

BULLAND 
Calisto

The world of your dreams


TRICKS.COM



Creating Homes, Shaping lifestyles

Bulland Group, founded about 11 years back, is a reputed player in the field of real estate development with a proven track record in developing residential and commercial projects which has earned tremendous goodwill for the company. They have it all, creativity, commitment, quality, openness, financial stability, customer satisfaction and professionalism in the work arena which keeps them ahead of their competitors.

Ongoing Projects

BULLAND HEIGHTS

2/3/4 BR Homes

IN

CROSS HGS
Republik

NH-24, Ghaziabad

Possession Handed over

BULLAND
elevates

LIVE AN ELEVATED LIFESTYLE

2/3/4 BR Premium Apts
Sec. 16C, Gr. Noida (Noida Extn.)

Construction in Full Swing

BULLAND
Galleria
SECTOR 16C, GR. NOIDA
SHOPS: COMMERCIAL SPACE

Construction starting soon



BULLAND



Calisto

*Embrace the
Richness Of Elegance*

Bulland Calisto is an adorable choice for affluent living with a distinct option of 2/3 & 4 BHK premium apartments. Here every apartment is spacious and designed to perfection with excellent space management, ergonomic interiors and adorable amenities. This luxuriously furnished space evidently depicts your class. The captivating landscape around the complex is adorned with beautiful plantation, boulevards, and all modern amenities. This superb blend of beauty with functionality ensures that the residents enjoy the finest quality of life.

Accessibility At Its Best

Bulland Calisto provides the perfect lifestyle where life blooms in all its manifestation. The project is situated in Sector-10, Greater Noida-West (Noida Extension), a locale which is far away from the humdrum of city life yet in proximity to it. Noida Extension is an emerging city, wide open with lush greenery and allows convenient accessibility to all leading business centers of Delhi and Noida. This ultra-modern city pampers its inhabitants with scenic wealth and a hearty infrastructure. Living here is bound to be awesome in both size and grandeur! Noida Extension is a heaven for people desirous of settling in the NCR or looking for an investment destination in real estate.



Convenience abounds here

Features that
enhance the way
you live

- Clubhouse with swimming pool • Spa with steam & sauna
- Gymnasium • Indoor table tennis • Badminton Court • Yoga Centre • Jogging track/ Bicycle track • 24 x 7 x 365 Security
- Lavish theme garden • Separate kids play area • 24 hrs. soft water supply • Convenient shopping area for daily needs
- Internet connectivity • Provision of Intercom facilities in all flats • CCTV camera at main entrance • Adequate fire fighting system on all floors • Rain water harvesting • 2 High speed lifts in each block • Ample covered & open parking space on payment basis • Adequate power back up for each unit
- Individual R.O. unit for drinking water in each apartment
- Provision of natural gas pipeline infrastructure in kitchen.

Major
Highlights

- Grand/Featured entrance gate • Landscaped podium project
- 2 side open project with large central park to allow maximum air and sun light into the rooms making every apartment airy, spacious and well lit • Well connected to 130 mtr. wide road known as Noida-Greater Noida link road • Nestled adjacent to the International standard Schools, Colleges, Hospitals, Shopping Malls, Community Centre, Entertainment Avenues etc • 70% open space with beautiful landscape • Vastu friendly layout and design • Housing loan facility available from leading financial institutions • Timely possession with penalty clause.



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Super Area
950 Sq. Ft.
2 Bedrooms
Drawing/Dining
Kitchen
2 Toilets



Super Area
1155 Sq. Ft.
2 Bedrooms
+ Kids Room
Drawing/Dining
Kitchen
2 Toilets





Super Area
1230 Sq. Ft.
3 Bedrooms
Drawing/Dining
Kitchen
2 Toilets

Specification

lavish up to the core

- STRUCTURE:** Earthquake resistant R.C.C. framed structure & non - load bearing brick walls.
- FLOORING:** Drawing / Dining / Kitchen / Bedroom to have vitrified tiles, Wooden laminated flooring in master bedroom. Ceramic tiles in Toilets & Balconies.
- DOORS & WINDOWS:** All external door and window frames in powder coated aluminium glazing. All internal and main entrance door frames in wood with skin molded main door and all internal rooms with flush door duly painted.
- HARDWARE:** All doors & windows with metal fitting, with mortice's locks on doors.
- KITCHEN:** Granite working platform with 2 ft. high glazed ceramic tiles above it with stainless steel sink & individual R.O. unit for drinking water.
- TOILETS:** Ceramic floor tiles, provision for hot & cold water system, glazed ceramic tiles in pleasing colours on walls up to door level. European W.C.'s, washbasins & cisterns in white shade of standard make.
- INTERNAL FINISH:** All Internal walls Plastered & Painted in off white shades of oil bond distemper (Ceilings white). Decorative Plaster of Paris (POP) cornices in Drawing/ Dining & Bedrooms.
- ELECTRICAL:** All copper wiring in P.V.C. concealed conduit. Provision for adequate Light & Power points as well as Telephone & T.V. outlets with protective M.C.B.'s

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SITE PLAN

Space Designers
architects & planners
www.spacedesigners.com

Awarded as Best Architect
(North India)



FLAT TYPOLOGY	
2 Bedrooms + 2 Toilets	850 Sq. ft.
2 Bedrooms + 2 Toilets	950 Sq. ft.
2 Bedrooms + 2 Toilets + Kids Room	1155 Sq. ft.
3 Bedrooms + 2 Toilets	1230 Sq. ft.

