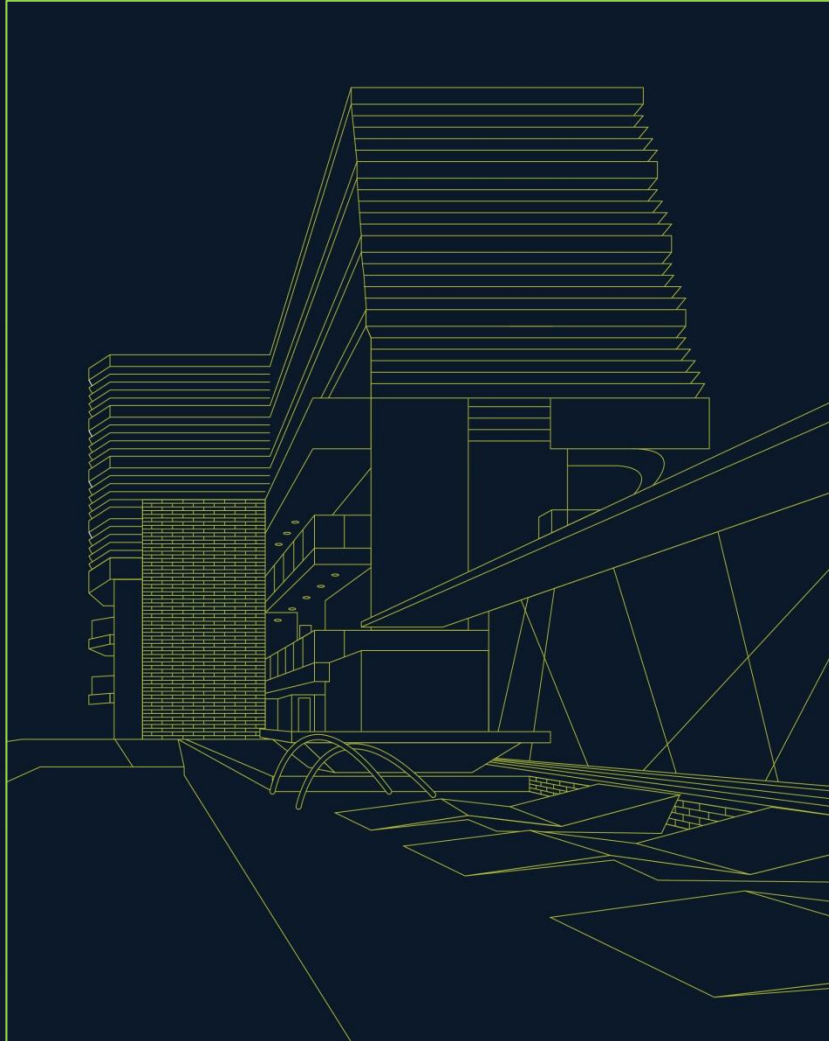


PARAS

BUILDTECH



Backed by a strong brand lineage, Paras Buildtech is steading fast with “timely delivery” as its core strength. Since its inception in 2006, the company has already delivered approx. 6.5 Million Square Feet and has multi scale projects spread across a land bank of approx. 92 Acres. With 8 projects already delivered, currently, the team is aggressively working towards delivering another 4 projects in NCR.

An impressive project spectrum includes a mix of Residential, Commercial and Retail Spaces, with developments spread across GURGAON, NOIDA, ZIRAKPUR & MOHALI. Paras Buildtech enjoys an absolute edge in these markets right from land acquisition, to procurement, construction, project management and property management services.

Paras Buildtech is a team of highly experienced professionals constantly working on upscaling their own benchmarks of unmatched quality and timely delivery.



PROJECTS DELIVERED RETAIL & COMMERCIAL

□ PARAS DOWNTOWN CENTER

□ PARAS TWIN TOWERS

□ PARAS DOWNTOWN SQUARE MALL

□ PARAS TRADE CENTRE

□ PARAS TRINITY





PARAS DOWNTOWN CENTER

Sector - 53, Golf Course Road, Gurgaon
Office and Retail Spaces
Area : 1.06 Lacs Sq. Ft.



