

Welcome For a Green Investment

Why Invest In Indian Real Estate?

Flying high on the wings of booming Real Estate, property in India has become a dream for every potential investor looking forward to dig profits

- India is going to produce an estimated 2 million new graduates from various Indian universities during this year, creating demand for 100 million square feet of office and industrial space.
- Real estate investments in India yield huge dividends. 70 percent of foreign investors in India are making profits and another 12 percent are breaking even.

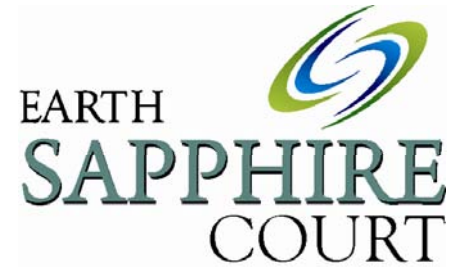
Big goodbye to

the chaotic

concrete jungle

embrace

the lush green
surroundings of



A Green Workspace

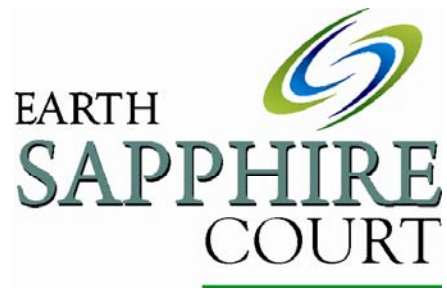
An Eco-friendly business hub that reduces environmental impact with its intelligent use of land, energy and water consumption.



EARTH
SAPPHIRE
COURT

G
Go Green

Green Studio office space



The **First Green Building**
in Greater **Noida**

EARTH
SAPPHIRE
COURT



EARTH
SAPPHIRE
COURT

The **Concept**

Go Green

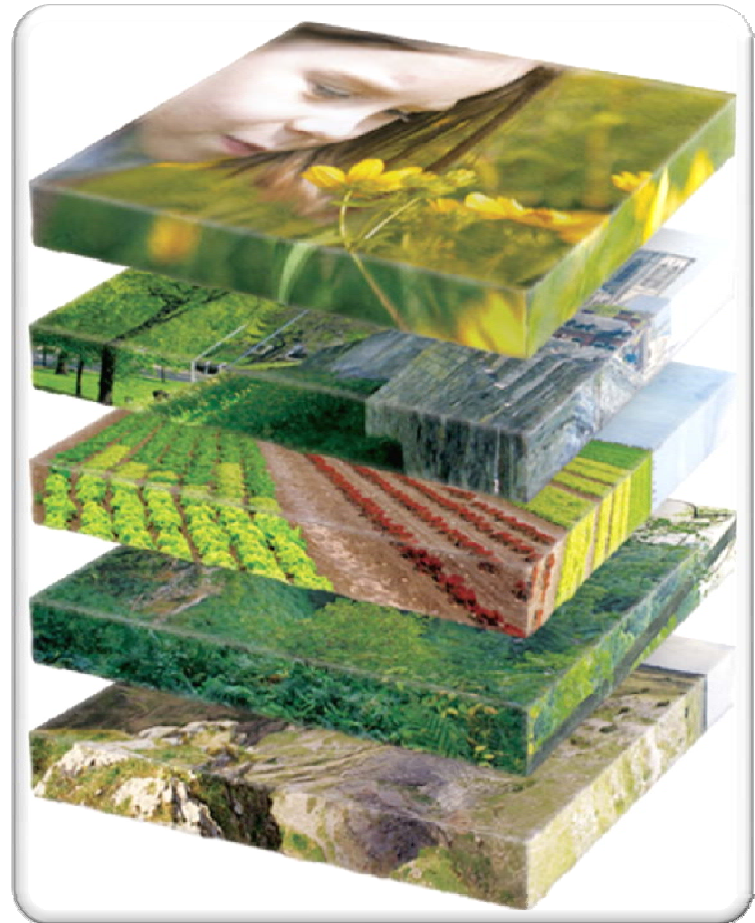


- A proposed green building which will change the way people work in constrained atmosphere
- The Green roof improves air quality by producing oxygen and absorbing CO2
- Access to natural light reduces 30% of electricity requirements
- Instant office (Fully Furnished)
- Investment friendly



The **Land** Smart

- **Full utilization of space** with wisely built Conference rooms, Board rooms & Reception lobby
- **Large floor plates**, open span design and central corridors ensure maximum utilization of land space
- **Flexi Size Business Suites** ranging from 290 sq. ft. - 350 sq. ft. – 750 sq. ft
- Vaastu abiding structure





