



APEX GOLF AVENUE

Plot No. GH-03, Sports City -1, Sector Adjoining
Techzone –IV, Greater Noida West, Gautam Budh
Nagar, U.P. - 201308



Greater Noida West An Overview



- Greater Noida West also known as Noida Extension is spread over 2000 Hectares of land with 75 running projects and an equal number of developers. The total number of apartments being built as on date in noida extension is between 2.5 Lacs to 3.00 Lacs.
- Out of the above, 15000 flats have already been delivered and are some are occupied by over 4000 families, 50000 flats are scheduled for delivery by Dec 2017, 1.5 lac flats by dec 2018 and balance on or before Dec 2019.



Planning & Roads



- Noida extension is very well planned part of noida city. The housing projects are placed in such a way that the entrance of none of the projects opens on the main roads directly. For each project there is a diversion to a service road from the main road thus avoiding traffic jams.
- The Main roads are 130 mtrs wide with green belts and service roads on each side. The interior roads leading to projects are 60 mtr wide with three green belts one on each side and one in the centre.



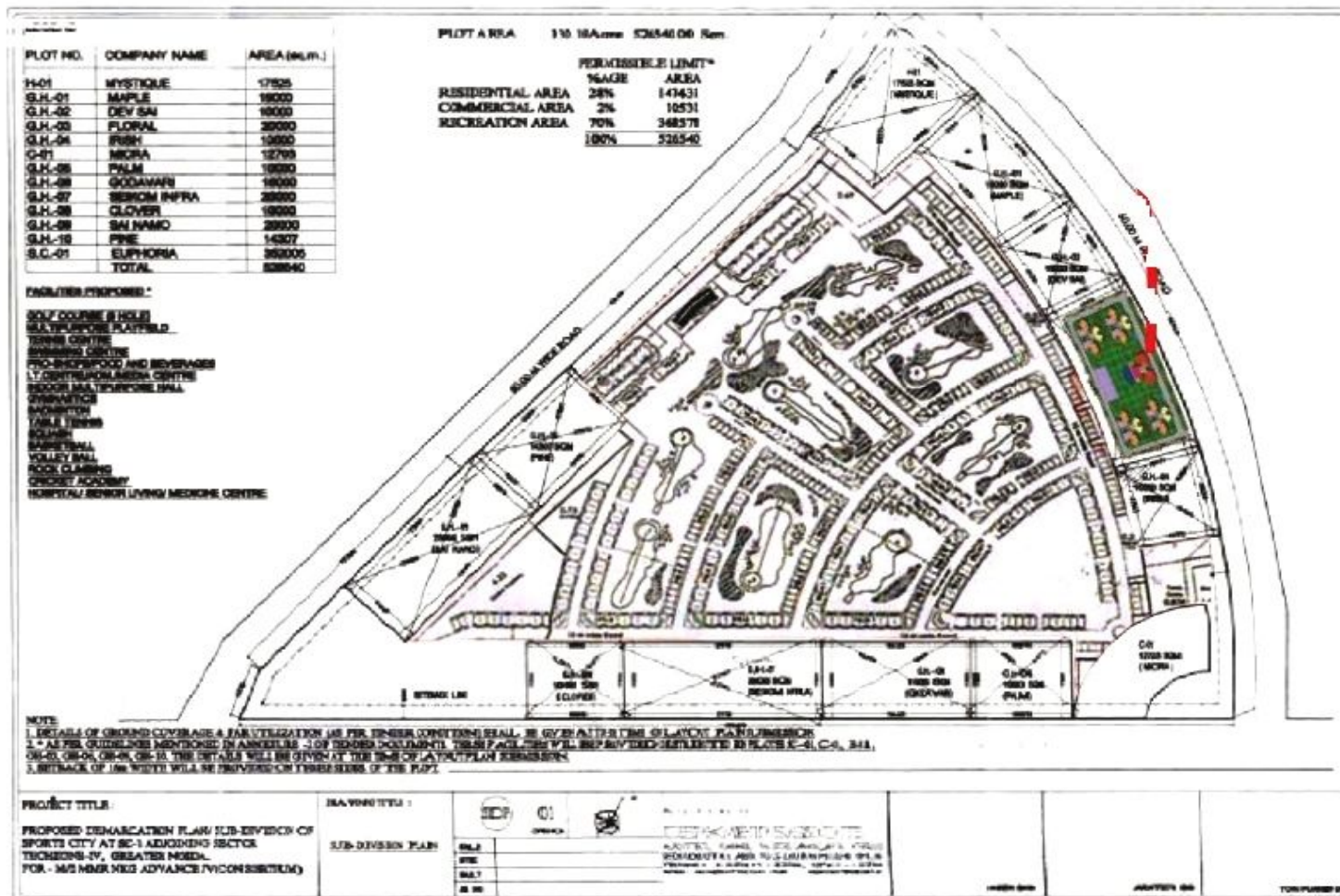
Sports City Layout



- Noida Extension is divided in 16 sectors with Sports city -1 located in the first sector. The sports city is a triangular patch of land with 132 acres of land. Out of this 132 acres of land, 90 acres is with one developer. This developer, out of 90 acres of land, has to develop a golf course in 47 acres, Villas and other sports facilities like cricket stadium, an indoor stadium, a gymnasium, an international standard swimming pool and facilities for other Athletic activities.
- Other facilities within the sports city will include a commercial mall and a Hospital. (metro)
- The rest of the land has been distributed to ten developers for construction of 10 group housing projects. Out of these 10 group housing projects only two Plot no. 03 and Plot No. 09 are 5 acre plots and the rest are smaller sizes.



Sports City Layout



Sports City Layout



Connectivity

- Talking about connectivity of Sports City-1, noida extension, a road from the right of Sports city passes over Hindon and connect it to central Noida (sec 78). This road has a bridge which drops down on FNG and when we move further it touches sector 78. The distance from sports city to sec 78 by this road is around 3 kms.
- When we talk of metro connectivity wrt sports city, the nearest operational metro station is Sec 50 which is about 3 kms. Two other metro stations are scheduled near sports city and are scheduled to be operational by 2019. One in Sec 4 Popularly known as kissan chowk or Char Murti Chowk (2.5 Kms) and the second at Sec 2 which is 2 kms from the Sports city.



