

# Investment Opportunity

– Soft Launch –

**CALL 9654953152**

**Studios & 2BHK  
Apartments**

**Located At Wegmans Business Park  
Plot No 3, Knowledge Park III, Gr Noida**

**Oct 2013**

# Introduction to Wegmans TruStone Group

# TruStone Wegmans Group Of Companies

WEGMANS TRUSTONE GROUP OF COMPANIES  
has successfully branched out into the following businesses

## FINANCIAL SERVICES

- Wegmans Financial Services Pvt. Ltd.
- Gupta Commodities Pvt. Ltd.

## REAL ESTATE & CONSTRUCTIONS

- Wegmans Builders & Developers Pvt. Ltd.
- Wegmans Constructions Pvt. Ltd.
- Wegmans Industries Pvt. Ltd.
- Artha Infratech Pvt. Ltd.
- Artha Builders LLP



## AGRICULTURE & HOSPITALITY

- P.L. Foods Pvt. Ltd.
- Tivoli Habitat Centre (Gr. Noida)
- Accor Formule I Hotel, France (Gr. Noida)
- SWAGATH Restaurant (Gr. Noida)

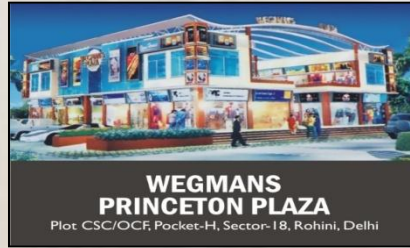
## MANUFACTURING

- Krishi Rasayan Export Pvt. Ltd.
- Herbal Industries - Anmol Industries

# Legacy of success and triumph



Accor Formula 1 Hotel,



Wegmans Princeton Plaza



Incubation Center, TruStone



Sudeep Plaza, Dwarka



Wegmans Business Park, Gr. Noida



Tivoli Habitat Centre

- ➡ Series of Residential, Commercial, Retail and Hotel Projects.
- ➡ Timely Completion of Projects.
- ➡ Certified Quality of Construction.
- ➡ 1st Functional IT Park & Tivoli Habitat Centre in Gr NOIDA
- ➡ 1st Formula 1 Hotel in India – 137 Rooms



# 1<sup>st</sup> Project rated so high in Northern India

(Wegmans Business Park, Gr Noida )  
[www.wegmansitpark.com](http://www.wegmansitpark.com)



