



U:FAIRIA

FUN | FASHION | FIESTA

C-04A, Sector 16B, Greater Noida (W)

Be Euphoric!
Here business is bliss.



U:fairia

Fun/Fashion/Fiesta

Original word 'Euphoria' means a feeling or state of intense excitement and happiness, which indeed the undercurrent of our business. So created a unique name using the basic word which comes up with a bigger meaning, We call it U:FAIRIA. Here u: represent Youthful nature of the business and it's indeed a 'fair' having many source of fun together.

U:fairia An Overview

The Fusion Buildtech is coming up with U:Fairia, the new integrated commercial establishment sprawling over 2.5 acres (10,000 sq. mtrs) of land, strategically located at Sector 16C, Greater Noida West with lavish greenery all around. These U:Fairia commercial spaces are innovatively crafted with unique Roman architectural design and specifications by well-known architects to complement the extravagant taste of the modern society. U:Fairia is an address poised to redefine the paradigms of retail and office spaces. A destination designed for the utmost indulgence to transform your business above extraordinary heights.

The U:Fairia an integrated high street retail cum shopping mall, a unique amalgamation of well-planned retail shops, recreation zones, fine dining restaurants, food courts, gym & spa, medi suites, lockable offices and serviced apartments to revive and fortify the urban fabric of the greater noida, west.

The U:Fairia spaces are elegantly categorized into different headings to better achieve understanding and communication.

HyperFAIR
The Hyper Market

FashionFAIR
Lifestyle and Retail stores

FoodFAIR
Restaurants and QSRs

FunFAIR
Entertainment Zone

SocioFAIR
Banquet Halls

FilmFAIR
The Entertainment Hub

CORPOFAIR
Lock-able Office Spaces

RelaxoFAIR
Service Apartments







Three Side Open Plot

Streaming Business From All Sides

A stalwart example of smart growth, this ultra modern mixed - use commercial development with grand facade enrapture your senses and invites you to experience the high life. Cuddling amidst more than two lakhs upscale residential development will drive impressive high street footfall.

- ★ Close proximity of various civic utilities.
- ★ Magnanimous frontage of more than 600 feet.
- ★ The extensive retail Galleria faces roads from three sides, 130 meter, 60 meter and 24 meter.
- ★ An enthralling poise of elegance and admirable perfection will be the perfect choice to tap an array of business opportunities.

Central Atrium

Open to Sky

The U-Fairia provides a purpose built high street shopping center totaling approximately 10,00,000 Sq ft (sq M) of space featuring open air shopping background, high visibility retail shops, smartly positioned on first four floorings to create a hypermarket.

- ★ Where luxury mingles with store of art facilities.
- ★ State of art landscaping.
- ★ Open gallery for retail kids.
- ★ Dedicatæd space for themed recreational purpose.



Hyper Market

Vanilla Shops

Anchor Stores

Lifestyle Brands

Convenience Stores





Fashion FAIR
Lifestyle and Retail stores



Film FAIR
The Entertainment Hub

High Street Retail Shops

The extensive retail galleria faces roads from three sides with huge frontage of more than 600 feet, creating perfect opportunity for upcoming brands.

A gamut of stylishly designed U-Fairia retail spaces are intelligently crafted in various floor dimensions to be offered for kiosks, hyper stores, anchor stores, branded retail outlets, vanilla stores, showrooms, restaurant spaces, ATM spaces and more.

The pocket-friendly retail shops are well-lit and are also favored with good ventilation.

Multiplex

The extensive food court to house multi-cuisine food joints of varied types dominates in this retail fragment along with the 5-screen multiplex.





FoodFAIR
Restaurants and QSRs



SocioFAIR
Banquet Halls

Food Court

The swanky fine dining restaurants and food courts offering delicious diverse-cuisine dishes are perfect to hang out with your family or host all those corporate meetings.

Banquet Hall

U-Fairia banquet hall is spacious enough to host any kind of social or corporate events.





CORPOFAIR

Lock-able Office Spaces



RelaxoFAIR

Service Apartments

Corpo Fair

Corpo Fair is a collection of multi-estimated lockable office spaces beautifully designed on 200 sq. ft. onward with utmost professionalism with modern installations and utility services to create perfect business environment for today's corporate professionals.

The spacious commercial office spaces of this enclave are crafted exceptionally well with an intent to make a right and positive impression on your business clients.

