AMRAPALI GROUP
An ISO 9001:2000 Company
Developing India
AMRAPALI GROUP

AMRAPALI ADARSH AWAS YOJNA

For Serving/ Retired Government Employees

PROSPECTUS



ABOUT AMRAPALI

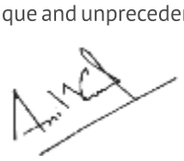


The group came into being in April, 2002 & made its debut with Amrapali Exotica, a residential project at a prime & posh location of Sector 50, Noida. It is Today, one of the fastest growing realty companies in India with over 48 Projects in 22 cities till date.
In these 14 years the group has succeeded in welcoming over 44000 satisfied customers to its family, with possession handed over to 14000+ families. It also has a PAN India land bank of 4 million + sq mtrs. & Value of Projects under development is 289 million USD.
The Group is lead by Promoter Dr. Anil Kr Sharma, who is a Post Graduate in Civil Engineering from IIT, MBA & Law graduate.
He has worked with government & semi-government organizations. He also took training at and worked for HUDCO & IIPA, Delhi.
Today the group enjoys a pan-India presence and has already delivered over 25 world-class projects. The group also has more than 50 projects comprising residential, commercial and IT parks, in the pipeline. Amrapali's projects delineate the skyline of Noida, the satellite city of Delhi, and other cities such as Indore, Raipur, Jaipur, Patna, Udaipur, Lucknow etc. The group, consolidating on its success, has made impressive forays into hospitality, healthcare, education, entertainment and FMCG manufacturing.

CHAIRMAN'S NOTE



Let me take this opportunity to introduce you to the Amrapali Group, with more than 48 projects, presence in 22 cities and 44000 plus satisfied customers associated with our projects. Amrapali Group, since its inception, has time and again brought various successful schemes for Government Sectors & PSUs in the projects like Amrapali Sapphire, Silicon, Platinum, Zodiac etc. 45 days ago, to fulfil our vision, which is also in line with Government's vision of "Housing For All by 2022" we set our course for an exciting journey. A journey where we planned to offer superior living at a great location at superb value pricing. The Journey was Amrapali Adarsh Awas Yojna, an initiative for all Government employees to recognize their contribution to the country. The USP of Amrapali Adarsh Awas Yojna was that it offered group housing at a very good location with excellent connectivity from road network and a nearby metro station, all this at a very affordable price. 6 weeks & 4000 completed bookings later, I am proud to share that I am humbled with the faith & trust placed on us by hundreds & thousands of applicants who showed their keen interest to own their dream home under the Amrapali Adarsh Awas Yojna. After we closed the Yojna on 27th December 2015, we received tremendous requests from our esteemed customers to extend the scheme for a few more days, especially as banks were closed from 24th till 27th December 2015. I believe that would have been unfair to all those who booked their units before the closing date. However after repeated & overwhelming demand, we have decided to open registrations for Phase-2 of your favourite & trusted Amrapali Adarsh Awas Yojna with a goal to fulfill dreams of as many customers as possible.
I once again welcome all my friends employed with government, especially those who lost the opportunity earlier to take advantage of this unique and unprecedented scheme and become a part of the growing Amrapali family



Anil Kumar Sharma
CMD Amrapali Group

AMRAPALI
ADARSH AWAS YOJNA

Amrapali group, since its inception, has time and again brought various successful schemes for Government sectors and PSUs in projects like Amrapali Sapphire, Silicon, Platinum, Zodiac, etc.

Keeping in line with such endeavours, Amrapali Adarsh Awas Yojna is an initiative by Amrapali group towards all government employees to recognize their contribution to the country and is a part of Amrapali's various social campaigns.

Understanding their residential needs, Amrapali has launched this yojna at an unbelievable price which is not available anywhere in Delhi/ NCR.

It is also an effort in supporting our government's vision of "Housing For All by 2022".

