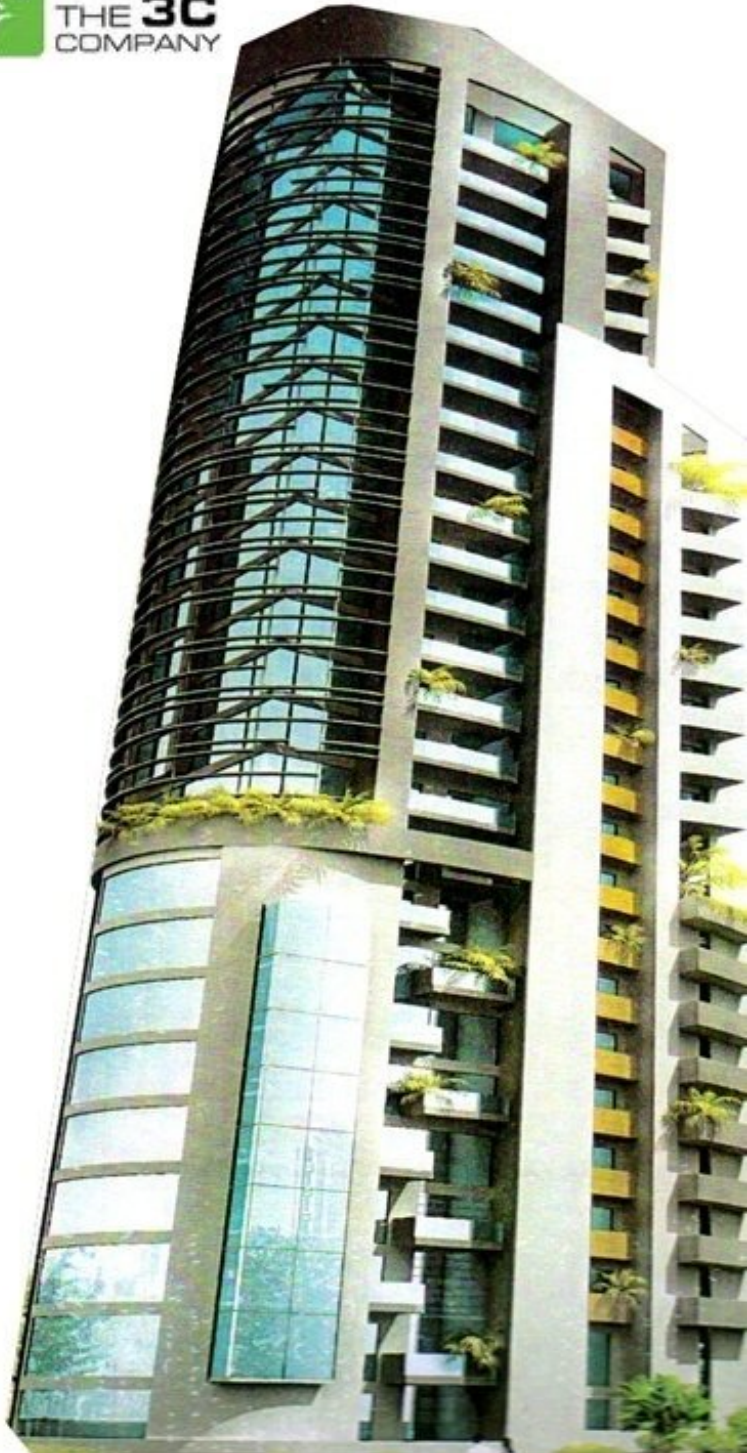




THE **3C**  
COMPANY





## THE 3C COMPANY - Lotus 300 – Noida

After a grand success of Lotus Boulevard and Lotus Panache, 3C's is coming up with another ravishing residential project in Noida – Lotus 300. It is sited at a prime location supported by great infrastructure in Sector 107 Noida. It has an easy accessibility from various parts of Delhi/NCR. The project is coming up in 10 acres with 300 flats approximately. It offers 3 & 4 BHK equipped with all the modern amenities.

### **Project Highlights:**

- Unmatched privacy like never before.
- The 3 sides open advantage.
- Natural daylight that shimmer bright in your living spaces
- Cross ventilation that soothes your senses
- Heat reduction that cools you down
- Sensor lighting that turns on your imagination
- Solar lighting for nature friendly minds

### **Location Advantage:**

- Spread across 17.5 acres
- 0 km from Noida expressway
- 700 mtrs from FNG & Metro Station
- Adjacent to Metlife SEZ & adj 900 Acres of IT Space
- FDI Funded Project

## Specifications

Sr. No.	Area	Walls	Floor	False Ceiling	Doors		Windows/Facade	Sanitary Ware	
					FINISH	HARDWARE		FIXTURES	FITTINGS
1.	Living & Dining	Plaster of paris punning & plastic earned paint	Imported marble flooring	No	8 feet high veneered / enhanced finished door	Dorset	Aluminium Windows with toughened reflective glass and external grade paint/stone cladding		
2.	Passage	Plaster of paris punning & plastic earned paint	Imported marble flooring	No	8 feet high skin/enhanced finished doors	Dorset			
3.	Bedrooms	Plaster of paris punning & plastic earned paint	Laminated Wooden Flooring(Imported)	No	8 feet high skin/enhanced finished doors	Dorset	Aluminium Windows with toughened reflective glass and external grade paint/stone cladding		