## Care Ratings 7 Stars

1<sup>st</sup> Project Rated 7 Star in Northern India



## Crisil Ratings 6 Stars

1<sup>st</sup> Project Rated 6 Star in Northern India



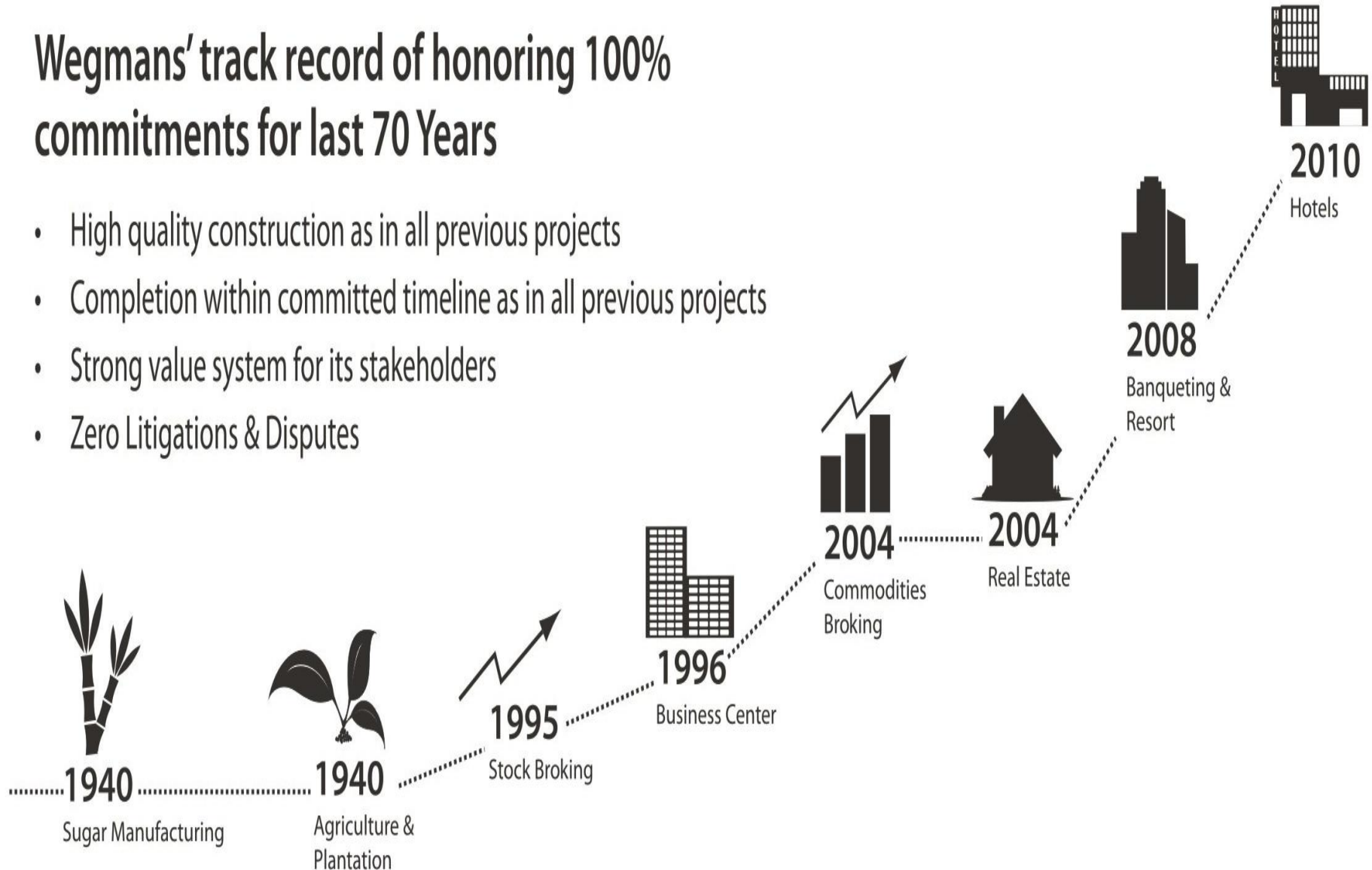
# Promotors Background

- ➔ **Mr. S. K. Gupta, Chairman, Engineer, BHU- IIT.** He has very rich experience in the field of Finance, Constructions and Real Estate
- ➔ **Mr. Sudeep Gupta, Masters in Professional Studies in Real Estate & Finance from Cornell University, USA.** He is backed by a team of experienced Engineers, Architect, Marketing and Finance Professionals
- ➔ **Mr. Shagun Gupta, Gold Medalist, Jamia University, MBA, Symbiosis Institute of Business Management.** Worked with Wipro for 3 years, Brings global and process centric environment to Wegmans TruStone Group

# Why Wegmans/TruStone

## Wegmans' track record of honoring 100% commitments for last 70 Years

- High quality construction as in all previous projects
- Completion within committed timeline as in all previous projects
- Strong value system for its stakeholders
- Zero Litigations & Disputes





