



Touchwood Infraventures Pvt. Ltd.

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उत्तर प्रदेश सरकार की
समाजवादी आवास योजना
के अन्तर्गत
उच्च गुणवत्ता के आवास

THE WOODS
नौबस्ता

Touchwood Infraventure Private Limited



छोटी सी अपनी दुनिया

दरों दिवारें हों कुछ ऐसी
सिमट भर जाए मेरी छोटी सी दुनियाँ जहाँ,
मिलें सुकून और वो सब कुछ
कहते हैं जिसे खुशी जिन्दगी की।
सुविधाओं और सुरक्षा से युक्त,
कर सकूँ जिसे सुलभता से हासिल।
मेरा एक घर हो अपना।

THE WOODS नौबस्ता

देवा रोड, लखनऊ

पूरे होते सपने....

An Artist's impression of Drawing cum Dining



जी हाँ, ये है **THE WOODS नौबस्ता**, देवा रोड, लखनऊ पर, आपके सपनों का एक शानदार फ्लैट जिसे उत्तर प्रदेश सरकार की समाजवादी आवास योजना के अन्तर्गत, **टचवुड इन्फ्रावेन्चर प्राईवेट लिमिटेड** अत्यन्त ही सस्ती दरों पर आपके लिए लेकर आए हैं।

हमारे निर्माण की **उच्च गुणवत्ता व सस्ती दरें**, आपके एक घर के सपने को बना रहीं हैं अत्यन्त ही आकर्षक व आसान। मात्र **20,70,000/-** में **797** वर्ग फुट क्षेत्रफल का यह फ्लैट बनेगा आपकी छोटी सी दुनिया का एक समृद्धिशाली आशियाना।



An Artist's impression of a Bed Room

ये है सुख सुविधाओं से युक्त आपकी अपनी छोटी सी दुनिया – THE WOODS नौबस्ता



LDA से स्वीकृत

हाई कोर्ट से मात्र 4 कि.मी. की दूरी पर व तहसील सदर देवा रोड से विल्कुल मिला हुआ, THE WOODS नौबस्ता, सभी जरूरी सुविधाओं जैसे 24X7 सुरक्षा, लिफ्ट, जनरल स्टोर्स, जिम, बच्चों के खेलने का पार्क, वृहद कार पार्किंग क्षेत्र आदि से युक्त, 2 BHK के 482 फ्लैट्स की आवासीय योजना है, जो हरे भरे अवासीय प्रांगण में फैले हुए भूतल + आठ मन्जिलों के छः टावरों के रूप में उपलब्ध हैं।

An Artist's impression* of Building Perspective

बुक करें मात्र
1,00,000/- में

अधिकतर बैंकों से 90%
तक ऋण उपलब्ध

भारत सरकार द्वारा
सर्विस टैक्स में छूट

*Its purely conceptual and constitute no legal offerings.

An Artist's impression of Entry Area



24 x 7 सुरक्षा: मेन गेट पर गार्ड, मुख्य स्थानों पर CCTV, व घरों में इण्टरकॉम के द्वारा सोसाइटी की मल्टी लेवल सुरक्षा का प्रबन्ध।

An Artist's impression of Gym and Stores area



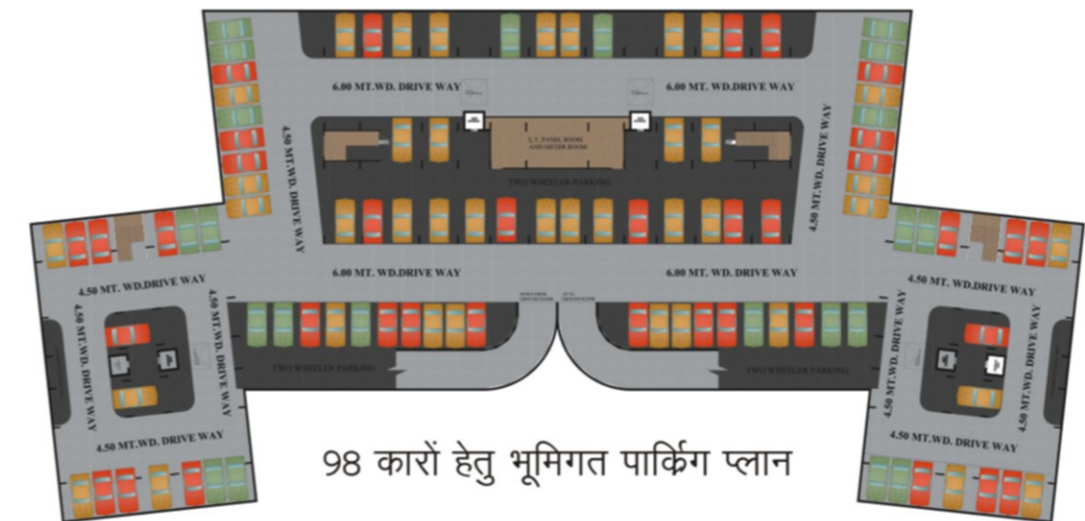
प्रांगण में जिम व स्टोर: आपके नित्य स्वास्थ्य प्रक्रिया के अमल हेतु आधुनिक फिटनेस उपकरणों से सुसज्जित एक Gym (व्यायामशाला) व आपकी रोजमर्रा की जरूरतों की आपूर्ति के लिए सोसाइटी प्रांगण में एक स्टोर का प्रावधान।

