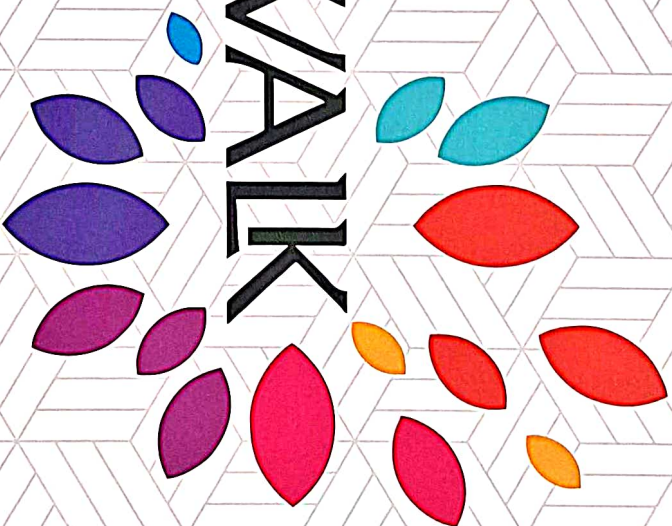
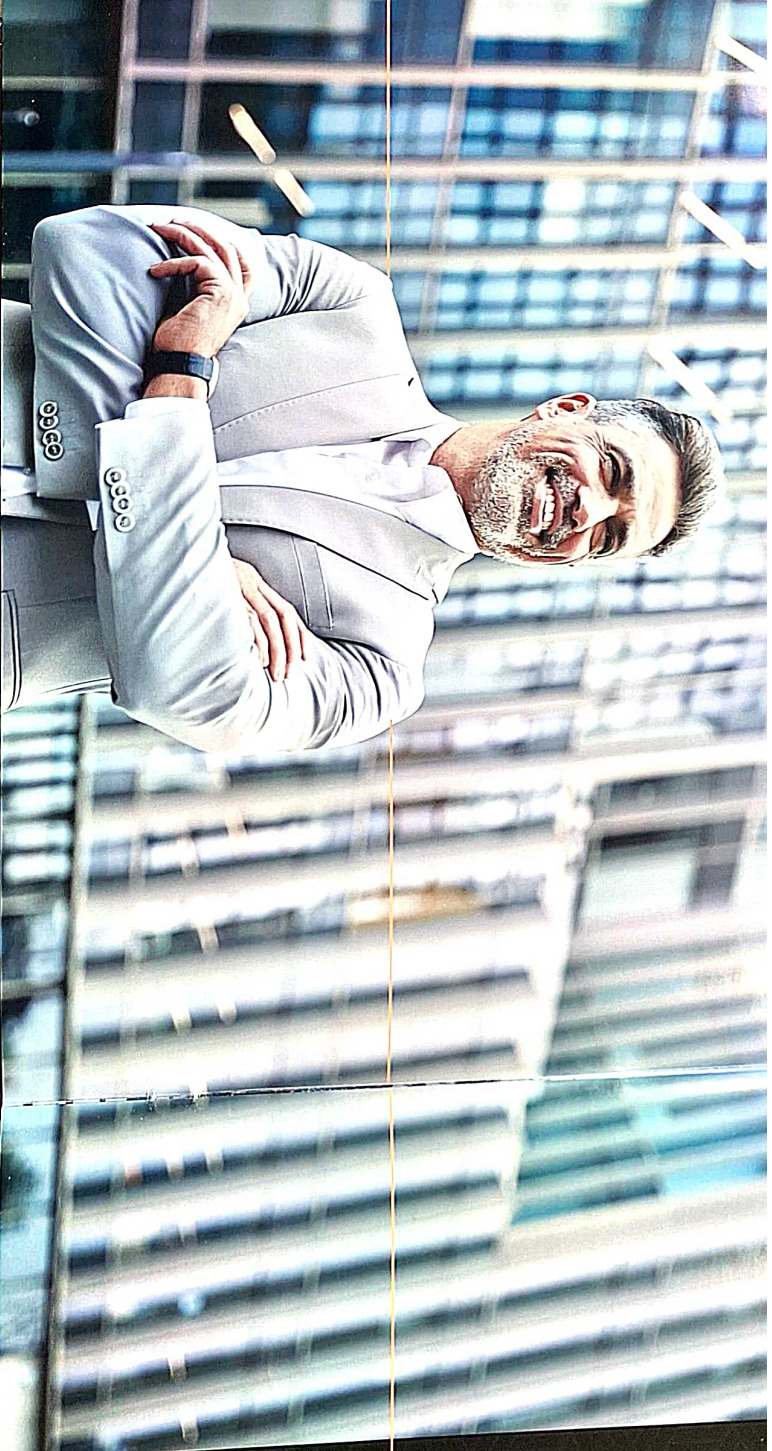