PARAS TWIN TOWERS

Sector - 54, Golf Course Road, Gurgaon
Office Spaces
Area : 2.40 Lacs Sq.ft.



PARAS TRINITY

Sector - 63, Golf Course Extension Road, Gurgaon
Office and Retail Spaces
Area : 2.05 Lacs Sq.ft.





PARAS DOWN TOWN SQUARE

Zirakpur, Punjab
Shopping Mall
Spread over 3.34 Lacs Sq.ft.



PARAS TRADE CENTRE

Sector - 2, Gwal pahari, Gurgaon
Office and Retail Space
Spread over 2.78 Lacs Sq.ft.



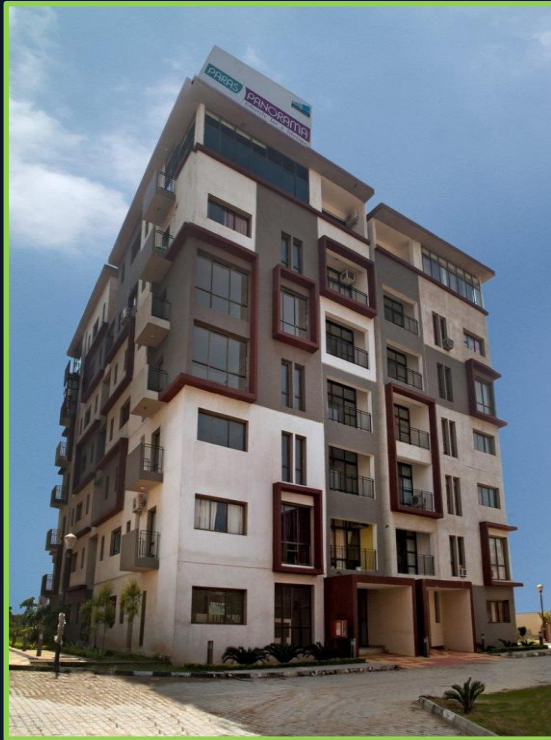
PROJECTS DELIVERED RESIDENTIAL

□ PARAS PANORAMA

□ PARAS TIEREA

□ PARAS SEASONS





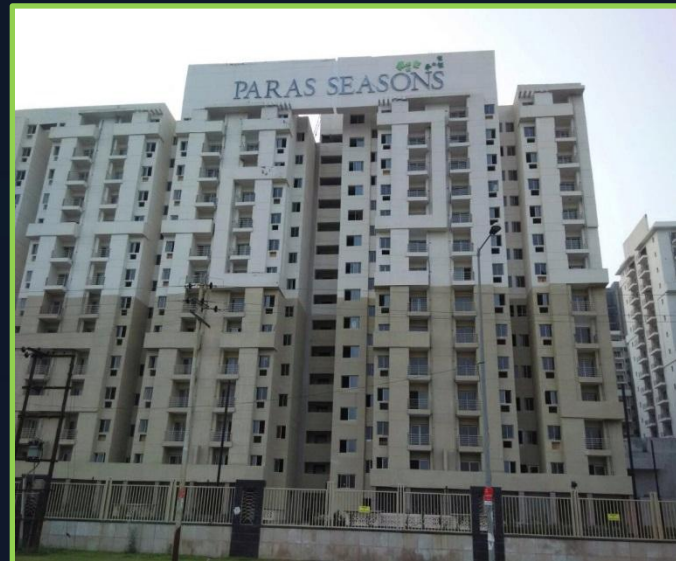
PARAS PANORAMA

Kharar, Punjab
Area : 5.1 Acres
Saleable Area : 4.41 Lacs Sq.ft.
No. of Units : 260
Towers : 5 Nos.



PARAS TIERA

Sector - 137,
Expressway, Noida
Area 30 Acres
Saleable Area :
4.5Mn Sq. ft.
No. of Units – 3954 Nos.
No. of Towers – 28 Nos.



