

# GOLF



# KINGDOM

Yamuna Expressway, Noida

# KARAN BULL

# INFRA TECH

## PRESENTS



# GOLF KINGDOM

100 ACRES INTEGRATED TOWNSHIP AT YAMUNA EXPRESSWAY ,  
NOIDA



Pitch 'n' Putt Golf Course

# ABOUT “K B INFRA TECH”

- AT **K B Infratech** we believe that there is substantial demand for mid-income residential housing in the NCR region and it provides potential for our Company’s growth and development.
- Focusing on the above sector we have been able to successfully capitalize on this demand over the last few years.
- Also with our close interactions with our clients, we understand the preferences of customers in the NCR region and are able to offer products fine-tuned to their needs.
- Our philosophy of designing our projects with flexibility of product mix, phasing, layout and pricing allow us to address changing market scenarios.

We also believe we can leverage our experience and expertise to deliver quality housing at affordable prices while retaining our profit margins.

- The key to this is designing our residential projects to ensure that costs are carefully managed, while retaining quality so that our customers get value for their money.
- Most of our ongoing and forthcoming projects include common amenities such as gyms, open areas, clubhouse and swimming pools.
- We intend to build cross-marketing partnerships with banks, which serve our customer base to provide a wide array of financing options to maximize the affordability of our residential units.
- We have planned our retail and commercial projects in close proximity to existing urban infrastructure which serves as a committed foot fall reservoir.

# “VISION”

Providing affordable housing with modern amenities and excellent connectivity.

Pioneering new technologies and innovative designs while retaining quality to provide customers , value for money property.

# **“MISSION”**

To be one of the most renowned and admired real estate company , setting high standard of Ethics, Equity, Quality, Professionalism and Customer service.

# “VALUES”

Ethical practices and meeting customer's aspirations and expectations. Optimising and enhancing customer's value. Adhering to all statutory compliances, environmental and legal requirements.



# Greater Noida – World Class City

## City Planning

- India's first city with a Master Traffic Plan
- Smooth and Wide Roads
- Pollution Free Environment
- Underground drainage
- Scientifically-planned sector layouts with community and recreational centers, parks and playgrounds at the sector level.

## Nonstop Utilities

- Optical fiber based telephone network.
- Privatized Power – For uninterrupted power supply
- Abundant clean and sweet water.

# WHY GOLF KINGDOM?



- **LAND ACQUISITION- YAMUNA EXPRESSWAY- VALID: Hon'ble Supreme Court Of India (AIR 2010 SC 3654)**
- **Located on Yamuna Expressway, The High-Speed link to Agra, Easily accessible from Delhi and Noida- Greater Noida**
- **Yamuna Expressway Authority Plots are located near Eastern Periphery Expressway which will be connecting Faridabad- Greater Noida- Ghaziabad and Sonapat.**
- **Proposed International Airport at Jewar is just 10 km from the project site.**
- **Night Safari (Proposed)**
- **TECH ZONE with multiple SEZ's, NIIT campus active.**
- **ICC Cricket stadium proposed next door.**
- **India's first F1 Race Track Opening Next door In October 2011.**
- **Connected with The Proposed Metro Line coming from Delhi- Noida.**
- **Golf Course, Health care and Hotel Projects Planned in the Vicinity.**

- Yamuna Expressway area, a unique model of real estate development, surrounded by institutions, hotels, hospitals, schools, theme park, commercial complex and club , a holistic approach of development.
- Yamuna Expressway Authority Plots will be having world class higher educational facilities, Gautam Budh University, Galgotia University, IT Zone (TECH ZONE), like NIIT and other software giants and super specialty medical facilities in the close proximity.
- This is clearly the Most Desirable Residential Location in the Delhi- NCR in the Foreseeable Future.

**Plot investment is far superior than other options of investment as you get absolute ownership of land, flexibility of Construction according to own Preferences, Lower maintenance Cost and non Interference.**

# **PROJECT SPECIFICATIONS**

- Kingdom Plots in sizes 110,160,225,325,475 sq. yds.
- Exclusive Clubhouse, Spa
- Chip 'n' Putt Golf Course
- Wide Roads up to 24 mts
- Neighbourhood Shopping Complex, Mall, Multiplex
- School
- Proposed Metro Connectivity
- Surrounded by over 80 acres of Greenery
- Central Green, Water Body, Kid's Play Area
- Mini Theater
- Jogging Track

# The Formula 1 realty roar

Will demand for real estate rev up as the G Noida track opens, asks **Vandana Ramnani**

**N**otwithstanding land acquisition problems, Greater Noida is now getting ready to make its debut in the international F1 circuit. The "orchestral cacophony" of beastly Formula 1 machines will rule over Delhi NCR in October. While there's no doubt that the sport has led to large-scale urban development in the area, the event is also likely to boost both residential and commercial realty in the mid to long-term.

