

The background of the image is a light blue grid of thin lines forming a diamond pattern. At the intersections of these lines are small, solid blue dots. The text is centered in the middle of the image.

TATA VALUE HOMES
Enriching Lives

TATA VALUE HOMES

Enriching Lives

Tata Value Homes, a subsidiary of Tata Housing Development Company Ltd, has been formed with a vision of improving the quality of lives and make communities that can reach the entire nation's dream of owning a home.

Continuing this ethos, Credibility and Innovation are two big reasons why Tata Value Homes has become the fastest growing real-estate company in India.

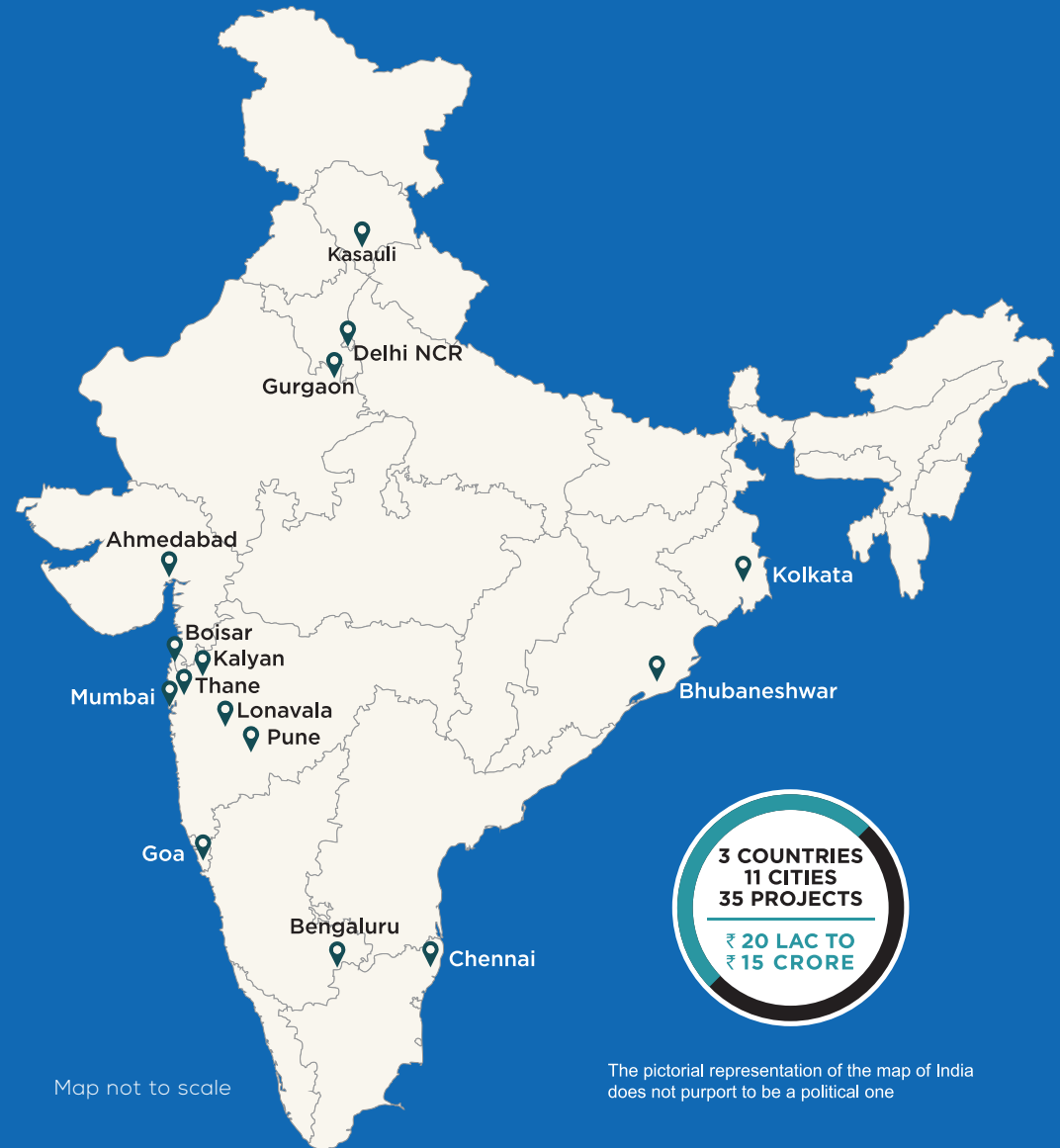
Backed by the Tata Group which has established itself as one of the architects of modern India, the Group's core purpose is to improve the quality of life of communities it serves globally, through long term stakeholder value creation, based on leadership with trust. Tata Group is a global company headquartered in India and comprises over 100 companies, operating across a 100 countries and exporting products and services over 150 countries.

