



Call: 9211800600 SMS "PPL" to 56767

Corporate Office: A-5, 6, 7, Sector-9, Noida.

Premia Corporate City, KP-V (Greater Noida West)

www.premialtd.com



POWER VILLAS
1st American Style Duplex Villas

By Invitation Only

A UNIQUE PROJECT WITHIN PREMIA CORPORATE CITY

POWER VILLA

- Project & Landscape Designed by International Consultant
- Bigger Plot Size as Compared to other projects available
- Surrounded by a Lake
- Plunge Pool in the Villa
- Italian Marble Flooring in Drawing / Living room
- All Bedrooms will have Laminated Wooden Flooring

A WORLD OF FACILITIES

- 5 Star Hotel
- 2 Types of Clubs
 - a) 5 Star Club
 - b) Sports Club
- Amusement Park (Free Entry for Residents of Villas)
- United Flavors of India (Free Entry for Residents of Villas)
- Spa Facilities
- International Gym
- Lawn Tennis, Badminton, Billiards, Table Tennis, Basketball Court etc.
- Retail Mall
- Golf Putting
- Theme Based Restaurants
- Bar and Lounge
- Multiplex
- Food Court
- Banks & ATM
- Banquet Hall
- 24 Hour Coffee Shop

THE IDEAL LOCATION

- Premia Corporate City will be the Hub for 2.5 lakh Families who will stay in Greater Noida West
- First Plot in Greater Noida West
- 3 Side Open Plot
- 5 Minute drive from NH-24
- 4 Minute drive from Sector-121, Noida
- 9 Minute drive from Pari Chowk
- 3 Minute drive from Proposed Metro Station
- 3 Minute drive from Crossing Republic Part II
- 1 Minute drive from FNG Corridor
- Location is witnessing interest from Prominent Industrial Houses
- Proximity to Business Biggies like Moserbaer, TCS, Yamaha, LG, Minda, ACC, Ashtech etc.



LUXURY & BEYOND

ZRICKS.COM

POWER VILLA

Welcome to a life of luxury. Premia Projects presents Power Villas - beautiful, private, detached and opulent American style duplex villas for those who love the good life. Equipped with private plunge pool, state-of-the-art amenities, posh interiors with imported fittings, fixtures and approximately 500 sq. ft. of garden area, our lavish 3/4 bedroom villas promise a truly grand life for you and your family. This beautiful living space is located in the heart of India's first Corporate City, and is just a 5 min drive from NH24. It is surrounded by a 5 Star Hotel, Golf Course, International Spa, Theme Based Restaurants and World Class Retail Centres. It is a living environment that encompasses all the modern luxuries and promises happiness for eternity.

American Style Villas • 5 Star Hotel • Serviced Studio Apartments • Retail Mall
Corporate Offices • Amusement Park • Golf Course • Sports Club • Cultural Food Court



Five Star Hotel



Amusement Park



Retail Mall



Villa Interiors



Golf Course

POWER VILLAS
1st American Style Duplex Villas

WHERE LUXURY IS LIFE



PROJECT



HIGHLIGHTS



UP-COMING PROJECTS

- Premia Hill View, Gurgaon (Haryana)
- Premia Residency, Greater Noida (Uttar Pradesh)
- Premia Residency, Bangalore (Bengaluru)
- Premia Residency, Navi Mumbai
- Premia Grand Resort, New Palampur (Himachal Pradesh)



awards & achievements: By Builders Council of India (BCI)

- ◀ Premium Project of the Year, 2012
- ◀ Best Location in the City, 2012

Structure

RCC Framed Earthquake Resistant With In-fill Bricks

Flooring

Drawing/Dining/Lounge
Master Bedroom
Parents' Bedroom
Kitchen
All Toilets
Balconies
Common Areas