Known as the Buddh International circuit, the 5.14-

km track is part of a 5,000 hectare sports city, an integrated city with plots, apartments and hotels, developed by the Jaypee Group that holds the 10-year rights for the Indian F1 race. The circuit has been designed by Hermann Tilke, a German architect behind most of the new F1 circuits around the world.

Demand for both residential and commercial properties, located close to any site where a global event is to take place, is sure to go up. Big enough to put Greater

Noida on the world map, this event has generated much excitement and buzz in the international market.

However, the real impact will be felt in the mid to long-term as the event becomes more regular, say real estate experts. The real gains will emerge when the entire facility is developed into a live, work and play environment,

when it becomes a destination, points out Ankur Srivastava of GenReal Advisers.

Race promoters are also confident of breaking even on their investments in three to four years. "We are confident in the business. We will reach break-even within three to

four years time. Our plans and programmes are on track and progressing as expected," Jaypee Sports International (JPSI) chief executive Sameer Gaur has been reported as saying.

News of the race had generated a lot of excitement,

Gaur had said and added that the event was expected to host at least 10,000 foreign visitors.

It's also expected to spin mega bucks for hotels in Noida and Delhi.

*Continued on page 14*

**Real action:** A global event, like an F1 race, could help revive demand for real estate in Greater Noida





# Race to the finish line



**Real estate spin:** The Monaco Formula 1 Grand Prix, held every spring, sees real estate agents renting not just apartments but even track-facing balconies at a high premium

## New F1 circuits have seen a dramatic rise in property values

**Vandana Ramnani**

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It's not only capital values but also rentals that benefit the most from an international event such as the Formula 1 race. The Silverstone F1 circuit, built on the site of a World War II Royal Air Force bomber station, hosted the first race in 1948. It is said that homeowners near Silverstone in the English Midlands rent out rooms to people constructing the grandstands three months before the grand prix is held every July.

Global media reports point out that in Monaco, real estate agents let out apartments and even balconies when the F1 is held in spring. The price tag is nothing less than \$6,000 for the use of an apartment with the view of the race track.

Sepang, 25 km from the Malaysia's capital Kuala Lumpur, hosted its first Grand Prix in 2010. The city's grand prix track was built on a 260-hectare swamp.

*For more F1-related real estate developments around the world, go to [facebook.com/HTEstates](https://facebook.com/HTEstates)*

### EDITOR'S CHOICE

- Istanbul has built a track in a desolate outlying part of the Turkish city in the hope of revitalising the area, while the circuits at Yas Marina in Abu Dhabi and at Marina Bay in Singapore are a part of brand new residential, retail and business districts on reclaimed land
- There are also plans for homes and commercial development around a new race track at Durban in South Africa, where international street races have already been staged

# PROJECT FACT SHEET

## PHASE- I

LOCATION	TS-3, SEC- 22D YAMUNA EXPRESSWAY
PROJECT AREA	100 ACRES
<b>RESIDENTIAL</b>	
TOTAL NUMBER OF PLOTS	1250
PLOT SIZES	110, 160, 225, 325, 475 sq. yrds
<b>COMMERCIAL</b>	
TOTAL NUMBER OF PLOTS	124
PLOT SIZES	110, 175, 362 sq. yrds



## **PHASE- II**

### **GROUP HOUSING SOCIETY**

- **Iconic towers that are masterpieces of skyscraping architecture, 40 floors in height, each an architectural statement in itself.**
- **High-rise apartments artistically designed to offer spectacular green view from each room.**
- **Exclusive Villas, where luxurious living is a standard and not an option.**



# PLOT PRICING -MANDATORY COST

<b>BASIC RATE (in D/P*)</b>	<b>–</b>	<b>Rs. 15,999</b>
<b>INAUGURAL DISCOUNT</b>	<b>–</b>	<b>Rs. 1,000</b>
		<b>= <u>Rs. 14,999*</u></b>

