



# Cosmos Express 99

Brochure

Cosmos new project at express highway gurgaon 99 sector

**Cosmos**  
**3/12/2011**



### **COSMOS EXPRESS 99 GROUP HOUSING SCHEME AT SECTOR 99, EXPRESSWAY GURGAON.**

The aforesaid group housing project is proposed to be developed by one of the most reputed developers in the NCR region i.e. **Cosmos Infra Engineering (India) Ltd.** (previously known as Cosmos Builders & Promoters Ltd.) on an area measuring about 12 acres in association with Mr. Shivnandan Buildtech Pvt. Ltd., in whose favour all sanctions are to be received shortly. The project is located in the most prime location of the upcoming New Gurgaon Area which has a close proximity to the newly built terminal-III i.e. Indira Gandhi International Airport. Our site will connect to the airport by way of a widest road proposed to be built in the NCR region i.e. 150 mtr. wide along with green belt and service roads. We are enclosing a brief detail of the project for your kind perusal. In this proposal it can be seen that we propose to develop around 250 nos. – 2 BHK units, 180 nos. – 3 BHK units of cat. I, 180 nos. – 3 BHK deluxe units and 60 nos. – 4 BHK units.

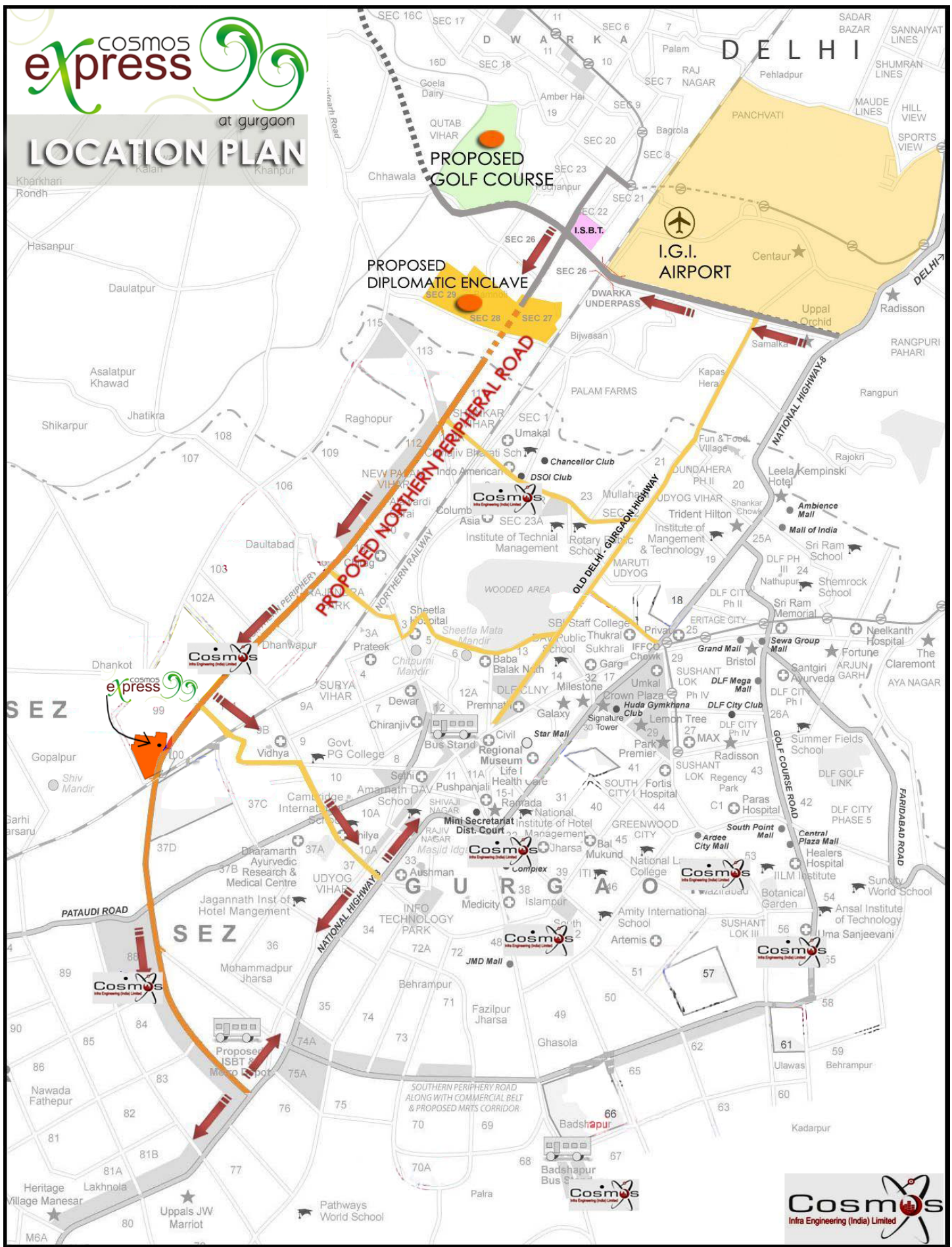
In addition to the above one block of studio apartment consisting of about 92 units is also proposed to be developed. The complex will have all the modern features like underground parking, landscape areas and a modern club. The complex will also have adequate electric and water supply along with power backup. The clients will be obliged to avail a minimum power backup of 3 KVA and on the request of the client, 100% power backup can also be provided on payment of additional cost. The company has started accepting advance registration for project at basic sale price (BSP) of Rs. 3250 per sq.ft. for 2 BHK units, Rs. 3150 per sq.ft. for 3 BHK units 3 BHK deluxe units and Rs. 3050 per sq.ft. for 4 BHK units, but the company is not accepting the bookings for 4 BHK units yet. The company also proposes to provide modern IT facility in the unit by which the internal lighting as well as many other applications will be controlled at a single point.







