



Passion for excellence...

VYOM INFRASTRUCTURES & PROJECTS PVT. LTD.



Your dream home in NATURE'S LAP...

A dream of providing high standards of living environment has blossomed into a reality with more than 6 year of experience MORPHEUS GROUP one of the leading real estate company in India, has been building on the strengths of professionalism, integrity, service and constant innovation with a trust to residential solution.

Managed by civil engineers, professionals and businessmen of repute has already delivered an enviable 8,00,000 sq ft. of built-up residential and commercial edifices across northern India. At MORPHEUS, the approach is based on market forecasts and trends. Anticipating and responding to the immediate need of the buyers. MORPHEUS ensures that the projects deliver the best value of money to the people who have entrusted their faith as partners in progress.



LOCATION

- 5 km (approx) from Sai Mandir
- 6 km (approx) from Metro Station
- 6 km (approx) from Fortis Hospital
- 20 mins. drive from DND flyover
- 15 mins. drive from sec - 18 mkt.

FEATURES

- Wi-Fi enabled complex
- Almost Balcony with each bedroom
- 2 tier security with centralized CCTV surveillance
- 100% power back-up for elevators and common areas
- Power back-up of 1.5 KVA for each apartment
- Uninterrupted water supply trough water softening plant
- Fire-fighting system as per latest norms
- Musical / AC reception for guests & visitors in each complex like 5 star waiting lounge

EXCLUSIVE FEATURE

- GH-4, Township is designed by Office Contractor
- 24 hrs. ambulance / medical emergency services on discounted rates by FORTIS HOSPITAL available
- In house pick & drop service for Delhi Airport & Delhi Railway Station
- In house creche in the campus
- In campus A.T.M.

RECREATION

- Swimming Pool with separate kids pool
- Jogging Track, AC Gymnasium
- Club with a Yoga Centre, Sauna, Steam & Spa
- Table Tennis, Pool, Skating Rink, Badminton Court
- Basket Ball / Law Tennis Court
- Entrance lobby for each tower
- Convenient shopping within complex



ECO -FRIENDLY

- Better roof insulation to reduce the high temperature levels in top Floors.
- Provision for rain water harvesting
- Energy efficient housing complex
- Well ventilated & adequate natural light in-flow
- Provision for PNG supply



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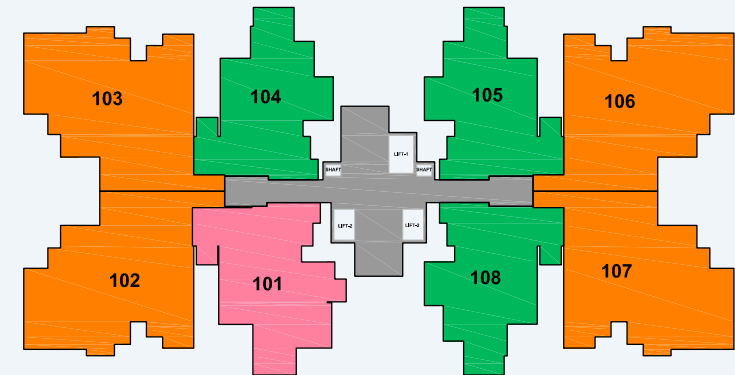
LOCATION



TOWER 3

TYPE 7	TYPE 8	TYPE 9
4BHK + 3TOI S.AREA- 1735 SFT	3BHK S.AREA- 1275 SFT	3BHK + 3TOI S.AREA- 1400 SFT

19TH FLR	1901	1902	1903	1904	L I F T	C O R E	L I F T	1905	1906	1907	1908
18TH FLR	1801	1802	1803	1804				1805	1806	1807	1808
17TH FLR	1701	1702	1703	1704				1705	1706	1707	1708
16TH FLR	1601	1602	1603	1604				1605	1606	1607	1608
15TH FLR	1501	1502	1503	1504				1505	1506	1507	1508
14TH FLR	1401	1402	1403	1404				1405	1406	1407	1408
12TH FLR	1201	1202	1203	1204				1205	1206	1207	1208
11TH FLR	1101	1102	1103	1104				1105	1106	1107	1108
10TH FLR	1001	1002	1003	1004				1005	1006	1007	1008
9TH FLR	901	902	903	904				905	906	907	908
8TH FLR	801	802	803	804				805	806	807	808
7TH FLR	701	702	703	704				705	706	707	708
6TH FLR	601	602	603	604				605	606	607	608
5TH FLR	501	502	503	504				505	506	507	508
4TH FLR	401	402	403	404				405	406	407	408
3RD FLR	301	302	303	304				305	306	307	308
2ND FLR	201	202	203	204				205	206	207	208
1ST FLR	101	102	103	104				105	106	107	108
GR. FLR	001	002	003	004				005	006	007	008



