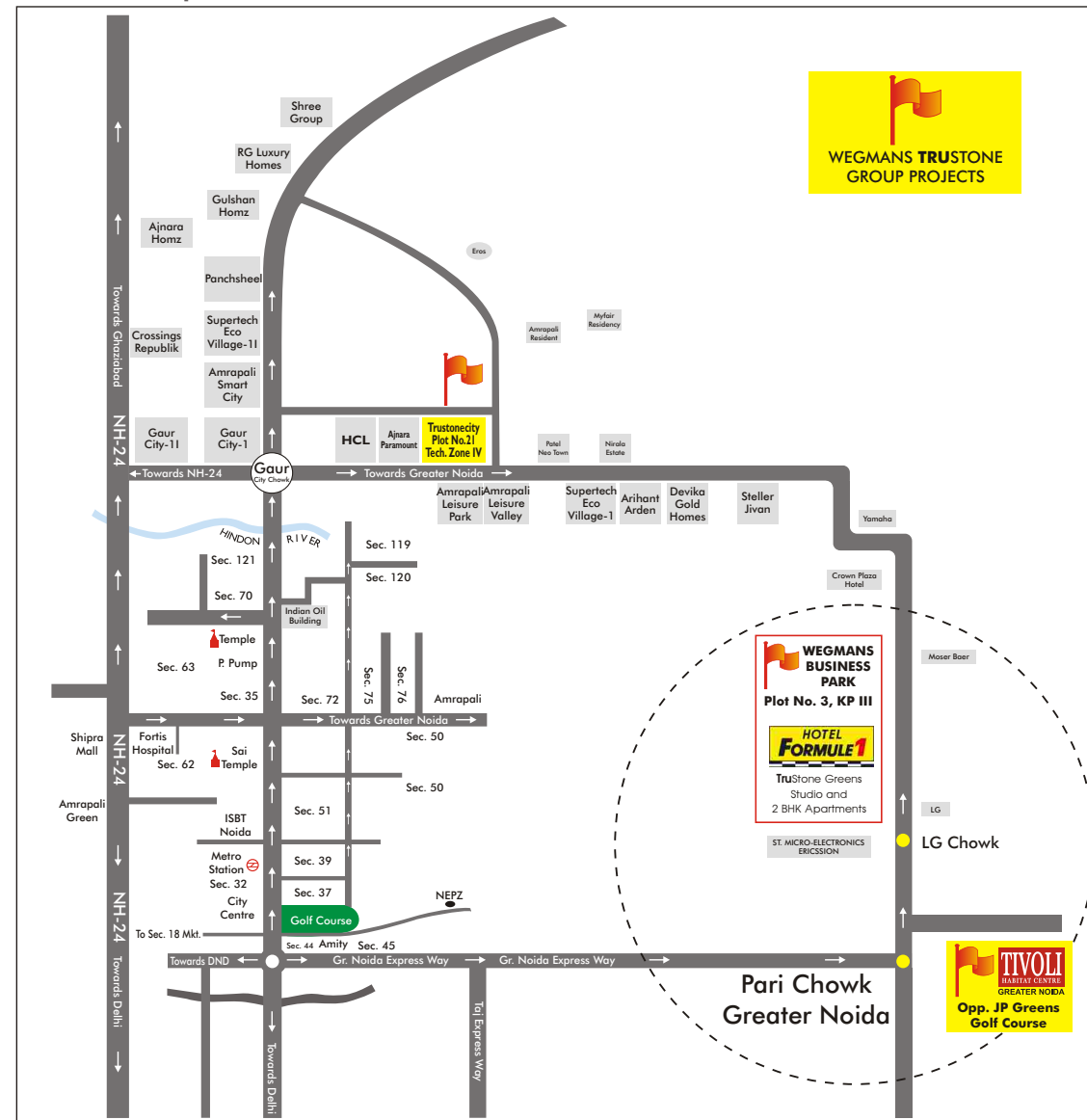


Location Map



# TRUSTONE

## STUDIO APARTMENTS

### Greater Noida

*Greens*

All specifications and images are representative and subject to change in the best interest of the development



