



Cosmic Corporate Park Overview Presentation

For Our Esteemed Channel Partners

Residential | Commercial | Retail | IT Parks | Hospitality | Education

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Cosmic Group

Profile Summary



About Us

- “COSMIC” the word has been derived from COSMOS. Where there is nothing beyond.
- 3 Decades in the Indian infrastructure domain, the one adjective we’ve earned for ourselves is *trust*.
- Our first Priority is to always honor our Commitments.
- We believe in “*Under Commitment and Over Delivery*”.
- We have an experience and exposure of Hardcore deliveries of 25 years.
- We have delivered more than 50 Lac sq ft of Commercial and Residential space in the country.
- 40 successful projects delivered nationwide.
- We are an organization which is run and driven by Human emotions.
- We work in all four segments i.e. Ultra Luxury, Luxury, Affordable and Economical
- We work in absolutely clear title projects
- We have deep interest in Hospitality and Education.
We also deeply wish to contribute to Infrastructure in the country

Vision

- Vision is to contribute as much as possible to the ever growing demand of housing, office spaces and retail in the country

Delivered Projects

- Basera Apartment, Andheri West, Bombay
- Kamal Apartment
- Sea Shell Apartment, Andheri West, Mumbai
- Sanjay Plaza of Sanjay Khan, Silver Beach, Mumbai
- Priya CGHS, Sec-13 Rohini, New Delhi
- Vandana CGHS, Sec-13, Rohini, New Delhi
- New Goodwill CGHS, Sec-9, Rohini, New Delhi
- Delhi Watch Dealers, Sec-13, Rohini, New Delhi
- Saraswati Enclave, Sec-9, Rohini, New Delhi
- Residential Apartments, New Rajinder Nagar, New Delhi
- Delhi Prashasan Adhikari Patparganj, New Delhi
- H.E.S Projects, Kandivili, Mumbai
- Neel Kamal CGHS Ltd, Vikaspuri, New Delhi
- Sun Rise CGHS, Vikaspuri, New Delhi
- Surya Kiran, CGHS Vikaspuri, New Delhi
- Taj Sartaj CGHS Ltd, Geeta Colony, New Delhi
- Moon Light CGHS Ltd, Patpar Ganj, New Delhi



Delivered Projects

- Unitech Amusement Complex, Sector 10, Rohini
- Nav Sanjivan CGHS, Sector-12, Dwarka
- Kant Enclave, Suraj Kund
- Global CGHS Ltd, Sector-56, Gurgaon
- Shaurya Vidhi CGHS Ltd, Sector-61, Noida
- Shipra Estate Ltd, Indra Puram, Ghaziabad, U.P.
- Kol Dam Hydroelectric Power Projects, Manali
- NBCC Project of HUDCO, R.K.Puram, New Delhi
- NBCC Project PMI, Sec-16A, Noida UP
- Shaurya CGHS Ltd. Sector 62 Noida
- Development Works Kant Enclave



Upcoming Projects

- **Cosmic Corporate Park :**
 - Yamuna Expressway, Greater Noida-U.P
- Dev Himalyan Valley Resorts and Housing Complex, Himachal Pradesh
- Cosmic Resort, Calangut Beach, Goa

Cosmic Corporate Park



Site Address:

