

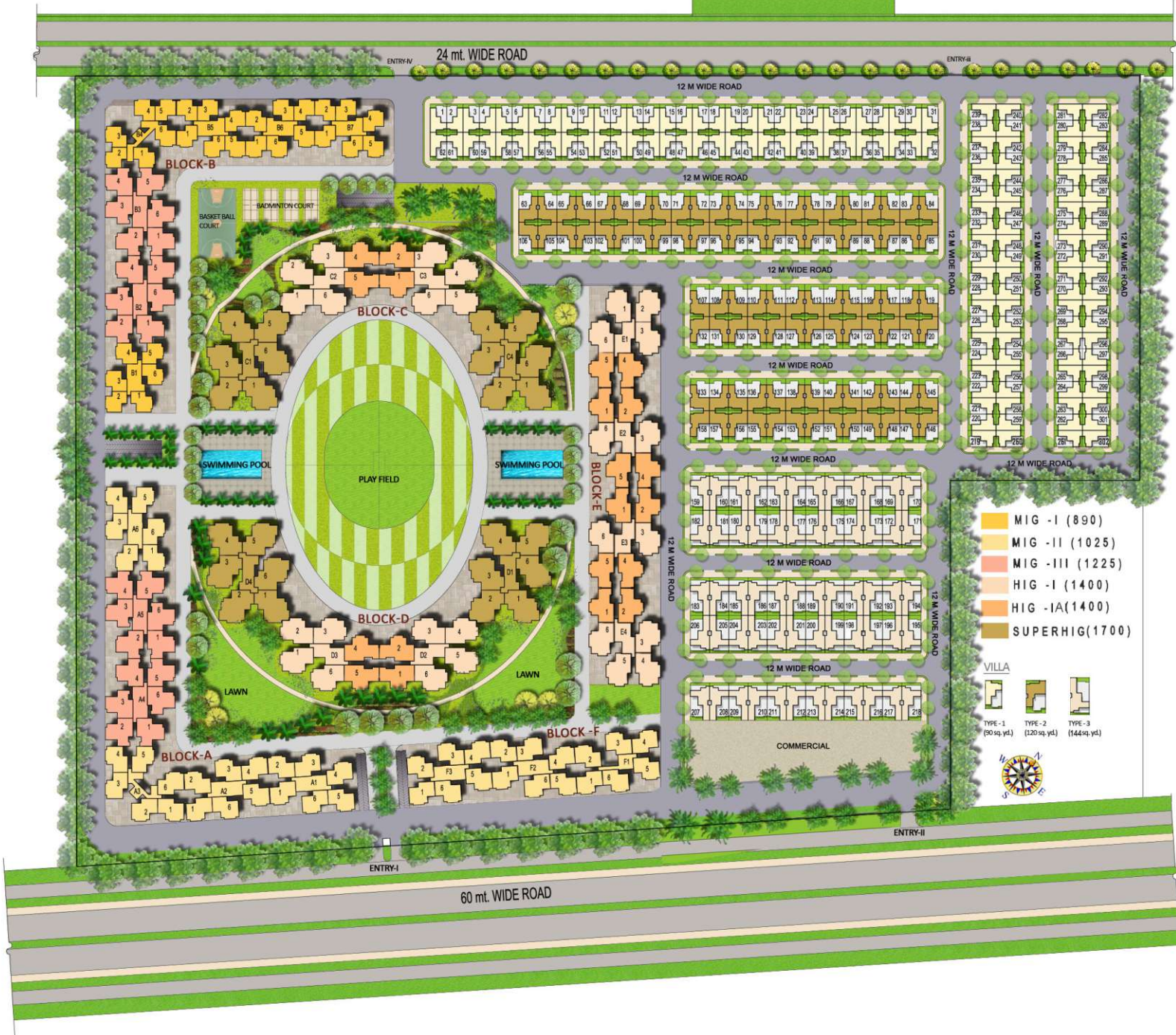


PANCHSHEEL
GREENS-II
2/3 BR Apts. Noida Extn.