BANKING PARTNERS

बैंक ऑफ महाराष्ट्र Bank of Maharashtra ONE FAMILY ONE BANK

केनरा बैंक Canara Bank

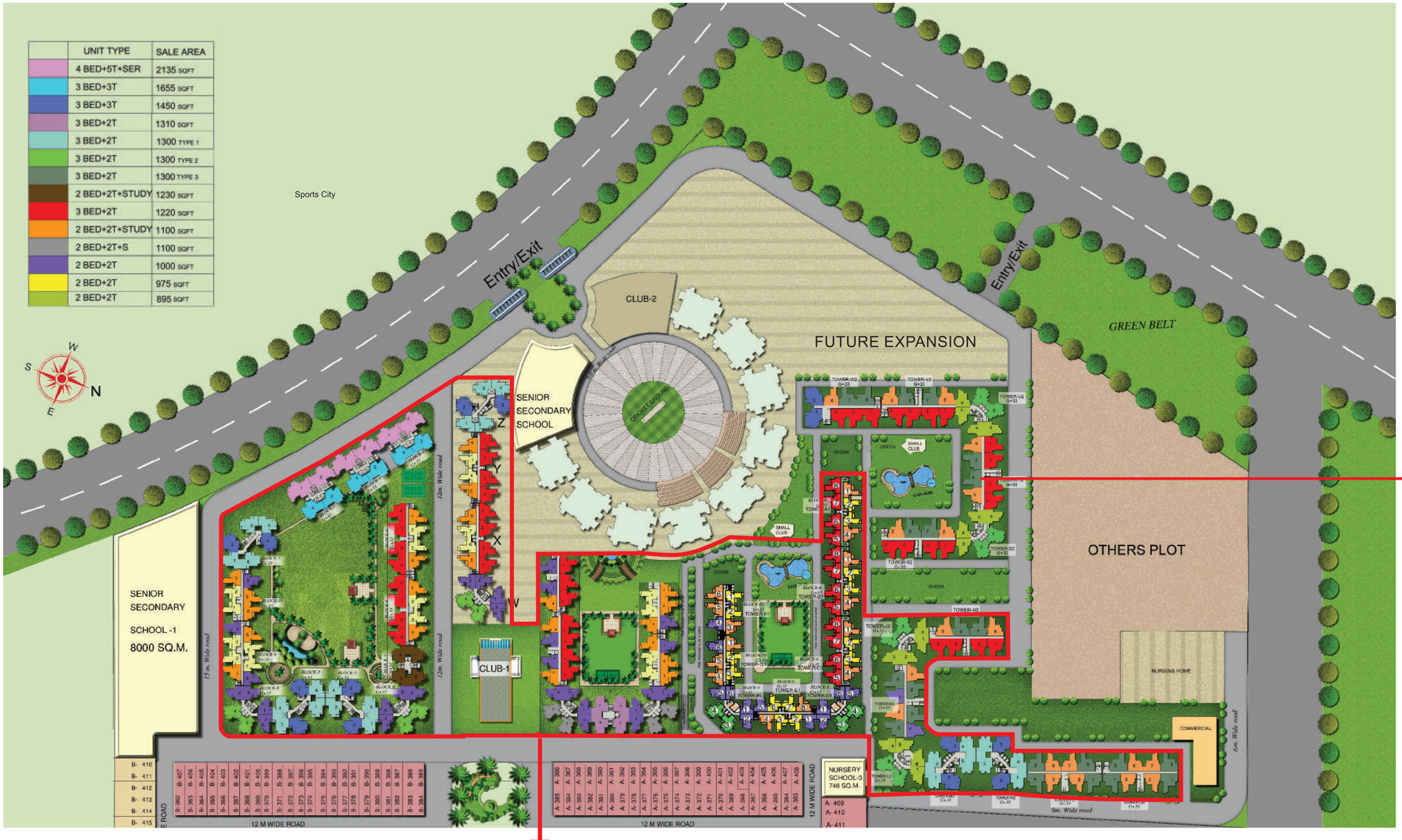
सेन्ट्रल बैंक ऑफ इंडिया Central Bank of India CENTRAL TO YOU SINCE 1911

Corporation Bank

ANDHRA BANK

SITE LAYOUT

AMRAPALI
ADARSH
AWAS YOJNA



AMRAPALI
ADARSH
AWAS YOJNA
PHASE - 2

AMRAPALI
ADARSH
AWAS YOJNA
PHASE - 1 , SOLD OUT*

*FEW UNITS AVAILABLE IN PHASE - 1

LAYOUTS

2 BHK + 2 TOILET

Unit Layout - 895 sq. ft.



2 BHK + 2 TOILET

Unit Layout - 975 sq. ft.



AMRAPALI
ADARSH
AWAS YOJNA

2 BHK + 2 TOILET

Unit Layout - 1000 sq. ft.



2 BHK + 2 TOILET + STUDY

Unit Layout -1100 sq. ft.



AMRAPALI
ADARSH AWAS YOJNA

3 BHK + 2 TOILET

Unit Layout - 1220 sq. ft.



