

Interested to buy a 2 Bedroom flat in
Delhi-NCR by paying Rs2500* per
month for 1st year and Rs8000* per
month in 2nd year as Bank Loan EMI ?



OR/AND



Interested to double your money in
1* year by investing in properties?

Then go ahead with this presentation, else just skip this..

Gulshan i Homz

Gulshan *i* Homz
NOIDA EXTN. (G. NOIDA)

Luxury Housings

- *Pioneers of Luxury Apartments in Indirapuram and East Delhi*
- *BIB awarded “Premium Luxury Housings” for year 2009*
- *Rajiv Gandhi Realty Excellence Award for “Best Luxury Project – G C Grand” in 2010*

Experience

- *Delivering quality for the last 20 years*
- *Successfully delivered Residential projects:*
 - *GC Grand*
 - *GC Centrum*
 - *GC Emerald Heights*

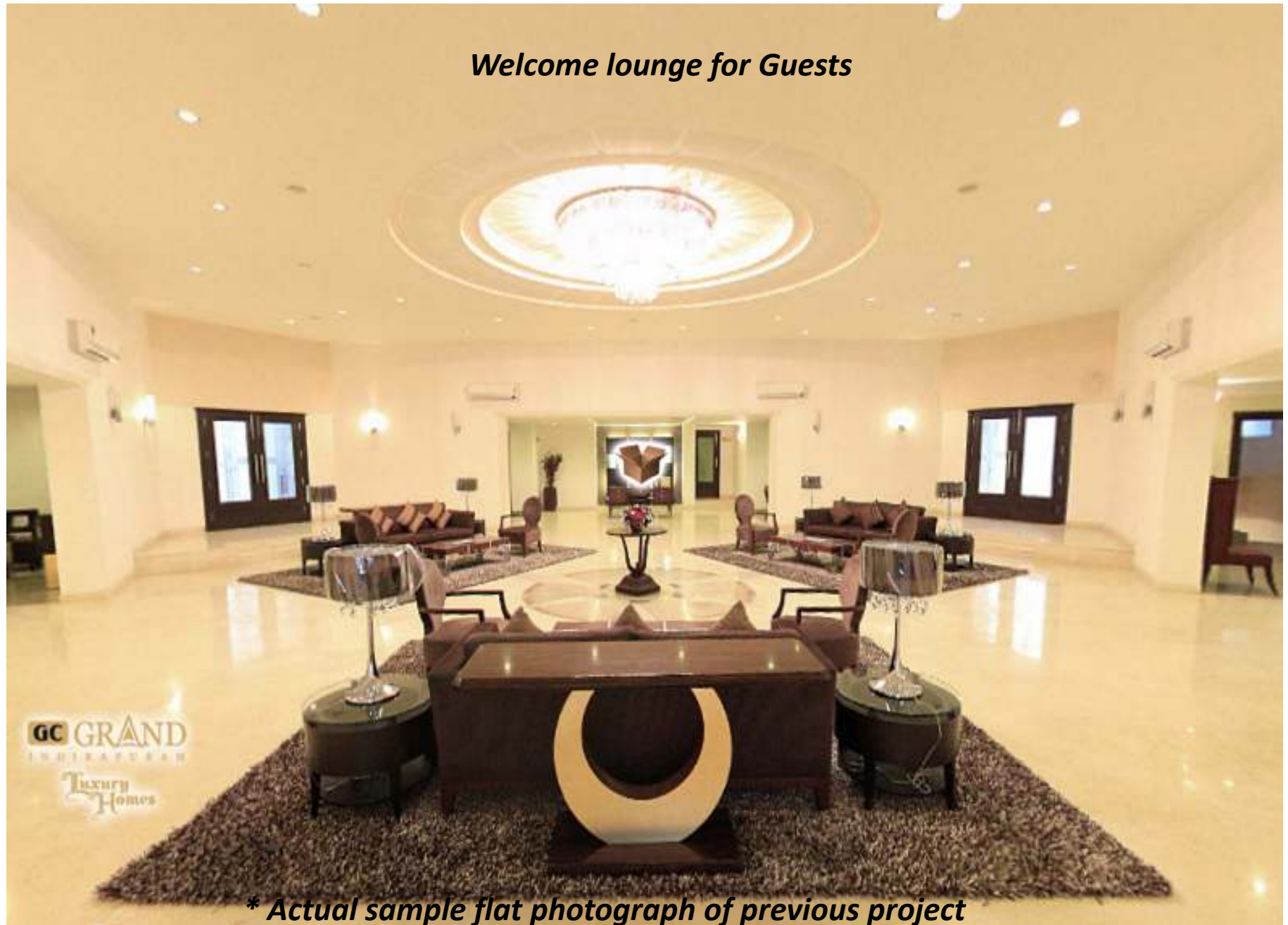
Builder's Reputation

Gulshan Homz: Pioneer of luxury homes in Indirapuram



**** Actual sample flat photograph of previous project***

Welcome lounge for Guests



**** Actual sample flat photograph of previous project***

Master bedroom



**** Actual sample flat photograph of previous project***

Kitchen



** Actual sample flat photograph of previous project*

SITE LAYOUT



FLOOR PLAN

TYPE 'A'

2 BR + 2 Toilet

Area = 870 Sq. Ft.



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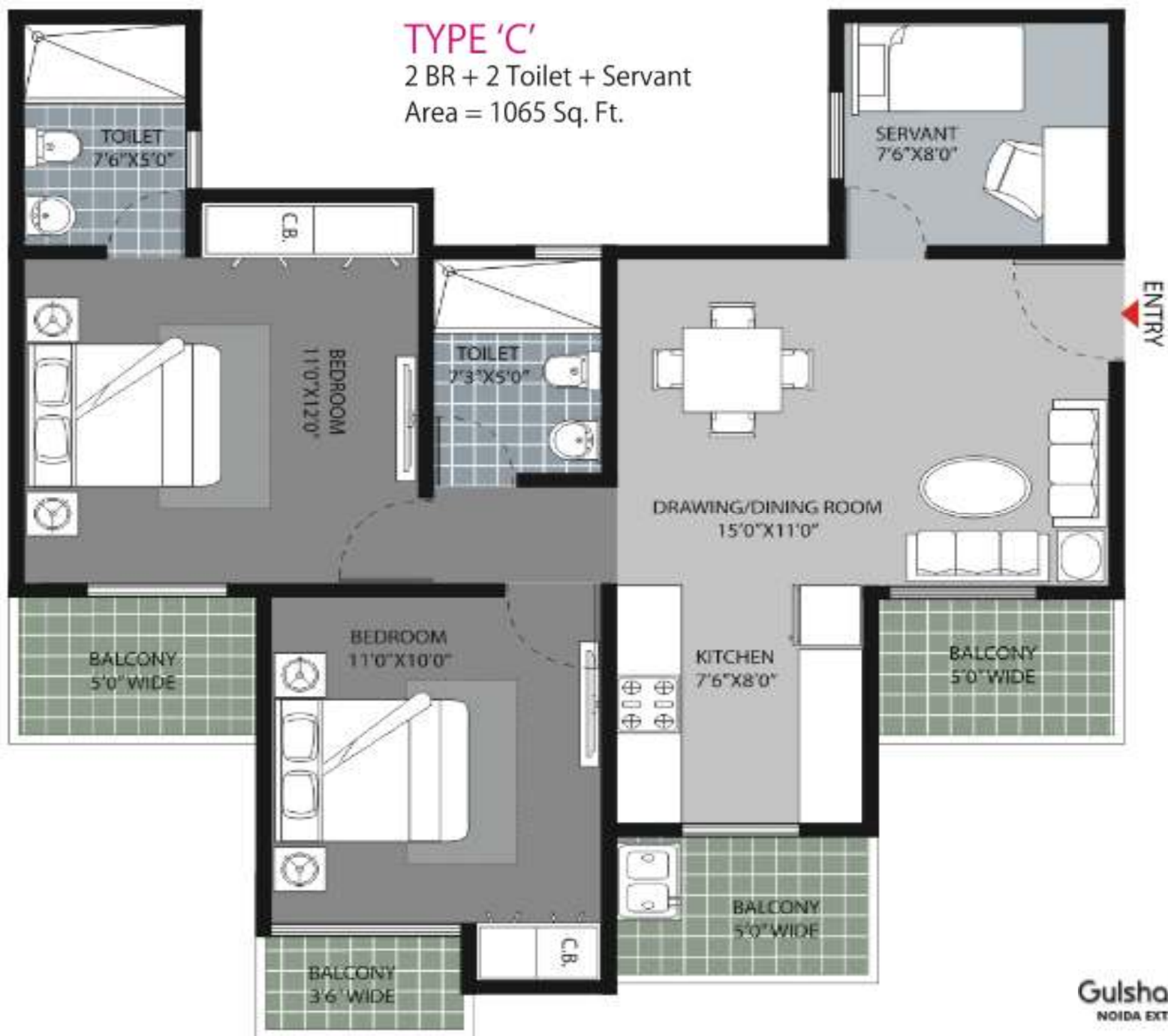
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TYPE 'C'

