



A RICH ENVIRONMENT TO ENVELOPE YOURSELF IN

When warm, sultry air gives way to a fresh, refreshing breeze; when blaring car horns turn to sweet chirping of birds; when tired, watery eyes start feeling rejuvenated, you know you have reached The Forest Spa.

Forest Spa is a luxury retreat complete with gorgeous apartments, breathtaking sceneries and unbelievable peace. These ultra comfy apartments and penthouses are nestled in the vicinity of 325 acres of lovely reserve forest and are the very epitomes of luxury living. What's more, they are for life.

ONLY FOR THE PRIVILEGED FEW

Calling Monarchs of the 21st century to indulge in a life coveted by many but enjoyed only by a few. A lifestyle that belongs exclusively to the very cream of the society elite. So exclusive, in fact, gracious families will ever get to live amidst its haloed portals.

THE REFINED FACILITIES

The magic begins the moment you step into the Forest Spa. Forest Spa is a heady mix of luxury apartments and limited edition penthouses.

Each apartment complex come with facilities like central air conditioning, unhindered view of the club, swimming pool and the central park, and a dedicated parking space for 2 cars, Car wash area in basement, Launderette, Service lift, driver's Lounge area with toilet, Servant Room with separate entry. Separate Store Room in basement, Smart security system, Internet for every room (Y-Max), Bidet in Toilet, Cupboard of 2.5' Depth, Ground floor with exclusive lawn.

And that's just a beginning; every apartment unit has a health club in the master bathroom, with sauna, steam, Jacuzzi and shower facilities; a stunning glass facia and Vaastu-friendly architecture to boot. And there's more: imported modular kitchen cabinets, open kitchen with granite counters, imported marble flooring, a mineral water plant in every kitchen, and an ultra modern chimney and hub.

AMENITIES

Swimming Pool, sauna, steam & Jacuzzi and shower facilities

Smart security system & Vaastu-friendly architecture

LOCATION PLAN

Sector-93 B, Noida, Uttar Pradesh, 201301, India



The Forest Spa
 The Last Spas in Noida
 Sector 93B, Noida Expressway

Location: Noida Expressway

SPECIFICATIONS

LIVING ROOM	
Floor :	Italian / Imported Marble Floor
External Doors & Windows :	Powder coated aluminium/UPVC sliding Doors & Windows along with coloured reflective glass
Fixture & Fittings :	Chandeliers, Designer Light fittings & Decorative Fans
Walls :	Plastic Emulsion Paint
Wood Work :	
Internal Door :	First class Teak wood frame with skin moulded door shutter
Ceiling :	False ceiling Bulkhead for A.C. supply
DINING ROOM & LOUNGE	
Floor :	Italian / Imported Marble Floor
External Doors & Windows :	Powder coated aluminium/UPVC sliding Doors & Windows along with coloured reflective glass
Fixture & Fittings :	Chandeliers, Designer Light fittings & Decorative Fans
Walls :	Plastic Emulsion Paint
Wood Work :	
Internal Door :	First class Teak wood frame with skin moulded door shutter
Ceiling :	False ceiling Bulkhead for A.C. supply

BEDROOM	
Floor :	Wooden Laminated / Vitrified Tile
External Doors & Windows :	Powder coated aluminium/UPVC sliding Doors & Windows along with coloured reflective glass
Fixture & Fittings :	Designer Light fittings & Decorative Fans
Walls :	Plastic Emulsion Paint
Wood Work :	Imported Modular Wood Work
Internal Door :	First class Teak wood frame with skin moulded door shutter
Ceiling :	False ceiling Bulkhead for A.C. supply
MASTER BEDROOM	
Floor :	Wooden Laminated / Vitrified Tile
External Doors & Windows :	Powder coated aluminium/UPVC sliding Doors & Windows along with coloured reflective glass
Fixture & Fittings :	Designer Light fittings & Decorative Fans
Walls :	Plastic Emulsion Paint
Wood Work :	Imported Modular Wood Work
Internal Door :	First class Teak wood frame with skin moulded door shutter
Ceiling :	False ceiling Bulkhead for A.C. supply

TOILET (MASTER BEDROOM)	
Floor :	Granite / Imported Tile
External Doors & Windows :	Powder coated aluminium/UPVC sliding Doors & Windows along with coloured reflective glass
Fixture & Fittings :	Jacuzzi, Sauna, Steam, Cubical, Shower, washbasin, Exhaust fan, Geyser, Jaguar or Imported (Fittings) & Granite Counter
Walls :	Granite / Tiles
Wood Work :	
Internal Door :	First class Teak wood frame with skin moulded door shutter
Ceiling :	False ceiling Bulkhead for A.C. supply
TOILETS OTHERS (BEDROOM)	
Floor :	Granite / Imported Tile
External Doors & Windows :	Powder coated aluminium/UPVC sliding Doors & Windows along with coloured reflective glass
Fixture & Fittings :	Bath Tubs, Exhaust Fan & Geyser, Jaguar or Imported (Fittings) & Granite Counter
Walls :	Designer ceramic Dado with corner beads bands. pencil moulding etc.
Wood Work :	
Internal Door :	First class Teak wood frame with skin moulded door shutter
Ceiling :	False ceiling

KITCHEN

Floor :	Italian / Imported Marble Floor
External Doors & Windows :	Powder coated aluminium/UPVC sliding Doors & Windows along with coloured reflective glass
Fixture & Fittings :	Geysler, Jaguar or Imported (fittings) Counter in Black Granite
Walls :	Designer Ceramic Tiles
Wood Work :	Imported Modular Kitchen Cabinet with ultra modern Chimney & Hub
Internal Door :	First class Teak wood frame with skin moulded door shutter
Ceiling :	Plastic Emulsion Paint