PROJECTS ACROSS INDIA

12,000 DELIGHTED CUSTOMERS

OVER 70 MILLION SQ. FT. UNDER DEVELOPMENT

OVER 5,000 HOMES DELIVERED IN LAST 1 YEAR



Map not to scale



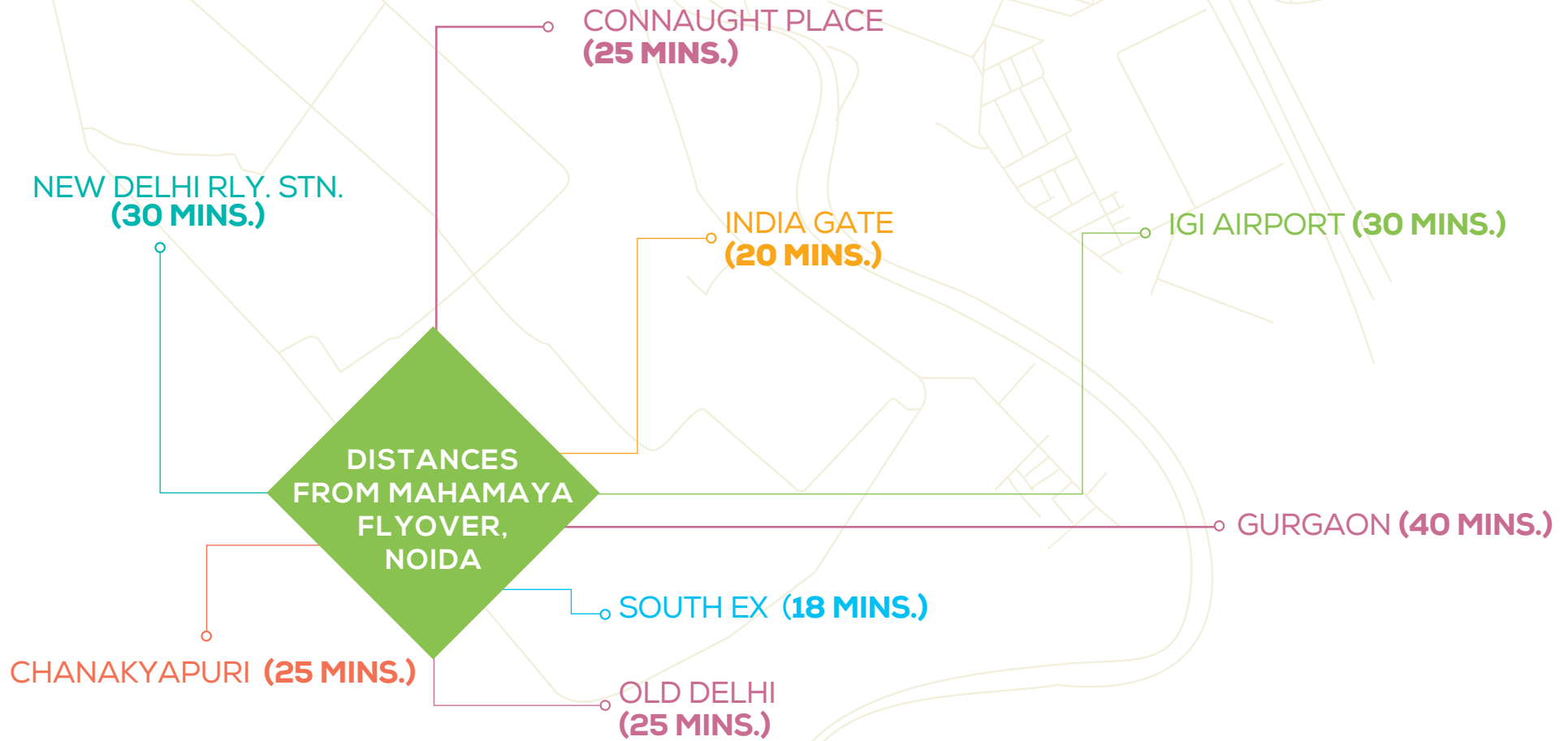
The pictorial representation of the map of India does not purport to be a political one



