

Live an Elevated Lifestyle

BULLAND elevates

2/3/4 BHK Premium Apartments

Sector -16C, Greater Noida West (Noida Extn.)





Bulland Group is a trusted name among topnotch realtors and builders. **'Bulland'** - The name speaks of words synonymous to perfection and innovation. **Bulland Group** has executed many reputed projects for over 11 years now. The Group has ventured into entertainment, shopping malls, as well as housing projects that have reformed the lives of many. With exquisite designs and natural surroundings, **Bulland Group's** quality is unsurpassed.

The Group believes in shaping dreams and providing best returns on investment. It offers a full range of construction and support service options, from major building and infrastructure projects to smaller building and civil engineering works; and from Total facilities management to direct delivery of mechanical & electrical, cleaning and security services. It can offer single service delivery or tailor integrated solutions to meet precise customer needs, including the development of project financing packages if required.



BUILDER OF TANGIBLE DREAMS

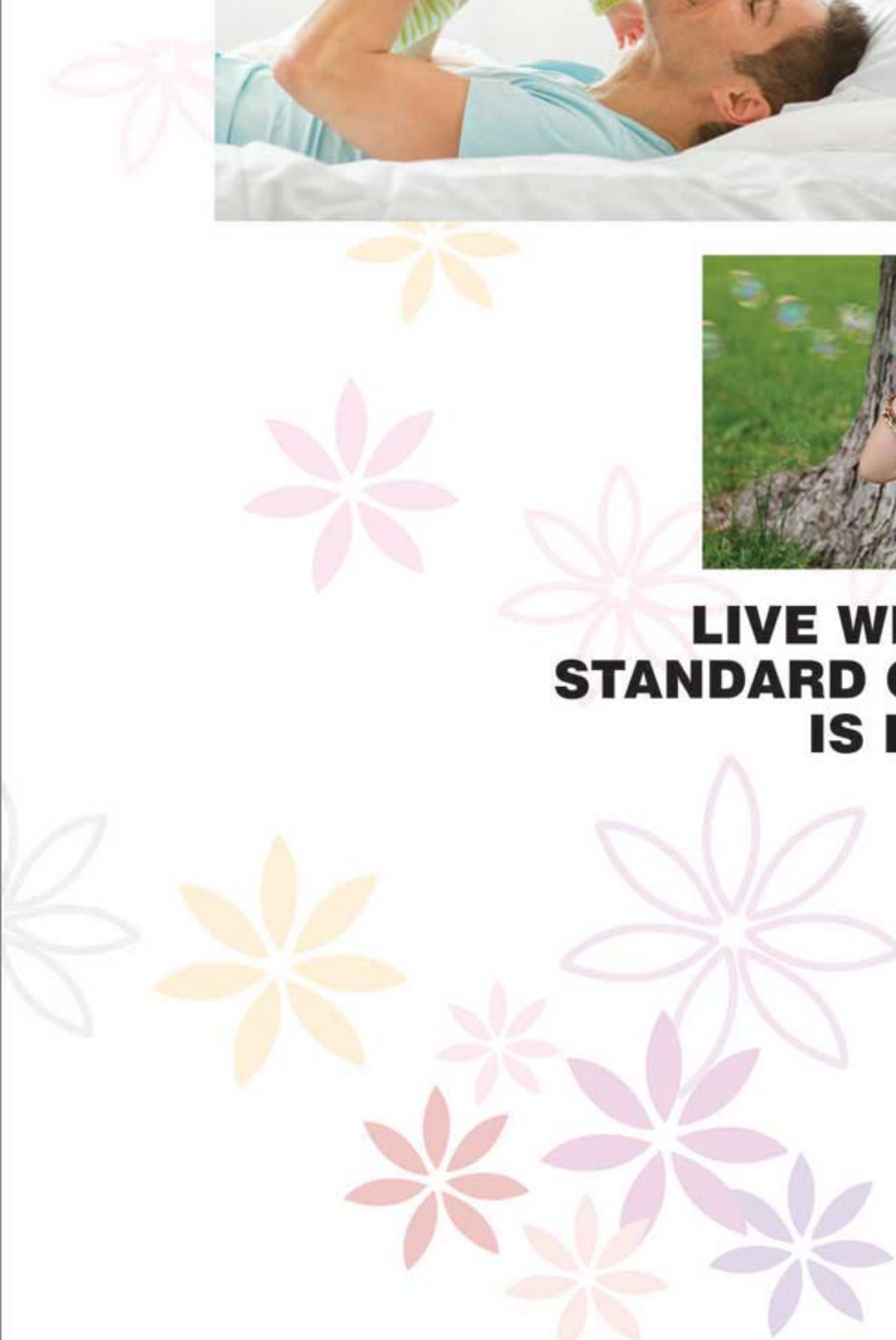




**LIVE WHERE THE
STANDARD OF LIVING
IS ELEVATED**

After the grand success of Bulland Heights, Bulland Group has come up with another prestigious project under the name Bulland Elevates - a home where luxury is at its best and lifestyle is elevated. The homes here offer 2/3/4 bedroom spacious apartments that are luxurious yet economical.

So when you compare the homes at Elevates with other similar projects you get to know that it offers much more in the same budget hence making it value for money. Being located at Noida Extension is another advantage as the place is easily approachable and offers great connectivity at the same time.