2 BR + 2 Toilet + Servant

Area = 1065 Sq. Ft.



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FLOOR PLAN



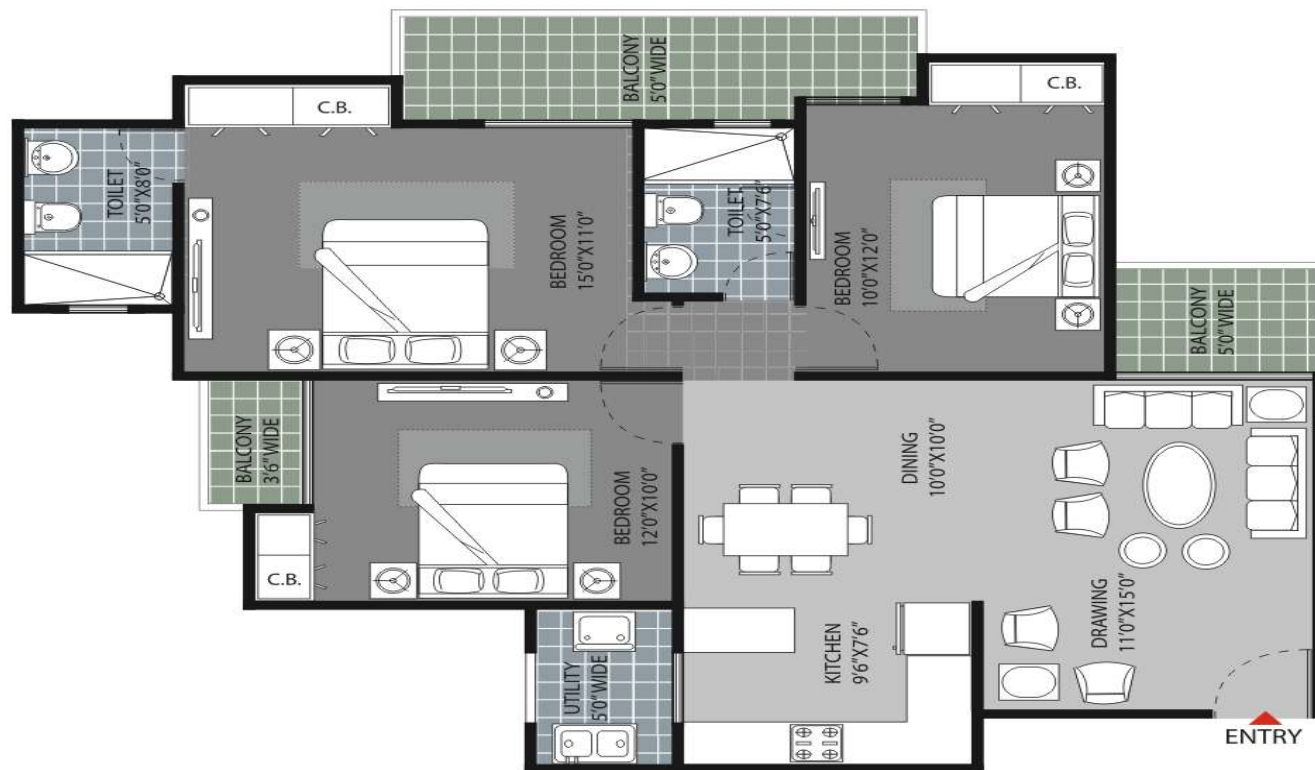
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FLOOR PLAN

