

**LOTUS GREENS**





**LOTUS ARENA** 

SEC 79, SPORTS CITY, NOIDA

DISCLAIMER: The layout shown is tentative and subject to change. NOT TO SCALE



SECTOR-79 SPORTS CITY | NOIDA

## SITE PLAN

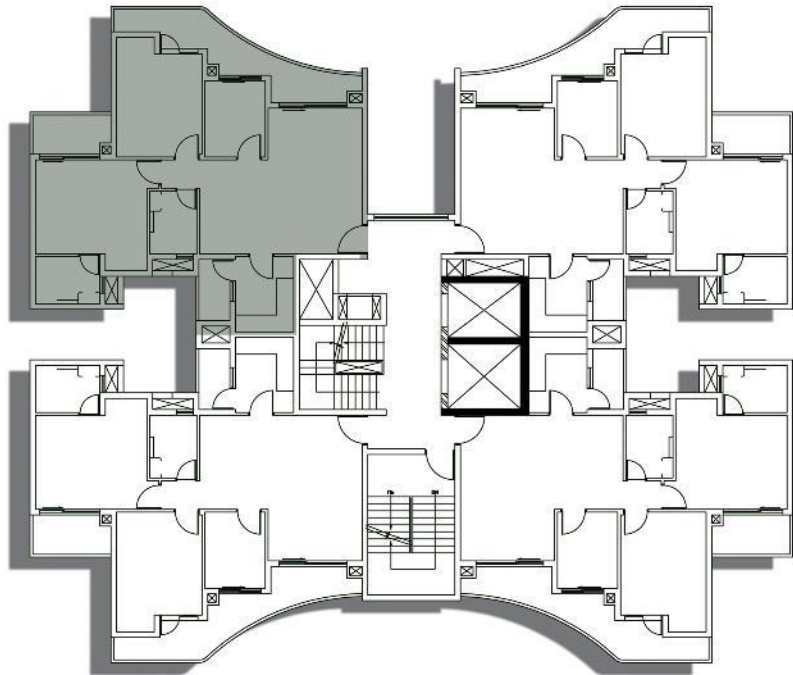
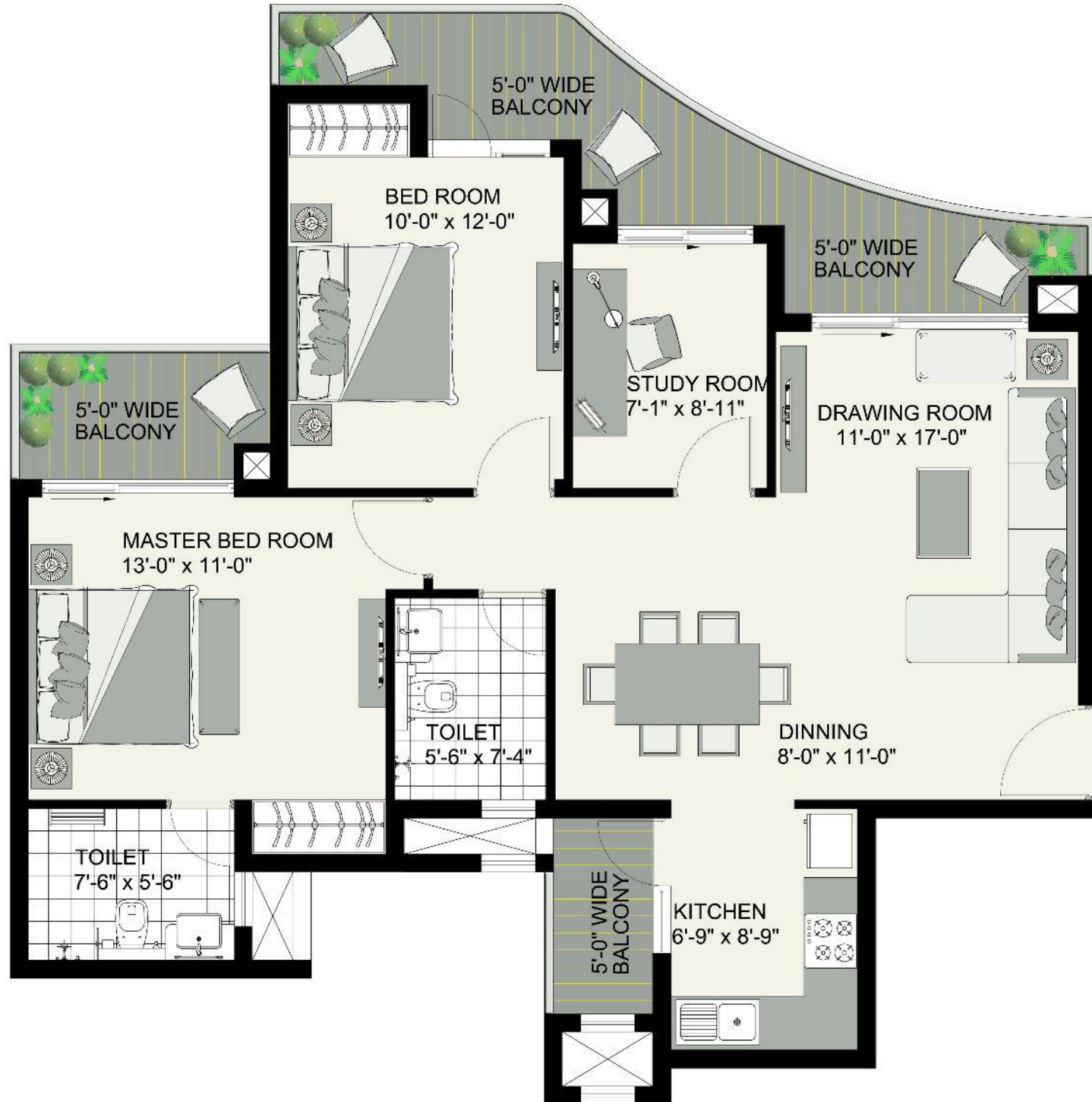


