



# EM **X** BARK PLAZA

DESTINATION **RETAIL**



SMS  
KB to  
56767

 Retail

 Offices

 Restaurant



**SPECIFICATIONS**

- \* **TYPE:** COMMERCIAL (Shops, Food Court, Anchor Stores & Convenience store).
- \* **LOCATION:** Approx. 50 mtrs from GAUR CIRCLE Sector 4, Gaur City, (Noida Extn.) Greater Noida (W).
- \* **FLOORS:** Lower Ground + 05 Floors
- \* **UNITS:** Appx 180+Units.
- \* **CONSTRUCTION:** RCC MOVEMENT.
- \* **MODE:** High Speed Elevators and Escalators.
- \* **ELEVATION:** Glass Front of all Shops.
- \* **AIR CONDITIONING:** Independent provisioning for each shop.
- \* **REST ROOMS:** Two on each floor.
- \* **FIRE EXIT:** Yes.
- \* **PARKING:** At Multilevel Parking Plot at walking distance in Gaur City.
- \* **NEAR BY:** Up coming Metro Station, NH-24



**BRAND STORES**



**BARGAIN STORES**



**FOOD COURT**



**FASHION STREET**



## BRAND STREET : GROUND FLOOR PLAN



MULTIPLEXES



RESIDENTIAL



PARKING SPACE

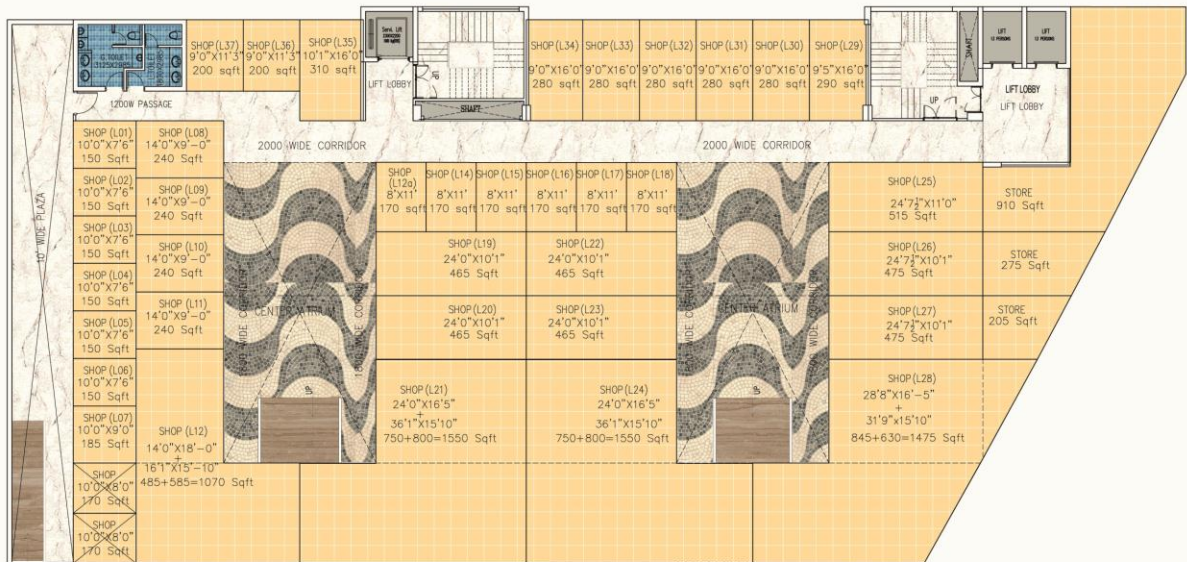


PETROL PUMP



CCTV SURVEILLANCE

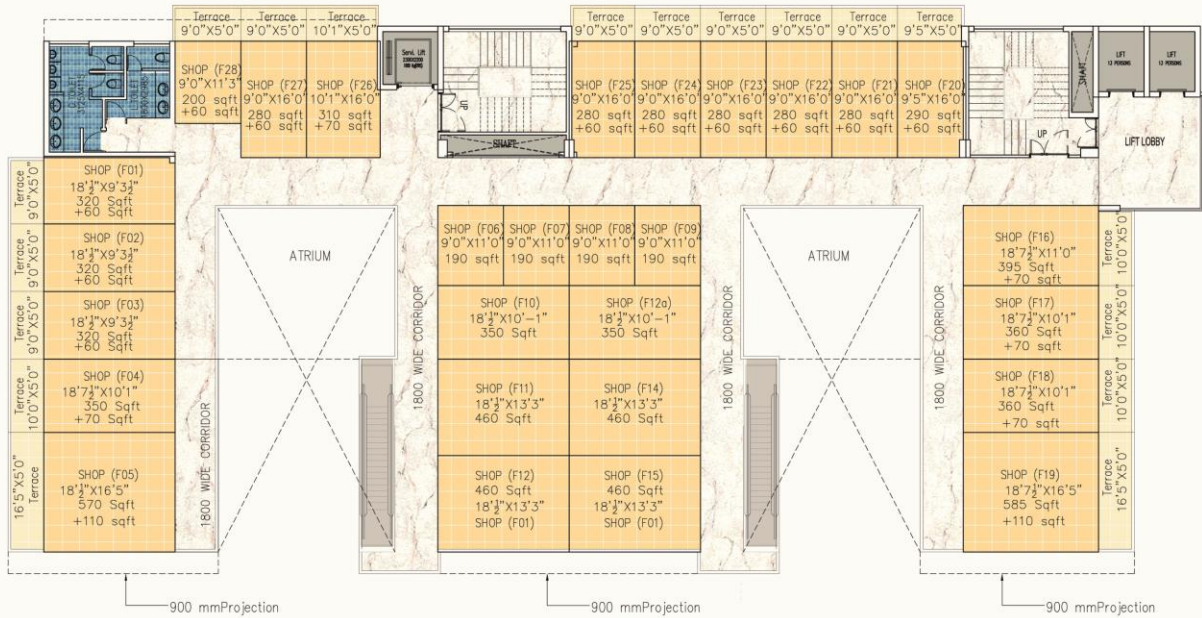
## SUPER BAZAAR : LOWER GROUND FLOOR PLAN



Disclaimer: This is an artistic view. Proposed layout not to scale. All Specifications, designs, layouts, images, conditions are indicative and can be changed at the discretion of Builder/Architect/Authority. These are purely conceptual and constitute no legal offerings. 1sqm=10.764 sq.ft. 304.8 mm=1'-0". Embark Plaza "K2N INFRA INDIA PVT. LTD." Is an independent company and does not have any relation to "Gaursons Group"