The **Energy** Smart

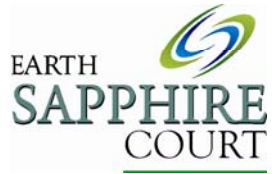
- Use of **high-efficiency** windows
- Designers orient windows, walls and place awnings, porches, **trees to shade windows and roofs** during the summer while maximizing solar gain in the winter
- **Coated glass** reduces energy costs
- **30% reduction** in energy costs through design architecture
- Measurement and verification provided through meters
- **Exterior shades** on south facing windows



The **Technology** Smart

- LED Technology
- Round the clock management
- On site **centre manager**
- Video Conferencing
- Printers / Fax Machine / Courier
- Mail delivery / Postage Machinery**
- Multi Access **IT Support**
- Continuous IT Support
- High Speed Internet
- Local Area Network
- On site utility**
- Binding & Lamination facility**
- Plasma Screen LCD Projectors
- Broadband internet access with **Wi-Fi**
- 100% power back up





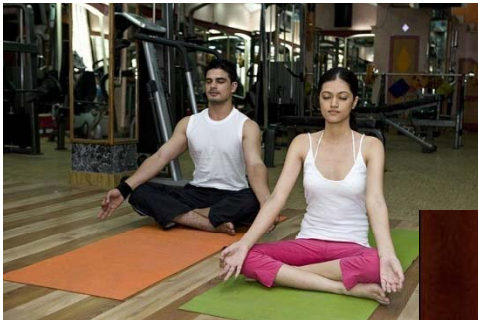
Share space @ Work

The equation 20:80 ratio, absolutely works for our project. The places like conference rooms, board rooms, reception lobbies lies ideal for most of the time. By making it under the common zone we have increased the uses of the space.



Fun @ Work

At Sapphire Court we have addressed the need of leisure; shopping and entertainment. We know the importance of different activities of an individual. That is why we offer dedicated ultra-modern club with a host of indoor activities like dance Academy, Music, Yoga, Meditation, Gunfight, Face Paintings, Sketching etc.





Food @ Work

At Sapphire Court one can spend some exclusive time to pamper his taste buds at the classy food court. This eating zone is going to be far away from the cafeteria format and more like luxurious lounge.

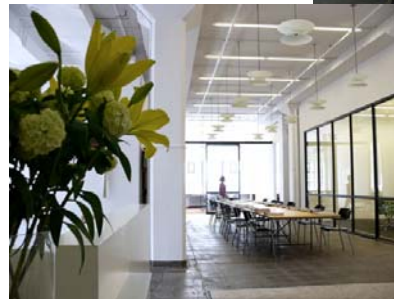


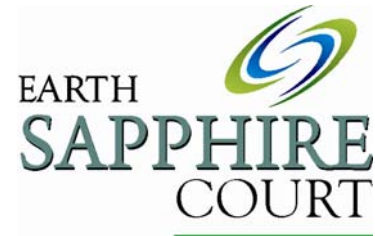
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Services @ Work

- IT management & support
- LCD Projectors & wide Lounge area
- Onsite Centre Manager to assist people
- The facilities like Club, food court, terrace garden, open restaurant, Gymnasium etc.
- Investment friendly
- 24X7X365 state-of-the art work culture
- Round the clock maintenance services
- Book Library & Play court
- Postage & mail delivery system
- Play Court
- CCTV Security System





The **Instant** office



Get - Set - Go for work in 30 minutes

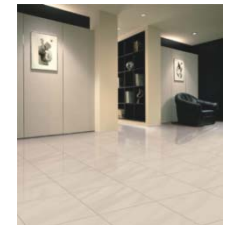
Specification



- 16.
- 17.
- 18.
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.
- 25.
- 26.
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- 28.
- 29.

1. Energy Efficient Air Conditioner
2. Laptop with Intel Core Processor
3. Personal Computer
4. LCD Monitor & Key Board
5. IP Based KTS System
6. Director's Table
7. Director's Ergonomically Chair
8. Specially Designed Visitor Chairs
9. Modular Staff workstations
10. Specially Designed Staff Chairs
11. Designer's light
12. Indoor Plants/bonsai
13. Cordless Electric Kettle
14. Fine Bone China Crockery
15. Modular Filing Cabinet

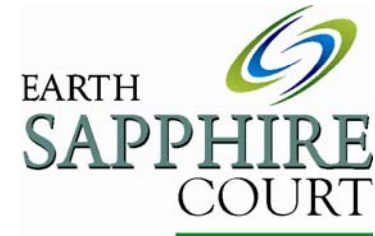
- Adjustable Reading Glass
- Vitrified Flooring
- Rare Paintings
- Portable LED Table Lamp
- Spacious Book Shelf
- Designer False Ceilings
- Branded UPS
- Water Filter
- Digital Cordless Phones
- Fridge
- Scanner
- Venetian Blinds
- Advance Printer System
- Fax



Knowledge Park V

Greater Noida

The immerging destination...