LEGEND	
1.	ENTRY
2.	GUARD ROOM
3.	WATER JETS
4.	PALM COLBT
5.	TROPICAL GARDEN
6.	KIDS PLAY AREA
7.	AMPHITHEATER
8.	CHINESE GRASS LAWN
9.	SITTING AREA
10.	EARTH MOUNDS
11.	FEATURED WALL
12.	SENIOR CITIZEN GARDEN
13.	ECO POND
14.	ZEN COLBT
15.	SLOPPED GREEN
16.	GAZEBO
17.	STONE SCULPTURE
18.	PRIVATE GREEN
19.	PARTY LAWN
20.	STEPPED PLANTER
21.	JOGGING TRACK
22.	SKATING RINK
23.	KIDS POOL
24.	SWIMMING POOL
25.	POOL DECK
26.	YOGA & MEDITATION LAWN
27.	CLUB
28.	FLOWER BED



PRICE LIST

w.e.f. 01-04-2014

FLAT TYPE AND SALABLE AREA

S.No.	FLAT TYPE	Super Area (Sq. Ft.)
1	2 BHK + 2 Toilets	850
2	2 BHK + 2 Toilets	950
3	2 BHK + Kids Room + 2 Toilets	1155
4	3 BHK + Dining + 2 Toilets	1230

BASIC SALE PRICE

Floor	Flexi Plan	CLP Plan
24th	2600	2750
23rd	2620	2770
22nd	2640	2790
21st	2660	2810
20th	2680	2830
19th	2700	2850
18th	2710	2860
17th	2720	2870
16th	2730	2880
15th	2740	2890
14th	2750	2900
13th	2760	2910
12th	2770	2920
11th	2780	2930
10th	2790	2940
9th	2800	2950
8th	2810	2960
7th	2820	2970
6th	2840	2990
5th	2860	3010
4th	2880	3030
3rd	2900	3050
2nd	2925	3075
1st	2950	3100

Location PLC	Per Sq. Ft.
Corner Charges	Rs. 50/-
Central Park Facing	Rs. 100/-
Central Park Facing + Corner	Rs. 125/-

ADDITIONAL CHARGES

Lease Rent	Rs. 85/-
Club Membership (Optional)	Rs. 50,000/-
Fire Fighting Charges (F.F.C.)	FREE
External Electrical Charges (E.E.C)	FREE
Power Back-up (1 KVA)	FREE
CAR PARKING (MANDATORY)	
Basement Parking	Rs. 2,50,000/-
Podium Parking	Rs. 3,00,000/-
Double Covered Parking (Back to Back)	Rs. 1,00,000/- extra

Terms & Conditions :-

- Cheque/Draft should be issued in the favour of **M/s Bulland Realtors Private Limited.**
- Registration/Stamp Duty, Service Tax & other govt. levy will be extra & to be borne by the customer.
- Interest Free Maintenance Security (IFMS) @ Rs. 35/- Per Sq. Ft. & Electricity Connection Charges (ECC) (decided at the time of possession) will be payable at the time of possession.
- Additional Power Back-up Charge above 1 KVA Rs. 20,000/- Per KVA.
- Ground Floor is Podium Parking & Lobby Floor is First Floor followed by Second Floor thereon.
- No. of Floors mentioned is tentative & subject to revision.
- Above Mentioned Rate can be revised at any time without notice.

PAYMENT PLAN

(A) Down Payment Plan (Discount Rs. 250/- on BSP)

At the time of Booking	10%
Within 30 days of Booking	85% + Other Charges
At the time of Offer of Possession	5% + IFMS + ECC

(B) Flexi Payment Plan

At the time of Booking	10%
Within 30 Days of Booking	10%
Within 60 Days of Booking	25% + 50% of Other Charges
On Casting of P.C.C. Level	5%
On Casting of Basement Slab	7%
On Casting of Second Floor Slab	7%
On Casting of Fifth Floor Slab	7%
On Casting of Seventh Floor Slab	7%
On Casting of Tenth Floor Slab	7%
On Casting of Fourteenth Floor Slab	5% + 50% of Other Charges
On Casting of Eighteenth Floor Slab	5%
On Offer of Possession	5% + IFMS + ECC

(C) Construction Link Plan

At the time of Booking	10%
Within 30 Days of Booking	10%
On Start of Excavation	10% + 50% of Other Charges
On Casting of Raft	9%
On Casting of Ground Floor Slab	7%
On Casting of Second Floor Slab	7%
On Casting of Fifth Floor Slab	7%
On Casting of Seventh Floor Slab	7%
On Casting of Tenth Floor Slab	6%
On Casting of Fourteenth Floor Slab	6% + 50% of Other Charges
On Casting of Twenty First Floor Slab	6%
On Brick Work	5%
On Interior Plaster	5%
On Offer of Possession	5% + IFMS + ECC

Note: Other charges include: Location PLC, Parking Charges, Lease Rent, Club Membership, Power Back (more than 1 KVA)

ROAD MAP



Map not to scale



BULLAND REALTORS PVT. LTD.

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