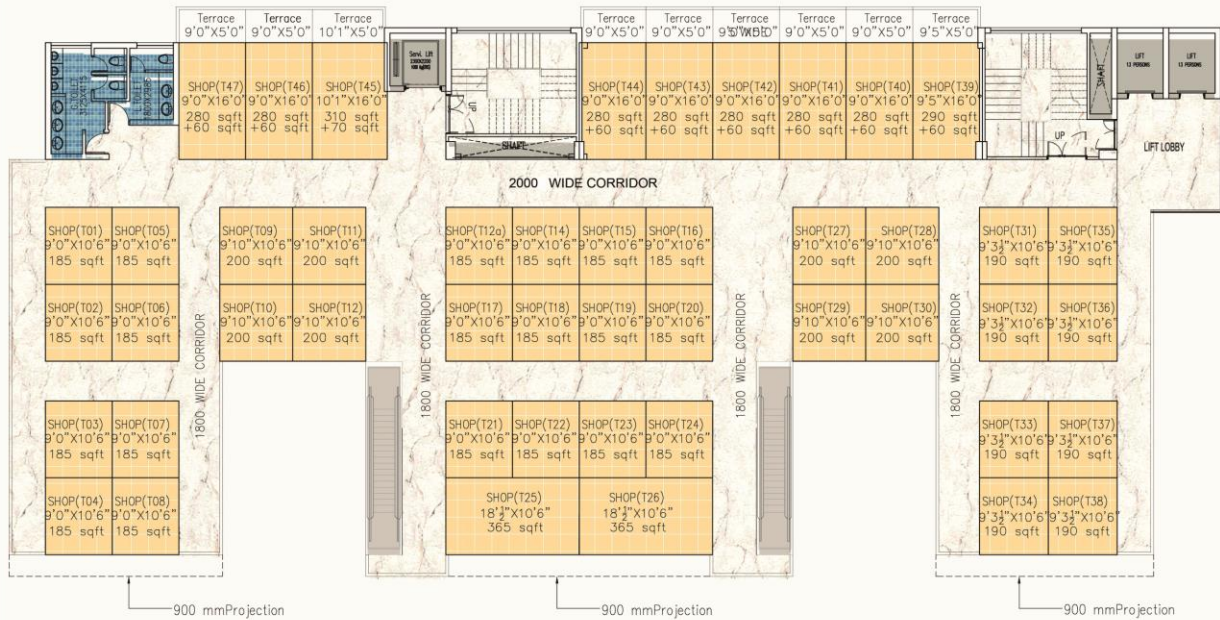
## FASHION STREET/DAILY NEEDS : FIRST/SECOND FLOOR PLAN



EMBARC PLAZA is located bang-on main road of Gaur City near to Kisaan Chowk, facing 45 meter road. It is surrounded by the Residential society of around 40,000 flats, International Schools, Colleges, Walking distance from Up-Coming Metro Station. Retail shops with different sizes, Anchor shops with store area, Hyper Market and Food court, with modern amenities and pocket friendly in-budget shops.

EMBARC PLAZA is a project which cater to the needs of surrounding societies and IT/ITES Firms which are going to become the most prominent part of Greater Noida Extension, a futuristic, pocket friendly with high market return project with huge ROI.