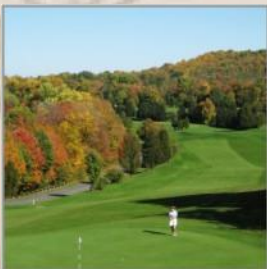
# TruStone Studios & Apartments

*vision of Work, Live and Play ...*

## Investment Opportunity

– Soft Launch –

**TruStone Greens  
Studios & 2BHK Apartments  
At Wegmans Business Park, Gr Noida  
Plot no 3, KP III, Gr Noida**



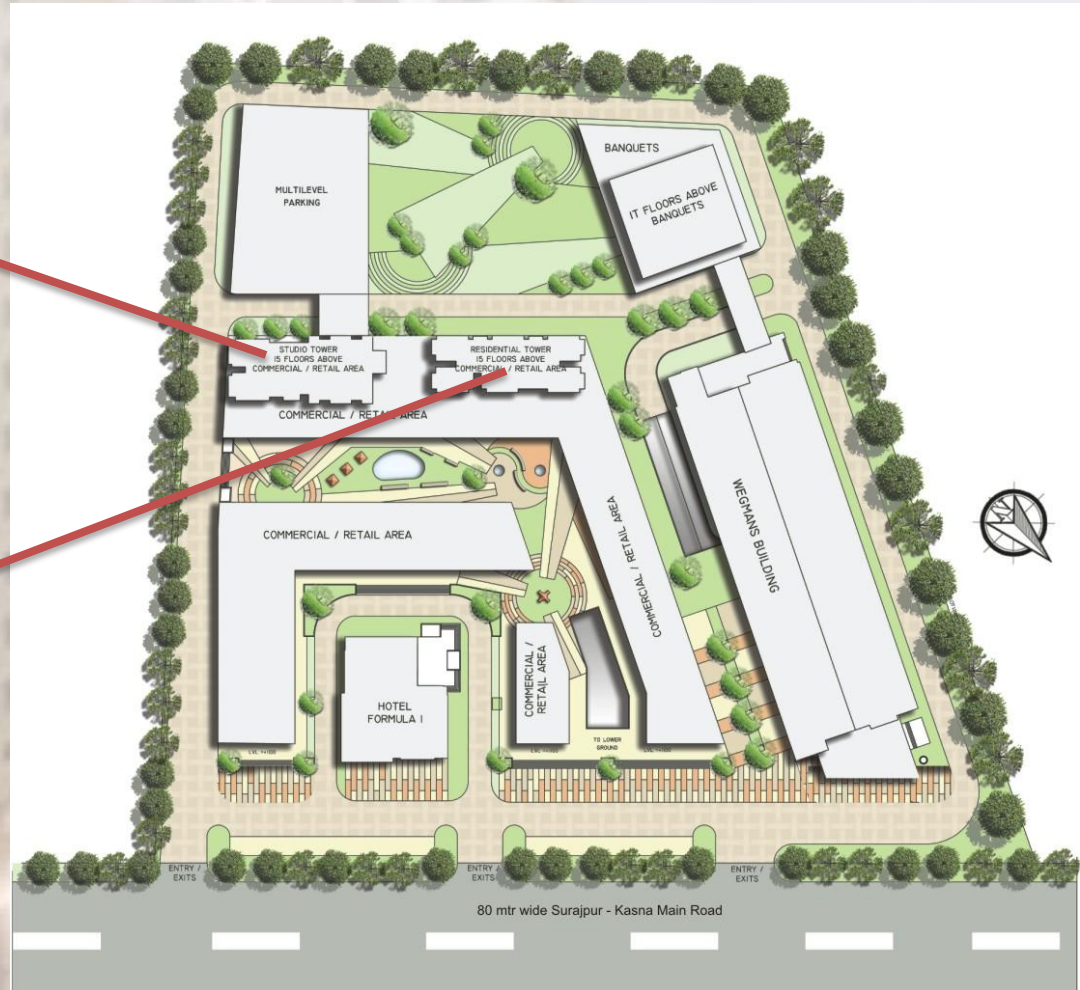


# Master Plan of Wegmans Business Park

TruStone Greens Studio Apartments are located within Wegmans Business Park, a 10 acres Mixed use Technology Park with IT/ITES, Residential, Hospitality, Retail, Business Centre, Entertainment and Recreational Spaces

**Studios**

**2 BHK**



**SITE ADDRESS**

**Plot no 3, Sector Knowledge Park-III, Surajpur Kasna Main Road, Greater Noida City  
(Located Opposite LG/Moser Baer and Adjacent to ST Micro Electronics)  
Site Plan is tentative – Subject to change**

# Our Key Occupiers/Tenants

Wegmans Business Park - I.T. Tower I

## In House Captive Work Force of 3000+ People for upcoming Studios & 2BHK Apartments







**Studios to unleash potential**



**Studios that's lively and exciting**



**Studios that embraces diversity**



**Studios that evokes pride,  
and desire to innovate**





# Amenities provided Luxury Studios Apartments

- ➔ Lush green surrounding wit 40 mtr. wide green belt and pollution free area
- ➔ Schools, Hospitals and Community Centre in the immediate vicinity
- ➔ Proposed Metro Rail
- ➔ Proposed Retail Center in the Campus & Hotel Accor Formule1 Operational in the campus
- ➔ Area surrounded by Multi-National Companies
- ➔ Luxuriant landscaping
- ➔ Power back-up
- ➔ 24 x 7 Security system with intercom
- ➔ Rain water harvesting
- ➔ Environment friendly waste management system
- ➔ Centrally monitored facility management services
- ➔ Internet Access
- ➔ Restaurant & Travel Desk
- ➔ Laundry & House Keeping



