



## 2/3/4 BHK Apartments

Sizes : 935 - 2385 sqft.

Starting @ Rs. 30 Lakh \*



## **Mera Supertech Advantages-**

- Supertech introducing quality into every aspect of the Company ranging from Process, Human Resource, Technology and Services to create an all-encompassing quality culture. With Quality Consciousness and quest for continuous upgradations for ultra modern life-style and luxurious living standard.
- Our clients' interests are paramount priority for us. We want all our clients' investment to be safe & profitable.
- A world-class leisure and residential community spread out over approx 50 sprawling acres
- Capetown has been envisioned as a complete, self-contained campus area built around the best of facilities where every home is designed to the most demanding standards.
- 8 Variants of Well planned (2,3,4 bedroom) apartments and penthouse towers, Luxury Villas spread over a green area, Cape town from Supertech is one of the best housing developments in the city.
- Cape town will comprise of upscale, well appointed apartments with modern conveniences such as a clubhouse, jogging track, swimming pool and more.

**. Affordable**

**. Well connected**

**. 100 Acre adjoining city greens**

**. Metro Connectivity**



Meditation & Yoga Centre

Jogging Tracks



Herbal & Medicine Plantation



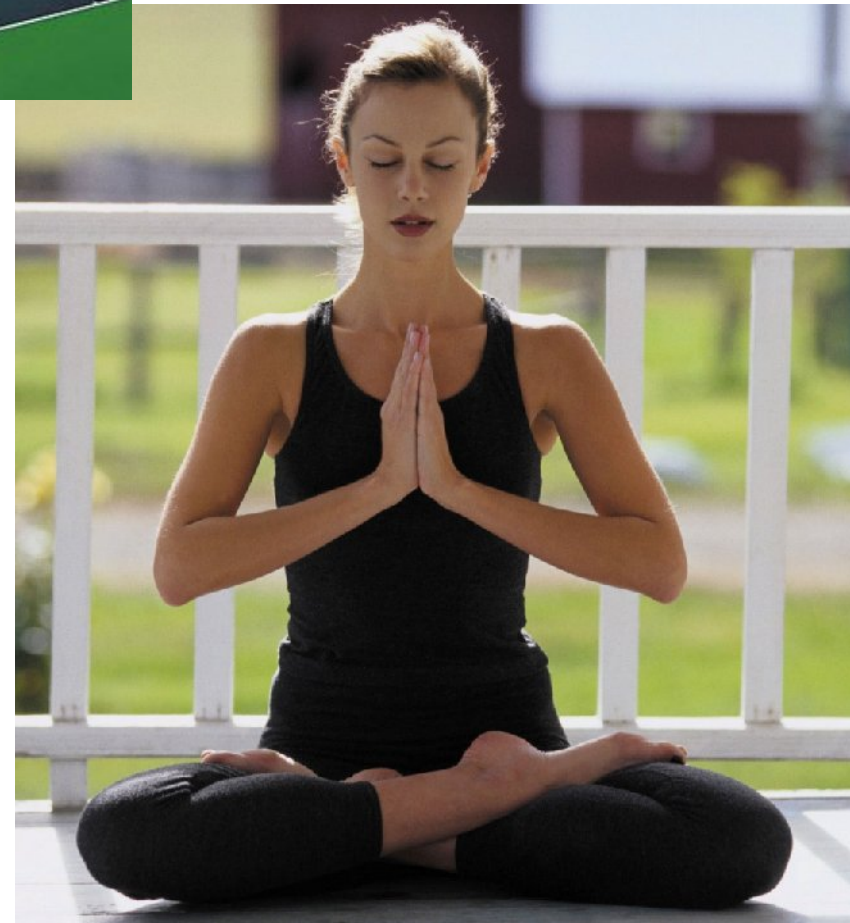
CAPE TOWN  
Sector 74, Noida  
2, 3, 4 Bedroom Apartments