An Artist's impression of Children Playing Area of Park view



लॉन व पार्क: सुबह शाम हरे भरे केन्द्रीय लॉन में फुरसत के पलों में समय बिताने और पार्क में लगे झूलों पर खेलते हुए बच्चे, सोसाइटी के निवासियों के लिए बनेगा एक जीवन्त स्थान।

छ: टावर से युक्त ले आऊट प्लान



98 कारों हेतु भूमिगत पार्किंग प्लान

2BHK फ्लैट का प्लान



- A ड्रॉइंग डाइनिंग 10',4" x 18',6"
- B बेडरूम - 12' x 9'
- C टॉयलेट - 7',7" x 4'
- D बेडरूम - 13',5" x 9',6"
- E टॉयलेट - 7',6" x 4',6"
- F बालकनी - 5',1" x 4',10"
- G किचन - 5',10" x 9',7"

2BHK Flat
area
797 Sq ft.

प्रवेश द्वार

2BHK फ्लैट का 3D चित्र



BUILT UP AREA - 59.76 SQ. MT.* / 643.25 SQ. FT.
SUPER BUILT UP AREA - 74.07 SQ. MT.* / 797.00 SQ. FT.

*1 sq. mt. = 10.764 sq. ft.

An Artist's impression of Bedroom



Specifications :

STRUCTURE: Earthquake Resistant RCC frame structure designed for the highest Seismic considerations for the zone as stipulated by the BIS Code and for best safety

STAIRCASE & COMMON PASSAGE:

Floor - Combination of Marble stone & Vitrified tiles

Walls - Plastered and painted with pleasing shade of OBD - ORD

DOORS & WINDOWS:

Entrance Door - Well seasoned hardwood frame/Press steel frame Flush door shutter duly painted

Internal Doors - Well seasoned hardwood frame/Press steel frame Flush door shutter duly painted

Windows - Aluminum glazed powder coated windows

EXTERNAL FINISH: Long lasting Weather proof Exterior Paint

PARKING: Open/covered car parking

BALCONIES: Floor - Anti-skid Ceramic Tiles

LIVING & DINING ROOM:

Floor - Vitrified tiles

Walls - Plastered and painted with pleasing shade of Oil bound distemper

Ceiling - Oil bound distemper

BED ROOMS:

Floor - Vitrified Tiles

Walls - Plastered and painted with pleasing shade of Oil bound distemper Ceiling - Cell bound distemper

KITCHEN:

Floor - Anti skid ceramic tiles Platform - Pre-polished marble stone with Single Bowl Stainless Steel Sink

Walls/dado - Ceramic tile up to two feet height above kitchen Counter, balance OBD/D D Paint

Water Supply - 24 hours water supply

Fittings - CP fittings with mixers Provision for RO System

An Artist's impression of Kitchen area



BATHROOMS:

Floors - Anti-skid ceramic tiles

Walls - Glazed ceramic tiles

Fittings & Fixtures - Standard WC, Wash Basin, Branded C P fittings, Provision for Concealed hot and cold water system

Ceiling - False Ceiling

ELECTRICAL:

Point Wiring - Copper concealed wiring in all rooms Sufficient light points, fan points, 6/1A sockets A/C points in living/dining and bed rooms Provision for TV, Telephone etc.

