



MASTERPIECE
ZRICKS.COM *by* COSMIC

WORKPLACES FOR THE DISCERNING



A PLACE SO LUXURIOUS, IT`S A PITY YOU STILL HAVE TO CALL IT AN OFFICE



Lavishly conceived, with luxury reflected in every facet, Cosmic Masterpiece brings a whole new world with it.

Unparalleled in thought, styling and convenience, Masterpiece is the most forward thinking and breathtaking office space taking shape in North India.

WELCOME TO CHAMPAGNE CLASS



MASTERPICE



An exclusive set of offices being developed for a discerning clientele who know how to appreciate the exquisite, Masterpiece is a commercial complex appointed and operated like a 7-star facility.

It's not just an address – it's a statement.

WORK BECOMES AN EXPERIENCE



MASTERPIECE



At Masterpiece, you don't just enter your office –
you arrive.

There are many reasons: the elegant ambience, the multinational culture, the air of quiet efficiency and the satisfaction of knowing you share your address with some of the world's best companies.

ELEVATION – A POTRAIT OF PERFECTION



MASTERPIECE



With its stunning façade and a magnificent interior, Masterpiece exudes luxury in every facet.

Bordered by perfectly manicured gardens and backed by architectural excellence, it will soon become an *iconic* landmark in corporate complexes.

PROJECT HIGHLIGHTS

- TOTAL LAND AREA: APPROX. 5 ACRES
- TOTAL CONSTRUCTION AREA: APPROX. 6,50,000 SQFT*
- OPEN AREA: 70%
- RIGHT ON THE NOIDA – GREATER NOIDA EXPRESSWAY
- JUST 10 MIN DRIVE FROM DND FLYWAY
- INDIVIDUAL OFFICE SPACES STARTING FROM 210 SQFT* ONWARDS
- BEST PRICED PROJECT IN THE AREA

WITHIN ARM'S REACH



- 5 minutes from Gautam Buddha University and proposed Night Safari
- 10 minutes from India's first F1 Circuit
- 15 minutes from New Delhi
- 20 minutes from Akshardham Temple
- 30 minutes from Connaught Place
- 45 minutes from Indira Gandhi International Airport

MASTERPIECE



Situated on the Noida - Greater Noida Expressway, it's a mere 10 minute drive from DND Flyway.

Masterpiece enjoys excellent connectivity by road and the upcoming Metro line. With important business destinations and facilities within easy reach, this will be among the best-located office complexes in NCR.

