

*Aspirational living  
finds its address*



JM  
*Orchid*

2, 3 BR Homes  
Sec-76, Noida

# JM Orchid

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Sec-76, Noida

A home is a lifetime investment. In terms of money as well as time. Since you will be spending the earnings of your life on it and the rest of your life in it. And with hundreds of options available, zeroing in on the right property can be a tough task. Making this task easier is JM Orchid. A living destination that offers a holistic urban lifestyle within the means of today's working middle class.

In fact, with amenities and facilities spanning the necessary and the luxury JM Orchid brings within your reach a lifestyle that till date you have aspired for but never thought it to be possible. And considering its location of Sector 76 in Noida, the deal only gets better. Noida is already a destination of choice for many in the NCR and Sector 76 is very much an unexploited modern address. It still retains the green environs and yet offers great connectivity to Delhi and other regions of the NCR.

This complete package makes JM Orchid nothing short of an address for hitherto aspirational living.



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*A destination of desire*

Today Noida has emerged as one of the foremost living and investment destinations not only in the NCR but across India.

A well planned, integrated, modern city that is well connected to Delhi and the NCR through a network of wide roads, national highways and the ultra-modern DND flyover, it offers the best choice for modern living. The under construction Noida-Agra Expressway will further add to the success of the development corporations of Noida.

Then there is a proposed PNG Expressway that will make Noida a highly desirable destination in terms of accessibility even to the farthest regions of the NCR. Other plans on the anvil include construction and maintenance of commercial centres in each sector, amusement parks, Noida Habitat Centre and sports complexes.

And with the economy back on its track of growth, institutional and industrial development projects are also in full swing.

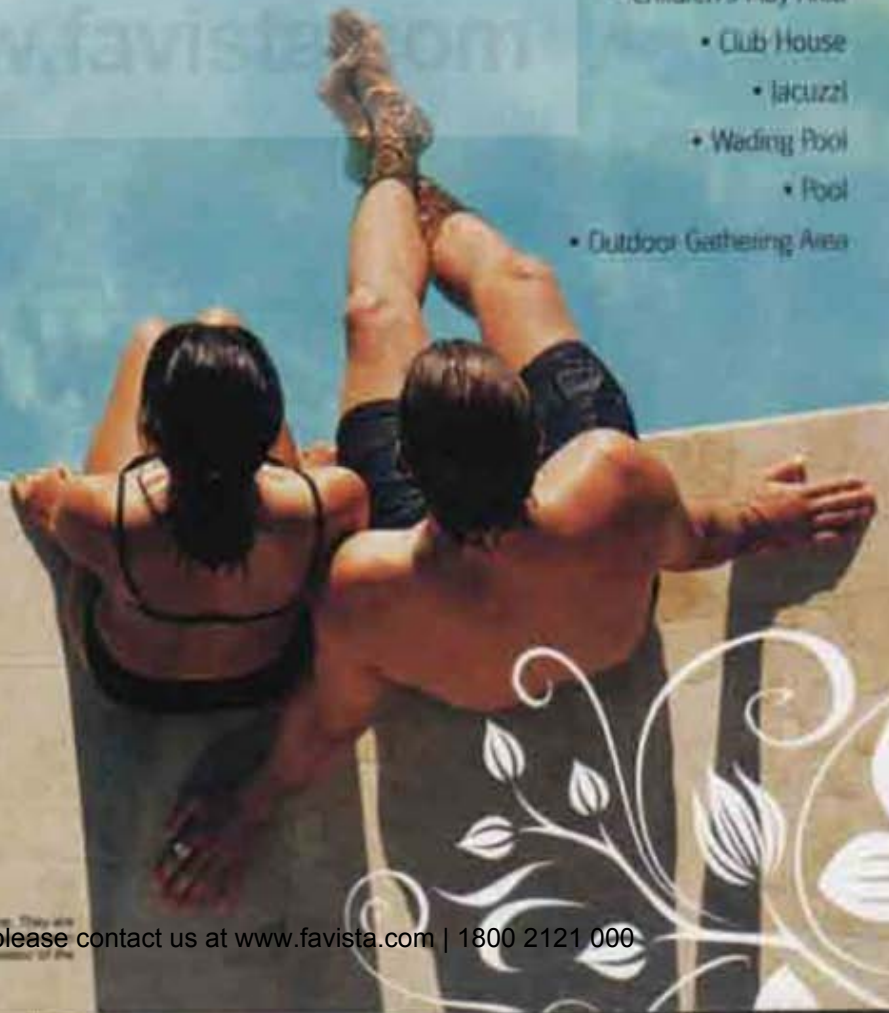
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# Focus on a complete life