Studio Apartments

U:Faira studio apartments are luxuriously crafted to provide ultra-comfortable accommodation facilities for business travelers and working professionals.



The Alchemist Of U:Fairia

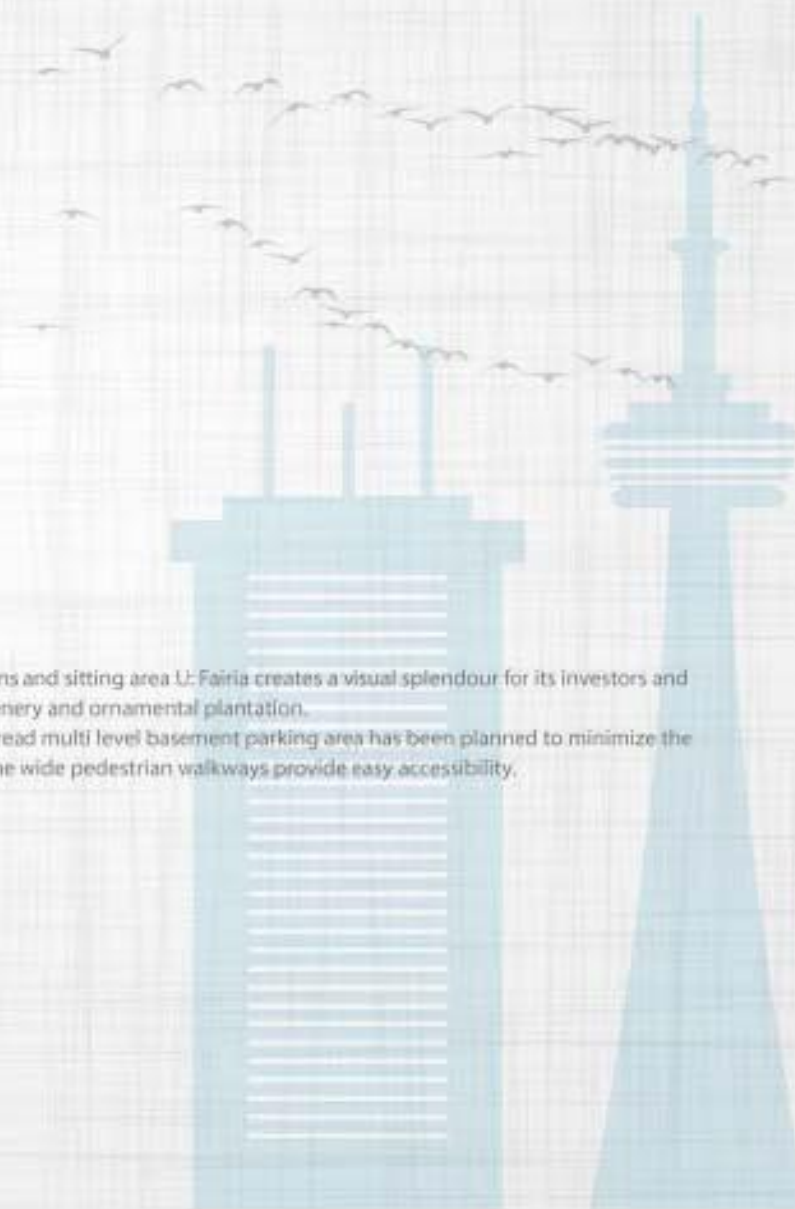
With an optimistic view to bring the much needed commercial conveniences at the doorstep of the urban societies developing in Greater Noida West, the renowned builder group, Fusion Buildtech Pvt. Ltd. has launched its masterpiece commercial project, U:Fairia. Fusion Buildtech is the prestigious brand behind some of the most acclaimed residential and commercial projects with the reputation for quality construction, timely execution, transparency, fair play, integrity and honesty. Owing to its quality construction and offering on time possession, Fusion Buildtech has reinforced its name in the hearts of millions of happy customers. The masterminds behind this brand believe in providing the same what they promise to their customer.