Imported Marble
Engineered Wooden Flooring
Engineered Wooden Flooring
Premium Range Ceramic/Vitrified Tiles
Premium Range Ceramic Tiles
Premium Range Ceramic Tiles
Imported Marble/Granite in Entrance Area and Granite/Green Marble/Tiles in Other Areas

Wall Finish

All Rooms
Kitchen
All Toilets
External Façade
Common Areas

Plastic Paint on POP Plaster/Putti
Premium Range Ceramic Tiles
Premium Range Ceramic Tiles up to Ceiling Height
Texture Paints and/or Tiles/Stone Cladding as Per Elevation
Imported Marble/Granite/Tiles/Oil Bound Distemper

Ceiling Finish

All Rooms
Common Areas

Oil Bound Distemper on POP Plaster/Putti
Oil Bound Distemper on POP Plaster/Putti

Wood Works

Cupboard in All Bedrooms
Modular Kitchen

Doors And Windows

Internal
External

Designer Skin Moulded Shutters with Seasoned Hard Wood Frame – 8 Feet Height
Powder Coated Aluminium/UPVC Door- Window Shutters

Plumbing

Pipes And Fittings
Sanitary Ware
C.P Fittings
Accessories

CPVC/PPR Pipes and Fittings for Water Supply and UPVC Pipes and Fittings for Waste Line
Premium Range Fixtures from Kohler/Hindware/Parryware/Imported
Premium Range Single Lever/Quarter Turn Fixtures/Diverter from Kohler/Jaquar/Imported
Toughened Glass Shower Cubicle in Master Toilet and Stainless Steel Sink in Kitchen.

Electrical

Wires
Switches
Lights

Copper Concealed Wiring in PVC Conduit
Premium Range Modular Switches
General Lighting Fixtures in all Spaces

