

PANCHSHEEL
HYUNDA at Gr. N  IDA
2/3 Bedroom Homes Sector 1

**Homes as close to Noida
as your loved ones**

Site Plan



	2 BED +2 TOI (MIG-I) - 755		2 BED +2 TOI (MIG-IV) - 1000
	2 BED +2 TOI (MIG-II) - 755		3 BED +2 TOI (HIG-IA) - 1225
	2 BED +2 TOI (MIG-III) - 900		3 BED +2 TOI (HIG-IB) - 1250
	3 BED +3 TOI (HIG-II) - 1550		



Features

Peace, Power & Connectivity

- Vastu compliance - being a rectangular plot, positive vibes gather all around
- Landscaped greens with tropical and exotic plants
- Water bodies
- Green stretches – smooth, wide jogging tracks
- 4 Km from Crossings Republik, NH-24
- 8 Km from Noida, Sec-71
- 4 Km from Noida, Sec-121
- 11 Km from Noida City Centre Metro Station
- 8.5 Km from Sai Mandir
- 6.5 Km from Indirapuram, Ghaziabad

Relax, Rejuvenate & Recharge

- Pool with heating facility for round the year use
- Indoor games: badminton, skating rink, table tennis, billiards
- Outdoor games: basket ball & football
- Fitness centre with spa & jacuzzi
- Yoga and meditation
- Beauty salons
- **U.S.P. - 'SPARK'** - the club, unique in terms of facilities, fitness and entertainment options

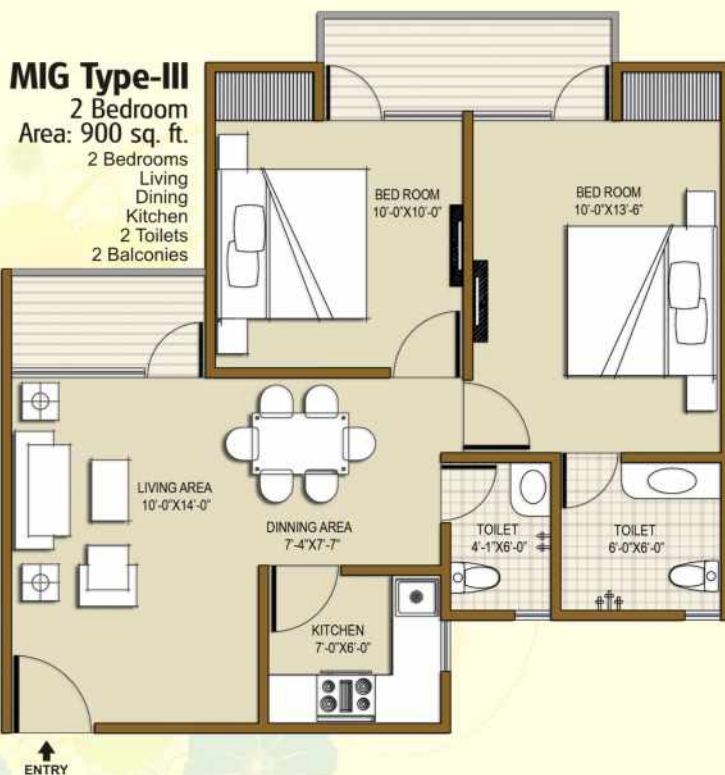
Planned Surroundings & Conveniences

- Intercom facility for security
- Garbage Chutes
- Energy efficient building
- Rain water harvesting
- Centralized water waste management
- Emergency alarm system
- Sewage treatment plant
- Well managed basement and open car parking
- 24 hrs. water supply
- Power back-up

