



NEOTOWN
GREATER NOIDA (West)

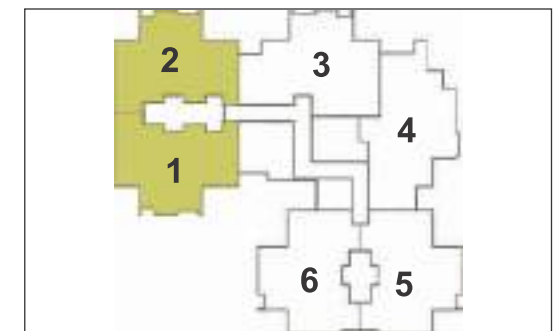
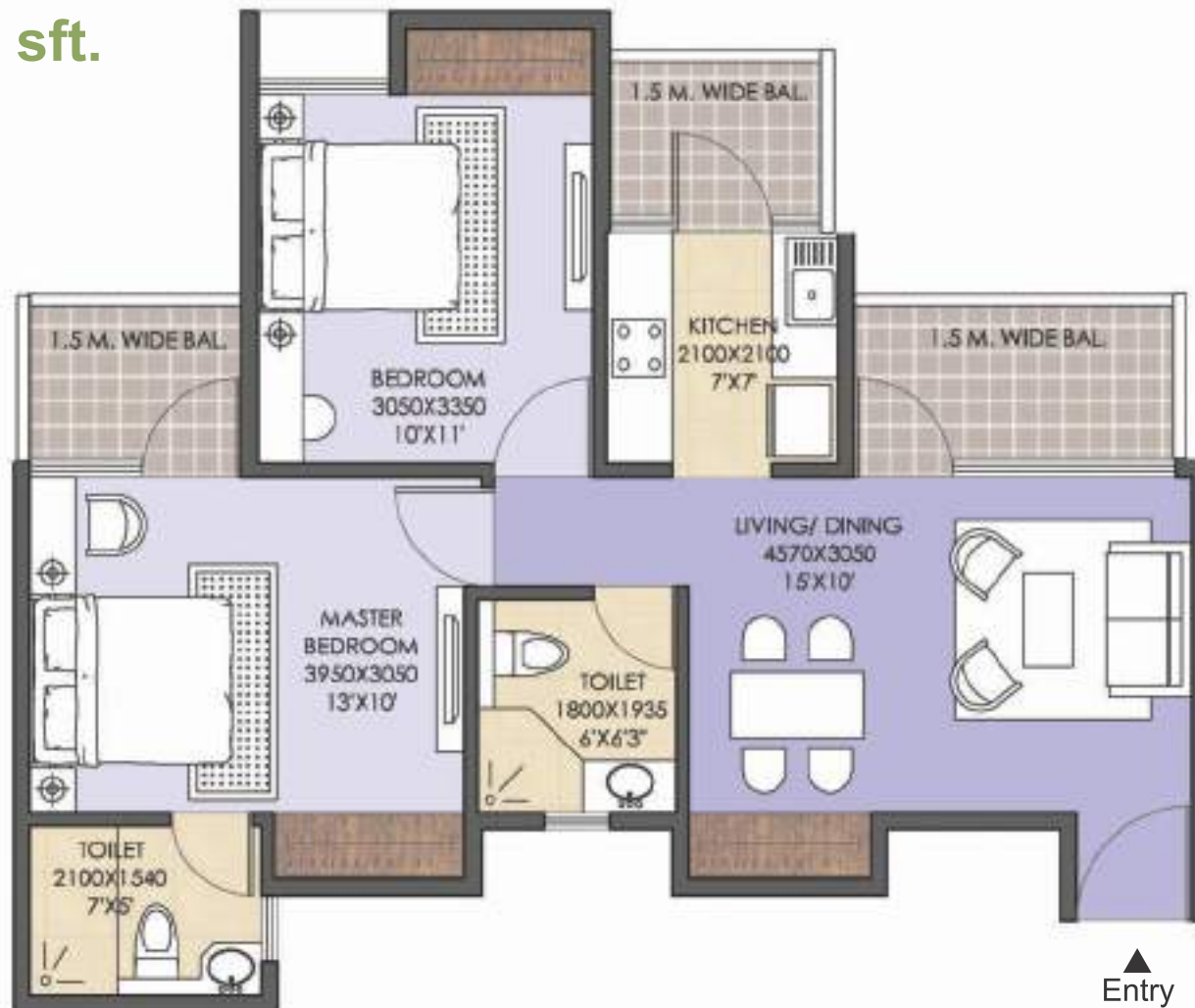
FLOOR PLANS





970 sft.