Data

Ready For T.V., Telephone, 3 Tier Security System and Prepaid Energy Metering

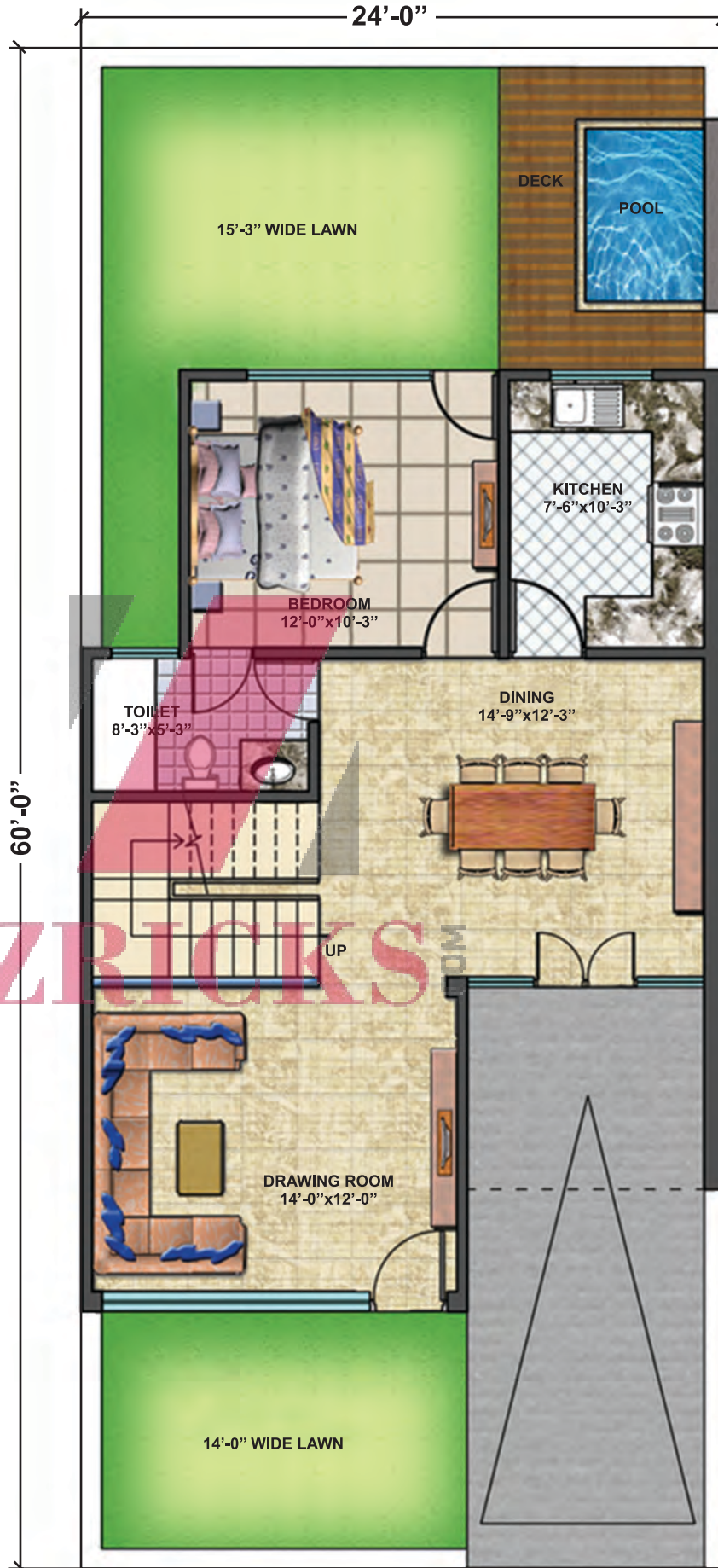


* All the images are for illustrative purpose only.



UNIT TYPE-II

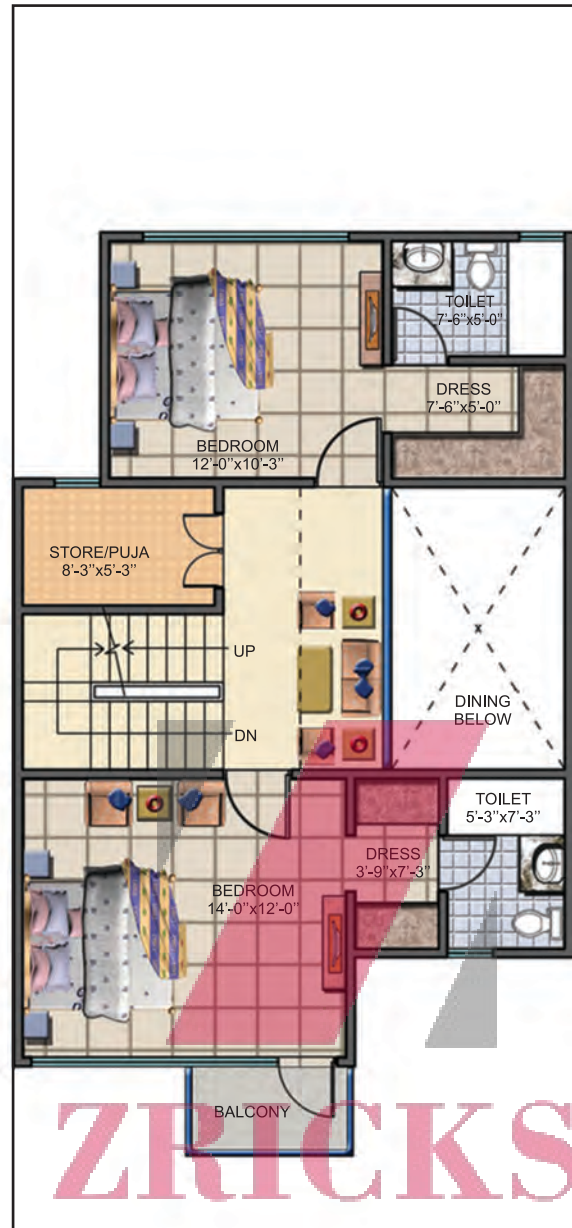
PLOT AREA 160 YDS
SALEABLE AREA 2355 SFT