With the Close proximity of Noida, Knowledge Park V is going to witness a very high speed growth in near future. The main attribute of the location is the way it will interlink with Noida, Ghaziabad, Faridabad & Delhi through different routes. The location is also witnessing a potential market for different industrial setups.

Location advantage

- Only 5 Minute drive from NH 24
- Only 4 Minute Drive from Noida, Sector 121
- Only 9 Minute Drive from Pari Chauk
- Only 3 Minute Drive from the proposed Metro Station
- Only 3 Minute Drive from the Crossing Republic Part II
- Only 1 Minute Drive from FNG Corridor

Industrial Setup

Daewoo, TCS, Yamaha, LG, Minda, ACC, Ashtech, Jackson, Graziano etc

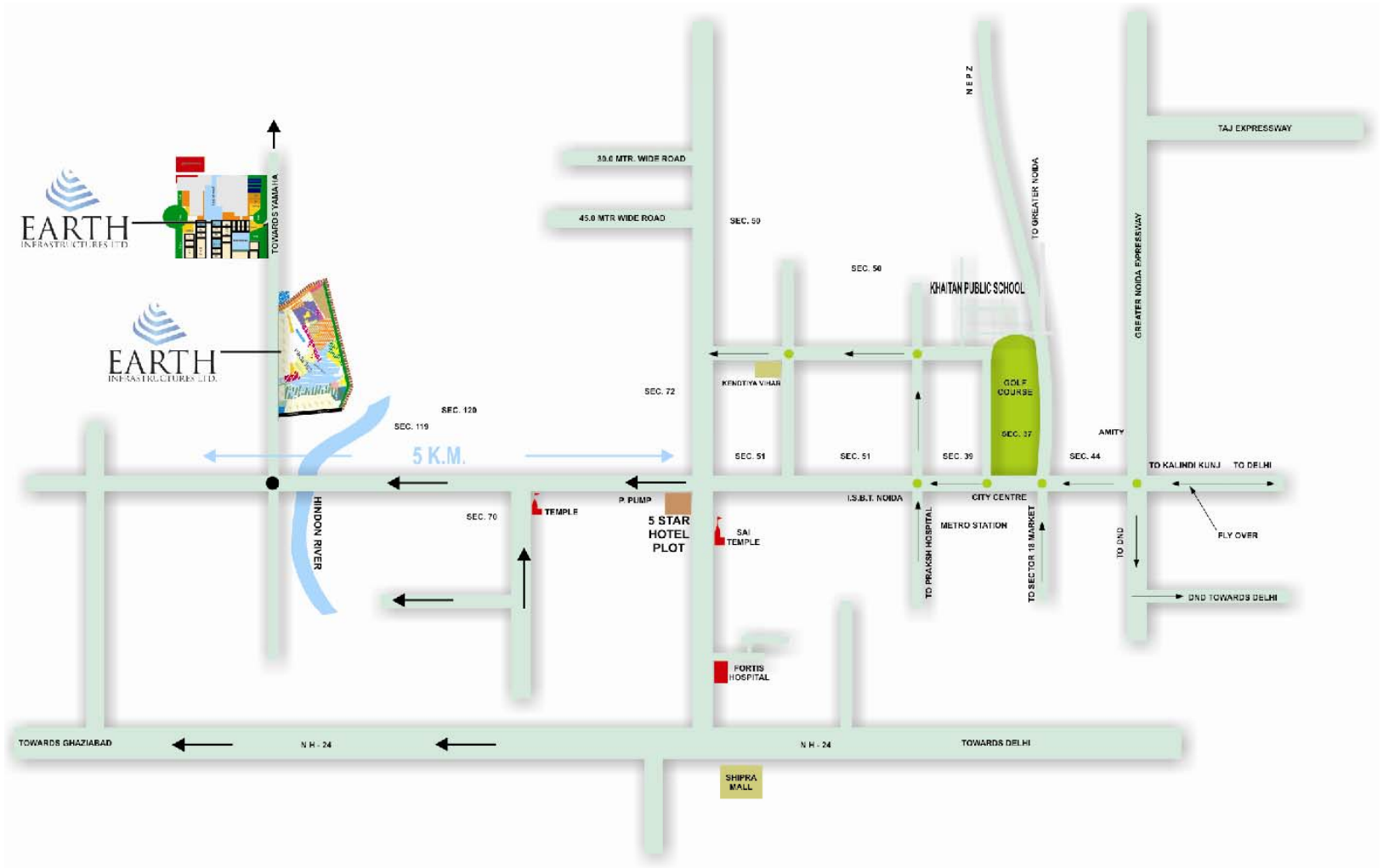
In The Close Vicinit

Golf Course, Exposition Mart, TCS & Wipro



EARTH
SAPPHIRE
COURT

Your Convenience Map



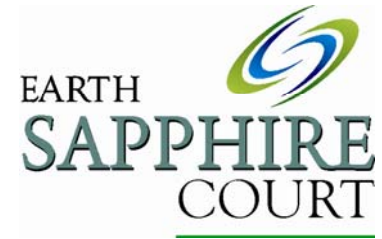


Investment **friendly**

Earn 12% per annum assured returns till 51 Months (Sep. 2014)

Bank Guarantee

Approved project by Greater Noida Authority



owning plan

1. Price List

| Area | Floor | Rate |
|-------------------|--|---------------------|
| 290 / 450 sq. ft. | 01 st to 12 th Floor | 5,650/- per sq. ft. |
| 750 sq. ft. | 01 st to 12 th Floor | 5,400/- per sq. ft. |

2. PLC Charges (As Applicable)

| FLOOR | RATE | FLOOR | RATE |
|--------------|-----------------------|----------------|-----------------------|
| First Floor | Rs. 150/- per Sq. Ft. | Eleventh Floor | Rs. 100/- per Sq. Ft. |
| Second Floor | Rs. 100/- per Sq. Ft. | Twelfth Floor | Rs. 150/- per Sq. Ft. |
| Third Floor | Rs. 75/- per Sq. Ft. | Corner facing | Rs. 75/- per Sq. Ft. |
| Tenth Floor | Rs. 75/- per Sq. Ft. | Front Facing | Rs. 75/- per Sq. Ft. |

3. Car Parking (any one is mandatory for the booking of 450 sq. Ft. Area & above)

Open Rs. 1,50,000/-

Closed Rs. 2,50,000/-

4. Club Membership* Rs. 75,000/-

5. Payment plan

A. Downpayment plan

Under this plan, the customer needs to make an upfront payment of 95% of the total sales value. The company will give 12% Assured Return* till September 2012 + 02 years guarantee.