2BHK
Type-1



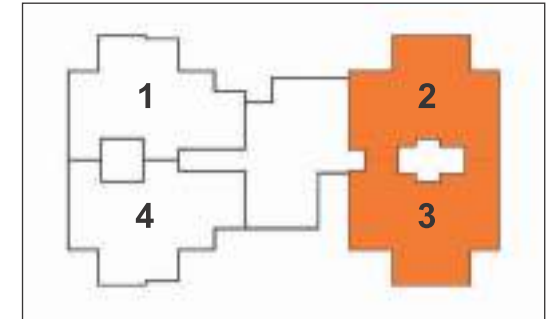
Tower B1, C1, D4, E4, F4, G4
Unit-1, 2



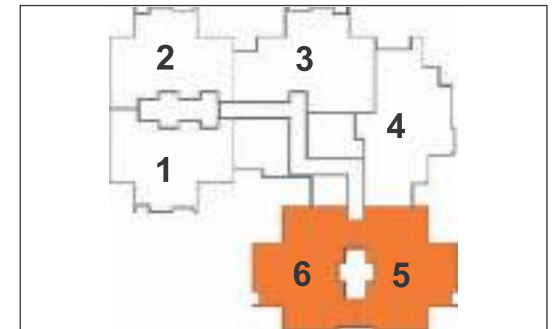
1020 sft.



2BHK+Store
Type-2



Tower J2
Unit-2,3



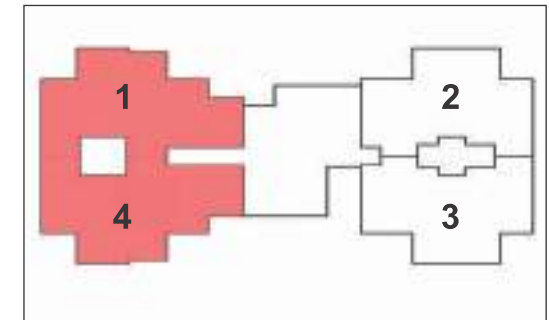
Tower B1, C1, B2, C2, D4, E4, F4, G4
Unit-5, 6



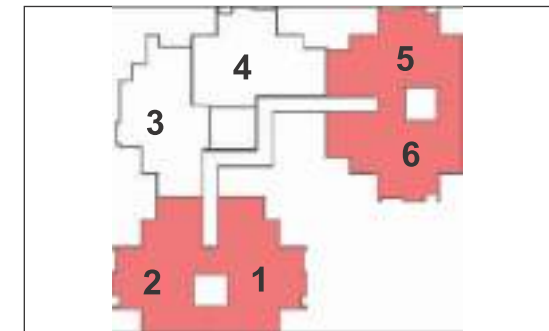
1125 sft.



2BHK+Study
Type-3



Tower J1 Unit-1
Tower J2 Unit-1,4



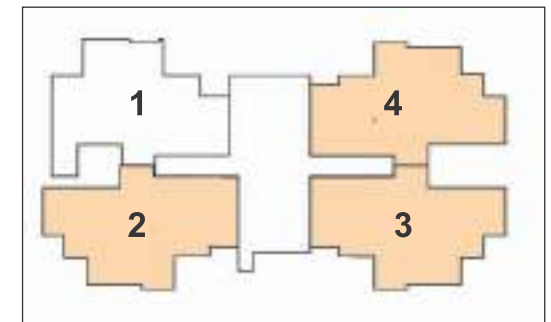
Tower B2, C2
Unit-1, 2
Tower- D2, E2, F2, G2, H2, H3, K2, K3
Unit-1, 2, 5, 6