## BARGAIN BAZAAR : THIRD FLOOR PLAN

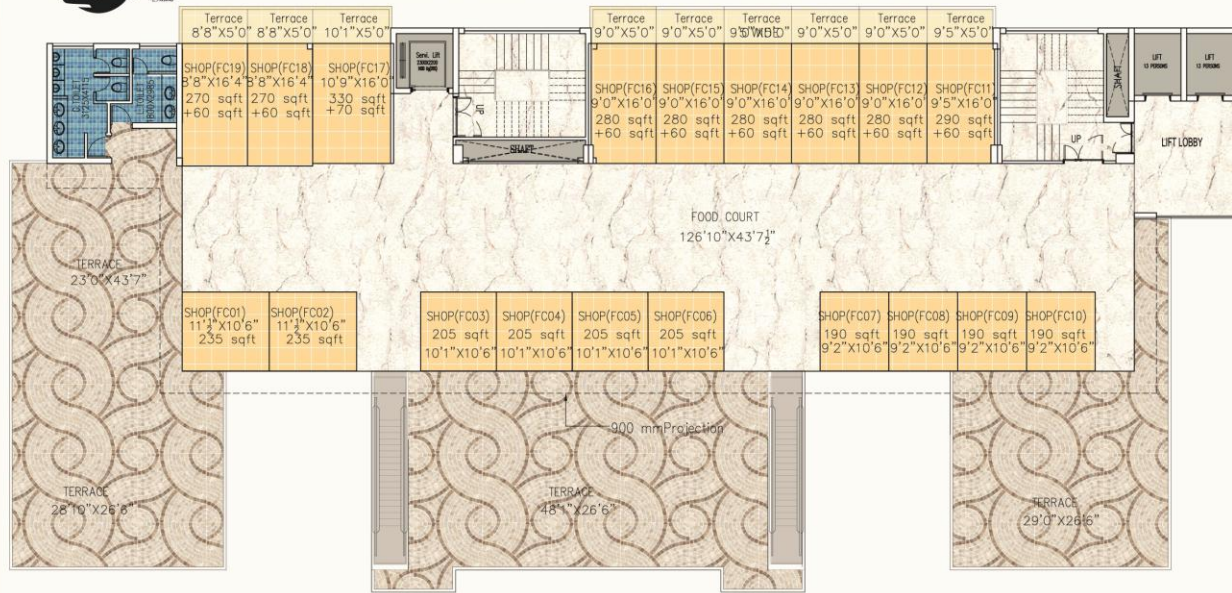


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## FOOD BAZAAR : FOURTH FLOOR PLAN



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Sanction vide letter no. PLG/BP-3202/CPA-5202 / Date : 08.08.2013 of GNIDA

### PAYMENT PLAN

W.E.F. 26 June, 2017

#### MANDATORY OTHER CHARGES

SINK FUND @ Rs. 125/- per sq.ft.	Interest Free Maintenance Charges @ 75/- per Sq. Ft.
Fire Fighting Charges/EEC @ 80/- Per Sq. Ft.	Lease Rent @ 175/- per Sq. Ft.
CAR PARKING SPACE @ Rs. 375,000/- (MANDATORY)	Power Back up 30,000/- per 1 KVA
Electronic Meter Charges 25,000/- per 3 KVA	PLC on DAILY NEEDS, BARGAIN BAZAAR, FOOD BAZAAR : CORNER - 5% of BS
PLC as applicable on SUPER BAZAAR, BRAND STREET, FASHION STREET : MAIN ROAD-10%/CORNER-10% of BSP	

#### CONSTRUCTION LINK PAYMENT PLAN (CLP)

Registration & Earnest Money At the Time of Booking	15% of BSP.
1st Installment Within 30 days of Booking	35% of BSP.
2nd Installment On 3rd Floor slab work	10% of BSP + 50% of Other Charges
3rd Installment On Structure work	20% of BSP
4th Installment On Brick work	15% of BSP
Final Installment On Offer of Possession	5% of BSP + 50% of Remaining Other Charges

#### TERMS AND CONDITIONS:

- Cheque/Bank Draft to be issued in favour of **K2N INFRA INDIA PVT. LTD**
- Outstation cheques shall not be accepted.
- Prices, Payment Plan, PLC indicated above are subject to revision from time to time at the sole discretion of Company.
- Booking of retail space shall be confirmed only after receipt of 10% of Total Sale Price of the shops with-in the agreed period of time, booking amount is non refundable.
- All taxes, including service tax, GST, fees or levies of any kind by whatever name called whether levied of livable now or in future by any Govt. authority on the said retail / said complex or land appurtenant thereto, as the case may be, will be paid by the Applicant on pro-data basis determined by the builder and the determination of the share and demand shall be final & binding on the allottee.
- Prices, terms & conditions stated here in are merely restrictive with a view to acquaint the Applicant and are not exhaustive.
- For detailed terms and conditions please refer to the Application Form, Allotment Letter and Retail Buyer Agreement.
- All Applicable Govt. taxes are extra & to be charged separately.



### SITE PLAN

- 10 mins drive from Noida City Center
- 5 mins drive from NH-24
- 2 mins drive from FNG Corridor
- 10 mins drive from Pari Chowk, GR, NOIDA
- 40 mins drive from IGI Airport
- 35 mins drive from New Delhi Railway Station
- 20 mins drive from DND/ Sec-18, Noida



## EM BARK PLAZA

SMS 'KB' to 56767

[www.KB-ONE.in](http://www.KB-ONE.in)

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### K2N INFRA INDIA PRIVATE LIMITED

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