



**A LIFESTYLE  
THAT INSPIRES  
HEADLINES!**


**THE  
GOLF  
ADDRESS**

**HOMES | VILLAS**

**SECTOR-150  
NOIDA**



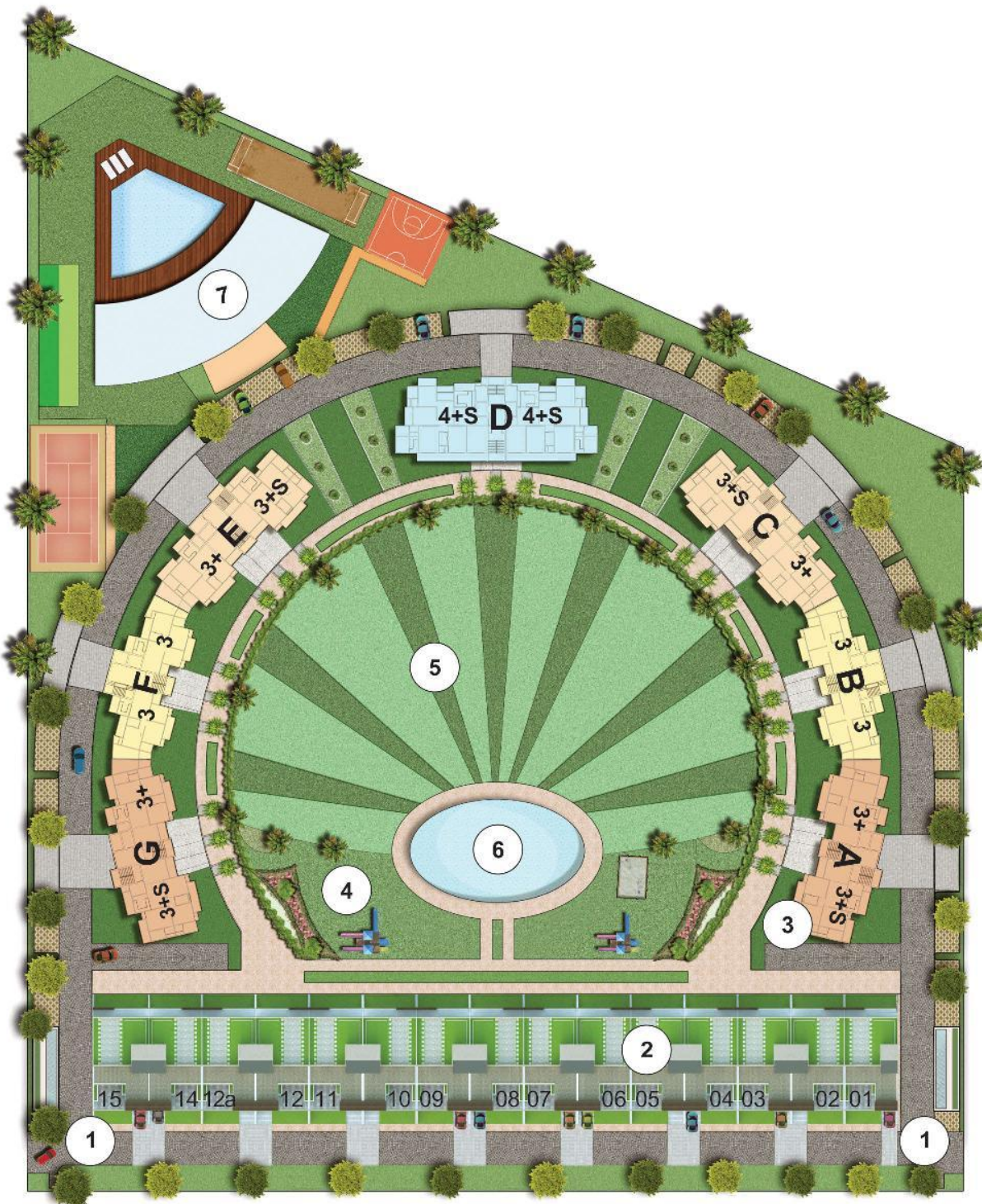
**011-39595159**



**THE  
GOLF  
ADDRESS**  
HOMES | VILLAS

An Address To Redefine  
**YOUR LIFESTYLE!**

THE  
**ANTRIKSH**  
SENSING TOMORROW



## SITE PLAN

1. Entry/EXit
2. Villas
3. Apartments
4. Kids Play Area
5. Central Green
6. Musical Fountain
7. Club House



### A Musical Fountain

inspired by "The Dubai Fountain";  
the largest in the world.



## BRINGING THE BEST OF AMENITIES IN THE LAP OF NATURE.

Enjoy the best the life has to offer, right at your doorstep; enjoy a host of amenities like a meditation/yoga centre, a musical fountain, an amphitheater, various courts for sports activities, a cricket academy for the budding future stars, jogging tacks and a senior citizen area among other attractions.



- Badminton Court
- Basketball Court
- Children's Play Area
- Club House
- Designer Landscaping
- Hi-Tech Gymnasium
- Jogging Tracks
- Yoga Area
- Cricket Academy
- Amphitheater
- Party Hall
- Snooker Table
- Swimming Pool along with Kids Pool
- T T Table
- Tennis Court
- Terrace Garden for Small Parties
- 24X7 Power Backup
- 3-Tier Security System
- Rain Water Harvesting
- Solar Lights for Common Area
- Facility Management (Free for initial two years)



# UNIT PLAN

## 3 BHK

1380 SQ. FT.



# UNIT PLAN

## 3 BHK+

1858 SQ. FT.



# UNIT PLAN

## 3BHK+S

2134 SQ. FT.



# UNIT PLAN

## 4BHK+S

2977 SQ. FT.





# CLUSTER PLAN:

## 3BHK

TOWER: B & F



# CLUSTER PLAN:

## 3BHK+/3BHK+S

TOWER: A, C, E & G