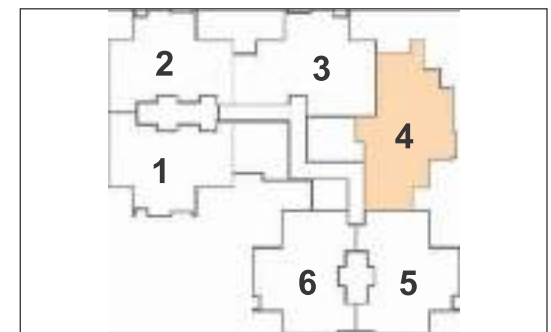
1135 sft.



2BHK+Study
Type-4



Tower J1
Unit-2,3,4

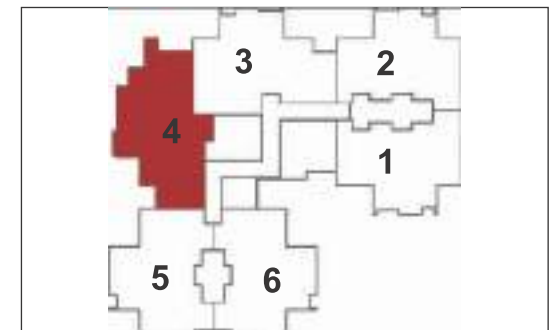


Tower B1, C1, D4, E4, F4, G4, D2, E2, F2,
G2, H2, H3, K2, K3
Unit-4



1135 sft.,

2BHK+Study
Type-5

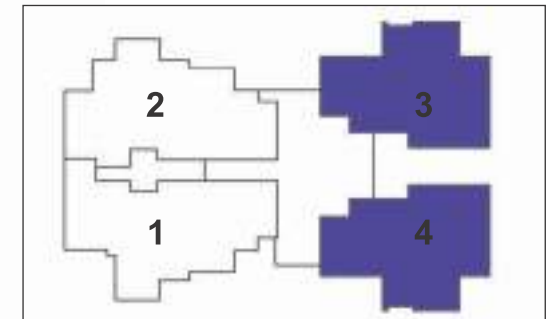
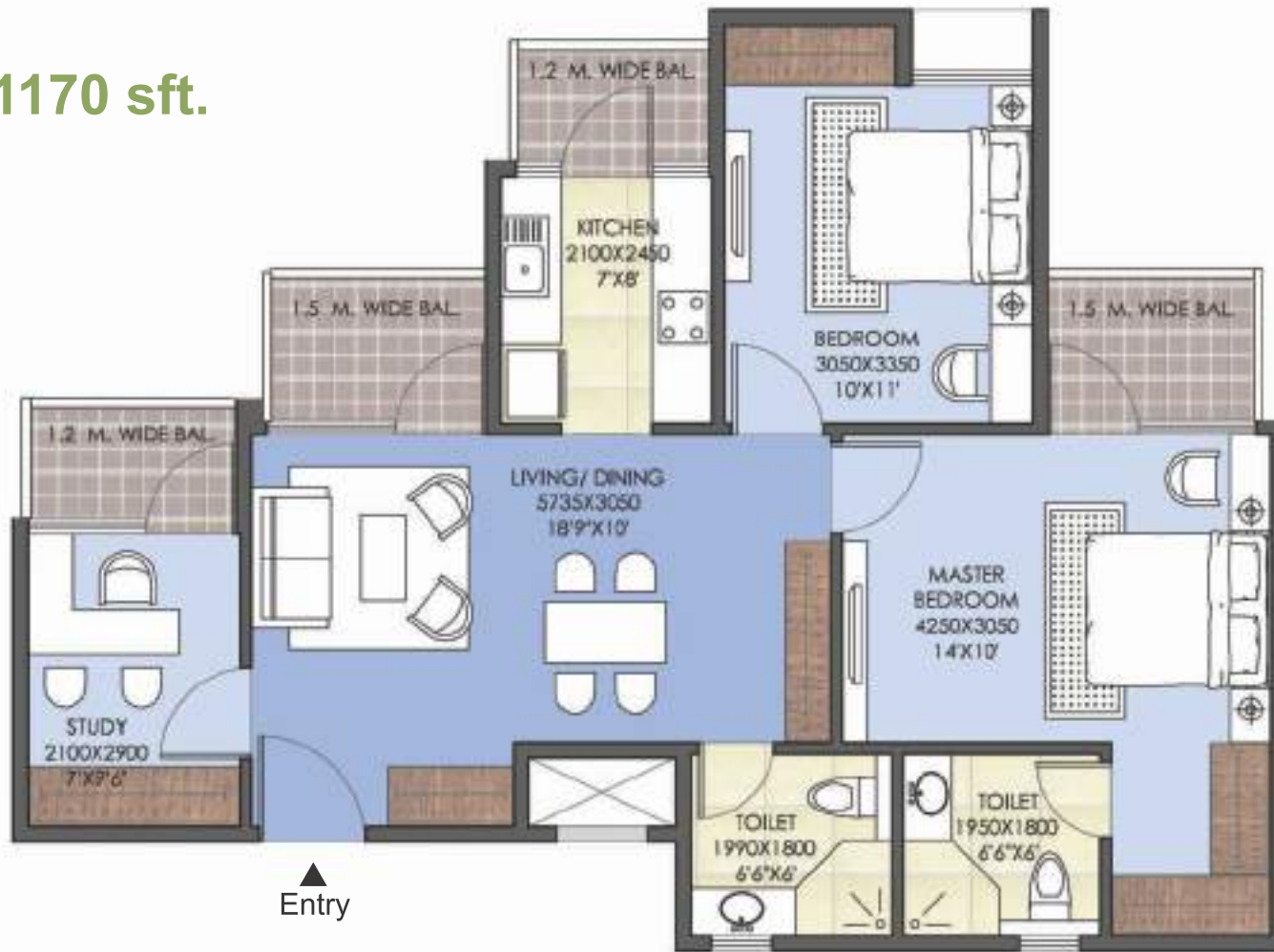