कामाख्या

CROSSVAIK



A Gateway of Opportunities



SUCCESS STARTS FROM THE FIRST STEP

A RICH LEGACY

At Kamakhya Developers, our story is one of passion, innovation, and unwavering commitment to excellence. Our legacy is built on a foundation of innovation, superior craftsmanship, and an unwavering commitment to quality. With over 1000+ satisfied customers, our projects stand as a testament to our ability to exceed expectations, turning visions into architectural landmarks.

15 YEARS Matches Legacy	10 50 LACS SORT Completed Projects	LAND FULLY PAID UP
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LOCATION BEYOND COMPARISON

In real estate, location is everything and this project is perfectly positioned to offer the best of both worlds. Situated in a thriving community, it provides unparalleled access to key transport hubs and essential amenities.

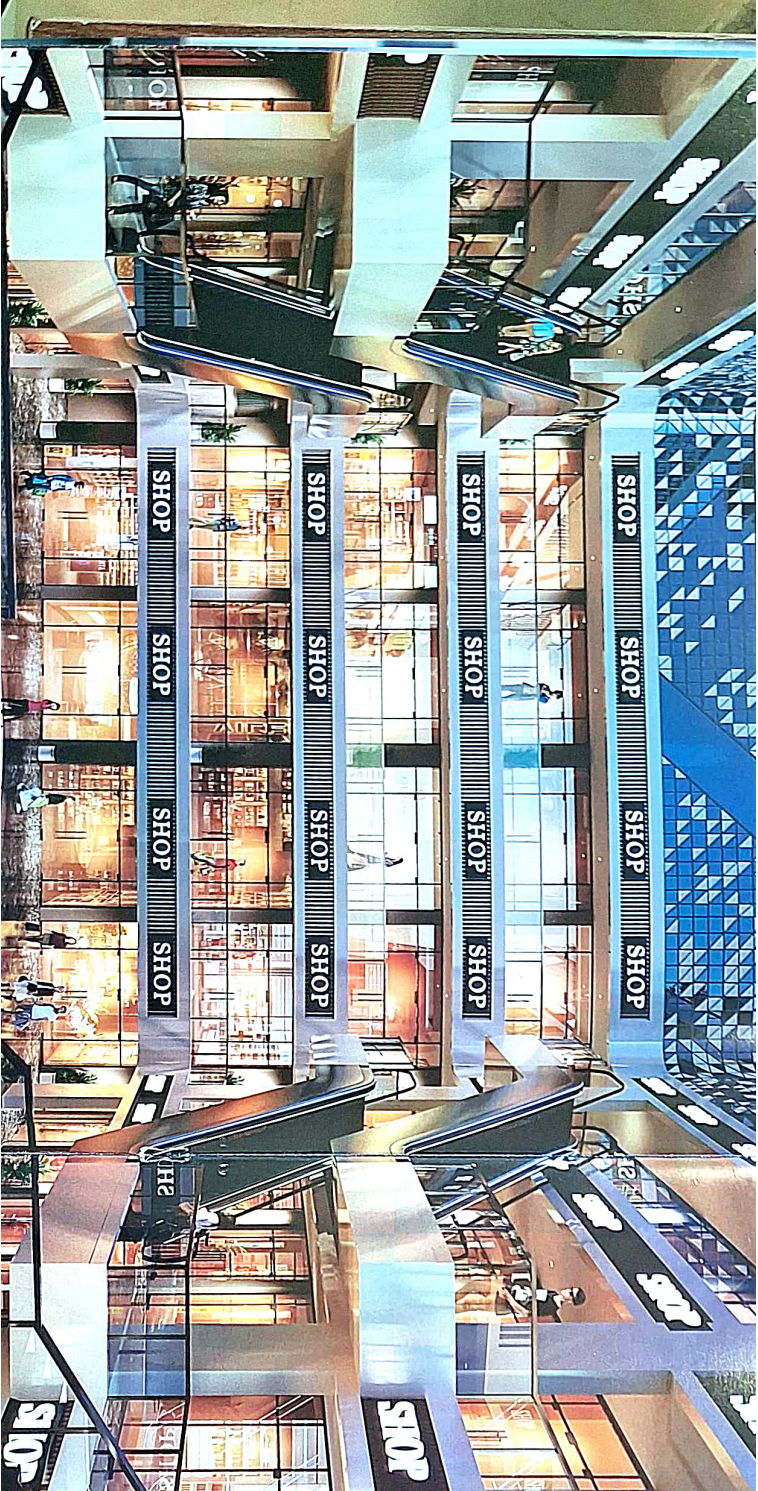
 20 mins to
Jewar Airport

 5 minutes to
Expo Centre
& Metro Stations

 5 mins to
Yamuna Expressway

 Walking distance to
Hospitals, Schools,
and Shopping Zones

REG NO
UP020404477190204



VARIETY OF RETAIL SPACES

Kennedy Crosswalk offers a wide range of retail spaces to meet all your needs. Whether it's quick-service restaurants, grocery stores, medical shops, salons, boutiques, or laundry services, this space has it all. It's a convenient spot for daily essentials and weekend outings, whether you're grabbing a bite, running errands, or enjoying some shopping.



A CENTRAL LANDMARK

Located in the heart of Greater Noida, Kamadhya Crosswalk is set to become a key landmark. It's surrounded by major commercial centers, a city park, hospitals, a golf course, and top schools - its central location makes it easily accessible and convenient, placing it at the core of both businesses and leisure activities. As Greater Noida grows, Kamadhya Crosswalk will be a central hub for residents and visitors.