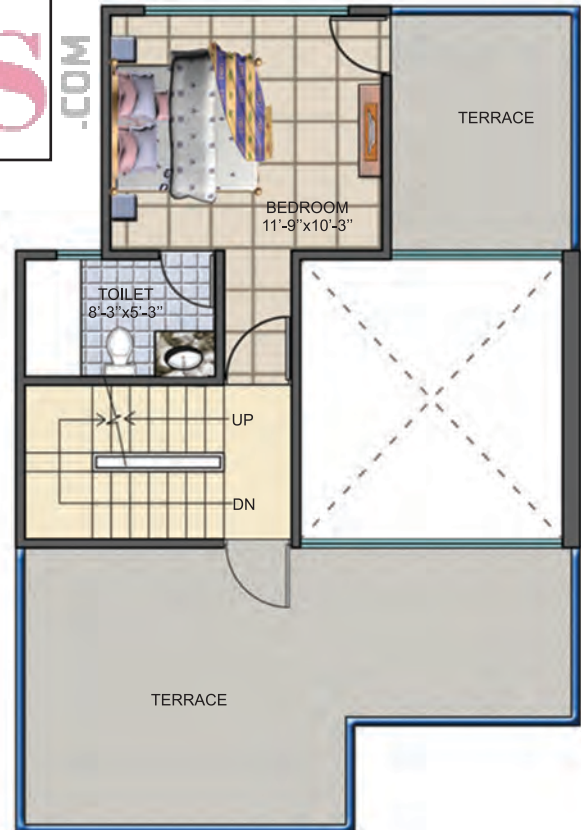
GROUND FLOOR

UNIT TYPE-II

PLOT AREA 160 YDS
SALEABLE AREA 2355 SFT



FIRST FLOOR