# All the more reasons to Possess TruStone Greens Studios & 2BHK Apartments



- ➡ 12 % Assured Return on the Investment  
(only for Studios and Not 2 BHK apartments)
- ➡ Fully Furnished  
(only for Studios and Not 2 BHK apartments)
- ➡ Impressive Five-Star Elevation of the TruStone Greens Studios & Apartments
- ➡ TruStone Business Centre & Executive Club with all the Modern office facility and Retail Centre in the same complex
- ➡ Serviced Reception and internal lobby of international design standards
- ➡ Hotel Accor Formule1 & Workplace is just a stone's throw away – Hotel & IT Park in the same campus
- ➡ Information Desk



# Fully Furnished Luxury Studios Apartments

- ➔ Air Conditioner
- ➔ Refrigerator
- ➔ LCD 32" with Cable Connections / DTH Service
- ➔ Double Bed with Mattresses and Pillows
- ➔ Soft Furnishings - Curtains, Linen, Curtain Roods, Drapes etc.
- ➔ Towel Rack in the Bathroom
- ➔ Study Desk with Chair
- ➔ EPBAX
- ➔ Light Fixtures



- ➔ Basic Pantry Utensils, Crockery, Cutlery
- ➔ RO Based Drinking Water Supply
- ➔ Electric Kettle
- ➔ Electronic Safe



# Features and Facilities

Turn your leisure hours into pleasure hours



➔ Relax



➔ Rejuvenate



➔ Recharge

# CLUB AT TRUSTONE GREENS

- Trustone Greens Club is not merely a residential complex but a host of exciting recreation options for all its prospective residents & others. The Trustone Club is proposed to provide a fantastic “fitness-cum fun” programme for the entire family.
- Multi-purpose hall for meditation, yoga & gatherings
- Snooker and Table Tennis
- Swimming Pool
- Kids Play area
- Food outlets & much more



# Finishes (Studios)

STRUCTURE : Earthquake Resistant RCC structure .

## LIVING ROOM / PASSAGE

### FLOOR

Vitrified Tiles and Stone Texture

### WALLS & CEILINGS

Plastic paint

## BALCONY

### FLOOR

Anti skid ceramic tiles / terrazzo tiles.

### WALL & CEILING

Plastic paint / textured paint

## WINDOWS

UPVC / Aluminium Windows

## DOORS

Quality Flush Doors

## KITCHEN

### COUNTERS

Granite working platform

### FITTINGS / FIXTURES

CP Fittings, Stainless steel sink single bowl.

- Individual R.O. System

### WOOD WORK

Modular kitchen

## TOILET

### WALLS

Ceramic Tiles

### FLOOR

Anti Skid Vitrified Tiles

### FITTINGS / FIXTURES

Hindustan or Equivalent make with Geysers

## ELECTRICITY

Modular switches

24 Hrs. Power Back up provision - Fan, light and Lights Fittings



# TruStone Greens Studios

## Floor Plan

Super Area 495 Sq. Ft.



Super Area 670 Sq. Ft.



# Cluster Plan - Studios

## Typical Floor Plan





# Unbeatable Location – Next to



80 meter wide Surajpur Kasna Road, at Knowledge Park III



Surrounded by MNCs like L.G., Moserbaer, Pepsi, ST Microelectronics and Maruti



Making it the most optimal environment for Fortune 500 Companies, MNCs and APEX Indian Corporation