# LOCATION PLAN





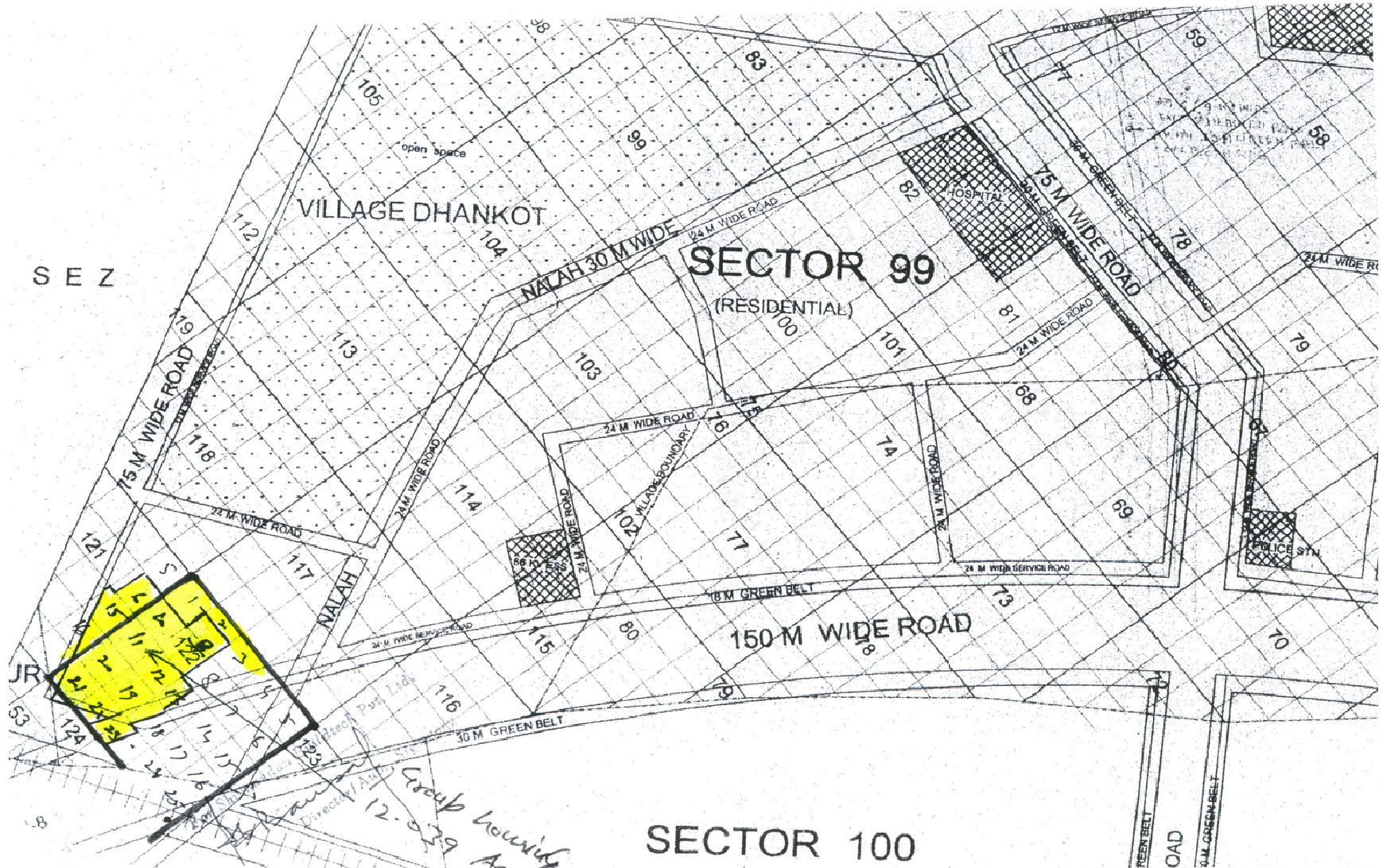
S E Z

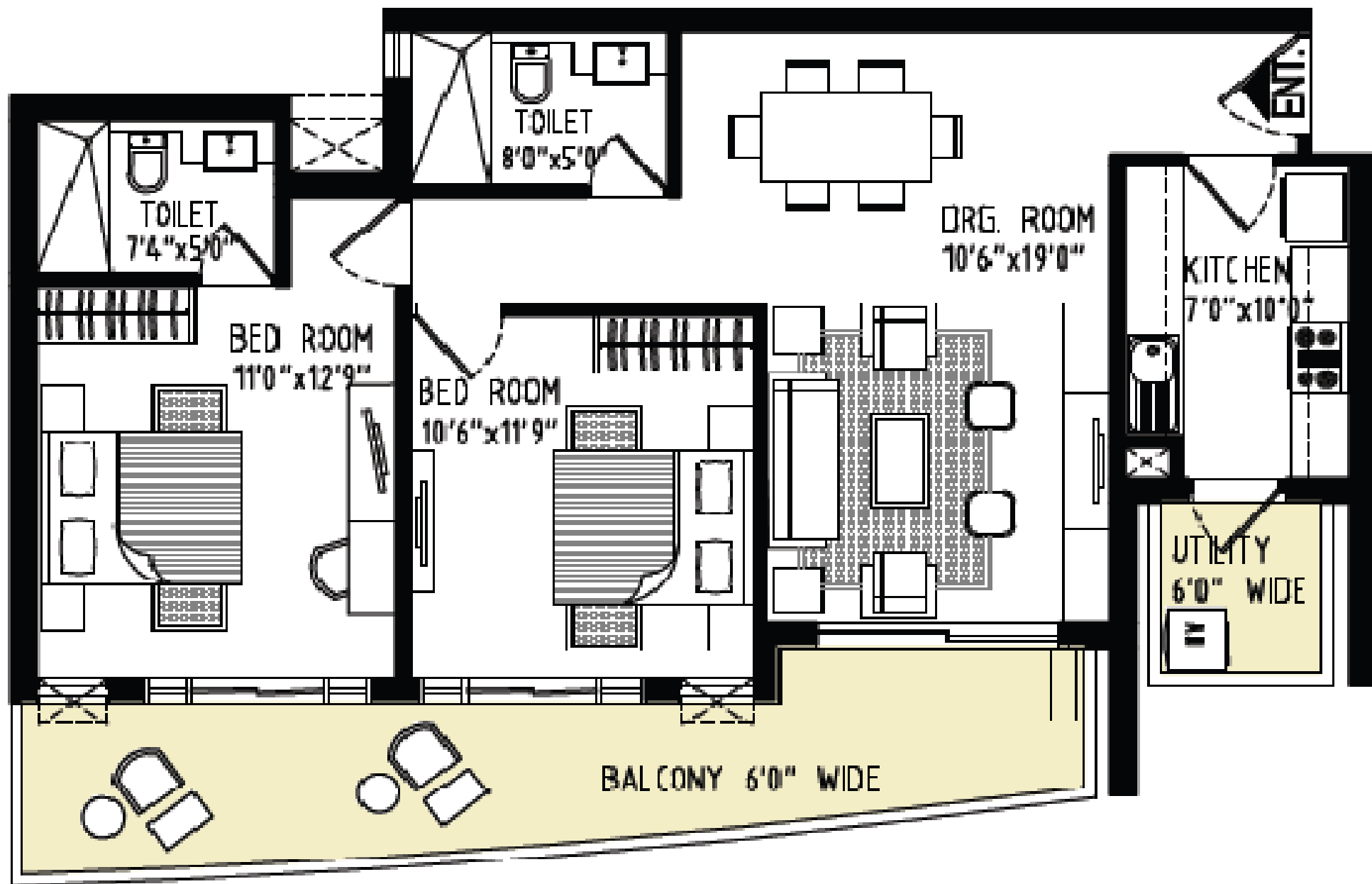
VILLAGE DHANKOT

SECTOR 99  
(RESIDENTIAL)

