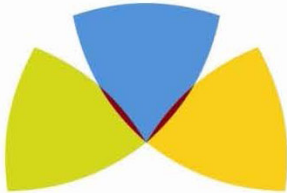

INFO-PACK





BOOMERANG

RESIDENCES

Ultra Luxurious Condominiums

Booking Details: +91-9999963844, 9999383336

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PRODUCT BRIEF

Location: Sector 128, Noida

Connectivity:

Well connected by Noida-Greater Noida expressway, 45m wide sector roads and 32m wide internal roads.

Positioning:

Boomerang Residences are limited edition super luxury high-rise apartments in Wishtown Noida – a township created by Jaypee Greens spreading over 1162 acres. These are exclusive set of apartments with a total count of just 108 units'. These will be located amidst the golf course and would be just next to 'Boomerang -the club'.

These apartments would be large in size starting from 5,180 sq ft (approx.) and would have all designer interiors.

The shape of the buildings would be triangular with soft edges. Each Apartment will be having panoramic view of both the 9 & 18 hole golf courses

Facilities & Amenities at the Boomerang Club:

• Valet parking counter • Golf club reception. • Golf Club Lounge. • Banqueting hall with pre function area. • Golfer's registration & reception. • Pro shop. • Golf Academy. • Female & Male Golfer's changing • Golfer's waiting and Golfer's kit area. • Restaurant Lounge & lounge terrace. • Squash Courts • Male & Female changing room. • Terrace garden with party lawn. • Swimming pool with separate kids pool. • Pool bar	• Restaurant • Restaurant Bar & bar terrace. • Children's area. • Library. • Billiard room • Table Tennis Room. • Card room • Golfer's warm up area. • Gym lounge • Juice Bar • Gym • Yoga/ Personal training. • Aerobics room • Female Spa • Male Spa • Barbeque
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Configuration:

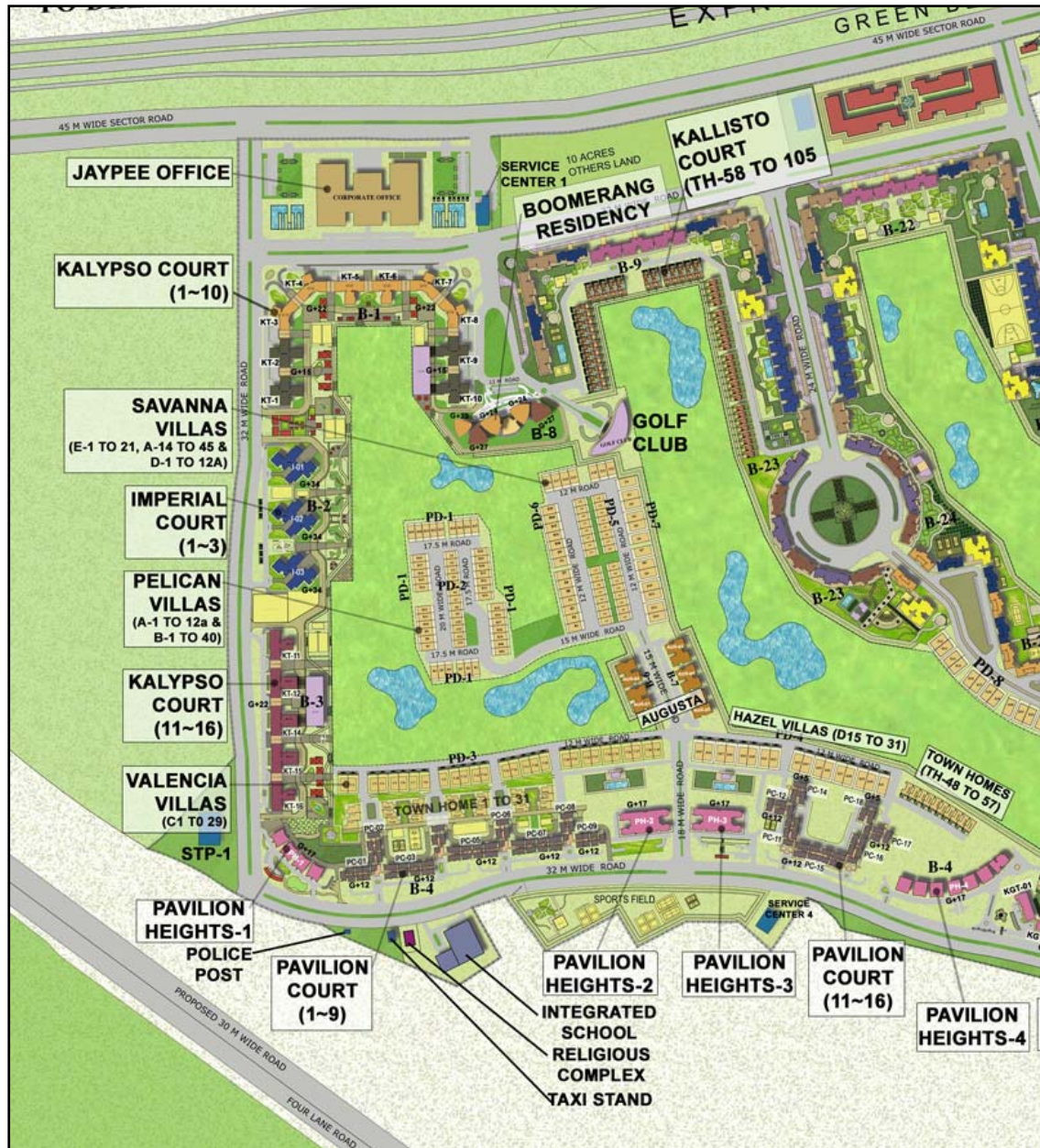
Block	Tower	Unit Type	Area in Sq Ft	No of Floors
Block 1	T1	4 BHK + 1Family Lounge + 2Worker + 4Toilets + Powder + Utility	5250	G+20
	T2	4 BHK + 2Worker + 4Toilets + Powder + Utility	5180	G+23
	T3	4 BHK + 1Family Lounge + 2Worker + 4Toilets + Powder + Utility	5250	G+21
Block 2	T4	4 BHK + 1Family Lounge + 2Worker + 4Toilets + Powder + Utility	5250	G+21
	T5	4 BHK + 2Worker + 4Toilets + Powder + Utility	5180	G+23