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- Main Entrance/Exit
- Parking
- Palm Plaza
- Bamboo Court
- Amphitheatre
- Jogging Track
- Lawn
- Paved Walkway Path
- Water Tunnel With Jets
- Yoga/Meditation Area
- Skating Rink
- Basketball Court
- Badminton Court
- Ramp
- Drop-off Area
- Pavilion
- Children's Play Area
- Club House
- Jacuzzi
- Wading Pool
- Pool
- Outdoor Gathering Area



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Note: All prices include GST and service charges. All prices are subject to change without prior notice. They are given as approximate and do not include any other charges. The Parking charges at the hotel is separate and can be changed at any time of the company.

# Specifications

## General

Earthquake Resistant Structure designed by highly experienced Structural Designers, duly vetted.

## Structure

R.C.C. Shear Wall structure with columns, R.C.C. slabs and beam with brick wall partitions in between.

## Doors/Windows

All external windows and door frames with powder coated aluminium glazing with wire mesh panel on windows. All internal and main entrance door frame in hard wood (Mirandi or equivalent) with skin moulded door shutters duly polished.

## Hardware

All internal and main door shutter hinges in steel. All internal and main entrance doors with aluminium powder coated fittings. All external doors and windows with aluminium fittings.

## Flooring

Drawing /Dining and adjoining Bedrooms have vitrified tiles; Master Bedroom has quality wooden laminated flooring. Antiskid Tiles flooring in Toilets, Kitchen and Balconies. Marble Stone Flooring in corridors, Lift, Lobbies and Staircases.

## Internal Finish

All internal walls are plastered and painted in oil bond distemper, ceilings with white shades. POP punning & cornices in Drawing / Dining and Bedrooms. Cupboards in all bedrooms.

## External Finish/Lift Lobby/Entrance Lobby

Modern and elegant outer finish.

## Toilets

Provision for hot & cold water system. Tiles in pleasing colours on walls up to door level. European W.C.'s, washbasins & cisterns in light shade of standard brand. Chrome plated fittings of standard make.

## Kitchen

Granite working platform with 2ft high ceramic tiles top-up, stainless steel sink, independent RO system.

## Electrical

All copper wiring in P.V.C. concealed conduit. Provisions for adequate modular switch/sockets for light and power points as well as telephone & TV outlets with protective M.C.B.s, tube lights and fans in drawing, dining and all bedrooms.

## Water Supply

Underground and overhead water tanks with pumps for uninterrupted supply of water.

## Intercom Facility

Intercom facility in each flat.

## PNG Gas Pipeline

Provision of Gas Pipeline Infrastructure.



Disclaimer: Colors and design of flat can be changed without prior notice. All products such as window/door profiles have pleasing characteristics of slight variation in terms color and grain. Windows and doors and behavior specifications are indicative and are subject to change as decided by the Company/Architect or Competent Authority. Minor variations may be necessary during construction. The extent/variability in the specifications/finishes and materials used therein are sensitive and liable to change at sole discretion of the company. Applicant/flat owner shall not have any right to raise objection in this regard.



### Legend

1. Main Entrance/Exit
2. Open Parking
3. Palm Plaza
4. Mound Garden
5. Amphitheatre
6. Jogging Track
7. Lawn
8. Paved Walkway Path
9. Water Pool With Jets
10. Yoga/Meditation Area
11. Skating Rink
12. Half Basketball Court
13. Badminton Court
14. Stepped Garden/Ramp
15. Drop-off Area
16. Pavilion
17. Children's Play Area
18. Club House
19. Swimming Pool/Kids Pool
20. Changing Rooms
21. Flower Garden

