



168'S

# Xaviers

LUXURY TO LIVE IN



UNSURPASSED LUXURY AWAITS YOU.





## About URBTECH INDIA

- Urbtech India Group is promoted by dynamic, young and successful entrepreneurs.
- Having a history of trajectory growth over a period of four decades in the Steel and Agro based Industries, namely *Bhupendra Steel Private Limited* from Faridabad and *Khosla Agro Overseas* from Punjab are well established and hold a high reputation in the market.

## Other Projects By URBTECH INDIA

**NPX-** A Business hub. Located at sec-153, NOIDA

**MATRIX TOWER-** A Business tower. Located at sec-132, NOIDA

**INTELLECT PARK-** A Business park. Located at sec-125, NOIDA and has been delivered.

## About 168's XAVIERS

- It is coming up at emerging sector 168, NOIDA. The development is being done in approximately 5 acres.
- "**168's XAVIERS**" is designed by internationally renowned Architect firm DFA.
- The Project is Vastu incorporated and to be completed within 30 months.



## Location Importance

- On Noida Expressway and FNG
- Opposite proposed Metro Station
- Close to SEZ & IT Parks
- 10 Minutes drive from
  - Delhi
  - Faridabad
  - Ghaziabad
  - Taj Expressway
  - Greater Noida
  - Sector 18

## Luxury redefined

### Luxury homes come with

- Centralised Phone/Intercom Facility
- Centralised Cable Ready Facility
- Wi fi Enabled Complex
- Children Playing Areas With Surveillance Systems
- 24 hour R/O Water for Drinking
- Designer Lights
- Luxury Common Waiting Lounge for Visitors



## Project Features :

- 80% Green Areas Surrounded with Central Lawn & Lily Ponds
- Recycling of Water for Gardening
- Better Hygienic Condition and Indoor Air Quality
- Electric Cars for Kids & Senior Citizens
- Aesthetically Design Children Play Areas & Jogging Tracks
- Wi fi Enabled Complex
- Centralised Phone /Intercom Facility/Surveillance Camera with Remote Access
- Crèches Facility for Working Parents



- Daycare Centre And Senior Citizens Club
- Valet Parking
- Common Room for Drivers with Intercom Facility
- In house Services Provided by Agency for Housekeeping / Maid / Cooks / Drivers / Baby sitters
- Party Lawns for Residents
- Convenience Stores and Proposed Reputed Dairy in the Campus
- Health Club with Swimming Pool / Gym /Spa /Jacuzzi /Steam/ Meditation & Yoga Centre
- Sports Complex with Skating Ring & Badminton Court





# Site Map

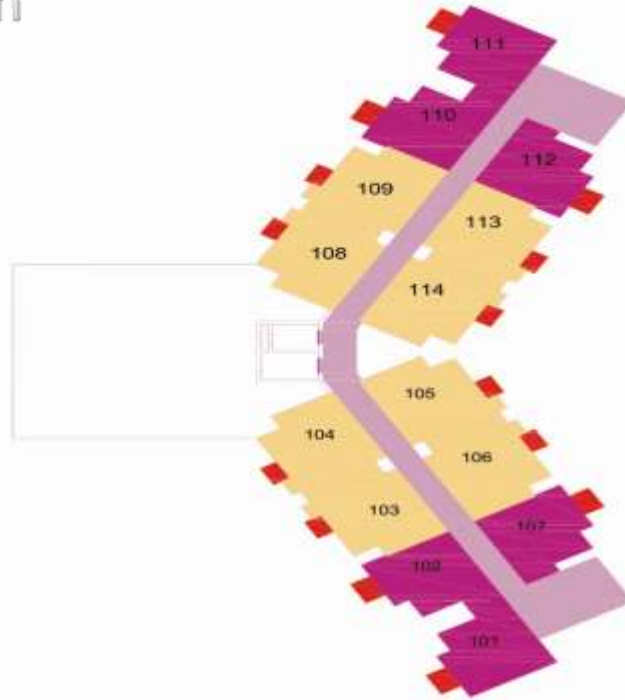


Site Plan



# Floor Plan

# MARRIOT



### MARRIOT

UNIT NOS.	UNIT	S. AREA
001-1501	1-BHK	408.00 sq ft
002-1502	1-BHK	408.00 sq ft
003-1503	1-BHK	500.00 sq ft
004-1504	1-BHK	500.00 sq ft
005-1505	1-BHK	500.00 sq ft
006-1506	1-BHK	500.00 sq ft
007-1507	1-BHK	408.00 sq ft
008-1508	1-BHK	500.00 sq ft
009-1509	1-BHK	500.00 sq ft
010-1510	1-BHK	408.00 sq ft
011-1511	1-BHK	408.00 sq ft
012-1512	1-BHK	408.00 sq ft
013-1513	1-BHK	500.00 sq ft
015-1515	1-BHK	500.00 sq ft