## ONE TIME CHARGES

- IDC/EDC - Rs. 1100 per sq yd
- EEC - Rs. 500 per sq yd
- LEASE RENT - Rs. 700 per sq yd
- IFMS - Rs. 600 per sq yd
- CLUB MEMBERSHIP - Rs. 1,50,000
- PUTTING GOLF GREEN CHARGES - Rs. 2,75,000

# **PLOT PRICING**

## **PREMIUM LOCATION CHARGES**

- **ONE PLC - 5.00%**
- **TWO PLC's - 8%**
- **THREE PLC's - 10%**

( TYPES OF PLC'S- PARK/ GREEN/ GOLF/ FOREST/ LAKE VIEW/ CORNER,  
12/18/24/30/45 METER WIDE ROAD)



# PAYMENT PLAN

	Construction Linked Plan	Flexi Linked Plan	Down Payment Plan
<b>BASIC Rate per Sq Yds</b>	₹ 17,999	₹ 17,999	₹ 17,999
<b>Less: Inaugural Discount</b>	₹ 1,000	₹ 1,000	₹ 1,000
<b>Less: PLAN Discount</b>	₹ -	₹ 1,000	₹ 2,000
<b>NET BASIC SALE PRICE (BSP) per Sq yds.</b>	<b>₹ 16,999</b>	<b>₹ 15,999</b>	<b>₹ 14,999</b>
At The Time of Booking	10.00%	10.00%	10.00%
Within 30 day of Booking	7.50%	10.00%	40.00%
Within 60 day of Booking	7.50%	10.00%	45.00%
On Earth Filling	10.00%	15.00%	-
On Leveling	15.00%	5.00%	-
On Demarcation	15.00%	15.00%	-
On Start of Road Work	15.00%	15.00%	-
On Start of Internal Development	15.00%	15.00%	-
At The Time of Possession	5.00%	5.00%	5.00%

One Time Charges*	Amount
IDC/EDC	₹ 1,100 per Sq yd
External Electrification Chg. (EFC)	₹ 500 per Sq yd
Lease Rent	₹ 700 per Sq yd
IFMS	₹ 800 per Sq yd
Club Membership	₹ 1,50,000
Putting Golf Green Charges	₹ 2,75,000

PLC	
One PLC	5.00%
Two PLC's	8.00%
Three PLC's	10.00%
Type of PLC's: Park/Green/Golf/Forest/lake View, Corner, Road (12/18/24/30/45 Mtr wide)	

4047square meter =1 Acre /1square meter =1.196 sq.yrds

\*If, any other Development charges becomes Applicable or to be Deployed/Invested/Incurred other then the charges mentioned will be Charged Extra.