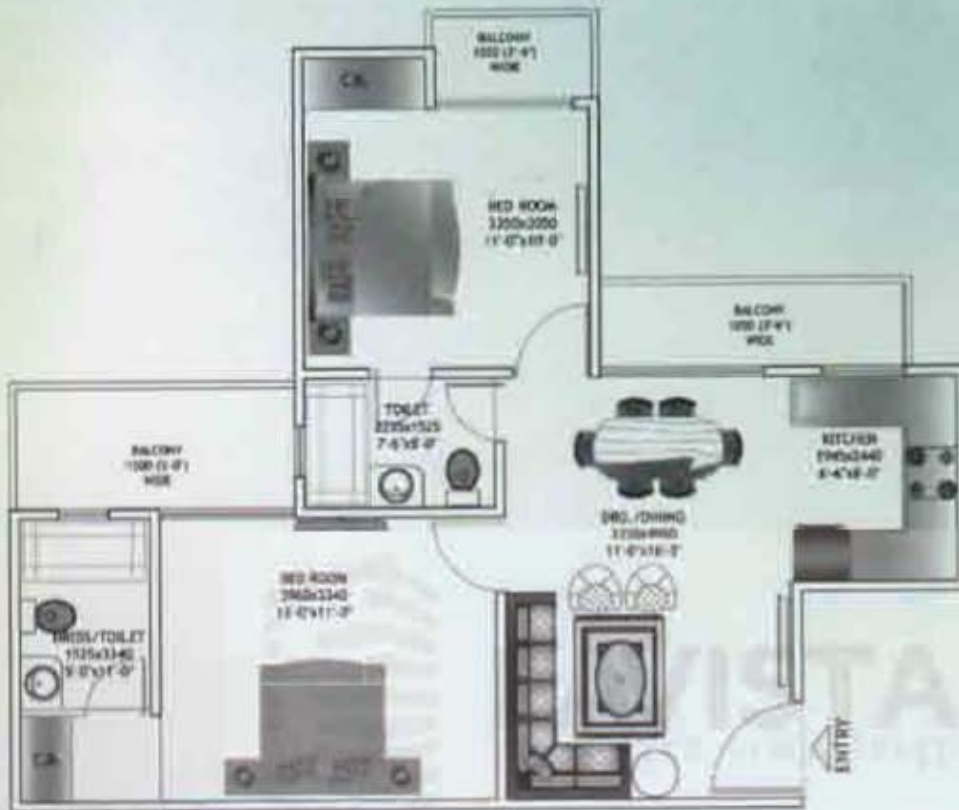
STA  
APPL. PVT. LTD.  
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- 2 BR + 2 Toilet + Dress (963 Sq. Ft.)
- 2 BR + 2 Toilet + Dress + Study Room (1147 Sq. Ft.)
- 3 BR + 2 Toilet + Store Room + Puja Room (1472 Sq. Ft.)
- 3 BR + Toilet + Study Room + Puja Room + Store Room (1762 Sq. Ft.)

Note: Allotted features and layouts are tentative and subject to change without prior notice. They are purely illustrative and constitute no legal offering. Basement and other 2D drawings as per standard drawings. The Pricing shown in the layout is tentative and can be changed at any time at the discretion of the company.