Associated Brands



**WEGMANS INDUSTRIES PVT. LTD.**  
 Corporate Office : F-7, East of Kailash, New Delhi - 110065, India.  
 Fax : + 91 – 11 – 26476654

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

For Sales : 92788-22222

E-mail : sales@wegmansitpark.com  
 Website : www.wegmansitpark.com    www.wegmans.in    www.tivolihabitatcentre.com    www.trustoneindia.com  
 For more information : SMS 'WEG' to 56677

*Live, Work & Play Concept*

**TRUSTONE GREENS STUDIO APARTMENTS** that make up a perfect place for ambitious investors and entrepreneurs. **TRUSTONE GREENS STUDIO APARTMENTS** located within Wegmans Business Park, a mixed use technology park spread over 10 acres with IT/ITES, hotel, retail, business center, entertainment and recreation spaces. The **TRUSTONE GREENS STUDIO APARTMENTS** are crafted for those who live a life extra Ordinary, Unrivalled, Unmatched and Unsurpassed. A living space that's open to let the residents settle their minds & bodies follow their instincts. The enchanting development is a real, to relax in, amidst the abundance of amenities. **TRUSTONE GREENS STUDIO APARTMENTS** not only satisfies the basic requirement of healthy and hygienic living but much more.




# 12% ASSURED RETURN

## SERVICED RESIDENCES

Available in sizes  
495 sq.ft. and 670 sq.ft.

 Energy efficient  
Air Conditioner

Dedicated service  
elevators 


 Eco-friendly  
building


Huge open green areas

Specially designed  
for a feeling of pleasure

## SAFETY & SECURITY

Video surveillance system

 CCTV for parking &  
entrance lobby


Fire alarm system in  
the common areas 

## CONVENIENCES

Serviced Residencies

 Concierge services and  
housekeeping on demand

F & B services on demand 

 Ample parking for  
residents and visitors


Uninterrupted water  
supply and power back-up



## LEISURE & ENTERTAINMENT

Exclusive club house  
with a swimming pool,  
steam & sauna.

Family entertainment  
center, 

 High street retail on  
the lower levels

137 Rooms ACCOR Formule 1  
Hotel within Wegmans Business Park -  
fully operational



Proposed Metro Station  
coming at Pari Chowk,  
Gr. Noida



**TRUSTONE**  
STUDIO APARTMENTS *Greens*

### Location Advantage

- Close to Pari Chowk Gr. Noida
- Strategically located on 80 meters wide Surajpur Kasna Main Road
- Opposite L.G., Moserbaer and adjacent to Pepsi, ST Microelectronics
- Located in Wegmans Business Park - 2000+ workforce already working & 137 rooms Hotel ACCOR Formule 1 running on high occupancy
- Located in the biggest educational hub of Delhi NCR
- Convenient Location - International Airport (55 mins drive), New Delhi Railway Station (40 mins), Connaught Place Delhi (40 mins), India Gate (25 mins) & Noida (15 mins)
- Excellent Frontage of 232.4 meters

### CLUB AT TRUSTONE GREENS STUDIO APARTMENTS

Is not merely a residential complex but a host of exciting recreation options for all its prospective residents & others. The TRUSTONE GREENS STUDIO APARTMENTS is proposed to provide a fantastic, "fitness-cum fun" programme for the entire family.

- Multi-purpose hall for meditation, yoga & gatherings
- Snooker and Table Tennis
- Swimming Pool
- Kids play area
- Food outlets & much more...

## MASTER PLAN

Retail -  
Gr to 2nd floor,  
Studio's -  
3rd to 15th floor

Retail -  
Gr to 2nd floor,  
2 BHK -  
3rd to 15th floor

Wegmans  
Business Park  
3 lac sq. ft.  
with 2000+  
people already  
working

Hotel  
Formule 1  
137 Rooms  
high occupancy



**TRUSTONE (Wegmans Business Park)**  
Gr. Noida biggest mixed-use residential  
and commercial developments spread  
over 10 acres in the heart of Gr. Noida

MASTER PLAN (3D VIEW)



### OUR CONSULTANTS

Designed by Renowned Architect - M/s Modarch India

Services - M/s. Sanelac Consultants Pvt. Ltd.