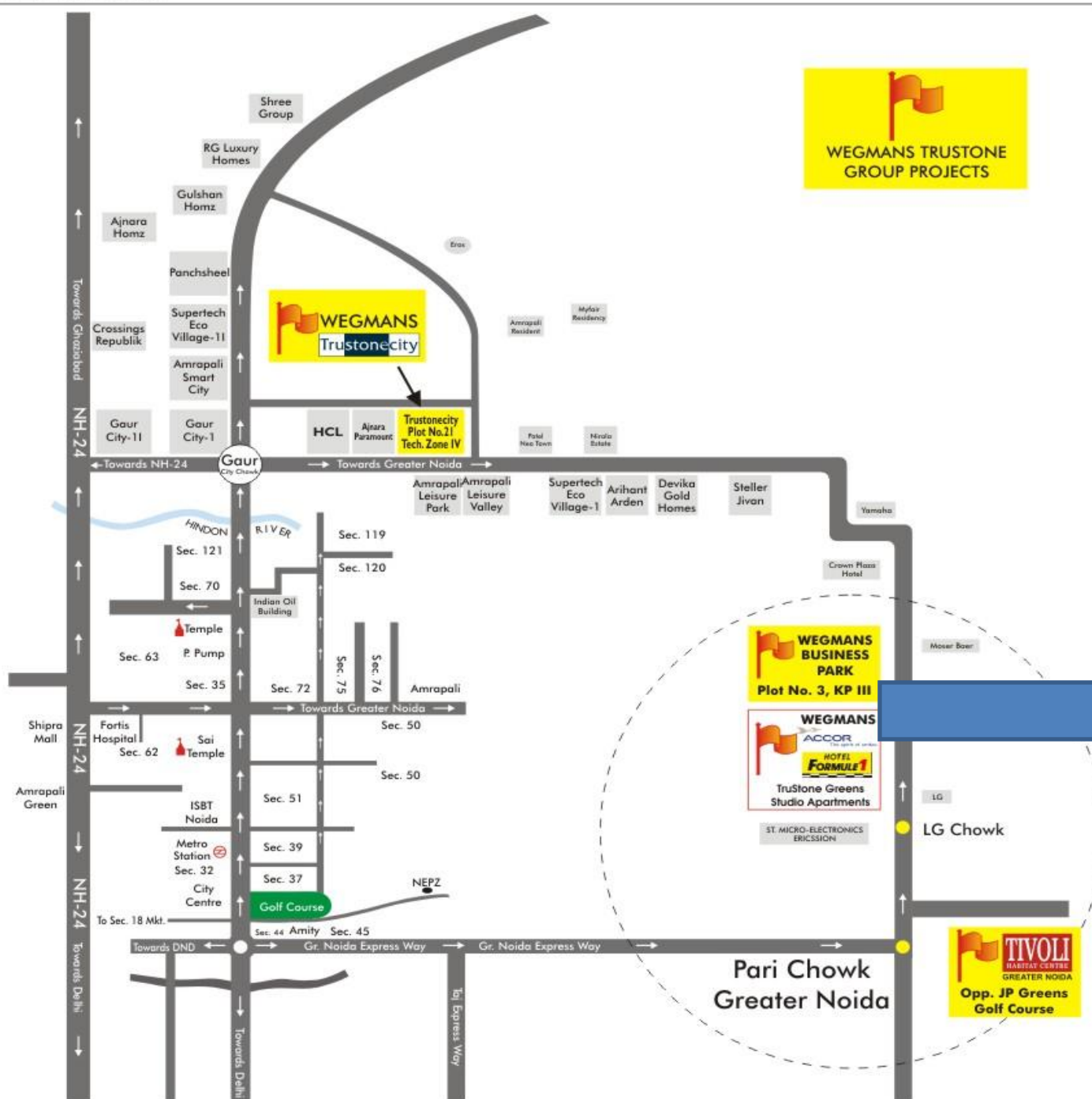


# Why Greater Noida



- ➔ Greater Noida is well planned city with best access that no other NCR township can match
- ➔ Connectivity to Delhi by DND Flyway, Expressway & Highways
- ➔ Taj Expressway connects Greater Noida to Agra creating more opportunities for business activities
- ➔ Proposed Airport & Railway Station
- ➔ Metro Connectivity
- ➔ Formula One & Night Safari
- ➔ Rich Neighbours - Top Notch MNC's and Corporate Houses like LG, Moserbaer, Pepsi, Videocon, Honda
- ➔ Excellent Infrastructure for Education : Gautam Budh University & others
- ➔ Pollution Free Environment

# Location Chart



**TruStone  
Greens  
Studios &  
2BHK  
Apartments**

# Price Details - Studios

- ➔ Size: 495 Sq.ft. Super Area
- ➔ Size: 670 Sq.ft Super Area

BSP : Rs. **4375/-** Sq.ft.