CENTRAL GREENS

FIRST FLOOR LAYOUT

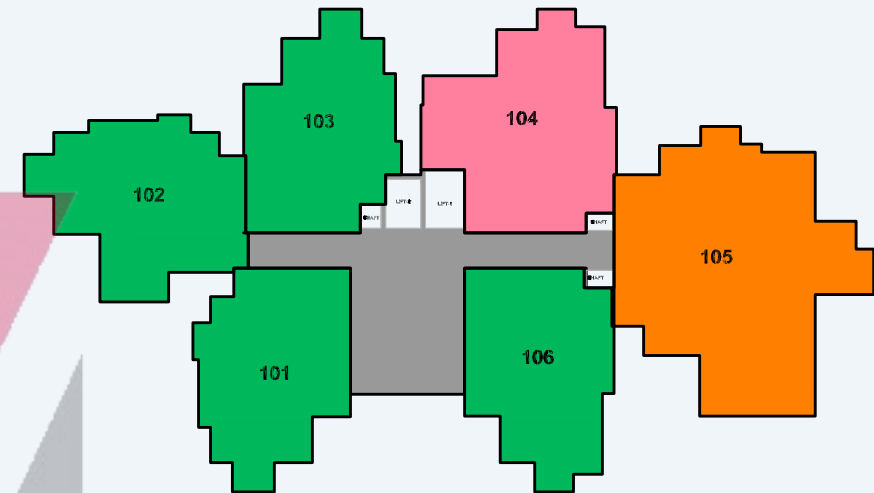
TOWER- 3

UNIT NOS.	TYPE	S.AREA
001-1901	09	1400 sq ft
002-1902	07	1735 sq ft
003-1903	07	1735 sq ft
004-1904	08	1275sq ft
005-1905	08	1275sq ft
006-1906	07	1735 sq ft
007-1907	07	1735 sq ft
008-1908	08	1275 sq ft