RETAIL
PHOTO: JAYAPRIYAN



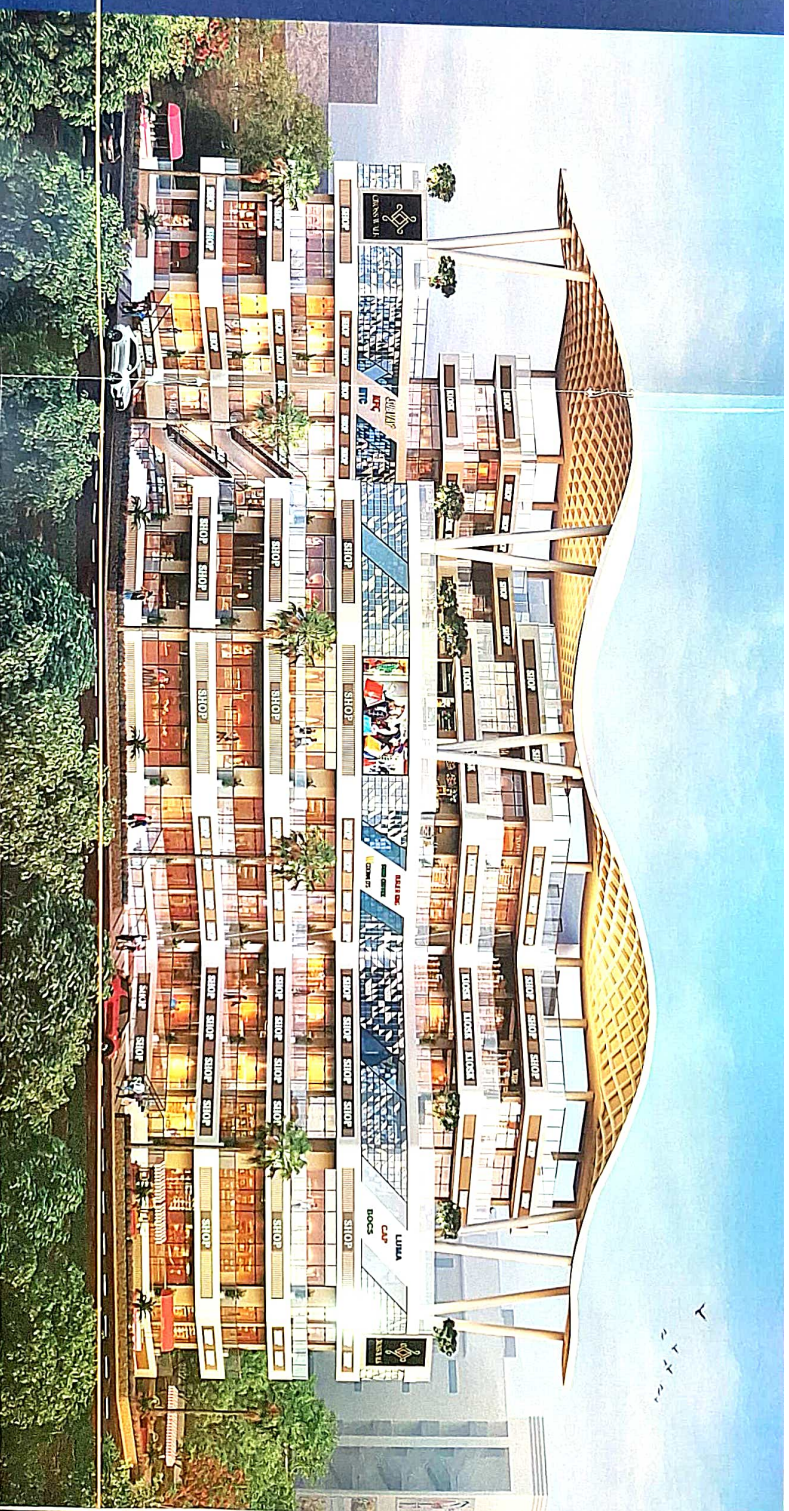


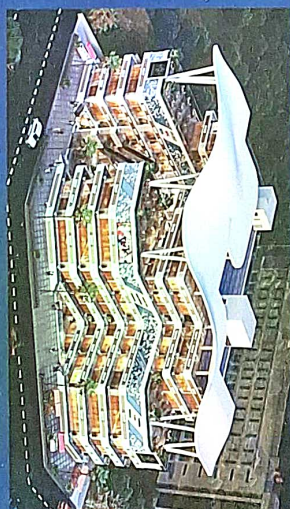
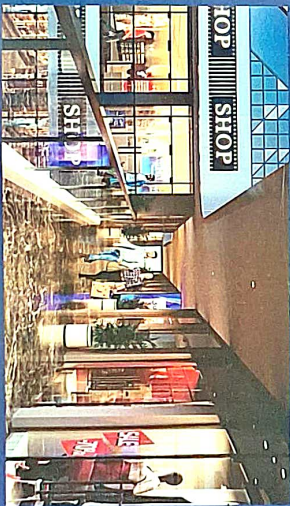
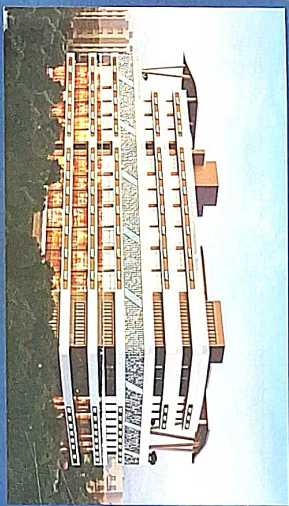
A FORTRESS OF SAFETY AND COMFORT

- 24/7 Security: Constant security presence and advanced CCTV systems keep you safe.
- High-Speed Lifts & Escalators: Easy and quick movement throughout the building.
- Prime Location: Located on a 24-meter-wide road for great visibility and easy access.
- Optimized Retail Zones: Retail spaces designed for maximum business efficiency.
- Safety & Sophistication: A perfect blend of modern safety features and refined design.



