

Living spaces now get redefined.



2-3 bedroom apartments

Eldeco presents Magnolia Park. Where happiness grows.

In times of cramped living spaces, there exists an oasis of healthy living. Eldeco presents Magnolia Park, conceptualized with unique HLS (Healthy Living Space) design to give you healthy livable homes. Whether it's the acres of greens inside and outside the complex, the meticulous planning or the thoughtfully designed features, everything at Eldeco Magnolia Park is designed for happiness forever.

Prime Location: Situated at the under-construction Eldeco Amantran complex, Magnolia Park has an advantageous location within Noida. Easily accessible, the area is under an advanced stage of development. The metro station is just 5 minutes away. All amenities like hospitals, schools, markets etc are in near vicinity.

Come choose a healthy life where happiness grows everyday.



Unique "Healthy Living Space" design creates a healthy living environment

- Spacious common areas with only 4 apartments on single floor
- 2 lifts in each tower for quick and easy access to your apartment
- Well designed building plan for maximum privacy
- Natural light and ventilation, both inside the apartment and in common areas.
- Green views

Features:

- Lavish Sports facilities-tennis, badminton, squash, cricket pitch, table tennis and much more
- Club with swimming pool, cards room, party hall and guest rooms
- Power back-up
- Electronic and manned security surveillance
- Computerised electricity billing
- Piped Gas supply
- Golf carts to ferry guests
- Under-construction complex



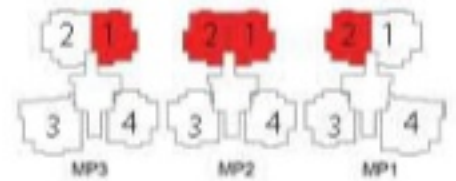
Master Plan



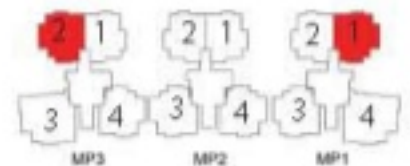
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|-----|------------------------|---|---------------|---|-----------------|---|---------------|
| 101 | MAGNOLIA PARK-1 (G+22) | 1 | The Club | 4 | Kids' Play Area | 7 | Uttar Greens |
| 102 | MAGNOLIA PARK-2 (G+22) | 2 | Swimming Pool | 5 | Sports Courts | 8 | Cricket Pitch |
| 103 | MAGNOLIA PARK-3 (G+22) | 3 | Dakshin Green | 6 | Services | 9 | Basket Ball |



TYPE I
(2B + 2T + Study)
Super Area: 1375 Sq. ft.



TYPE J
(3B + 3T + Store)
Super Area: 1535 Sq. ft.



Disclaimer:

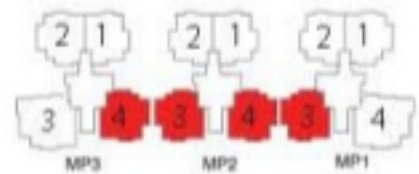
- The areas and plans shown here are subject to change
- 1 Sq. Ft. = 0.29250504 sq. mt. 10.764 sq. Ft. = 1 sq.mt. = 1.196 sq. yd. and 5.28 S. = 1 mt.
- All dimensions shown in feet inches are close approximations to metric dimensions
- The shown plan are indicative. Please check actual plans with marketing.



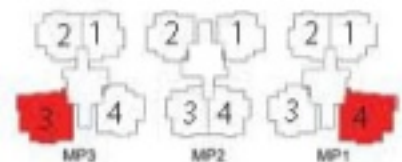
Floor Plan



TYPE K
 (3B + 3T+Store)
 Super Area: 1515 Sq. ft.



TYPE L
 (3B + 4T
 + Servant room)
 Super Area: 1970 Sq. ft.



Unique advantages of its prime location in Noida



- Strategic location on the vantage point of the 130mt. wide Greater Noida Road and the FNG (Faridabad - Noida - Ghaziabad) corridor. It will have the best connectivity to NH 24, Greater Noida and Faridabad. It also has easy accessibility to the upcoming city centre of Noida
- Lush green surroundings with three main parks within the sector
- Golf course within 10 minutes driving distance
- 5 minutes drive from the nearest Metro Station (Sector 32)
- Close drive from the commercial hub of Noida Sector 18 market
- A number of software establishments in near vicinity