# CLUSTER PLAN:

## 4BHK+S

TOWER: D



# SPECIFICATIONS:



## LIVING ROOM / DINING ROOM / LOUNGE

Floors	Imported Marble
Walls	Pop Punning With Acrylic Emulsion Paint
Ceiling	Pop Punning with Acrylic Emulsion Paint
Doors	Hardwood door frames with solid wood panelled door with melamine polish finish.
Window/ Glazing	UPVC Windows
Others	Designed Split Air Conditioning
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB And Fibre Optics For Telephone, Internet and I.P TV Connection, Premium Modular Switches.

## ALL BEDROOMS

Floors	Laminated Wooden Flooring
Walls	Pop Punning With Acrylic Emulsion Paint
Ceiling	Pop Punning With Acrylic Emulsion Paint
Doors	Seasoned Hardwood Frame With European Style Moulded Shutte
Window/ Glazing	UPVC Windows
Others	Designed Split Air Conditioning
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB And Fibre Optics For Telephone, Internet and I.P TV Connection

## MASTER TOILET

Floors	Anti-Skid Tiles
Walls	Imported Marble/ Acrylic Emulsion Paint
Ceiling	False Ceiling with Acrylic Emulsion
Doors	Seasoned Hardwood Frame with European Style Moulded Shutter
Window/ Glazing	UPVC Windows
Others	Kohler/ Equivalent Quality Chinaware, CP Fittings, Marble Counter
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone.

## OTHER TOILETS

Floors	Anti-Skid Tiles
Walls	Ceramic Tiles/ Acrylic Emulsion Paint
Ceiling	False Ceiling with Acrylic Emulsion Paint
Doors	Seasoned Hardwood Frame with European Style Moulded Shutter
Window/ Glazing	UPVC Windows
Others	Kohler/ Equivalent Quality Chinaware, CP Fittings, Marble Counter
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB.