FEATURES THAT ENHANCE THE WAY YOU LIVE

- Club house with swimming pool • Spa with steam, sauna & Jacuzzi • Gymnasium • Indoor table tennis • Badminton court • Yoga center • Jogging track/ Bicycle track • 24 x 7 x 365 Security • Lavish theme garden • Separate kids play area • 24 hrs. soft water supply • Convenient shopping area for daily needs • Internet connectivity • Provision of Intercom facilities in all flats • CCTV camera at main entrance • Adequate fire fighting system on all floors • Rain water harvesting • 2 High speed lifts in each block • Cafeteria • Ample covered & open parking space on payment basis • Adequate power back up for each unit • Individual R.O. plant for drinking water in each apartment



A LOCATION THAT ALLOWS COMPLETE CONVENIENCE

Bulland Elevates is situated at Noida Extension, which is easily accessible from almost everywhere. Noida Extension is differentiated from other locations in terms of price and location, which is far more affordable and convenient. The project is situated on 60 meter wide road that connects to NH-24 & Noida-Greater Noida Link Road. Apart from this metro connectivity will soon be a reality which shall make commuting quick, easy and comfortable. Nestled adjacent to the International Standard Schools, Hospitals, Shopping Malls, Community Centre, Entertainment Avenues, etc.

MAJOR HIGHLIGHTS

- Firm Price- No Escalation • 80% open space with beautiful landscape • Vastu friendly layout & design • Earthquake resistant structure as per IS codes of practice • Housing loan facility available from all leading banks • Timely possession with penalty clause