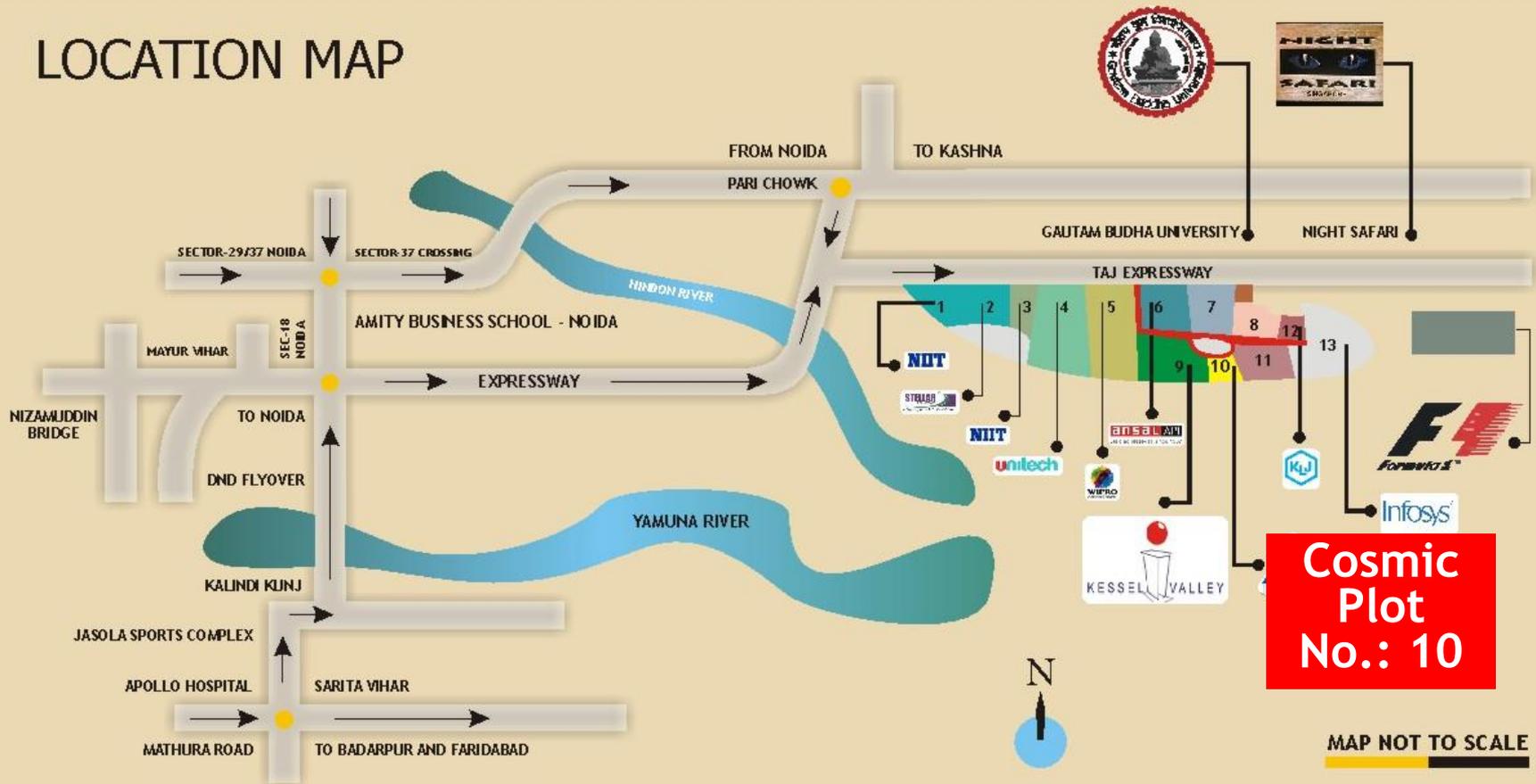
Plot No.:10
Tech Zone
Yamuna
Expressway
Greater Noida
UP – 201 301

7 Star Luxury Corporate Park



Cosmic Location Map

LOCATION MAP



MAP NOT TO SCALE

Cosmic Highlights

- **India's Most Glamorous Business Park** and for the first time, **absolute Green Building** in Noida with **LEED gold certification**
- **7 Lac Sq ft of office bliss.** Ultra Luxurious office spaces
- **Centrally air-conditioned building**, RCC structure with steel and glass façade, Italian marble in lobby and all other common areas in matching marble/tiles
- On the ground level you have all the facilities of **Seven Star Hotel Facility, 7 Theme Restaurants, 24 hour Coffee Shop, Lounge Bar, Pub, Kids Zone, Crèche, Gymnasium, Swimming Pool, 20000 sq ft Club** with all major indoor games and food court offering more than 25 cuisines.
Bank with ATM and Ultra modern business center

Cosmic Highlights

- Proximity to F1 Racing Track, Yamuna Expressway Greater Noida
- Opposite Upcoming Biggest University of the Country - Gautam Budh University
- First time 'Night Safari' in India, spread over 1000 acres
- Individual Office spaces commencing 150 sqft onwards
- Best priced project in area
- Possession by Dec 2013

Cosmic Statistics

- Total Land Area : 10 acres
- Total Constructed Area : Approx. 10,00,000 sqft
- Total number of floors : G+6, G+8, G+10, G+12
- Open Area : 70%
- Offices Space : 7,00,000 sqft
- Service apartments : 1,50,000 sqft
- Hotel : 1,50,000 sqft
- Ground Floors : Food Courts, Fine dining, Banking, ATM
- Facilities : Coffee Shop, Restaurants, Hotel, Bar, Pub, Gym, Kids Zone, Crèche and more