### KITCHEN SPECIFICATIONS

Floors	Imported Marble
Walls	Tiles and Acrylic Emulsion Paint
Ceiling	Pop Punning with Acrylic Emulsion Paint
Doors	Seasoned Hardwood Frame With European Style Moulded Shutter
Window/ Glazing	UPVC Windows
Others	Complete Modular Kitchen with Hob and Chimney
Electrical	Copper Electrical Wiring In Concealed Conduits and MCB And Fibre Optics For Telephone, Internet and I.P TV Connection.

### BALCONIES/ TERRACE SPECIFICATIONS

Floors	Stone / Anti-Skid Tiles
Walls	Weather Proof Paint
Ceiling	Weather Proof Paint
Doors	UPVC Windows
Window/ Glazing	UPVC Windows
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB.

### S. ROOM/ UTILITY ROOM SPECIFICATIONS

Floors	Vitrified tiles
Walls	OBD
Ceiling	OBD
Doors	Hardwood Frames with Painted Flush Door
Window/ Glazing	UPVC Windows
Others	ISI Quality Tiles and Fittings
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB.

### S.W.C. SPECIFICATIONS

Floors	Tiles
Walls	OBD
Ceiling	OBD
Doors	Hardwood Frames With Painted Flush Door
Window/ Glazing	UPVC Windows
Others	ISI Quality Tiles, Chinaware And CP Fittings
Electrical	Copper Electrical Wiring in Concealed Conduits and MCB.

### FACILITIES SPECIFICATIONS

Club House With Multiple Swimming Pools, Unisex Gym, Multi-Purpose Hall, Coffee Bar, Table Tennis and Snooker Room, Badminton Courts, Tennis Courts, Extensive Landscapes and Water Bodies.

### SECURITY SPECIFICATIONS

Video Door Phone and 3 Tier CCTV Security and Surveillance at Main Entrance and Tower Entrances.

**Note:** Wooden Wardrobe would be provided in all the bedrooms.



# PRICE LIST & PAYMENT PLAN:



## ACCOMMODATIONS OPTIONS:

Simplex	Area	Duplex and Penthouse	Area
3BHK + 2 Toilets (Type A)	1380 Sq. Ft.	4BHK + Lounge (Type A)	2760 Sq. Ft.
3BHK + 2 Toilets (Type A with Terrace)	1484 Sq. Ft.		
3BHK + 3 Toilets (Type B)	1858 Sq. Ft.	4BHK + Lounge (Type B)	3716 Sq. Ft.
3BHK + 3 Toilets (Type B with Terrace)	1962 Sq. Ft.		
3BHK + 4 Toilets + Servant Quarter	2134 Sq. Ft.	6BHK + Lounge + Servant Quarter	4268 Sq. Ft.
4BHK + 5 Toilets + Servant Quarter	2977 Sq. Ft.	6BHK + Lounge + Servant Quarter	5954 Sq. Ft.

## BASIC SALE PRICE (BSP):

S. No.	Floor	Basic Sale Price (Per Sq. ft.)	Other charges * (Per Sq. ft.)	Total Sale Price (Per Sq. ft.)
1.	Penthouse (26 <sup>th</sup> and 27 <sup>th</sup> )	Rs. 4750/-	Rs. 250/-	Rs. 5000/-
2.	24 <sup>th</sup> and 25 <sup>th</sup>	Rs. 4250/-	Rs. 250/-	Rs. 4500/-
3.	21 <sup>st</sup> to 23 <sup>rd</sup>	Rs. 4300/-	Rs. 250/-	Rs. 4550/-
4.	16 <sup>th</sup> to 20 <sup>th</sup>	Rs. 4350/-	Rs. 250/-	Rs. 4600/-
5.	13 <sup>th</sup> to 15 <sup>th</sup>	Rs. 4450/-	Rs. 250/-	Rs. 4700/-
6.	9 <sup>th</sup> to 12 <sup>th</sup>	Rs. 4550/-	Rs. 250/-	Rs. 4800/-
7.	5 <sup>th</sup> to 8 <sup>th</sup>	Rs. 4650/-	Rs. 250/-	Rs. 4900/-
8.	2 <sup>nd</sup> to 4 <sup>th</sup>	Rs. 4750/-	Rs. 250/-	Rs. 5000/-
9.	Duplex (Ground and 1 <sup>st</sup> )	Rs. 4800/-	Rs. 250/-	Rs. 5050/-

### \* Other Charges includes following and shall not exceed

- External development charges (EDC)
- Internal development charges (IDC)

Rs 75 per Sq. Ft.  
Rs 75 per Sq. Ft.