## Specifications

4.	Toilets	Premium quality ceramic tiles cladded upto false ceiling from Kajaria/Somany	Premium quality ceramic tiles cladded upto false ceiling from Kajaria/Somany	Yes	8 feet high skin/enhanced finished doors	Dorset	Aluminium Windows with toughened reflective glass and external grade paint/stone cladding	Fitting & Fixtures from Kohier/ Roca , Master Toilet to have steam and shower cubicle	
5.	Kitchen	External Grade paint	Premium quality ceramic tiles from Kajaria/Somany	No	8 feet high skin/enhanced finished doors	Dorset	Aluminium Windows with toughened reflective glass and external grade paint/stone cladding	Premium quality sink from jayna	Wall mount fittings from Kohier/Roca , Premium Granite Counter , Double Bowl Sink
6.	Utility	External Grade paint	Ceramic tiles from Kajaria/Somany	No	8 feet high aluminium door	As Per Section	Aluminium Windows with toughened reflective glass and external grade paint/stone cladding		
7.	Balconies	Ceramic tiles cladded upto false ceiling from Kajaria/Somany	Paving tiles from Kajaria/Somany	No	8 feet high aluminium door	As Per Section	Aluminium Windows comprised of double reflective glass and external grade paint / stone cladding		
8.	Servant Toilet	Ceramic tiles from Kajaria/Somany	Ceramic tiles from Kajaria/Somany	No	8 feet high aluminium door	As Per Section	Aluminium Windows comprised of double reflective glass and external grade paint / stone cladding	Wash Basin & WC from Hindware	Fittings from Jaquar

## Site Plan



# Layout Plan



**Floor Plan : 3650sqft**



**Floor Plan : 4300sqft**





## Price List

Tower 3, 4 & 5

BSP @ Rs. 5500 /sqft.<sup>1</sup>

Lease Rent

Rs. 100/sqft.

Two Covered Car  
Parking

Rs. 6,00000/per Bay

IFMS

Rs. 75/sqft.

### Notes:

1. Prices are escalation free but subject to revision / withdrawl without notice at company's sole discretion.
2. Service tax shall be payable as per the government rules and regulations.
3. Two base ment Car Parking along with an apartment is mandatory.
4. Stamp Duty, Registration Charges, Service Tax, Legal / Miscellaneous expenses etc. shall be payable by the allottee.
5. Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.
6. Cheque / Draft to be issued in favour of " Lotus 300/ AC - HPPL"

## Price List

Tower 2  
 BSP @ Rs. 5500/sqft.<sup>1</sup>

Lease Rent	Rs. 100/sqft.	Two Covered Car Parking	Rs. 6,00000/per Bay
IFMS	Rs. 75/sqft.		

### Notes:

1. Prices are escalation free but subject to revision / withdrawl without notice at company's sole discretion.
2. Service tax shall be payable as per the government rules and regulations.
3. Two basement Car Parking along with an apartment is mandatory.
4. Stamp Duty, Registration Charges, Service Tax, Legal / Miscellaneous expenses etc. shall be payable by the allottee.
5. Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.
6. Cheque / Draft to be issued in favour of " Lotus 300/ AC - HPPL"

Possession : 2013

## Payment Plan

### Tower 4

#### DOWN PAYMENT PLAN ( Rebate 10 % on BSP)

On application for booking	10 %
Within 45 days from allotment	85 % + Car Park + Lease Rent
At the time of Notice for possession	5% + IFMS

#### CONSTRUCTION LINKED PLAN

On application for booking	10 %
Within 45 days from allotment	10 %
Within 90 days from allotment	10 %
On completion of Ground floor roof slab	10 % + 50 % Lease Rent
On completion of 6 <sup>th</sup> floor roof slab	7.5 % + 50 % Lease Rent
On completion of 12 <sup>th</sup> floor roof slab	7.5 % + 50 % Car Park
On completion of 18 <sup>th</sup> floor roof slab	7.5 % + 50 % Car Park
On completion of 24 <sup>th</sup> floor roof slab	7.5 %
On casting of TOP Floor roof slab	7.5 %
On Completion of Brick Work	7.5 %
On completion of Electrical Conducting & Wiring	5 %
On completion of plumbing work	5 %
At the time of notice for possession	5 % + 100 % + IFMS

## Payment Plan

Tower 5	
<b>DOWN PAYMENT PLAN ( Rebate 10 % on BSP)</b>	
On application for booking	10 %
Within 45 days from allotment	85 % + Car Park + Lease Rent
At the time of Notice for possession	5% + IFMS
<b>CONSTRUCTION LINKED PLAN</b>	
On application for booking	10 %
Within 45 days from allotment	10 %
Within 90 days from allotment	10 %
On completion of Ground floor roof slab	10 % + 50 % Lease Rent
On completion of 5 <sup>th</sup> floor roof slab	7.5 % + 50 % Lease Rent
On completion of 10 <sup>th</sup> floor roof slab	7.5 % + 50 % Car Park
On completion of 15 <sup>th</sup> floor roof slab	7.5 % + 50 % Car Park
On completion of 20 <sup>th</sup> floor roof slab	7.5 %
On casting of TOP Floor roof slab	7.5 %
On Completion of Brick Work	7.5 %
On completion of Electrical Conducting & Wiring	5 %
On completion of plumbing work	5 %
At the time of notice for possession	5 % + 100 % + IFMS



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