PARAS SEASONS

Sector - 168,
Expressway, Noida
Area 7.4 Acres
Saleable Area : 11.5 Lacs Sq.ft.
No. of Units - 1058 Nos.
No. of Towers - 8



PROJECTS UNDERWAY RESIDENTIAL & COMMERCIAL

- PARAS QUARTIER (ULTRA LUXURIOUS RESIDENTIAL)
- PARAS IRENE (RESIDENTIAL)
- PARAS DEW'S (RESIDENTIAL)
- PARAS SQUARE (MULTI PURPOSE)





PARAS IRENE

Sector – 70A, Gurgaon
Residential Project
Spread over approx. 7.78 Acres
Saleable Area: 9.19 Lacs Sq.ft.
Total no. of Units - 456
Total no. of Towers - 7



PARAS DEW'S

Sector - 106, Gurgaon
Area : 13.76 Acres | Saleable Area : 12.55 Lacs Sq.ft.
Total no. of Units - 724
Total no. of Towers - 6



PARAS QUARTIER

Sector - 2, Gwal Pahari, Gurgaon
Area : 10 Acres | Saleable Area: 8.46 Lacs Sq.ft.
Total no. of Units - 148
Total no. of Towers - 3



PARAS SQUARE

Sector 63A, Gurgaon,
Mix Land Use Project
Area : 2.25 Acres | Saleable Area : 2.25 Lacs Sq.ft.
No. of Units – 318 | No. of Towers – 1



- Dunhumby (UK Based - Data Analytical Company)
- Cisco Technologies (IT)
- Artsana (Baby & Health care Products – Chicco)
- Carlsberg India (Beer Company)
- Navisite Technologies (IT Infrastructure company)
- Baker Hughes (Oil & Gas)
- Federal Mogul (US Based – Motor Parts)
- M3M (Real Estate)
- Religare Finvest Limited
- Panchvaktra Holdings
- Group on (Nearbuy)
- ICICI Bank (Branch)
- Bank of Baroda (Branch)
- Pioneer Urban Infrastructures (Corporate Office)
- IL& FS. (Corporate Office)
- Share space realty Pvt. Ltd.
- Smart work Business Centre.
- SKN Infrastructures. (Corporate Office)
- HVS Hospitality
- Sampras Food products

- Numero Uno
- Vodafone
- PCC (Precision)
- Explomedia
- Kee Pharma
- Avon Cosmetics
- Parikh Steel
- Marshalls
- Inmito
- GRUB n GO
- Big Bazar
- Pantaloons
- Big Cinemas
- Mc Donalds
- Dominos
- Café Coffee Day
- Madame
- Barista
- Monte Carlo
- Pepe Jeans



Paras Buildtech presents a Mixed Land Use Development spread across an area of 2 Acres in Sector-133, Noida Expressway. A part of Wish Town, the project comprises of -