Switches - Branded switches and sockets

Special Facilities: INTERCOM and Internet Ready Campus

Security System - Gated Community, CCTV, Fire fighting system, intercom

COMMUNITY FACILITIES: Daily need shops, Children's playground, beautifully landscaped Park with

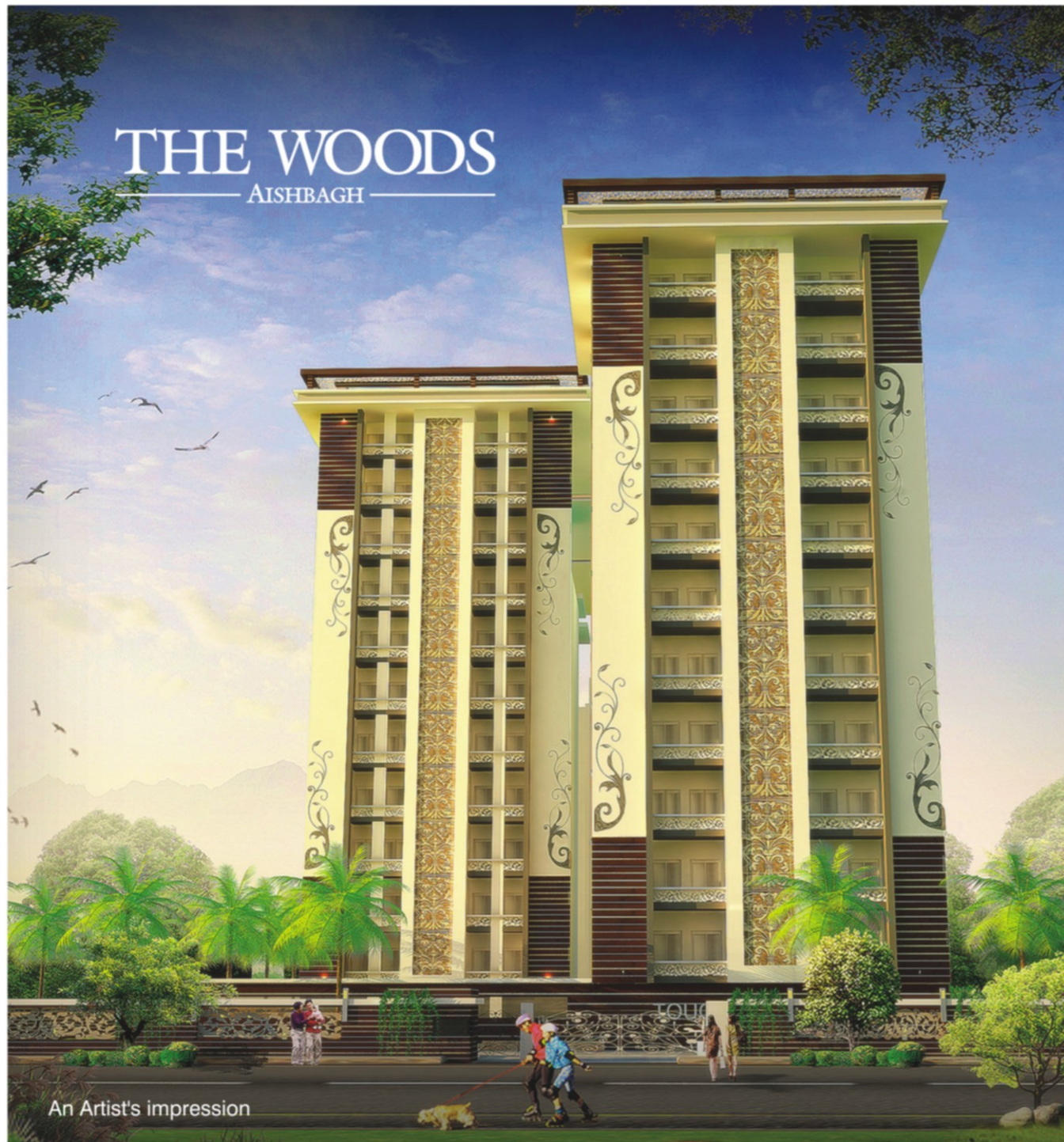
water bodies

Please Note: All Images given in the brochures are created as an artistic impression and are subject to change without notice by the developer.