GREATER NOIDA'S BIGGEST SHOPPING MARKET





FIRST FLOOR PLAN



INDIVIDUAL UNITS

COVERED AREA

SUPER AREA

	(IN SQFT)	(IN SQFT)
SHOP 101	248.12	486.24
SHOP 102	248.65	497.30
SHOP 103	248.65	497.30
SHOP 104	248.65	497.30
SHOP 105	248.65	497.30
SHOP 106	248.65	497.30
SHOP 107	248.65	497.30
SHOP 108	257.69	515.38
SHOP 109	49.55	99.10
SHOP 110	204.25	408.49
SHOP 111	234.45	468.91
SHOP 112	242.19	484.38
SHOP 113	242.19	484.38
SHOP 114	242.19	484.38
SHOP 115	242.19	484.38
SHOP 116	234.45	468.91
SHOP 117	170.74	341.49
SHOP 118	256.12	512.23
SHOP 119	256.12	512.23
SHOP 120	256.12	512.23
SHOP 121	256.12	512.23
SHOP 122	256.12	512.23
SHOP 123	233.50	467.00
SHOP 124	227.45	454.91
SHOP 125	254.88	509.76
SHOP 126	256.12	512.23
SHOP 127	256.12	512.23
SHOP 128	170.74	341.49
SHOP 129	242.19	484.38
SHOP 130	242.19	484.38
SHOP 131	242.19	484.38
SHOP 132	242.19	484.38
SHOP 133	242.19	484.38
SHOP 134	226.38	452.76
SHOP 135	222.08	444.17
SHOP 136	222.85	445.70
SHOP 137	242.19	484.38
SHOP 138	242.19	484.38
SHOP 139	242.19	484.38
SHOP 140	145.87	291.74
SHOP 141	234.45	468.91
SHOP 142	242.19	484.38
SHOP 143	242.19	484.38
SHOP 144	242.19	484.38
SHOP 145	242.19	484.38
SHOP 146	234.45	468.91
TOTAL	10666.293	21322.587

SECOND FLOOR PLAN



INDIVIDUAL UNITS

COVERED AREA

SUPER AREA

(IN SQFT)

(IN SQFT)

SHOP 201	248.12	496.24
SHOP 202	248.65	497.30
SHOP 203	248.65	497.30
SHOP 204	248.65	497.30
SHOP 205	248.65	497.30
SHOP 206	248.65	497.30
SHOP 207	248.65	497.30
SHOP 208	257.69	515.38
SHOP 209	49.55	99.10
SHOP 210	204.25	408.49
SHOP 211	234.45	468.91
SHOP 212	242.19	484.38
SHOP 213	242.19	484.38
SHOP 214	242.19	484.38
SHOP 215	242.19	484.38
SHOP 216	234.45	468.91
SHOP 217	170.74	341.49
SHOP 218	256.12	512.23
SHOP 219	256.12	512.23
SHOP 220	256.12	512.23
SHOP 221	256.12	512.23
SHOP 222	253.50	507.00
SHOP 223	227.45	454.91
SHOP 224	254.88	509.76
SHOP 225	256.12	512.23
SHOP 226	256.12	512.23
SHOP 227	170.74	341.49
SHOP 228	170.74	341.49
SHOP 229	242.19	484.38
SHOP 230	242.19	484.38
SHOP 231	242.19	484.38
SHOP 232	242.19	484.38
SHOP 233	226.38	452.76
SHOP 234	222.08	444.17
SHOP 235	222.85	445.70
SHOP 236	242.19	484.38
SHOP 237	242.19	484.38
SHOP 238	242.19	484.38
SHOP 239	242.19	484.38
SHOP 240	145.87	291.74
SHOP 241	234.45	468.91
SHOP 242	242.19	484.38
SHOP 243	242.19	484.38
SHOP 244	242.19	484.38
SHOP 245	242.19	484.38
SHOP 246	234.45	468.91
TOTAL	10666.293	21332.587

FOURTH FLOOR PLAN



INDIVIDUAL UNITS	COVERED AREA	SUPER AREA
	(IN SQFT)	(IN SQFT)
SHOP 401	257.31	514.63
SHOP 402	248.65	497.30
SHOP 403	257.69	515.38
SHOP 404	49.55	99.10
SHOP 405	204.25	408.49
SHOP 406	234.45	468.91
SHOP 407	242.19	484.38
SHOP 408	242.19	484.38
SHOP 409	242.19	484.38
SHOP 410	234.45	468.91
SHOP 411	170.74	341.49
SHOP 412	256.12	512.23
SHOP 413	264.47	528.94
SHOP 414	264.47	528.94
SHOP 415	256.12	512.23
SHOP 416	170.74	341.49
SHOP 417	170.74	341.49
SHOP 418	242.19	484.38
SHOP 419	242.19	484.38
SHOP 420	249.93	499.85
SHOP 421	249.93	499.85
SHOP 422	242.19	484.38
SHOP 423	242.19	484.38
SHOP 424	145.87	291.74
SHOP 425	234.45	468.91
SHOP 426	242.19	484.38
SHOP 427	242.19	484.38
SHOP 428	242.19	484.38
SHOP 429	242.19	484.38
SHOP 430	234.45	468.91
SHOP 431	234.45	468.91
TOTAL	4008,524	8017,049