FLOOR PLANS





FLOOR





PLANS





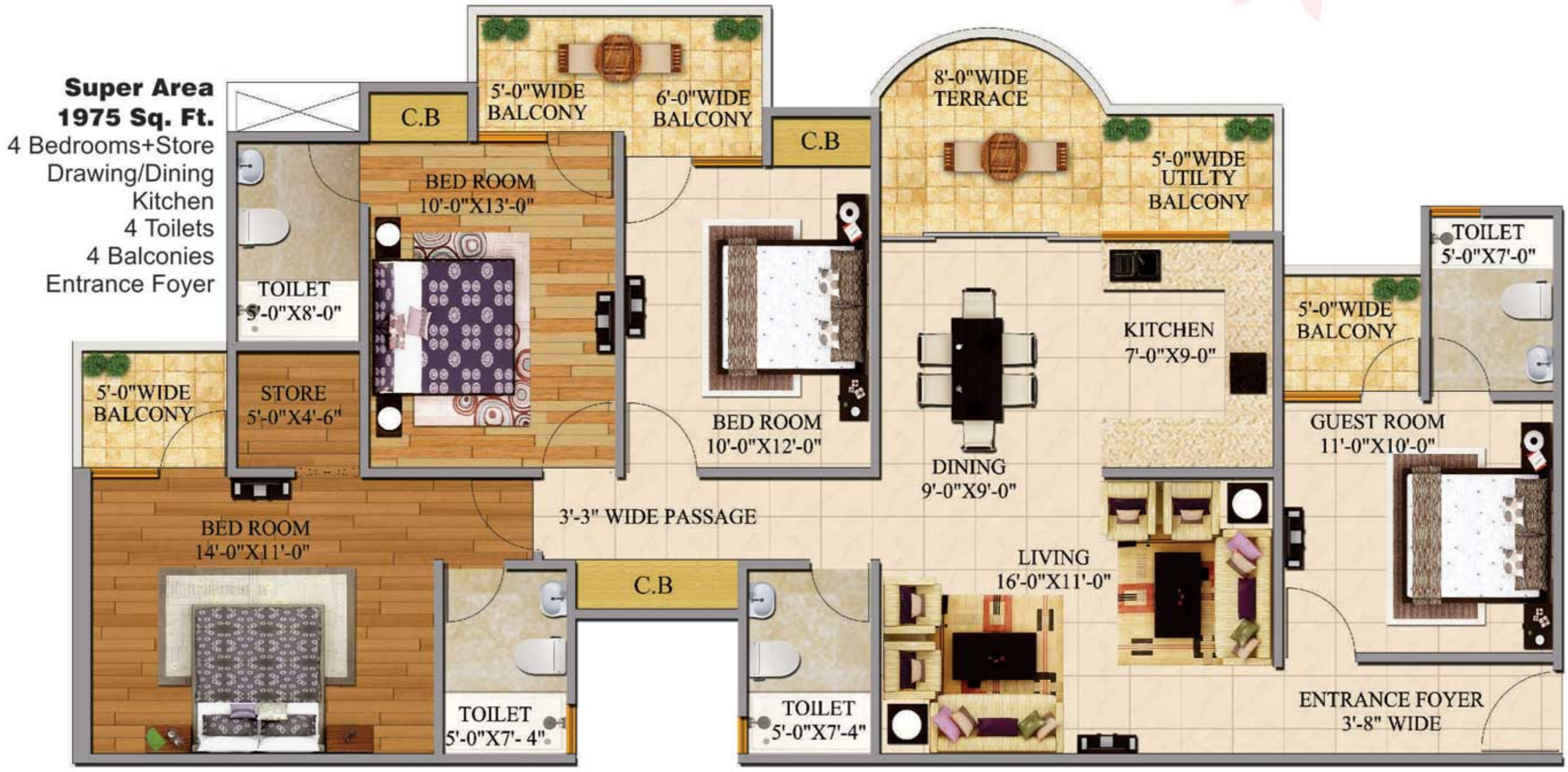
FLOOR

Super Area 1630 Sq. Ft.
 3 Bedrooms
 +Study Room
 Drawing/Dining
 Kitchen
 3 Toilets
 4 Balconies
 Entrance Foyer





