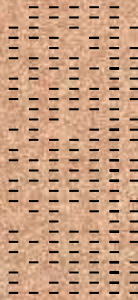


TIME
FOR
CHANGE



THE
RESIDENT
TOWER

SECTOR - 150, NOIDA (U.P.)





THE RESIDENT TOWER
A RESIDENTIAL DEVELOPMENT
BY THE RESIDENT TOWER
DEVELOPERS

THE
RESIDENT
TOWER



SALIENT FEATURES

Meant for catering the shortfall of housing for Upper middle and middle class housing market in Noida while providing a modern, secure, sustainable family oriented

Project is designed by Award Winning Renowned Architect Hafeez Contractor from Mumbai

Land Area of The Project
16000 Sq. Mtr. (3.96 Acre)

Development over a total built-up area of 8 lac sq.ft. and a total number of dwelling units of around 232

In Front of 45 mtr. Two Way Road

Overall project to be completed in 36 months

To be inclusive of Club house and other Community facilities, The Club House is located at the top floor of the building, spread over 20,000 Sq. Ft. and has Infinity swimming pool & multipurpose hall.



PROJECT FEATURES



BCC 150, Noida is a new residential project by BCC Group in Noida that offers premium luxury and comfort that you and your family will love and adore. This low-density development offer 3BHK and 4BHK luxury apartments of different configurations that are crafted to perfection. With apartment areas sizes starting from 2450 sq.ft.(3 BHK), 2850 Sq.ft. (3 BHK plus Servant) and 3650 Sq.ft. (4 BHK Plus Servant),enjoy the wholesome goodness of luxury space each day.

BCC 150, Noida is a grand development that focuses on luxury, comfort and bringing families together to enjoy all that life has to offer.

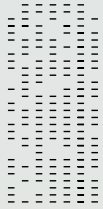
Appealing Specifications

The apartments are spacious, provide natural lighting, good ventilation and contain luxury fittings, Italian marble flooring in Living, Dining and Kitchen, wooden flooring in all bedrooms and ceramic tiles in washrooms, Fully fitted Modular Kitchen including Chimneys, Gas, Hob and Microwave and pre-

polished granite/marble counters, high-quality electrical ports located perfectly for easy access, with Wood Finish UPVC windows. This development offers world-class external amenities for Resident to have fun with their family and friends, relax and rejuvenate yourself every day.

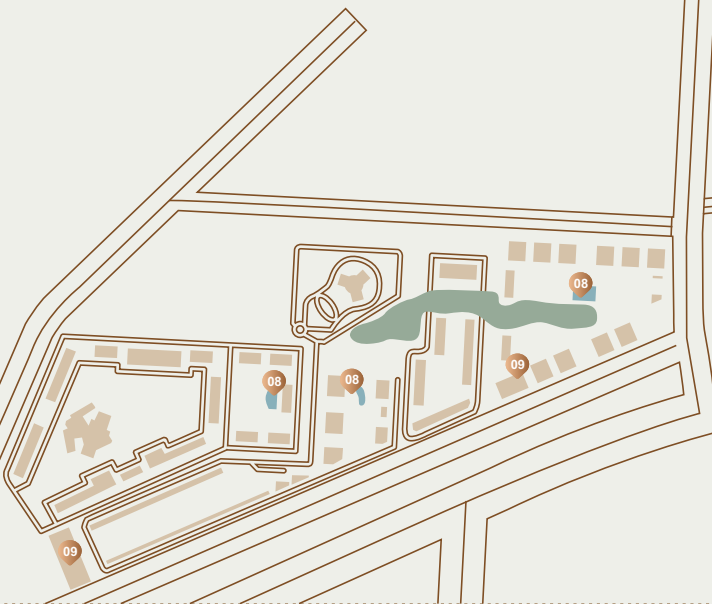
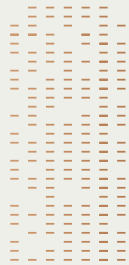
Charming Amenities

The external amenities include 20,000 Sq. ft. clubhouse, changing rooms, well-equipped gymnasium, Infinity swimming pool, yoga area, multiple sports facilities and a play-area for kids, café, multipurpose hall, fire alarm systems, power back-up, swift elevators, high-end security with video surveillance and greenery throughout the development. The project is within the fabulous Golf Course and a huge Central Park.