150-M WIDE ROAD

SECTOR 100

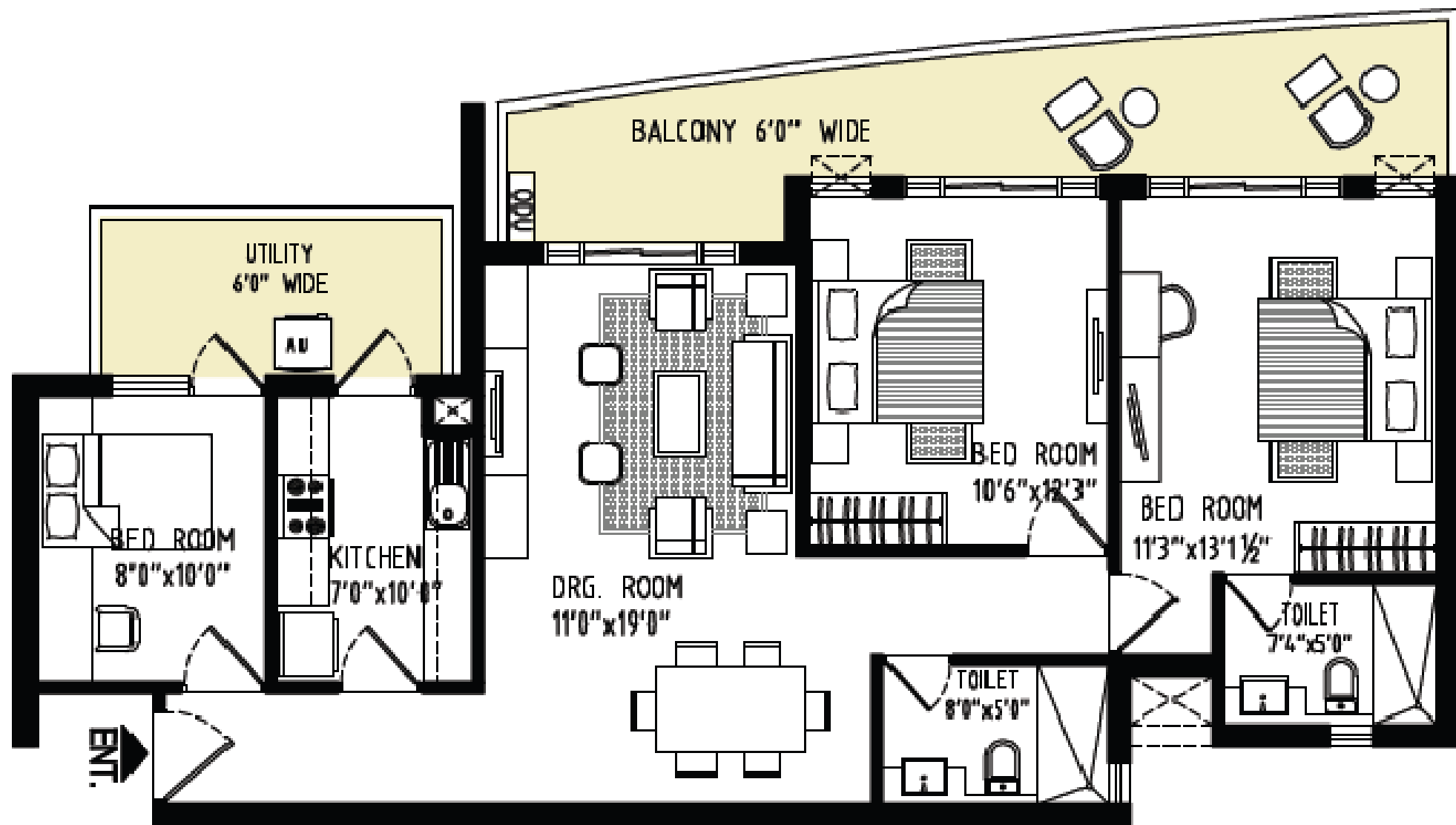




**2BHK + 2T**

**SUPER AREA**

**1300.00 SQ.FT.**

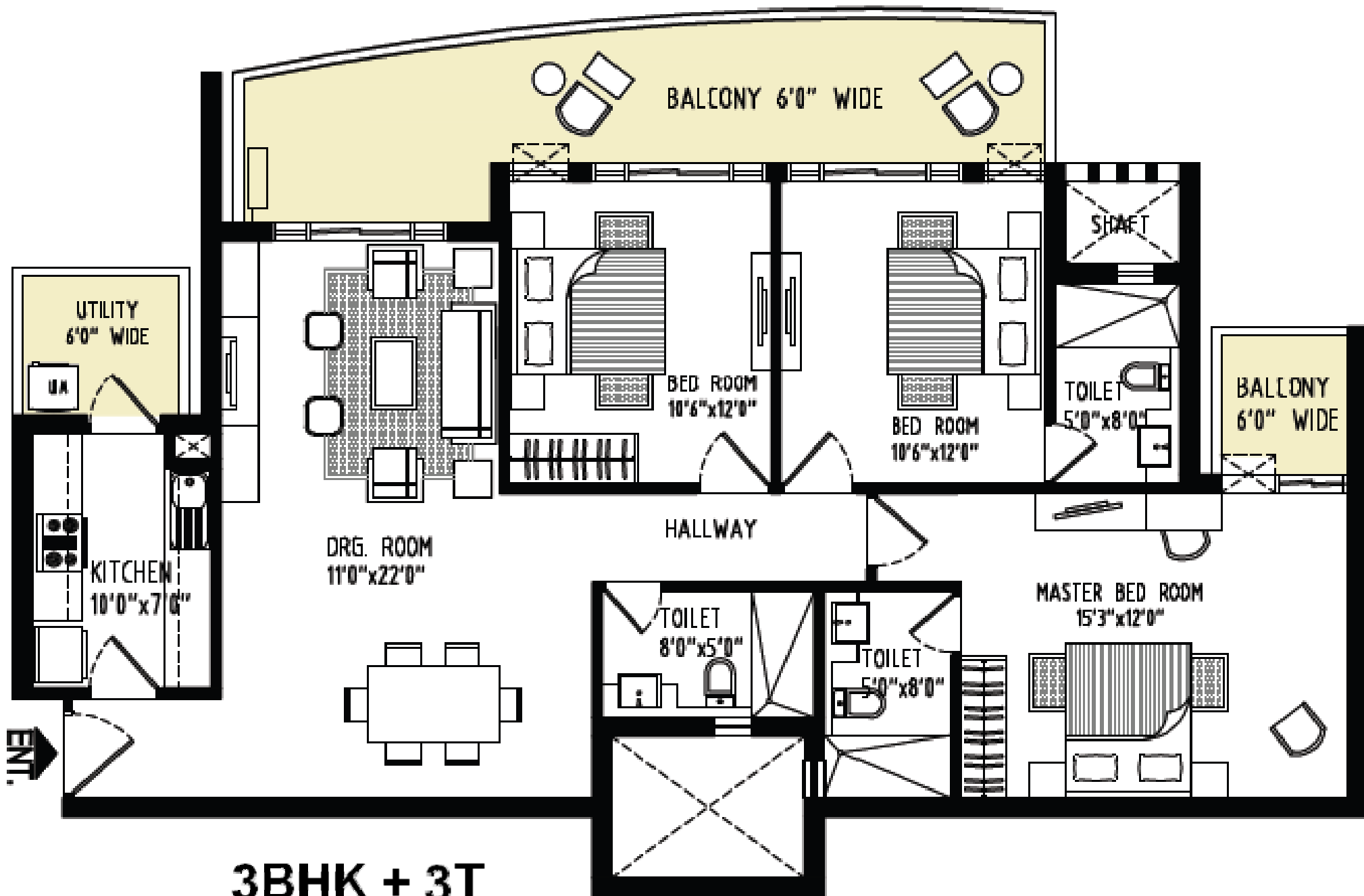


**3BHK + 2T**

**SUPER AREA**

**1550.00 SQ.FT.**

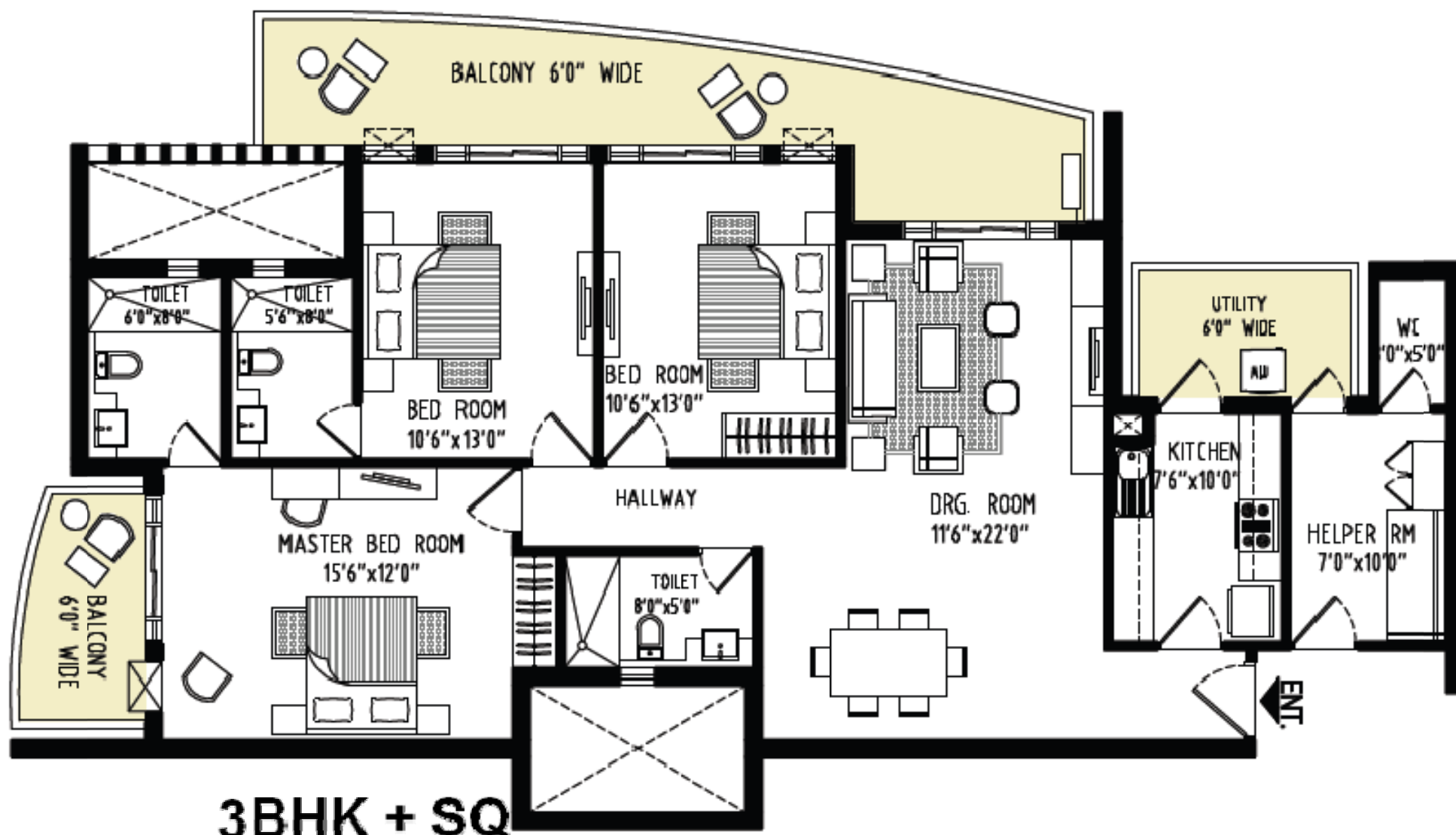




**3BHK + 3T**

**SUPER AREA**

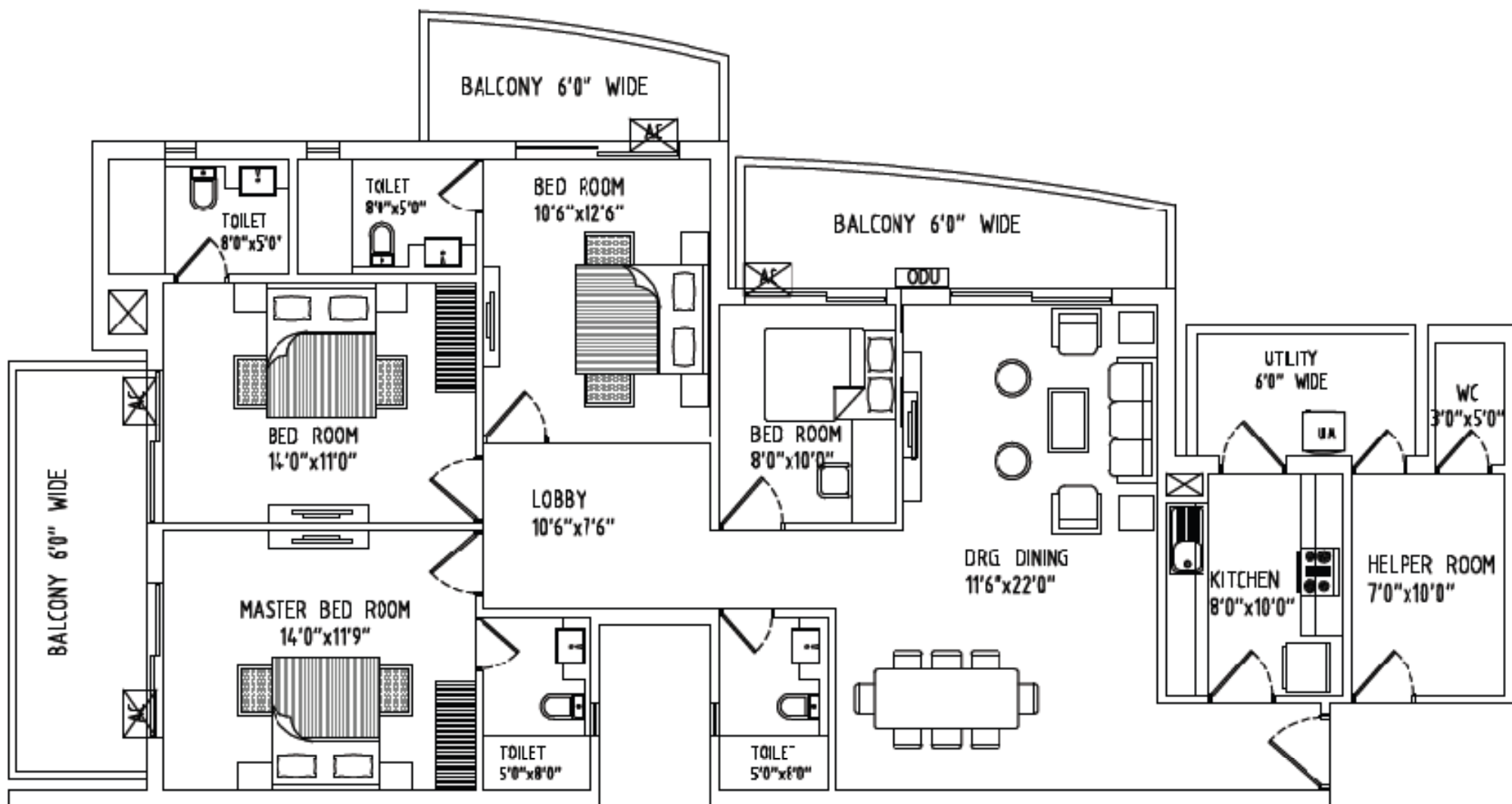
**1850.00 SQ.FT.**



**3BHK + SQ**

**SUPER AREA**

**2150.00 SQ.FT.**

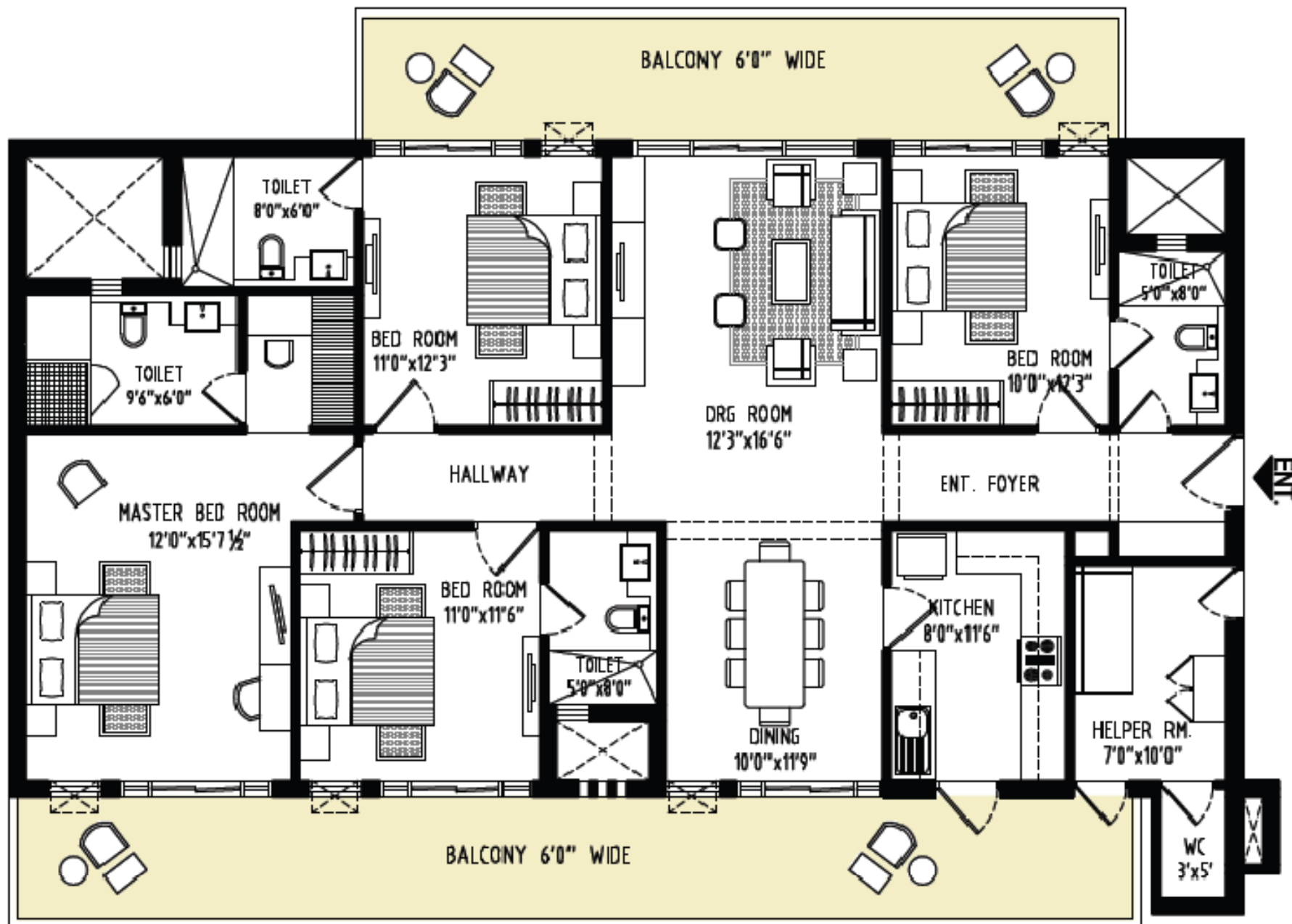


**4 BHK + 4T**

**SUPER AREA**

**2350.00 SQ.FT**



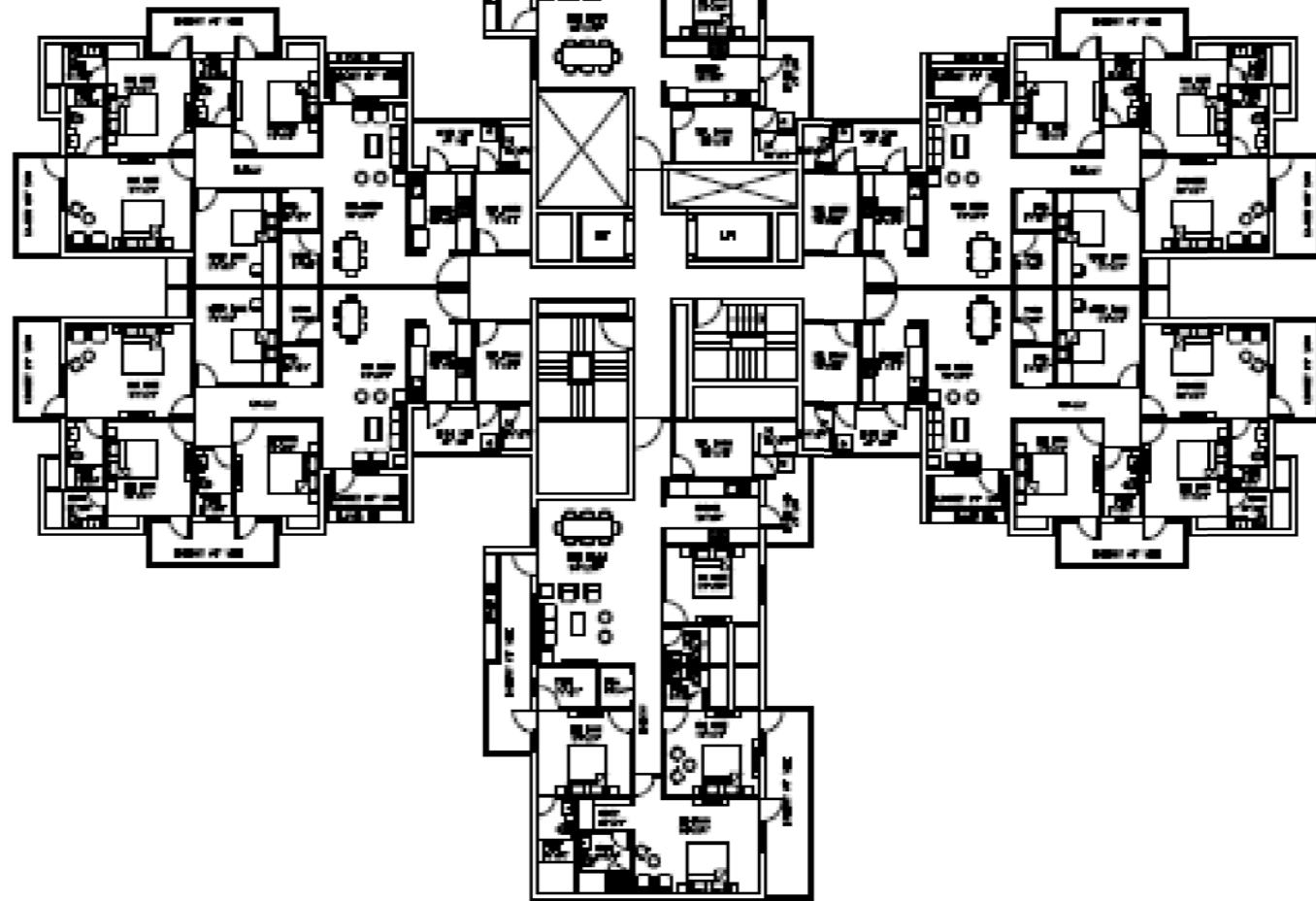


**4BHK + SQ**

**SUPER AREA**

**2730.00 SQ.FT**

3BHK + STUDY + SQ



