



WEGMANS
Corporate Homes
GREATER NOIDA

INFORMATION DOCKET



WEGMANS INDUSTRIES PVT. LTD.

Corporate Office : F-7, East of Kailash, New Delhi - 110065, India.
Phone : + 91 – 11 – 26476211/77 Fax : + 91 – 11 – 26476654 Mobile : + 91 – 9818678349, 9910064500

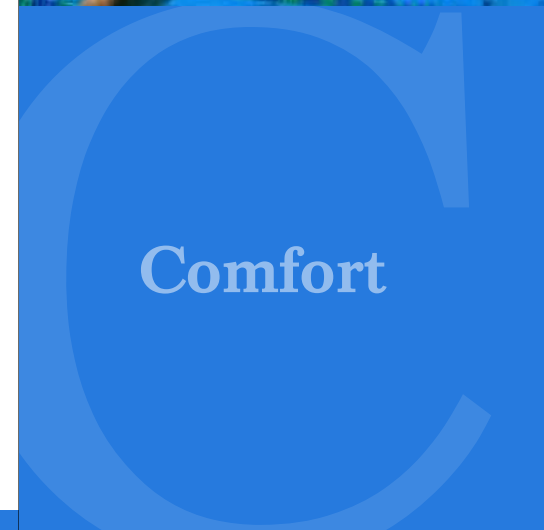
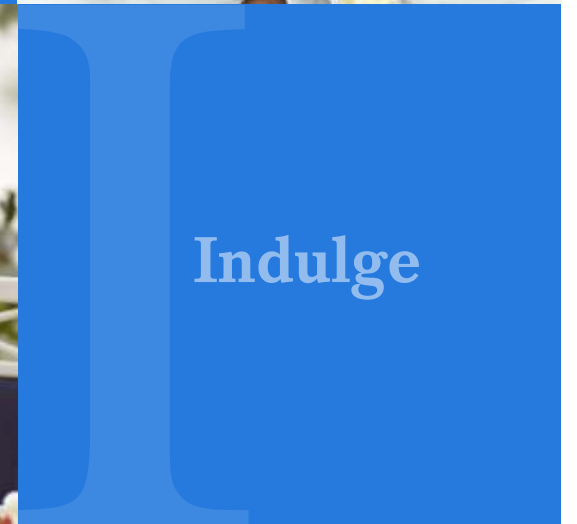
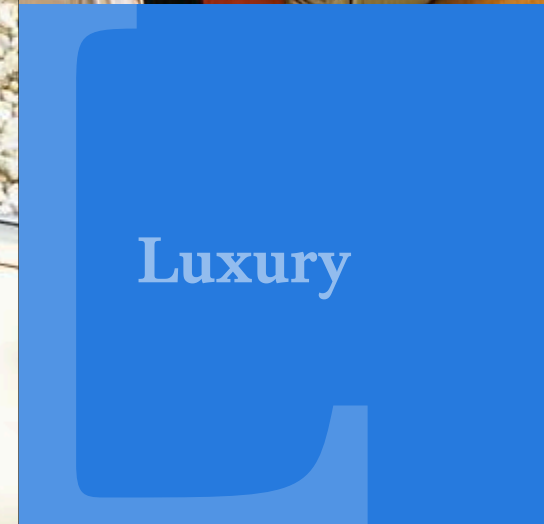
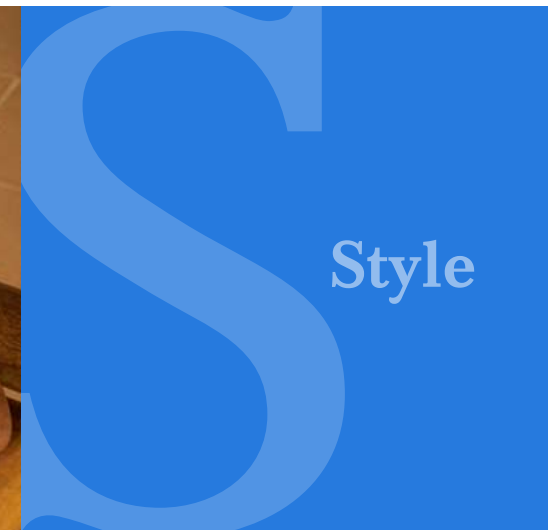
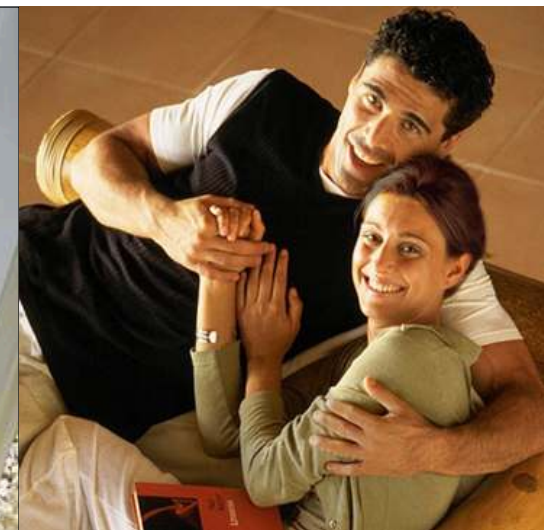
Site Address : Plot No. 3, Sector Knowledge Park-III, Surajpur Kasna Main Road,
Greater Noida City (NCR), India. (Opp. LG / Moserbaer & Adjoining to ST Microelectronics)