Salient Features and Highlights

- Commercial shops at very competitive and affordable price.
- Grand Central Atrium
- Magnanimous frontage of more than 600 feet facing 3 side roads
- Gaming Arcade
- Located on 130 mtr wide road.
- Low Maintenance.
- Surrounded by more than 2 lac families.
- Rain Harvesting
- Impeccable quality of Construction
- Earthquake resistance
- Vaastu Compliance

Amenities

- 24 x 7 CC Tv Security Surveillance.
- 24 x 7 Power Backup.
- Regular water supply.
- Impressive landscape and mural like place with fountains and sitting area U: Fairia creates a visual splendour for its investors and visitors by decorating its landscape with extensive greenery and ornamental plantation.
- (Reserved and Visitor's) Ample Parking Space A widespread multi level basement parking area has been planned to minimize the parking woes for the visitors and daily attendees and the wide pedestrian walkways provide easy accessibility.
- Automatic High Speed Elevators.
- Fire protection system with sprinkles.
- Gymnasium.
- Club House.
- Intercom Facility.



Ground Floor Plan

Private Road

24 Mtr. Wide Road

60 Mtr. wide Road



U:FAIRIA
FUN | FASHION | FIESTA

Private Road

24 Mtr. Wide Road

60 Mtr. wide Road

B7049

First Floor Plan

130 Mtr. wide Road



U:FAIRIA
FUN | FASHION | FIESTA



24 Mtr. Wide Road

Private Road

60 Mtr. wide Road

87049

ATRIUM BELOW

ATRIUM BELOW

Second Floor Plan

130 Mtr. wide Road



U:FAIRIA
FUN | FASHION | FIESTA



24 Mtr. Wide Road

Private Road

60 Mtr. wide Road

87049

ATRIUM BELOW

ATRIUM BELOW

Third Floor Plan

130 Mtr. wide Road





U:FAIRIA

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C-04A, Sector 16B, Greater Noida (W)

Price List w.e.f. 01/02/2018

Item No.	Sr. No.		Price Per Sq. Ft.
A Floors			
	1	Ground Floor	₹ 15,295 /-
	2	First Floor	₹ 13,295 /-
	3	Second Floor	₹ 11,295 /-
	4	Third Floor	₹ 10,295 /-
B Construction Linked Payment Plan (CLPP)			
	1	Booking Amount	10% of Total Amount
	2	Within 30 Days of Booking	10% of Total Amount
	3	On Casting of Foundation (Raft)	10% of Total Amount
	4	On Casting of Ground Floor Roof Slab	10% of Total Amount
	5	On Casting of 2 nd Floor Roof Slab	10% of Total Amount
	6	On Casting of 8 th Floor Roof Slab	10% of Total Amount
	7	On Completion of Structure (Office/Retail Block)	10% of Total Amount
	8	On Completion of Brick Work	10% of Total Amount
	9	On Start of Finishing Work	10% of Total Amount
	10	On Offer of Possession	10% of Total Amount

C		Special Payment Plan (SPP)	
	1	Booking Amount	40% of Total Amount
	2	On Completion of Structure (Office/Retail Block)	35% of Total Amount
	3	On Offer of Possession	25% of Total Amount

D		Other Charges (only two higher PLC are chargeable)				
	Floors	Atrium (avg)	Corner (avg)	24 Mtr. overhang	50/130 Mtr. overhang	>191 ft ²
	1 Ground Floor	5% of B.S.P.	5% of B.S.P.	7% of B.S.P.	10% of B.S.P.	7% of B.S.P.
	2 First Floor	5% of B.S.P.	5% of B.S.P.	5% of B.S.P.	7% of B.S.P.	7% of B.S.P.
	3 Second Floor	5% of B.S.P.	5% of B.S.P.	5% of B.S.P.	7% of B.S.P.	7% of B.S.P.
	4 Third Floor	5% of B.S.P.	5% of B.S.P.	5% of B.S.P.	7% of B.S.P.	7% of B.S.P.

Note: PLC will be applicable on B.S.P. floor on discounted B.S.P.

LOAN

Available At

ICICI Bank

HDFC BANK

We understand your world

Terms & Conditions

- ★ Expression of Interest DD/ Cheque should be in favour of "Maheshwari Infratech Private Limited".
- ★ The above rates are for Super area only (1 sqm = 10.7639 sq ft).
- ★ One Time Lease Rent, External Electrification Charges & Fire Fighting Charges = NIL.
- ★ Covered Car Parking of Rs. 3.50 Lacs & Power back up charges of Rs. 25,000 (per kva) are optional.
- ★ Company reserves the right to change the price and payment plans without notice. Price/Payment plans prevailing on the date of booking shall be applicable. There will be no escalation in basic price for booked unit.
- ★ Interest Free Maintenance Charges of Rs. 100 psf, Sinking Fund of Rs. 100 psf & Dual meter charges of Rs. 20,000 are payable on offer of possession.
- ★ GST, Stamp duty, Registration charges & all other applicable taxes extra as per govt. norms shall be payable by buyer.
- ★ Allotment is subject to detailed terms & conditions as mentioned in Allotment Letter/Builder Buyer Agreement.