3 BHK + 2 TOILET

Unit Layout - 1300 sq. ft.
type - 1



AMRAPALI
ADARSH AWAS YOJNA

3 BHK + 2 TOILET

Unit Layout - 1300 sq. ft.
type - 2



3 BHK + 2 TOILET

Unit Layout - 1300 sq. ft.
type - 3



AMRAPALI
ADARSH AWAS YOJNA

3 BHK + 3 TOILET

Unit Layout - 1450 sq. ft.



3 BHK + 3 TOILET

Unit Layout - 1655 sq. ft.



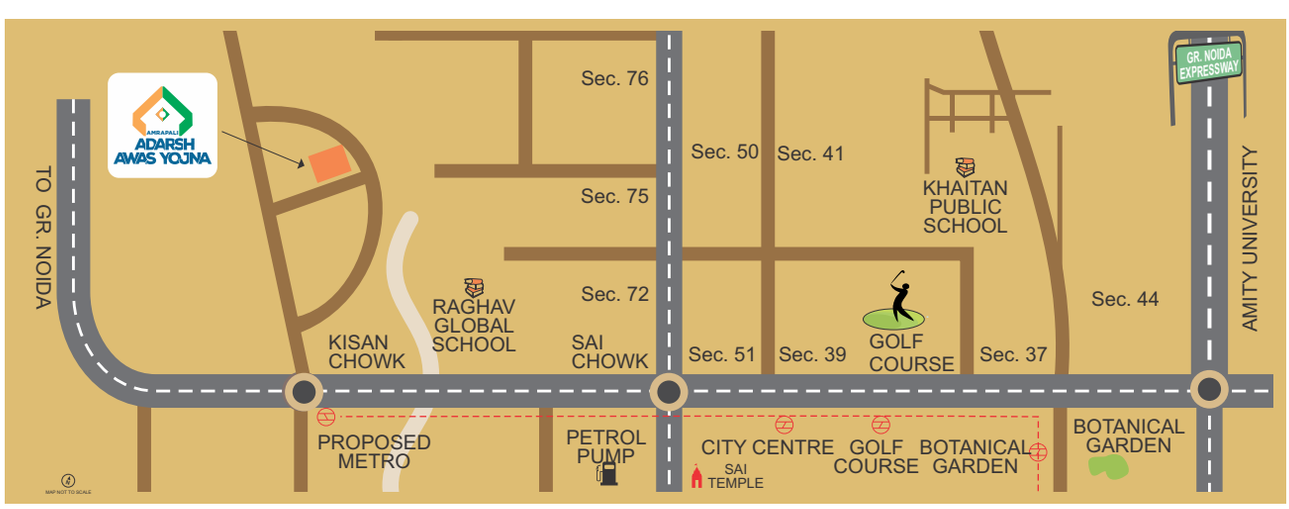
AMRAPALI
ADARSH AWAS YOJNA

4 BHK + 5 TOILET + SER

Unit Layout - 2135 sq. ft.



LOCATION MAP



VIEW FROM BOULEVARD



WITHIN THE TOWNSHIP









GEN X CLUB VIEW



CLUB AMENITIES



SWIMMING POOL



GYMNASIUM



BASKET BALL COURT



CRICKET STADIUM



CYCLING TRACK



RESTAURANT



TENNIS COURT



BANQUET HALL

SPECIFICATIONS

AMRAPALI ADARSH AWAS YOJNA

LIVING ROOM/ DINING ROOM	**Floors:** Vitrified tiles floor and skirting | **Walls**: OBD paint | **Ceiling:** Pop cornice for fire pipes
KITCHEN	**Floors:** Anti-skid ceramic tiles | **Walls:** Digital ceramic wall tiles 2'-0" above counter | **Fittings/Fixtures:** Cp fitting and sink and provision for Geyser and RO.**Counters:** Granite working platform | **Wooden Work:** semi modular kitchen
BEDROOM	**Floors:** Vitrified tiles floor and skirting | **Walls:** OBD paint | **Ceiling:** Pop cornice for fire pipes
MASTER BEDROOM	**Floors:** Vitrified tiles floor and skirting | **Walls:** OBD paint | **Ceiling:** Pop cornice for fire pipes
BALCONY	**Floors:** Anti-skid ceramic tiles **| Walls & ceiling:** OBD paint **| Railing:** MS. Railing
DOORS	**Main door:** flush door shutter with painted door | **Internal Doors:** flush door with enamel paint
ALL TOILETS	**Floors:** Anti skid floor tiles | **Wall:** Digital ceramic wall tiles | **Fittings/Fixtures:** ISI mark fitting and standard chinaware fixture | **Ceiling:** Grid ceiling | **Water:** Hot and cold water pipeline provision
EXTERNAL DOORS & WINDOWS	**UPVC**
ENTRANCE LOBBY	**Floors:** Combination of marble and paint | **Walls:** Marble stone cladding on lift jamb and paint
SERVANT ROOM TOILET (IF APPLICABLE)	**Floors:** Ceramic floor tiles **| Wall:** Digital ceramic wall tiles **| Ceiling:** Grid ceiling **| Fitting & fixtures:** Cp fitting & chinaware fixture (Indian wc)
ELEVATOR	High speed elevator
ELECTRICAL	**All Internal Area**: Modular Switches and common facility with 24 Hrs Power Backup