Tower B2,C2
Unit-4

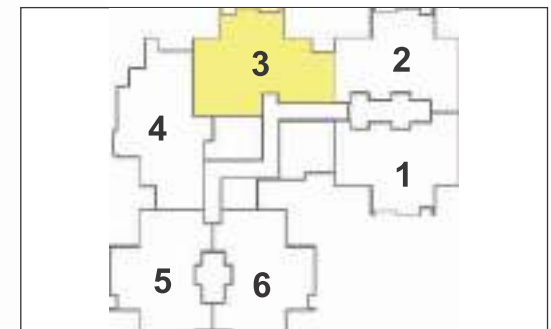


1170 sft.

2BHK+Study
Type-6



Tower L
Unit- 3,4



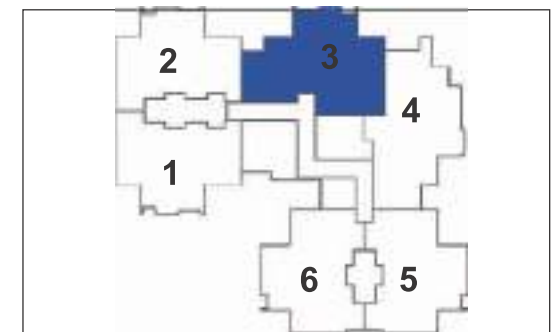
Tower-B1, C1, D4, E4, F4, G4, D2, E2, F2, G2, H2, H3, K2, K3
Unit-3



1170 sqft.