Specifications

S. No.	Location	Flooring	Walls	Internal Doors	External Doors & Window	Ceiling	Others
1	Living/Dining	Vitrified Tiles	OBD	Hardwood Frame with flush shutter in teak finish/veldh moulded doors	Aluminium- Powder Coated /Anodized with Glazing	OBD	
2	Master Bedroom & Kids Bedroom	Laminated Wooden Flooring	Wooden Skirting & OBD	Hardwood Frame with flush shutter in teak finish/veldh moulded doors	Aluminium-Powder Coated/Anodized with Glazing	OBD	
3	Other Bedroom	Vitrified Tiles/ Laminated Wooden Flooring	OBD	Hardwood Frame with flush shutter in teak finish/veldh moulded doors	Aluminium-Powder Coated /Anodized with Glazing	OBD	
4	Kitchen	Ceramica Tiles/ Vitrified Tiles	2' high dado in ceramica tile above counter & rest OBD	Hardwood Frame with flush shutter in teak finish/veldh moulded doors	Aluminium Powder Coated/ Anodized with Glazing	OBD	Granite or equivalent counter without woodwork, single bowl sink with drain board of eq/ivalent
5	Toilets	Ceramica Tiles	Designer ceramica tile upto 7 high	Hardwood Frame with flush shutter in teak finish/veldh moulded doors	Aluminium-Powder Coated/Anodized with Glazing	White Wash	Designer counter/ Designer washbasin, EWC Mirror & Good quality CP Fitting
6	Study/Servant Room	Ceramica /Vitrified Tiles	OBD	Hardwood Frame with flush shutter in teak finish/veldh moulded doors	Aluminium-Powder Coated /Anodized with Glazing	White Wash	
7	Balconies/Terraces	Ceramica Tiles	Cement Paint		Aluminium-Powder Coated/ Anodized with Glazing	White Wash	
8	Corridors/Lobby	Kota/Marble/Tiles in granite polish	OBD			White Wash	Lift facia in stone /tile cladding
9	Internal Staircase	Marble/Kota/Stone /Tiles					M S with hand rail
10	Main & fire Staircase	Marble/Kota Stone /Tiles					M S with hand rail

Eldeco Magnolia Park, Noida

Price List w.e.f 2.08.12



Accomodation	2 BHK + Study	3 BHK + Store	3 BHK + Store	3 BHK + Servant
TYPE	I	J	K	L
SUPER AREA	1375 sqft	1535 sqft	1515 sqft	1970 sqft
Floors	Basic Price (in Rs.)	Basic Price (in Rs.)	Basic Price (in Rs.)	Basic Price (in Rs.)
22nd	5706250	6523750	6287250	8175500
21st	5720000	6539100	6302400	8195200
20th	5733750	6554450	6317550	8214900
19th	5747500	6569800	6332700	8234600
18th	5761250	6585150	6347850	8254300
17th	5775000	6600500	6363000	8274000
16th	5788750	6615850	6378150	8293700
15th	5802500	6631200	6393300	8313400
14th	5816250	6646550	6408450	8333100
13th	5830000	6661900	6423600	8352800
12th	5843750	6677250	6438750	8372500
11th	5871250	6707950	6469050	8411900
10th	5898750	6738650	6499350	8451300
9th	5926250	6769350	6529650	8490700
8th	5953750	6800050	6559950	8530100
7th	5981250	6830750	6590250	8569500
6th	6008750	6861450	6620550	8608900
5th	6036250	6892150	6650850	8648300
4th	6063750	6922850	6681150	8687700
3rd	6091250	6953550	6711450	8727100
2nd	6118750	6984250	6741750	8766500
1st	6146250	7014950	6772050	8805900
Ground	6173750	7045650	6802350	8845300

P.N. (1) The above areas are tentative and subject to change. (2) All areas are in sft (3) 1 Sq mt = 10.764 sqft

Towers: MP-1: G+22, MP-2: G+22, MP-3: G+22

Extra Charges

1. Interest Free Maintenance Security :	Rs.20/- per sqft.		
2. 12 month's Advance Maintenance:	Approx. Re.1.65/- per sqft. per month (subject to change)		
	P. N.: 1 year monthly charges payable in advance		
3. Power Backup Installation :	Rs.18000/ KVA (Proposed back-up 4KVA per unit), Running Cost Extra		
4. Club Membership (compulsory):	Rs.50000/-		
5. Preferential Location Charges :			
For Category type K (1515 sqft)	3% of BSP		
For Category type L (1970 sqft)	3% of BSP		
For Category type J (1535 sqft)	5% of BSP		
6. Car Parking :	Basement(Independent) Rs.200000/-	Open (independent) Rs.200000/-	Basement Twin Rs.350000/-
7. One time Lease Rent Rs.95/- per sqft (Payable within 30 days of booking.)			

Payment Plan

Construction Link Plan		Down Payment Plan	
On application for Booking	10%		
Within 45 days from Booking	10%	At the time of Booking	5%
Within 90 days from Booking	30%		
On Completion of 6th floor slab	7.50%		
On Completion of 10th floor slab	7.50%		
On Completion of 14th floor slab	7.50%	Within 45 days of Booking	86%
On Completion of 18th floor slab	7.50%		
On Completion of 22st floor slab	5%		
On Brick work	5%		
On Flooring	5%	Down payment Discount	9%
On offer of possession	5%		

Note:

- Prices at which units will be booked will remain firm.
- The mentioned price includes external electrification & fire fighting. Any additional facility that may be provided shall be charged extra.
- Prices can be revised at the sole discretion of the Company & without prior notice.
- Please read the detailed terms & conditions in the application form and allotment certificate.
- Variations in the final layout and floor plans can be effected without any claim from the allottee.