- External electrification charges (EEC)
- Firefighting charges
- Club membership charges
- Power backup upto 3KVA, additional @ 25000 per KVA

Rs 75 per Sq. Ft.  
 Rs 25 per Sq. Ft.  
 Rs 100,000/-  
 Rs 75,000/-

**ADDITIONAL CHARGES:**

- Fountain View (PLC)
- One covered car parking
- Two covered car parkings

Rs 100 per Sq. ft.  
 Rs 3,00,000/-  
 Rs 5,00,000/-



**PAYMENT PLAN**

<b>Plan I: Construction Linked Plan (CLP)</b>	<b>Ground +27 Floors</b>
At the time of booking	10% of BSP
Within 45 days from date of booking	10% of BSP
Within 90 days from date of booking	10% of BSP
On starting of excavation	5% of BSP
On casting of 1st floor roof slab	5% of BSP
On casting of 6th floor roof slab	10% of BSP
On casting of 10th floor roof slab	10% of BSP
On casting of 15th floor roof slab	10% of BSP + 25% of Parking Charges + 25% of Other Charges
On casting of 20th floor roof slab	10% of BSP + 25% of Parking Charges + 25% of Other Charges
On casting of top / terrace floor roof slab	10% of BSP + 25% of Parking Charges + 25% of Other Charges + 50% of One time Lease Rent + 50% of IFMS
At the time of offer of possession	10% of BSP + 25% of Parking Charges + 25% of Other Charges + 50% of One time Lease Rent + 50% of IFMS

<b>Plan II: Subvention Plan</b>	<b>Ground + 27 Floors</b>
At the time of booking	10% of BSP
On casting of top / terrace floor roof slab	80% of BSP + 50% of Parking Charges + 50% of Other Charges + 50% of One time Lease Rent + 50% of IFMS
At the time of offer of possession	10% of BSP + 50% of Parking Charges + 50% of Other Charges + 50% of One time Lease Rent + 50% of IFMS