3BHK + STUDY + SQ

# Cosmos Express 99 Specifications

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Earthquake resistant Foundation, R.C.C. frame structure with brick partition walls.

## FLOORING

- Drawing/Dining : Vitrified tiles with designer border
- Master Bedroom: Laminated wooden flooring
- Other Bedrooms: Vitrified tiles.
- Balcony: Ceramic decorative flooring.

## LIFTS, LOBBY & STAIRCASE.

- Lift Lobby: Decorative marble/Granite/Kota Stone.
- Lift of standard make, out of them one stretcher size lift.

## TOILETS

- Walls : Ceramic /glazed tiles upto 7'-0" height.
- CP fittings of Standard brand.
- Flooring: Ceramic tiles
- Fittings: Granite counter top with wash basin, European W.C. branded chrome plated brass fittings.
- Hot & cold water supply.

## KITCHEN

- Wall : Ceramic tiles upto 2" height above kitchen platform.
- Flooring: Ceramic tiles.
- Prepolished granite platform with stainless steel sink.
- Wood work: Modular Kitchen Cabinet.
- RO system for drinking water.

## DOORS & WINDOWS:

- Main entrance shall be teakwood paneled door.
- Polished flush door (One side teak finish other side matching enamel paint) with hard wood frame.
- Seasoned wood door frames.