Possession Time: 48 months (with a grace period of 6 months)

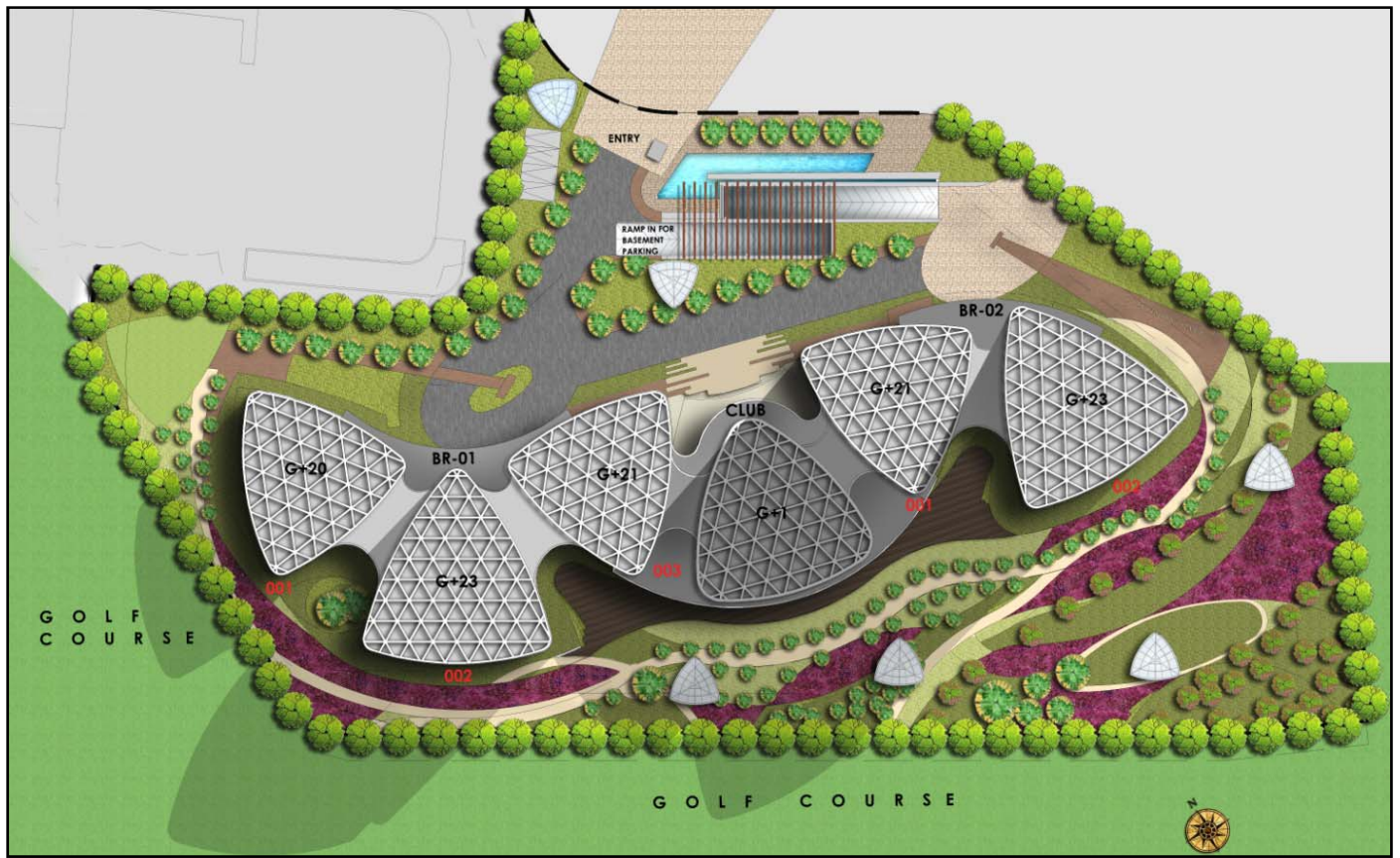
MASTER PLAN – LOCATION



SITE LAYOUT

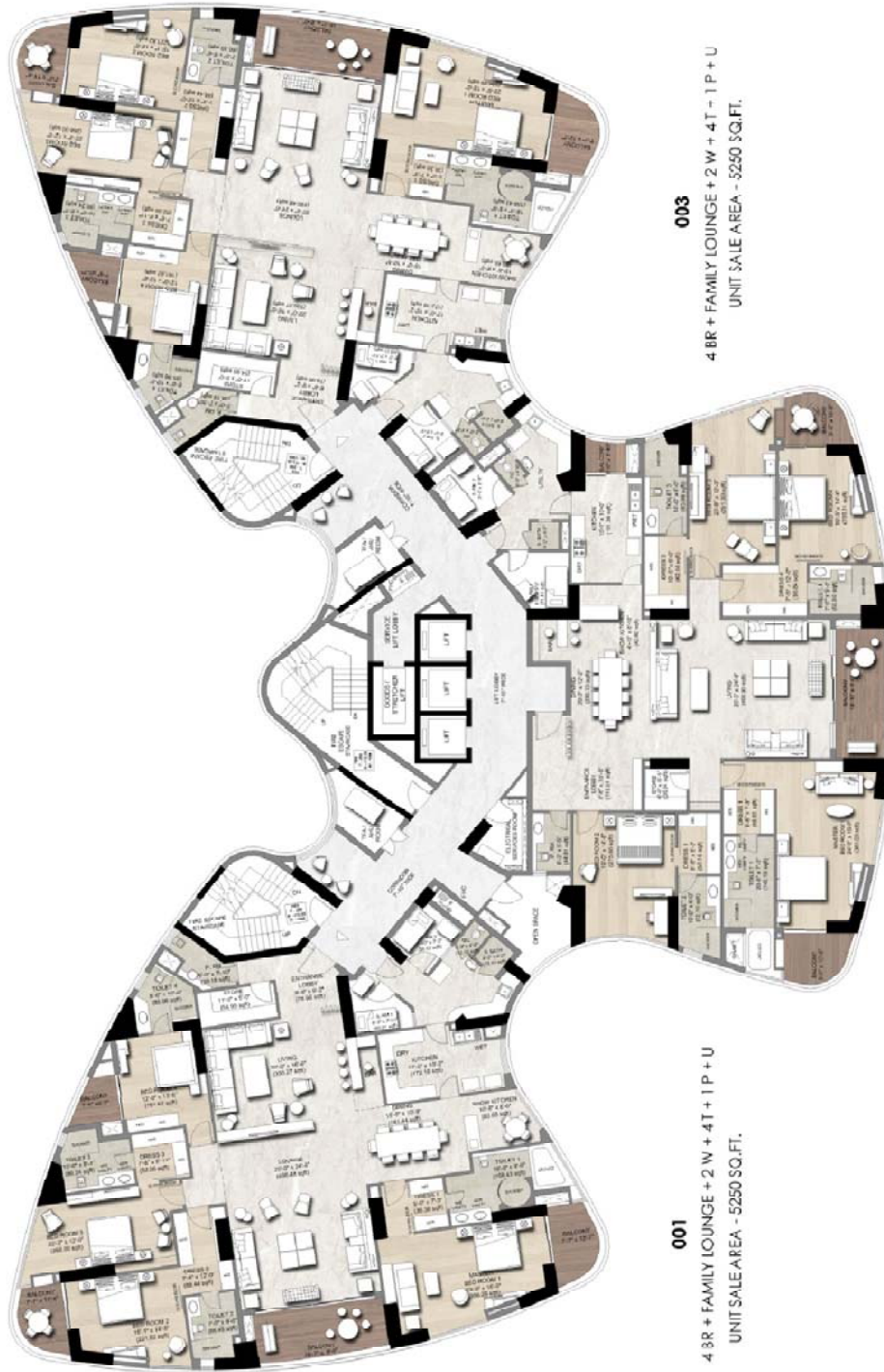


NUMBERING PLAN



CLUSTER PLANS

BLOCK I



RI 00K 1

BR-01

TYPICAL FLOOR

BLOCK II



001

4 BR + FAMILY LOUNGE + 2 W + 4 T + 1 P + U
UNIT SALE AREA - 5250 SQ. FT.

002

4 BR + 2 W + 4 T + 1 P + U
UNIT SALE AREA - 5180 SQ. FT.

BR-02

TYPICAL FLOOR



BLOCK 2

BLOCK I



Unit Sale Area – 5250 Sq. Ft.



4 Bedrooms + 2 Workers + 4 Toilets + Powder + Utility

Unit Sale Area – 5180 Sq. Ft.

BLOCK I



4Bedrooms + Family Lounge + 2 Workers + 4 Toilets + Powder + Utility

Unit Sale Area – 5250 Sq. Ft.

BLOCK II



KEY PLAN



4Bedrooms + Family Lounge + 2 Workers + 4 Toilets + Powder + Utility

Unit Sale Area – 5250 Sq. Ft.

BLOCK II



Specifications:

<u>Structure</u>	RCC frames structure with RCC sheer walls
<u>LIVING ROOM, DINING ROOM & LOUNGE</u>	
Floors	Italian / Imported Marble