UNWIND IN STYLE



ZRICKS.COM



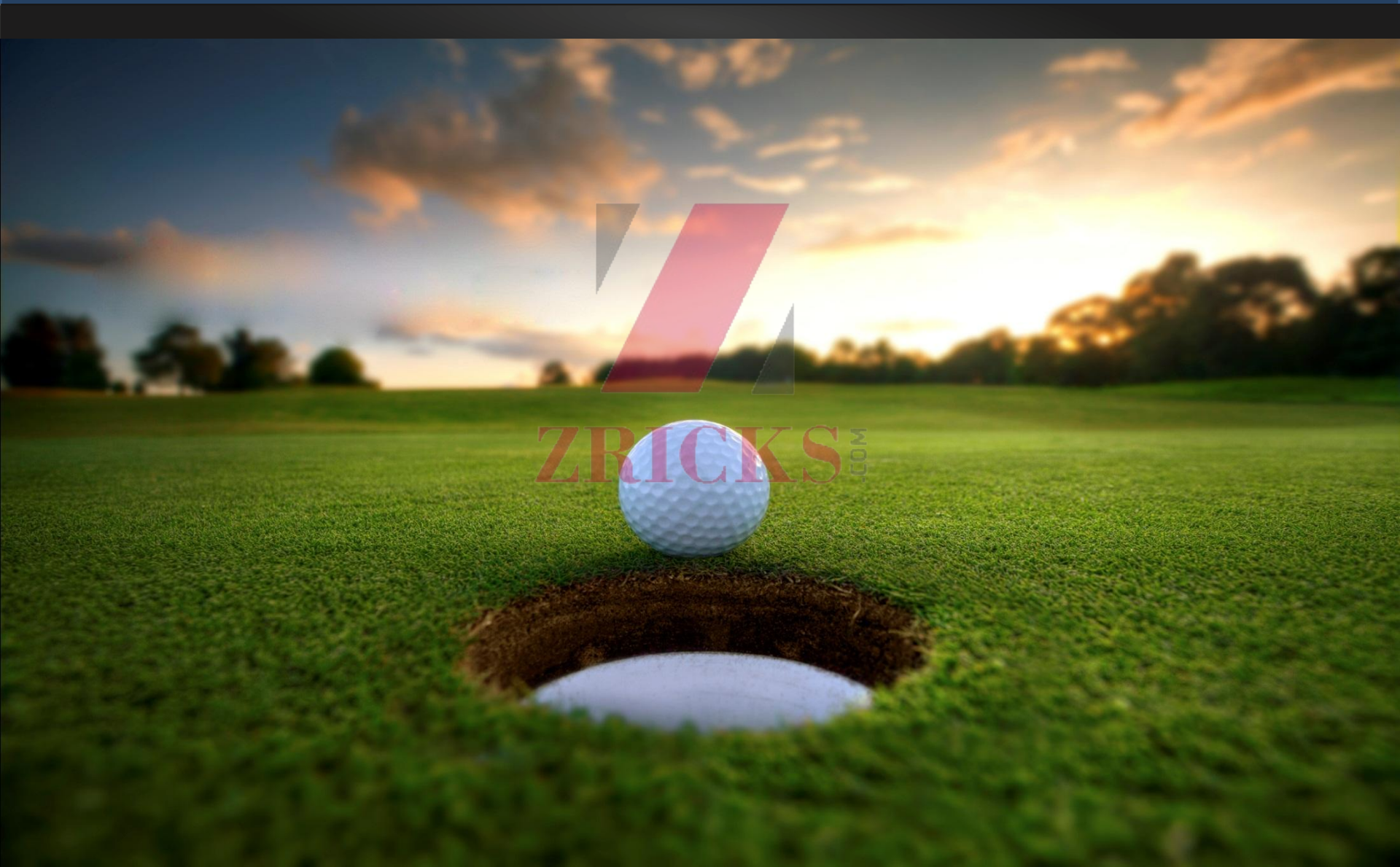
MASTERPIECE



As a futuristic, new age corporate complex, Masterpiece is not just a state of the art office complex but also provides an exceptional work-life balance right at the complex.

From crèche to cappuccino, gym to fine dining, park to shopping complex, everything has been planned in exquisite detail.

PUTT.



SHOP.



SWIM.



DINE.



DANCE.



AND WORK.



THE RIGHT SIZE FOR YOU



MASTERPIECE



Masterpiece offers individual office space of various dimensions to cater to businesses of different sizes and with diverse goals and ambitions.

The office space starts from 210 sqft*; but regardless of the size, every office here will be designed in detail, fully furnished and ready to plug and play level.

UNFURNISHED PROFESSIONAL OFFICE (210 SQFT*)



ONE CABIN & TWO
WORKSTATIONS.

** Price is excluding Service tax, PLC, Other Charges etc

Note: The above image is a furnished office. Unfurnished offices will be furnished at an additional Rs. 1250 per sqft* on complete unit size

UNFURNISHED CORPORATE STUDIO (390 SQFT*)



ONE CABIN, TWO
WORKSTATIONS, ONE
BUSINESS LOUNGE WITH
SOFA CUM BED. ATTACHED
BATHROOM AND PANTRY.

** Price is excluding Service tax, PLC, Other Charges etc

Note: The above image is a furnished office. Unfurnished offices will be furnished at an additional Rs. 1250 per sqft* on complete unit size

UNFURNISHED EXECUTIVE OFFICE (620 SQFT*)**



ONE/ TWO CABIN(S),
FOUR/ SIX
WORKSTATIONS.
ATTACHED BATHROOM
AND PANTRY.