- Windows shall be Hardwood / Aluminum with matching fitting.
- Almirah in bedrooms



### **INTERNAL FINISHES:**

- POP cornice, moulding and fan circles in Drawing /Dining and all bedrooms. Oil bound distemper in drawing/dining, all bed rooms.

### **EXTERNAL FINISHES:**

- Semi Permanent, Long Lasting finish.

### **ELECTRICAL WORKS.**

- Electrical work with copper wiring in concealed conduits. Provision of sufficient light & power points in all rooms. T.V & telephone sockets in drawing, dining& bedrooms.

## PRICE LIST

<b>BSP</b>	As applicable
<b>EDC &amp; IDC</b>	Rs. 370 per Sq.ft.
<b>PLC</b>	
<b>Ground Floor*</b>	Rs. 200 per sq.ft.
<b>First Floor</b>	Rs. 150 per sq.ft.
<b>Second Floor</b>	Rs. 125 per sq.ft.
<b>Third to Fifth Floor</b>	Rs. 75 per sq.ft.
<b>Top Floor</b>	Rs. 75 per sq.ft.
<b>Double PLC i.e. floor, park and corner</b>	50% discount on II <sup>nd</sup> PLC
<b>Covered parking</b>	Rs. 2.25 lacs
<b>FFC</b>	Rs. 30 per sq.ft.
<b>Club Charges</b>	Rs. 1 lac
<b>Power Backup (up to 3 KVA minimum)</b>	Rs. 75000/- (Rs. 25,000/- per KVA) 100% power backup can be given on request on payment
<b>IFMS</b>	Rs. 50 per sq.ft.
<b>Electric connection charges</b>	At actual
<b>Open car parking</b> (subject to availability)	Rs. 1.5 lac