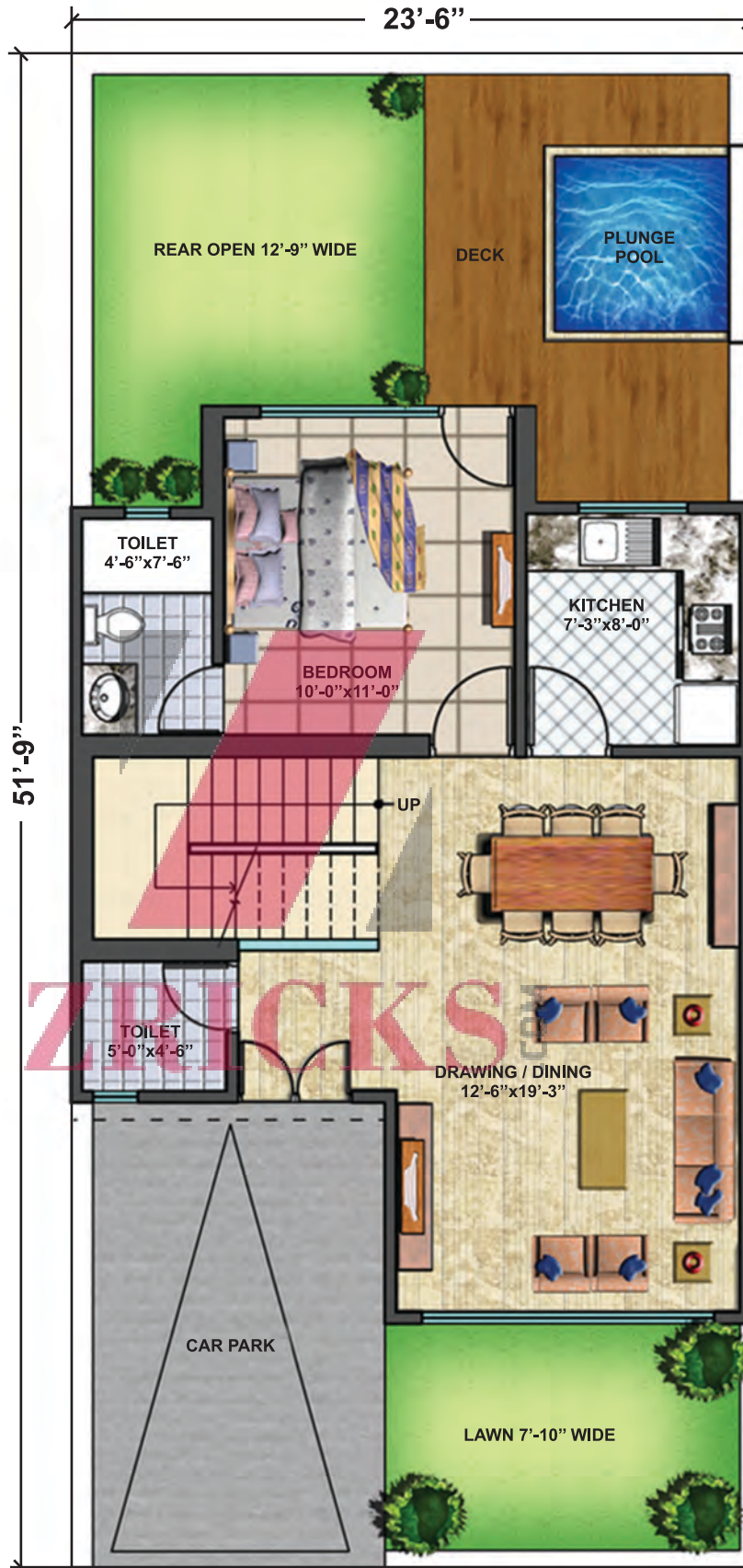


SECOND FLOOR



UNIT TYPE-I

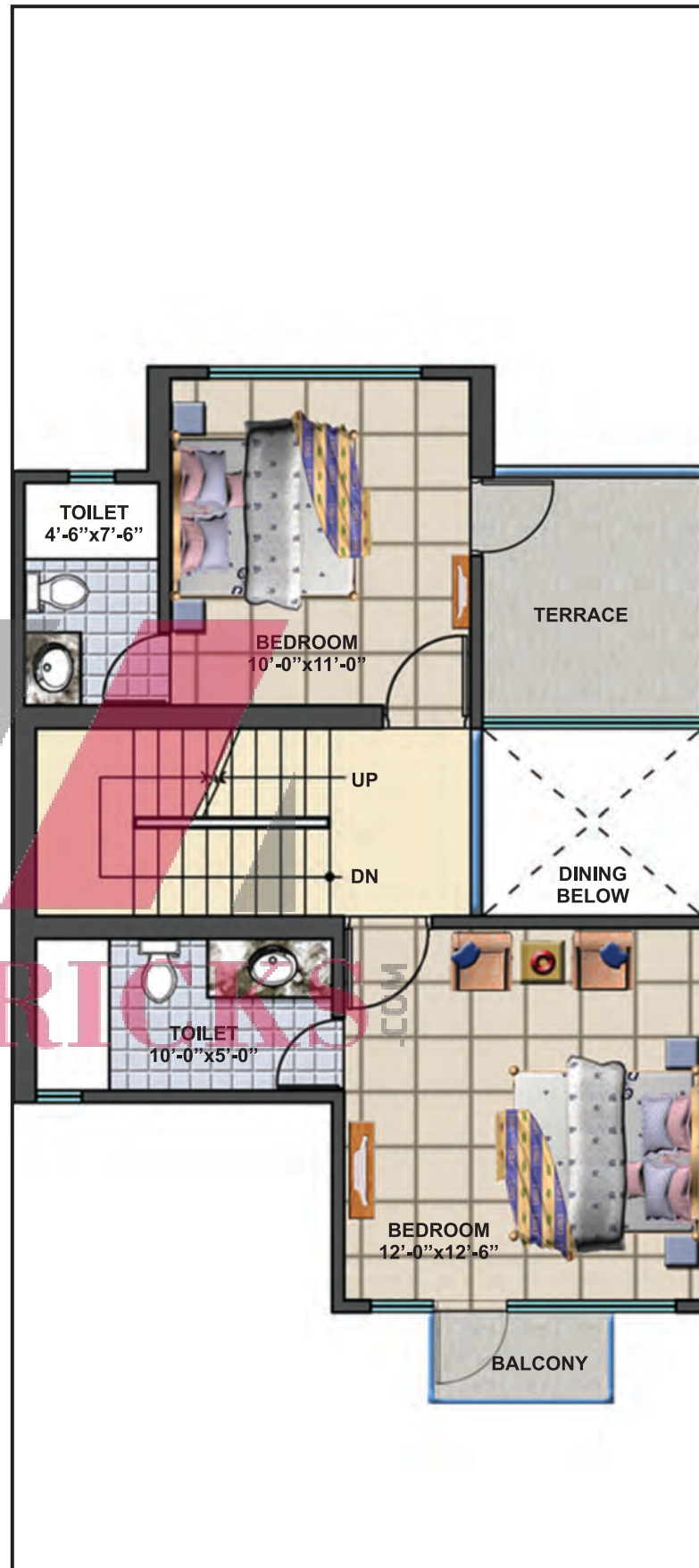
PLOT AREA 135 YDS
SALEABLE AREA 1570 SFT