TATA VALUE HOMES* **IS NOW ENTERING NOIDA**

• To Build a first-of-its-kind Smart Community •

NOIDA : A WELL-CONNECTED LOCATION



The above mentioned times have been calculated on google maps from points A to B post midnight
The Distance (shortest) and timelines (in vehicular traffic) are tentative and approximate are subject to road and infrastructure facilities provided by the concerned authorities.

NOIDA : A WELL-CONNECTED LOCATION



UPCOMING DEVELOPMENTS

- FNG Expressway will connect major NCR cities of Faridabad, Noida & Ghaziabad
- NGNM Metro will pass through Noida-Greater Noida

PRESENT INFRASTRUCTURE

- 8-Lane DND Flyway Connects Delhi To Noida
- Noida-Greater Noida Expressway is a 6-Lane Highway connecting Noida and UP to Greater Noida
- NH 24 Bypass in North Connecting to Ghaziabad



NOIDA : A WORLD - CLASS EDUCATION HUB



LEADING SCHOOLS

- Amity
- Apeejay
- DPS
- Army Public
- Cambridge
- Lotus Valley School
- Somerville And Much More

LEADING INSTITUTES

- IIM Lucknow (Part-time Campus)
- NIIT, Infosys Education Centre, V.V. Giri Labour Institute, Amity Business School



NOIDA : A WORLD OF RECREATION AND HEALTHCARE



Artist's Impression

NOIDA HABITAT CENTRE

to come up across 30 Acres



Artist's Impression

LEADING HOSPITALS

- Apollo Hospital
- Jaypee Hospital
- Fortis Hospital



Artist's Impression

SPORTS HUB

- Buddh International Circuit
- 300 Acres Sports City
- Stadium in Sector 21
 - 4 World-Class Golf Courses
- 125 Acres Cricket Stadium