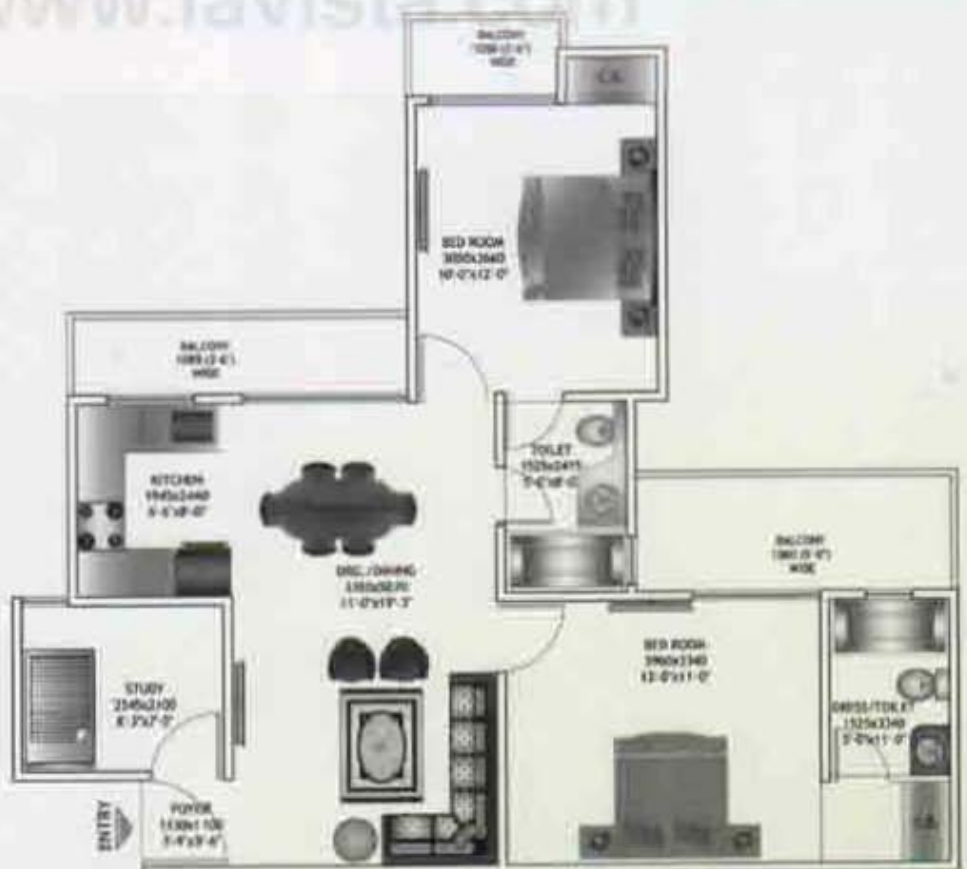
**Floor Plan**



**Unit Type**  
 2 Bedroom  
 2 Toilet  
 Dressing Room  
**Unit Area**  
 963 sq. ft.

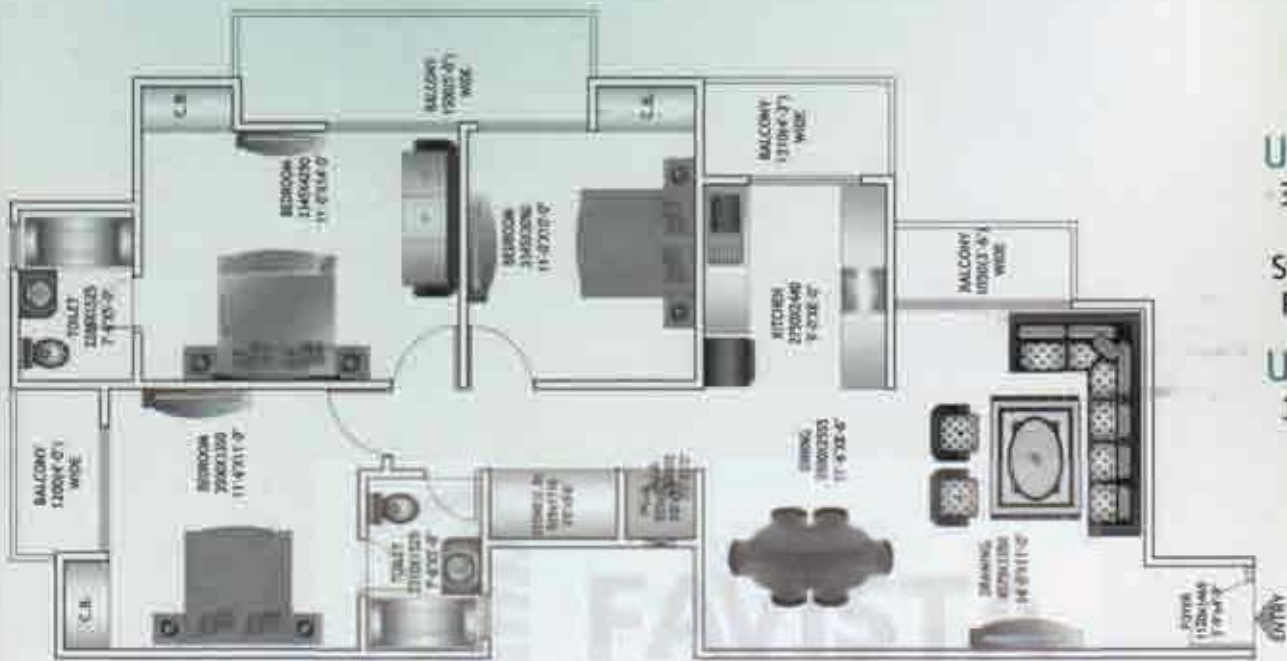
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**Unit Type**  
 2 Bedroom  
 2 Toilet  
 Study Room  
 Dressing Room  
**Unit Area**  
 1147 sq. ft.