2BHK+Study
Type-7



Tower B2,C2
Unit-3



Phase 2

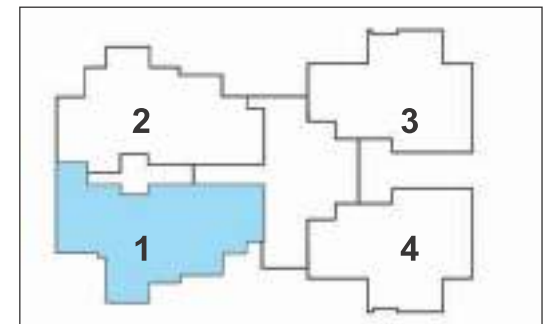


| | | | |
|-----------|------------|-----|------------|
| 1,2 | 970 SQ.FT | 3,4 | 1560 SQ.FT |
| 2,3,5,6 | 1020 SQ.FT | 6 | 1600 SQ.FT |
| 1,2,4,5,6 | 1125 SQ.FT | 5 | 1600 SQ.FT |
| 2,3,4 | 1135 SQ.FT | 1 | 1735 SQ.FT |
| 4 | 1135 SQ.FT | 2 | 1735 SQ.FT |
| 3 | 1170 SQ.FT | | |
| 3,4 | 1170 SQ.FT | | |
| 1 | 1435 SQ.FT | | |
| 2 | 1440 SQ.FT | | |
| 3,4 | 1520 SQ.FT | | |

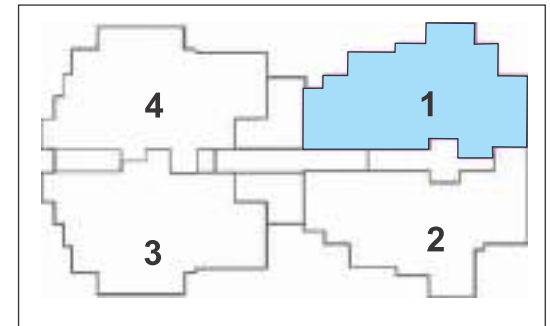


1435 sft.

3BHK
Type-8



Tower L
Unit-1



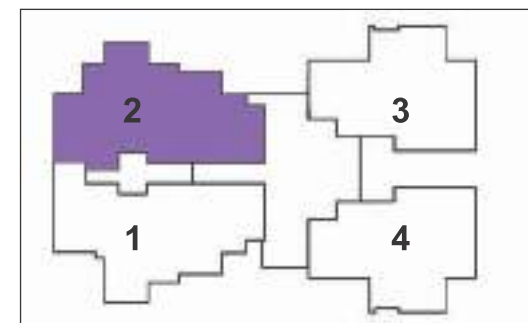
Tower D1, E1, F1, G1, H1, K1
Unit-1



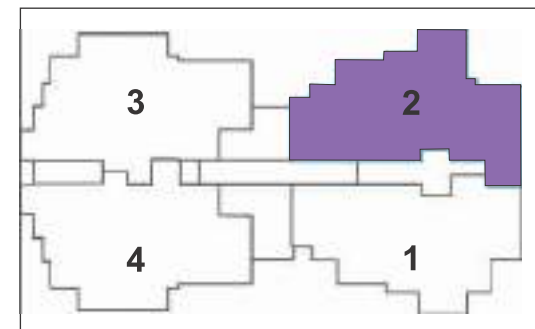
1440 sft.



3BHK
Type-9



Tower L
Unit-2



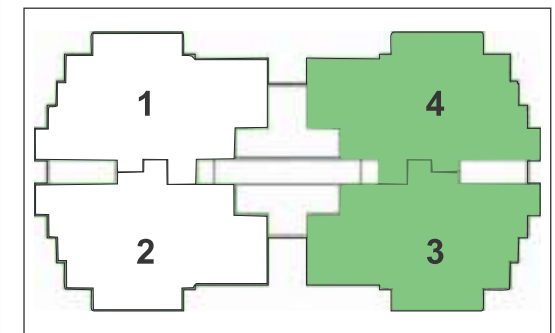
Tower D1, E1, F1, G1, H1, K1
Unit-2



1520 sft.