**As per requirement of the Customer

*** Price is excluding Service tax, PLC, Other Charges etc

Note: The above image is a furnished office. Unfurnished offices will be furnished at an additional Rs. 1250 per sqft* on complete unit size

VIRTUAL SPACE

- IDEAL FOR INVESTMENTS AIMED AT RENTAL RETURN
- LARGE SIZE TENANTS
- ON THE SPOT BLOCK ALLOTMENT
- 12.5% ASSURED RETURNS TILL POSSESSION
- FIRST LEASE GUARANTEED AT 9% ANNUAL RENT
- DOWNSIDE 100% PROTECTED AND UPSIDE IN THE RATIO OF 50:50
- MINIMUM AREA - 100 SQFT*
- INVESTMENT STARTS AT JUST Rs. 7,50,000/-

PRICE LIST

CATEGORY

PRICE

VIRTUAL SPACE

UNFURNISHED PROFESSIONAL OFFICE (210 SQFT*)**

UNFURNISHED CORPORATE STUDIO (390 SQFT*)

UNFURNISHED EXECUTIVE OFFICE (620 SQFT*)



**CAR PARKING IS NOT BEING PROVIDED

UNFURNISHED OFFICES WILL BE FURNISHED AT AN ADDITIONAL Rs. 1250 PER SQFT* ON COMPLETE UNIT SIZE

NOTE: PRICE IS EXCLUDING SERVICE TAX, PLC, AND OTHER CHARGES.

UPDATED ON: 15 MAR 2014

PRICE LIST (CONTD.)

<u>CATEGORY</u>	<u>CHARGE</u>
SERVICE TAX (AS APPLICABLE)	@ 3.708%

1. IFMS, EEC, FFC AND LEASE RENT, ETC. ARE PAYABLE AT THE TIME OF POSSESSION.
2. SERVICE TAX (AS APPLICABLE) WILL ACCOMPANY ALL PAYMENTS.

NOTE: CAR PARKING & CLUB MEMBERSHIP ARE MANDATORY FOR EVERY LOCKABLE SPACE. AND MINIMUM ONE CAR PARKING & CLUB MEMBERSHIP ARE MANDATORY FOR EVERY 500 SQFT* OF VIRTUAL SPACE.

PRICE LIST – GROUND FLOOR

<u>CATEGORY</u>	<u>PRICE (PER SQFT*)</u>
RETAIL AREA	(NO DISCOUNT) 50% OF
SIT OUT AREA (OUTER LOUNGE)	BSP
<u>OTHER CHARGES</u>	<u>CHARGE</u>
SERVICE TAX (AS APPLICABLE)	@ 3.708%
<u>PREFERENTIAL LOCATION CHARGES</u>	<u>CHARGE (PER SQFT*)</u>
GROUND FLOOR	Rs.500
FRONT FACING	10% OF BSP
CORNER FACING	10% OF BSP
POOL FACING	10% OF BSP

1. IFMS, EEC, FFC AND LEASE RENT, ETC. ARE PAYABLE AT THE TIME OF POSSESSION.

2. SERVICE TAX (AS APPLICABLE) WILL ACCOMPANY ALL PAYMENTS.

NOTE: CAR PARKING & CLUB MEMBERSHIP ARE MANDATORY FOR ALL BOOKINGS ON GROUND FLOOR.

PREFERENTIAL LOCATION CHARGE (PLC)

<u>CATEGORY</u>	<u>CHARGE (PER SQFT*)</u>
FIRST FLOOR	Rs.150
SECOND FLOOR	Rs.100
THIRD FLOOR	Rs.75
FOURTH FLOOR	Rs.75
FIFTH FLOOR	Rs. 75
SIXTH FLOOR	Rs.75
SEVENTH FLOOR	Rs.100
EIGHTH FLOOR	Rs. 150
FRONT AND CORNER FACING	10% OF BSP EACH

NOTE: PRICES ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.