Project Management - M/s. Feedback Ventures Pvt. Ltd.

Landscape - Dr. Vinay Nehru

Layout shown is tentative subject to change and not to scale.

## FULLY FURNISHED LUXURY STUDIO APARTMENTS

- Refrigerator
- LCD with Cable Connections / DTH Service
- Soft Furnishings - Curtains, Linen, Curtain Rods, Drapes etc.
- Study Desk with Chair
- Designer lights
- RO Based Drinking Water Supply
- Electronic Safe
- Director's Table
- Fine bone-china crockery
- Air Conditioner
- Double Bed with Mattresses and Pillows
- Towel Rack in the Bathroom
- EPBAX
- Basic Pantry Utensils, Crockery, Cutlery
- Electric Kettle
- Energy Efficient Air Conditioner
- Fan
- Modular filing cabinet

## Finishes

Comfort and concern personifies at TruStone Greens Studio Apartments with a well-thought-out and premeditated infrastructure. Perfection and modernity join hands mutually to present a wonderful mingle of nifty lifestyle and structural setting.

**STRUCTURE :** Earthquake Resistant RCC structure .

### BED ROOM / PASSAGE

**FLOOR**  
Vitrified Tiles

**WALLS & CEILINGS**  
Plastic paint and POP

### BALCONY

**FLOOR**  
Anti skid ceramic tiles / terrazzo tiles.

**WALL & CEILING**  
Plastic paint / textured paint

### WINDOWS

UPVC / Aluminium Windows

### DOORS

Quality Flush Doors

### KITCHEN

**COUNTERS**  
Granite working platform

**FITTINGS / FIXTURES**  
CP Fittings, Stainless steel sink single bowl.  
- Individual R.O. System

**WOOD WORK**  
Modular kitchen

### TOILET

**WALLS**  
Ceramic Tiles

