

Club & Recreation

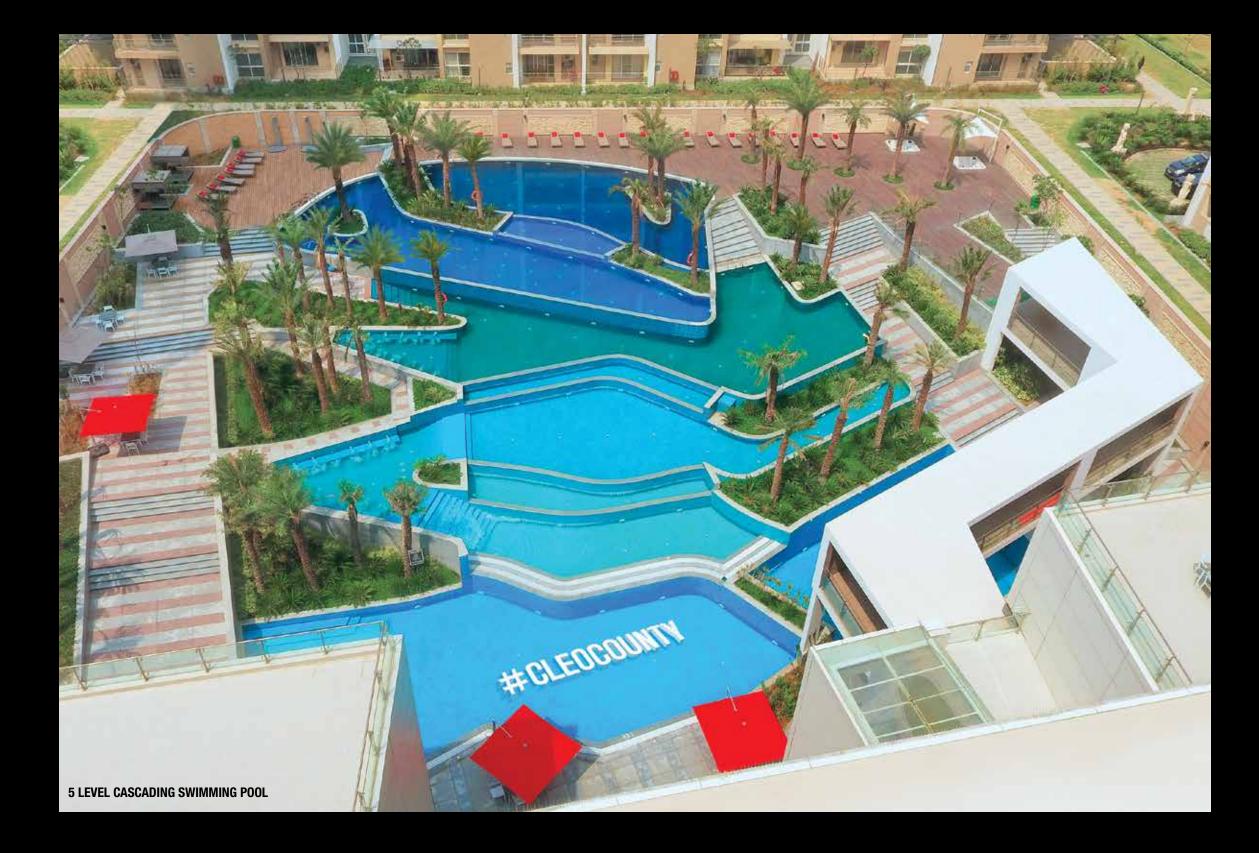
- Swimming pool (Outdoor) India's Ist five level cascading swimming pool
- Swimming pool (Indoor) Temperature controlled all weather • Table Tennis, Lawn Tennis, Cricket Swimming Pool
- Fitness center with Spa, Gym, Steam, Business center Sauna, Jacuzzi
- Yoga and Aerobics hall