For Sales : 9310342424, 9310844423, 9350679145

Email : sales@wegmansitpark.com Website : www.wegmansitpark.com For more information : SMS 'WEG' to 54545

Note : Visual representations shown in this Information Docket are purely conceptual. All Building Plans, Specifications, Layout Plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans. Brands names appearing in the Information Docket are for artwork purposes only.

Fully Furnished Luxury Studio Apartments in Greater Noida



WEGMANS CORPORATE HOMES

Fully Furnished Luxury Studio Apartments in Greater Noida

- Strategically located on 80 mtr. wide Surajpur Kasna Main Road.
- Lush green surroundings with 40 mtr. wide green belt and pollution free area.
- Golf course at 5 minutes driving distance.
- Schools, Hospitals and Community Centre in the immediate vicinity.
- Proposed metro rail adjoining the project.
- Area surrounded by Multi-National Companies.
- Pre-fitted air-conditioning units.
- Luxuriant landscaping.
- Power back-up.
- 24x7 Security system with intercom.
- Rain water harvesting.
- Environment friendly waste management system.
- Centrally monitored facility management services.



GROUP PROFILE

Wegmans Group of Companies is one of the fastest developing assemblages that includes an assortment of business areas. They have proven their forte in the field of Information Technology, Hospitality, Capital Market Trading (member of 'National Stock Exchange' and 'Bombay Stock Exchange'), Depository Services, Commodity Trading (member of MCX, NCDEX), Plantations, Agriculture, Real Estate, Constructions and much more.

This prolific group, that enjoys the scintillating turnover of over Rs. 200 crores per annum, runs under the able guidance of meticulous professionals who are considered the connoisseurs in their respective fields. Their efficiency illuminates distinctly in their every venture that becomes an ultimate in its own self.

Wegmans Group of Companies has successfully branched out into the following businesses :

- Wegmans Financial Services Pvt. Ltd.
- Wegmans Builders & Developers Pvt. Ltd.
- Krishi Rasayan Export Pvt. Ltd.
- Gupta Commodities Pvt. Ltd.
- Wegmans Constructions Pvt. Ltd.
- Herbal Industries
- Tivoli Habitat Centre, Greater Noida
- Wegmans Business Park, Greater Noida - Ongoing Project
(3,00,000 sq.ft. IT/ITES commercial office space, ready for fit-outs)