**FLOOR**  
Anti Skid Vitrified Tiles

**FITTINGS / FIXTURES**  
Hindustan or Equivalent make with Geysers

### ELECTRICITY

Modular switches

24 Hrs. Power Back up provision - Fan, light and Lights Fittings

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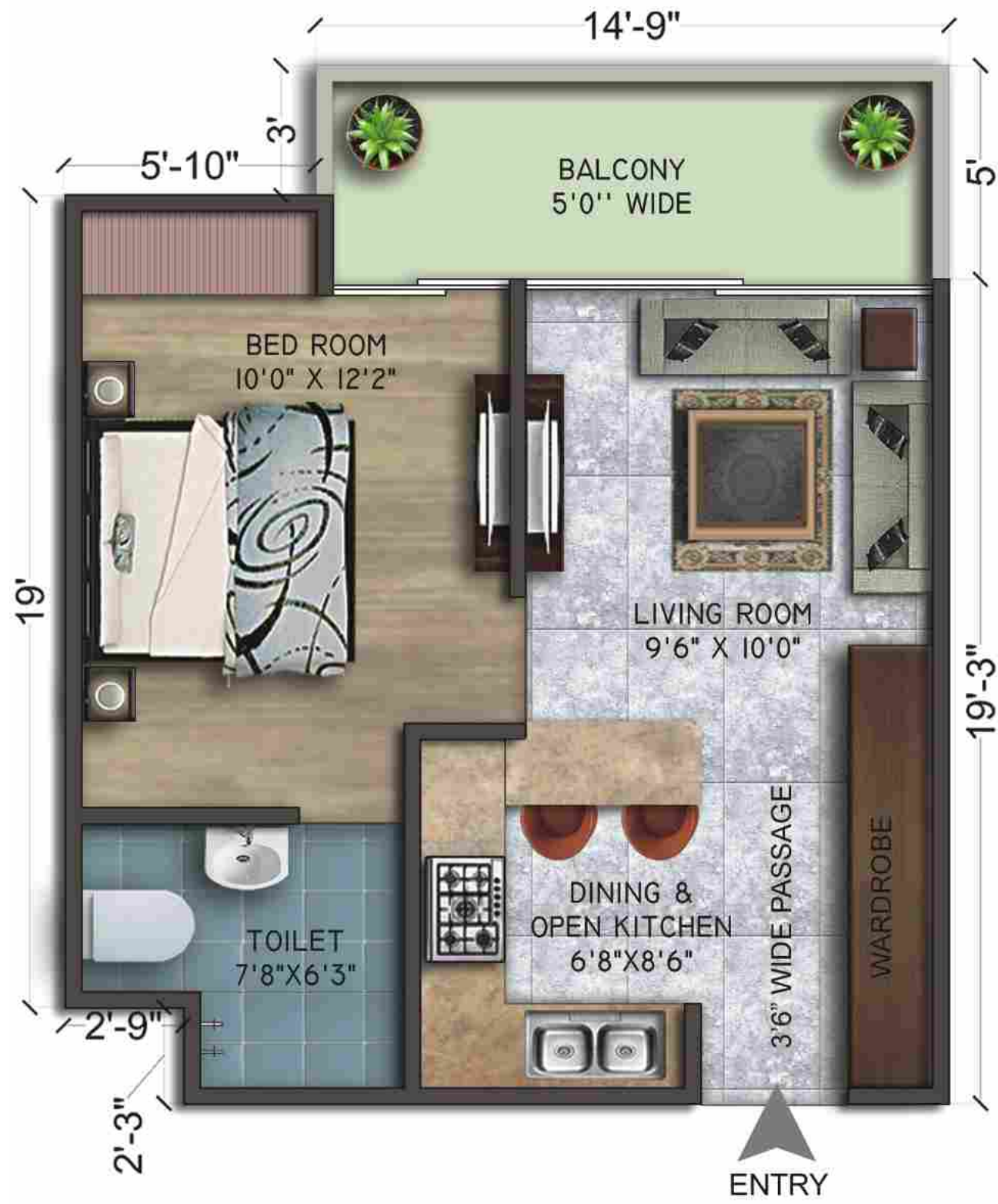
## FULLY FURNISHED TRUSTONE GREENS STUDIO'S SUPER AREA 495 sq.ft.

**TRUSTONE**  
STUDIO APARTMENTS *Greens*



Layout shown is tentative subject to change and not to scale.

**FULLY FURNISHED TRUSTONE GREENS STUDIO'S**  
 Super Area 670 sq.ft.



Layout shown is tentative subject to change and not to scale.

**TRUSTONE GREENS STUDIO'S**  
 TYPICAL FLOOR PLAN



Layout shown is tentative subject to change and not to scale.

**GROUP PROFILE**

Wegmans Trustone Group of Companies is one of the fastest developing assemblages with rising annual turnover. They have proven their forte in diversified sectors such as Real Estate & Hospitality Services - Tivoli Habitat Centre, Agriculture and Plantations, Commodity Trading on NCDEX and MCX, Capital Market Trading on NSE and BSE, Depository Services, Construction and much more.

WEGMANS TRUSTONE GROUP OF COMPANIES  
has successfully branched out into the following businesses

**FINANCIAL SERVICES**

- Wegmans Financial Services Pvt. Ltd.
- Gupta Commodities Pvt. Ltd.

**REAL ESTATE & CONSTRUCTIONS**

- Wegmans Builders & Developers Pvt. Ltd.
- Wegmans Constructions Pvt. Ltd.
- Wegmans Industries Pvt. Ltd.
- Artha Infratech Pvt. Ltd.
- Artha Builders LLP