3BHK+Store
Type-10

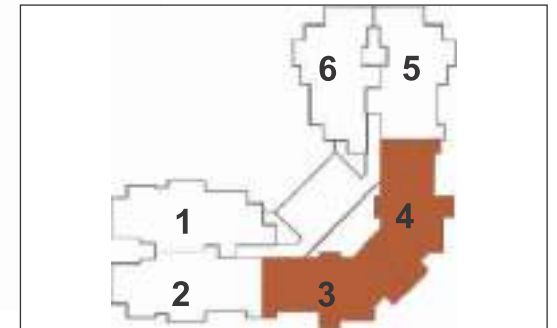


Tower D1, E1, F1, G1, H1, K1
Unit-3,4



1560 sft.

3BHK
Type-11



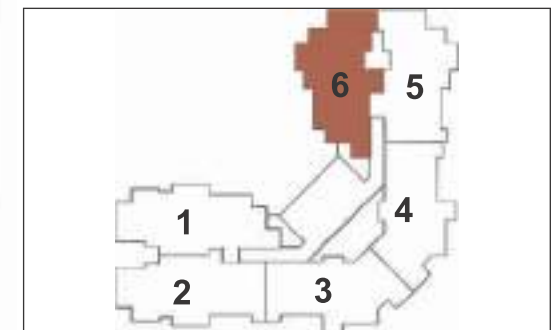
Tower B3, C3, D3, E3, F3, G3
Unit-3,4



1600 sft.



3BHK+Store
Type-12



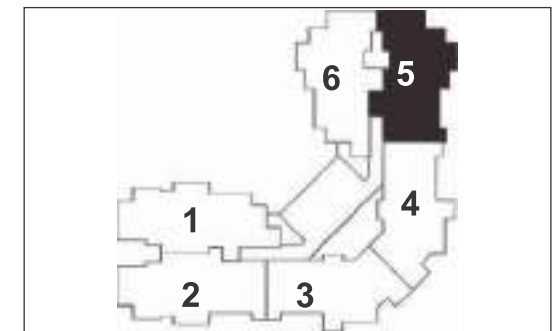
Tower B3, C3, D3, E3, F3, G3
Unit-6



1600 sft.



3BHK+Store Type-13

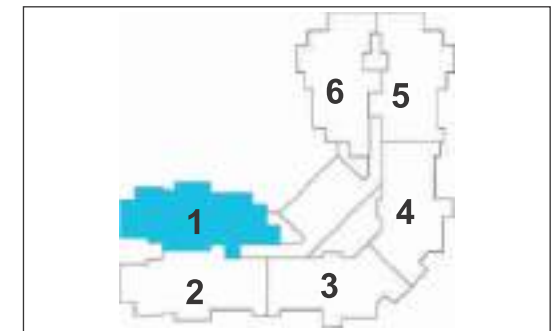


Tower B3, C3, D3, E3, F3, G3
Unit-5



1735 sft.

3BHK+Store
Type-14

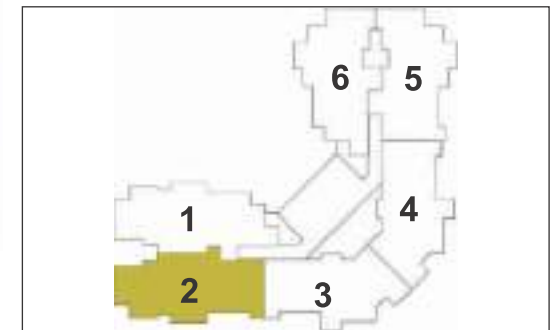


Tower B3, C3, D3, E3, F3, G3
Unit-1



1735 sft.

3BHK+Store
Type-15



Tower B3, C3, D3, E3, F3, G3
Unit-2

Terms & Conditions for provisional allotment

Indicative terms & conditions are given below to enable the applicant(s) to acquaint themselves. However, detailed terms & conditions will be set out in the letter of Allotment & Flat Buyer Agreement.