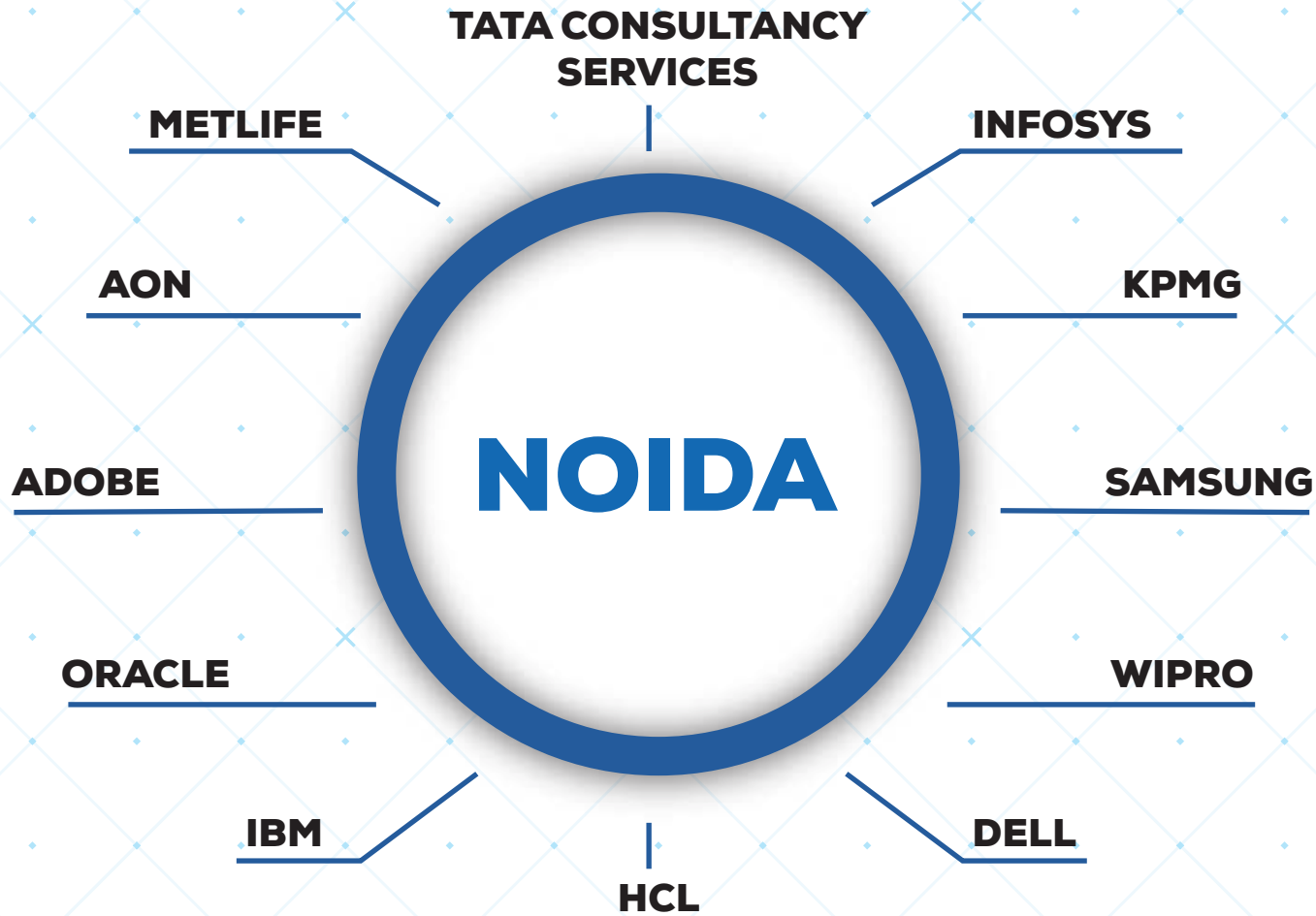
Artist's Impression

140 Acres allocated for **AMUSEMENT**

PARKS like

- Fantasy World
- Bollywood Film Park
- Entertainment Village
- Water World

HOME TO THE BEST OF GLOBAL COMPANIES



A HOTSPOT CONNECTING EVERY KIND OF HOLIDAY



ENTERTAINMENT

- Worlds of Wonder
- DLF Mall of India
- Great India Place
- Atta Market
- Gautam Budh Park
- The Okhla Bird Sanctuary



SPIRITUAL

- Akshardham Temple
- The ISKCON Temple
- The Immanuel Marthoma Church
- St. Thomas Church
- The Jama Masjid
- The Bangla Sahib Gurudwara



WEEKEND GETAWAYS

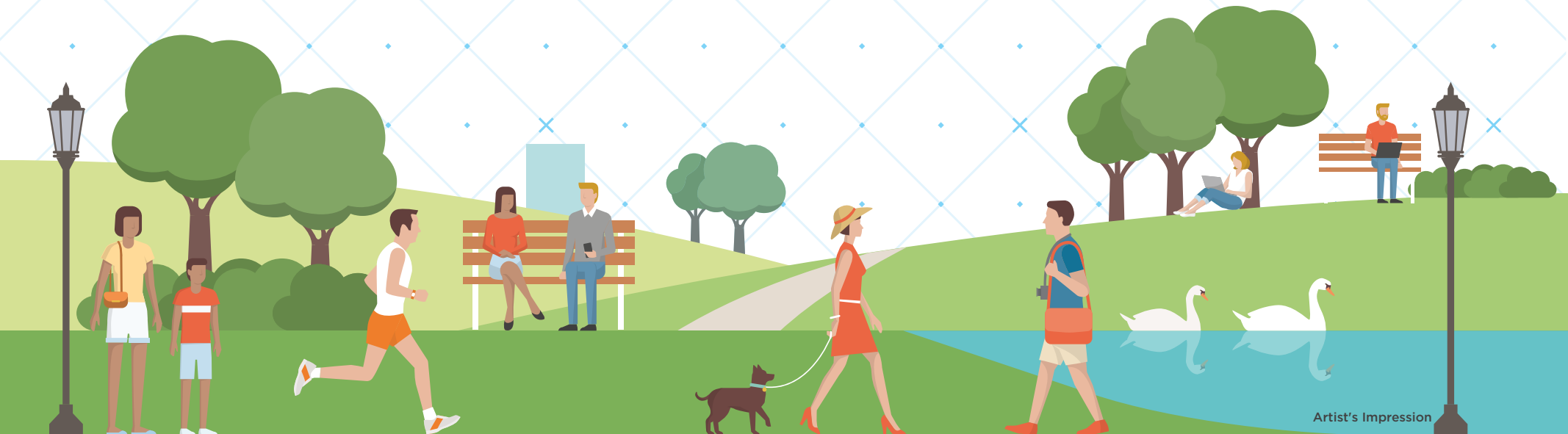
- Taj Mahal
- Shimla
- Rishikesh
- Mukteshwar
- Mathura
- Parwanoo
- Vrindavan
- Mussoorie
- Nainital
- Corbett
- Kasauli