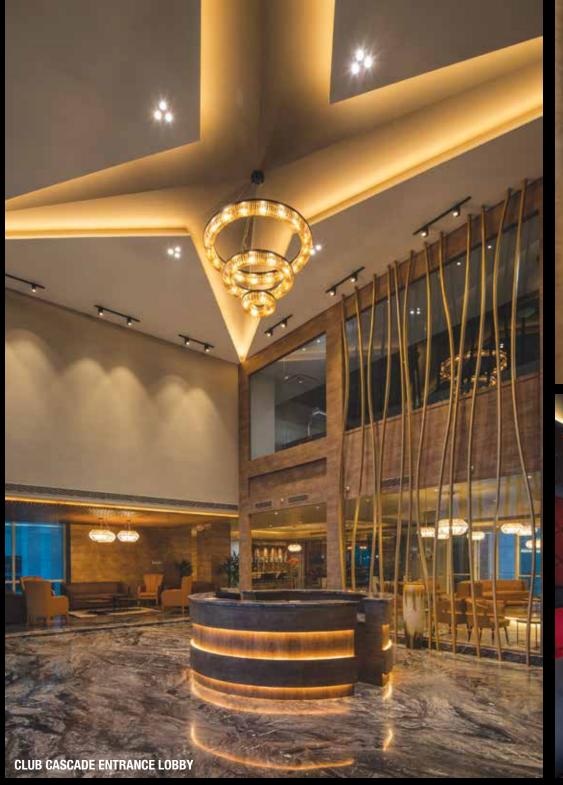
- Mini home theater
- Basket Ball court
- Banquet Halls
- Restaurant & Coffee lounges
- Net Practice
- Cards room, Reading room
- Snooker & Billiard Room



















• Gold certified Green Building

- Spread over 25 acres Approved leasehold property
- Egyptian Theme based project
 Resort style living
- Golf carts for ferrying
- Rain water harvesting

General

- Hi-tech security with touch panel systemOptical Fibre Technology in Complex

- Grand Double Height Lobby
 Stainless Steel Railing in Balcony
 Use of Solar Panels
- Separate play area for toddlers and kidsEarthquake resistant structure









• Palm Court : Surrounded by palm trees

• Island Court : Sitting area with water on all four sides

• Giza Court : Pyramid shaped huts

• Mist Garden: Artificial mist created to keep the temperature down

Golf Putting

• 5 Acre Little Pharaoh Land

Wet Play Area

• Open air Amphitheatre









Master Plan LEGENDS A - 3BHK + 2T 1. Entrance 2. Club B - 3BHK + 3T 3. Swimming Pool C - 3BHK + 3T + U 4. Island Court D - 4BHK + 4T + U 5. Palm Court 6. Mist Garden E - 3BHK + 2T 7. Giza Court F - 4BHK + 4T + LOUNGE + 2U 8. Designer Pillars 9. Sculpture Garden/Temple G - 4BHK + 5T + PUJA + U 10. Putting Golf 11.Lawn Tennis & Basketball Court 12. Area Under Planning 13. Amphitheatre 14. Skating Section 15. Wet Playing Area 16. Kids Zone 17. Commercial Space 18. Nursery School 19. Basement Entry/Exit 20. Services Area

Disclaimer: The master plan shown above is for illustrative purpose only. Development shall be done as per the sanctioned plan from authority. Map not to scale.

TYPE - A 3 Bhk + 2 Toilet + 3 Balcony

1620 Sq. Ft.

1338 Sq. Ft.

1043 SQ. FT.

191 SQ. FT



Disclaimer:

Super Area is (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies,

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Built up Area: Built up area, as per CREDAI definition, shall mean the total Polyline(PLine) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%.

Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

The above shown plan is of typical unit and is used for reference or indicative purpose only. However balconies and other areas may vary as per the actual construction or as per individual unit/floor plan.

TYPE - B

3 Bhk + 3 Toilet + 3 Balcony

1827 Sq. Ft. Super Area 1539 SQ. FT. Built up area CARPET AREA 1182 SQ. FT. 238 SQ. FT Balcony Area



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TYPE - C

2070 Sq. Ft. 1772 SQ. FT.

1338 SQ. FT.

290 SQ. FT

3 BHK + 3 TOILET + 4 BALCONY + UTILITY WITH TOILET



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staircase, circulating areas, lifts, shafts, passage, corridors, stilts, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.

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1 Sq.m.=10.764 sq.ft, 3018.mm= 1 foot.