**PANCHSHEEL
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- MIG - I (890)
- MIG - II (1025)
- MIG - III (1225)
- HIG - I (1400)
- HIG - IA (1400)
- SUPERHIG (1700)

- VILLA**
-  TYPE - 1 (90 sq. yd.)
 -  TYPE - 2 (120 sq. yd.)
 -  TYPE - 3 (144 sq. yd.)



SPECIFICATIONS FOR AN AESTHETIC LIFESTYLE



Structure: Earthquake resistant RCC frame structure certified by IIT.
External Finish: Combination of long-lasting paint.

DRAWING & DINING ROOM

Floor Vitrified Tiles.
 Walls plastered and painted with pleasing shades of O.B.D.
 Ceiling plastered and painted with pleasing shades of O.B.D.

KITCHEN

Floor Vitrified Tiles.
 Walls Ceramic Glazed Tiles up to 2 feet height above counter.
 Ceiling plastered and painted with pleasing shades of O.B.D.
 Platform pre-polished granite platform with stainless steel sink.

MASTER BEDROOM

Floor Vitrified Tiles.
 Walls plastered and painted with pleasing shades of O.B.D.
 Ceiling plastered and painted with pleasing shades of O.B.D.

OTHER BEDROOMS

Floor Vitrified Tiles.
 Walls plastered and painted with pleasing shades of O.B.D.
 Ceiling plastered and painted with pleasing shades of O.B.D.

SERVANT ROOM

Floor Ceramic Tiles.
 Walls plastered and painted with pleasing shades of O.B.D.
 Ceiling plastered and painted with pleasing shades of O.B.D.

BALCONIES

Floor Anti Skid Ceramic Tiles.

TOILETS

Floor Anti Skid Ceramic Tiles.
 Walls Ceramic tiles up to door level.
 Fittings/Fixtures All tapes chrome plated ISI Mark, Wash basin, W.C. in all toilets, provision for Hot & Cold water system.

DOORS & WINDOWS

Entrance Door Seasoned hardwood frame, Hardwood shutter with paneling of designer duly polished.
 Internal Doors Flush door shutter duly polished.
 External Doors & Windows of glazed aluminum.

STAIRCASE

Floor Combination of Green and White Marble.
 Walls plastered and painted with pleasing shades of O.B.D.
 Ceiling plastered and painted with pleasing shades of O.B.D.

ELECTRICAL

Copper concealed wires in all the Bedrooms/Drawing/Dining, Toilets & Kitchen.
 Switches/Sockets Modular in all the Bedrooms/Drawing/Dining/Toilets & Kitchen.
 Intercom/TV Intercom facility & provision for DTH connection.

LIFT LOBBY

Floor Combination of Green and White Marble.
 Walls plastered and painted with pleasing shades of O.B.D.
 Two high speed elevators in each tower.

FLOOR PLANS



MIG-1
AREA : 890 SQ. FT

- 2 Bedrooms
- Living Room
- Dining Room
- Kitchen
- 2 Toilets
- 3 Balconies



MIG-II
AREA : 1025 SQ. FT

- 2 Bedrooms
- Living Room
- Dining Room
- Kitchen
- 2 Toilets
- 3 Balconies



MIG-III
AREA : 1225 SQ. FT

- 2 Bedrooms
- Living Room
- Dining Room
- Study
- Kitchen
- 2 Toilets
- 4 Balconies

FLOOR PLANS



- HIG-I**
AREA : 1400 SQ. FT
- 3 Bedrooms
 - Living Room
 - Dining Room
 - Kitchen
 - 2 Toilets
 - 4 Balconies



- HIG-IA**
AREA : 1400 SQ. FT
- 3 Bedrooms
 - Living Room
 - Dining Room
 - Kitchen
 - 2 Toilets
 - 4 Balconies



- SUPER HIG**
AREA : 1700 SQ. FT
- 3 Bedrooms
 - Living Room
 - Dining Room
 - Kitchen
 - 3 Toilets
 - 4 Balconies
 - Servant Room with Toilet