TIVOLI HABITAT CENTRE

Wegmans Group has further extended their horizon with a venture in the hospitality segment. In management contract with Tivoli Group, Wegmans Group has endeavoured to carve a niche for themselves in the arena of social celebrations and corporate events. Backed by the expertise of Tivoli Group and coupled with the farsightedness of Wegmans Group, Tivoli Habitat Centre situated in the most planned city 'Greater Noida', promises to be a banqueting paradise with multiple indoor and outdoor venues, lavish array of cuisines and customized décor options. It is also equipped with state-of-the-art facilities to meet the requirements of Corporate Houses such as conferences, business meets, product launches, seminars, workshops, training programs etc. In addition, Tivoli Habitat Centre also provides accommodation facility through its luxurious rooms.





OUR COMPLETED PROJECTS



Sudeep Plaza, Plot No.3, Pocket-IV, Sector-I I, Dwarka, Delhi



Wegmans Princeton Plaza, Plot CSC/OCF, Pocket-H, Sector-I 8, Rohini, Delhi

Wegmans Business Park (WBP) has been planned over 10 acres, designed to cater the real estate requirements of IT/ITES sector with robust infrastructure and specifications. Wegmans Business Park, a Technology Park of International Standards with IT/ITES, Housing, Hospitality, Retail, Business Centre, Entertainment, Incubation Centre and Recreational Space. The concept is to create an International Business Lifestyle where people can live, work & play in a prolific ambience.

Wegmans Business Park epitomizes: Reliable Solutions and Quality Business Space. With its robust infrastructure amidst wide green spaces, Wegmans Business Park provides the optimal environment for Fortune 500 Corporations, MNC's and leading local corporations.

Wegmans Business Park is committed to proffer Information Technology and its related businesses. It offers a whole range of reasonable and practical commercial spaces which aims to refine the overall business portfolio and empower ownership decisions.

The perception of Wegmans Business Park is to generate an accessible community where people can work in a prolific ambience. The entire vicinity will be the focal point of innovation for the entrepreneurs and provide all the necessary facilities required by the companies.



Experience the Comforts of a Hotel

Fully Furnished Luxury Studio Apartments in Greater Noida

WEGMANS CORPORATE HOMES
Plot No. – 3, Knowledge Park – III, Greater Noida

UNIT LEVEL SPECIFICATIONS

Bedrooms

Walls.....Acrylic emulsion on POP punning.
Floors.....Laminated wooden floors in combination with stone/carpet wooden skirting/vitrified tiles.
External Doors & Windows.....Anodized/Powder coated aluminum doors and windows.
Others.....Air-conditioning.

Drawing Room

Walls.....Acrylic emulsion on POP punning.
Floors.....High quality vitrified tiles or equivalent.
External Doors & Windows.....Anodized/Powder coated aluminum doors and windows.
Others.....Air-conditioning.

Kitchen

Walls.....Marble/Granite/Ceramic tiles.
Floors.....Marble/Anti-skid vitrified tiles or equivalent.
External Doors & Windows.....Anodized/Powder coated aluminum doors and windows.
Fixtures & Fittings.....Modular kitchen as per design, Granite counter tops with stainless steel sink.

Toilets

Walls.....Marble/Granite/Ceramic tiles.
Floors.....High quality ceramic anti-skid tiles or equivalent.
External Doors & Windows.....Anodized/Powder coated aluminum Doors and Windows.
Others.....Granite counter tops with China Clay sink.

Balconies

Walls.....External paint or equivalent.
Floors.....Ceramic tiles or equivalent.

Utilities & Facilities

Air-conditioning.....Individual split/window type units as per design.
Data/Telephone.....Telephone cable pre-wired into all rooms.
Electric Supply.....Electrical wiring in concealed conduits with modular switches and power back-up.
Water supply.....Water supply through underground supply lines/overhead tanks.
Security.....24 hour security.
ServicesMaintenance for common area on chargeable basis.