THE LARGEST GREEN BELT IN THE MAKING

More than 50% Green Area
dedicated to Develop Parks

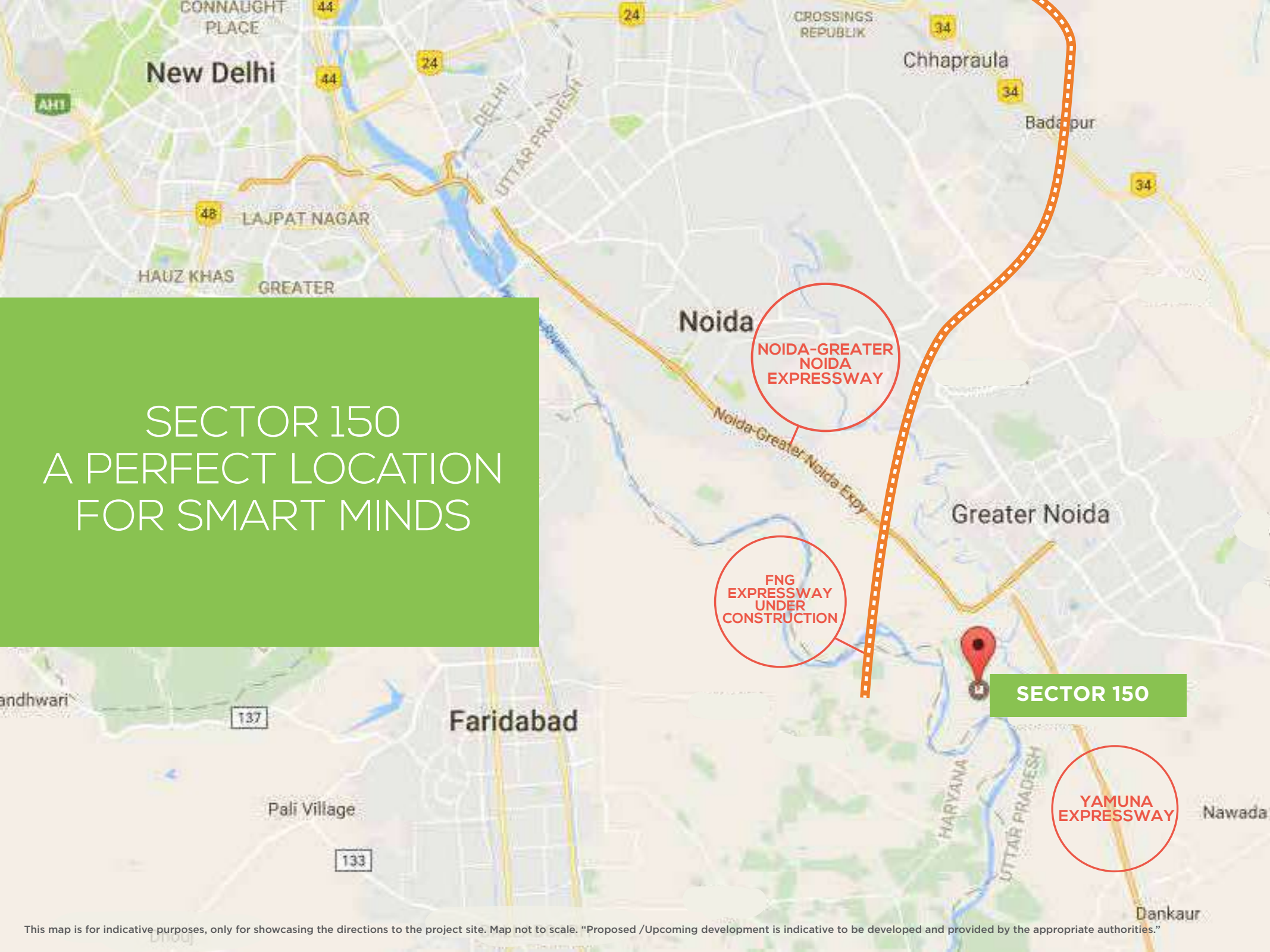
95 Acres of Green Belt

150 kms. Roadside Tree Plantation
Drive Underway



Artist's Impression

SECTOR 150 A PERFECT LOCATION FOR SMART MINDS



NOIDA-GREATER NOIDA EXPRESSWAY

FNG EXPRESSWAY UNDER CONSTRUCTION

SECTOR 150

YAMUNA EXPRESSWAY

NOIDA-GREATER NOIDA, NOW SMARTER NOIDA.

The project is bound to boost the growth of Noida with world class residential development. Furthermore, the connectivity to different parts of Delhi and NCR will now attract more opportunities.

PRESENTING

NOIDA'S SMARTEST PROJECT

RERA REGISTRATION NUMBER

UPRERAPRJ5448

Valid upto : 31/03/2023

For further information please visit

<http://www.up-rera.in/>

A photograph of two elderly people sitting on a dark wooden park bench in a lush green park. The person on the left is wearing a dark jacket and sunglasses, while the person on the right is wearing a light-colored jacket. They are both looking towards the right side of the frame. The background is a soft-focus green lawn and trees. The entire image is overlaid with a light gray diamond-shaped grid pattern.

**A PLACE WHERE YOUR LIFE IS
LIVED AT ITS BEST**

LARGE WELL-PLANNED GREEN SPACES



ULTRA MODERN PROJECT

MODERN COMMUNITY BUILDING & SPORTS BLOCK