TOWER 4

TYPE 11	TYPE 12	TYPE 13
3BHK + STUDY S.AREA- 1550 SFT	2BHK S.AREA- 900 SFT	2BHK + STUDY S.AREA- 1065 SFT

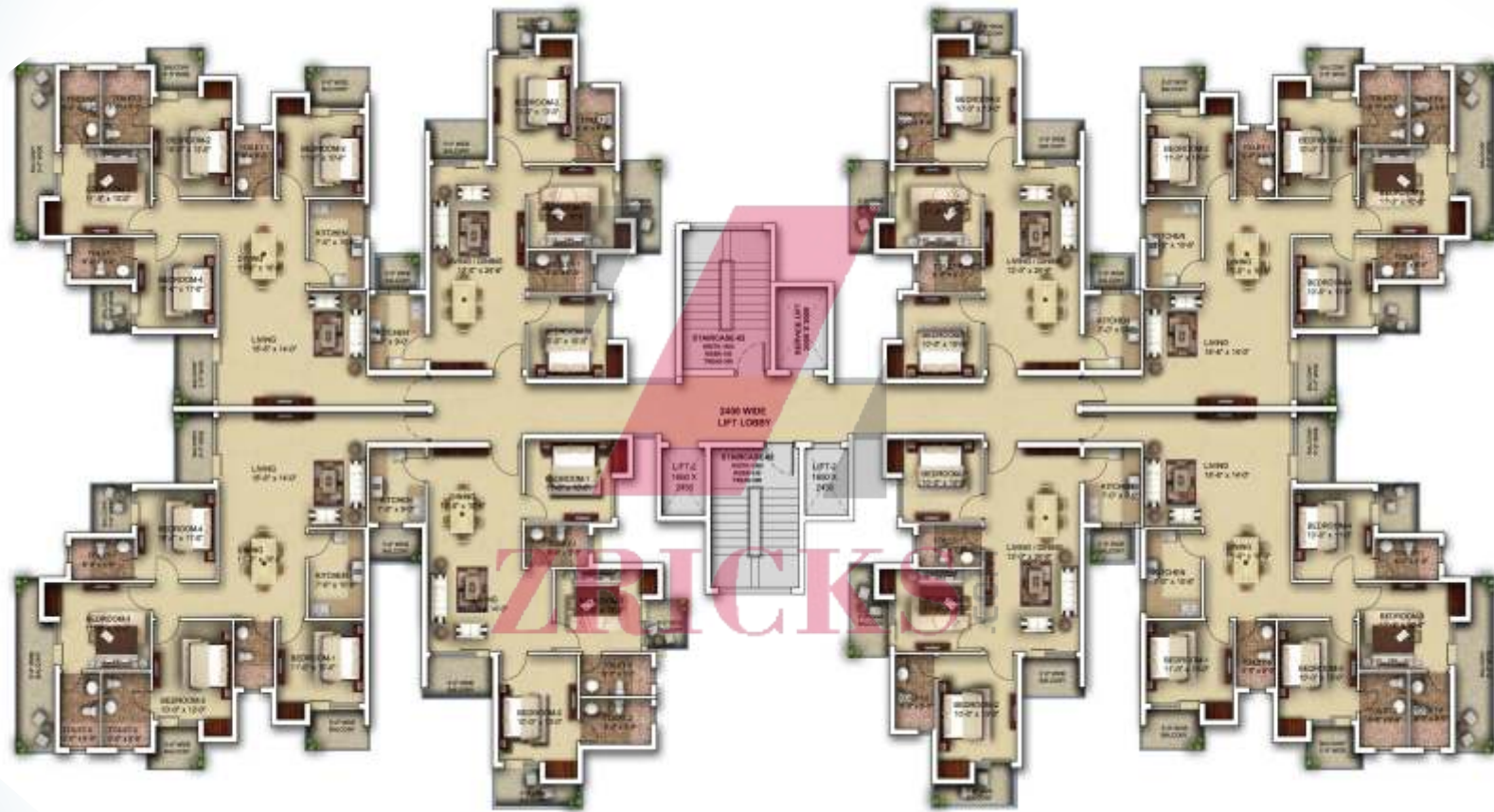
18TH FLR	1801	1802	1803	L I F T	L I F T	L I F T			1806
17TH FLR	1701	1702	1703				1704	1705	1706
16TH FLR	1601	1602	1603				1604	1605	1606
15TH FLR	1501	1502	1503				1504	1505	1506
14TH FLR	1401	1402	1403				1404	1405	1406
12TH FLR	1201	1202	1203				1204	1205	1206
11TH FLR	1101	1102	1103				1104	1105	1106
10TH FLR	1001	1002	1003				1004	1005	1006
9TH FLR	901	902	903				904	905	906
8TH FLR	801	802	803				804	805	806
7TH FLR	701	702	703				704	705	706
6TH FLR	601	602	603				604	605	606
5TH FLR	501	502	503				504	505	506
4TH FLR	401	402	403				404	405	406
3RD FLR	301	302	303				304	305	306
2ND FLR	201	202	203				204	205	206
1ST FLR	101	102	103				104	105	106
GR. FLR	001	002	003				004	005	006