Fully Furnished Luxury Studio Apartments in Greater Noida

WEGMANS CORPORATE HOMES
Plot No. – 3, Knowledge Park – III, Greater Noida

Tentative Specifications For Studio Apartments (Area 645 Sq.Ft.)

Air-Conditioner

Refrigerator

Television with Cable Connection / DTH Service

Double Bed with Mattresses and Pillows

Sofa Set & Center Table

Soft Furnishings - Curtains, Linen, Curtain Rods, Drapes etc.

Towel Rack in the Bathroom

Study Desk with Chair

EPBAX

Light Fixtures

Dining Table

Basic Pantry Utensils, Crockery, Cutlery

RO Based Drinking Water Supply

Food Processor

Electric Oven

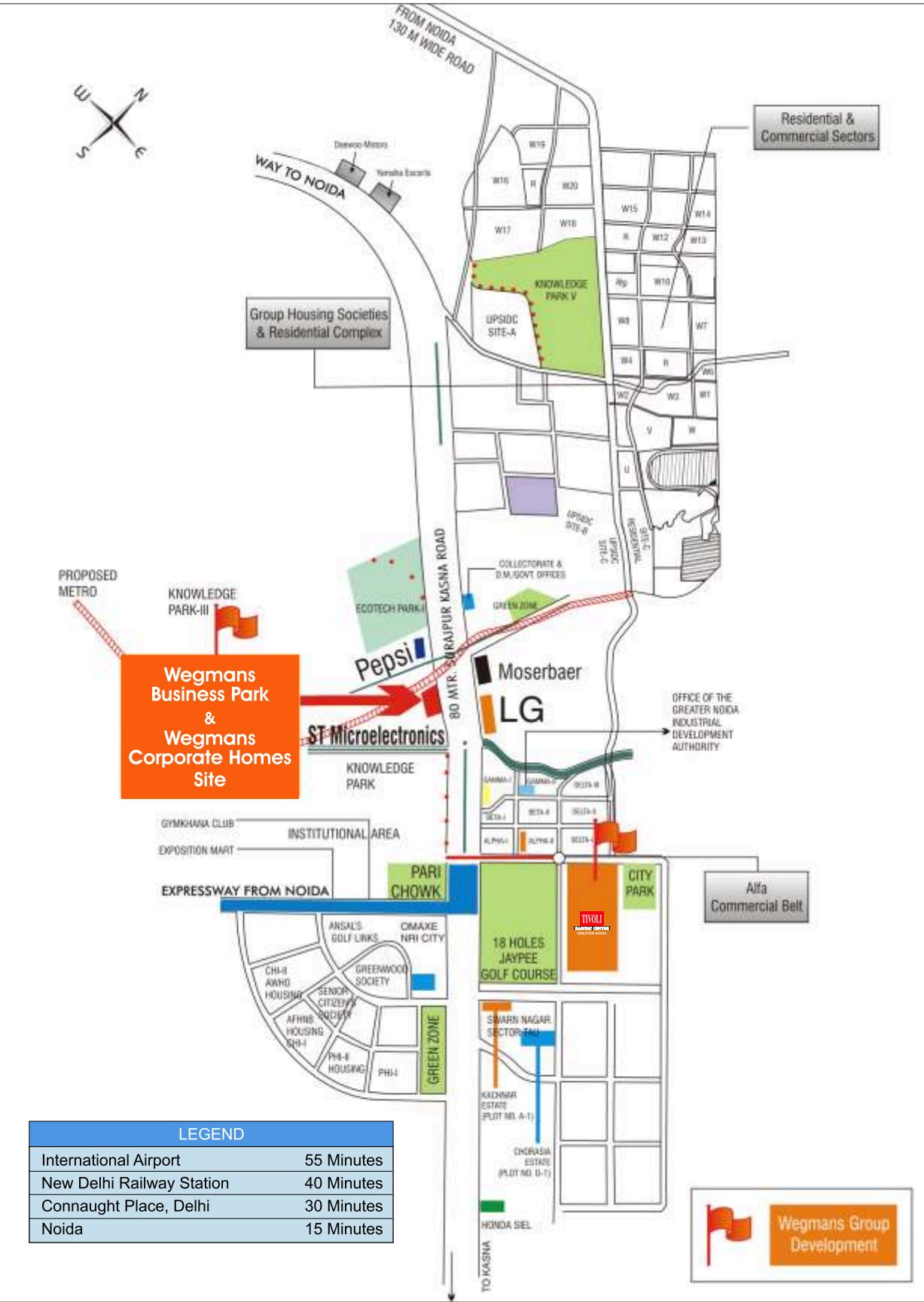
Electric Kettle

Electronic Safe

24 Hour Room Service, Restaurant, Internet Access, Travel Desk, Laundry & House Keeping.

Note: Choice of white goods (utilities) & accessories etc. is subjected to availability of colors, brands and sizes.

Location Plan



WEGMANS CORPORATE HOMES
Plot No. – 3, Knowledge Park – III, Greater Noida

PRICE & PAYMENT PLAN

Apartment Type	Tentative Super Area (Sq. Ft.)	Basic Selling Price (Per Sq. Ft.)
Fully Furnished Studio Apartments	645 Sq. Ft.	Rs. 3500 /-

Plan I – Down Payment Plan
(Rebate of 10% till possession)

At the time of booking.....	10% of BSP
Within 30 days of booking.....	85% of BSP
At the time of offer of possession.....	5% of BSP + Car Parking + PLC, (If Applicable)
.....	+ Other Charges.

Plan II - Cash Down Payment Plan
(12% assured return till offer of possession)

At the time of booking.....	10% of BSP
Within 30 days of booking.....	85% of BSP
On the offer of possession.....	5% of BSP + Car Parking + PLC, (if Applicable)
.....	+ Other charges.

*Assured Return starts only after receipt of 95% Basic Sale Price (BSP).

Plan III – Construction Linked Payment Plan (CLP)

At the time of booking.....	15% of BSP
Within 30 days from booking.....	10% of BSP
Within 60 days from booking.....	10% of BSP
On start of excavation work.....	10% of BSP
On start of basement slab.....	10% of BSP
On start of first floor slab	10% of BSP