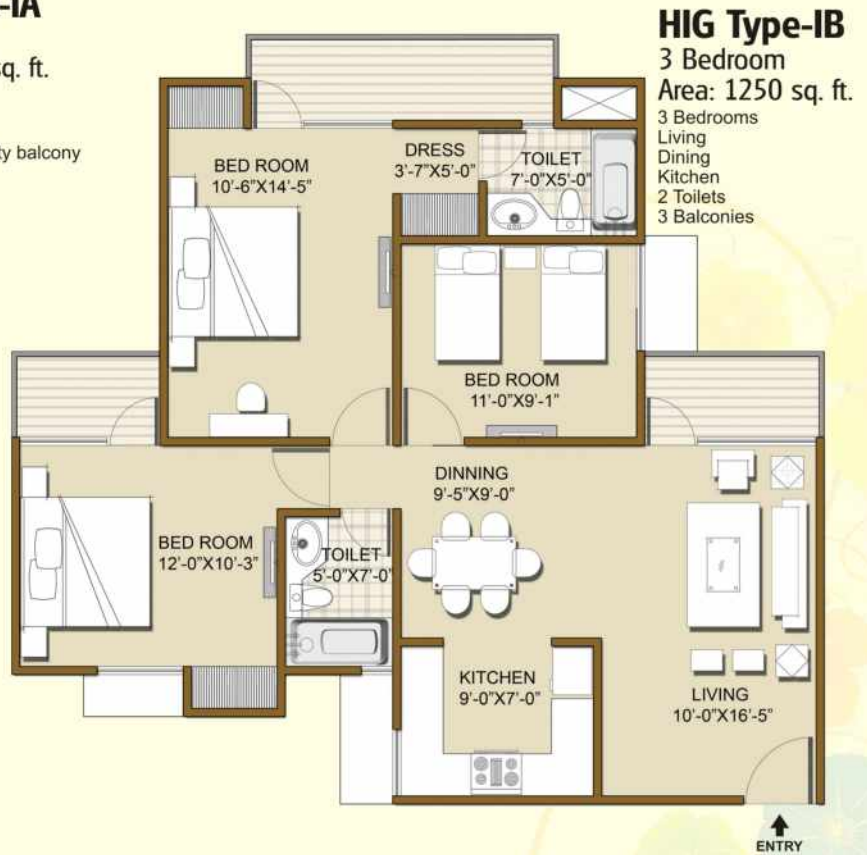
Unique Features & Facilities

- Play school and crèche
- Convenient stores
- Amphitheatre
- Banquet
- 3 tier security
- Guard room and all essential services
- **On call services:**
 - laundry services • grocery • taxi • health care

Floor Plan



Floor Plan



Specifications That Enhance The Interiors

STRUCTURE: Earthquake resistant R.C.C. framed structure certified by IIT.

FLOORING: Vitrified tiles floorings and European laminated wooden flooring in master bedroom.

DOORS/WINDOWS: All external door and window frames in powder coated aluminum. Decorative doors with hard wood at main entrance and rest decorative flush doors duly polished.

KITCHEN: Granite working platform with 2 ft. high glazed ceramic tiles above it with stainless steel sink.

WATER SUPPLY: Underground and overhead water tanks with pumps for 24 hours uninterrupted water supply.

TOILETS: Provision for Hot & Cold water system. Glazed tiles in pleasing colours on walls up to door level. European W.C.'s wash basins & cisterns in white shade.

INTERNAL FINISH: All internal walls plastered & painted in off white shade of oil bound distemper, Plaster of Paris punning & Cornices in drawing/dining room and bedrooms.

EXTERNAL FINISH: Most modern & elegant permanent outer finish with high quality texture paint.

ELECTRICAL: ISI copper wiring in P.V.C. concealed conduit. Provision for adequate light and power points as well as telephone & TV outlets with protective M.C.Bs.

HARDWARE: All fittings with aluminum powder coated materials.