Other Charges :

|                                    |  |
|------------------------------------|--|
| One Time Lease Rent /EEC/FFC ..... | Rs. 175/- Sq.ft.                       |
| IFMS .....                         | Rs. 50/- Sq.ft.                        |
| Club Charges .....                 | Rs. 75,000/-                           |
| Power Backup .....                 | Rs. 20,000/- Per KVA (1 KVA Mandatory) |
| Car Parking .....                  | Rs. 2,25,000/- Per Car (Covered)       |

PLC –

|  |  |
|--|--|
| a. Park Facing                           | Rs. 75/- Sq.ft. (If applicable)        |
| b. Corner Facing                         | Rs. 75/- Sq.ft. (If applicable)        |
| c. Floor –                               | 3 <sup>rd</sup> Floor Rs. 125/- Sq.ft. |
| 4 <sup>th</sup> to 7 <sup>th</sup> floor | Rs. 100/- Sq.ft.                       |
| 8 <sup>th</sup> to 11th Floor            | Rs. 75/- Sq.ft.                        |
| 12 <sup>th</sup> Floor & Above           | NIL                                    |



# Payment Plan (Studios)

## **PAYMENT PLAN A - CONSTRUCTION LINKED INSTALLMENT PLAN**

| Sr. No. | Description                    | Basic Price | Cumulative % | Additional Charges   |
|---------|--------------------------------|-------------|--------------|--|
| 1.      | On Booking                     | 10%         | 10%          |  |
| 2.      | Within 30 days of Booking      | 10%         | 20%          |  |
| 3.      | Within 60 days of Booking      | 10%         | 30%          |  |
| 4.      | On Laying of RAFT Slab         | 10%         | 40%          |  |
| 5.      | On Ground Floor Slab           | 10%         | 50%          |  |
| 6.      | On 4 <sup>th</sup> Floor Slab  | 10%         | 60%          |  |
| 7.      | On 8 <sup>th</sup> Floor Slab  | 10%         | 70%          |  |
| 8.      | On 12 <sup>th</sup> Floor Slab | 10%         | 80%          |  |
| 9.      | On Top Floor Slab              | 10%         | 90%          |  |
| 10.     | On Brick work                  | 5%          | 95%          |  |
| 11.     | On Offer of Possession         | 5%          | 100%         | One time Lease Rent+EEC + FFC+IMFS+Club Charges+ Power Back-up+ Car Parking + PLC(if applicable).+ Govt.Taxes + Registration (as applicable) |

## **Payment Plan B - DOWN PAYMENT PLAN (With 12% Assured Return till virtual completion with Monthly PDC's) OR 15% ONE TIME Discount on BSP one time without Assured Return**

| Sr. No. | Description               | Basic Price | Cumulative % | Additional Charges   |
|---------|---------------------------|-------------|--------------|--|
| 1.      | On Booking                | 10%         | 10%          |  |
| 2.      | Within 30 days of Booking | 90%         | 100%         |  |
| 3.      | On Possession             |             |              | One time Lease Rent+EEC + FFC+IMFS+Club Charges+ Power Back-up+ Car Parking + PLC(if applicable).+ Govt.Taxes + Registration (as applicable) |

# Payment Plan (Studios)

## Payment Plan C - FLEXI PAYMENT PLAN 7% DISCOUNT ON BSP

| Sr. No. | Description                 | Basic Price | Cumulative % | Additional Charges   |
|---------|-----------------------------|-------------|--------------|--|
| 1.      | On Booking                  | 10%         | 10%          |  |
| 2.      | Within 45 days of Booking   | 40%         | 50%          |  |
| 3.      | Second Floor Slab           | 7.5%        | 57.5%        |  |
| 4.      | 5 <sup>th</sup> Floor Slab  | 7.5%        | 65%          |  |
| 5.      | 8 <sup>th</sup> Floor Slab  | 7.5%        | 72.5%        |  |
| 6.      | 12 <sup>th</sup> Floor Slab | 7.5%        | 80%          |  |
| 7.      | On Top Floor Slab           | 7.5%        | 87.5%        |  |
| 8.      | On Brick work               | 7.5%        | 95%          |  |
| 9.      | On Offer of Possession      | 5%          | 100%         | One time Lease Rent + EEC + FFC + IMFS + Club Charges + Power Back-up+ Car Parking + PLC (if applicable) + Govt.Taxes + Registration (as applicable) |

## Payment Plan D - PLP PAYMENT PLAN 5 EQUAL INSTALLMENTS ON 6 MONTHS INTERVAL ALL INCLUSIVE {BSP + One time Lease Rent + EEC + FFC + IMFS + Club Charges+ Power Back-up+ Car Parking + PLC(if applicable)}.

| Sr. No. | Description                       | Basic Price | Cumulative % | Additional Charges   |
|---------|-----------------------------------|-------------|--------------|--|
| 1.      | On Booking                        | 20%         | 20%          | One time Lease Rent+EEC + FFC+IMFS+Club Charges+ Power Back-up+ Car Parking + PLC(if applicable).+ Govt.Taxes + Registration (as applicable) |
| 2.      | Within next six months of Booking | 20%         | 40%          |  |
| 3.      | Within next six months            | 20%         | 60%          |  |
| 4.      | Within next six months            | 20%         | 80%          |  |
| 5.      | On Offer of Possession            | 20%         | 100%         |  |

# TruStone 2 BKH Apartments Floor Plan

Super Area 995 Sq. Ft.