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Balcony Area

TYPE - E

1350 Sq. Ft.

1081 SQ. FT.

844 SQ. FT.

141 SQ. FT

3 BHK + 2 Toilet + 3 Balcony

Super Area

4 BHK + 4 TOILET + 4 BALCONY + UTILITY WITH TOILET

- 345 SQ. FT

2448 SQ. FT. Super Area 2085 SQ. FT. Built up area CARPET AREA 1577 SQ. FT.

6'-8" X 16'-10" 6'-0" X 11'-2" MASTER BED ROOM 11'- 0" X 18'-0" BED ROOM 11'- 0" X 14'-2" **ENSUITE** BALCONY 14'-0" X 6'-θ" 6'- 0" X 16'-8" 3'-8" WIDE DINING AREA BED ROOM 13'-6" X 11'- 0" 11'- 0" X 16'-0" 9'- 6" X 6'-0 DRAWING / LIVING ROOM 19'-5" X 11'-9" BED ROOM **KITCHEN** 11 - 0" X 11/-0" BALCONY 8'- 9" X 14'-10 5'- 0" X 11'-4" **FOYER** UTILITY BALCONY 7'- 4" X 15'-9"

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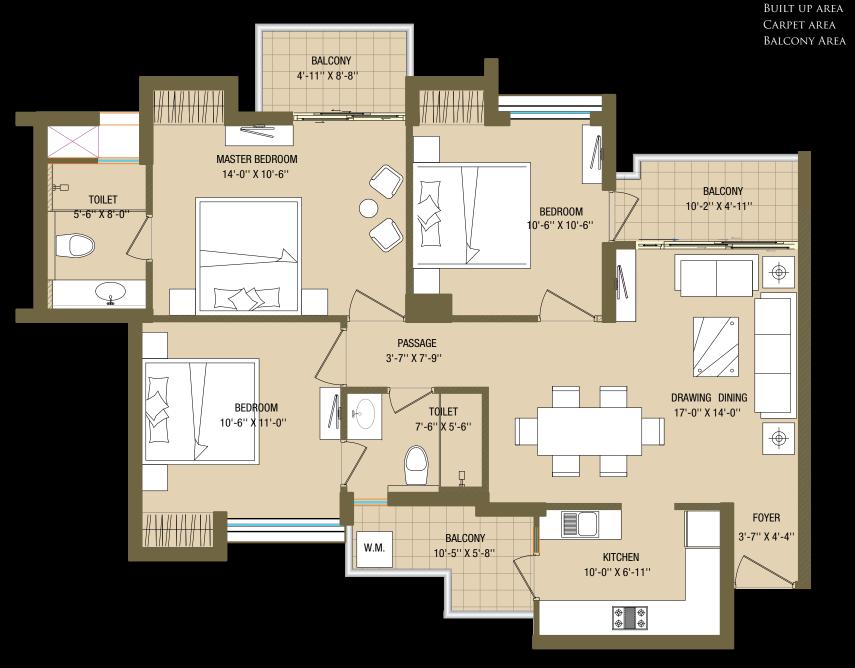
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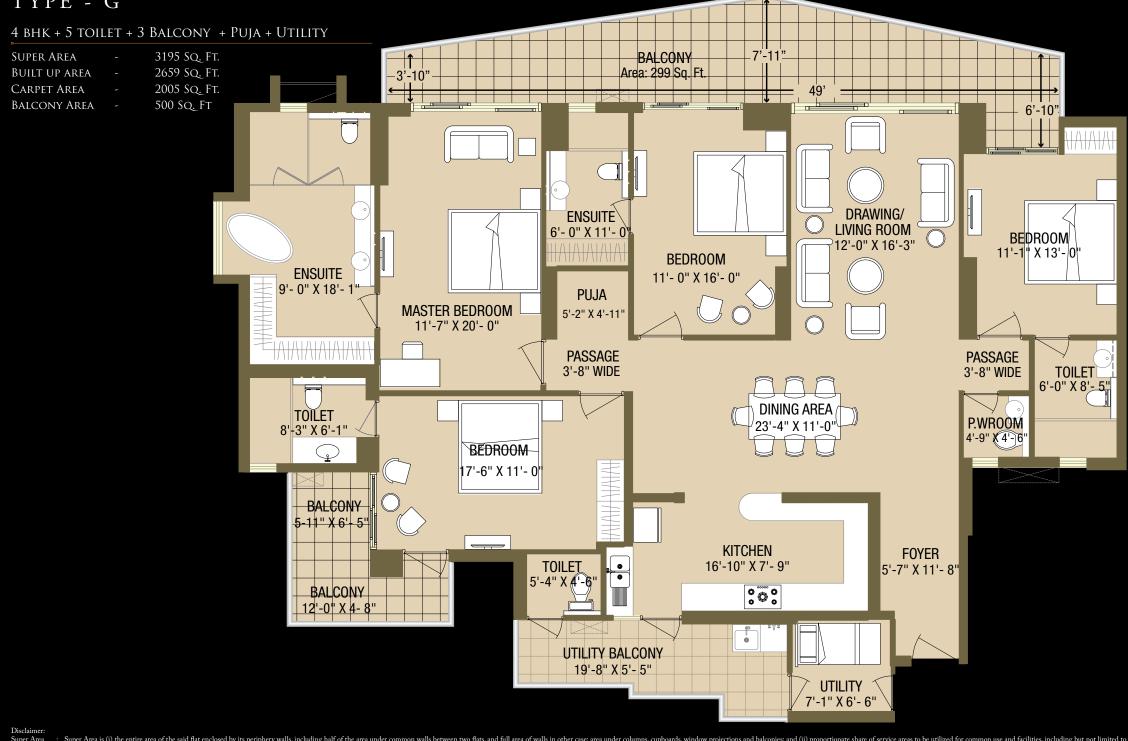
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TYPE - G