External Doors and Windows	Powder coated / anodized aluminum frames with double glazing & mosquito mesh shutters as per design
Walls	Plastic emulsion paint
Main Door	Teak Wood Solid Doors
Ceiling	POP ceiling with cornice & coves in living room 10-foot ceilings throughout main level
<u>BEDROOMS & DRESS</u>	
Floors	Teak Wood / Hard Wood
External Doors and Windows	Powder coated / anodized aluminum frames with double glazing & mosquito mesh shutters as per design
Walls	Plastic emulsion paint
Internal doors	Solid Wood
Ceiling	POP ceiling with cornice & coves 10-foot ceilings throughout main level
Wardrobes	Wardrobes in all bedrooms as per design (high gloss finish) / PU coated / veneered
<u>TOILETS</u>	
Floors	Italian Marble / Imported vitrified designer tiles
External Doors and Windows	Powder coated / anodized aluminum frames with double glazing & mosquito mesh shutters as per design

Fixture and Fittings	Premium fixtures and fittings. Jacuzzi in Master bathroom
Walls	Stone / Imported tiles dado as per design in all areas
Internal doors	Solid Wood
Ceiling	POP ceiling
<u>MODULAR KITCHEN</u>	
Floors	Marble / Granite
External Doors and Windows	Powder coated / anodized aluminum frames with double glazing & mosquito mesh shutters as per design
Internal Doors	Solid Wood
Fixture and Fittings	• Designer Modular Kitchen having: • Refrigerator (Double Side Door), Coffee Maker, Hob, Chimney & Oven, Dish Washer, RO System • Granite Counter with back splash of designer tiles, SS chimney, SS sink with double drainboard
Walls	Ceramic Tiles dado till 3'6". Balance walls painted in Plastic emulsion
Ceiling	POP ceiling
<u>BALCONIES/ VERANDAH</u>	
Floors	External Grade Deck floor/ Vitrified tiles
Railings	Glass with SS/Wooden handrail
Ceiling	Plastic emulsion paint
<u>SERVANT ROOM</u>	
Floors	Ceramic tiles / Vitrified tiles
External Doors and Windows	Aluminium & mosquito mesh shutters
Walls	Plastic emulsion paint
Internal doors	Wood frame with door shutter as per design
Ceiling	Plastic emulsion paint
<u>LIFT LOBBIES / CORRIDORS</u>	
Floors	Selection of natural stones as per design