## LEGEND

- |                               |                           |
|-------------------------------|---------------------------|
| 1. Entry                      | 17. Terraced Lawn / OAT   |
| 2. Exit                       | 18. Pool Deck             |
| 3. Guard Room                 | 19. Trellis               |
| 4. Entrance Water Feature     | 20. Kid's Play Area       |
| 5. Iconic Tower - Drop off    | 21. Lawn                  |
| 6. Drive way                  | 22. Arrival Court         |
| 7. Tower Drop off             | 23. Services              |
| 8. Drop off Feature           | 24. Feature Mound         |
| 9. Parking                    | 25. Outdoor Exercise Area |
| 10. Basement Ramp             | 26. Pavilion              |
| 11. Club Drop off             | 27. Commercial Plaza      |
| 12. Swimming Pool             | 28. Shops                 |
| 13. Kid's Pool                | 29. Stage                 |
| 14. Club Terrace - Yoga Court | 30. Buffer Plantation     |
| 15. Restaurant Terrace        | 31. Club Entry Plaza      |
| 16. Terrace Party Court       | 32. Accent Tree           |





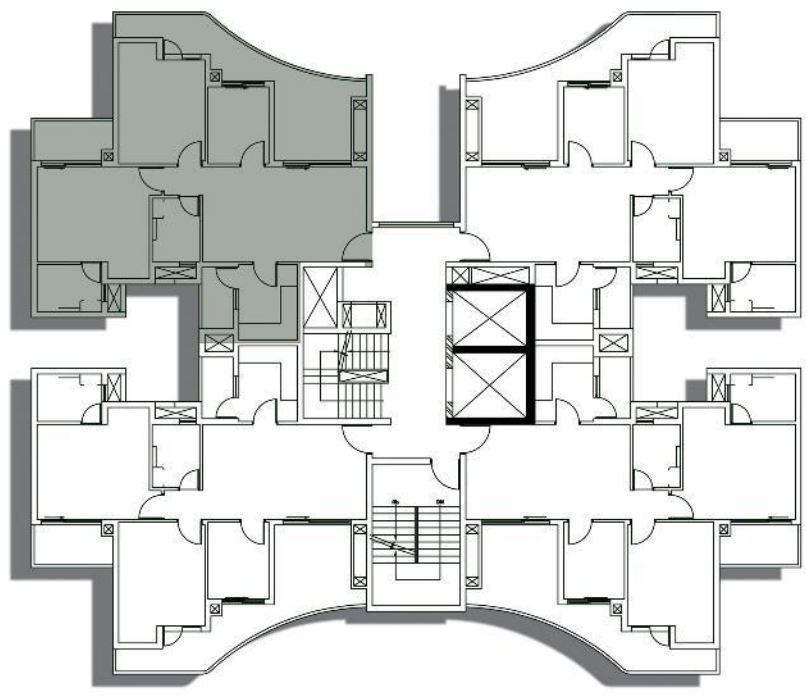


## UNIT LAYOUT PLAN

2 BHK + STUDY + 2 TOILETS  
SUPER AREA = 1390 SQFT.

TOWER A - FIRST TO SIXTH FLOOR  
TOWER B,C,D,E - GROUND TO SIXTH FLOOR

CLUSTER LAYOUT

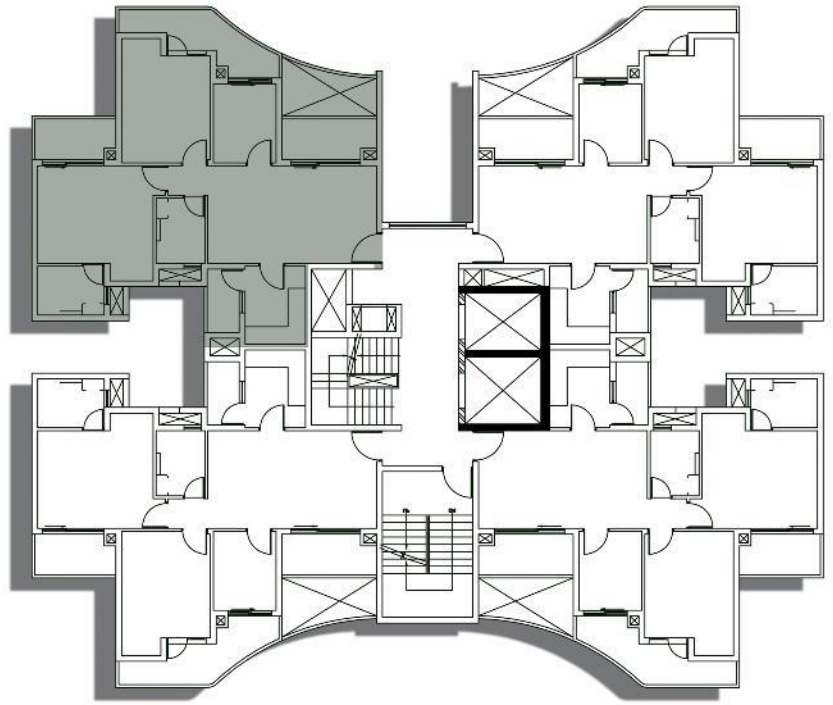
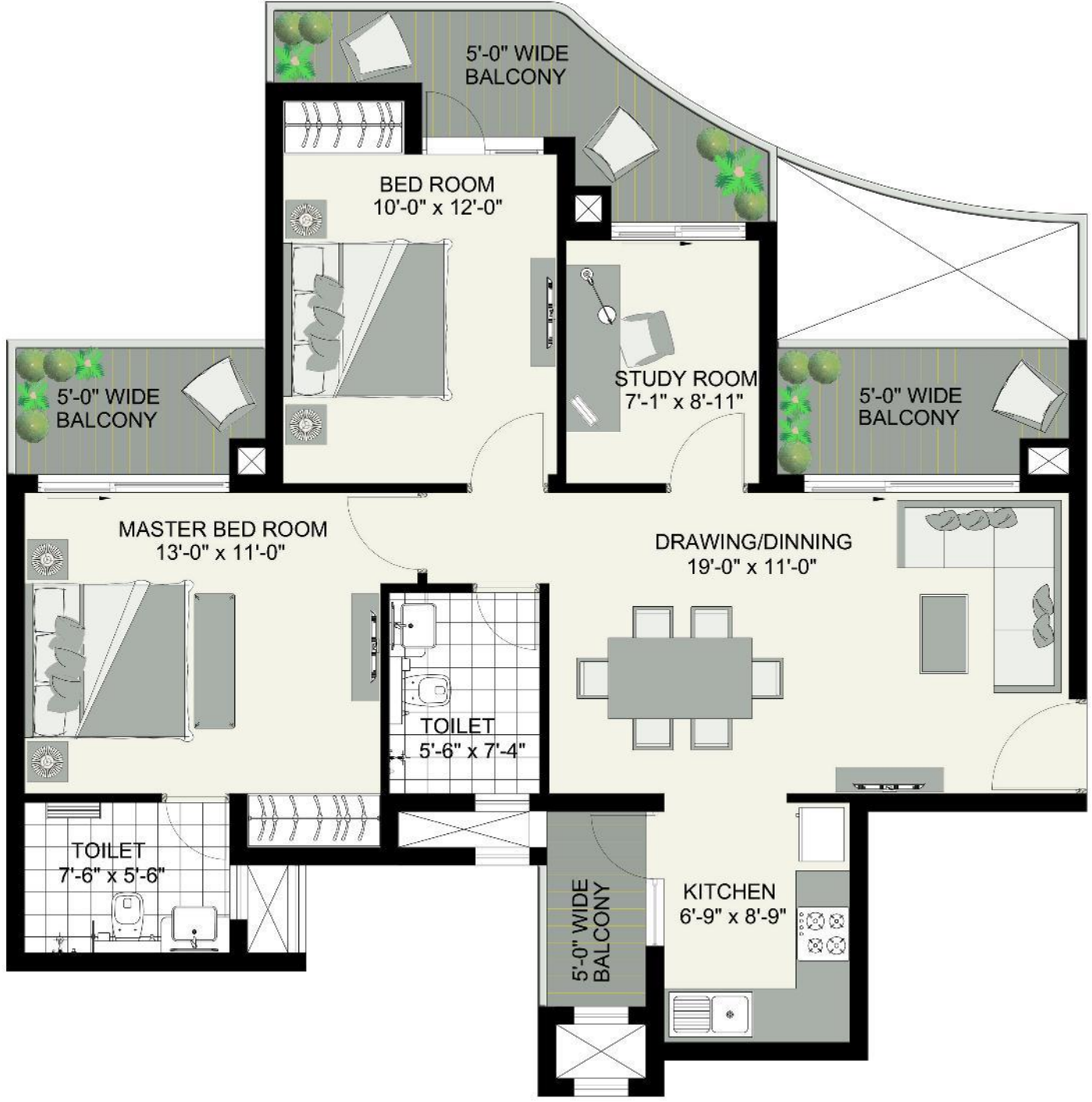