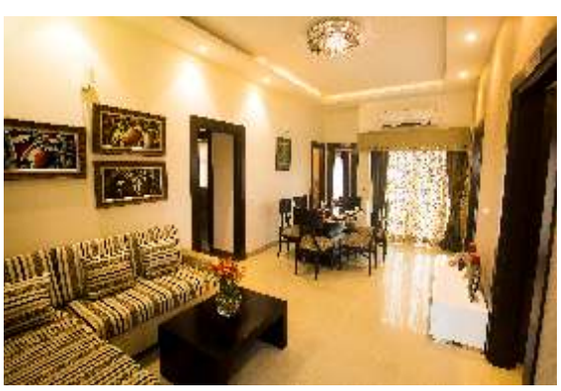
SAMPLE FLAT PHOTOGRAPHS

















ACTUAL SITE PHOTOGRAPHS



Development Status of Amarpali Adarsh Awas Yojna Phase - I

ACTUAL SITE



CRICKET STADIUM



VILLAS

USP's

- Double landscaped podium with L&T's technical expertise for Geo-Structure foundation .
- Operational Engineering Colleges already in the vicinity, it will only be a K M distance from upcoming Educational Hub, Social Infrastructural facilities like Malls, Multiplexes, Retails and Office Spaces.
- Fully equipped M. S. Dhoni cricket academy and tennis academy with coaching facility.
- Adjoining 139 acres of sports city.
- Situated on the gateway of Greater Noida having direct upcoming, Signal free connectivity from Noida – Greater Noida Expressway through sector 78/ 79, Noida.

CONNECTIVITY

- Greater Noida (W) has excellent Connectivity with Delhi, Noida, Ghaziabad & Faridabad.
- Approximately 2 minutes from approved metro station and Kisan Chowk.
- Entry from 60 mtr. wide road.
- Cris-crossing Faridabad-Noida-Ghaziabad (F N G) corridor approx. 2 minutes.
- Direct connectivity from sector 78/ 79, Noida via 100 mtr. wide road which is already in execution.
- Kundli-Ghaziabad-Palwal (K P G) expressway which will connect Greater Noida (W) to various cities including Yamuna Expressway.

FAQ'S

AMRAPALI ADARSH AWAS YOJNA

Q. Who is eligible for this scheme ? What is the eligibility criteria ?

A All government employees ; Central & State government, Public sector companies like officials of any Ministry of Department, Commission, DRDO, Police, Public sector banks, Govt. run Educational institutions, Autonomous bodies, currently working or retired can participate in Amrapali Adarsh Awas Yojna. Also blood relations of these employees can become joint applicant.

Q. Explain the reason for such an attractive price ?

A This scheme is an offering to Government employees and is a part of one of the many initiatives takes by Amrapali towards fulfilling its corporate responsibility.
As per government's vision of "Housing for All by 2022" launching "Amrapali Adarsh Awas Yojna" is one such initiative by the group. Amrapali Group, since its inception, has time and again brought various successful schemes for Government sectors & PSU's in projects like Amrapali Sapphire, Silicon, Platinum, Zodiac, etc and has successfully delivered these projects in the stipulated time.

Q. What are the other charges apart from BSP, what all charges are inclusive in BSP ?

A BSP is inclusive of Club membership, External electrification charges, Fire fighting charges and Power back up of 1 KVA. Other charges are Covered car parking Rs. 3 lacs, Lease rent Rs 85/ sq.ft., Dual meter charges of Rs 25000, IFMS Rs 25/ sq.ft., Service tax and applicable Government taxes are extra.