On start of second floor slab	10% of BSP
On start of third floor slab.....	10% of BSP
On start of last floor slab	5% of BSP
On offer of possession.....	10% of BSP + Car Parking + PLC, (if applicable)
.....	+ Other charges.

WEGMANS CORPORATE HOMES
Plot No. – 3, Knowledge Park – III, Greater Noida

Other Charges

Car Parking Covered	@ Rs. 1,75,000 /- (One car parking mandatory)
Preferential Location Charges (PLC).....	@ Rs 100 /- per sq. ft.
EEC & FFC Charges.....	@ Rs 45 /- per sq. ft.
IFMS.....	@ Rs 50 /- per sq. ft.
Power Back-up.....	@ Rs 20,000 /- per KVA (2 KVA mandatory)
Club Membership Charges.....	@ Rs 25,000 /-
EDC / IDC or Lease Rent.....	As per Govt. Notification

EEC.....	External Electrification Charges
FFC.....	Fire Fighting Charges
IFMS.....	Interest Free Maintenance Security
EDC / IDC.....	External & Internal Development Charges

Basic Terms and Conditions :

- Prices are firm & escalation free from the respective date of booking.
- Other charges as indicated shall be payable additionally.
- Company reserves the right to change the prices without notice. Prices ruling on the date of booking shall be applicable.
- Any additional facility, if provided or charges applicable in future will be charged extra.
- Additional amounts towards Registration Charges, Stamp Duty, Govt. Levies & Taxes etc. shall be payable additionally by the Allottee at the time of offer of possession.
- All building plans, layouts, specifications etc. are tentative & subject to variation & modification as decided by the company or competent authority sanctioning such plans.
- The above area are super built-up areas which include covered plus proportionate share of common areas such as staircase, passage, community space, lift facilities, etc.
- The development linked stages can be called for payment in any sequence, depending on the sequence undertaken by the Developer, irrespective of the sequence mentioned herein above.
- The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.