## **CLP PLAN**

		<b>Grand Total (%)</b>
At the time of booking for 2/3/3/4 BHK)		2/3/4/5 lac
Within 30 days of booking (PDC)	10%	less advance 2/3/4/5 lac
Within 60 days (PDC)	10%	(20)
Start of excavation	10%	(30)+ 25% addl. charges i.e. EDC etc.
Casting of basement slab	7.5%	(37.5)
On stilt floor slab	7.5%	(45)+ 50% addl. charges i.e. EDC etc.
On first floor slab	5%	50
On fourth floor slab	5%	55
On seventh floor slab	5%	60
On tenth floor slab	5%	65
On thirteenth floor slab	5%	70 + 25% addl. charges i.e. EDC etc.
On outside plaster	5%	75
On flooring	10%	85 + electric charges
On fixing of windows	10%	95
On possession	5%	100 + IFMS

## **D.P. Plan**

20% booking amount as above

75% from bank (housing loan) + other additional charges

5% on possession with IFMS



## **ADVANCE REGISTRATION FORM**

To,

**Cosmos Infra Engineering (India) Ltd.**

Rishi Apartment, 4 Battery Lane,  
Rajpur Road, Civil Lines,  
Delhi – 110054

(Paste the  
Photograph)

Dear Sir,

I/We, wish to express our interest in your upcoming future projects in the state of Haryana at Gurgaon on upcoming 150 mtrs. wide express way and keeping in view of your goodwill and the infrastructure you are expected to provide in you upcoming projects. I/We request that I/we be registered for provisional allotment of a flat/villa/shop/plot (hereinafter referred to as the Unit) in future Residential/Commercial projects of the Company.

My/our particulars as mentioned below may be recorded for reference and communication: -

### **1. Name of Applicant (Sole/First)**

Name: Mr. /Mrs. \_\_\_\_\_

S/W/D of Mr. \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone No. 1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_  
(Residential) (Office) (Mobile/other)

Fax No. \_\_\_\_\_ E-mail Address: \_\_\_\_\_

PAN No. \_\_\_\_\_ Ward/Circle \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_\_  
(DD/MM/YYYY)

### **2. Name of Second Applicant**

Name: Mr. /Mrs. \_\_\_\_\_

S/W/D of Mr. \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone No. 1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_  
(Residential) (Office) (Mobile/other)

Fax No. \_\_\_\_\_ E-mail Address: \_\_\_\_\_

PAN No. \_\_\_\_\_ Ward/Circle \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_\_  
(DD/MM/YYYY)

***I/We remit herewith a sum of Rs. \_\_\_\_\_ (Rupees)***

***vide Bank Draft/Cheque No. \_\_\_\_\_ Dated \_\_\_\_/\_\_\_\_/\_\_\_\_ Drawn on \_\_\_\_\_***

in favour of Cosmos Infra Engineering (India) Ltd. as registration amount which may please be treated as an advance against future projects of the company subject to the following conditions.

- i) That your offer of provisional registration allotment for a unit in your future residential/Commercial projects shall be made to me/us within three months from the date of my registration application.
- ii) That I/We agree(s) to pay further amount equivalent to 10% of BSP being paid by me/us within 30 days of this application which shall also be treated as an advance against the future projects. That I/we agree to further pay a sum equivalent to 10% of BSP within 60 days.
- iii) That the said advances paid by me/us would be adjusted against the booking amount payable by me/us as and when an offer of allotment of a unit in residential/commercial is made to me/us.
- iv) That in case your offer of allotment for a unit in residential/commercial is made to me after six months from the date of submission of this registration form, a simple interest @ 8% P.A. shall be paid to me/us for the period beyond six months on the amount paid by me/us up to the said offer of allotment is made.
- v) In case the Company is not in position to make an offer of allotment for a unit in residential/commercial project within one year from the date of my/our registration application. I/We shall have the right to cancel my/our registration and to withdraw the advance registration amount by giving thirty day notice to the Company. In such case Company is liable to refund the amount paid by me/us till date along with simple interest @ 10% P.A. from the date of payment of such advance and I/we shall have no other claim against the Company.
- vi) That on receipt of offer of allotment of unit in confirmed residential/commercial project, I/we agree to sign the formal application for allotment of unit and agree(s) to pay further preferential location charges (PLC) or any other charges determined by the Company along with the Statutory levies and shall abide and be bound by the terms and conditions as per Company's standard format.
- vii) That I/we understand clearly that the amount paid hereby is more in the nature of an advance to show our bonafides and expression of interest and is only when the future projects will take shape and thereafter offer of allotment is issued.

### 3. I/we opt for tentative unit in your proposed scheme : - (Please Tick)

#### Tentative Scheme

##### APARTMENT MULTI STOREY

(2 Bedrooms)	1250 sq.ft. approx.	2 lac	<input type="checkbox"/>
(3 Bedrooms) Cat-I	1550 sq.ft.s approx.	3 lac	<input type="checkbox"/>
(3 Bedrooms) Cat-II	1885 sq.ft.s approx.	4 lac	<input type="checkbox"/>
(4 Bedrooms)	2325 sq.ft.s approx.	5 lac	<input type="checkbox"/>

#### DECLARATION

I/We, the above Applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct to the best of my/our knowledge and no material fact has been concealed there from.

Yours faithfully,

Date: - 1. \_\_\_\_\_

Place: 2. \_\_\_\_\_

**Applicant(s) Signature(s)**

#### For office use only

1. Application Sl. No.: \_\_\_\_\_ Accepted: (\_\_\_\_\_) Rejected: (\_\_\_\_\_) \_\_\_\_\_

2. Registration Amount vide Provisional Receipt No. \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

3. Name of Agent: \_\_\_\_\_

For sum of Rs. \_\_\_\_\_

Date: -

Place: -

**for Cosmos Infra Engineering (India) Ltd.**  
(Authorized Signatory)