## Lifestyle

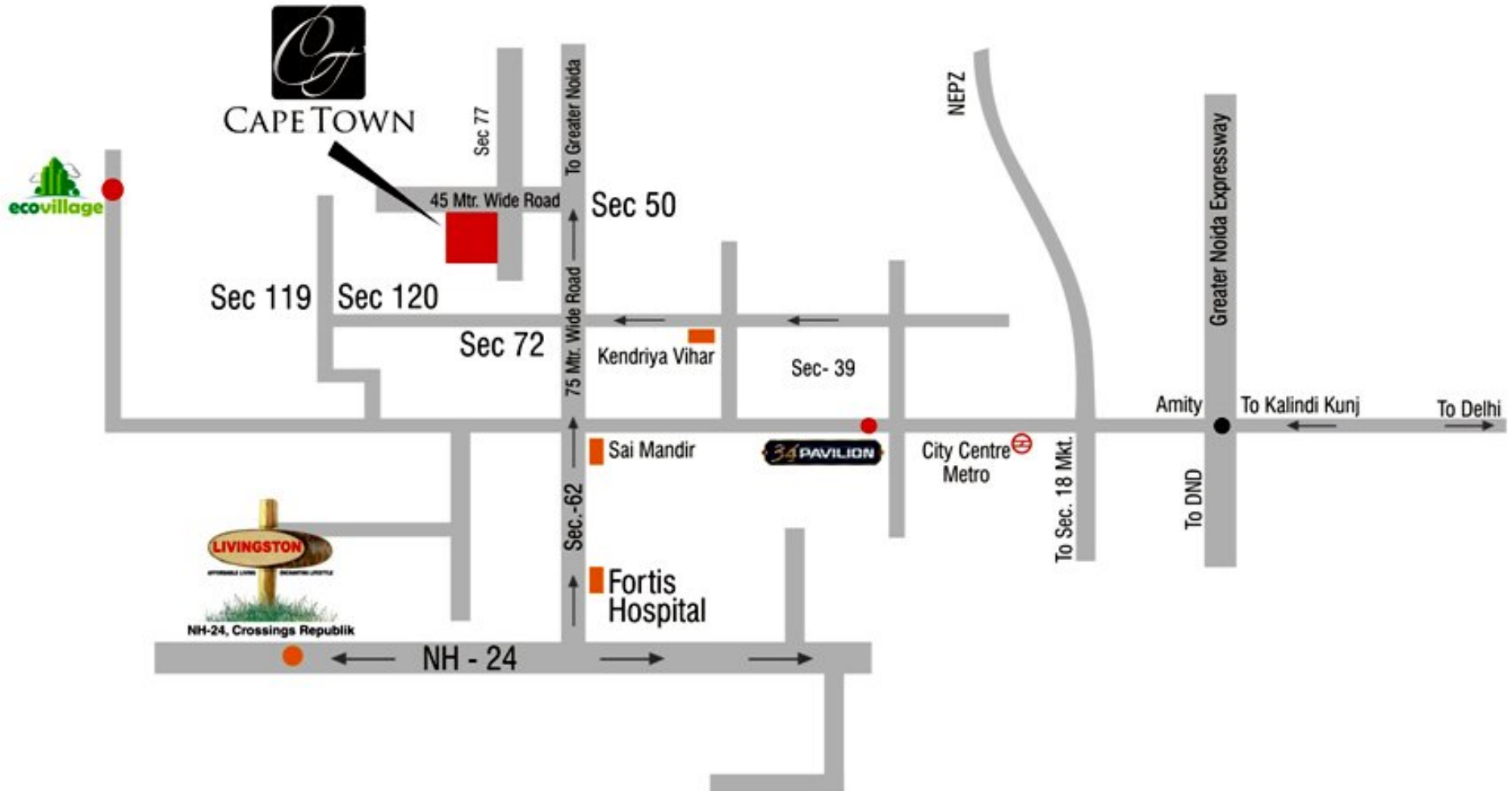


- Extensive sports facilities (including basketball, volleyball, badminton, tennis etc.)
- Huge parks
- A state of the art yoga practice centre





- A club house with luxury elements that will help you be you when you need the break
- A full fledged spa with massage therapy
- A well equipped beauty salon run by professionals to give you the very best





Super Area :920  
930 sq.ft.



↑  
ENTRY

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Super Area :  
1082sq.ft.



↑  
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Super Area : 1150sq.ft.



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Super Area : 1295sq.ft.