### MARRIOT

1-BHK	1-BHK
S. AREA-408.00 SQ.FT KITCHEN, 1 BED ROOM, 1 TOILET, 1 BALCONY.	S. AREA- 500.00 SQ.FT DRAWING, KITCHEN, 1 BED ROOM, 1 TOILET, 1 BALCONY.

FLOOR	101	102	103	104	105	106	107	108	109	110	111	112	113	114
15TH FLOOR	1501	1502	1503	1504	1505	1506	1507	1508	1509	1510	1511	1512	1513	1514
14TH FLOOR	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414
13TH FLOOR	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314
12TH FLOOR	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214
11TH FLOOR	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114
10TH FLOOR	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014
9TH FLOOR	0901	0902	0903	0904	0905	0906	0907	0908	0909	0910	0911	0912	0913	0914
8TH FLOOR	0801	0802	0803	0804	0805	0806	0807	0808	0809	0810	0811	0812	0813	0814
7TH FLOOR	0701	0702	0703	0704	0705	0706	0707	0708	0709	0710	0711	0712	0713	0714
6TH FLOOR	0601	0602	0603	0604	0605	0606	0607	0608	0609	0610	0611	0612	0613	0614
5TH FLOOR	0501	0502	0503	0504	0505	0506	0507	0508	0509	0510	0511	0512	0513	0514
4TH FLOOR	0401	0402	0403	0404	0405	0406	0407	0408	0409	0410	0411	0412	0413	0414
3RD FLOOR	0301	0302	0303	0304	0305	0306	0307	0308	0309	0310	0311	0312	0313	0314
2ND FLOOR	0201	0202	0203	0204	0205	0206	0207	0208	0209	0210	0211	0212	0213	0214
1ST FLOOR	0101	0102	0103	0104	0105	0106	0107	0108	0109	0110	0111	0112	0113	0114
GROUND FLOOR	0001	0002	0003	0004	0005	0006	0007	0008	0009	0010	0011	0012	0013	0014