## UNIT LAYOUT PLAN

2 BHK + STUDY + 2 TOILETS  
SUPER AREA = 1320 SQFT.

TOWER A,B,C,D,E - SEVENTH FLOOR

CLUSTER LAYOUT



## UNIT LAYOUT PLAN

2 BHK + STUDY + 2 TOILETS  
SUPER AREA = 1310 SQFT.

TOWER A,B,C - EIGHTH TO NINETEENTH FLOOR  
TOWER D,E - EIGHTH TO EIGHTEENTH FLOOR

CLUSTER LAYOUT





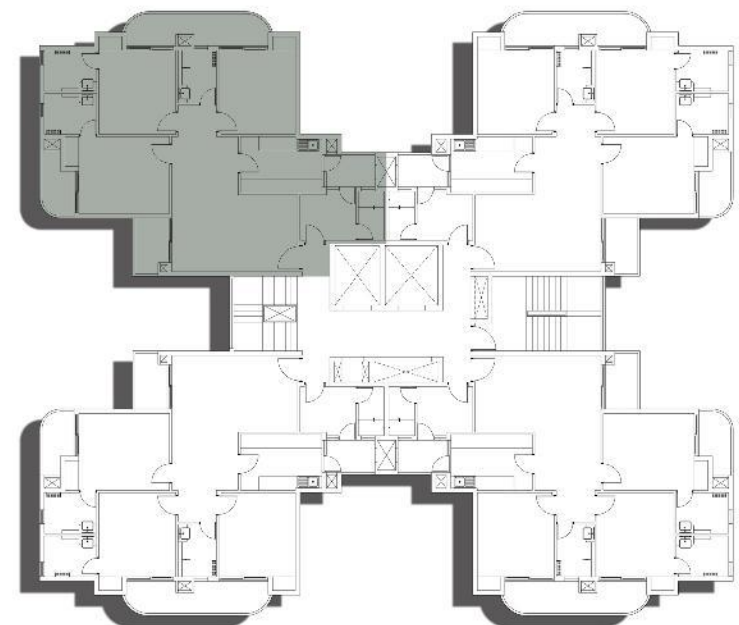
## UNIT LAYOUT PLAN

3 BHK + 3 TOILETS + SERVANT ROOM + SERVANT TOILET

SUPER AREA = 1770 SQFT.