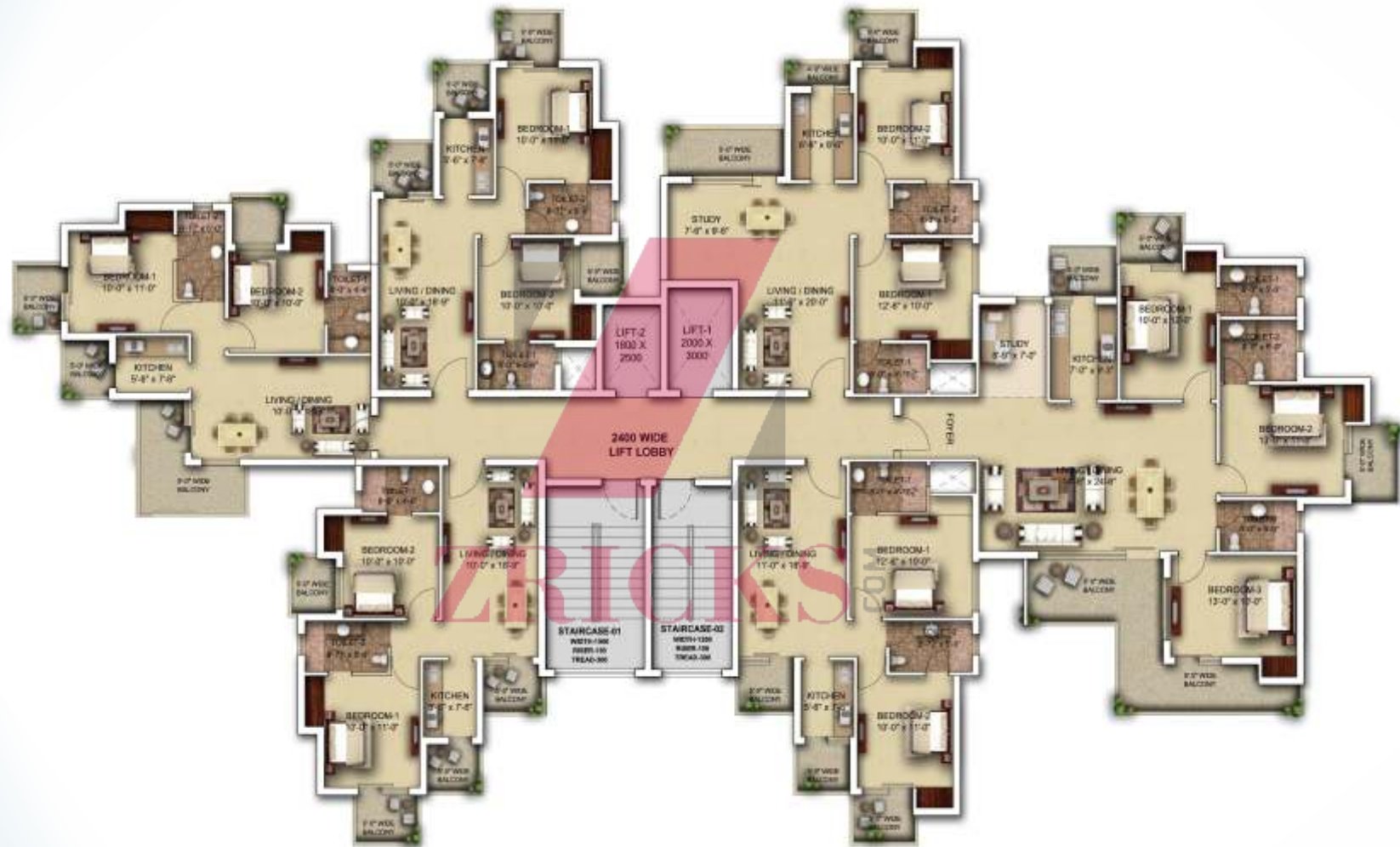
FIRST FLOOR LAYOUT

TOWER-4

UNIT NOS.	TYPE	S.AREA
001-1801	12	1275 sq ft
002-1802	12	900 sq ft
003-1803	12	900 sq ft
004-1704	13	1065 sq ft
005-1705	11	1550 sq ft
006-1906	12	900 sq ft



Tower 4



2 Bedroom Unit Plan

Proposed Saleable Area:
83.61 SQ.MT/900 SQFT



2 Bedroom Unit Plan

Proposed Saleable Area:
98.95. SQ.MT / 1065 SQFT



3 Bedroom Unit Plan

Proposed Saleable Area:
118.45 SQ.MT / 1275 SQFT



3 Bedroom + 3 TOI. Unit Plan

Proposed Saleable Area:
130 SQ.MT / 1400 SQFT



3 Bedroom + Study Unit Plan

Proposed Saleable Area:
144 SQ.MT / 1550 SQFT



4 Bedroom + 3 TOI

Proposed Saleable Area:
161.2 SQ.MT / 1735 SQFT



Price List

Basic Parameter	Flat Area (Approx)
2 BHK	900/sq.ft
2 BHK + 2 Toilets + Study	1065/sq.ft
3 BHK + 2 Toilets	1275/sq.ft
3 BHK + 3 Toilets	1550/sq.ft
4 BHK + 3 Toilets	1735/sq.ft