TYPE 'E'

3 BR + 2 Toilet

Area = 1410 Sq. Ft.



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FLOOR PLAN



TYPE 'F'

3BR + 3 Toilet + Servant

Area = 1590 Sq. Ft.



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FLOOR PLAN

TYPE 'G'

3 BR + 4 Toilet + Dress + Servant
Area = 1705 Sq. Ft.



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LOCATION



road map



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Key highlights of this location

- Located just adjacent to Noida Sec 121. Present all inclusive selling price there is Rs.3100/sq ft. At Noida Extension , the price is Rs.1900 to Rs.2250/sq.ft. (in CLP Plan)
- It is connected by 130m wide Noida – Gr. Noida Link Road
- Proposed Metro Station in Greater Noida Sec:4
- HCL and Wipro acquired land near this site
- Near to Greater Noida, Knowledge Park
- Companies in the vicinity: HCL, Wipro, Knowledge Park
- 10 mins drive from Noida City Centre
- 10 mins drive from Noida Sec:62 corporate belt

Price List

Floor	Flexi Payment Plan	Down Payment Plan	Construction Linked Plan
1 st	2020	1945	2120
2 nd	2020	1945	2120
3 rd	1990	1915	2090
4 th	1990	1915	2090
5 th	1990	1915	2090
6 th	1960	1885	2060
7 th	1960	1885	2060
8 th	1960	1885	2060
9 th	1930	1855	2030
10 th	1930	1855	2030
11 th	1930	1855	2030
12 th	1900	1825	2000
13 th	1900	1825	2000
14 th	1890	1815	1990
15 th	1880	1805	1980
16 th	1870	1795	1970
17 th	1850	1775	1950

**Special
Inaugural
Discount* of
Rs.100/sq.ft.**

Location PLCs	
Park Facing	Rs.60/sq.ft.
Road Facing / Front Facing	Rs.40/sq.ft.
Rear Park / Corner	Rs.20/sq.ft

Price List

OTHER CHARGES	
Car Parking (Open)	Free
Car Parking (Covered - optional)	Rs.1,75,000/-
Charges for up-gradation from Open to Covered parking	Rs. 75,000/-
External Electrification Charges	Free
Fire Fighting Charges	Free
Club Membership	Free
Power Backup Charges	500 VA free 1000VA for 3BHK (1590 sq.ft. & 1705 sq.ft.) (additional @ Rs.20,000/- per KVA)
Lease Rent (at possession)	Rs.45/sq.ft
IFMS	Rs.25/sq.ft
Electricity Load Charges on Meter	Rs.5,000 per kW
Service Tax and other govt. levy	As applicable

CLP PLAN

How will it hurt my pocket??