PAYMENT PLANS

<u>PAYMENT PLAN</u>		<u>ASSURED RETURNS (%)</u>
(WITH BANK GUARANTEE)		
• DOWN PAYMENT PLAN	–	12%**
• EASY PAYMENT PLAN	–	11% (INAUGURAL OFFER) T&C APPLY
• INSTALMENT PLAN	–	NA

** 0.5% ADDITIONAL RETURN FOR SERVICE MEN/ WOMEN, PROFESSIONALS & SENIOR CITIZENS (VALID ONLY ON DOWN PAYMENT PLAN).

NOTES:

1) CHEQUE TO BE DRAWN IN FAVOUR OF “COSMIC STRUCTURES LTD”

DOWN PAYMENT PLAN

- AT THE TIME OF BOOKING 10%
- WITHIN 45 DAYS OF BOOKING 90% + PLC (IF ANY)
- AT THE TIME OF POSSESSION OTHER CHARGES

ZRICKS.COM

EASY PAYMENT PLAN

- AT THE TIME OF BOOKING 10%
 - WITHIN 30 DAYS OF BOOKING 40% + PLC (IF ANY)
 - WITHIN 180 TO 365 DAYS OF BOOKING 25%
 - WITHIN 2 YEARS 25%
 - AT THE TIME OF POSSESSION OTHER CHARGES
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- The logo for Zricks.com is centered in the background. It features a stylized 'Z' composed of three diagonal bars: a grey bar on the left, a pink bar in the middle, and a grey bar on the right. Below the 'Z' is the word 'ZRICKS' in a pink, serif font, with '.COM' in a smaller, grey, sans-serif font to its right.

INSTALMENT PLAN

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- The logo for Zrick's is a stylized 'Z' composed of two overlapping triangles, one pink and one grey, with the word 'ZRICK'S' in pink capital letters below it.
- AT THE TIME OF BOOKING 10%
 - WITHIN 30 DAYS OF BOOKING 15%
 - AT THE TIME OF EXCAVATION 10% + 50% PLC (IF ANY)
 - ON COMPLETION OF GROUND ROOF 10%
 - ON COMPLETION OF FIRST FLOOR ROOF 10% + 50% PLC (IF ANY)
 - ON COMPLETION OF THIRD FLOOR ROOF 10%
 - ON COMPLETION OF FIFTH FLOOR ROOF 10%
 - ON COMPLETION OF SEVENTH FLOOR ROOF 10%
 - ON COMPLETION OF TOP FLOOR SLAB 5%
 - ON COMPLETION OF FLOORING 5%
 - AT THE TIME OF POSSESSION 5% + OTHER CHARGES

NOTE: IN CASE OF CLP, IF THE CUSTOMER PAYS ALL INSTALMENTS ON TIME AND THE SAME SHALL BE PAID IN EQUAL PROPORTION ON RECEIPT OF EVERY INSTALMENT, THE CUSTOMER WILL GET AN ADDITIONAL DISCOUNT OF 5%, I.E. THE LAST INSTALMENT DUE ON POSSESSION WILL BE WAIVED OFF.



**COSMIC STRUCTURES LIMITED.
AN ISO 9001:2008 CERTIFIED
COMPANY**

**REGISTERED OFFICE : 9TH FLOOR, HOTEL LE MERIDIEN COMMERCIAL TOWER, JANPATH,
NEW DELHI – 110 001, INDIA**

CORPORATE OFFICE : A-17, SECTOR-16, NOIDA – 201 301, UTTAR PRADESH, INDIA

* 1 SQFT ~ .093 SQM ; T & C APPLY

DISCLAIMER:- VISUAL REPRESENTATIONS SHOWN IN THE BROCHURE ARE PURELY CONCEPTUAL. ALL PLANS, SPECIFICATIONS, LAYOUTS ETC. ARE TENTATIVE AND SUBJECT TO VARIATIONS AND MODIFICATIONS. BE THE COMPANY OR COMPETENT AUTHORITIES AND THE COMPANY DOES NOT BEAR ANY LEGAL CONSEQUENCES FOR IT