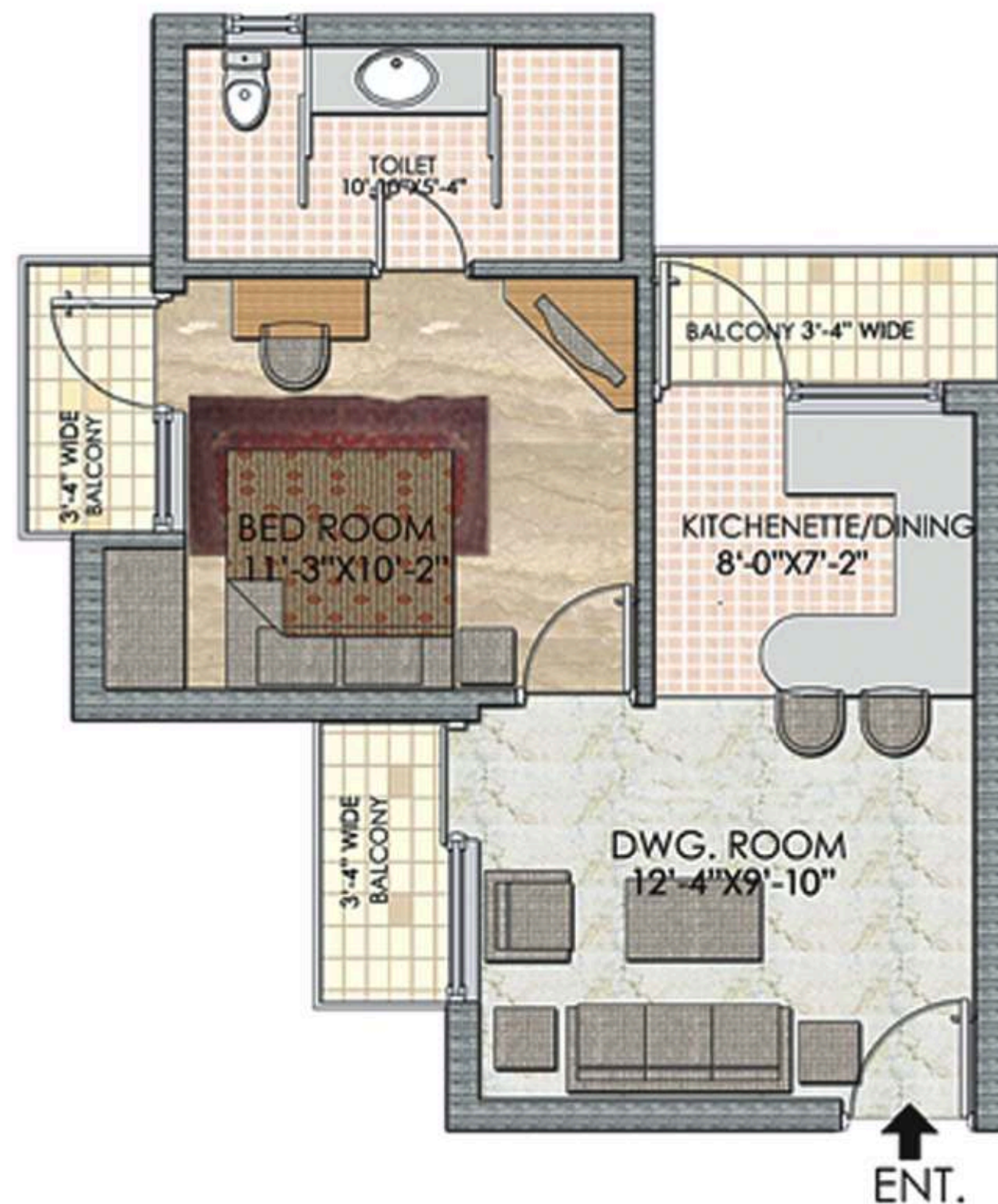


WEGMANS
Corporate Homes
GREATER NOIDA

Designed with style and elegance
for an inspired lifestyle



Fully Furnished Luxury Studio Apartments in Greater Noida



STUDIO APARTMENT

SUPER AREA = 645 Sq.Ft.