FIFTH FLOOR PLAN



INDIVIDUAL UNITS

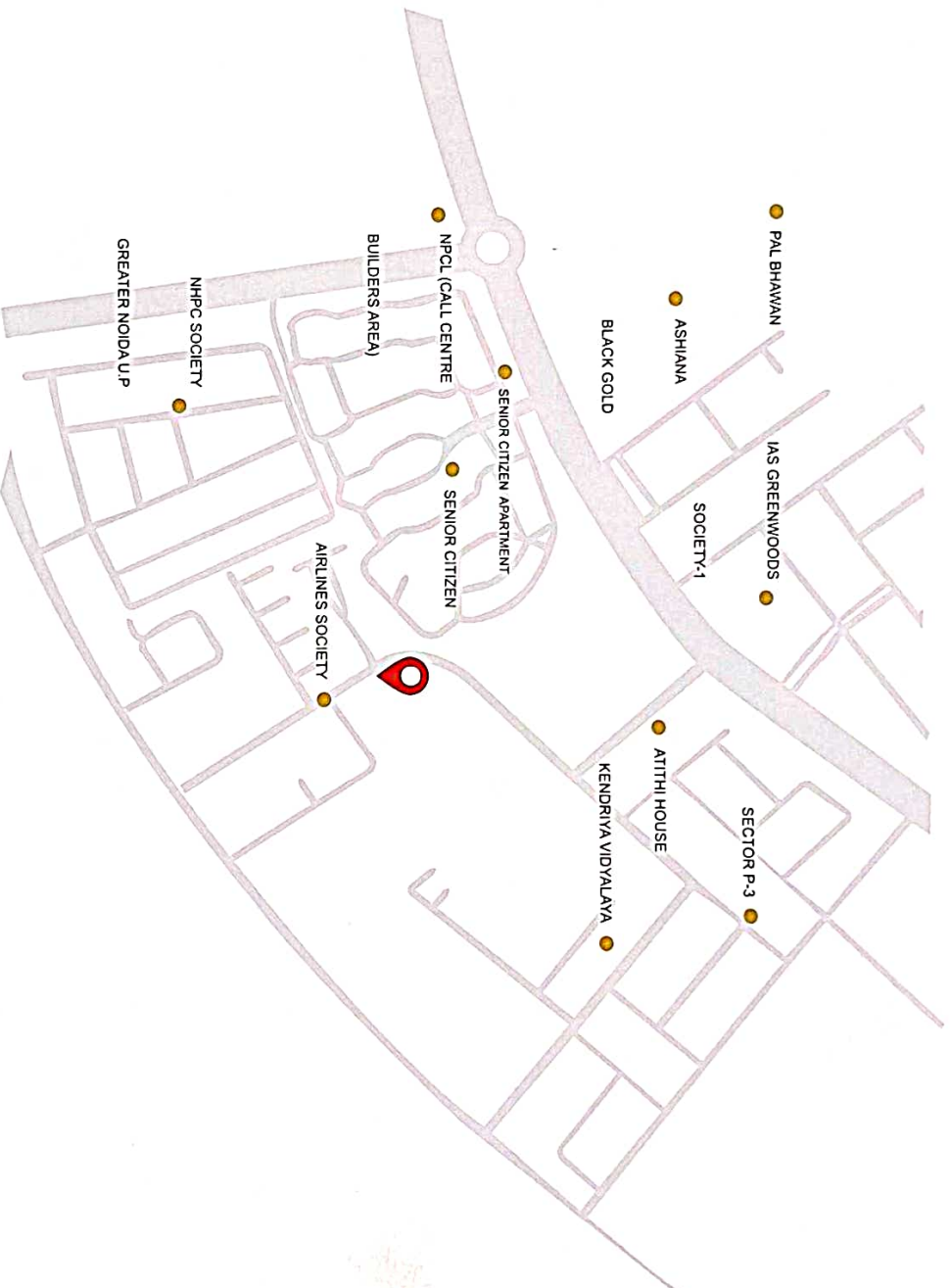
COVERED AREA

SUPER AREA

	(IN SQFT)	(IN SQFT)
SHOP 501	257.31	514.63
SHOP 502	248.65	497.30
SHOP 503	257.69	515.38
SHOP 504	49.55	99.10
SHOP 505	204.25	408.49
SHOP 506	234.45	468.91
SHOP 507	242.19	484.38
SHOP 508	242.19	484.38
SHOP 509	242.19	484.38
SHOP 510	242.19	484.38
SHOP 511	234.45	468.91
SHOP 512	170.74	341.49
SHOP 513	256.12	512.23
SHOP 514	264.47	528.94
SHOP 515	264.47	528.94
SHOP 516	256.12	512.23
SHOP 517	170.74	341.49
SHOP 518	170.74	341.49
SHOP 519	242.19	484.38
SHOP 520	242.19	484.38
SHOP 521	249.93	499.85
SHOP 522	249.93	499.85
SHOP 523	242.19	484.38
SHOP 524	242.19	484.38
SHOP 525	145.87	291.74
SHOP 526	234.45	468.91
SHOP 527	242.19	484.38
SHOP 528	242.19	484.38
SHOP 529	242.19	484.38
SHOP 530	242.19	484.38
SHOP 531	234.45	468.91
TOTAL	4008.524	8017.049



LOCATION



- 20 mins to Jewar Airport
- 5 mins to Yamuna Expressway
- 5 minutes to Expo Centre & Metro Stations
- Walking Distance to Hospitals, Schools, and Shopping Zones





HT KAMAKHYA DEVELOPERS

Corporate Office Address:- C-59, Ground Floor,

Sector – 63, Noida, UP – 201301