Q. What are the number of car parking available ? Is it mandatory ?

A One covered car parking is available with each unit. Yes, it is mandatory with each unit.

Q. Is there a choice of units available ?

A The unit preference is possible on first come, first serve basis.

Q. What is the date of possession.

A Expected date of possession is 36 +/- 6 months from the date of signing of Builder-Buyer Agreement. There is a penalty clause in case of delay.

Q. What is the penalty clause in case of delay ?

A Penalty clause in case of delay is Rs 5/ sq.ft. Still in case of doubt in timely delivery one can opt for subvention plan.

FAQ'S

Q. Is the project based on any podium ?

A All towers in the project are based on a double podium level. The podium will be beautifully landscaped with only pedestrian movement.

Q. The necessary documents like N O C, License & Permission are in place ?

A All approvals of the projects are in place

Q. What is the Transfer Policy of the units ?

A The Transfer Policy is allowed after 50% payment of the unit has been done and first transfer is free.

Q. Explain more about Aluminium Formwork and its advantage over normal construction.



A Aluminium Formwork has been used extensively in Europe, Gulf Countries, Asia and other parts of the world. In this technology whole slabs, beams or columns are casted at one go making this unit a composite structure. Its advantages includes fast completion of floors, uniformity, good finishing, more seismic resistance, increased durability and no need of plastering.

Q. What is the subvention plan ?

A In this plan customer has to pay only 10% at the time of booking and 10% at the time of possession; rest 80% will be funded by bank and pre EMI till intimation of possession will be borne by developer. This plan comes at an additional cost of Rs 350/ sq.ft.

Q. Why Investors Clinic is chosen for the scheme and not Amrapali ?

A Investors Clinic is India's Largest Real Estate Service provider company with a huge employee network of 2100 professionals and have offices in various locations in India and abroad. Investors Clinic has a rich experience of 9 years in providing real estate services under various schemes like this before hence Investors Clinic is chosen for the scheme.

Q. What is the reason for a service charge being paid towards Investors Clinic by the client ?

A The service charges are in lieu of the various services being rendered by Investors Clinic throughout the process starting from the booking of the unit until possession.

AMRAPALI
ADARSH
AWAS YOJNA

BASIC SELLING PRICE LIST

FLOOR	BSP	FLOOR	BSP	FLOOR	BSP	FLOOR	BSP	FLOOR	BSP	FLOOR	BSP
33	2280	27	2400	21	2490	15	2550	09	2610	03	2670
32	2300	26	2420	20	2500	14	2560	08	2620	02	2680
31	2320	25	2440	19	2510	13	2570	07	2630	01	2690
30	2340	24	2460	18	2520	12	2580	06	2640		
29	2360	23	2470	17	2530	11	2590	05	2650		
28	2380	22	2480	16	2540	10	2600	04	2660		

NO PRE-EMI PAYMENT PLAN

Add Rs 350/- sq. ft. extra to Floor BSP

- 10% - On Booking
- 80% - Bank funding based on construction stages
- 10% - On intimation of possession

CONSTRUCTION LINKED PAYMENT PLAN

- Booking Amount As Prescribed – On Booking
- Complete 20% Less Booking Amount – Within 60 Days
- 10% - On Casting Of Basement
- 10% - On Casting Of Ground Floor
- 5% - On Casting Of 3rd Floor
- 5% - On Casting Of 6th Floor
- 5% - On Casting Of 9th Floor
- 5% - On Casting Of 12th Floor
- 5% - On Casting Of 15th Floor
- 5% - On Casting Of 18th Floor
- 5% - On Casting Of 21st Floor
- 5% - On Casting Of 24th Floor
- 5% - On Casting Of 27th Floor
- 5% - On Casting Of 30th Floor
- 10% - On Intimation Of Possession

ALL EXTRA CHARGES FREE OF COST

TERMS & CONDITIONS

- Booking amount for 2 bhk is Rs 2 lacs and for 3 bhk is Rs 3 lacs.
- Price list & payment plan can be changed without notice at sole discretion of the company.
- No escalation charges for booked unit / no hidden charges.
- DD/cheque should be in favour of '**Amrapali Adarsh Awas Yojna**'
- Service tax as applicable (i.e. According to government of india)
- Extra charges of one time lease rent @ Rs.85/ sq.ft & covered car parking @ Rs.300000/-
- TIFMS (transferable interest free maintenance security) @ Rs.25/- per sq.ft. & dual meter charges @ Rs.25000/- will be payable on intimation of possession.
- Service charges of Rs 12595 to be paid to Investors Clinic by DD or cheque in the name of **"Investors Clinic Infratech Private Limited"**.

