



## PRODUCT BRIEF

### **Location:**

Sector 128, Noida.

### **Positioning:**

'Knight's Court' is an offering of limited edition luxury apartments in 8 towers (approx. 280 units) based on the timeless Neo-Classical architecture. These enjoy elaborate, symmetrical & detailed plans with only 2 apartments on each floor. The emphasis is on spacious luxury living with superior specifications coupled with high-end premium living. The key attribute of these apartments is the mesmerizing view of the 18<sup>th</sup> Hole of the Graham Cooke signature Golf Course.



Knight's Court towers boast of a special five-star club with myriad of recreational facilities including Tennis courts, Play areas, well equipped Health club with Gymnasium etc.

The various 2/3/4 BHK apartments and 4/5 BHK penthouses offer blissful living amidst a signature lifestyle.



**Areas:**

S. No.	Type*	Approx. Area (in sq ft.)
1	2 BHK + Family	1985
2	3 BHK + Family	2055/2060/2070/2290/ 2300/2675
3	4 BHK + Family	2690/2700/2950
4	Penthouse (4 BHK + Family)	3880
5	Penthouse (5 BHK + Family)	5100

<b>Structure</b>	
<b>Floors</b>	
Living / Dining / Foyer	High quality imported Marble flooring
Bedrooms / Study	Solid wood plank flooring
Workers / Utility Room	Ceramic tiles or equivalent
Balcony	Ceramic tiles or equivalent
Lift Lobby	Marble flooring
Kitchen	Imported anti-skid ceramic tile flooring
Toilets	Spanish vitrified tiles in flooring
<b>Walls</b>	
Internal	Walls plastered with POP punning and painted with plastic paint
Toilets	High quality ceramic tiles till 7'-0" in shower area, 3' 6" in balance toilet including borders, mouldings etc. Balance painted in Plastic paint.
Kitchen	Tiles upto 2' height above the counter level, balance POP Punning and painted with plastic paint.
Bedrooms / Study	Walls plastered with POP punning and painted with plastic paint
Living / Dining / Foyer	Walls plastered with POP punning and painted with plastic paint
Lift Lobby walls	Plastic paint
Workers / Utility Room	Plastic emulsion paint
Ceilings	POP ceiling
Ceilings (balcony/servant's room)	Plastic paint
<b>Doors/Windows</b>	
External	Anodized aluminium frames with glazed shutters
Internal	First class Wood frame with skin moulded door shutter/ Teak wood paneled doors
Main Door	Wooden with teak finish

<b>Kitchen</b>	
Additional features	Modular kitchen as per design. Granite counter and back splash stainless steel sink with drain board
<b>Toilets</b>	
Additional features	Frameless glass shower enclosure with SS hardware/ his & her vanity in M. bedroom
<b>Utilities and Facilities</b>	
Air conditioning	Ducted Air-conditioning
Ventilation	Exhaust fans in bathrooms and chimney in kitchen. All external doors and part of external windows are openable
Security	Burglar Alarm, CCTV & 24 Hour manned security on entrance gates
Water supply	Pressurized water supply through underground supply lines/ overhead tanks
Gas Supply	Provision for piped gas supply
Sewage Water	Soiled water drainage into main sewer outside property
Fire protection	Sprinkler system
Main electrical supply	Electrical wiring in concealed conduits with modular switches and power back up
Telephone /data	Video Phone, Intercom, Fax & Telephone cable pre-wired into all rooms
Services	Maintenance for common area on chargeable basis

**Knight's Court**

**BSP – Rs.14,400/- psf**  
**BSP – Rs.14,400/- psf (Penthouse)**

(Additional Service Tax, as applicable)

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 75.00 psf
2	Electric Sub Station Charges	Rs. 40.00. psf
3	Social Club Membership	Rs. 1.00 Lac
4	Car Parking	One reserved basement car parking space compulsory with any apartment.
	<u>Underground Car Parking</u> 1. Car park @ Rs 4.00 Lacs 2. Subsequent car park @ Rs. 5 Lacs	
5	Maintenance advance for one year	Rs. 2.50 per sq. ft. per month
6	One Time Lease Rent	Rs. 50 per sq. ft.
7	Preferential Location Charges	Rs. 50 psf (5 <sup>th</sup> to 10 <sup>th</sup> Floor) Rs. 100 psf (11 <sup>th</sup> to 18 <sup>th</sup> floor)

Notes:

- The Basic Sales Price is for the indicated Super area and is not inclusive of the extra charges mentioned above.
- The Preferential Location Charges (PLC), wherever applicable shall be charged extra.
- Additional amount towards Stamp Duty, Registration Charges, and legal/miscellaneous expenses etc., shall be payable by the Allottee at the time of offer of possession.
- Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
  - The one time Maintenance deposit @ Rs. 105.00 per sq. ft. of super area shall be payable extra before handing over possession of the premises to the allottee.
  - Maintenance Advance for the 1st one year @Rs.2.50/- per sq.ft. of super area per month shall be payable.
- Areas are indicative only.
- Exact super area of Apartment shall be calculated at the time of handing over possession of property as constructed. Increased/decreased area shall be charged proportionately as per the sale price.

7. The super area means the covered area of the demised premises inclusive of the area under the periphery walls, area under columns and walls within the demised premises, half of the area of the wall common with the other premises adjoining the demised premises, cupboards, plumbing / electric shafts of the demised premises, total area of the balconies and terraces, and proportionate share of the common areas like common lobbies, lifts, common service shafts, staircases, machine room, mumty, electric sub station and other services and other common areas etc.
8. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
9. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
10. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
11. Transfer fee will be @ Rs. 75/- psf, applicable only after 40% payment has been received from the allottee (subject to change as per the company policy).

**1. A. Construction Linked Plan\***

S.No	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable**	
2	On or Before 2 months from the date of Application	20% of BSP (less Booking Amount**)	Car parking
3	On or Before 4 months from the date of Application	10% of BSP	
4	On commencement of excavation	10% of BSP	
5	On laying of upper basement slab	10% of BSP	
6	On laying of 2 <sup>nd</sup> floor roof slab	7% of BSP	IDC
7	On laying of 5 <sup>th</sup> floor roof slab	7% of BSP	
8	On laying of 8 <sup>th</sup> floor roof slab	6% of BSP	
9	On laying of 11 <sup>th</sup> floor roof slab	5% of BSP	
10	On laying of 14 <sup>th</sup> floor roof slab	5% of BSP	
11	On laying of 17 <sup>th</sup> floor roof slab	5% of BSP	ESSC
12	On laying of top floor roof slab	5% of BSP	PLC
13	On completion of internal plaster & flooring within the apartment	5% of BSP	
14	On offer of Possession	5% of BSP	Social club membership + Maintenance advance + IFMD + One time lease rent
	Total	100%	

\*The total number of floors mentioned is tentative and subject to revision.

\*\*Booking amount:

2 BHK + Family - Rs. 6 Lacs  
 3 BHK + Family (All types) - Rs. 10 Lacs  
 4 BHK + Family (All types) - Rs. 12 Lacs  
 Penthouse 4 BHK + Family - Rs. 15 Lacs  
 Penthouse 5 BHK + Family - Rs. 20 Lacs

Cheques should be drawn in favor of 'Standard Chartered Bank A/c - Jaiprakash Associates Limited'.

**Notes:**

1. Installments under S. No. 4 - 14 may run concurrently with those under S. No. 1 - 3 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 4 to 14 shall be sent in advance providing for payment period of up to 15 days.

**B. Down Payment Plan**

S. No	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable*	
2	On or before 1 month from date of Application	95% of BSP (less Booking Amount*)	IDC + Car park + Electric substation charges +PLC
3	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance advance + One time lease rent
	<b>TOTAL</b>	<b>100%</b>	

Note: Down Payment Discount @ 15% on BSP

### C. Partial Down Payment Plan

S. No	Payment Due	Percentage (%)	Other Charges
1	On Booking	As Applicable*	
2	On or before 1 month from date of Application	55% of BSP (less Booking Amount*)	IDC + Car park
3	On laying of upper basement slab	20%	
4	On laying of 6 <sup>th</sup> floor roof slab	20%	
5	On offer of possession	5% of BSP	Social Club Charges + IFMD + Maintenance advance + One time lease rent + + Electric substation charges +PLC
	TOTAL	100%	

Note: Partial Down Payment Discount @ 11% on BSP

An ISO 9001:2000 company



Your Home Planners

## Sumangalam Propmart Pvt. Ltd.

F 27 - 28, Sector 18 , Noida

Mobile : +91 9717793188/99

Toll Free : 1800 - 103 - 7707

SMS<HOME> to 53030

E-mail : [info@sumangalampropmart.com](mailto:info@sumangalampropmart.com)

Websites : [www.sumangalampropmart.com](http://www.sumangalampropmart.com)