Similarly all Specifications and designs of the project are final but builder has the sole discretion to change it at a later stage



An Artist's impression of Toilet



We have highly acclaimed two ultra modern Residential Projects at the prime locations of Lucknow to our credits.

The **Raen Basera** at New Hyderabad delivered with the promised Quality and time bound competition, earned us the trust of our buyers with flying colours.

The other one, **WOODS Aishbagh**, is an iconic edifice standing tall at Aishbagh making it the poshest of all Locality of Lucknow. Complete with all the modern amenities and highest standards of quality construction, it speaks aloud of our commitments towards our esteemed buyers.



The **Raen Basera** at New Hyderabad

Pocket

Touchwood Infraventures Pvt. Limited
THE WOODS नौबस्ता

Samajwadi Awaas Yojna, Deva Road, Lucknow

Price List

2 BHK Flat of 797 Sqfts for 3rd Floor & above @ Rs 2600/- per sqfts	Rs. 20,72,200/-
2 BHK Flat of 797 Sqfts for Ground, 1st & 2nd Floor @ Rs 2650/- per sqfts	Rs. 21,12,050/-

Additional Charges

Particular of charges	Amount
(1) CAR PARKING	
(a) Car Parking in Basement (Dedicated)	Rs. 1,50,000/-
(b) Open Car Parking (Used as common car parking)	NIL
(2) POWER BACKUP FOR COMMON AREA	NIL
(3) EXTERNAL ELECTRICIFICATION CHARGES	Waived upto 31.03.2017
(4) EXTERNAL FIRE FIGHTING EQUIPMENT CHARGES	Waived upto 31.03.2017
(5) INTEREST FREE MAINTENANCE SECURITY	@ Rs 25/- per Sq. ft
(6) METER CONNECTION CHARGES	To be informed at the time of Possession
(7) RECURRING MAINTENANCE CHARGES	To be informed at the time of Possession
(8) SERVICE TAX (Exempt under current provisions)	NIL
(9) OTHER DUTIES & TAXES	As Applicable

*1 sq. mt. = 10.764 sq. ft

Note:

- All Payments shall be made through Cheque / DD in favor of **Touchwood Infraventures Pvt Ltd** payable at Lucknow.
- Other Taxes if imposed by the Government would be payable extra (as applicable) on booking and all subsequent payments.

Touchwood Infraventures Pvt. Limited
THE WOODS नौबस्ता

Samajwadi Awaas Yojna, Deva Road, Lucknow

Price List

Payment Plan of 797 Sqfts	2 BHK Flat Charges	Other
Booking Amount	Rs. 100000/-	NIL
With in 30 days of Booking/ Allotment	10% of BSP (Less Booking Amount)	NIL
On Commencement of Exavation of Foundation	5% of BSP	NIL
On Casting of Foundation	5% of BSP	NIL
On Casting of Ground Floor Roof Slab	5% of BSP	NIL
On Casting of 1st Floor Roof Slab	5% of BSP	25% Ad. Charges (if any)
On Casting of 2nd Floor Roof Slab	5% of BSP	NIL
On Casting of 3rd Floor Roof Slab	5% of BSP	NIL
On Casting of 4th Floor Roof Slab	5% of BSP	NIL
On Casting of 5th Floor Roof Slab	5% of BSP	25% Ad. Charges (if any)
On Casting of 6th Floor Roof Slab	5% of BSP	NIL
On Casting of 7th Floor Roof Slab	5% of BSP	NIL
On Casting of 8th Floor Roof Slab	5% of BSP	25% Ad. Charges (if any)
On start of Brick Work	5% of BSP	NIL
On start of Wiring & Plumbing Work	5% of BSP	NIL
On start of Internal Plaster Work	5% of BSP	NIL
On start of External Plaster Work	5% of BSP	NIL
On Start of Flouring and Bathroom Tiles work	5% of BSP	25% Ad. Charges (if any)
At the Time of Registry/ Possession	10% of BSP	Registry + other Charges (if any)

*1 sq. mt. = 10.764 sq. ft

Note:

- All Payments shall be made through Cheque / DD in favor of **Touchwood Infraventures Pvt Ltd** payable at Lucknow.
- Drawings given in the brochure are all conceptual. Area and dimension may change and will be adjusted before execution.
- Registration Charges are extra as per Govt. Rules / rates.
- Booking is subject to the terms and conditions contained in the application form / allotment agreement.
- Any additional facility that may be provided shall be charged extra.