WITH STATE OF THE ART FACILITIES

A PLACE WHERE YOUR CHILD WILL EMERGE AS THE NEXT BEST

Surrounded by best-in-globe facilities



THE NEXT F1 CHAMPION

At the Buddh
International
Circuit.



THE NEXT SILICON VALLEY CEO

At prestigious educational
institutions like DPS, Amity,
Symbiosis, IIM and others.



THE NEXT PGA CONTENDER

At Noida's 4 World-Class Golf Courses.



THE NEXT BADMINTON CHAMPION

At the upcoming
Sports City.



A PLACE WHERE YOU WILL EMERGE AS YOUR HEALTHY SELF

TABLE TENNIS ROOM

WELL-EQUIPPED GYM

JOGGING TRACK

SQUASH COURT

SKATE BOARDING TRACK

Artist's Impression

Artist's Impression

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A PLACE WHERE YOUR LIFESTYLE IS AT PAR WITH THE WORLD

YOGA & MEDITATION ROOM



Artist's Impression



Artist's Impression

SWIMMING POOL

A PLACE THAT EVERY GENERATION WILL CHERISH

LEISURE
PARK



Artist's Impression

PROVISION FOR
SHOPPING CENTRE



Artist's Impression

KIDS
PLAY
AREA



Artist's Impression

A VAST CHOICE OF SHOPPING OPTIONS AROUND YOUR HOME





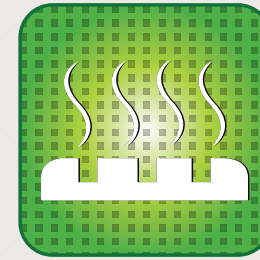
REASONS WHY WE CALL IT SMART.
SURE YOU WILL HAVE MORE.

BASIC FEATURES



DIGITAL AV
DOOR PHONE

Go beyond video door phones. Enjoy a home with an internet of things enabled Digital AV Doorphone that helps you answer your door even when you are not at home !