Project Images



24x7 Coffee Shop



Food Court



Fine Dining Restaurant



Bar / Pub

Project Images



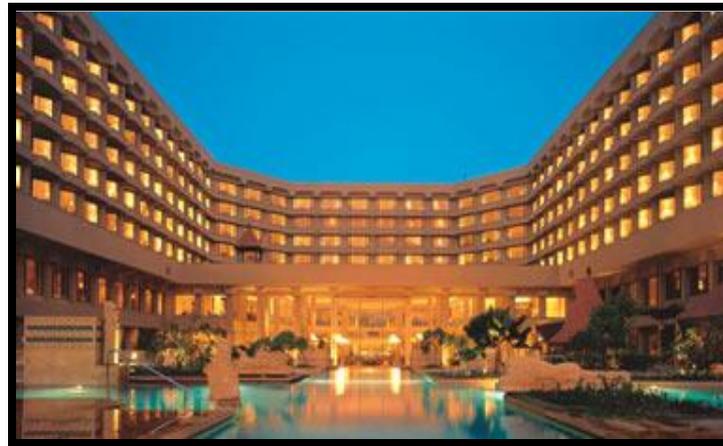
Swimming Pool



Gym



Discotheque



Seven Star Hotel

Highlights



24x7 Security



New Delhi Metro



Banking and ATM



Proximity to Yamuna Expressway and F1 Circuit



Our Offerings

Cosmic Virtual Space

- Ideal for Investments aimed at Rental return
- Large size tenants
- On the spot block allotment
- 12% Assured return till possession
- First lease guaranteed at 9% annual rent
- Downside 100% Protected and upside entirely with investor
- Basic Sale Price – Rs. 5000 /- psft
- Minimum area 100 sqft
- Investment starts at just Rs. 5 Lacs

Professional Offices

150 sqft – One Cabin and two workstations



Investment - Rs. 11 Lacs, with Car Park

Corporate Studio

300 sqft – Work, Sleep, Shower

One cabin, Two workstations, One business lounge with sofa cum bed, attached bathroom and Pantry



Day View

Investment - Rs. 21.5 Lacs, with Car Park & Club membership

Corporate Studio

300 sqft – Work, Sleep, Shower

One cabin, Two workstations, One business lounge with sofa cum bed, attached bathroom and Pantry