Note : All layout plans are tentative and subject to change as per architect / developer and other statutory agencies.



ADVANCE REGISTRATION FORM



Site : Plot No. 3, Knowledge Park - III, Greater Noida City.

Photograph of
1st Applicant
(Application will
not be accepted
without Photographs)
Please sign across
the Photograph

Photograph of
2nd Applicant
(if any)
Please sign across
the Photograph

My/Our particulars are given below for your reference & record :

First Applicant

S/D/W of

Second Applicant (if any)

S/D/W of

Correspondence Address

Landline Number
Mobile Number
E-mail ID
Residential Status	Resident/Non - Resident Indian/PIO
PAN No.	First Applicant.....
	Second Applicant.....

First Applicant.....

Second Applicant.....

Property Applied For : ☐ Studio Apartment

Payment Plan : ☐ Down Payment Plan ☐ Cash Down Payment Plan ☐ Construction Linked Payment Plan

Amount Payable

(i)	Basic Sale Price (BSP)	Rs.
(ii)	EDC & IDC, if any	Rs.
(iii)	EEC & FFC Charges	Rs.
(iv)	Water Securities (if applicable)	Rs.
(v)	Preferential Location Charges	Rs.
(vi)	Parking Space Charges (Covered)	Rs.
(vii)	Club Membership Charges	Rs.
(viii)	Interest Free Maintenance Security	Rs.
(ix)	Registration & Stamp Duty Charges	Rs.
(x)	Power Back-up Charges	Rs.
(xi)	Other Charges, if any	Rs.

Total Payable Rs.

I/We, the above applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing material has been concealed there from.

(Signature of Second Applicant, if any)

Date :

Note : All Cheques/Drafts to be made in favour of “Wegmans Industries (P) Ltd.” payable at Delhi/New Delhi only. All amounts received from intending Allottee(s) other than Indian Residents shall be from NRE/Foreign Currency Account Only. The Allotment to Non-Residents and Nationals of Indian origin shall be subject to Indian laws.

First Applicant.....

Second Applicant.....

WEGMANS CORPORATE HOMES
Plot No. – 3, Knowledge Park – III, Greater Noida

PRICE & PAYMENT PLAN

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.....	+ Other charges.

Signature :

First Applicant.....

Second Applicant.....

WEGMANS CORPORATE HOMES
Plot No. – 3, Knowledge Park – III, Greater Noida

OTHER CHARGES

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4. Any additional facility, if provided or charges applicable in future will be charged extra.
5. Additional amount towards Registration Charges, Stamp duty, Govt. Levies & Taxes etc. shall be payable additionally by the Allottee at the time of offer of possession.
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7. The above areas are super built-up areas which include covered area of the applicant and proportionate share of common areas such as stair case, passage, community space, lift facilities, etc.
8. The development linked stages can be called for payment in any sequence, depending on the sequence undertaken by the Developer, irrespective of the sequence mentioned herein above.
9. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.

Signature :

First Applicant

Second Applicant.....

For Office Use Only

- Application received by _____
- Application accepted/rejected _____
- Booking Amount received vide Cheque/DD No. _____ Dated _____
for Rs. _____ Drawn on _____ Bank.
The below mentioned rate is Basic Sale Price only and does not include other charges which will be charged/payable extra as per the payment plan opted.
- Tentative Unit Area _____ sq.ft. Rate of Allotment – Rs. _____ per sq.ft.

Signature :

First Applicant

Second Applicant.....