TOWER F,G - GROUND TO FIFTH FLOOR

TOWER H - FIRST TO FIFTH FLOOR



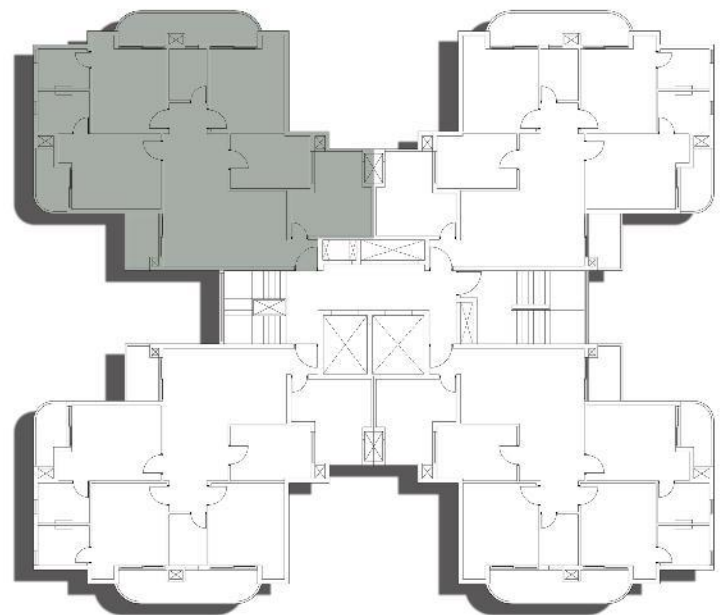
CLUSTER LAYOUT



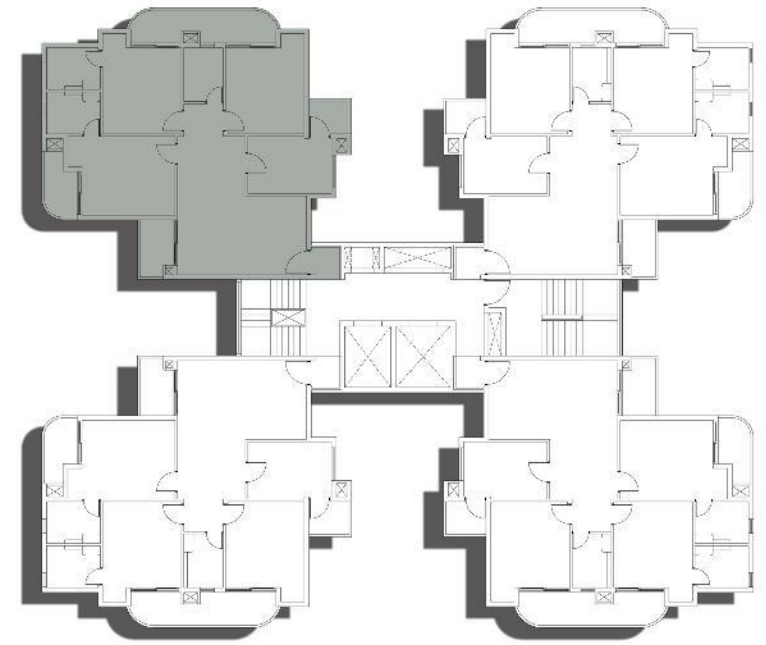
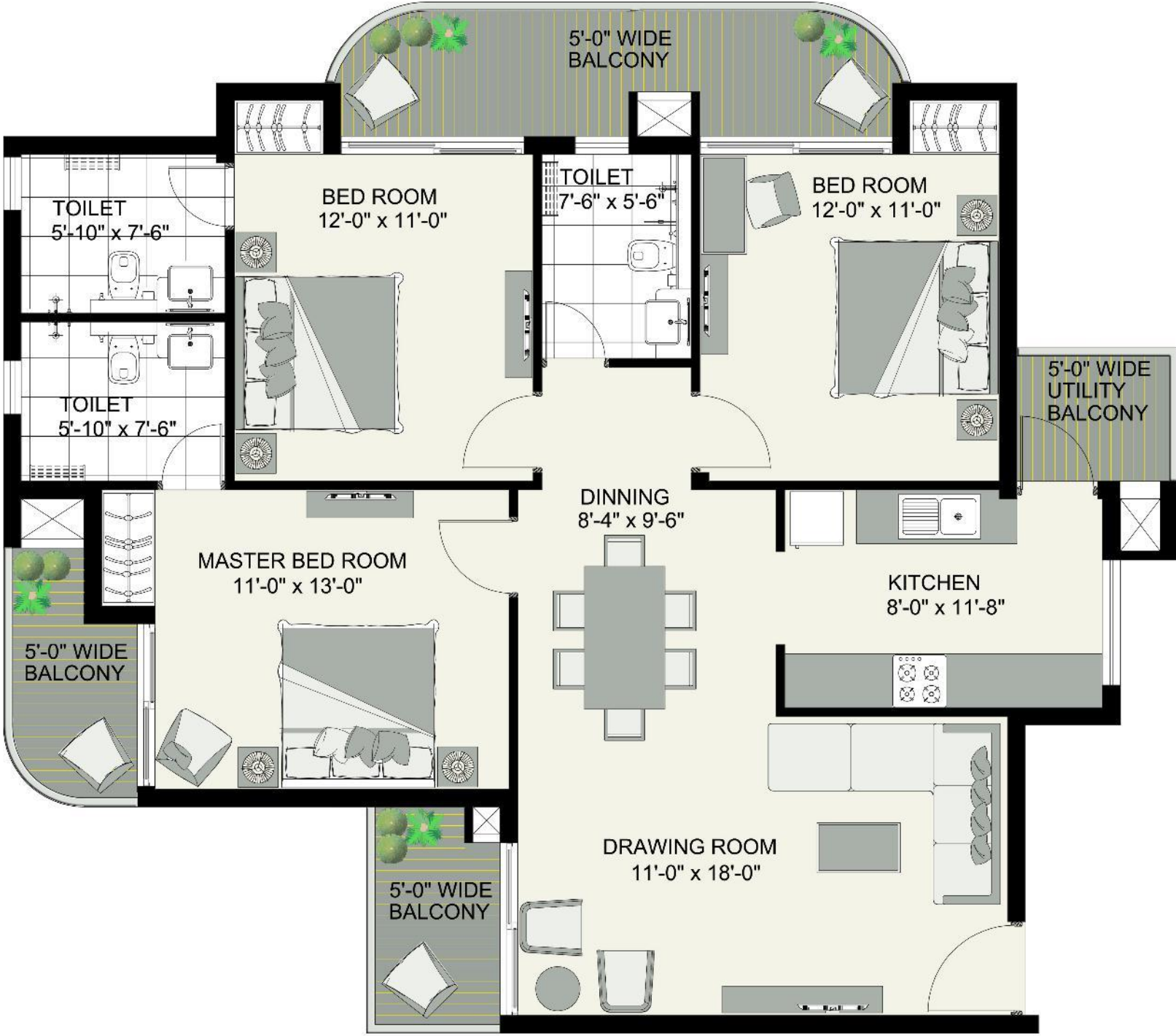


## UNIT LAYOUT PLAN

3 BHK + 3 TOILETS  
SUPER AREA = 1720 SQFT.  
TOWER F,G,H - SIXTH FLOOR



CLUSTER LAYOUT



## UNIT LAYOUT PLAN

3 BHK + 3 TOILETS

SUPER AREA = 1650 SQFT.