As construction advances, BANK installment increases

Time^	Construction Stage	% Cost	Amount*	Who will fund	Monthly installment **
Now	Blocking Amount		Rs. 75,000/-	Self	-
2 months	Complete Booking amount	10%	Rs. 93,780/-	Self	-
4 months	60 days from booking	10%	Rs. 1,68,780/-	Bank	Rs.1,232/-
6 months	Commencement of construction	10%	Rs. 1,68,780/-	Bank	Rs.2,464/-
8 months	Casting of basement slab	8%	Rs. 1,35,024/-	Bank	Rs.3,450/-
13 months	Casting of 2 Floor	8%	Rs. 1,35,024/-	Bank	Rs.4,436/-
16 months	Casting of 5th floor	8%	Rs. 1,52,424/-	Bank	Rs.5,421/-
19 months	Casting of 8th floor	8%	Rs. 1,35,024/-	Bank	Rs.6,407/-
21 months	Casting of 12th floor	8%	Rs. 1,35,024/-	Bank	Rs.7,393/-
24 months	Completion of brickwork	7%	Rs. 1,18,146/-	Bank	Rs.8,255/-
26 months	Completion of interior plaster	6%	Rs. 1,01,268/-	Bank	Rs.8,994/-
28 months	Completion of flooring/tiles	6%	Rs. 1,01,268/-	Bank	Rs.9,734/-
29 months	Starting of external paint	6%	Rs. 1,01,268/-	Bank	Rs.10,473/-
30 months	Possession	5%+IFMS+ Lease Rent	Rs. 1,40,940/-	Self	Rs.11,502/-
	Total		Rs. 17,44,350/-		

* Based on a 2BHK flat of 870sq.ft @ Rs.1940/sq.ft basic price + Lease Rent Rs45/sq.ft. + IFMS Rs25/sq.ft.

** Based on 8.75% Rate of Interest for 20 year loan

*** EMI increases in this plan with stages of construction ^ Tentative estimated timelines

FLEXI PLAN

How will it hurt my pocket??

As construction advances, BANK installment increases

Time^	Construction Stage	% Cost	Amount*	Who will fund	Monthly installment **
Now	Blocking Amount		Rs. 75,000/-	Self	-
2 months	Complete Booking amount	10%	Rs. 85,080/-	Self	-
4 months	60 days from booking	30%	Rs. 4,80,240/-	Bank	Rs.3,506/-
6 months	Commencement of construction	10%	Rs. 1,60,080/-	Bank	Rs.4,674/-
8 months	Casting of basement slab	10%	Rs. 1,60,080/-	Bank	Rs.5,843/-
13 months	Casting of 2 Floor	10%	Rs. 1,60,080/-	Bank	Rs.7,012/-
15 months	Casting of 4th floor	10%	Rs. 1,60,080/-	Bank	Rs.8,180/-
17 months	Casting of 6th floor	5%	Rs. 80,040/-	Bank	Rs.8,764/-
19 months	Casting of 8th floor	5%	Rs. 80,040/-	Bank	Rs.9,349/-
21 months	Casting of 12th floor	5%	Rs. 80,040/-	Bank	Rs.9,933/-
30 months	Possession	5%+IFMS+ Lease Rent	Rs. 1,40,940/-	Self	Rs.11,502/-
	Total		Rs. 16,00,800/-		

* Based on a 2BHK flat of 870sq.ft @ Rs.1840/sq.ft basic price + Lease Rent Rs45/sq.ft. + IFMS Rs25/sq.ft.

** Based on 8.75% Rate of Interest for 20 year loan

^ Tentative estimated timelines

Do you have?

1	A job with a monthly salary of more than Rs 26,000/- per month ?	✓
2	Rs. 75,000/-to pay now?	✓
3	Loan eligibility? (For more info, call our LOAN TEAM @ 9560393102)	✓

If the answer is 'YES', then
CONGRATULATIONS!!!
Your dreams is about to come true..



Gulshan *i* Homz

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For Corporate Booking / Best Deal :

sms **LAXIS** to 53456

or

Call us @ 0120 - 4044 444 / 9540055104 (Corporate)

or

Mail your query to enquiry@laxis.in

Or

Visit us at www.laxis.in



Winner of Rajiv Gandhi Realty Excellence Award 2010 :
"Best Real Estate Consultant of the Year (Residential)"