SITE PLAN





# Unit Plan



**MARRIOT**  
**STUDIO APARTMENT**  
**SUPER AREA 408.00 Sqft.**



# Unit Plan

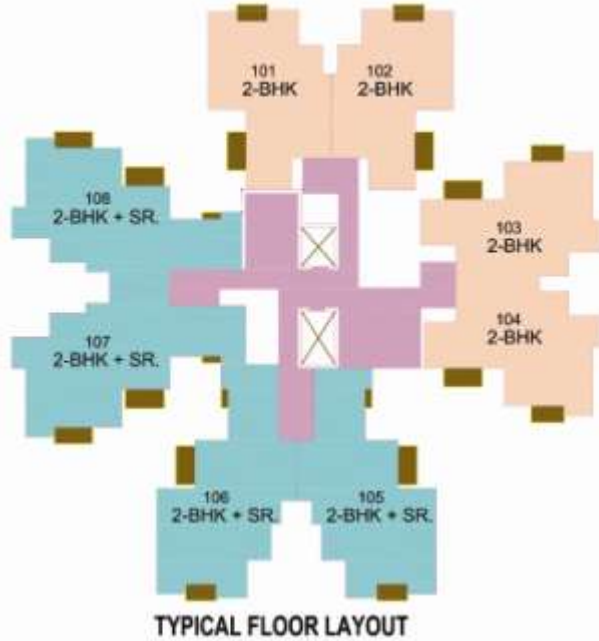


**MARRIOTT**

**STUDIO APARTMENT | SUPER AREA 500.00 Sqft.**

# Floor Plan

# IMPERIAL

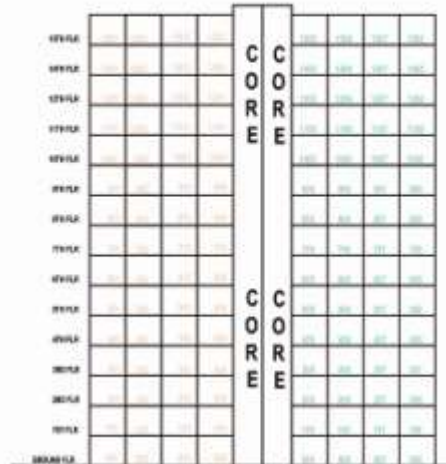


## IMPERIAL

UNIT NOS.	UNIT	S. AREA
001-1501	2-BHK	959.00 sq ft
002-1502	2-BHK	959.00 sq ft
003-1503	2-BHK	959.00 sq ft
004-1504	2-BHK	959.00 sq ft
005-1505	2-BHK + SR.	1200.00 sq ft
006-1506	2-BHK + SR.	1200.00 sq ft
007-1507	2-BHK + SR.	1200.00 sq ft
008-1508	2-BHK + SR.	1200.00 sq ft

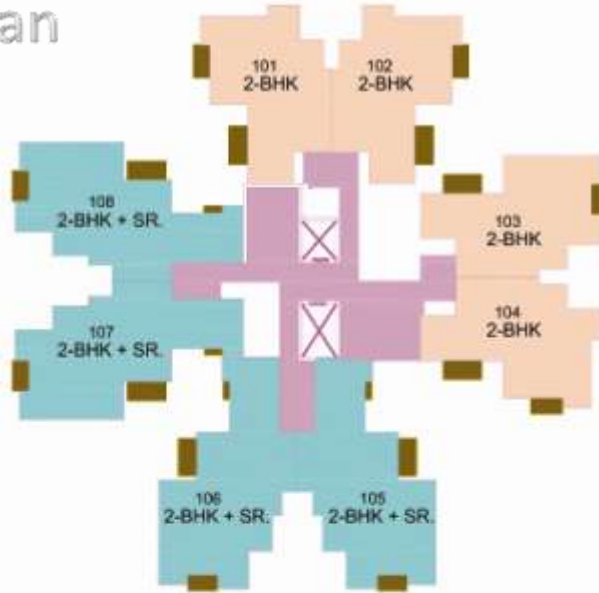
## IMPERIAL

2-BHK	2-BHK + SR.
S. AREA- 959.00 SQ.FT DRAWING, DINING, KITCHEN, 3 BEDROOMS, 3 TOILETS, 2 BALCONIES	S. AREA- 1200.00 SQ.FT DRAWING, DINING, KITCHEN, 3 BEDROOMS, 3 TOILETS, 3 BALCONIES



# Floor Plan

PACIFIC



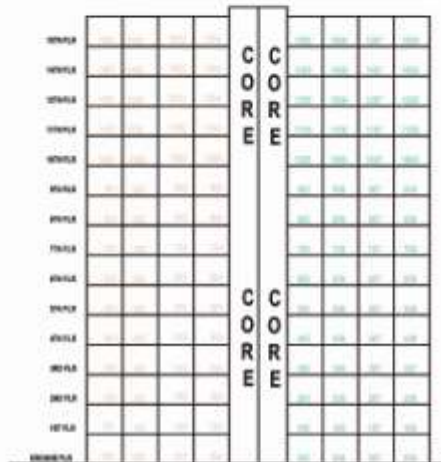
TYPICAL FLOOR LAYOUT

## PACIFIC

UNIT NOS.	UNIT	S.AREA
001- 1501	2-BHK	959.00 sq ft
002- 1502	2-BHK	959.00 sq ft
003- 1503	2-BHK	959.00 sq ft
004- 1504	2-BHK	959.00 sq ft
005- 1505	2-BHK + SR.	1200.00 sq ft
006- 1506	2-BHK + SR.	1200.00 sq ft
007- 1507	2-BHK + SR.	1200.00 sq ft
008- 1508	2-BHK + SR.	1200.00 sq ft

## PACIFIC

2-BHK	2-BHK + SR.
S. AREA- 959.00 SQ.FT DRAWING DINING KITCHEN, 2 BEDROOMS, 3 TOILETS, 2 BALCONIES.	S. AREA- 1200.00 SQ.FT DRAWING DINING KITCHEN, SERVANT ROOM, 2 BEDROOMS, 3 TOILETS, 3 BALCONIES.



