

"Vardhman's Galleria"

*Proposed Shopping Arcade to be constructed on Vardhman's Divine i V@lley
Plot No. 26/1, Knowledge Park III, Greater Noida- U.P*

Location:-

Located in the heart of Greater Noida, with a distance of just 1 km from Pari Chowk, Conceived over an area of Sprawling 10 Acres of Land with a Prestigious Corporate Business Address named as "*Vardhman's Divine i V@lley*" posing Greater Noida Authority Approved Commercial Centre with Numbers of Commercial Complexes, Shopping Malls, Hospitals, Schools, University, Five Star Hotel, with Multiplex Cinema facility. It has also a huge Multi-Level Parking Space & other Ultra-Modern facilities. This Complex is surrounded by posh localities filled with IT, University & Industrial Hub. Upcoming area with various MNC's, Premium brand Showrooms, Stock brokers, Banks, Computer Institutes, Financial Institutions, & many other Showrooms.

This complex will directly cater to a huge population at a very accessible location just 10 minutes from DND Flyway & 20 minutes from South Delhi • Best Suited for Large Corporate, Bulk Traders, Exporters & Importers, Real Estate Agents, Architects, Interior Decorators, Airlines Company, C.A., Fast food Joints, Multinational Companies & Premium brand Showrooms.

Greater Noida has been finalised as the circuit location for **Grand Prix 2012**. Also upcoming bird sanctuary, Night Safari, Proposed International Airport, just 20 minutes' drive from Taj Expressway, with fully built up and developed surroundings prospecting towards a better future & way of life.

This complex is in the nucleus of Greater Noida having number of built up Ultra-modern projects. Whereas our plots are situated on the main crossing of main IT sector of Greater for better approach and convenience. Large number of buyers has already booked up their space for their business as they include all types' facilities like Consumer goods, Departmental Stores, Doctors/Clinics, Architects, Estate Agents, and confectionaries, sweet shops, fast food joints, exporters / Importers, Travel Agents, Computer Centres & much more.

Silent Features:

- Ideally located in the hub of IT & ITES giant across the globe.
- Three Side open Plot having a Total Plot Area of 40400 Sq. mt. with three Level Fully Sculpted Shopping Arcade, IT Park, Studio Apartments, Hotel, approved by Greater Noida Authority.
- Maintenance free Permanent Exterior Finish
- High Speed Lifts & Escalators.
- Best suited as per "**VAASTU**" as building face North East.
- Complete Fire Protection arrangements with latest ultra-modern Systems.
- 24 hours Power, Water Supply & Natural Light.
- Plush Landscaping with Pollution free Area.
- 100% Power backup.
- Total Marble flooring in Common Areas & entrance lobbies.
- "Earth Quake Resistant Structure" designed Building as per North Zone.
- Safe investment of money ensures you complete peace of mind.
- Easy Instalment Plan.
- All bookings are strictly on first come first serve basis on the Ownership basis.

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Shopping Zone

Fully sculpted govt. approved shopping arcade Retail cum Leisure spread over 1 Lac sq. ft. which will be home for Departmental Stores, Hyper-Market, Book Stores and other National & International labels around 150 shops & showrooms measuring from 400 sq. ft. onwards, which will directly cater to a population of over 5 million at a very accessible location with latest ultra-modern facilities like high speed lifts & escalators, Power backup, 24 hrs water supply, Ample Parking Space & other facilities. In addition to that, get 12% assured return on your investment up to possession, and much higher returns after completion of project. It has the features which no other property in India can match. Leasing, Renting or Ownership, whichever the option you have in mind, your investment is bound to generate maximum benefits, right from day one. Giving you an advantage that anybody else would find hard to match. **Vardhman's Galleria** is poised to be a truly international shopping arcade, a brand name in itself.

Entertainment

Complete state of art well designed Entertainment zone, Kids Play Area, Fine Dining, & Food Court with Advanced security systems with CCTV surveillance, emergency response system and multi-tier security system.