# Cluster Plan

## 2BHK Apartments

### Typical Floor Plan



# PRICE DETAILS - 2 BHK APARTMENTS

➔ Size: 995 Sq.ft. Super Area

BSP : Rs. **3475/-** Sq.ft.

Other Charges :

|                                    |  |
|------------------------------------|--|
| One Time Lease Rent /EEC/FFC ..... | Rs. 175/- Sq.ft.                       |
| IFMS .....                         | Rs. 50/- Sq.ft.                        |
| Club Charges .....                 | Rs. 75,000/-                           |
| Power Backup .....                 | Rs. 20,000/- Per KVA (1 KVA Mandatory) |
| Car Parking .....                  | Rs. 2,25,000/- Per Car (Covered)       |

PLC –

|   |  |
|---|--|
| a. Park Facing                            | Rs. 75/- Sq.ft. (If applicable)        |
| b. Corner Facing                          | Rs. 75/- Sq.ft. (If applicable)        |
| c. Floor –                                | 3 <sup>rd</sup> Floor Rs. 125/- Sq.ft. |
| 4 <sup>th</sup> to 7 <sup>th</sup> floor  | Rs. 100/- Sq.ft.                       |
| 8 <sup>th</sup> to 11 <sup>th</sup> Floor | Rs. 75/- Sq.ft.                        |
| 12 <sup>th</sup> Floor & Above            | NIL                                    |

# PAYMENT PLAN (2 BHK APARTMENTS)

## **PAYMENT PLAN A - CONSTRUCTION LINKED INSTALLMENT PLAN**

| Sr. No. | Description                    | Basic Price | Cumulative % | Additional Charges   |
|---------|--------------------------------|-------------|--------------|--|
| 1.      | On Booking                     | 10%         | 10%          |  |
| 2.      | Within 30 days of Booking      | 10%         | 20%          |  |
| 3.      | Within 60 days of Booking      | 10%         | 30%          |  |
| 4.      | On Laying of RAFT Slab         | 10%         | 40%          |  |
| 5.      | On Ground Floor Slab           | 10%         | 50%          |  |
| 6.      | On 4 <sup>th</sup> Floor Slab  | 10%         | 60%          |  |
| 7.      | On 8 <sup>th</sup> Floor Slab  | 10%         | 70%          |  |
| 8.      | On 12 <sup>th</sup> Floor Slab | 10%         | 80%          |  |
| 9.      | On Top Floor Slab              | 10%         | 90%          |  |
| 10.     | On Brick work                  | 5%          | 95%          |  |
| 11.     | On Offer of Possession         | 5%          | 100%         | One time Lease Rent+EEC + FFC+IMFS+Club Charges+ Power Back-up+ Car Parking + PLC(if applicable).+ Govt.Taxes + Registration (as applicable) |

## **Payment Plan B - 15% ONE TIME Discount on BSP**

| Sr. No. | Description               | Basic Price | Cumulative % | Additional Charges   |
|---------|---------------------------|-------------|--------------|--|
| 1.      | On Booking                | 10%         | 10%          |  |
| 2.      | Within 30 days of Booking | 90%         | 100%         |  |
| 3.      | On Possession             |             |              | One time Lease Rent+EEC + FFC+IMFS+Club Charges+ Power Back-up+ Car Parking + PLC(if applicable).+ Govt.Taxes + Registration (as applicable) |