SITE PLAN



# Unit Plan



**PACIFIC**  
**2 BHK UNIT SUPER AREA 959.00 Sqft.**

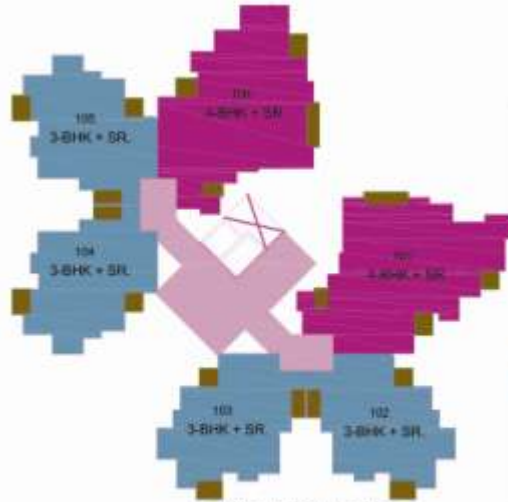
# Unit Plan



**PACIFIC**  
**2 BHK +SQ UNIT SUPER AREA**  
**1200.00 Sqft.**

# Floor Plan

# CAMBRIDGE



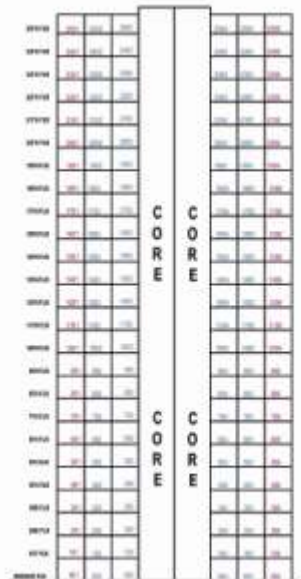
TYPICAL FLOOR LAYOUT

### CAMBRIDGE

UNIT NOS.	UNIT	S. AREA
001-2501	4-BHK + SR	2250.00 sq ft
002-2502	3-BHK + SR	1400.00 sq ft
003-2503	3-BHK + SR	1400.00 sq ft
004-2504	3-BHK + SR	1400.00 sq ft
005-2505	3-BHK + SR	1400.00 sq ft
006-2506	4-BHK + SR	2250.00 sq ft

### CAMBRIDGE

3-BHK + SR	4-BHK + SR
S. AREA- 1400.00 SQ FT	S. AREA- 2250.00 SQ FT
DRAWING DINING KITCHEN	DRAWING DINING KITCHEN
BREAKFAST ROOM	BREAKFAST ROOM
3 BEDROOM	4 BEDROOM
3 TOILETS	4 TOILETS
3 BALCONIES	4 BALCONIES



SITE PLAN

# Unit Plan



**CAMBRIDGE**

**3 BHK+SQ UNIT SUPER AREA 1400.00 Sqft.**



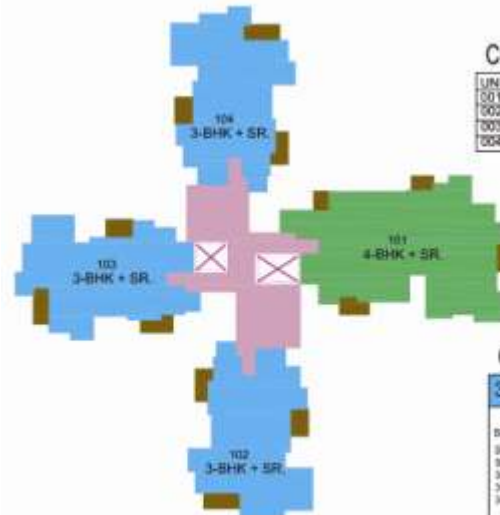


**UNIT PLAN  
CAMBRIDGE**

**4 BHK +SQ UNIT SUPER AREA 2250.00 Sqft.**

# Floor Plan

# CRYSTAL



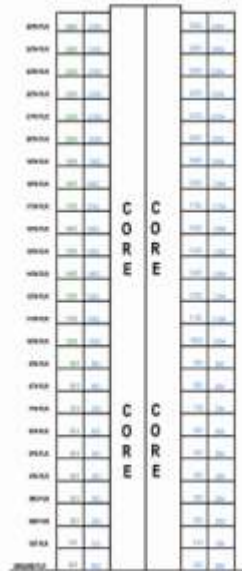
TYPICAL FLOOR LAYOUT

### CRYSTAL

UNIT NOS.	UNIT	S. AREA
001-2501	4-BHK + SR.	2400.00 sq. ft.
002-2502	3-BHK + SR.	1595.00 sq. ft.
003-2503	3-BHK + SR.	1595.00 sq. ft.
004-2504	3-BHK + SR.	1595.00 sq. ft.