SECTOR 150 THE MOST SOUGHT AFTER LOCATION IN NOIDA

THE
RESIDENT
TOWER





BEST OF EDUCATION

LEADING SCHOOLS WITHIN 15 MIN DRIVE

LEADING SCHOOLS

- Amity
- Apeejay
- DPS
- Step by Step
- Shriram Millennium
- Lotus Valley School
- Pathway and many more

LEADING INSTITUTES

- IIM Lucknow (Part-time campus)
- NIIT, Infosys Education Centre
- Amity Business School
- Shiv Nadar University
- Galgotia University



NEW AIRPORT AT JEWAR

Located at
20 minutes driving
distance from
Sports City,
Sec-150

To have Metro
connectivity by
extending the
current Gr-Noida
Metro Line from
Pari Chowk

Airport connectivity
will encourage
MNCs to open their
establishments
in the vicinity

As per state
government the
airport to be
operational in the
next 5 years

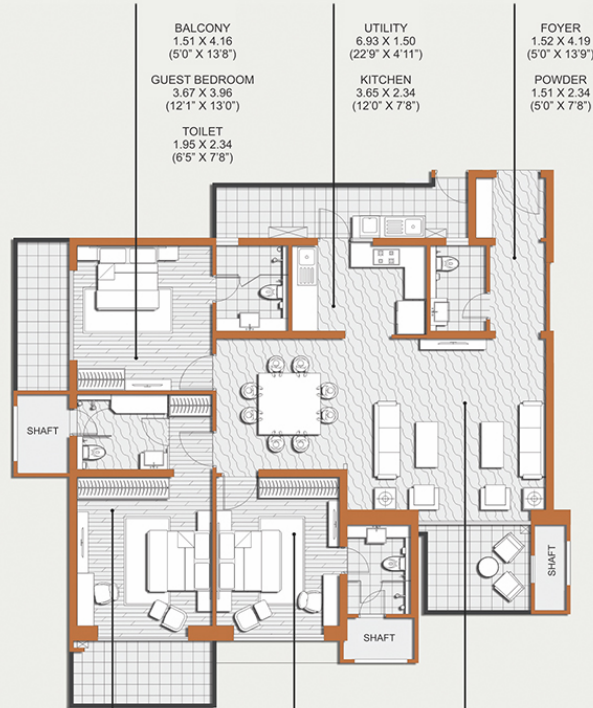
NOIDA HOME TO BEST OF COMPANIES



& MANY MORE...

FLOOR PLANS |

3BHK (SMALL)



BALCONY
1.51 X 4.16
(5'0" X 13'8")

GUEST BEDROOM
3.67 X 3.96
(12'1" X 13'0")

TOILET
1.95 X 2.34
(6'5" X 7'8")

UTILITY
6.93 X 1.50
(22'9" X 4'11")

KITCHEN
3.65 X 2.34
(12'0" X 7'8")

FOYER
1.52 X 4.19
(5'0" X 13'9")

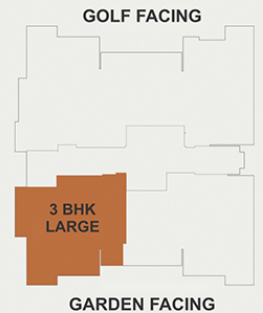
POWDER
1.51 X 2.34
(5'0" X 7'8")

BUILTUP AREA - 137.08 SQ.MTS / 1475.53 SQ.FT.
RERA CARPET - 130.72 SQ.MTS / 1407.00 SQ.FT.
BALCONY AREA - 30.45 SQ.MTS / 327.85 SQ.FT.



Disclaimer:

1. The description of images of layout and features as mentioned above are based on artistic impression.
The customers are advised to check and re-verify the layout and features as mentioned from website of RERA and/ or from the office of The Developer.
2. 01 Square Meter (Sq. mtr.) = 10.764 Square Foot (Sq. ft.)
3. Due to vastu reasons, thirteen floor shall be read as 12A (twelve "A") Floor and above shall be read and start from fourteen floor so on till last floor.