- Retail
- Hotel
- Serviced Apartments



Jaypee Hospital

Delhi Public School,
Gautam Buddh Nagar

Shahpur
Govardhanpur
Bangar

Genesis Global School
SECTOR 132

Project Site in Sector-133, Noida

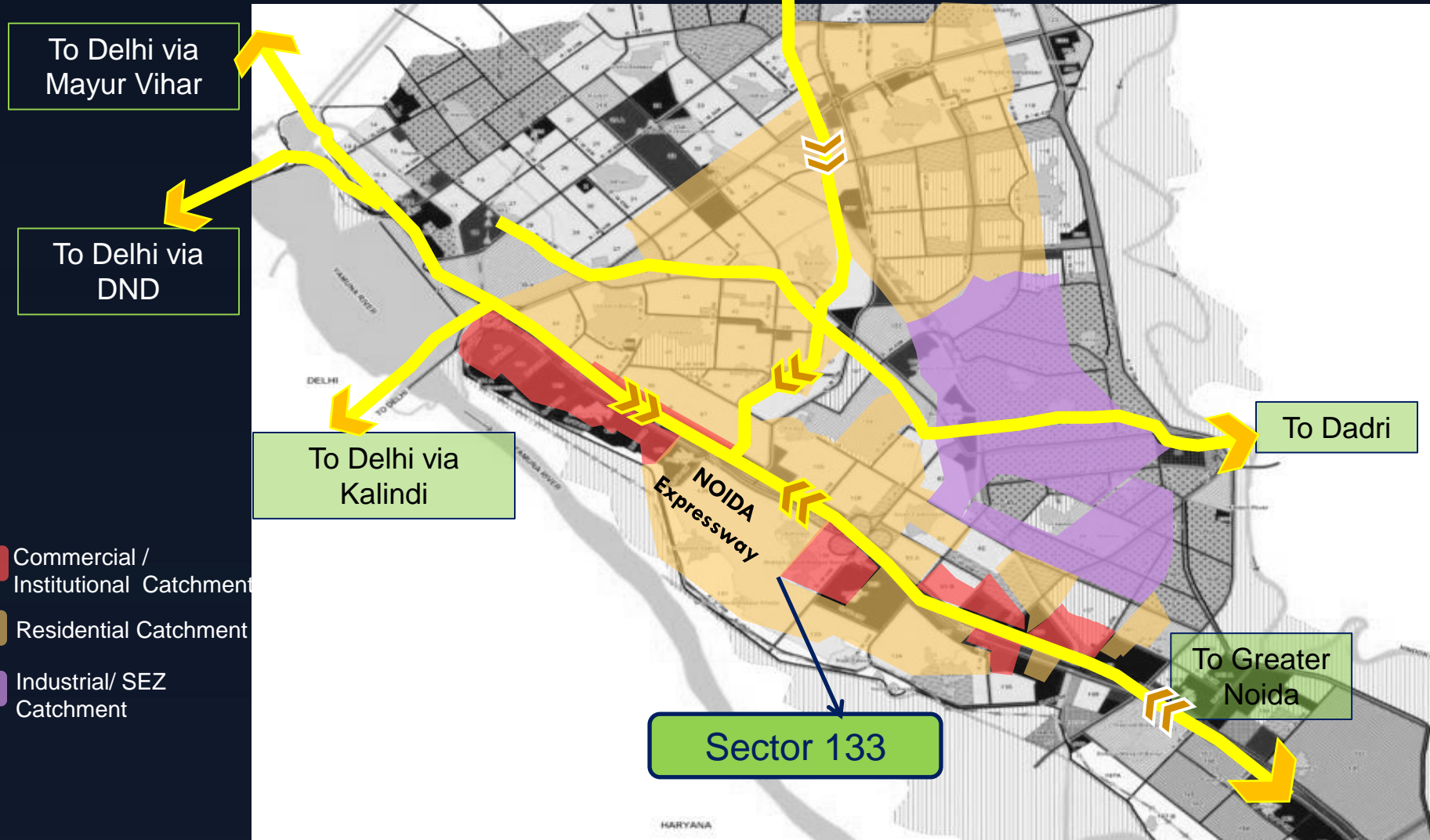
BLOCK A
BLOCK B

Kensington Park

Adobe Systems
(India) Pvt

Shahpur
Govardhanpur
Kh
Google

WELL CONNECTED



ABOUT SECTOR – 133, NOIDA EXPRESSWAY

One of the landmark sectors of Noida Expressway, surrounded by well habited sectors.

LOCATION HIGHLIGHTS

- Corner plot 3 side open
- Located on the Noida Expressway
- Near Jaypee Hospital
- Up coming metro stations on expressway is in sector 137, 142, 143, 144, 147 & 153.
- Site surrounded by around 30000 apartments.
- Limited supply of quality retail on expressway
- 5 Minutes from Mahamaya Flyover.
- 10 Minutes from Sector 18, Noida.
- 15 Minutes from DND.
- 20 Minutes from Akshardham Temple.
- 35 Minutes from Cannaught Place
- 45 Minutes from New Delhi Railway Station
- 75 Minutes from IGI Airport

ABOUT WISH TOWN

Spread over 1162 acres, Jaypee Greens Wish Town is strategically located & easily accessible township