Hospital



Golf



School

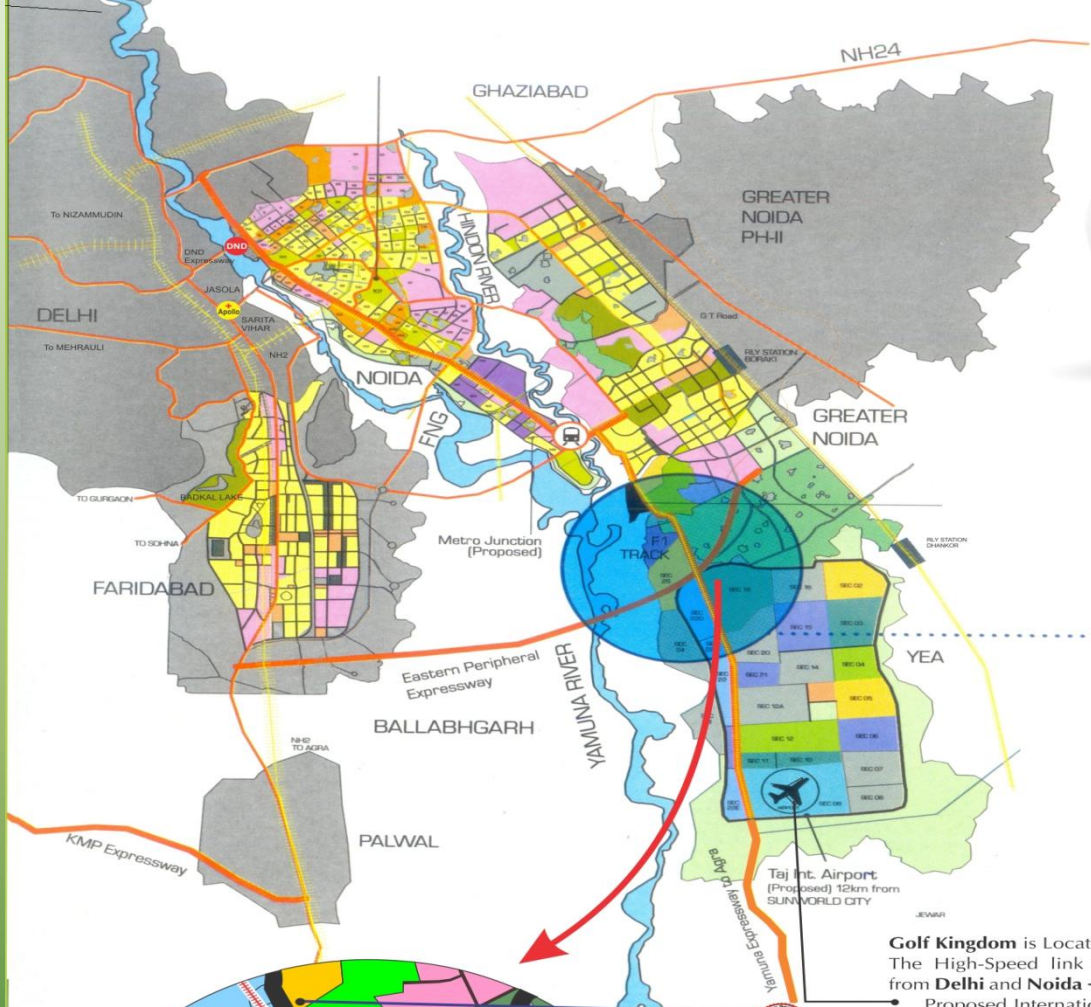


Community Center



ifications, Drawings and Layout are indicative and are subject to change as architect. Minor variations may be required during execution of work.



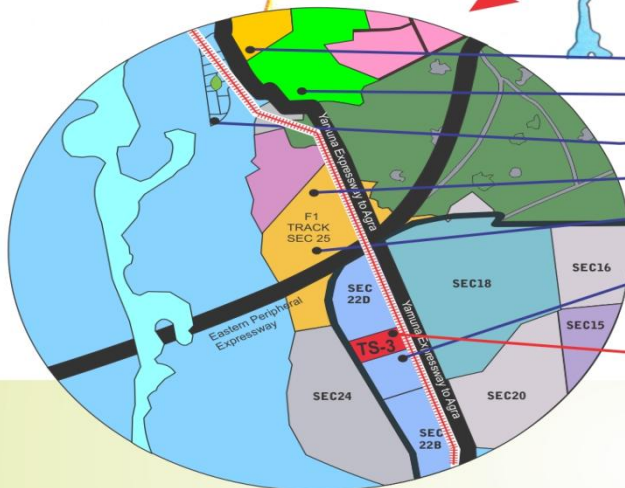


## Location

**Golf Kingdom** is Located on **Yamuna Expressway**, The High-Speed link to Agra, Easily Accessible from **Delhi** and **Noida – Greater Noida**.

- Proposed International **Airport at Jewar** is just 10 km from the Project Site.
- **Gautam Buddha University**
- **Night Safari** (Proposed)
- **TECH ZONE – NIIT** near by.
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## SECTOR- 22D YAMUNA EXPRESSWAY

PLOT	DEVELOPER
TS-1	LOGIX
TS-2	PARAS/3C
<b>TS-3</b>	<b>KB INFRATECH</b>
TS-4	HDIL
TS-5	SUPERTECH
TS-6	ORRIS- Silver Glades
T-7	SUNWORLD

# YAMUNA EXPRESSWAY AUTHORITY MAP



## **OUR FUTURE PROJECTS:-**

- Golf Centric luxury Flats in Noida .
- Premium Flats in Gurgaon.
- Flats in Gurgaon
- Premium Flats in Faridabad
- Premium Flats Indirapuram
- Townships in category B- Towns.





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# THANK YOU



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