BALCONY
3.97 X 1.82
(13'0" X 6'0")

MASTER BEDROOM
3.67 X 4.07
(12'1" X 13'4")

PASSAGE
1.77 X 2.05
(3'10" X 6'9")

TOILET
2.45 X 2.05
(8'0" X 6'9")

KIDS ROOM
3.35 X 4.07
(11'0" X 13'4")

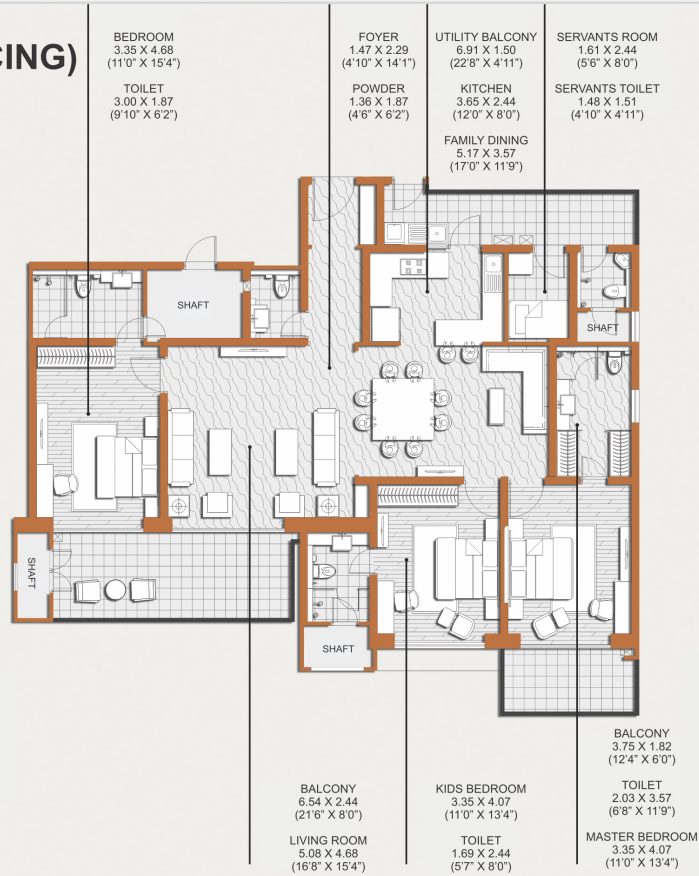
TOILET
1.73 X 2.44
(5'8" X 8'0")

BALCONY
2.90 X 2.44
(9'6" X 8'0")

LIVING
5.39 X 4.68
(17'8" X 15'4")

DINING
3.45 X 3.57
(11'4" X 11'9")

3BHK + SR (GARDEN FACING)

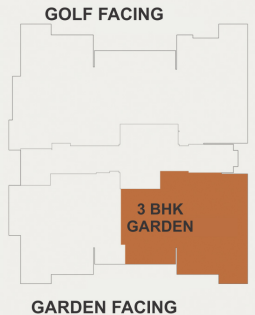


BUILTUP AREA - 152.48 SQ.MTS / 1641.29 SQ.FT.
RERA CARPET - 144.17 SQ.MTS / 1551.00 SQ.FT.
BALCONY AREA - 32.66 SQ.MTS / 351.55 SQ.FT.

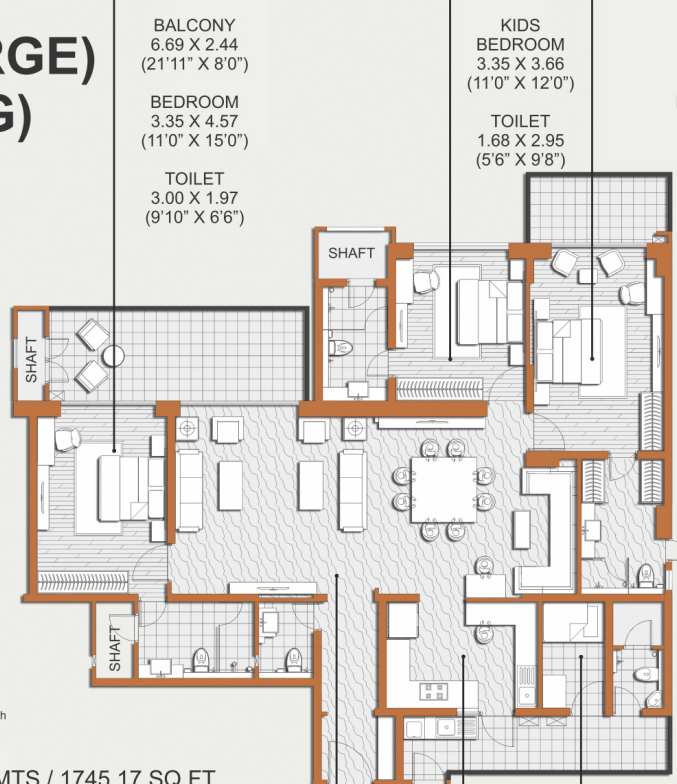


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- Due to vastu reasons, thirteen floor shall be read as 12A (twelve "A") Floor and above shall be read and start from fourteen floor so on till last floor.