↑  
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Super Area : 1505



Super Area : 1625



Super Area : 1945



←  
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Super Area : 2385



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Super Area : 2385



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## PRICE LIST

w.e.f. 1st December- 2011

### Type A 2 Bedroom (930 sq. ft.)

	CLP	FLEXI	DPP
Super Area	930	930	930
Base Price (Rs. per sq. ft.)	4000	3800	3600
<b>Total (Rs.)</b>	<b>37,20,000</b>	<b>35,34,000</b>	<b>33,48,000</b>

### Type B 2 Bedroom (1082 sq. ft.)

	CLP	FLEXI	DPP
Super Area	1082	1082	1082
Base Price (Rs. per sq. ft.)	4000	3800	3600
<b>Total (Rs.)</b>	<b>43,28,000</b>	<b>41,11,600</b>	<b>38,95,200</b>

### 2 Bedroom + Study (1150 sq. ft.)

	CLP	FLEXI	DPP
Super Area	1150	1150	1150
Base Price (Rs. per sq. ft.)	4000	3800	3600
<b>Total (Rs.)</b>	<b>46,00,000</b>	<b>43,70,000</b>	<b>41,40,000</b>

### Type A 3 Bedroom (1295 sq. ft.)

	CLP	FLEXI	DPP
Super Area	1295	1295	1295
Base Price (Rs. per sq. ft.)	4000	3800	3600
<b>Total (Rs.)</b>	<b>51,80,000</b>	<b>49,21,000</b>	<b>46,62,000</b>

### Type B 3 Bedroom (1505 sq. ft.)

	CLP	FLEXI	DPP
Super Area	1505	1505	1505
Base Price (Rs. per sq. ft.)	4000	3800	3600
<b>Total (Rs.)</b>	<b>60,20,000</b>	<b>57,19,000</b>	<b>54,18,000</b>

### Type C 3 Bedroom (1625 sq. ft.)

	CLP	FLEXI	DPP
Super Area	1625	1625	1625
Base Price (Rs. per sq. ft.)	4000	3800	3600
<b>Total (Rs.)</b>	<b>65,00,000</b>	<b>61,75,000</b>	<b>58,50,000</b>

### 3 Bedroom + Study (1945 sq. ft.)

	CLP	FLEXI	DPP
Super Area	1945	1945	1945
Base Price (Rs. per sq. ft.)	4000	3800	3600
<b>Total (Rs.)</b>	<b>77,80,000</b>	<b>73,91,000</b>	<b>70,02,000</b>

### 4 Bedroom + SQ (2385 sq. ft.)

	CLP	FLEXI	DPP
Super Area	2385	2385	2385
Base Price (Rs. per sq. ft.)	4000	3800	3600
<b>Total (Rs.)</b>	<b>95,40,000</b>	<b>90,63,000</b>	<b>85,86,000</b>

### Preferential Location Charges

Floor PLC	Rs. per sq. ft.	Location PLC	Rs. per sq. ft.
Ground Floor	250/-	Corner Flat	50/-
1st to 3rd Floor	200/-	Park Facing	50/-
4th to 6th Floor	150/-	Road Facing	50/-
7th to 9th Floor	100/-		
10th & 11th Floor	50/-		

### Other Charges (One Time)

Covered Car Parking (per slot)	: Rs. 3,00,000/-
Club Membership	: Rs. 1,00,000/-
Additional Electricity Installation Charges	: Rs 20,000/ per kVA (1 kVA Free)
Lease Rent	: Rs. 150/- per sq. ft.
IFMS (on offer of possession)	: Rs. 50/- per sq. ft.

1 sq meter = 10.764 sq feet



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## PAYMENT PLAN

### Down Payment Plan 'A'

At the time of Booking	10%
Within 30 days from Booking	85% + 100% L.R.
On offer of Possession Letter	05% + Other Charges + C.C.P. + C.M.