APPLICATION FORM

AMRAPALI
ADARSH
AWAS YOJNA

Mr./Mrs./Ms. : .....

S/o/D/o/W/o .....: .....

Date of Birth: .....Nationality: .....

Residential Status: Resident [ ] Non-Resident [ ] Foreign National of Indian Origin[ ]

If Others (Plz. Specify): ..... Passport No./PIO Card No.: .....

Occupation.....Department (if any).....

.Annual Income:..... IT PAN / GIR No.....

E-mail: .....Mobile:.....Phone No.: .....

Present / Communication Address: .....

City:..... State: ..... Pin:.....

Permanent Address:.....

City:.....State: ..... Pin:.....

Office Address: .....

City:.....State:..... Pin:.....

JOINT / CO-APPLICANT
Mr./Mrs./Ms. : .....

S/o/D/o/W/o : Date of Birth: .....Nationality: .....

Residential Status: Resident [ ] Non-Resident [ ] Foreign National of Indian Origin[ ]

If Others (Plz. Specify):..... Passport No./PIO Card No.: .....

Occupation.....Department (if any).....

.Annual Income:..... IT PAN / GIR No.....

E-mail: ..... Mobile:..... Phone No. :.....

Present / Communication Address: .....

City:.....State:.....Pin:.....

Permanent Address: .....

City:.....State:.....Pin:.....

Office Address: .....

City:.....State:.....Pin:.....

Dear Sir, I/We undersigned that a flat may be allotted to me/us as per the company terms and conditions which I/We have understood and shall abide by the same as stipulated by the company.

Sole / First Applicant Signature

Joint / Co-Applicant Signature

FOR OFFICE USE ONLY

1). Applicants Details: Sole/First Applicant - Mr./Mrs./Ms. :.....

Joint/Co-Applicant - Mr./Mrs./Ms. :.....

2) Detail of Unit Applied For : Project Name:.....Unit No.:.....Floor .....

In Block/ Tower..... of Super Area.....(In Sq.Ft.)

3) Payment Plan : CLP [ ] NEP [ ] ANY OTHERI [ ] (Specify).....

4) Amount Payable:

Basic Sale Price :	Rs.....Per Sq.Ft. x .....(Super Area) Rs. .....
Lease Rent Charges :	Rs.85/- Per Sq.Ft. x .....(Super Area) Rs. .....
Covered Car Parking Charges (One Parking)	Rs. 300,000/-
Power Back Up Charges (1KVA)	Rs. NIL
External and Internal Development Charges	Rs. NIL
External Electrification Charges	Rs. NIL
Fire Fighting Charges	Rs. NIL
Club Membership Charges	Rs. NIL
Total Sale Price	Rs.

5) Charges Payable at the Time of Possession:

Extra Covered Car Parking (No's. .....)	Rs.....
IFMS (Transferable) :	Rs.....Per Sq.Ft. x .....(Super Area) Rs. .....
Dual Meter Charges :	Rs. .....
Extra Power Back-Up : .....KVA@Rs. .....Per KVA	Rs. .....Total = Rs. _____*taxes as applicable

PAYMENT OF APPLICATION AMOUNT

I/We remit herewith a sum of Rs..... Rupees .....by Cash / Bank Draft / Cheque No.....dated .....Drawn on

.....bank payable at Delhi / Noida as part of earnest money. I/We hereby agree to pay further installment of sale price as stipulated / called for by the company.

Remarks: .....

SOLE/FIRST APPLICANT	**JOINT/ CO-APPLICANT**	**MARKETING EXECUTIVE**	**AUTHORISED SIGNATORY**
.....	.....	.....	.....

DECLARATION
I/We the undersigned applicant(s), do hereby declare, that the above mentioned particulars/information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from.

DATE: ..... PLACE: .....

Yours Faithfully Signature of Sole/First Applicant Signature of Joint/Co-Applicant

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM:

1. Employment ID; 2. Copy of PAN card; 3. Address Proof; 4. Photograph of all Applicants; 5. Booking Cheques

Note: 1. This registration form will be governed / superseded by a buyer agreement & the terms contained therein 2.The booking amount is non-refundable in case the applicant wants to cancel after allotment