GROUND FLOOR

UNIT TYPE-I

PLOT AREA 135 YDS
SALEABLE AREA 1570 SFT



FIRST FLOOR

DOWN PAYMENT PLAN:

Upfront Discount of 14% on Basic Price

S. No.	Description	Percentage (%)	Other Charges
01	Earnest Money, at the time of Application	15	
02	On or Before 1 month from the date of Application	80	100% PLC
03	On offer of possession Letter	05	IFMS , Club Membership and Other Charges

FLEXI PAYMENT PLAN:

Upfront Discount of 7% on Basic Price

S. No.	Description	Percentage (%)	Other Charges
01	Earnest Money, at the time of Application	10%	
02	Within 45 days of Booking	30%	50% PLC
03	On Start of Foundation work	15%	
04	On Commencement of the Ground Floor Roof Slab	15%	50% PLC
05	On Commencement of the First Floor Roof Slab	15%	
06	On Commencement of Internal Plaster Work	10%	
07	On offer of Possession Letter	05%	IFMS , Club Membership and Other Charges

CONSTRUCTION LINKED PAYMENT PLAN:

S. No.	Stage Of Construction in Unit	Percentage	Other Charges
1	Earnest Money, at the time of Application	10%	
2	On or Before 1 months from the date of Application	15%	
3	On commencement of Excavation of Villas	10%	50% PLC
4	On Commencement of foundation work	15%	50% PLC
5	On Commencement of the Ground floor Roof Slab	15%	
6	On Commencement of the First floor Roof Slab	15%	
7	On Commencement of Sanitary Piping and Electrical Conduits	10%	
8	On Commencement of internal plaster work	05%	
9	On offer of Possession Letter	05%	IFMS, Club Membership and Other Charges

Notes:

- a. Installments under S.No.. 4 - 10 shall be based on actual progress of construction work at site and shall become payable by the allottee on demand by the Company irrespective of the serial order in which they are listed above.
- b. Installments under S.No. 4 - 10 may run concurrently with those under S.No. 1 – 3 based on the physical progress of work at site.