Surroundings



- WRT the surroundings, the land opposite to our project is Tech zone IV. The front side of this land will house metro science institute and college and the back side (right in front of our project) will house a school. Operational schools as on date are – DPS 2 kms from sports city, Ryan International – 1.5 kms- (sec-2), Gaur International Sec- 4 – 3 kms, Sarvottam Degree College Sec-2 -1.5 Kms
- All in all, the facilities such as mall, hospital, schools, college and metro connectivity are available with a radius of 2-3 kms from the project.



APEX GOLF AVENUE





FLORAL REALCON PVT. LTD.



- Apex is a renowned Brand Name in the real estate sector with an experience of more than two decades guiding through its growth and success.
- Established in 1992, Apex is today a leading real estate developer in the NCR with 17 delivered project to its credit.
- Apex is known for quality construction and timely execution, it is one of the first developer to have been certified ISO 9001:2000 in North India.
- Hall Mark of our Group – Affordability, Relentless commitment to quality, Transparency and adherence to Delivery Schedules as committed



FLORAL REALCON PVT. LTD.



Our Vision

- To build and develop projects which help us contribute to our national mission – **HOUSING FOR ALL.**

Our Motto

- Construction of Affordable and High Quality Residential and Commercial Projects with total transparency and commitment to the pre-decided time lines

Our Belief

We Did, We Can, We Will



The Promoters



Mr. SANDEEP BATRA - CHAIRMAN cum MANAGING DIRECTOR

Highly Qualified Finance and Company law Professional, has over 20 years of experience in construction activity and financial Services. His vision is the guiding force for the APEX group.

Other Directorial Ventures:

- **M/s APEX BUILDCON INDIA PRIVATE LIMITED,**
- **M/S APEX DREAM HOMES PRIVATE LIMITED,**
- **M/S GREATWAY BUILDCON INDIA PRIVATE LIMITED,**
- **M/S B S A HOMES PRIVATE LIMITED**

Mr. SAGAR BATRA - EXECUTIVE DIRECTOR

A Finance and Company Law Professional with over 5 Years Experience in real estate development, marketing, Government liaison etc. Very well connected socially and is a pillar for Marketing the project.

Mr. JITENDER BATRA - CEO

A Computer Engineer from Delhi University with over 10 years experience in real estate and related financial matters. Actively involved in smooth day to day operations with his able guidance.