3BHK + SR (LARGE) (GOLF FACING)



BALCONY
6.69 X 2.44
(21'11" X 8'0")

BEDROOM
3.35 X 4.57
(11'0" X 15'0")

TOILET
3.00 X 1.97
(9'10" X 6'6")

KIDS
BEDROOM
3.35 X 3.66
(11'0" X 12'0")

TOILET
1.68 X 2.95
(5'6" X 9'8")

BALCONY
3.75 X 1.82
(12'4" X 6'0")

MASTER BEDROOM
3.35 X 4.96
(11'0" X 16'3")

DRESSING ROOM
2.13 X 1.12
(7'0" X 3'8")

TOILET
2.17 X 2.35
(7'2" X 7'9")

FLOORS:
8th, 9th, 10th, 18th, 19th, 20th & 28th

BUILTUP AREA - 162.13 SQ.MTS / 1745.17 SQ.FT.
RERA CARPET - 153.18 SQ.MTS / 1649.00 SQ.FT.
BALCONY AREA - 33.03 SQ.MTS / 355.53 SQ.FT.

FOYER
1.91 X 1.65
(6'3" X 5'5")

POWDER
1.41 X 1.97
(4'8" X 6'6")

LIVING ROOM
5.14 X 4.57
(16'10" X 15'0")

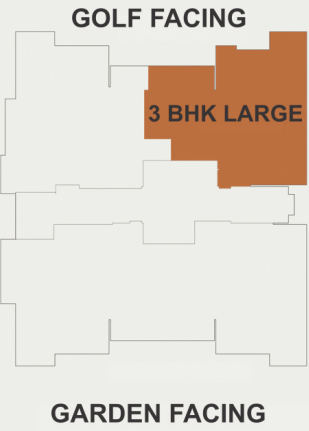
FAMILY DINING
5.11 X 4.57
(16'9" X 15'0")

UTILITY
BALCONY
6.91 X 1.50
(22'8" X 4'11")

KITCHEN
3.91 X 2.47
(12'10" X 9'0")

SERVANT ROOM
1.61 X 2.47
(5'4" X 9'0")

TOILET
1.32 X 1.51
(4'4" X 5'0")



3BHK + SR (GOLF FACING)

BALCONY
3.96 X 1.82
(13'0" X 6'0")

KIDS BEDROOM
3.35 X 4.56
(11'0" X 15'0")

BALCONY
2.92 X 2.44
(9'7" X 8'0")

MASTER
BEDROOM
3.66 X 4.56
(12'0" X 15'0")

TOILET
1.72 X 2.95
(5'8" X 9'8")

LIVING
4.88 X 4.57
(16'0" X 15'0")

DRESSING ROOM
2.45 X 1.52
(8'0" X 5'0")

TOILET
2.45 X 2.34
(8'0" X 7'8")

DINING
5.21 X 3.87
(17'1" X 12'8")



BUILTUP AREA - 162.26 SQ.MTS / 1746.57 SQ.FT.

RERA CARPET - 153.75 SQ.MTS / 1654.00 SQ.FT.

BALCONY AREA - 30.14 SQ.MTS / 324.49 SQ.FT.

BALCONY
1.51 X 3.90
(5'0" X 12'10")

UTILITY
6.97 X 1.50
(22'3" X 4'11")

KITCHEN
3.66 X 2.74
(12'0" X 9'0")

GUEST BEDROOM
3.70 X 3.64
(12'2" X 12'0")

SERVANT ROOM
1.83 X 2.74
(6'0" X 9'0")

FOYER
1.52 X 4.59
(5'0" X 15'1")

TOILET
2.45 X 1.43
(8'0" X 4'8")

SERVANT TOILET
1.50 X 1.35
(4'11" X 4'5")

POWDER
1.41 X 1.97
(4'8" X 6'6")