HIGHLIGHTS

- 18-hole and 9-hole signature Grahame Cook Golf Course
- Gated community
- Multiple residential options ranging from independent villas to premium high-rise apartments to mid-range apartments and plots.
- Nature reserves / landscaped parks
- Multiple social clubs with a range of health & recreational facility
- Jaypee Super Specialty Hospital (over 520 beds)
- Jaypee Institute of Information Technology
- Jaypee Public School
- More institutions and commercial developments planned within the township



MNCs & CORPORATES ON EXPRESSWAY

HCL | Accenture | Alstom | Oracle | Adobe | Accenture | KPMG | Samsung | Havells | Foresight | India Mart | BHEL | British Council | HDFC Bank Yes Bank | ICICI Bank | India TV | TCS | Met Life | Genpact

RESIDENTIAL SECTORS & SOCIETIES IN THE VICINITY

Jaypee Wish Town | ATS Village | Eldeco Utopia | Supertech Emerald Court | Parsavnath Prestige | Silver City | Omaxe Grand Woods | Omaxe Forest Spa | Paras Tiera | Purvanchal Royal Park | Supertech Eco Citi | Exotica Fresco | Paramount Floraville | Gulshan Vivante | Ajnara Daffodil | Logix Blossom County | Paras Seasons | Sunworld Arista | 3C – Lotus Zing | Nimbus | Today Homes | ATS One Hamlet | 3C – Lotus Boulevard | Lotus Panache | Sunworld Vanalika | Prateek Stylome | Prateek Edifice | Gardenia | Amrapali Sapphire | Mahagun Moderne | Mahagun Maple | Omaxe Twin Towers | Meghdootam | Prateek Wisteria | Supertech North Eye & Cape Town | Ajnara Heritage | Amrapali Silicon City, etc.

Sector 45, 47, 50, 75, 76, 77, 82, 100, 105, 107 are all near by habited Residential Sectors with good occupancy rate

COLLEGES & UNIVERSITIES ON EXPRESSWAY

Amity Business School
Galgotia University, G. Noida
Sharda University, G. Noida
HCL University
G L Bajaj
NIIT
Noida International University

MEDICAL FACILITY IN THE VICINITY

Felix Hospital, Sector 137
Jaypee Hospital, Sector 128
Yatharth Hospital, Sector 110
Max Hospital, Sector 19
Apollo Hospital, Sector 27
Kailash Hospital, Sector 27 &
Greater Noida

SCHOOLS ON EXPRESSWAY

Shiv Nadar | Mothers Pride | Shriram Millennium | Step by Step | Genesis Global | JBM Business School | DPS Expressway | Jaypee School | Lotus Valley School | Gyan Shree | Mayoor International | Amity International | Pathways School

ABOUT PRODUCT

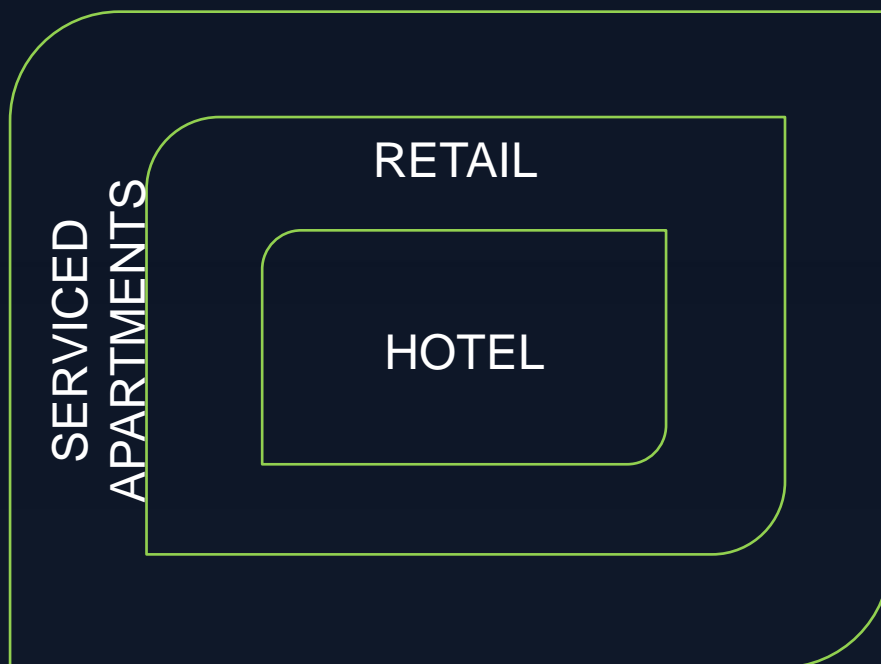
□ INVENTORY TYPE, SIZE AND SALEABLE AREA

