

## SALES KIT



**Marketing office:-FSI MARKETING PVT.LTD,403C,Ocean Plaza,P-5,Sector-18  
Noida-201301,Contact No-9958653388,9958333766.**

## LOCATION MAP



**Marketing office:-PSI MARKETING PVT.LTD,403C,Ocean Plaza,P-5,Sector-18  
Noida-201301,Contact No-9958653388,9958333766.**



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# SECTOR LAYOUT PLAN





### MUVS LAYOUT OPTION



## CLUSTER PLAN 2BR MUVS

### INNOVATIVE COMMUNITY FRIENDLY PUBLIC AREAS



- ❖ 6' wide corridors
- ❖ Informal sit outs in each floors to charm your social life
- ❖ Lounge area in ground floor
- ❖ Planters on each floor to welcome nature into your apartment
- ❖ Each flat rest on an elevated podium to secure your privacy



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## CLUSTER PLAN 3BR MUVS

### INNOVATIVE COMMUNITY FRIENDLY PUBLIC AREAS



- ❖ 10' wide street corridors
- ❖ Informal sit outs in each floors to charm your social life
- ❖ Lounge area in ground floor
- ❖ Planters on each floor to welcome nature into your apartment
- ❖ Each flat rests on an elevated podium to secure your privacy



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403C, Ocean Plaza, P-5, Sector-18 Noida  
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## TOWER - F a

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## TOWER - F b

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**WINDSOR COURT**

UNIT PLAN - 3 BEDROOM MAJAY

SUPER AREA - 190 SQ.FT.



TYPICAL UNIT PLAN

- \* LIVING/DINING
- \* BEDROOM
- \* ONE TOILET
- \* KITCHEN
- \* TWO LARGE BALCONIES
- \* HIGH HIGH ATTACHED TOILET

**WINDSOR COURT**

UNIT PLAN - 3 BEDROOM MAJAY

SUPER AREA : 179 SQ.FT.



TYPICAL UNIT PLAN

- \* LIVING/DINING
- \* MASTER BEDROOM
- \* CHILDREN BEDROOM
- \* KITCHEN WITH SERVICE BALCONY
- \* TWO TOILETS
- \* TWO LARGE BALCONIES



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WINDSOR COURT

UNIT PLAN - 3 BHK

SUPERAREA - 1485 SQ.FT.



TYPICAL UNIT PLAN

- \*LIVING DINING
- \*\*MASTER BEDROOM
- \*\*CHILDREN BEDROOM
- \*\*GUEST BEDROOM
- \*\*THO TOILET
- \*\*TWO LARGE BALCONIES

\*KITCHEN WITH SERVICE BALCONY

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WINDSOR COURT

UNIT PLAN - 3 BHK + MULTIPURPOSE ROOM

SUPERAREA - 1485 SQ.FT.



TYPICAL UNIT PLAN

- \*LIVING DINING
- \*\*MASTER BEDROOM
- \*\*CHILDREN BEDROOM
- \*\*GUEST BEDROOM
- \*\*THO TOILET
- \*\*TWO LARGE BALCONIES

\*KITCHEN WITH SERVICE BALCONY

\*\*P ROOM WITH ATTACHED TOILET



(4 BHK + MAID'S ROOM)  
 TYPICAL UNIT PLAN (Super Area : 225 Sq.mt. / 2425 Sq.ft.)  
 \* LIVING/DINING \* KITCHEN WITH SERVICE COUNTER  
 \* MAID'S ROOM WITH ATTACHED TOILET \* TWO LARGE BALCONIES  
 \* THREE TOILETS \* MASTER BEDROOM WITH ATTACHED DRESSER  
 \* SERVICE BALCONY \* CHILDREN BEDROOM



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**HEALTH & REJUENATION**

- Swimming pool - 2 (one open, one covered exclusive for ladies)
- Gymnasium
- Health club with steam sauna & jacuzzi



**RECREATION & ENTERTAINMENT**

- Party lawn
- Multipurpose hall
- Pool side party lawn
- Open amphitheatre



**CHILDREN PLAY AREA**

- Toddlots area
- Dedicated cycle parking for children
- Basketball court
- Tennis court



**MUVS ACTION**

- Meeting room for 4 person, 6 person & 12 person
- Fully loaded business centre
- Videoconferencing
- Coffee shop



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### PARKING

- Basement parking- mechanized parking
- Signage system



### LANDSCAPE

- Terrace gardens
- Sculpture garden
- Informal & formal sitout spaces carved out as a part of landscape
- More than 70% green area
- Water bodies
- Deep green balconies