PLANS

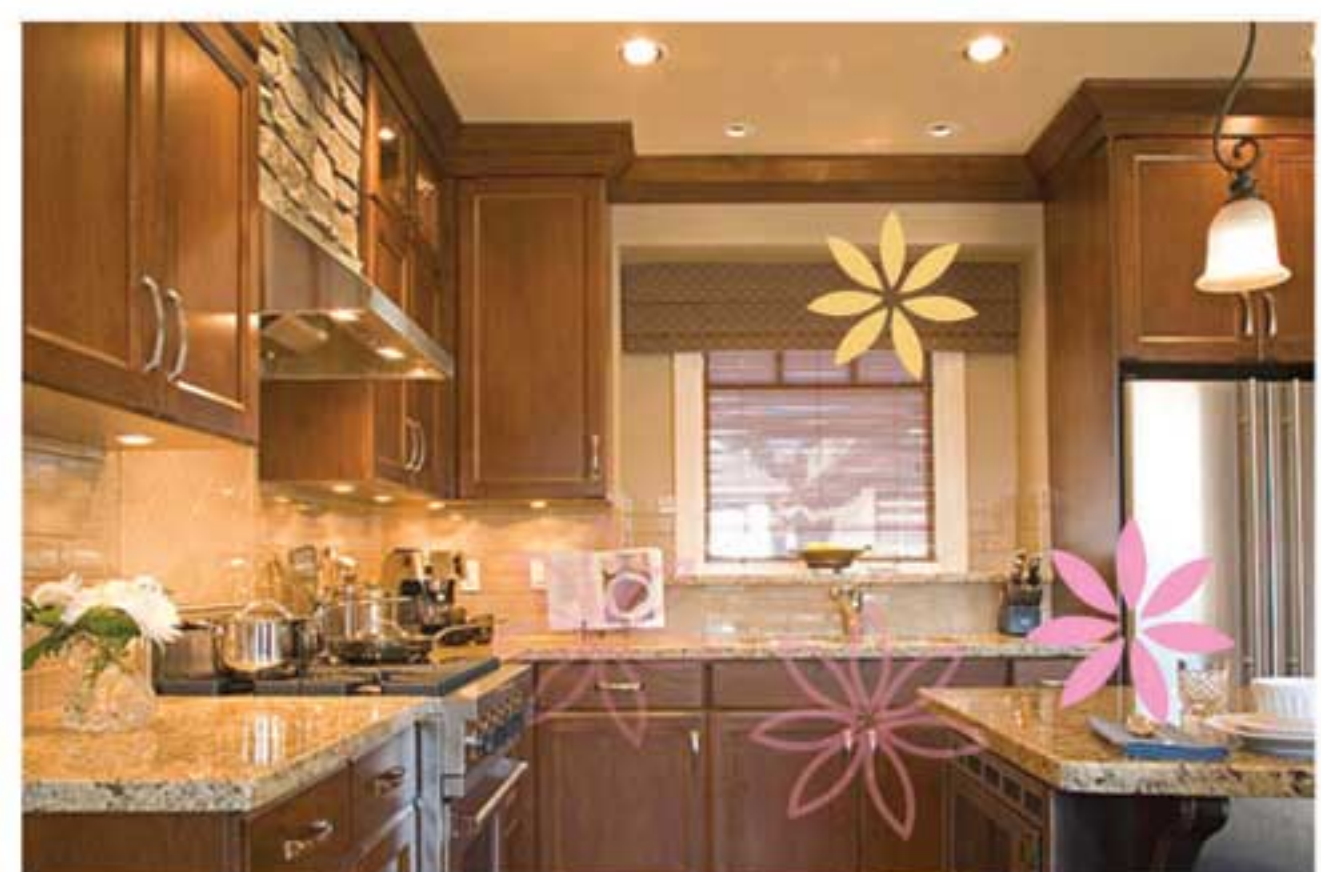


change by the company or the competent authority and constitutes no legal offering.



Super Area
2150 Sq. Ft.
 4 Bedrooms+Store
 Drawing/Dining
 Kitchen
 4 Toilets
 4 Balconies
 Entrance Foyer

SPECIFICATIONS THAT ADD CLASS TO YOUR LIFESTYLE



STRUCTURE: Earthquake resistant R.C.C. framed structure & non - load bearing brick walls.

FLOORING: Drawing/Dining/Kitchen/Bedroom to have vitrified tiles, Wooden laminated flooring in master bedroom. Ceramic tiles in Toilets & Balconies.

DOORS & WINDOWS: All external door and window frames in powder coated aluminium glazing. All internal and main entrance door frames in wood with skin molded main door and all internal rooms with flush door duly painted.