NOTES

- The Preferential Location Charges (PLC) is applicable on corner units@ 10% and Villas facing external road or lake@ 5% and shall be charged extra, wherever applicable.
- Additional amounts towards Stamp Duty, Registration Charges, and legal/miscellaneous expenses etc., shall be payable by the Allottee at the time of offer of possession and shall be subject to revision.
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
- Areas are indicative only.
- The Built Up Area means the covered area of the demised premises inclusive of the area under the periphery walls, area under columns and walls within the demised premises, half of the area of the wall common with the other premises adjoining the demised premises, cupboards, plumbing/electric shafts of the demised premises, total area of the balconies and terraces etc.
- The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
- The prices are subject to revision/withdrawal at any time without notice at the sole discretion of the Company.
- Club Membership Fee of Rs. 1.00 Lac is payable by the Allottees at the time of offer of possession.
- Government Taxes as applicable from time to time.

Additional Charges

S. No.	Particulars	
1	Power backup	₹ 20000 /kva. (Optional)
2	Electricity Installation charges	₹ 20000/kw
3	IFMS	₹ 50 / sq. ft.
4	Club Membership	₹ 100000/

*Note: All the charges mentioned above are indicative & illustrative only.

REGISTRATION FORM

**PREMIA
PROJECTS LTD.**

To,
M/s Premia Projects Ltd.
A-7, Sector 10, Noida.

Sub:- APPLICATION FOR REGISTRATION OF POWER VILLA IN 'PREMIA CORPORATE CITY' AT KP-V,
GREATER NOIDA WEST

Dear Sir,

I/We wish to get myself/ourselves registered for your Project "POWER VILLA" IN 'PREMIA CORPORATE CITY', KP-V, GREATER NOIDA WEST, at a Basic Sale Price calculated @ ₹..... per sq.ft. of total Area. My/our particulars along with the option of type of villa, payment plan are given hereunder for your reference and records.

First Applicant

Co-Applicant

1st / Sole Applicant

Co-Applicant/s (if any)

Name.....
 Father's/Husband Name.....
 Date Of Birth.....
 Correspondence Address.....

 Office Address

 Permanent Address.....
 PAN NO.....
 Nationality..... Marital Status.....
 Land Line No.....
 Mobile No..... Email.....

Name.....
 Father's/Husband Name.....
 Date Of Birth.....
 Correspondence Address.....

 Office Address

 Permanent Address.....
 PAN NO.....
 Nationality..... Marital Status.....
 Land Line No.s.....
 Mobile No..... Email.....

Nominee's Detail

Name..... Relation..... Address.....

Registration Money:

.....

Cash/Cheque/PO/DD No. _____, Dated _____, Drawn On _____ (All Payments to be made in favour of Premia Projects Ltd.
Payable at Noida/Delhi)

DECLARATION:

I/We hereby declare that I/We have gone through the prevailing brochure/price list/terms conditions of Registration are accepted after realization of reservation money and the Company makes offer of Allotment in my/our favor then I/We undertake to execute all documents/agreement as per the Company's format/s and accept all the terms and conditions therein and pay all charges as applicable therein. I/We, the aforesaid Applicant/s, do hereby declare that my/our application for allotment is irrevocable and that the particulars given above are true and correct and nothing has been concealed therein.

Date.....

1st/Sole Applicant/s.....

Place.....

2nd/Co-Applicant/s.....

Signature and Seal of Business Associate/Sales Organizer (if any)

(Signatures)