ADVANCED GAS
LEAKAGE DETECTORS

Ensure the safety of your home while you are away from home! Imagine a gas leak detector that keeps an eye when you are gone and alerts you on your phone before a mis-hap begins to boil !

BASIC FEATURES



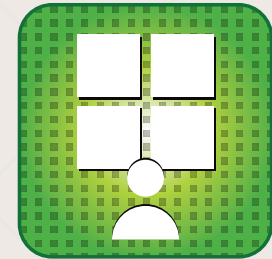
DIGITAL MOTION
SENSORS

Identify unnatural movements of an intruder in your home whether you are in or outside and ensure the safety of your family and belongings.



PHONE CONTROLLED
LIGHTING

Imagine leaving on a vacation and realizing all lights of your bedroom are still on! Enter 'Phone Control Lighting' – Now switching lights will be a click of a button on your phone !



UTILITY OPERATIONS
MANAGEMENT

Now have your community centrally controlled and monitored making it the most advanced and popular crib of the city.

ADVANCED FEATURES



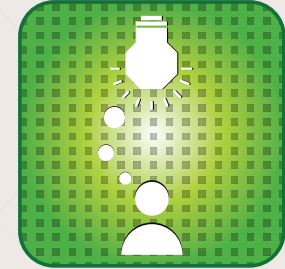
SMART PARKING
CONTROL

Get a phone alert as soon as someone else parks his/her car in your parking! No more fighting unauthorized parking problems in your community.



SMART DOOR
LOCK

Don't fret if your maid reaches your home before you! Open the door for her from your phone while you are away.



DIGITAL
MOOD LIGHTING

Sometimes birthdays sometimes get-togethers. Change the mood of the occasion with the changing digital mood lights!

Note: The above mentioned features are optional & available on chargeable basis

WHEN SMART LIFE MEETS INTELLIGENCE AND TRUST



TATA TRUST

The project is executed, managed & marketed by TATA Value Homes. Need we say more?



GREAT VALUE

Our homes offer future living at yesterday's prices.



AESTHETIC LIVING

The 2 & 3 BHK homes here are spacious, aesthetically designed to ensure maximum airiness and light, hence cutting down on electricity usage.

A GREEN LIFE IN TRUE SENSE



Artist's Impression



GREEN LUNG

This township has large open green spaces with well-planned living spaces making the project green & healthy



Artist's Impression



SOLAR CHARGING PODS

Go green with solar charging points at convenient locations.

A SMART LIFE WITH ULTRAMODERN FACILITIES



Wi-Fi **GAZEBOS**

Enjoy high speed
Wi-Fi in special
outdoor gazebos.



CO-WORKING **SPACES**

Launch your new startup
at convenient co-working
spaces within the complex.



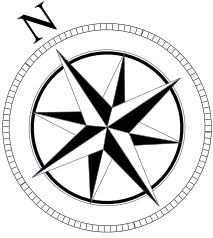
PROVISION FOR OPTICAL **FIBER CONNECTIVITY**

Enjoy high speed
connections.



PROJECT DETAILS

MASTER LAYOUT PLAN



1. Entrance and Exit
2. Drop-off for Towers
3. Basement Ramps
4. Multipurpose Open Lawn
5. Kids' Play Area
6. Senior Citizen's Area
7. Tennis Courts
8. Badminton Courts
9. Basketball Court
10. Skateboard Track
11. Palm Court
12. Community Building & Sports Block
13. Drop-off for Community Building with Water Feature
14. Swimming Pool with Wading and Seating Area
15. Kids' Pool
16. Pool Deck area
17. Multipurpose Party Lawn
18. Putting Greens
19. Solar Gazebos
20. Water Feature
21. Commercial Area
22. Landscaped Plaza Space
23. Jogging Track/ Walkway
24. Open Parking
25. HSD Yard
26. Electrical Services
27. HVAC Services
28. Grass Pavers
29. Walkway Paving
30. Cultural HUB
31. Amphitheatre
32. Yoga Square
33. Exercise Garden
34. Seating Wall

Layout/information/areas contained or mentioned herein are indicative and subject to change as maybe required by the authorities/developer and cannot form of any offer or contact. 1 Sq. Mtr. = 10.764 Sq. Ft.