Price List

S.No.	TYPE	SALEABLE AREA (in Sq. ft.)	Basic Rate CLP (Per Sq. ft.) Rs. 2100	Basic Rate Flexi Payment (Per sq.ft.) Rs. 1974	Basic Rate Cash Down Payment (Per sq.ft.) Rs. 1848
1	2 BEDROOM (MIG TYPE-I)	755	15,85,500	14,90,370	13,95,240
2	2 BEDROOM (MIG TYPE-II)	755	15,85,500	14,90,370	13,95,240
3	2 BEDROOM (MIG TYPE-III)	900	18,90,000	17,76,600	16,63,200
4	2 BEDROOM (MIG TYPE-IV)	1000	21,00,000	19,74,000	18,48,000
5	3 BEDROOM (HIG TYPE-IA)	1225	25,72,500	24,18,150	22,63,800
6	3 BEDROOM (HIG TYPE-IB)	1250	26,25,000	24,67,500	23,10,000
7	3 BEDROOM (HIG TYPE-II)	1550	32,55,000	30,59,700	28,64,400

PREFERENTIAL LOCATION CHARGES (PLC)

1. FLOOR WISE

S.No	Floor	PLC (Rs.Per Sqft)
1	First	120
2	Second	110
3	Third	100
4	Fourth	90
5	Fifth	80
6	Sixth	70
7	Seventh	60
8	Eighth	50
9	Ninth	40
10	Tenth	30
11	Eleventh	20

2. LOCATION WISE

- Park Facing : Rs.50 per sq.ft
- Road Facing : Rs.25 per sq.ft

IFMS (INTEREST FREE MAINTENANCE SECURITY)

RS.20 Per sq.ft

Note:

- Above Rates are inclusive of BSP, One time Lease Rent, EEC, FFC, Club Membership & 1 kva Power Backup
- Open parking not available covered parking Rs. 1,50,000 (each) Double bay parking Rs. 2,50,000 (each)
- Two Wheeler Parking Rs.25,000/= each
- Extra power back up: Rs.15000/= per kVA
- Cheques/Bank Drafts to be issued in favour of "**Panchsheel Buildtech Pvt. Ltd.**" Payable at Delhi
- Prices are escalation free for the apartment(s) booked.

Payment Plan

Construction Linked Payment Plan – A

At the time of Booking	10% of BSP + PLC
Within 45 Days	10% of BSP + PLC
On Foundation of Block	10% of BSP + PLC
On Casting of 3rd Floor Roof Slab of Block	10% of BSP + PLC
On Casting of 6th Floor Roof Slab of Block	10% of BSP + PLC
On Casting of 9th Floor Roof Slab of Block	10% of BSP + PLC
On Casting of 12th Floor Roof Slab of Block	10% of BSP + PLC
On Casting of 15th Floor Roof Slab of Block	10% of BSP + PLC
On completion of Masonry & Plaster Work within Booked Apartment	10% of BSP + PLC
On completion of Flooring Work within Booked Apartment	5% of BSP + PLC
At the time of offer of Possession	5% of (BSP + PLC) + IFMS + Any other charges

Flexi Payment Plan - B

At the time of Booking	10% of BSP + PLC
Within 45 Days	10% of BSP + PLC
Within 60 Days	20% of BSP + PLC
On Foundation of Block	10% of BSP + PLC
On Casting of 2nd Floor Roof Slab of Block	10% of BSP + PLC
On Casting of 5th Floor Roof Slab of Block	10% of BSP + PLC
On Casting of 8th Floor Roof Slab of Block	10% of BSP + PLC
On Casting of 10th Floor Roof Slab of Block	10% of BSP + PLC
On completion of Flooring Work within Booked Apartment	5% of BSP + PLC
At the time of offer of Possession	5% of (BSP + PLC) + IFMS + Any other charges

Cash Down Payment Plan - C

At the time of Booking	10% of BSP + PLC
Within 45 Days	85% of BSP + PLC
At the time of offer of Possession	5% of (BSP + PLC) + IFMS + Any other charges



LOCATION ADVANTAGES:
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 8.5 Km from Sai Mandir • 6.5 Km from Indirapuram, Ghaziabad