DRESSING ROOM

Floor :	Wooden Laminated
External Doors & Windows :	Powder coated aluminium/UPVC sliding Doors & Windows along with coloured reflective glass
Fixture & Fittings :	
Walls :	Plastic Emulsion Paint
Wood Work :	Imported Modular Wood work
Internal Door :	
Ceiling :	Plastic Emulsion Paint

SERVANT ROOM**Floor :**

Tiles

External Doors & Windows :

Powder coated aluminium/UPVC sliding Doors & Windows along with coloured reflective glass

Fixture & Fittings :**Walls :**

Plastic Emulsion Paint

Wood Work :**Internal Door :**

First class Teak wood frame with skin moulded door shutter

Ceiling :

Plastic Emulsion Paint

BALCONIES**Floor :**

Tiles

External Doors & Windows :

Stainless Steel / Glass and M.S. Railing

Fixture & Fittings :**Walls :****Wood Work :****Internal Door :****Ceiling :**

Plastic Emulsion Paint

LIFT LOBBIES / CORRIDORS	
Floor :	Italian / Imported Marble Floor
External Doors & Windows :	Ground Floor : Aluminium Curtain Glazing Upper Floor : Vitrified Tiles
Walls :	Granite Dado (2100 high) Texture Paint above.
Ceiling :	False ceiling Bulkhead for A.C. supply
ENTRANCE FOYER	
Floor :	Italian / Imported Marble Floor
External Doors & Windows :	
Fixture & Fittings :	
Walls :	Plastic Emulsion Paint
Internal Door :	First class Teak wood frame with skin moulded door shutter
Ceiling :	False ceiling Bulkhead for A.C. supply

In the interest of maintaining high standards, all floors plans, dimensions and specifications are indicative and are subject to change as company or by a competent authority.

Well designed complex with beautiful landscape, Maximum utilizing of space, Adequate Power, Cable TV & Telephone points in all rooms, Regulated entry with intercom connection from entrance gate to each apartment & high- tech security system.

Detailed Cost of Omaxe Forest Spa - Noida

Basic Price : Rs. 6200 Sq. Ft.

AREA	2900 Sq. Ft.	3550 Sq. Ft.	4150 Sq. Ft.	6100 Sq. Ft.	7175 Sq. Ft.	8100 Sq. Ft.
Basic Cost Price	17980000.00	22010000.00	25730000.00	37820000.00	44485000.00	50220000.00
EEC & FFC Charges @ Rs. 75/- Sq. Ft.	217500.00	266250.00	311250.00	457500.00	538125.00	607500.00
Covered Car Parking (2 Mandatory)	600000.00	600000.00	600000.00	600000.00	600000.00	600000.00
Open Car Parking (1 Mandatory)	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
IFMS @ Rs. 50/- Sq. Ft.	145000.00	177500.00	207500.00	305000.00	358750.00	405000.00
Club Membership	600000.00	600000.00	600000.00	600000.00	600000.00	600000.00
Lease Rent @ Rs. 190/- Sq. Ft.	551000.00	674500.00	788500.00	1159000.00	1363250.00	1539000.00
Basement Store Room (15" x 10")	500000.00	500000.00	500000.00	500000.00	500000.00	500000.00
TOTAL COST	20743500.00	24978250.00	28887250.00	41591500.00	48595125.00	54621500.00

Power Back Up Installation Charges (for 15 KVA) Free of Cost

Terrace Right Extra @ Rs. 2000/- Sq. Ft.

PREFERENTIAL LOCATION CHARGES

Ground Floor & Penthouse 5%

First Floor 4%

Second Floor 3%

PAYMENT PLAN

PLAN A	DOWN PAYMENT (REBATE 13%)
At The Time of Booking	10% of BSP
With in 45 Days of Booking	85% of BSP + 100% Additional Charges + PLC
On Offer of Possession	8% of BSP + Other Charges (If Any)
PLAN B	INTEREST FREE CONSTRUCTION LINKED PAYMENT PLAN
At The Time of Booking	10% of BSP
With in 45 Days of Booking	10% of BSP + 50% of PLC
With in 90 Days of Booking	10% of BSP + 50% of Additional Charges
On Start of Construction	10% of BSP + 50% of PLC
On Casting of Ground Floor Roof	10% of BSP + 50% of Additional Charges
On Casting of First Floor Roof	5% of BSP
On Casting of Second Floor Roof	5% of BSP
On Casting of Third Floor Roof	5% of BSP
On Casting of Fifth Floor Roof	5% of BSP
On Casting of Seventh Floor Roof	5% of BSP
On Casting of Nineth Floor Roof	5% of BSP
On Casting of Eleventh Floor Roof	5% of BSP
On Casting of Thirteenth Floor Roof	5% of BSP
On Casting on Top Floor	5% of BSP + Other Charges (If Any)

TERMS & CONDITIONS

1. Prices are firm and escalation free.
2. Price prevailing as on the date of Booking and acceptance by the company shall be final.
3. Prices indicated above are subject to revision at the discretion of the company.
4. Each apartment would be provided power back up of 15 KVA approx free of cost.
5. Stamp Duty, Registration and other related charges are extra and shall be payable along with the last installment.
6. Other charges as indicated in the allotment letter/buyer agreement shall be payable additionally by the allottee.
7. Project will be completed within a tentative period of 30 (thirty) months from start of construction.

In Case of any further clarification, please inform us accordingly.

Visit us at www.affinityconsultant.com

Thanks & Regards,

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