Terrace Floor is also available on open Air Restaurants, Communications network purpose & for other purposes that suits to your requirements.

Company's Profile

Vardhman's is a well-known name and premier construction company. Vardhman's is committed to quality construction & time bound completion of projects.

We are one of the leading Real Estate Promoters and Builders working in Delhi for the last 25 years, with many **Delhi Development Authority** (DDA) Approved Commercial complexes in Delhi. The company purchases the Land from DDA for the purpose of raising commercial complex in Delhi in open Auction. The Company undertakes the Booking of Shops/Showrooms & Offices & provide easy construction linked interest free Payment plan to its customers. The Company for the purpose of leasing them to MNC's, Banks, etc. has retained some of the Buildings/Floors. The main object of the company is to deals in Developing, Promoting, Selling & renting of DDA approved Commercial Complexes from small to very large Areas to suit a wide spectrum of individuals from general public, Corporates & multinationals. These units are like of Chambers made in Nehru Place, Rajendra Place & in Bhikhaji place. Our motive is for the complete satisfaction of our existing Customers & Prospective Buyers to serve them better. The company enjoys very high reputation in quality & complete Customer Satisfaction.

Utilizing latest modern equipment, Plant & machinery, following integrated system of safety and quality assurance, incorporating effective management system & coordinating various disciplines (services with civil work) has enabled Vardhman's to deliver high quality projects on time.

Some of our Prestigious projects undertaken are :-

1. Vardhman Prime Plaza - Plot No 7, BN Block (West), L.S.C., Shalimar Bagh, New Delhi
2. Vardhman's North-ex Plaza - Plot No. H-4, Netaji Subhash Place, Wazir Pur Distt. Center, Pitam Pura, New Delhi
3. Vardhman's Airport Plaza – I - Plot No. 12, Sector 6, M.L.U., Dwarka, New Delhi
4. Vardhman's Airport Plaza – II - Plot No. 14, Sector 6, M.L.U., Dwarka, New Delhi
5. Vardhman's Shopping Corner – I - Plot No. 7, DP Block, L.S.C., Pitam Pura, New Delhi
6. Vardhman's Shopping Corner – II - Plot No. 12, DP Block, L.S.C., Pitam Pura, New-Delhi.
7. Vardhman's Plaza - 26, Community Centre, East of Kailash, New Delhi.
8. Vardhman Center - Plot No 3, BH Block, L.S.C., Shalimar Bagh, New-Delhi.
9. Vardhman Plaza - Plot No.18, Community centre, Ashok Vihar, Delhi.
10. Vardhman Plaza - Plot No.16, Community centre, Ashok Vihar, Delhi

Rate List

Ground Floor

Rs. 8000/- Per Sq. ft.

First Floor

Rs. 7000/- Per Sq. ft.

Second Floor

Rs. 6000/- Per Sq. Ft.

Preferential Location Charges - 10% on the Basic Sale Price. (For corner Shops)

EEC & FFC - Rs. 175/- Per Sq. ft.

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PAYMENT PLAN

Plan (A): - Down Payment Plan with 5% Rebate on BSP

At the time of Booking : - 95% of BSP + PLC
On Possession : - 5% of BSP + EEC / FFC / Along with Allied charges.
+ Any other charges or taxes as applicable.

Plan (B): - Down Payment Plan with 12% Assured Return (Monthly PDC's)

At the time of Booking : - 95% of BSP + PLC
On Possession : - 5% of BSP + EEC / FFC / Along with Allied charges.
+ Any other charges or taxes as applicable.