GOLF FACING

3 BHK
LARGE

GARDEN FACING

SPECIFICATIONS |

SPECIFICATIONS

MAIN ENTRANCE	<ul style="list-style-type: none">• Veneer finish with polished Solid Flush Door with Mortise Lock• Stainless steel brushed finished hardware• Provision of Video Phone• Italian marble or equivalent stone Flooring
LIVING ROOM DINING ROOM	<ul style="list-style-type: none">• One wall as a Feature wall with decorative paint finish• Plastic emulsion paint on other walls• POP Decorative cove at ceiling with provision of concealed lighting• Pleasant color OBD on ceiling.• Laminated Flush Door with mortise Lock along with SS Hardware• Laminated Wooden Flooring• Pleasant color OBD on ceiling along with POP cornice at ceiling
MASTER BED ROOM	<ul style="list-style-type: none">• Plastic emulsion paint on walls• Modular wardrobe• Wooden finish UPVC Window with due shutter arrangement -Tinted glazed and mosquito protection shutter• Laminated Flush Door with mortise Lock along with SS Hardware• Laminated Wooden Flooring• Pleasant color OBD on wall/ ceiling along with POP cornice at ceiling
OTHER BED ROOM	<ul style="list-style-type: none">• Modular wardrobe• Wooden finish UPVC Window with due shutter arrangement -Tinted glazed and mosquito protection shutter• Designer MS Railing with high end glossy enamel painted in Balcony
LIFT EXTERIOR	<ul style="list-style-type: none">• SS Lift car other specification as per Fire norms requirement.• Exterior grade water proof Texture paint• Antiskid stone/Tile flooring• Tiling on wall up to false ceiling level• Decorative False ceiling• Rain Shower Faucet
MASTER TOILET	<ul style="list-style-type: none">• High End Floor Mounted white vitreous WC - Hindware/ Duravit or Equivalent• Granite basin Counter• Under Counter white vitreous washbasin - Hindware/ Duravit or Equivalent with modular cabinet• CP fittings - Jaguar or equivalent make• Antiskid stone/Tile flooring• Tiling on wall up to false ceiling level• Decorative False ceiling
OTHER TOILET	<ul style="list-style-type: none">• Rain Shower Faucet• High End Floor Mounted white vitreous WC - Hardware/ Duravit or Equivalent• white vitreous washbasin - Hardware/ Duravit or Equivalent with modular cabinet• CP fittings - Jaguar or equivalent make
KITCHEN	<ul style="list-style-type: none">• Granite Counter• Glossy finish SS Sink with drain board• Designer Ceramic Tiles with border unto 2 Fit above counter.• Modular Kitchen Cabinets
COMMON CORRIDOR LIFT LOBBY	<ul style="list-style-type: none">• Combination of Stone and Tiles• OBD/Texture painting on wall along with stone cladding on lift facia• Provision for DTH Cable, Telephone/ data wiring• Designer Modular switches• High resolution CCTV in Common Area
ELECTRICAL	<ul style="list-style-type: none">• Copper wire in PVC conduits with MCB supported circuits and adequate power and light points on walls & ceiling• Provisions for split AC points in all Bedrooms, Drawing & Dining area• Light and Fan in all Rooms
PLUMBING	<ul style="list-style-type: none">• As per standard practice - All internal and external water supply pipe - cPVC with isolation valves for easy maintenance.• All soil, waste and rainwater pipe - ISI Standard SWR/ uPVC Pipe.• Uninterrupted supply of water, Dual plumbing provision for all toilets.



PRICELIST & PAYMENT PLAN

PRICELIST

Floor	Park Facing (BSP)	Golf Facing (BSP)
Simplex / Duplex	7500	8000
28	5850	6100
27	5900	6150
26	5950	6200
25	6000	6250
24	6050	6300
23	6100	6350
22	6150	6400
21	6200	6450
20	6250	6500
19	6300	6550
18	6350	6600
17	6400	6650
16	6450	6700
15	6500	6750
14	6550	6800
13	6600	6850
12	6650	6900
11	6700	6950
10th to 1st Floor	HOLD	HOLD

PAYMENT PLAN



Special Payment Plan – 35:35:30

INSTALMENT DUE DATE	PERCENTAGE OF DEMAND ON BSP
On Application Booking	10%
Within 60 Days of Booking	35% of BSP less Booking Amount
On Completion of Structure	35% of BSP
On Possession	30% of BSP plus Additional Charges- Power Back Up, Lease Rent, IFMS