### CRYSTAL

3-BHK + SR.	4-BHK + SR.
S. AREA- 1095.00 SQ.FT.	S. AREA- 2400.00 SQ.FT.
DRAWING DINING KITCHEN, SERVANT ROOM, 3 BEDROOMS, 3 TOILETS, 3 BALCONIES.	DRAWING DINING KITCHEN, SERVANT ROOM, 4 BEDROOMS, 4 TOILETS, 4 BALCONIES.



SITE PLAN

# Unit Plan



**CRYSTAL**

**3 BHK+SQ UNIT SUPER AREA 1595.00 Sqft.**

# Unit Plan



**CRYSTAL**

**4 BHK+SQ UNIT SUPER AREA 2400.00 Sqft.**

# Location Map



## Price List-Urbtech 168's Xaviers, Expressway, Noida

G-10 Floor BASIC SALE PRICE ( IN RS. ) w.e.f. 15.09.2019

Basic Sale Price Rs.3150/-per Sq.Ft.						
S.No	Super Salable Area (Sq.ft.) Approx.	Accommodation	Basic Sale Price per Sq.Ft.	Installment Plan	Flexi Plan (Rebate 5%)	Down Payment Plan (Rebate 10%)
1	889	2 BHK Semi Furnished Flat (2 BR) with cupboard + wooden flooring in master Bedroom + Modular Kitchen + Living / Dining + 2 Balconies + Entrance Lobby & 2 Toilets	3150	302850 (3150.00)	290907.5 (2992.58)	271875 (2835.00)
2	1200	2 BHK + 3Q Semi Furnished Flat (2 BR) with cupboard + wooden flooring in master Bedroom + Modular Kitchen + Living / Dining + 3 Balconies + Entrance Lobby + 2 Toilets & 1 Servant Quarter/Study with separate entrance & Toilet	3150	378000 (3150.00)	359100 (2992.58)	340200 (2835.00)
Basic Sale Price Rs.3950/-per Sq.Ft.						
3	408	STUDIO - Fully Furnished Flat (Studio Apartment) with cupboard, A/C + Double Bed with Mattresses + Sofa + Centre Table + Hob-Knob Chimney + Fridge + Microwave + Dining Table + 1 LCD + Imported Decorative Lights & Ceiling Fan + Drapes / Curtains + Wooden flooring + Modular Kitchen + 1 Balcony + 1 Toilet	3950	161160 (3950.00)	153102 (3752.58)	145048 (3555.00)
4	560	1 BHK - Fully Furnished Flat (1 BR) with cupboard + Living/Dining + A/C + Double Bed with Mattresses + Sofa + Centre Table + Hob-Knob Chimney + Fridge + Microwave + Dining Table + 1 LCD + Imported Decorative Lights & Ceiling Fan + Drapes / Curtains + Wooden flooring + Modular Kitchen + 1 Balcony + 1 Toilet	3950	197560 (3950.00)	187520 (3752.58)	177100 (3555.00)

### PREFERENTIAL LOCATION CHARGES (price per sq.ft.)

Floor PLC : Ground - 120', 1st to 2nd - 10', 3rd to 4th - 80', 5th to 7th - 80'

Park / Pool Facing PLC = 50'

G-09 Floor BASIC SALE PRICE ( IN RS. )

Basic Sale Price Rs.3150/-per Sq.Ft.						
S.No	Super Salable Area (Sq.ft.) Approx.	Accommodation	Basic Sale Price per Sq.Ft.	Installment Plan	Flexi Plan (Rebate 5%)	Down Payment Plan (Rebate 10%)
3	1400	3 BHK + 3Q Semi Furnished Flat (3 BR) with cupboard + wooden flooring in Master Bedroom + Modular Kitchen + Living / Dining + 3 Balconies + Entrance Lobby + 2 Toilets & 1 Servant Quarter/Study with separate entrance & Toilet	3150	441000 (3150.00)	419950 (2992.58)	390900 (2835.00)
4	2250	4 BHK + 3Q Semi Furnished Flat (4 BR) with cupboard + wooden flooring in Master Bedroom + Modular Kitchen + Living / Dining + 4 Balconies + 1 Bay Window + Entrance Lobby + 3 Toilets & 1 Servant Quarter/Study with separate entrance & Toilet	3150	708750 (3150.00)	673125 (2992.58)	637875 (2835.00)

### PREFERENTIAL LOCATION CHARGES (price per sq.ft.)

Floor PLC : Ground - 125', 1st to 2nd - 90', 3rd to 5th - 70', 6th to 8th - 55', 9th to 12th - 40'