1. All payments against the booked unit/flat shall be accepted from Applicant/Co-applicant only.
2. Registration & stamp duty shall be borne by the allottees. Ownership right of the booked unit/flat by allottee shall remain with the company before sublease.
3. Plans, layout, specifications, dimensions are subject to change/modification as may be necessary for execution of the project & shall be decided by the company/ architect or any other competent authority. The allottee (s) shall not raise any objection or have any claim whatsoever against the company due to such change/ modification. For any variation in the area of the unit up to $\pm 5\%$, there shall be no cost adjustment of the booked unit.
4. Payment has to be made within stipulated date as mentioned in the application cum registration form.
5. In case booking amount (@10%) is not paid within 15 days from date of provisional booking then said booking will be treated as cancelled without any prior information and the allottee shall have no claim or right against the said unit/flat.
6. No alteration of any kind in the booked unit/flat is acceptable.
7. Transfer is at sole discretion of the developer & under no circumstances transfer will be affected or allowed unless 85% payment of the total cost has been made to the company.
8. In case of transfer, allottee(s) shall pay transfer charges as per the company policies.
9. Any additional/increased taxes, levies and/or Govt. duties coming into force after the booking of the unit/flat shall be borne by the allottee(s)
10. Service tax, price variation etc, as applicable, shall be additional.
11. Cancellation charges shall be 10% of total cost of flat.



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Email: neotown@mascotgroup.in | Website: www.mascotgroup.in, www.patel-ncr.com

Disclaimer: This brochure together with annexure / plans/ enclosures, is conceptual in nature and by no mean comprises a legal offering. All building plans, specifications, layout plan, dimensions and area are tentative and subject to variation and modification by the developer and /or competent authorities.

THE HERITAGE

A remarkable journey starts with a vision, a vision that aims to transform dreams into reality, a vision that wants to traverse beyond the horizons, a vision that leaves a lasting impression on every mind.

The journey of Patel Engineering Ltd is an outcome of one such pioneering vision hallmarked by its success across the globe. It is a part of Rs. 10,000 cr Patel group established in 1949, with a proven track record of over 350 projects across continents and experience ranging from bridges to dams & highways to townships. The group has earned its laurels by staying committed to quality, trust & reliability.



THE ENTERPRISE

Neotown is one of the prestigious projects of the group. Neotown projects are being developed in Mauritius, Bangalore and Greater Noida. With impeccable design aesthetics, detailed planning, and good construction quality, Neotown is admired for its world class appeal. Each of the Neotown projects boast adherence to extensive environment friendly measures that are call of the hour across the world. Neotown is equipped with rain water harvesting system, efficient energy utilization and other life enhancing green technologies.



THE ESSENTIALS

Neotown will be equipped with modern amenities and services which make life genuinely easy. The pathways and jogging tracks shall be landscaped to the highest standards, while the garden will be a proof of nature's splendour. The property will include holistic range of facilities for a comfortable life.

These include:

- Convenience shopping.
- School & Crèche.
- Dispensary / Clinic
- Bank / ATM's
- Reticulated gas supply.
- Power back up.
- Gated complex with 24x7 security.
- Ample parking facilities.



THE SPLENDOUR

Life at Neotown, Greater Noida will be a subtle statement of sophistication. A sublime combination of modern living spaces accessorized by an array of vital necessities and refreshing luxuries.

From the moment of entering Neotown, its panoramic beauty with its aroma garden, garden of five senses, recreational sports facilities will keep all enchanted. The more one explores, the more they shall be captivated.



THE LANDSCAPE

Neotown, Greater Noida shall embody the finest in contemporary living. Every nook and corner of the development has been meticulously planned to enhance the quality of life.