TOWER F,G,H - SEVENTH TO EIGHTEENTH FLOOR

CLUSTER LAYOUT



# AERIAL VIEW





# AERIAL VIEW





# VIEW





# CLUB





# ICONIC TOWER



Parameter	Regular Group Housing in Noida	Sector 79, Sports City, Noida	Benefits
<b>FAR</b>	2.75 – 3.50	2	Less construction and more green spaces
<b>Density</b>	668 Person per Acre 29,677 families in approx. 200 Acre group housing sector	263 Person per Acre 11,673 families in approx. 200 Acre sector	Less load on infrastructure. Better quality of living
<b>Average Size</b>	Average unit size of 1,285 sq. ft. in group housing sectors	Average unit size of 1,865 sq. ft. in sports city	More upscale community and neighborhood
<b>Ground Coverage</b>	40%	Less than 30%	More open spaces
<b>Sports Facilities</b>	Limited to Badminton & Tennis Courts	Sports Academies, Cricket, Swimming and Multiple other Sports Infrastructure	Availability of state-of-the-art sports infrastructure to promote active lifestyle
<b>Golf Course</b>	Only in Select Projects	9-hole Golf Course	Premium project positioning
<b>Green Areas</b>	Limited Green Spaces	126 Acres of Sprawling Greens	Larger rejuvenating spaces
<b>Club</b>	A single 10,000 – 25,000 sft	Township Level: An Integrated Sports Club	Numerous sports options to choose from and wider community engagement opportunities
		Group Housing Level: An Independent State-of-the-Art Clubhouse	



Parameter	Regular Group Housing in Noida	Sector 79, Sports City, Noida	Benefits
<b>Developer Background</b>	Most developers have limited development track record	Delivered >16 million sq. ft. Land bank of 800 Acres Projects funded by FDI/ large financial institutes	Professional and transparent customer dealing. Promise of timely delivery with quality.
<b>Green Building</b>	Most projects do not have green building certification	Pioneer of Green Buildings in India. GRIHA 4 Star/ Indian Green Building Council Gold rated buildings	Sustainable development causing less damage to environment. Low energy and water consumption resulting in lower maintenance
<b>Connectivity</b>	Only few group housings are within walking distance of metro station	Bang opposite to metro station. Located between 75 M wide road connecting to Noida Expressway and 75 M wide FNG	Better connectivity with Delhi, Ghaziabad, Faridabad, Greater Noida and rest of Noida
<b>Payment Plan</b>	Most plans are Down Payment, Construction linked	Attractive payment plan of 20:20:30:30	Better ROI, Less initial exposure



# PAYMENT PLAN – TYPE I & II



## DOWN PAYMENT PLAN (Rebate 10 % on BSP)

- On Application for Booking 10% of BSP
- Within 60 days from Allotment 85% of BSP + Car Park + PLC + Power backup Charges+ Club Membership + ESC +FFC
- On Offer of Possession 5% + IFMS

## SPECIAL PAYMENT PLAN (20:20:30:30)

- On Application for Booking 10% of BSP
- Within 90 days from Allotment 10% of BSP + Car Parking
- Within 365 days from Allotment 20% of BSP + ESC + FFC+ PLC
- On completion of Superstructure 30% of BSP + Club Membership + Power Backup
- On Offer of Possession 30% of BSP + IFMS+ Lease Rent