PLAN (C): - (Construction Linked Payment Plan)

At the time of booking	-10 % of BSP	
Within 30 days from the date of booking	-10 % of BSP +	50 % of PLC
Within 60 days from the date of booking	-10 % of BSP	
Within 90 days from the date of booking	-10 % of BSP +	50 % of PLC
Within 120 days from the date of booking	-10% of BSP	
Within 150 days from the date of booking	- 10% of BSP	
Within 180 days from the date of booking	- 10% of BSP	
Within 210 days from the days of booking	- 10 % of BSP	
Within 240 days from the date of booking	- 10 % of BSP	
On offer of Possession	- 10% of BSP	
	+ EEC / FFC / Along with Allied charges.	
	+ Any other charges or taxes as applicable.	

Preferential Location Charges - 10% on the Basic Sale Price

EEC & FFC - Rs. 175/- Per Sq. ft.

Note :-

- The rate mentioned above are for super built up area (SUBA) which includes the covered area plus balconies and proportionate share of area under Common space **i.e.** staircases, lifts, escalators, common toilets, corridors, open Piazza, cupboards & Projections, water tanks, lift rooms, mummies, balcony walls etc.
- The Basic Sale Price (BSP) per sq. ft. does not include Preferential Location Charges (PLC), Parking Charges, Interest Free Maintenance Security (IFMS), External Electrification Charges & Fire Fighting Charges (EEC / FFC), Stamp Duty, Registration Charges, Legal / Documentation charges, Administrative & other charges etc.
- Price is subject to change without any prior notice, at sole discretion of the company. Price prevailing on the date of registration acceptance shall be applicable.
- All building plans, layouts, specification are subject to change/modification or revision as decided by the company / Architect or any other competent authority.
- If area differs at the time of occupation, the total amount will be adjusted accordingly.
- The terms & conditions of sale stated herein are only indicative and are subject to detailed forms & conditions with application form.
- Transfer of allotment, will need our prior approval.
- IFMS – To be determined & charged at the time of Maintenance Agreement.
- Power Backup – Extra on demand – to be determined at the time of possession.
- Lease Rent Shall be as applicable by the Authority.
- The Shop registration price shall be firm. No escalation on basic price of unit once registered.
- Delayed payment will be subject to the payment of interest at the rate of 18% per annum. Further if I/We fail to pay subsequent two instalments of the dues as per scheduled (**Annexure- A**) by the due date and thereafter I/We will have no claim on the said space of whatsoever nature **i.e.** re-allotted by the builders in any other name by giving fifteen days Regd.A.D. Notice to me/us and the whole of the earnest money **i.e.** 25% of the total cost shall stand insofacto forfeited.
- Notwithstanding what is stated herein, the applicant hereby specifically agrees and acknowledges that the timely payment of instalments and also the other charges including allied charges, registration charges, maintenance charges etc.is the essence of the terms of the booking/allotment. Interest @18% p.a shall be payable by the applicant(s) in case of failure to pay the instalments or other dues by the due date. However, if payment is not received within 60 days from the due date or in case of failure to pay two consecutive instalments or in the event of breach of any terms and conditions of this allotment by the applicant(s), the allotment will be cancelled at the sole discretion of the developer and the earnest money (20% of the total cost of unit) paid to the developer by the applicant(s) shall stand forfeited, The balance amount, if any shall be refunded to the applicant(s) without any interest after the said unit is allotted to some other intending allottee/buyer.

➤ That in case if any dispute arises between the parties, then the same shall be referred to arbitration of a sole arbitrator, who shall be appointed by the company only. The Place and venue of the arbitration shall be in Delhi only and the court at Delhi alone shall have the jurisdiction to entertain dispute.

➤ Cheques and Drafts are to be issued in favour of “**VARDHMAN ESTATES & DEVELOPERS PRIVATE LIMITED**”.

➤ Service Tax @ 2.575% will be charged extra.

I/We agree to abide by terms and conditions as laid out by you for the registration of allotment of the aforesaid space and agree to sign the allotment letter/agreement on the builder's standard form as and when required by the builders. This agreement has been send by me /us.

Accepted:

(CONFIRMATION OF THE BUILDER)

{SIGNATURE OF APPLICANT(S)}

Dated: _____
(Signed at New Delhi)