OR

One time discount % which will be equivalent to 75% of remaining months from the date of payment completion till September 2012.

B. Construction Link Payment Plan

| S. No. | Particulars | % of total sales value |
|--------|------------------------------------|------------------------|
| 1 | At time of Booking | 10.00% |
| 2 | At time of Bhoomi Poojan | 15.00% |
| 3 | At time of Excavation | 15.00% |
| 4 | On Completion of Basement Roof | 10.00% |
| 5 | On Completion of Second Floor Roof | 10.00% |
| 6 | On Completion of Fourth Floor Roof | 10.00% |
| 7 | On Completion of Sixth Floor Roof | 10.00% |
| 8 | On Completion of Internal Plaster | 10.00% |
| 9 | On Completion of Flooring | 05.00% |
| 10 | On Offer of Possession | 05.00% |
| | Grand Total | 100% |

C. Flexi payment plan**

| S. No. | Particulars | % of total sales value |
|--------|------------------------------------|--------------------------|
| 1 | At the time of booking | 10% of total sales value |
| 2 | Within 30 days of booking | 40% of total sales value |
| 3 | Within 02 years from booking | 45% of total sales value |
| 4 | At the time of offer of possession | 5% of total sales value |

Note:

The company will give 12% Assured Return after receiving the 50% of total sales value till September 2012. However if the allottee also paid the balance amount as per the Time Linked payment plan till September 2012 (i.e. 09 quarterly installments of 5% each), the company will treat the case as Down payment plan case and same return and other terms are also applicable on it.

* Management reserves its rights to refund the Club membership Charges at the time of resale of unit, if desire.

** Flexi payment plan is available only in case of booking of 450 sq. ft./ 750 sq. ft. area.

OTHER TERMS

Registry charges (as per government rule) shall be borne by the allottee.

The payment should be made in favour of "EARTH INFRASTRUCTURES LTD".

Studio Office Tower



TOWER - B

FOR BOOKING CONTACT



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