Green areas are for indicative purposes.

SMART TYPOLOGIES

NAME	TYPE	RERA CARPET AREA	EXCLUSIVE BALCONY
INTELLO - 1100	2 BHK	60.164 SQ.M.	12.580 SQ.M.
BRIGHTUS - 1285	3 BHK + 2 Toilet	72.781 SQ.M.	13.947 SQ.M.
PRIMUS - 1575	3 BHK + 3 Toilet + Servant Toilet	91.169 SQ.M.	15.736 SQ.M.



FLOOR PLANS &
UNIT SIZES

INTELLO - 1100

2 BHK + 2 TOI

CARPET AREA - 60.164 Sq. Mtr.

EXCLUSIVE BALCONIES - 12.580 Sq. Mtr.



BRIGHTUS - 1285

3 BHK + 2 TOI

CARPET AREA - 72.781 Sq. Mtr.

EXCLUSIVE BALCONIES - 13.947 Sq. Mtr.



PRIMUS - 1575

3 BHK + 3 TOI + SERVANT TOI

CARPET AREA - 91.169 Sq. Mtr.

EXLUSIVE BALCONIES - 15.736 Sq. Mtr.



PLAN 1 – TIME LINKED PLAN (10:20:30:40)

Token Amount	
Booking Amount : Within 15 Days Of Booking	2/3 Lakhs (2/3 BHK) 10% Of Sales Consideration - Token Amount
Within 9 Months From Booking Date	20% Of Sales Consideration
On Casting On Top Floor Roof Slab	30% Of Sales Consideration
On completion of the lifts and entrance lobby/s of the said Tower	35% Of Sales Consideration
On Offer Of Possession Of The Apartment To The Allottee	5% Of Sales Consideration + Other Charges

Sales Consideration : Basic sale price+PLC+Floor Rise

Other Charges : Lease Rent, IFMS, Maintenance Charges, Club Charges, ESC, FFEC, Power Backup Scanning & Documentation charges, Stamp Duty and Registration.

PLAN 2 – CONSTRUCTION LINKED PLAN

	Token Amount
Booking Amount : Within 15 Days Of Booking	<u>2/3 Lakhs (2/3 BHK)</u>
Within 60 Days From Booking	10% Of Sales Consideration - Token Amount
On Completion Of Basement Roof Slab	<u>10% Of Sales Consideration</u>
On Completion Of 4 th Floor Roof Slab	<u>10% Of Sales Consideration</u>
On Completion Of 8 th Floor Roof Slab	5% Of Sales Consideration
On Completion Of 12 th Floor Roof Slab	<u>5% Of Sales Consideration</u>
On Completion Of 16 th Floor Roof Slab	<u>5% Of Sales Consideration</u>
On Completion Of 21 st Floor Roof Slab	<u>5% Of Sales Consideration</u>
On Casting Of Top Floor Roof Slab	<u>5% Of Sales Consideration+ ESC</u>
On Completion of Internal plaster	<u>10% of Sales Consideration</u>
On Completion of the Sanitary fittings of the said apartment	<u>10% of Sales Consideration</u>
On completion of the external plumbing and external plaster of the said Tower	<u>5% of Sales Consideration + Power Backup</u>
On completion of the lifts and entrance lobby/s of the said Tower	<u>10% of Sales Consideration</u>
On Offer Of Possession Of The Apartment To The Allottee	<u>5% of Sales Consideration + Other Charges</u>

Sales Consideration : Basic sale price+PLC+Floor Rise

Other Charges : Lease Rent, IFMS, Maintenance Charges, Club Charges, FFEC, Scanning & Documentation charges, Stamp Duty and Registration.

COME BE A PART OF THE SMART CITY IN THE MAKING

"Disclaimer:- This is not an offer or an invitation for offer. The images are for representative purposes only. The area, price, and booking is subject to the terms and conditions in the application form/agreement. Distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. Proposed /Upcoming development is indicative to be developed and provided by the appropriate authorities. Location of Site is "Plot no. SC-02/A1 Sector 150 Noida, District Gautambudh Nagar, Uttar Pradesh - 201308". For further information, please contact our Sales Team at 1800-200-3553 or mktginfo@tatahousing.com."