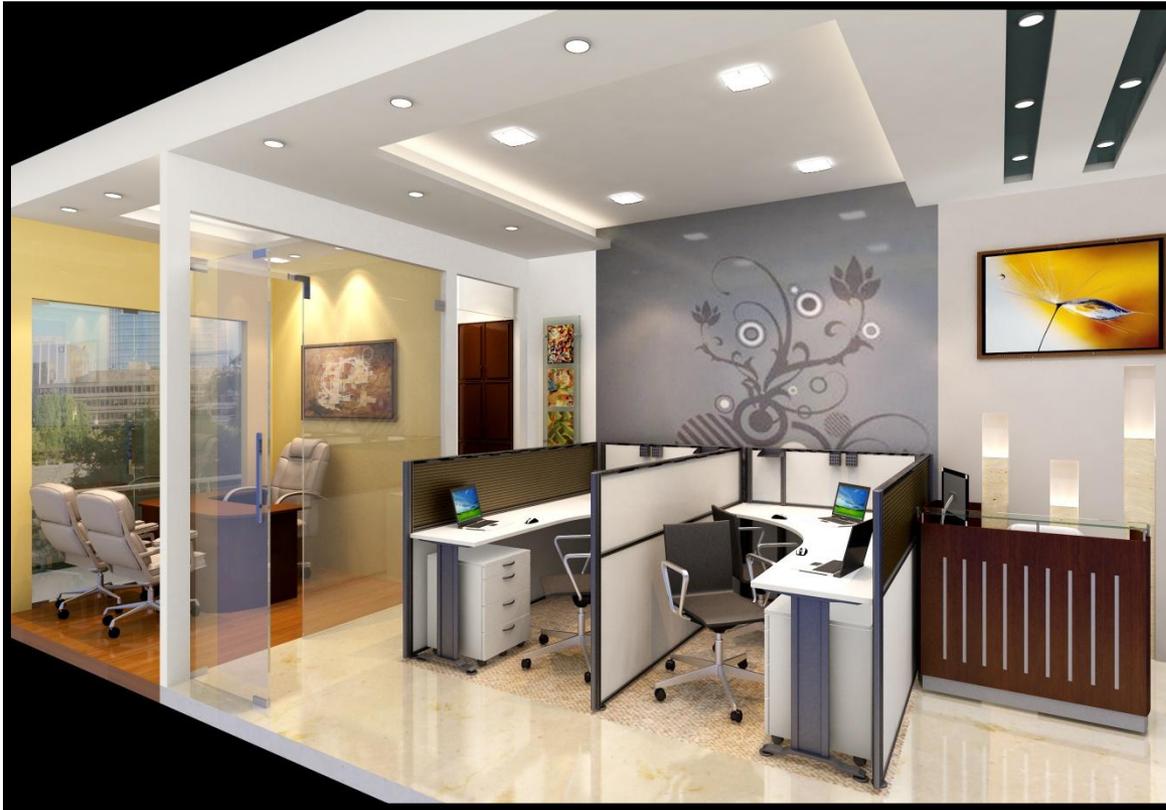


Night View

Investment - Rs. 21.5 Lacs, with Car Park & Club membership

Fully Furnished Executive Offices

500 sqft & Above– Six workstations, Two cabins,
attached bathroom and pantry



Custom-designed Offices

We also offer custom-designed offices to suit your needs and taste.

Space Offered :

750 sqft / 1000 sqft / 1500 sqft / 2000 sqft

Common Facilities at each Floor

- All fully furnished office plates have:-
 - Common Reception
 - Conference Room
 - Meeting Rooms
- and Cafeteria on every floor



Conference Rooms



Cafeteria



Meeting Rooms

Price List

CATEGORY*	PRICE (Per Square Feet)
Virtual Space	₹ 5000
Unfurnished Divided Office	₹ 5250
Fully Furnished Executive Offices (500 Sq Ft & Above)	₹ 6250
Professional Offices (150 Sq Ft) (Club Membership Optional)	₹ 11,00,000 (Including Car Park)
Corporate Studio (300 Sq Ft) (Club Membership Mandatory)	₹ 21,50,000 (Including Car Park & Club Membership)

Price List.... Contd.

Other Charges

CATEGORY	CHARGE ¹
Covered Car Park (Mandatory)	₹ 2,00,000
Club Membership (Mandatory)	₹ 50,000
Service Tax (Mandatory) ²	@2.575%

- ¹IFMS, EEC, FFC, and Lease rent etc. payable at the time of possession
- ²As Applicable
- * **Note:** For Virtual Space, Unfurnished Divided Office & Fully furnished Executive offices Car Parking & Club membership is mandatory for booking of 500 Sq.Ft & above only.

Preferential Location Charges (PLC)

CATEGORY	CHARGE (Per Square Feet)
First Floor	₹ 150
Second Floor	₹ 100
Third floor	₹ 75
Fourth Floor	₹ 75
Fifth floor	₹ 100
Sixth floor	₹ 150
Front and Corner facing	10% of BSP Each

*** Note: Prices are subject to change at any time without prior notice.*

Payment Plans

- Payment Plan – Assured Return (%)
- Down Payment Plan – 12%
- Flexi Payment Plan – 12% (Inaugural Offer) T&C apply
- Construction Linked Plan – NA

0.5 % additional return for Service Men, Professionals & Senior Citizens

***** Notes:**

- 1) *Cheque to be drawn in favour of “Cosmic Structures Ltd”*
- 2) *Possession in approximately 24 months from the date of start of excavation, subject to force majeure conditions*

Down Payment Plan

DOWN PAYMENT PLAN	
At the time of booking	10%
Within 45 Days of booking	90% Plus PLC
At the time of Possession	Other charges

Flexi Payment Plan

FLEXI PAYMENT PLAN	
At the time of booking	10%
Within 30 Days of booking	40% Plus PLC
Within 180 to 365 days of booking	25%
Within 2 years	25%
At the time of Possession	Other charges

Construction Linked Payment Plan (CLP)

CONSTRUCTION LINKED PAYMENT PLAN	
At the time of booking	10%
Within 30 Days of booking	15%
At the time of excavation	10% Plus 50% PLC
On Completion of Basement Roof	10%
On completion of First Floor roof	10% Plus 50% PLC
On completion of Second floor roof	10%
On completion of Third floor roof	10%
On completion of Fourth floor roof	10%
On completion of Sixth floor slab	5%
On completion of Flooring	5%
At the time of Possession	5% Of Sale Value +Other Charges



Cosmic Structures Ltd

C- 3/162, Janak Puri, New Delhi - 110058 (India)

Website : www.cosmiccorporatepark.co.in

Phone No : +91-9650268727, 7503574944

Email Id : info@indianpropertyoption.com