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# Floor Plan

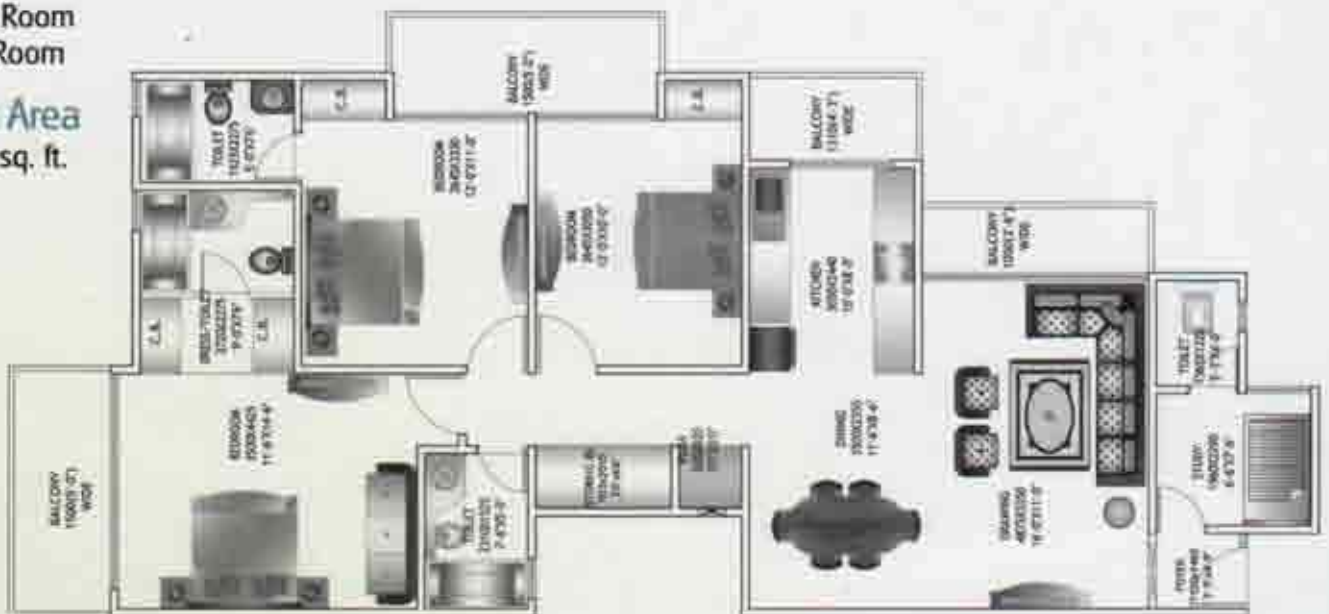


**Unit Type**  
3 Bedroom  
2 Toilet  
Store Room  
Puja Room  
**Unit Area**  
1472 sq. ft.

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**Unit Type**  
3 Bedroom  
4 Toilet  
Dressing Room  
Study Room  
Store Room  
Puja Room

**Unit Area**  
1762 sq. ft.



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Note: All above features and layouts are tentative and subject to change without prior notice. They are purely conceptual and conditions no legal offering. Balconies are subject to change as per site plan drawings. The Parking shown in the layout is tentative and can be changed at sole discretion of the company.

# JM Orchid - Price sheet

W.E.F: 17th-March-2012

5m  
2013  
3%  
4%  
1007  
4%

TYPE	SPACES OF FLAT	SUPER AREA
I	2BHK + 2Toilet + Dressing	995
II	2BHK + 2Toilet + Study + Dressing	1147
III	3BHK + 2Toilet + Store + Pooja	1472
IV	3BHK + 4Toilet + Store + Pooja + Study + Dressing	1762

STAGE OF CONSTRUCTION	PERCENTAGE PAYMENT
On application for Booking	10% of Basic ✓
With in 30 days of Booking	30% of Basic
On completion of 1st Floor Slab	10% of Basic
On completion of 4th Floor Slab	10% of Basic
On completion of 7th Floor Slab	10% of Basic
On completion of 10th Floor Slab	Car Park + 100% of PLC's
On completion of 13th Floor Slab	10% of Basic
On completion of top Floor Slab	10% of Basic
On completion of external plaster	5% of Basic
On notice for possession	5% of Basic + IFMS

PLAN	RATE
<b>FLEXI PLAN</b>	
Ground Floor to 4th Floor	4100
5th to 8th Floor	4050
9th -Above	4000

Car parking (One covered)	Rs. 2,50,000
Double car parking back to back	Rs. 475,000
IFMS (2BHK)	Rs. 20000
IFMS (3BHK)	Rs. 30000
External Electrification Charges (EEC)	Inclusive
Fire Fighting Charges (FFC)	Inclusive
Club Membership (CM)	Inclusive
Power Back-up charges per 2 KVA	Inclusive
Lease Rent (LR)	Inclusive

Park Facing / Road Facing	Rs. 75 / sq. ft.
Corner Facing	Rs. 25 / sq. ft.

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**NOTES:**

1. Prices are escalation free but subject to revision / withdrawal without any notice at the company's sole discretion.
2. Stamp Duty, Registration Charges, legal miscellaneous expenses, meter connection charges and any other charges levied by government shall be payable by allottee at the time of possession.
3. For detailed terms & conditions refer to flat buyer allotment letter.
4. All payments to be made in favor of "JM Housing Ltd." payable at Delhi.
5. Demand of payment will be applicable as per construction stages.



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Sec-76, Noida



JM Housing Limited

D 41, Sector 59, Noida-201301 (U.P.)

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