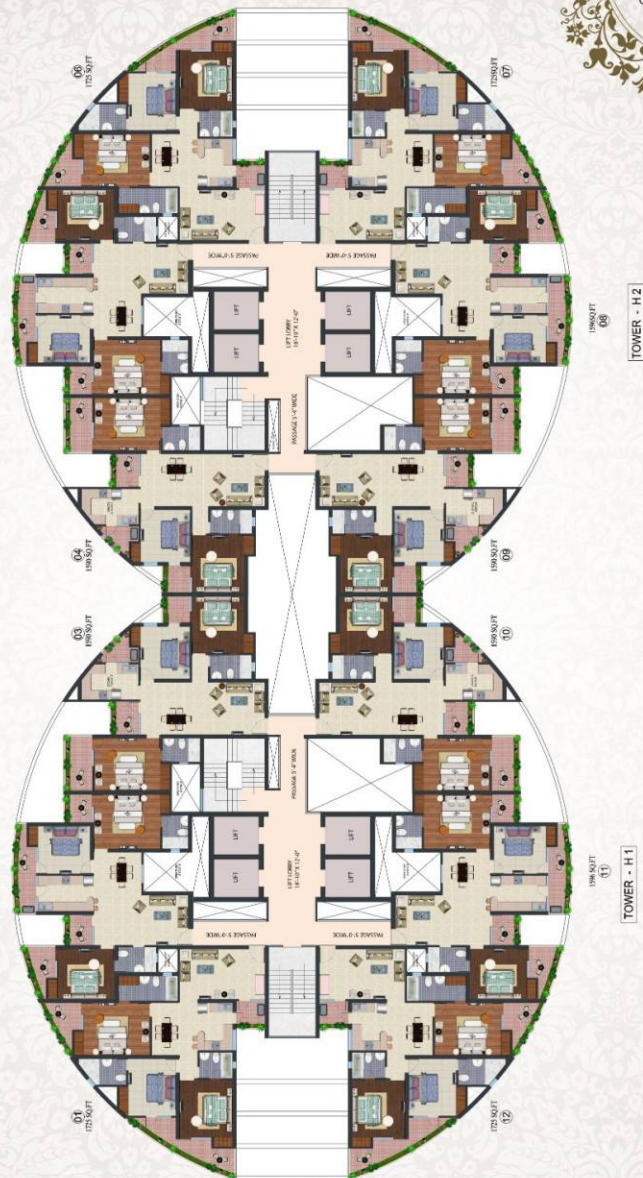
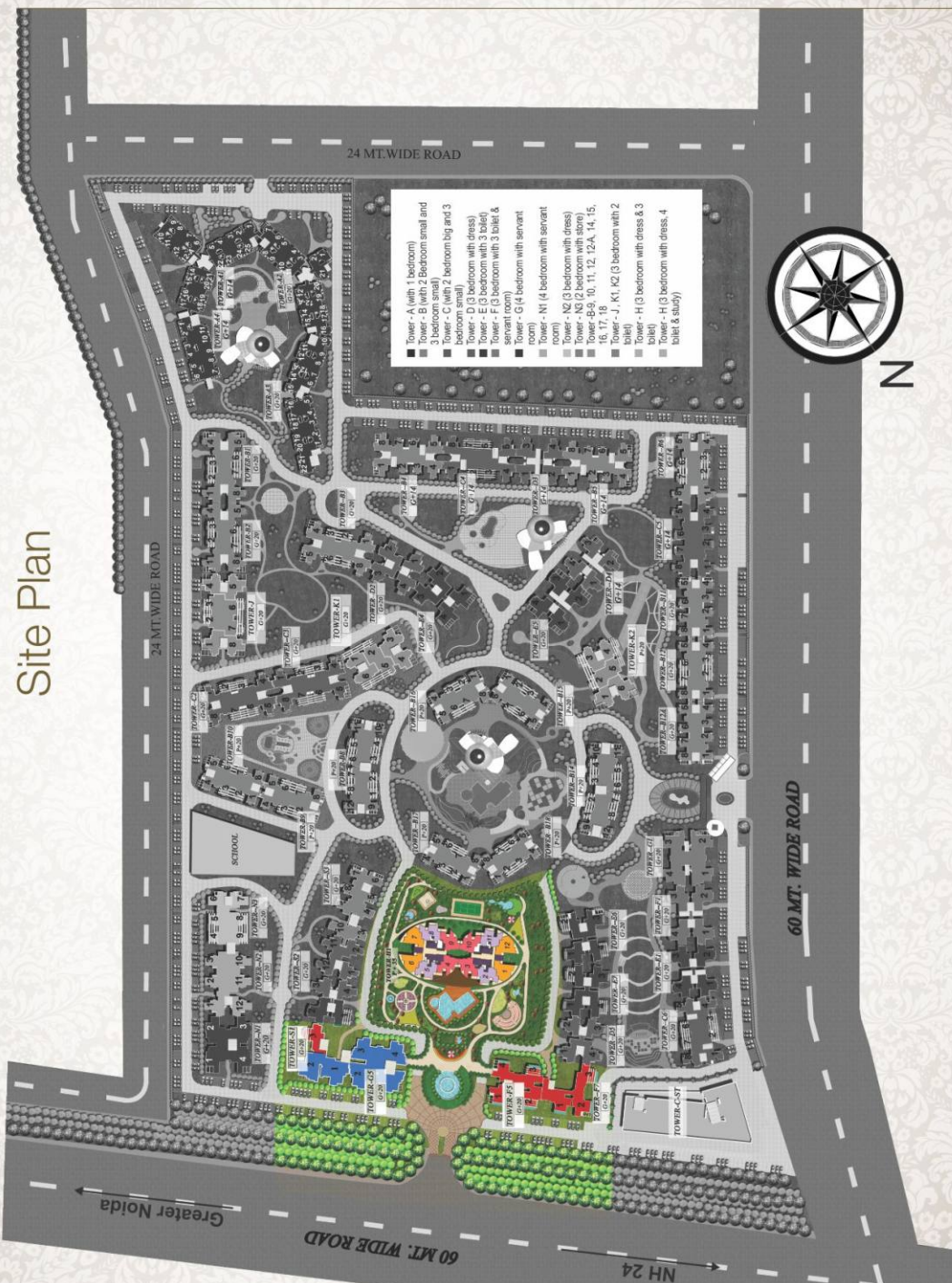
3 Bedroom + 3 Toilets + Kitchen + Dining + Drawing + 4 Balcony