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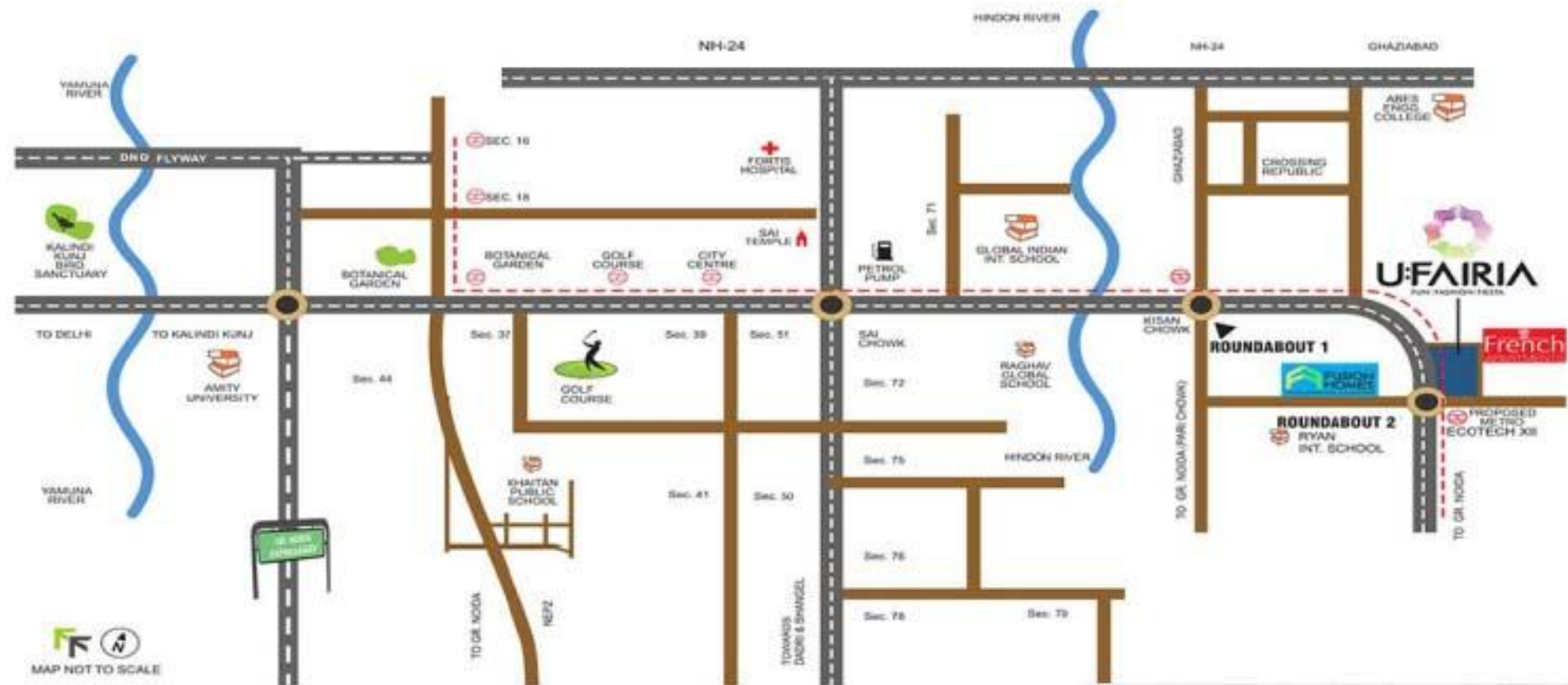
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Exploring Project Location @ Greater Noida West. Has never Seen Something so extraordinary



Spectacular Location

- ★ Seamless connectivity with Delhi NCR from NH24, DND Flyway and FNG Expressway.
- ★ Proposed Metro Station "Ecotech XII" near Budha Chowk.
- ★ Excellent connectivity via road and metro services.
- ★ 7 km from Metro Station Sector 18.
- ★ 1.1 Km from Kalandi Kunj.
- ★ Well connected with Delhi, Noida, Ghaziabad, Hapur, Meerut.
- ★ Surrounded by huge residential, IT & ITES and Industrial Hub.