APEX Group - Past Ventures



Over the years the group has proudly delivered residential projects on or before time

List of projects delivered :

- **Vardaan apartments** - Indirapuram, Ghaziabad.- Residential -2004
- **Siddha Vinayak Apartments** - Indirapuram, Ghaziabad. -Residential - 2003
- **Shanti Apartments** - Indirapuram, Ghaziabad.- Residential - 2003
- **Suraksha Apartments** - Indirapuram, Ghaziabad. - Residential - 2003
- **Media Times Apartments** - Indirapuram, Ghaziabad. - Residential -2004
- **Nanda Devi Apartment** - Dwarka, New Delhi - Residential - 2000
- **New Adarsh Apartment** - Dwarka, New Delhi - Residential – 1997
- **Anuradha Apartments** – Vaishali, Sec -4, Ghaziabad - 2003



APEX Group - Past Ventures



- **Arur Apartment** - Mayur Vihar-I, Delhi – Residential -1994
- **Apex Acacia Valley** - Vaishali, Ghaziabad.- Residential - 2010
- **Apex Green Valley** - Sec. 9, Vaishali, Ghaziabad.-Residential - 2007
- **Apex THE FLORUS** – Vasundhara, Ghaziabad - Residential – 2015
- **Apex Royal Castle** – Vaishali, Ghaziabad – Residential - 2012

Total No. of units Delivered - 1657

Total Saleable Area - 2388250 Sq Ft



APEX Group – Ongoing Ventures



- **APEX ATHENA** - SEC-75, NOIDA - Residential – Project Started in 2013 – Due for Delivery in 2017 – 618 Units
- **APEX GOLF AVENUE** - Sports City -1, Greater Noida West – Residential – Project Started in August 2015 – Due for Delivery in Dec 2018 – 733 Units including 6 Lavish Villas

Total No of Units - 1351

Total Saleable Area - 2234456 Sq Ft.





APEX GOLF AVENUE



Salient Features

- **Best Location** - The project is situated in Sports City -1, facing Golf Course and cricket academy and providing breathtaking Views of the greenery around.
- **Best Layout plan** – The layout has been prepared keeping open space in mind. The Ground coverage allowed by Authority is 35% but we have just covered 18-20% for the structures.
- **Best Structural Design** – The project has been designed in a manner that all flats in all towers are open on three sides providing superb views and full ventilation. The project is 100% Earthquake Resistant.



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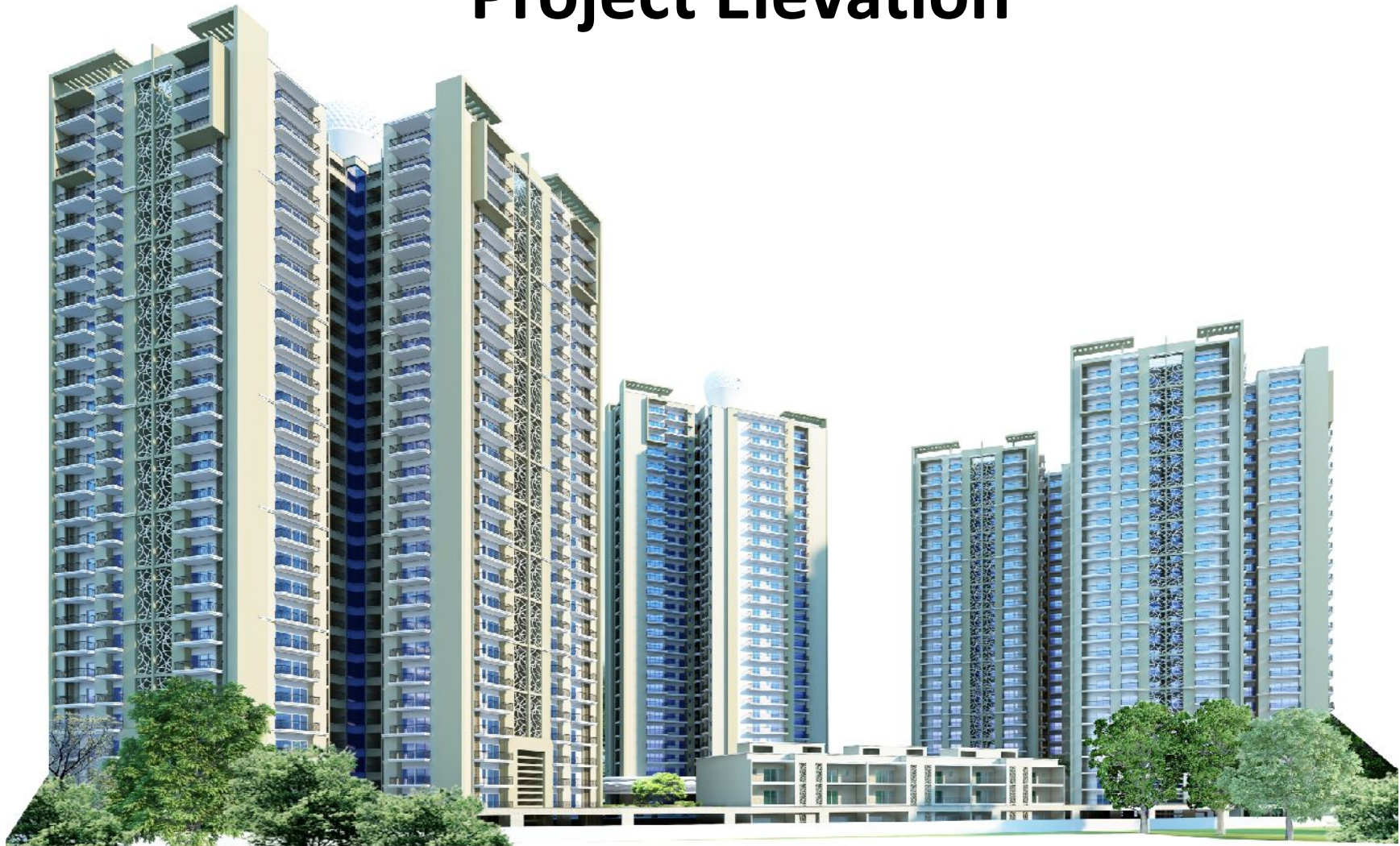
Salient Features