Extra Charges	
Covered Car Parking	2,00,000/-
Lease Rent	85/-sq.ft
Power Back-up (1.5 KVA)	25,000/-
External Electrification Charges (EEC)	40/-sq.ft
Fire Fighting Charges (FFC)	40/-sq.ft
Club Membership	1,00,000/-
IFMS	20/-sq.ft

Payment Plan	Basic Sales Price (BSP)
Construction Linked Plan	3550/sq.ft
Flexi Plan	3450/sq.ft
Down Payment Plan	3250/sq.ft
Special Payment Plan	

PLC:- (If Applicable)	Basic Sales Price (BSP)
1st Floor	100/sq.ft
2nd Floor	90/sq.ft
3rd Floor	80/sq.ft
4th Floor	70/sq.ft
5th Floor	60/sq.ft
7th Floor	40/sq.ft
9th Floor & 10th Floor	30/sq.ft
Front and Road Facing	50/sq.ft
Park and Landscape Facing	50/sq.ft

Payment Schedule

Plan A - Down Payment Plan

At the time of Booking	10% of BSP
Within 30 days of Booking	50%
On offer of Possession	5% of BSP + Rest Other Charges

Plan B - Flexi Payment Plan

At the time of Booking	10% of BSP
Within 60 days of Booking	40% of BSP
On Costing of ground floor roof slab	10% of BSP + 50% of Lease Rent
On Costing of 2nd floor roof slab	10% of BSP + 50% of Lease Rent
On Costing of 5nd floor roof slab	5% of BSP + 50% of Car parking + FFC
On Costing of 8nd floor roof slab	5% of BSP + 50% of Car parking + FFC
On Costing of 10nd floor roof slab	5% of BSP + Club Charges + Power Backup Charges
On Costing of 12nd floor roof slab	5% of BSP + IFMS + Rest Extra Charges
On Costing of 14nd floor roof slab	5% of BSP
On Offer of Possession	5% of BSP

Plan C - Construction Linked Plan

At the time of Booking	10% of Basis sale price (BSP)
Within 30 days of Booking	10% of BSP
On excavation of Land	10% of BSP + 50% of Lease Rent
On Casting of Basement Slab	10 % of BSP
On Casting of Ground floor roof slab	10% of BSP + 50% of Lease Rent
On Completion of 2nd floor Slab	7.5% of BSP + 50% Car Parking
On Completion of 4nd floor Slab	7.5% of BSP + 50 % Car Parking
On Completion of 8nd floor Slab	7.5% of BSP + EEF
On Completion of 10nd floor Slab	7.5% of BSP + EEC
On Completion of 12nd floor Slab	7.5% of bSP + Club Charges + Power Backup Charges
On Completion of 14nd floor Slab	5% of BSP + IFMS + Rest Extra Charges
At the time of notice of possession	5 % of BSP

Special Payment Plan

At the time of Booking	10% of Basic Sale Price (BSP)
Within 30 days of Booking	40% of BSP
With in 3 Months of Booking	40 % of BSP + Other Charges
On offer of Possession	10 % of BSP

Terms and Conditions

- Price list as on date of booking shall be applicable.
- PLCs if any shall be charged along with installments towards basis cost
- Cheques/Bank Draft to be issued in favour of "Morpheus Prodeveloper Pvt. Ltd" a unit of Morpheus Group payable at New Delhi/Noida Out station Cheques shall not be accepted
- Electricity Installation Charges, Maintenance Charges, Meter Connection Charges and other charges are extra and shall be collected before the possession.
- Service tax,VAT & other government levies are extra, as application
- Registration, stamp Duty and misc. Charges shall be payable at the time of offer of possession
- Super Area Includes the covered area plus the Proportionate area under common
- Super Area includes the cover area plus the proportionate area under common corridor, Corridor Passage staircase munities, Projection, Water Tank , Lift Wells etc
- The terms and condition of sale stated herein are indicative and are subject to detailed terms and conditions in the 'Agreement to Sell'/Flat Buyer's Agreement' and are subject to change at sole discretion of the company
- All building plans, layouts, specifications are subject to changes and modifications as decided by the company, architect or any other competent authority
- Timely payments of the installments is the essence of the Booking
- This payments of the installment is the essence of the booking
- This Price List supercedes all previous price lists