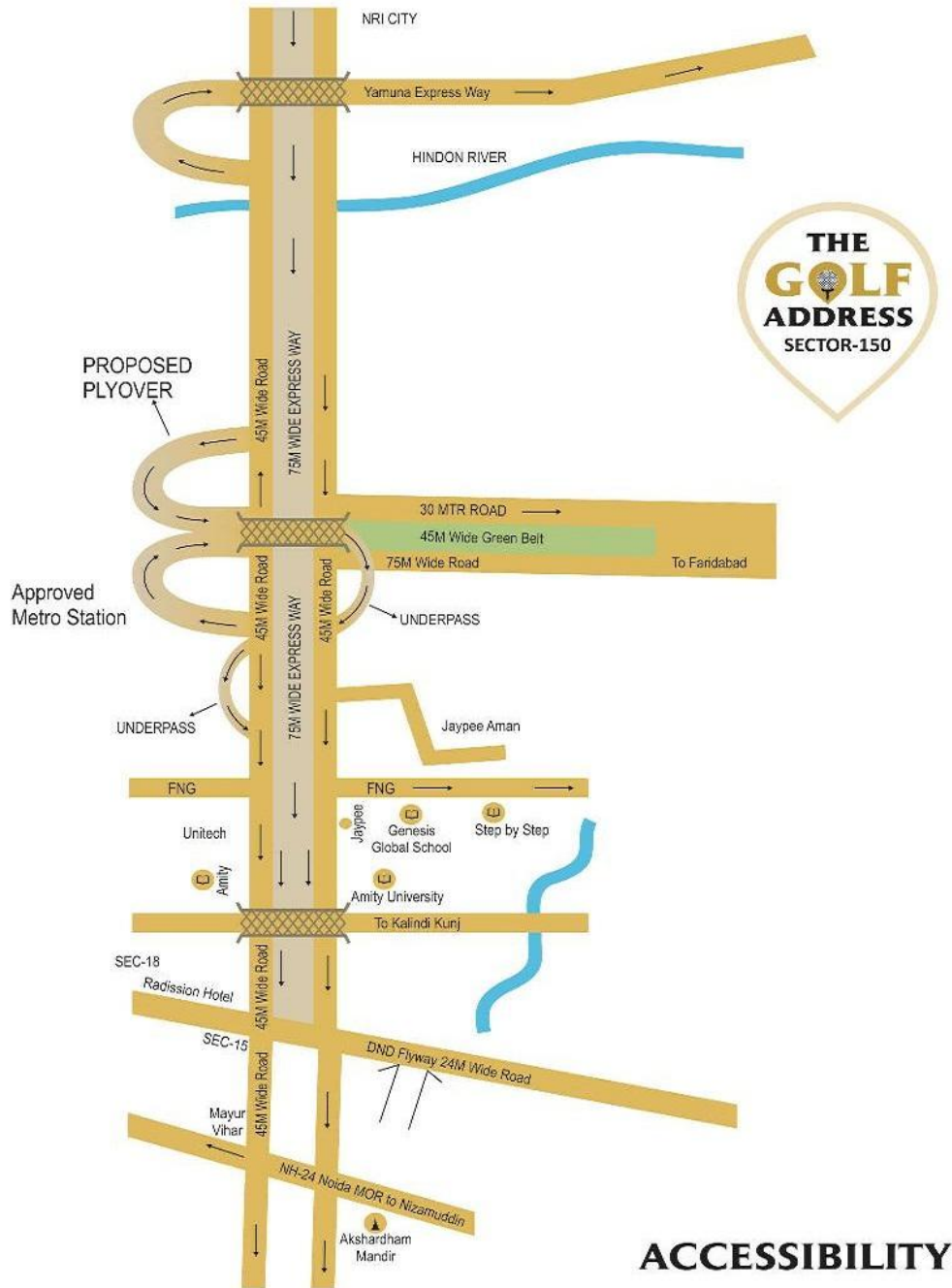
Plan III: Possession Linked Plan (PLP)	Ground + 27 Floors
At the time of booking	20% of BSP
On casting of 5th floor roof slab	20% of BSP
On casting of 15th floor roof slab	20% of BSP
On casting of 25th floor roof slab	20% of BSP + 50% of Parking Charges + 50% of Other Charges + 50% of One time Lease Rent + 50% of IFMS
At the time of offer of possession	20% of BSP + 50% of Parking Charges + 50% of Other Charges + 50% of One time Lease Rent + 50% of IFMS



**Note:**

- Prices are escalation free.
- Cheque / Bank Draft should be in favour of **"The Golf Address"** Payable at New Delhi.
- Interest free maintenance security (IFMS) deposit of Rs. 30/- per Sq. Ft and electric charges (as per actual of Government norms) to be determined at the time of possession.
- One time lease rent of Rs 105 per Sq. Ft. which shall be payable to Noida / Competent Authorities.
- Stamp duty, registration charges, legal / miscellaneous expenses etc., shall be payable by the allottee at the time of offer of possession.
- Any delay in payment will attract penal interest as per Company Policy. Any Government duty imposed / charged on us, the same will be charged from the applicants on pro- rata basis.
- All taxes (including service tax) applicable as per Government norms.
- Delay in the offer of possession would be compensated to the applicant @ Rs 10 per Sq. Ft. per month.





True Bliss; Reflected In

**50+** DELIVERED PROJECTS

DELHI | U.P. | HARYANA | RAJASTHAN | UTTARAKHAND