### Flexi Payment Plan 'B'

At the time of Booking	10%
Within 60 days from Booking	40%
On commencement of Foundation Work	09%
On casting of Basement Roof Slab	09% + 25% of ( L.R. + C.C.P. + C.M. )
On casting of Fourth Floor Roof Slab	09% + 25% of ( L.R. + C.C.P. + C.M. )
On casting of Eighth Floor Roof Slab	09% + 25% of ( L.R. + C.C.P. + C.M. )
On casting of Twelfth Floor Roof Slab	09% + 25% of ( L.R. + C.C.P. + C.M. )
On offer of Possession Letter	05% + Other Charges

### Construction Linked Payment Plan 'C'

At the time of Booking	10%
Within 30 days from Booking	10%
On commencement of Foundation Work	10%
On casting of Basement Slab	09%
On casting of Second Floor Roof Slab	08%
On casting of Fifth Floor Roof Slab	08%
On casting of Eighth Floor Roof Slab	08% + 25% of ( L.R. + C.C.P. + C.M. )
On casting of Twelfth Floor Roof Slab	08% + 25% of ( L.R. + C.C.P. + C.M. )
On casting of Fourteenth Floor Roof Slab	08% + 25% of ( L.R. + C.C.P. + C.M. )
On casting of Sixteenth Floor Roof Slab	08% + 25% of ( L.R. + C.C.P. + C.M. )
On casting of Eighteenth Floor Roof Slab	08%
On offer of Possession Letter	05% + Other Charges

L.R. = Lease Rent  
C.C.P. = Covered Car Parking  
C.M. = Club Membership

#### Terms and conditions:

- 1) Price is escalation free.
- 2) Cheques/Bank Drafts to be issued in favour of '**SUPERTECH LIMITED**' payable at New Delhi/Noida. Out station cheques shall not be accepted.
- 3) Additional Electricity Charges, Maintenance Charges, Meter Connection Charges and other charges are extra and shall be collected before the possession.
- 4) Service tax, VAT & other government levies are extra, as applicable.
- 5) Registration, Stamp Duty and misc. charges shall be payable at the time of Offer of Possession.
- 6) Super Area includes the covered area plus the proportionate area under Common Corridor, Passages, Staircases, Murties, Projections, Water Tanks, Lift Wells, etc.
- 7) The terms and condition of sale stated herein are indicative and are subject to detailed terms & conditions in the 'Agreement to Sell' / 'Flat Buyer's Agreement' and are subject to change at sole discretion of the company.
- 8) All building plans, layouts, specifications are subject to changes and modifications as decided by the company, architect or any other competent authority.
- 9) Timely payments of the installments is the essence of the Booking.



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## SECTOR -74(NOIDA)(PHASE 1)

TOWER NAME	SELLABLE AREA PER FLAT (SQ.FT.)	NO. OF FLAT PER TOWER	NO OF FLOORS	TOTAL NO. OF FLAT PER TOWER	FLAT NO. (CONVERTED INTO LOBBY AT GROUND)
CAPE VISTA 1	930	6	20	119	FLAT NO. 2
CAPE VISTA 2	930	6	20	119	FLAT NO. 2
CAPE VISTA 3	930	6	20	119	FLAT NO. 2
CAPE VISTA 4	930	6	20	119	FLAT NO. 2
<b><u>CAPE BERRY</u></b>					
CAPE BERRY 1	1082	6	20	119	FLAT NO. 2
CAPE BERRY 2	1082	6	20	119	FLAT NO. 2
CAPE BERRY 3	1082	6	20	119	FLAT NO. 2
<b><u>CAPE SILVER</u></b>					
<u>CAPE SILVER 1</u>	1150	8	20	159	FLAT NO. 6
<u>CAPE SILVER 2</u>	1150	6	20	119	FLAT NO. 6
<u>CAPE SILVER 3</u>	1150	6	20	119	FLAT NO.6
<b><u>CAPE GOLD</u></b>					
CAPE GOLD 1	1295	6	20	119	FLAT NO. 2
CAPE GOLD 2	1295	6	20	119	FLAT NO. 2
CAPE GOLD 3	1295	6	20	119	FLAT NO. 2
<b><u>CAPE MONTE CARLO</u></b>					
CAPE MONTE CARLO 1	1505	4	20	79	FLAT NO. 2
CAPE MONTE CARLO 2	1505	4	20	79	FLAT NO. 2
<b><u>CAPE MANSION</u></b>					
CAPE MANSION 1	1625	4			FLAT NO. 6 (1625
	1945	2	20	119	SQ.FT.)
CAPE MANSION 2	1625	4	20	79	FLAT NO

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