Terms and Conditions

1. The allotment of Villa (Unit) shall be entirely at the sole discretion of the company, i.e. M/s Premia Project Ltd.
2. It is understood that the applicant has examined the plans, designs, specifications, area etc. of the unit which are tentative and agree that company may affect such variations and modifications therein as may be necessary or the company may deem fit and appropriate in the interest of the project or as may be required to be done by any competent Authority.
3. The applicant/s agree/s that no claim monetary or otherwise will be in case of any change in the area and that the initial rate of booking of the unit will be applicable on the changed area in case of refund or demand.
4. Price of Villa, once booked, shall be escalation free. However the company reserves the right to revise the Price List at its sole discretion.
5. All statutory charges and other levies demanded or imposed by any competent authority shall be payable proportionately by the applicant from the date of registration as per demand raised by the company
6. The applicant shall pay as and when demanded, the maintenance charges/Security Deposit for maintaining and up-keeping the project and various services therein as may be determined by the company or the maintenance agency appointed by the company for such purpose.
7. The company shall allot the Villa at its basic sale price calculated at the rate mentioned in the registration/application form. In addition to that the following shall be charged separately as per terms of allotment.
 - (a) Preferential Location Charges (PLC) as determined by the company.
 - (b) Additional Charges (AC)
 - (c) Interest Free Maintenance Security (IFMS) and Monthly Maintenance Charges (MMC)
 - (d) Annual Lease Rent (ALR)/ One Time Lease Rent (OLTR)
8. Registration amount shall be forfeited unless the allotment money is deposited within 30 days of the offer of allotment. In case the applicant does not accept the offer of allotment and applies to surrender the unit through a written request within the validity period of the offer i.e 30 days, the entire registration amount deposited by him/her/them shall be refunded without any interest/deduction
9. Subsequent to payment of registration money allotment (Provisional) shall be made in favor of applicant.
10. In case the applicant applies through a written request to surrender the unit after allotment (Provisional), the amount deposited shall be refunded after deducting the penal interest accrued, if any, at the time of such application along with deduction of Administrative / Processing charges of Rs. 20,000/-
11. Delayed Payment after booking shall attract 18% penalty per annum. The allotment automatically stand cancelled in case payments remain unpaid for provisional period for more than 45 days. In case of cancellation, the company reserves the right to forfeit the amount deposited up to the extent of 25% of total cost of unit.
12. Registration of the allotment of the cancelled unit shall be allowed till 30 days after the 15th day of two consecutive installments remaining in arrears.
13. The company at its sole discretion may allow the applicants (s) to Endorse/ assign his/her/their allotment/payment in favor of some other person (s) nominated by him/her/them/for first/one time. However any further endorsement/ assignment shall attract Endorsement/Assignment charges as prevalent at that time.
14. Applicant/s having NRI status being foreign national shall be solely responsible to comply with statutory formalities laid down i Foreign Exchange Management Act 1999 and / or any other statutory provisions governing the transactions which may inter-alia involve remittance of payments/consideration and acquisitions of immovable assets in India. In case any such permission is refused by any statutory obligations in this regard.
15. Company at its sole discretion may appoint Agents/Dealers/Sales Organizers/Business Associates etc to market the units being constructed in the project, but shall not be bound by any commitments made by them to the applicants except those communicated in writing through company's official information mentioned in the company's marketing materials.
16. Possession of the unit shall be completed only after clearance of all dues/Installments.
17. In case of any dispute(s) arising between the parties pertaining to or relating to this Registration Form, the only place of jurisdiction shall be Noida i.e. the Courts and quasi-judicial authorities at Noida shall have exclusive jurisdiction.
18. Terms & Conditions as mentioned above are merely indicative with a view to acquaint the Applicant, and not exhaustive.

For Office Only

Name of the Applicant:.....	A. Whether Personal details of the Applicant(s) have been completely filled up. Yes No
Name of the Co-Applicant	B. In case booking is made by firm / body corporate, whether resolution/authorization is received. Yes No
Area (in sqft):.....	C. Whether booking amount cheque is proper and in order. Yes No
Rate (per sqft):.....	D. Whether the form is dated and signed by all the applicants with official stamp (if any). Yes No
Basic Sale Price:.....	E. Other Remarks :
Payment Plan:.....
Parking Charges:.....
PLC :
Booked by (Business Associate/Sales Organiser).....
.....
.....

Booked by Checked by Approved by.....

**PREMIA
PROJECTS LTD.**

**Corporate Office:
A-5,6,7 Sector 9,
Noida 201301**

**Site Office:
Premia Corporate City,
Knowledge Park-V
Greater Noida West**