Date: _____

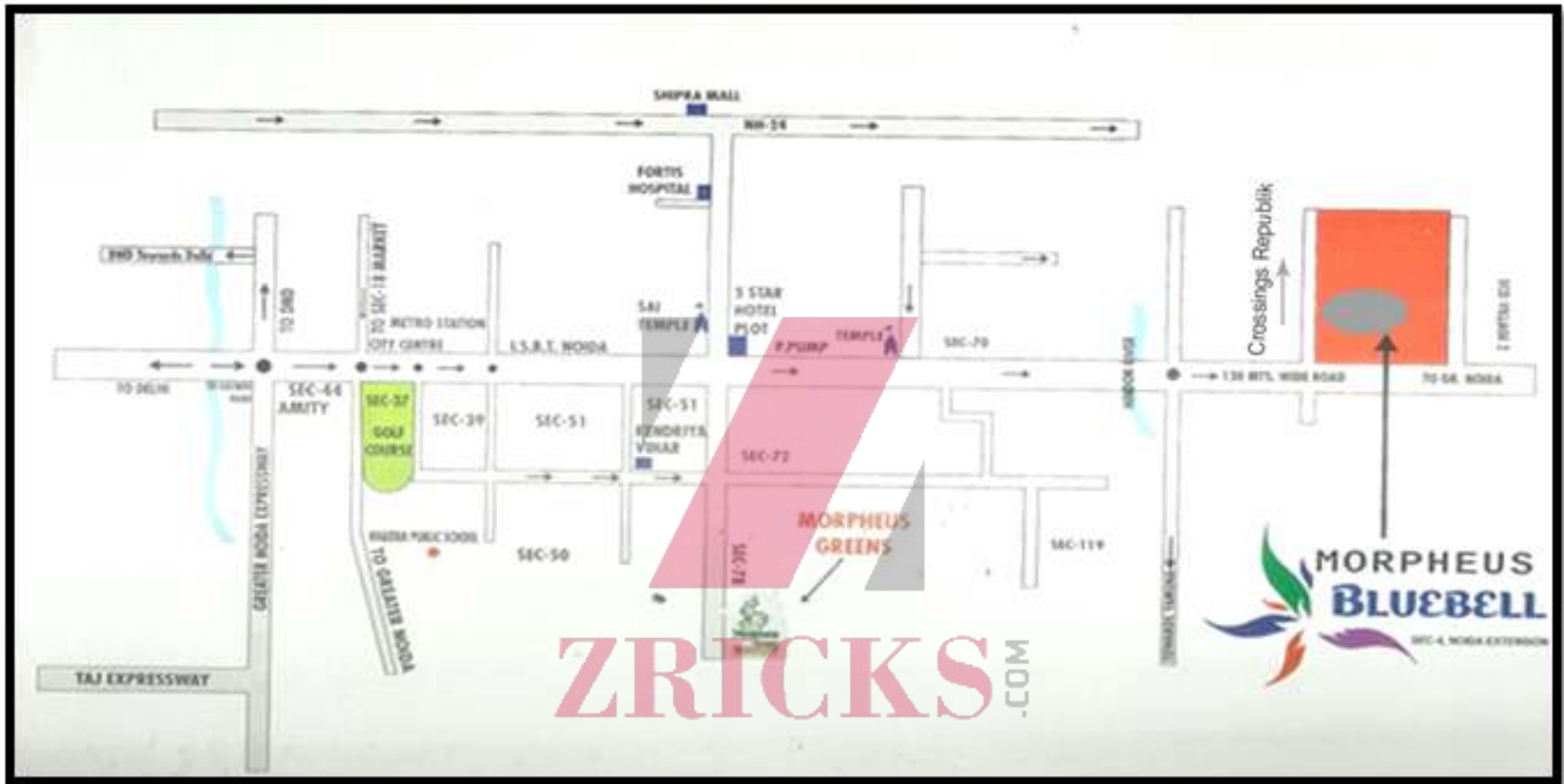
Signature of the applicant

Place _____

Signature of the Co-Applicant)

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Note: Delay payment interest will be charged @ 18%



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