HARDWARE: All doors & windows with metal fitting, with mortice's locks on doors.

KITCHEN: Granite working platform with 2 ft. high glazed ceramic tiles above it with stainless steel sink with individual R.O. unit for drinking water.

TOILETS: Ceramic floor tiles, provision for hot & cold water system, glazed ceramic tiles in pleasing colours on walls up to door level. European W.C.'s, washbasins & cisterns in white shade of standard make.



INTERNAL FINISH: All Internal walls Plastered & Painted in off white shades of oil band distemper (Ceilings white). Decorative Plaster of Paris cornices in Drawing/Dining & Bedrooms.

ELECTRICAL: All copper wiring in P.V.C. concealed conduit. Provision for adequate Light & Power points as well as Telephone & T.V. outlets with protective M.C.B.'s

INTERCOM: Provision for Intercom Facility in all flats connected with security room and administration office.

SITE PLAN



Space Designers
architects & planners
www.spacedi.com
Awarded as Best Architect
(North India)



LEGEND:-

S.NO.	SPECIFICATIONS
1	GUARD ROOM AND ENTRANCE
2	KID'S PLAY AREA
3	SHRUB BED
4	SEASONAL BED
5	ROCK GARDEN
6	POOL DECK
7	STEPPED PLANTER
8	KID'S POOL
9	MAIN POOL
10	SENIOR CITIZENS GARDEN
11	PUBLIC LAWN
12	BASKET BALL COURT
13	SCREEN MOUND
14	PORTAL WALL
15	PRIVATE GREEN
16	CURTAIN WATER FEATURE
17	JOGGING TRACK
18	PAVILLION
19	TOWER ENTRY
20	AMPHITHEATER
21	TROPICAL GARDEN
22	YOGA AND MEDITATION
23	SCULPTURE & SEAT LAWN
24	GRAVEL COURT
25	CLUB HOUSE



FLAT TYPOLOGY

	2BEDROOM FLAT+2TOILET	995 SQ.FT.
	2BEDROOM FLAT +2TOILET+STUDY	1225 SQ.FT.
	3BEDROOM FLAT+2TOILET	1295 SQ.FT.
	3BEDROOM FLAT+2TOILET	1370 SQ.FT.
	3BEDROOM FLAT+2TOILET	1380 SQ.FT.
	3BEDROOM FLAT+2TOILET	1445 SQ.FT.
	3BEDROOM FLAT+3TOILET +STORE	1515 SQ.FT.
	3BEDROOM FLAT+3TOILET +STUDY ROOM	1630 SQ.FT.
	3BEDROOM FLAT+3TOILET +STUDY ROOM	1670 SQ.FT.
	4BEDROOM FLAT+4TOILET +STORE	1975 SQ.FT.
	4BEDROOM FLAT +4TOILET+DINNING +ENTRANCE FOYER+STORE	2150 SQ.FT.

PRICE LIST

w.e.f. 01-04-2014

FLAT TYPE AND SALABLE AREA

S.No.	FLAT TYPE	Super Area (Sq. Ft.)
1	2 BHK + 2 Toilets	995
2	2 BHK + 2 Toilets + Study	1225
3	3 BHK + 2 Toilets	1295
4	3 BHK + 2 Toilets	1370
5	3 BHK + 2 Toilets	1380
6	3 BHK + 2 Toilets	1445
7	3 BHK + 3 Toilets + Store	1515
8	3 BHK + 3 Toilets + Study	1630
9	3 BHK + 3 Toilets + Study	1670
10	4 BHK + 4 Toilets + Store	1975
11	4 BHK + 4 Toilets + Store	2150