# PAYMENT PLAN (2 BHK APARTMENTS)

## → Payment Plan C - FLEXI PAYMENT PLAN 7% DISCOUNT ON BSP

| Sr. No. | Description                 | Basic Price | Cumulative % | Additional Charges   |
|---------|-----------------------------|-------------|--------------|--|
| 1.      | On Booking                  | 10%         | 10%          |  |
| 2.      | Within 45 days of Booking   | 40%         | 50%          |  |
| 3.      | Second Floor Slab           | 7.5%        | 57.5%        |  |
| 4.      | 5 <sup>th</sup> Floor Slab  | 7.5%        | 65%          |  |
| 5.      | 8 <sup>th</sup> Floor Slab  | 7.5%        | 72.5%        |  |
| 6.      | 12 <sup>th</sup> Floor Slab | 7.5%        | 80%          |  |
| 7.      | On Top Floor Slab           | 7.5%        | 87.5%        |  |
| 8.      | On Brick work               | 7.5%        | 95%          |  |
| 9.      | On Offer of Possession      | 5%          | 100%         | One time Lease Rent + EEC + FFC + IMFS + Club Charges + Power Back-up+ Car Parking + PLC (if applicable) + Govt.Taxes + Registration (as applicable) |

## → Payment Plan D - PLP PAYMENT PLAN 5 EQUAL INSTALLMENTS ON 6 MONTHS INTERVAL ALL INCLUSIVE {BSP + One time Lease Rent + EEC + FFC + IMFS + Club Charges+ Power Back-up+ Car Parking + PLC(if applicable)}.

| Sr. No. | Description                       | Basic Price | Cumulative % | Additional Charges   |
|---------|-----------------------------------|-------------|--------------|--|
| 1.      | On Booking                        | 20%         | 20%          | One time Lease Rent+EEC + FFC+IMFS+Club Charges+ Power Back-up+ Car Parking + PLC(if applicable).+ Govt.Taxes + Registration (as applicable) |
| 2.      | Within next six months of Booking | 20%         | 40%          |  |
| 3.      | Within next six months            | 20%         | 60%          |  |
| 4.      | Within next six months            | 20%         | 80%          |  |
| 5.      | On Offer of Possession            | 20%         | 100%         |  |

# **FREQUENTLY ASKED QUESTIONS**

## **What are the location details?**

Located at a Prime Location of Greater Noida.  
2 K.M from Pari Chowk.  
On 80 Meter wide Surajpur- Kasna main road.  
Between L.G and Moser Bear Factory.  
1 K.M from D.M. Office, Gautam Budh Nagar.

## **When will the possession be given?**

Possession is expected to be offered upto 30/06/2016.

## **What kind of security would be provided?**

It would offer multi-tier security system with Manned Security at the periphery of the Complex and Access Control Systems.

## **What is the provision for water & power back up?**

24x7 water & power back up shall be provided.

## **What is the status of the plan approval?**

Building Plans are under process of approval and will be approved shortly.

## **Who will maintain the common area? Do I pay anything upfront towards common area charges?**

The common area/services shall be maintained by a designated Maintenance Agency on payment of maintenance charges. The Interest Free Maintenance Deposit is payable upon offer of possession of the apartment. Estimated Maintenance charges for 12 months shall have to be paid in advance upon offer of possession of the apartment.

## **What are the stamp duty charges?**

At present, it is 5% of consideration or the value of the property (whichever is higher) at the time conveyance deed, as per applicable stamp duty act.

# **FREQUENTLY ASKED QUESTIONS**

## **What steps are being taken to make the city eco-friendly?**

Special care will be taken to preserve the environment & make the entire city eco-friendly. As far as possible & feasible, local material will be used for construction purpose, fresh water will be conserved and gray water would be recycled & energy to be reproduced locally by means of eco-friendly systems. Open spaces to be provided preserving natural environment, eco retreats & hosting eco-activities. Several other steps will be taken such as recycling solid waste protection of natural flora & fauna, use of indigenous plants in the city, walking & cycling to be encouraged.

## **PAYMENT RELATED QUERIES**

### **Is the price escalation free?**

Yes subject to the standard terms & conditions, the contracted price will be escalation free.

### **What are the various payment plans available?**

Following Payment plans are being offered:-

1. Construction Link Payment Plan (CLP) 2. Down Payment Plan 3. Flexi Payment Plan 4. PLP Payment Plan.

### **What if there is a delay in payment on due date? Is any interest levied for the same?**

All instalments are payable by the due date. Any delay in payment beyond the due date will attract an interest @ 18% per annum (1.5 % per month) on the delayed amount for the delay period.

### **Is there any compensation or price rebate given to the customer, if there is a delay in possession of the said premises?**

Yes, the customer is entitled for price rebate of Rs. 5/- per sq.ft. per month of the delayed period. (As per the terms & conditions mentioned in the application form)

### **Who is the Architect?**

**Ar. Amit Gangal M/S Moadarch India** having their office at Sector -63, Noida is the Architect of the project.