***All payments to be made with a 5% GST charge**

PAYMENT PLAN

Construction Linked Plan

INSTALMENT DUE DATE	AMOUNT DUE
On Application Booking	10%
Within 60 days of Booking	20%
On completion of 7 th Floor	15%
On Completion of 14 th Floor	15%
On Completion of Top Floor	15%
On Completion of Flooring	15%
At Offer of Possession	10%% + Lease Rent + IFMS + Power Back Up
*All payments to be made with a 5% GST charge	

Inclusions:

1. One Covered Car parking with Each unit irrespective of any size
2. Club Membership is Included

Additional Charges:

1. Additional car parking's per dwelling unit @ 3 lakh's per covered car parking.
2. Power Back-Up Charges @15000 per KVA (15KVA for size 3650, 12KVA for size 2750 / 2850 & 8KVA for size 2450 sqft)

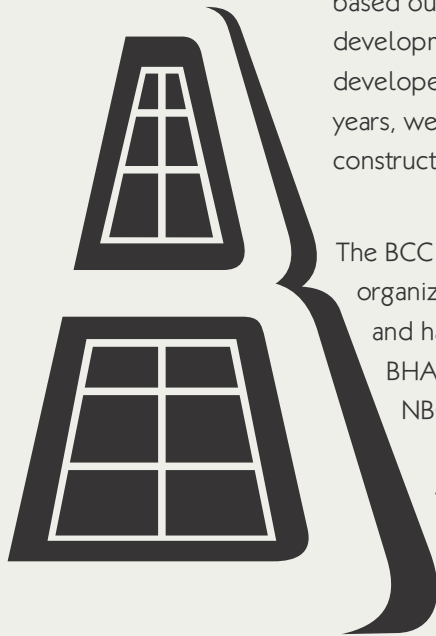
Other Expenses:

1. One-time lease rent approx. as per Actuals.
2. Interest Free maintenance deposit Rs 75 psf.
3. Advance Club Membership Charges of Rs 50000/- p.a plus GST to be paid at the time of Possession.
4. Stamp Duty/ Registration Charges extra as applicable.
5. Dual Meter Charges as per Government guidelines

Note:

1. Terrace/ Dedicated green area will be charged @ 50 % of Basic Sales Price (BSP).
2. All Government taxes, GST etc will be extra as applicable.
3. Lease Rent is Tentative and would be charged as per actual.
4. The above rates are subject to changes without prior notice.
5. Maintenance charges will be approx. 3.75/psf plus GST.

ABOUT BCC GROUP



The BCC group has shaped the nation's skyline both in terms of residential and commercial properties in Delhi & NCR region. We are based out of Delhi and have about 6.5 million sq.ft. of under development projects, and 5 million sq.ft. area has been already developed in our portfolio. As a leading developer, in our last 30 years, we have successfully completed our promises with quality construction across our all projects.

The BCC group is a strong, multifaceted, multi-disciplinary and vibrant organization. We have expertise in residential development services and have delivered about 50 projects including prestigious BHARAT RESIDENCY, BHARAT APARTMENTS, BHARAT CITY and NBCC Town (A JV between NBCC and BCC) and many more.

The group has entered into strategic alliances with established industry giants to cater to people in a larger way. BCC group is committed to deliver quality, trust, innovation and customer sensitivity. We deliver on promised with agility, financial prudence and meeting the highest global standard.

BCC

BCC group's ventures are into Homes, Hospitality, Educational Institution, Contracting/ Precast and Commercial.



PROJECT BY | _____
BCC



BHARAT CITY
GHAZIABAD



BCC PRECAST
PLANT

BAL BHARTI
SCHOOL
BHARAT CITY,
GHAZIABAD



BHARAT
RESIDENCY,
INDIRAPURAM



BHARAT
APARTMENTS,
SURYA NAGAR



HOTEL DRIVE INN,
MUSSOORIE

HOTEL
DRIVE INN,
DHANAULTI



WINDSOR
COURT,
DEHRADUN



Thank you | _____

RERA NO: UPRERAPRJ987428

Corporate Office : Carnousite, Building No. 19 - A
1st Floor, Sector 16A, Film City Noida

Visit <https://www.smcrealty.com/project/the-resident-tower/>