Site Address:- Plot No – LS-1, Sector – P-4, Greater Noida,

Gautam Buddha Nagar, U.P.

Tel. No.:- 0120-4546079 | 18005706667

Toll Free No - 18005706667

Website Address:- www.kamakhyadevelopers.com

Email : info@kamakhyadevelopers.com

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REGISTRATION NO
UPRERA/RJ/54797/5/08/2024

FULLY PAID UP LAND

PRICE LIST

FLOOR

BSP

RETAIL SHOPS / SHOWROOMS

LOWER GROUND FLOOR	: Rs. 24,000/- Per Sq. Ft.
GROUND FLOOR	: Rs. 29,500/- Per Sq. Ft.
FIRST FLOOR	: Rs. 18,000/- Per Sq. Ft.
SECOND FLOOR	: Rs. 14,000/- Per Sq. Ft.
FOURTH FLOOR	: Rs. 16,000/- Per Sq. Ft.
FIFTH FLOOR	: Rs. 12,000/- Per Sq. Ft.

PREFERENCE LOCATION CHARGES

Main Road Facing PLC	: 5% of BSP Price
Corner PLC	: 5% of BSP Price
Atrium Facing PLC	: 2.5% of BSP Price

ADDITIONAL CHARGES

Interest Free maintenance Security Deposit (IFMS)	: Rs. 100/- Per Sq.ft.
EEC/FFC	: Rs. 50/- Per Sq.ft.
Lease Rent	: Rs. 500/- Per Sq.ft.
Electric meter Panel Charge	: Rs. 25,000/- Per KVA.
GST	: As actual (as per govt. Norms)

Note:

All payment must be made through cheques/demand draft/ RTVS /pay orders in favour of **HT KAMAKHYA DEVELOPERS**.