- **Best Construction Quality** – The project is using Latest Korean Technology (Shuttering) for construction which is almost 10 times costlier than the conventional shuttering. All walls are fortified with Concrete and Steel indicating High Durability and do not require any plastering for smooth finish.
- **Best Quality Finishing & Accessories** - The units in the project will be equipped with Aluminum Framework, vitrified tiles, Branded Bathroom Fittings, Saint Gobain Glass, ISI Mark Switches.
- **Amenities in the project Include** – Swimming Pool, Clubbing Area, Badminton Court, Basketball Court, Kids zone, Skating rink and Indoor sports like Table tennis and Billiards tables.
- **COMMITTED TO TIMELY POSESSION – DEC 2018**



APEX GOLF AVENUE

Project Elevation





APEX GOLF AVENUE Layout Plan





APEX GOLF AVENUE



Unit Type - 2+S
Total Super Area=1137 Sq. Ft.





APEX GOLF AVENUE



Unit Type - 3
Total Super Area = 1369 Sq. Ft.





APEX GOLF AVENUE



Unit Type - 3+
Total Super Area = 1728 Sq. Ft.

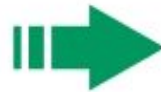




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Unit Type - 3+S
Total Super Area=2115 Sq. Ft.





APEX GOLF AVENUE



Unit Type - 4+S
Total Super Area = 2599 Sq. Ft.





APEX GOLF AVENUE



Recap

- Apex Golf Avenue is being developed on plot number GH-03 which is 5 acres in size. The project is podium based. The project has 5 towers and house 727 apartments apart from 6 Independent villas.
- Tower B,C,D,E are uniform towers with 27 floors each and 6 flats on each floor. These 6 flats are in three categories –
 - 2 flats – 2BHK + Study with 2 toilets and 4 balconies (size – 1137 Sq Ft), 2 flats – 3BHK with 2 toilets and 4 balconies (size 1369 Sq Ft) and 2 flats – 3 BHK + with 3 toilets and 5 Balconies each 5 Ft wide (size-1728 Sq Ft). The structural Design of each tower is 2 corner lobbies and one central lobby on each floor.
- Tower A has 27 floors with three flats on each floor. These three flats are divided in two categories viz
 - 1 flat – 3 BHK +Servant with 3 toilets for the apartment and one toilet for servant, 5 balconies (Size – 2115 Sq Ft) and 2 flats – 4BHK+ with 4 toilets and 5 balconies each 5 Ft wide(size – 2599 Sq Ft).
- 6 Independent villas of 4800 sq ft size facing the golf course.
- The beauty of the project is that the flats are 360 degree Open, each flat is a corner flat and there is no common wall shared between two flats.



Thank You