SUPER AREA - 2364 sq. ft.

4 Bedroom + 4 Toilets + Dining + Foyer + Dress + Servant room + 4 Balcony

# Site Plan



### FEATURES

- Slope garden • Palm Court • Swimming pool with kids pool • Club • Private Green • Sculpture Garden
- Tennis Court • Water play • Sand Bunker • Japanese Garden • Skating Rink • Children Maze • Organic Food • Exquisite flower bed • Musical Fountain • Pavilion • Lush green lawns • Earth Mound • Eco Pond
- Senior Citizen Park • Yoga & Meditation



**FLOORING:** Imported marble/ tiles in living & dining rooms wooden laminated flooring in master bedroom. High quality vitrified tiles in all the bedrooms. Anti-skid tiles in the balcony.



**WALL & CEILING FINISH:** POP/Gypsum plaster finished walls & ceiling with OBD.



**KITCHEN:** Modular kitchen with accessories. Imported marble on the working top & 2' high wall dado Individual RO unit for drinking water.



**TOILETS:** Granite counter washbasin. All toilets will have high quality imported ceramic floor & wall tiles up to 7" height, balance painted in acrylic emulsion paint. Premium quality imported sanitary ware Kohler or equivalent. Wall hung WC and washbasin in matching shades/colors. Single lever C.P. fitting Grohe/Kohler/Jaquar or equivalent. All the toilets will include glazed shower enclosure, exhaust fan, mirror, towel rack, rod & ring accessories. For specially designed master toilet: cubicle bathtub, mirror with wall mounted vanity lighting & geyser as per specially designed scheme for master toilet.



**ELECTRICAL:** Modular range switches sockets legrand or equivalent / MCBs, copper wiring. Two wall light fixtures in each living, dining lobby and bedroom area.



**DOORS AND WINDOWS**

**Main entrance:** Elegantly designed and finished 8' high entrance door with polished hardwood frame having European style molded shutter with high quality imported/ Indian hardware fitting.

**Internal door:** Seasoned hardwood frame with European style molded shutter.

**Window:** Branded UPVC windows. One wooden almirah in each bedroom



**COMMUNICATION:** TV and telephone points , EPABX and video door phone, LAN, wifi.



**AIR CONDITIONING:** Only provision of split AC points in bedrooms, drawing & dining area.



**SECURITY:** Secured gated community with access control at entrance with automatic boom barriers and manual gates at entry and exit of the development; CCTV for basements, ground floor lobbies; EPABX system linked to each unit. Video door phone for each apartment.



**PLUMBING:** Pressurized water supply system. Copper piping for water supply inside the toilet and kitchen & UPVC pipes for stacks.

# Payment Plan



## (A) Down Payment Plan

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

## (B) Flexi Payment Plan

At the time of booking	10%
Within 45 days of booking	30%
On commencement of foundation	10%
On casting of basement	09%
On casting of first floor slab	09%
On casting of third floor slab	09%
On casting of fifth floor slab	09%
On casting of eighth floor slab	09%
On offer of possession	05%

## © Construction Linked Payment Plan

At the time of booking	10%
Within 30 days of booking	10%
On commencement of foundation	10%
On casting of basement slab	08%
On casting of second floor slab	08%
On casting of fifth floor slab	08%
On casting of eighth floor slab	08%
On casting of twelfth floor slab	08%
On casting of fourteen floor slab	08%
On brickwork	05%
On interior plaster	06%
On flooring and tiles	06%
On offer of possession	05%

### Terms and conditions:

- 1) Price list as on date of booking shall be applicable.
- 2) PLCs if any shall be charged alongwith installments towards basic cost.
- 3) Cheques/Bank Drafts to be issued in favour of 'SUPERTECH LIMITED' payable at New Delhi/Noida. Out station cheques shall not be accepted.
- 4) Electricity Installation Charges, Maintenance Charges, Meter Connection Charges and other charges are extra and shall be collected before the possession.
- 5) Service tax, VAT & other government levies are extra, as applicable.
- 6) Registration, Stamp Duty and misc. charges shall be payable at the time of Offer of Possession.
- 7) Super Area includes the covered area plus the proportionate area under Common Corridor, Passages, Staircases, Munties, Projections, Water Tanks, Lift Wells, etc.
- 8) The terms and condition of sale stated herein are indicative and are subject to detailed terms & conditions in the 'Agreement to Sell' / 'Flat Buyer's Agreement' and are subject to change at sole discretion of the company.
- 9) All building plans, layouts, specifications are subject to changes and modifications as decided by the company, architect or any other competent authority.
- 10) Timely payments of the installments is the essence of the Booking.
- 11) This Price List supercedes all previous price lists