3195 SQ. FT. SUPER AREA 2659 SQ. FT. BUILT UP AREA -CARPET AREA 2005 Sq. Ft. Balcony Area -500 SQ. FT



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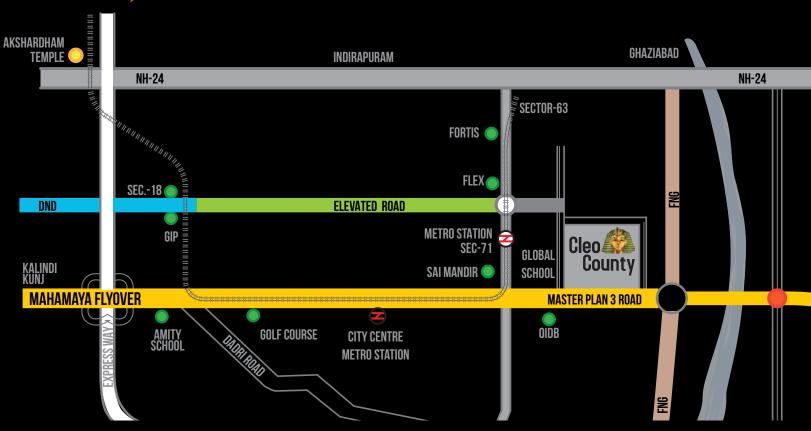
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Specifications

Structure	Earthquake Resistant RCC Framed Structure (with latest Seismic Code)	
Flooring	Drawing/Dining/Kitchen All Bedrooms Balconies Toilets	Vitrified Tiles Laminated Wooden Flooring Designer Anti-Skid Tiles Granite Stone
Electrical	Internal T.V. & Telephone points Exhaust Fan Split Air Conditioner Provision for A/C Geysers Light Fixtures & Fans	Fire Resistant Copper wiring in concealed PVC conduits Modular Switches & Sockets in adequate numbers In all rooms In Kitchen & Toilets In all Bed rooms In Drawing / Dining In Toilets In Drawing room & Bedrooms
	External	Adequate lighting in common areas, staircase, lobby, parking space, garden etc.
Wood Work	Wardrobe (Laminated Particle Board)	In all Bed rooms
Kitchen	Working Counter Woodwork Wall Tile	Granite Counter with Stainless Steel Sink fitted with R.O. Modular Cabinets Designer Ceramic Tiles upto 2 ft. above working counter
Doors & Windows	Internal External	Designer flush doors in polish/duco paint fixed in hard wood UPVC Sliding doors & windows
Wall Finish	External Finish Internal Finish	Most Modern and Elegant Permanent Finish with High Quality Texture Paint All internal walls of the room & Drawing Dining will be painted using O.B.D.
Railing	Balcony Staircase	Stainless Steel Mild Steel
P.O.P. Work	Internal	P.O.P. work of punning will be done in all the rooms including drawing & dining
Sanitary Work	For Internal Piping Bath Fittings & Ware	Corrosion free PPR/UPVC Pipes & Fittings All Taps and Fittings of reputed brands in C.P. Wash Basins, Wall mounted W/C of reputed brands in appropriate shades matching with ceramic tiles

Location Map



Locational Advantages

- 10 Min. Drive from DND via Elevated Road
- Situated at one of the most prime location of Noida
- On 70m wide & straight road from Kalindi Kunj
- Four side open plot with roads on all four sides
- Green belt on two sides
- All essential services like Schools, Hospitals, Malls etc. nearby
- 33 Km. from IGI Airport
- 23 Km. Connaught Place
- Located amidst Industrial, IT Hub & fully inhabited residential area
- Proposed Metro station in Sector -121
- 17 Km. from Akshardham Temple

Professional Team



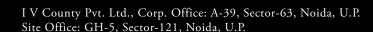
















Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.