**AGRICULTURE & HOSPITALITY**

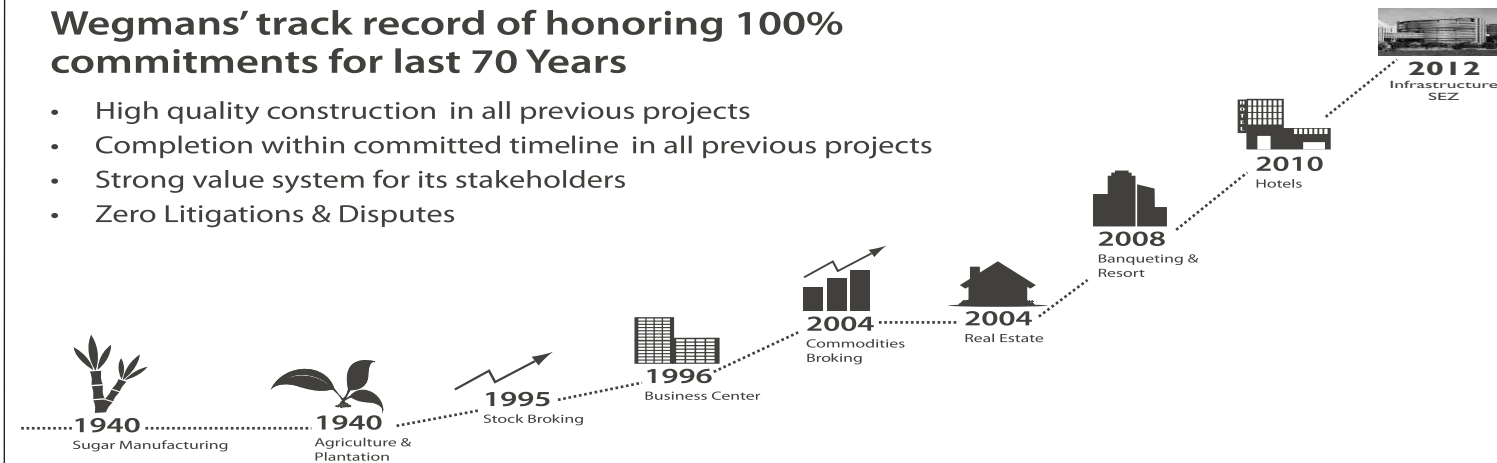
- P.L. Foods Pvt. Ltd.
- Tivoli Habitat Centre (Gr. Noida)
- Accor Formule 1 Hotel, France (Gr. Noida)
- SWAGATH Restaurant (Gr. Noida)

**MANUFACTURING**

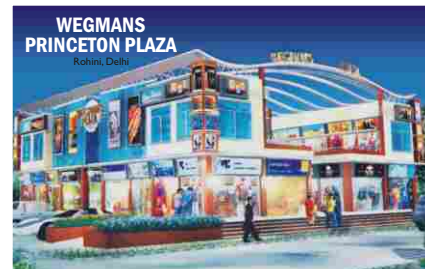
- Krishi Rasayan Export Pvt. Ltd.
- Herbal Industries - Anmol Industries

**Wegmans' track record of honoring 100% commitments for last 70 Years**

- High quality construction in all previous projects
- Completion within committed timeline in all previous projects
- Strong value system for its stakeholders
- Zero Litigations & Disputes



**Our Completed Projects**





**TRUSTONE APARTMENTS (2BHK)  
TYPICAL FLOOR PLAN**



**TRUSTONE**  
APARTMENTS

Layout shown is tentative subject to change and not to scale.

**TRUSTONE APARTMENTS (2BHK)  
Super Area 995 sq.ft.**



**TRUSTONE**  
APARTMENTS

**2 BHK**

Layout shown is tentative subject to change and not to scale.



# First Project Rated Seven Star by CARE in Northern India



# 1st Project rated Six Star by Crisil in Northern India



## Parameters for a CREST Rating

Project Construction Quality
Structural quality
Infrastructure
Technology & design
Integrated facilities & use of MIS
After-sales service & warranties
Time and cost overruns
Project Legal Quality
Clarity of title
Restrictive covenants
Encumbrances
Sale agreement
Development agreement
Project Sponsor Quality
Construction and legal track record
Organisation strength, systems and processes
Financial strength
Project Innovation Quality
Land acquisition and pricing techniques
Building design innovation
Construction technology innovations
Innovative funding mechanism
Project Financial Quality
Accounting quality
Project economics or viability
Financial flexibility

## CREST Ratings Scale

The CREST Ratings are assigned on an eight-point scale, which is specific to a city. The highest given to any project is 'Seven Star' and the lowest is 'non-deliverable' project. The assigned rating thus benchmarks the rated project against other real estate project in the same city



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