Walls	Marble
Ceiling	POP ceiling
<u>OTHERS</u>	
Gas	Provision for Piped gas supply
AC	Ductable Air Conditioning
Lifts	Mitsubishi or equivalent
Appliances / Additional Facilities	• State of the art Wine Cooler with the Bar Counter • Washing Machine & separate clothes dryer • Central VSAT or IP TV connection for each apartment
Security	• CCTV surveillance in lift lobbies & basement for security and control. • Video door phones for security at the entrance of each apartment • Intelligent Fire Alarm and Detection System

PRICE LIST

Boomerang Residences

Particulars	Before Inaugural Discount	Inaugural Discount	After Inaugural Discount
1st - 2nd Floor	Rs.10200/-psf	Rs. 1110/- psf	Rs.9090/-psf
3rd - 4th Floor	Rs.10380/-psf		Rs.9270/-psf
5th - 6th Floor	Rs.10560/-psf		Rs.9450/-psf
7th - 8th Floor	Rs.10740/-psf		Rs.9630/-psf
9th - 10th Floor	Rs.10920/-psf		Rs.9810/-psf
11th - 12th Floor	Rs.11100/-psf		Rs.9990/-psf
14th - 15th Floor	Rs.11280/-psf		Rs.10170/-psf
16th - 17th Floor	Rs.11100/-psf		Rs.9990/-psf
18th - 19th Floor	Rs.10920/-psf		Rs.9810/-psf
20th – 22nd Floor	Rs.10200/-psf		Rs.9090/-psf

(Additional Service Tax as applicable)

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 100.00 psf
2	External Development Charges	Rs. 100.00 psf
3	Electric Sub Station Charges	Rs. 40.00. psf
4.	Car Parking	Two reserved basement car parking space compulsory with any apartment.
	<u>Underground Car Parking</u> 1.Two Car park @ Rs 12.00 Lacs 2. Subsequent car park @ Rs. 8.00 Lacs or at the prevailing rate at the time of booking	
5.	One Time Lease Rent	Rs. 50.00 psf
6.	Interest free maintenance deposit	Rs. 200.00 psf
7.	Maintenance Advance	Rs. 4.00 psf per month

Cheques to be drawn in favour of “Jaiprakash Associates Limited”

Notes:

- The Basic Sales Price (BSP) is for the indicated Super Area and is not inclusive of the other applicable charges mentioned above.
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
 - The interest free Maintenance deposit @ Rs. 200.00 per sq. ft. of Super Area shall be payable extra before handing over possession of the premises to the allottee.
 - Maintenance charges for the first year shall be payable in advance at the time of offer of possession @ Rs. 4.00 psf per month.
- The Super Area mentioned in the brochure and/or other documents are indicative only.

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4. All Plans and layouts are subject to change at the sole discretion of the Company or Statutory Authorities.
 5. Exact Super Area of Apartment shall be calculated at the time of offer of possession of property as constructed. Increased / decreased area shall be charged proportionately as per the agreed BSP.
 6. The actual maintenance charges shall be based on the actual cost by the concerned maintenance agency.
 7. The Super Area means the covered area of the demised premises inclusive of the area under the periphery walls, area under columns and walls within the allotted apartment(demised premises), half of the area of the wall common with the other premises adjoining the demised premises, cupboards, plumbing / electric shafts of the demised premises, total area of the balconies and terraces, and proportionate share of the common areas like common lobbies, lifts, common service shafts, staircases, machine room, mumty, electric substation and other services and other common areas etc.
 8. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
 9. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
 10. The additional Car Park Space will be available at Rs.8.00 Lac or at the prevailing price at the time of request for additional car parking
 11. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the price consideration as stated above.
 12. Before issuance of Provisional Allotment Letter (PAL), no transfer or change in the name of allottee shall be permitted.
 13. After issuance of PAL, transfer will be allowed only after 30% of the total price consideration has been received from the allottee along with payment of Administrative charges which are currently fixed at Rs.100 per sq ft. These Administrative charges are subject to revision from time to time.

PAYMENT PLAN

A. Special Payment Plan

S. No	Payment Due on	Percentage (%) of BSP	Other Charges
1	Booking Amount along with Application form	30% of BSP	
2	On laying of 2 nd floor roof slab	20% of BSP	IDC + EDC+ Car park + Electric substation charges
3	On laying of 15 th floor roof slab	20% of BSP	
4	On offer of possession	30% of BSP	IFMD + Maintenance advance + One time lease rent
	TOTAL	100%	