□ PHASE-1 INVENTORY DETAILS

□ PRICE LIST

□ PAYMENT PLANS





- AREA : 2 Acres
- SALEABLE AREA : 2.35 Lacs Square Feet
- LEVELS : Ground + 5 Floors
- PARKING & SERVICES : 2 Level Basement
- Floor Description:
 - Central Courtyard – Retail Zone (approx. Shop sizes in between 285 to 585 Sq.ft. ,
 - Ground Floor – Retail Zone (approx. Shop sizes in between 495 to 695 Sq.ft. ,
 - First Floor – Retail Zone (approx. Shop sizes in between 385 to 585 Sq.ft.
 - 2nd floor to 5th Floor – Service Apartments (approx. size in between 570 to 650 Sq.ft.)
 - Provision for 125 Rooms Hotel as per the specifications recommended by the brand

2 ACRE MIXED LAND USE DEVELOPMENT | DESIGNED BY : HAFEEZ CONTRACTOR



RETAIL

Ground Floor	- 95 Units
Central Courtyard	- 125 Units
First Floor	- 90 Units

SERVICE APARTMENTS

2 nd Floor	- 43 Units
3 rd Floor	- 43 Units
4 th Floor	- 43 Units
5 th Floor	- 43 Units



PHASE - 1 :- INVENTORY

Ground Floor	- 40 Units
Central Courtyard	- 65 Units
First Floor	- 85 Units

PRICE LIST :

Ground Floor	BSP @ Rs. 14,750/- Sq.ft. + Rs. 500/- Sq.ft. (Add-ons) + Car parking + PLC, If any
Central Courtyard	BSP @ Rs. 12,750/- Sq.ft. + Rs. 500/- Sq.ft. (Add-ons) + Car parking + PLC, if any
First Floor	BSP @ Rs. 11,250/- Sq.ft. + Rs. 500/- Sq.ft. (Add-ons) + Car parking + PLC, if any

Add-ons includes :-

- * Lease Rent @ 100/- Sq.ft.
- * IDC @ Rs. 200/- Sq.ft.
- * Power Back up @ Rs. 75/- Sq.ft.
- * Fire Fighting Charges @ Rs. 75/- Sq.ft.
- * Electric Sub Station Charges @ Rs. 50/- Sq.ft.

- Car Parking Usage Rights – Rs. 3,00,000/- Per Slot
- **Preferential Location Charges (PLC's) :-**
 - Road Facing @ Rs. 750/- Sq.ft.
 - Corner Shops @ Rs. 500/- Sq.ft.

PHASE - 1 :- INVENTORY

2 nd Floor	– 20 Units
3 rd Floor	– 20 Units
4 th Floor	– 26 Units
5 th Floor	– 26 Units

PRICE LIST :

2nd to 5th Floor - BSP @ Rs. 7,500/- Sq.ft. + Rs. 500/- Sq.ft. Add-ons + Car parking + PLC, if any

Add-ons includes :-

- * Lease Rent @ 100/- Sq.ft.
- * IDC @ Rs. 200/- Sq.ft.
- * Power Back up @ Rs. 75/- Sq.ft.
- * Fire Fighting Charges @ Rs. 75/- Sq.ft.
- * Electric Sub Station Charges @ Rs. 50/- Sq.ft.