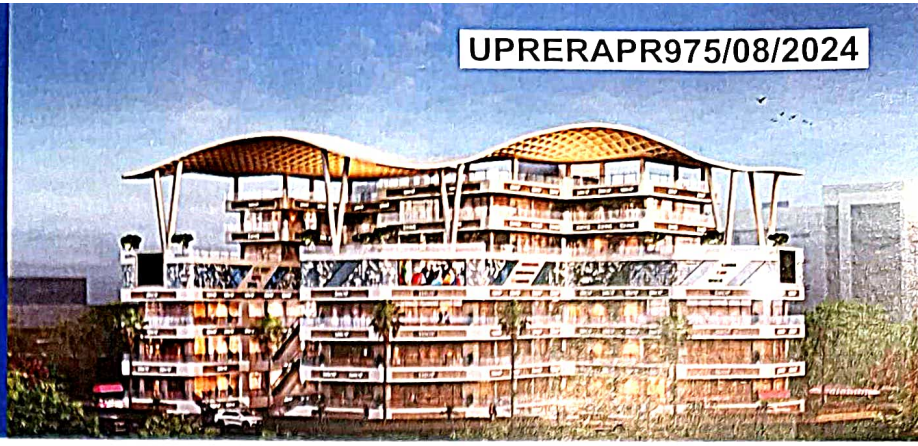
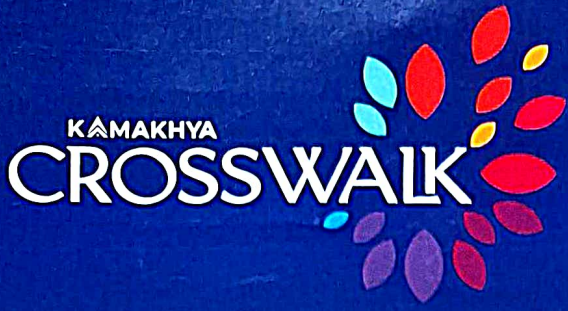
-Collection account for **KAMAKHYA CROSSWALK Project**, Payable at Noida

COMPANY NAME: HT KAMAKHYA DEVELOPERS Account for Kamakhya Crosswalk Project

ACCOUNT NUMBER: 50200097707651 [IFSC -HDFC0000394]

BRANCH: HDFC, C-Block Sec 63, NOIDA.

- There is no escalation once unit booked.
- GST/Metro Cess/ Govt. Taxes as Applicable.
- The BSP calculated on Super Area (Salable Area). The Covered Area is 50% of total Super Area (Salable Area). Details of ratio is attached in Annexure-A (Floor Wise Area Sheet).
- PLC & Additional Chages will be Calculated on Super Area (Saleable Area).
- The Electric Meter Panel charge will be mandatory minimum 1KVA for every 150 Sq. Ft. Super Area (Saleable Area) in Multiple • Terms & Condition Apply*



FULLY PAID UP LAND

PAYMENT PLAN

1. CONSTRUCTION LINKED PAYMENT PLAN

AT THE TIME OF BOOKING	: 10% OF BSP
AT THE TIME OF EXCAVATION	: 10% OF BSP
AT THE TIME OF RAFT CASTING	: 10% OF BSP
ON CASTING OF SLAB BASEMENT FLOOR	: 10% OF BSP
ON CASTING OF SLAB GROUND FLOOR	: 10% OF BSP+50% ADDITIONAL CHARGES
ON CASTING OF SLAB FIRST FLOOR	: 10% OF BSP
ON CASTING OF SLAB SECOND FLOOR	: 10% OF BSP
ON CASTING OF SLAB THIRD FLOOR	: 10% OF BSP
ON COMPLETION OF BRICKS WORK & FLOORING/FINISHING	: 10% OF BSP
ON OFFER OF POSSESSION	: 10% OF BSP

2. FLEXI PAYMENT PLAN (50:50 Plan) (5% Discount on BSP)

AT THE TIME OF BOOKING	: 10% OF BSP
ON 30 DAYS OF BOOKING	: 40% OF BSP
ON COMPLETION OF SUPER STRUCTURE	: 20% OF BSP + 50% ADDITIONAL CHARGES
ON OFFER OF POSSESSION	: 30% OF BSP + 50% ADDITIONAL CHARGES

3. DOWN PAYMENT PLAN (10% DISCOUNT OF BSP)

AT THE TIME OF BOOKING	: 10% OF BSP
ON 30 DAYS OF BOOKING	: 85% OF BSP + 50% ADDITIONAL CHARGES
ON OFFER OF POSSESSION	: 05% OF BSP + 50% ADDITIONAL CHARGES

*Note 1 - Please select any one payment plan and then tick in payment plan Box