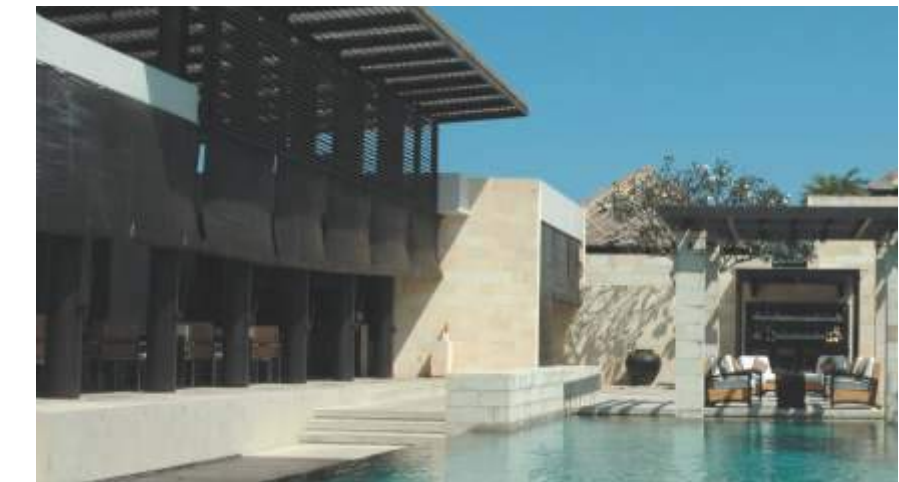
- 15 acres of green & open area.
- Senior citizens park.
- Children play area.
- Jogging track.
- Cricket practice pitch.
- Party lawns.



THE LEISURE

At Neotown, indulgence shall complement the essentials. Every service has been planned with utmost care and the finest facilities shall be provided to pamper the body & invigorate the mind. The club is equipped with an extensive range of sports facilities.

- | | |
|------------------------------|------------------------|
| ■ Spa and gymnasium | ■ Restaurant |
| ■ Swimming pool | ■ Multipurpose Hall |
| ■ Meditation centre | ■ Squash Courts |
| ■ Mini Golf/Putting Green | ■ Cards room |
| ■ Tennis & Basket ball court | ■ Mini Theatre |
| ■ Reflexology zone | ■ Library |
| ■ Snooker/Billiard | ■ Juice bar |
| ■ Barbeque | ■ Indoor Entertainment |



THE ABODES

The residential units with their spacious room and well ventilated living spaces bathing in natural light will be a delight for the eyes and a relief for the soul.



Design & Specifications

Structure

Earthquake Resistant RCC Structure as per Seismic Zone - V with latest formwork technique.

Living/Dining

| | |
|-------------------|---------------------------------------|
| Wall finish | Emulsion paint |
| Flooring | Vitrified Tiles |
| Ceiling | OBD paint |
| Door | Wooden/Ply door frame with flush door |

Master Bedroom

| | |
|-------------------|---------------------------------------|
| Wall finish | OBD Paint |
| Flooring | Wooden laminated |
| Ceiling | OBD Paint |
| Door | Wooden/Ply door frame with flush door |

Other Bedrooms

| | |
|-------------------|---------------------------------------|
| Wall finish | OBD Paint |
| Flooring | Vitrified Tiles |
| Ceiling | OBD Paint |
| Door | Wooden/Ply door frame with flush door |

Kitchen

| | |
|-------------------|---|
| Wall Finish | Ceramic tiles 2' above working counter |
| Flooring | Anti skid ceramic tiles |
| Ceiling | OBD Paint |
| Fittings | Granite Counter, woodwork below the counter, SS Sink with Drain board |

Toilets

| | |
|-------------------|--|
| Wall Finish | Ceramic tiles in Dado upto 7' high |
| Flooring | Anti skid ceramic tiles |
| Ceiling | OBD Paint |
| Fittings | White sanitaryware with EWC, CP fittings & mirror. |

Servant Room/Utility/Study Room

| | |
|-------------------|---------------------------------------|
| Wall Finish | OBD Paint |
| Flooring | Ceramic tiles |
| Ceiling | OBD Paint |
| Door | Wooden/Ply door frame with flush door |

External Façade Finish

Apex/equivalent water proof paint

Others

| | |
|-------------------------------|---|
| Balconies | Anti skid ceramic Tiles , External Paint |
| External Door & Windows | Aluminium Powder Coated /UPVC |
| Electrical | Concealed wiring with MCB circuit |
| Power Back Up | 2BHK-2KVA, 3BHK-3KVA, 4BHK-4KVA |
| Lobbies/Corridor | Terrazzo/Marble Flooring, OBD Paint |
| TV & Telephone | Provision for points in Living/Drawing & Bedroom. |
| Security System | Secured Gated Community |