- Car Parking Usage Rights – Rs. 3,00,000/- Per Slot



A.) Time & Construction Linked Payment Plan

S.no.	Milestones	Total Price (%)
1.	On Booking	Rs.5,00,000/- for Ground Floor & Rs. 3,00,000/- for Lower G. Floor & 1 st to 5 th Floor
2.	Within 30 Days of Booking	10% of Basic Sale Price – Less : Booking Amount
3.	On Start of Excavation /60 Days from Booking Date, whichever is later	10 % of BSP
4.	On Completion of Lower Basement Roof Slab/150 Days from Booking Date, whichever is later	10% of Basic Sale Price
5.	On Completion of 1st Floor Roof Slab /240 Days from Booking Date, whichever is later	7.5% of Basic Sale Price + Lease Rent
6.	On Completion of 3 rd Floor Roof Slab /300 Days from Booking Date, whichever is later	7.5% of Basic Sale Price
7.	On Completion of Top Floor Roof Slab /360 Days from Booking Date, whichever is later	7.5% of Basic Sale Price + PLC (if applicable)
8.	On Completion of brick work /420 Days from Booking Date, whichever is later	7.5% of Basic Sale Price
9.	On completion of external plaster work / 480 Days from Booking Date, whichever is later	7.5% of Basic Sale Price + Car Park (Usage Rights)
10.	On Completion of electrical conducting / 530 Days from Booking Date, whichever is later	10% of Basic Sale Price
11	On Completion of External Façade / 630 Days from Booking Date, whichever is later	10% of Basic Sale Price
12.	On Installation of Services / 730 Days from Booking Date, whichever is later	7.5% of Basic Sale Price + IDC
13.	On offer of Possession Letter	5% of Basic Sale Price + Power back up+ Electric Sub Station charges + Fire Fighting Charges + Registration and Stamp Duty Charges, as applicable

B.) Flexi Payment Plan (6% Discount on BSP)

S.no.	Description (Milestones)	Total Price (%)
1.	On Booking	Rs. 7,50,000/- for Ground Floor & Rs. 5,00,000/- for Lower Ground Floor and 1 st to 5 th Floor
2.	Within 60 Days of Booking	50% of Basic Sale Price – Less : Booking Amount
3.	On Completion of brick work /420 Days from Booking Date, whichever is later	7.5% of Basic Sale Price + PLC (if applicable)
4.	On completion of external plaster work /480 Days from Booking Date, whichever is later	7.5% of Basic Sale Price + Car Pak (Usage Rights)
5.	On Completion of electrical conducting /530 Days from Booking Date, whichever is later	10% of Basic Sale Price
6.	On Completion of External Façade /630 Days from Booking Date, whichever is later	10% of Basic Sale Price
7.	On Installation of Services /730 Days from Booking Date, whichever is later	10% of Basic Sale Price + IDC
8.	On offer of Possession Letter	5% of Basic Sale Price + Power back up+ Electric Sub Station charges + Fire Fighting Charges + Registration and Stamp Duty Charges, as applicable

C.) Down Payment Plan (11% Discount on BSP)

S.no.	Description (Milestones)	Total Price (%)
1.	On Booking	Rs. 7,50,000/- for Ground Floor & Rs. 5,00,000/- for Lower Ground Floor and 1 st to 5 th Floor
2.	Within 60 - 90 Days of Booking	95% of Basic Sale Price – Less : Booking Amount + PLC (if applicable)
3.	On offer of Possession Letter	5% of Basic Sale Price + Car Park (Usage Rights) + Lease Rent + IDC + Power back up+ Electric Sub Station charges + Fire Fighting Charges + Registration and Stamp Duty Charges, as applicable

Transfer will be allowed after receiving of 35% of BSP.

- **First transfer free for first 24 months.**

Demand Draft / Cheques will be in favour of :

“ ADMIRER HEIGHT PROJECTS PVT. LTD. ”

Note: Demand Drafts / Cheques will be accepted w.e.f. 1st October 2016 and Allotment will be done on first cum first serve basis.



PARAS

BUILDTECH