## CONSTRUCTION LINKED PAYMENT PLAN

<input type="checkbox"/> On application for Booking	10%
<input type="checkbox"/> Within 45 days from Allotment	10%
<input type="checkbox"/> On Completion of Basement roof slab	10%
<input type="checkbox"/> On Completion of 4 floor roof slab	5% + 50 % Car Park
<input type="checkbox"/> On Completion of 8 floor roof slab	5% + 50 % Car Park
<input type="checkbox"/> On Completion of 12 floor roof slab	5% + Floor PLC
<input type="checkbox"/> On Completion of 16 floor roof slab	7.5% + Landscape PLC
<input type="checkbox"/> On Casting of Top Floor roof slab	7.5% + ESC
<input type="checkbox"/> On Completion of Brick work	10%
<input type="checkbox"/> On Completion of Electrical Conducting	7.5% + FFEC
<input type="checkbox"/> On Completion of External Plaster	7.5% + Power Backup Equipment Charges
<input type="checkbox"/> On Completion of Plumbing work	10% + Club membership
<input type="checkbox"/> On Offer of Possession	5% + Lease Rent + IFMS + Other Charges

### Important Note:

1. Lease Rent as per Actuals at the time of Possession.
2. The BSP is exclusive of applicable taxes, Lease Rent, cess, VAT, WCT, Service Tax on the sale/ purchase, Allotment, Buyer Agreement or in relation to the Project or any component thereof which shall be paid by the Applicant/Allottee in the manner set forth.
3. Stamp Duty, Registration Charges, Lease Rent, miscellaneous expenses etc., shall be payable by the Allottee on offer of possession.
4. The milestone/ instalment plan / development linked stages can be called for payment and become payable on demand in any order irrespective of the sequence.
5. All Cheques / Draft to be made in favour of "Lotus Arena 7"



## PRICE LIST

<input type="checkbox"/> Basic Sale Price (BSP)	Rs. 4500/- Per Sq. Ft.
<input type="checkbox"/> Preferential Location Charges (PLC)	
1 <sup>st</sup> to 5 <sup>th</sup> Floor	Rs. 150 Per Sq. Ft
6 <sup>th</sup> to 10 <sup>th</sup> Floor	Rs. 100 Per Sq. Ft
<input type="checkbox"/> Landscape	Rs 50 Sq.Ft
<input type="checkbox"/> Car Parking (covered)	Rs. 2,95,000 Per Bay
<input type="checkbox"/> ESC ( Electric Sub-Station Charges )	Rs. 50 Per Sq. Ft.
<input type="checkbox"/> FFEC ( Fire Fighting Equipment Charges )	Rs. 50 Per Sq. Ft
<input type="checkbox"/> Power Backup Installation Charges	Rs. 20,000/- Per KVA
<input type="checkbox"/> Club Membership	Rs. 1,50,000/-
<input type="checkbox"/> IFMS	Rs. 50 Per Sq. Ft

### Important Note:

1. Inaugural Discount of Rs 200 sq.ft for first 50 bookings, Rs 100 will be applicable over and above 50 bookings.
2. Lease Rent as per Actuals at the time of Possession.
3. \*One Covered Car Parking Along with an apartment is mandatory.
4. \*\*2 KVA (Mandatory) Power Back up for 2 BHK and 3 KVA (Mandatory) Power Back up for (3BHK + 3 TOI & 3 BHK). .
5. Interest Free maintenance Security (IFMS) deposit @ Rs 50/- psf shall be payable by the Allottee at the time of offer of possession.
6. The BSP is exclusive of applicable taxes, cess, VAT, WCT, Lease Rent Service Tax on the sale/ purchase, Allotment, Buyer Agreement or in relation to the Project or any component thereof which shall be paid by the Applicant/Allottee in the manner set forth.
7. Stamp Duty, Registration Charges, Lease Rent, Miscellaneous expenses etc., shall be payable by the Allottee on offer of possession.
8. All Cheques / Draft to be made in favour of **LOTUS ARENA 7** Payable at New Delhi / Noida



# Thank You

**Disclaimer:** The information contained in this document is proprietary to Lotus Greens Developers Pvt. Ltd. and is not meant to be used for any commercial transaction. All such documentation and information remains the property of Lotus Greens Developers Pvt. Ltd. and shall be kept confidential. It is not to be shown to any third party without the prior written authorization of Lotus Greens Developers Pvt. Ltd. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.