BASIC SALE PRICE

Floor	Flexi Plan	CLP Plan
19th & Above	3400	3600
18th	3420	3620
17th	3440	3640
16th	3465	3665
15th	3470	3670
14th	3480	3680
13th	3490	3690
12th	3500	3700
11th	3510	3710
10th	3530	3730
9th	3540	3740
8th	3560	3760
7th	3580	3780
6th	3600	3800
5th	3615	3815
4th	3630	3830
3rd	3645	3845
2nd	3660	3860
1st	3675	3875
GF	3690	3890
Down Payment Price		
Rs. 200/- per sq.ft. Discount on BSP of Flexi Plan for Tower D & E		

Location PLC	Per Sq. Ft.
Park/Pool Facing	Rs. 50/-
Road Facing	Rs. 50/-

ADDITIONAL CHARGES

Lease Rent	Rs. 90/-
Club Membership	FREE
Fire Fighting Charges (F.F.C.)	FREE
External Electrical Charges (E.E.C)	FREE
Power Back-up (1 KVA)	FREE
CAR PARKING (MANDATORY)	
Lower Basement Parking	Rs. 2,50,000/-
Upper Basement Parking	Rs. 3,00,000/-
Double Covered Parking (Back to Back)	Rs. 1,00,000/- extra



PAYMENT PLAN

(A) Down Payment Plan - For Tower D & Tower E

At the time of Booking	10%
Within 30 Days of Booking / Signing of Flat Buyer Agreement	85% + 50% of PLC + AC
On Offer of Possession	5%

(B) Flexi Payment Plan

At the time of Booking	10%
Within 30 Days of Booking / Signing of Flat Buyer Agreement	10%
Within 60 Days of Booking	30% + 50% of PLC + AC
On Casting of P.C.C. Level	5%
On Casting of Basement Slab	7%
On Casting of Second Floor Slab	7%
On Casting of Fifth Floor Slab	7%
On Casting of Eighth Floor Slab	7%
On Casting of Twelfth Floor Slab	7% + 50% of PLC + AC
On Casting of Fourteenth Floor Slab	5%
On Offer of Possession	5% + IFMS + ECC

(C) Construction Link Plan

At the time of Booking	10%
Within 30 Days of Booking / Signing of Flat Buyer Agreement	10%
On Casting of P.C.C. Level	10% + 50% of PLC + AC
On Casting of Basement Slab	8%
On Casting of Second Floor Slab	7%
On Casting of Fifth Floor Slab	7%
On Casting of Eighth Floor Slab	7%
On Casting of Twelfth Floor Slab	7%
On Casting of Fourteenth Floor Slab	7%
On Casting of Eighteenth Floor Slab	7% + 50% of PLC + AC
On Brick Work	5%
On Interior Plaster	5%
On Flooring and Tiles	5%
On Offer of Possession	5% + IFMS + ECC

Terms & Conditions:-

- * Cheque/Draft should be issued in the favour of M/s Bulland Buildtech Private Limited.
- * Registration/Stamp Duty, Service Tax & other govt. levy will be extra & to be borne by the customer.
- * Interest Free Maintenance Security (IFMS) @ Rs. 25/- Per Sq. Ft. & Electricity Connection Charges (ECC) @ Rs. 5000/- Per KVA, will be payable at the time of possession.
- * Additional Power Back-up Charge above 1 KVA Rs. 20,000/- Per KVA.
- * No. of Floors mentioned is tentative & subject to revision.
- * Above Mentioned Rate can be revised at any time without notice.
- * Monthly Maintenance Charges Payable Extra.