Park / Pool Facing PLC = 30'

### ADDITIONAL CHARGES (ONE TIME PAYMENT)

1	Interest Free Maintenance Security (IFMS)	Rs. 40/- per sq.ft
2	One Time Lease Rent	Rs. 100/- per sq.ft
3	Car Parking	One Car Parking (Inclusive in BSP- limited period offer)
4	Power Backup Installation Charges	Rs.20000/- per KVA** (Inclusive in BSP- limited period offer)
5	EEC ( External Electrification Charges ) & FFC ( Fire Fighting Charges )	Rs.25/- per sq.ft. (Inclusive in BSP- limited period offer)
6	Club Membership Fees	Rs. 125000/- (Inclusive in BSP- limited period offer)
7	EDC ( External Development Charges ) + IDC ( Infrastructural Development Charges )	Rs. 90/- per sq.ft. (Inclusive in BSP- limited period offer)

## Payment plan - Urbtech 168's Xaviers, Expressway, Noida

### PLAN A:- DOWN PAYMENT PLAN ( REBATE 10%)

AT THE TIME OF BOOKING / ALLOTMENT	10% OF BSP
WITHIN 45 DAYS OF BOOKING / ALLOTMENT	85% OF BSP + 50% OF ADDITIONAL CHARGES + 100% OF PLC (if any)
ON OFFER OF POSSESSION	9% OF BSP + 50% OF ADDITIONAL CHARGES + OTHER CHARGES (if any)

### PLAN B:- FLEXI PAYMENT PLAN ( REBATE 5%)

AT THE TIME OF BOOKING / ALLOTMENT	10% OF BSP
WITHIN 45 DAYS OF BOOKING / ALLOTMENT	40% OF BSP + 50% OF PLC (if any)
ON CASTING OF GROUND FLOOR ROOF	10% OF BSP
ON CASTING OF 2nd FLOOR ROOF	10% OF BSP
ON CASTING OF 4th FLOOR ROOF	10% OF BSP + 50% OF PLC (if any)
ON CASTING OF 8th FLOOR ROOF	7.5% OF BSP
ON CASTING OF 12th FLOOR ROOF	7.5% OF BSP + 50% OF ADDITIONAL CHARGES
ON OFFER OF POSSESSION	5% OF BSP + 50% OF ADDITIONAL CHARGES + OTHER CHARGES (if any)

### PLAN C:- CONSTRUCTION LINKED INSTALLMENT PLAN

AT THE TIME OF BOOKING / ALLOTMENT	10% OF BSP
WITHIN 45 DAYS OF BOOKING	10% OF BSP
ON START OF EXCAVATION	10% OF BSP
ON CASTING OF STILT / BASEMENT ROOF	10% OF BSP
ON CASTING OF GROUND FLOOR ROOF	10% OF BSP + 50% OF PLC (if any)
ON CASTING OF 2nd FLOOR ROOF	7.5% OF BSP
ON CASTING OF 4th FLOOR ROOF	7.5% OF BSP + 50% OF PLC (if any)
ON CASTING OF 8th FLOOR ROOF	5% OF BSP
ON CASTING OF 8th FLOOR ROOF	5% OF BSP
ON CASTING OF 10th FLOOR ROOF	5% OF BSP
ON CASTING OF 12th FLOOR ROOF	5% OF BSP
ON CASTING ON TOP FLOOR	5% OF BSP + 50% OF ADDITIONAL CHARGES
ON COMPLETION OF FLOORING	5% OF BSP
ON OFFER OF POSSESSION	5% OF BSP + 50% OF ADDITIONAL CHARGES + OTHER CHARGES (if any)
ON OFFER OF POSSESSION	5% OF BSP + 50% OF ADDITIONAL CHARGES + OTHER CHARGES (if any)

- Price indicated above are subject to revision at sole discretion of the company.
- Price ruling on the date of Booking and acceptance by the Company shall be applicable.
- Stamp duty, Registration and other related charges shall be payable along with the last installment.
- Other charges as indicated in the allotment letter shall be payable additionally.
- Project will be completed within 36 (Thirty) Months from start of construction, subject to force majeure conditions.
- Price, terms & conditions stated herein are not exhaustive and merely indicative.

\*Validity of this offer is at sole discretion of the company & subject to be withdrawn without any notice.  
\*\*Refer company's detailed brochure for Power Backup Distribution as per Size of the flat.