### SECURITY

- Anti theft door
- Magic eye
- Night latch
- CCTV Cameras



### STRUCTURE

- IIT Vetted structure
- All outer walls are 9" thick



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# Specification

Location/Area	Floors	Fixtures & Fittings	Walls	Woodwork	External doors & windows fittings
Living Room	Vitrified Tiles	Modular switches/ sockets, Telephone, Cable TV	Designer concept wall with the combination with Acrylic emulsion paint, Designer POP ceiling with cornice	Modular wardrobe/cupboard	Main Entry Door - Skin door, Bed Room- Polished Flush Door(BST), Mirandi Wood door Frames, Powder Coated Aluminium/ uPVC Windows.
Dining Room					
Bedroom	Vitrified Tiles with Tile Skirting	Modular switches/ sockets, Telephone, Cable TV	Modular wardrobe/cupboard		
Master Bed Room	Laminated Wooden Flooring with Skirting	Modular switches/ sockets, Telephone, Cable TV & internet socket			
Toilets	Antiskid Ceramic Tile	Branded Sanitary/ Chinaware, Branded Chrome Plated Fixtures and Green Marble Counter	Tiles upto 7' level all around		
Kitchen	Antiskid Ceramic Tiles	Granite Counter, Double bowl Stainless steel sink with single drain board, Modular kitchen with chimney & Hob	Tiles upto 2' above working counter		
Balconies	Ceramic Tiles with Skirting	M.S Tube/ Solid & Concrete railing	Weather Proof Paint		
Staircase	Kota Stone/Tiles	M.S Tube/ Solid & Concrete railing	Lime Wash		
Lobby/ Corridors	Patterned Flooring(Green Marble/ Tiles)		Green Marble Lift Facia		
Power Back up	100 % Power back up for all apartments(on demand) and common areas.				
Structure	3T Vetted Earthquake Resistant RCC Framed Structure				
External Façade	Permanent Texture Finish				
Special Features	Height of the ceiling- 11feet, Godrs] Anti theft main entrance door lock, Main entrance door 8'high, External windows 9' high with glazing.				
	Dedicated high Speed elevators above 14th floor, Deep Green Balconies, Children play floor, Health club and Terrace Garden				



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ASSOTECH WINDSOR COURT - FLEXI PAYMENT PLAN		
PAYMENT SCHEDULE		AMOUNT
Booking amount		10% of BSP
Within 30 days from the date of booking		2% of BSP
Within 45 days from the date of booking		10% of BSP
Laying of basement slab		5% of BSP + 100% car parking chgs.
2 BR MUVS & 2 BR MUVS 940 SQ. FT. & 1300 SQ. FT. 14 FLOOR TOWER	3 BRK EXECUTIVE & 3 BRK+ ROYAL 1465 SQ. FT. & 1640 SQ. FT. 25 FLOOR TOWER	
Laying of 3rd floor roof slab	Laying of 5th floor roof slab	8% of BSP + 50% of floor PLC, if any
Laying of 4th floor roof slab	Laying of 10th floor roof slab	8% of BSP + 50% of view PLC, if any
Laying of 8th floor roof slab	Laying of 15th floor roof slab	8% of BSP + 50% of floor PLC, if any
Laying of 12th floor roof slab	Laying of 20th floor roof slab	8% of BSP + 50% of view PLC, if any
Laying of TOP floor roof slab	Laying of TOP floor roof slab	8% of BSP
On completion of internal plaster & flooring		5% of BSP
On offer of possession		5% of BSP + IFMS + OTLR
<b>TOTAL =</b> BSP = Basic Selling Price, IFMS = Interest Free Maintenance Security Deposit OTLR = One Time Lease Rent		100% (BSP+CAR PARKING+VIEW & FLOOR PLC+IFMS+OTLR)

1 sq. mt. = 10.76391 sq. ft.

Disclaimer: Payment plans, areas, no. of apartments on each floor or tower are subject to change without any notice.

ASSOTECH WINDSOR COURT - CONSTRUCTION LINKED PAYMENT PLAN		
PAYMENT SCHEDULE		AMOUNT
Booking amount		10% of BSP
Within 60 days from the date of booking		10% of BSP
On start of excavation		10% of BSP
Laying of basement slab		10% of BSP + 50% car parking chgs.
2 BR MUVS & 2 BR MUVS 940 SQ. FT. & 1300 SQ. FT. 14 FLOOR TOWER	3 BRK EXECUTIVE & 3 BRK+ ROYAL 1465 SQ. FT. & 1640 SQ. FT. 25 FLOOR TOWER	
Laying of 3rd floor roof slab	Laying of 3rd floor roof slab	8% of BSP + 50% of car parking chgs.
Laying of 4th floor roof slab	Laying of 7th floor roof slab	7% of BSP
Laying of 8th floor roof slab	Laying of 10th floor roof slab	7% of BSP + 50% of floor PLC, if any
Laying of 8th floor roof slab	Laying of 14th floor roof slab	7% of BSP + 50% of view PLC, if any
Laying of 10th floor roof slab	Laying of 17th floor roof slab	7% of BSP
Laying of 12th floor roof slab	Laying of 21th floor roof slab	7% of BSP + 50% of floor PLC, if any
Laying of TOP floor roof slab	Laying of TOP floor roof slab	7% of BSP + 50% of view PLC, if any
On completion of internal plaster & flooring		5% of BSP
On offer of possession		5% of BSP + IFMS + OTLR
<b>TOTAL =</b> BSP = Basic Selling Price, IFMS = Interest Free Maintenance Security Deposit OTLR = One Time Lease Rent		100% (BSP+CAR PARKING+VIEW & FLOOR PLC+IFMS+OTLR)

1 sq. mt. = 10.76391 sq. ft.

Disclaimer: Payment plans, areas, no. of apartments on each floor or tower are subject to change without any notice.

- Notes:**
- Price shown above are indicative and can be revised at the company's sole discretion. Price ruling at the time of booking and accepted by the company shall be applicable.
  - Monthly maintenance charges as applicable, will be payable extra by the allottee.
  - The company would pay penalty to the allottee @ Rs. 5/- per sq. ft. per month for any delay in handing over of the apartment beyond committed period. Similarly, the customer/ allottee would also be liable to pay holding charges @ Rs. 5/- per sq. ft. per month if the customer fails to take the possession within 30 days from the date of issue of possession letter.
  - Registration and other charges levied by the government shall be borne by the buyer as applicable from time to time.
  - In case there is a minor variation in areas, it will be adjusted accordingly at the time of possession.
  - All payments shall have to be cleared before the possession of property is offered to the buyer(s). Installments under any payment plan shall accordingly be revised and shall be binding on the buyer(s).



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