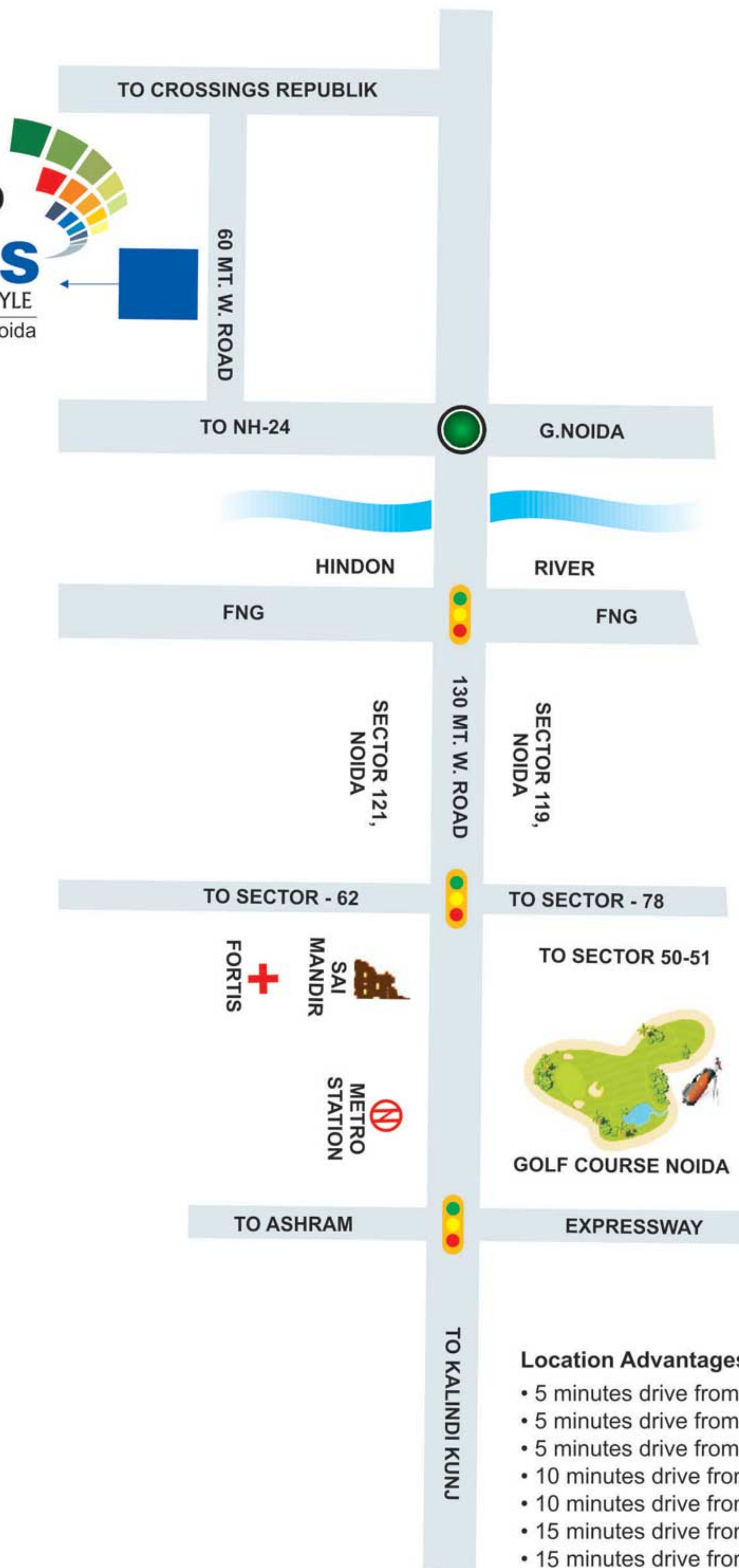
Note:-

PLC - Prime Location Charges

AC - Additional Charges = Car Parking + Lease Rent + Power Backup (more than 1KVA)

ROAD MAP

BULLAND
elevates
LIVE AN ELEVATED LIFESTYLE
Plot No.-3A, Sec.16C, Gr. Noida



Location Advantages

- 5 minutes drive from NH-24
- 5 minutes drive from FNG corridor
- 5 minutes drive from Sector 119 & Sector 120, NOIDA
- 10 minutes drive from City Centre Metro Station, NOIDA
- 10 minutes drive from Fortis Hospital, NOIDA
- 15 minutes drive from Kalindi Kunj, NOIDA
- 15 minutes drive from Sector 18 (market), NOIDA



BULLAND BUILDTECH PVT. LTD.

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