PRICE LIST

w. e. f. 22.11.2011

S. No.	Type	Saleable Area (Sq. ft.)	Basic Rate CLP (Per Sq. ft.) Rs. 2750	Basic Rate Flexi Payment (Per Sq. ft.) Rs. 2585	Basic Rate Cash Down (Per Sq. ft.) Rs. 2420
1	2 Bedroom MIG-I	890	24,47,500	23,00,650	21,53,800
2	2 Bedroom MIG-II	1025	28,18,750	26,49,625	24,80,500
3	2 Bedroom MIG-III	1225	33,68,750	31,66,625	29,64,500
4	3 Bedroom HIG	1400	38,50,000	36,19,000	33,88,000
5	3 Bedroom SUPER HIG	1700	46,75,000	43,94,500	41,14,000

PREFERENTIAL LOCATION CHARGES (PLC)

1. Floor wise:

S. No.	Floor	PLC (Rs. Per Sq. Ft.)
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 Apartments Rs. 50/- Per Sq. Ft.
- Road Facing Apartments Rs. 25/- Per Sq. Ft.
- Corner Facing Apartments 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, Open Parking & 1 KVA Power Backup
- Covered Parking Rs.1,50,000 (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
- Service tax/Government levies shall be charged extra

PAYMENT PLAN

Construction Linked Payment Plan

At the time of Booking	10% of (BSP+PLC+Parking)
Within 45 days from the date of Booking / sanction of Plans	10% of (BSP+PLC+Parking)
On foundation of Block	10% of (BSP+PLC+Parking)
On casting of 1st floor Roof slab of Block	8% of (BSP+ PLC+Parking)
On casting of 3rd floor Roof slab of Block	8% of (BSP+ PLC+Parking)
On casting of 5th floor Roof slab of Block	8% of (BSP+ PLC+Parking)
On casting of 7th floor Roof slab of Block	8% of (BSP+ PLC+Parking)
On casting of 9th floor Roof slab of Block	8% of (BSP+ PLC+Parking)
On casting of 11th floor Roof slab of Block	8% of (BSP+ PLC+Parking)
On casting of 14th floor Roof slab of Block	8% of (BSP+ PLC+Parking)
On completion of Plaster work within Apts.	5% of (BSP+PLC+Parking)
On completion of Flooring work within Apts.	5% of (BSP+PLC+Parking)
At the time of Possession	4%(BSP+PLC+Parking)+IFMS+Other Charges

Flexi Payment Plan

At the time of booking	10% of (BSP+PLC+Parking)
Within 45 days from the date of Booking / sanction of Plans	10% of (BSP+PLC+Parking)
Within 60 days from the date of Booking / sanction of Plans	20% of (BSP+PLC+Parking)
On foundation of Block	10% of (BSP+PLC+Parking)
On casting of 1st floor Roof slab of Block	5% of (BSP+PLC+Parking)
On casting of 3rd floor Roof slab of Block	5% of (BSP+PLC+Parking)
On casting of 5th floor Roof slab of Block	5% of (BSP+PLC+Parking)
On casting of 7th floor Roof slab of Block	5% of (BSP+PLC+Parking)
On casting of 9th floor Roof slab of Block	5% of (BSP+PLC+Parking)
On casting of 11th floor Roof slab of Block	5% of (BSP+PLC+Parking)
On casting of 14th floor Roof slab of Block	5% of (BSP+PLC+Parking)
On completion of Plaster work within Apts.	5% of (BSP+PLC+Parking)
On completion of Flooring work within Apts.	5% of (BSP+PLC+Parking)
At the time of offer of Possession	5% of (BSP+PLC+Parking)+ IFMS+Other Charges

Cash Down Payment Plan

At the time of Booking	10% of (BSP+PLC+Parking)
Within 45 days from the date of Booking / sanction of Plans	85% of (BSP+PLC+Parking)
At the time of offer of possession	5% of (BSP+PLC+Parking)+ IFMS+Other Charges

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LOCATION ADVANTAGES:

5 Km from Crossings Republik, NH-24 • 9 Km from Noida, Sec-71 • 5 Km from Noida, Sec-121
 12 Km from Noida City Centre Metro Station , 9.5 Km from Sai Mandir • 7.5 Km from Indrapuram, Ghaziabad



Panchsheel Buildtech Pvt. Ltd.

An ISO 9001 : 2008 Company

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Email : sales@panchsheelgroup.com • Website : www.panchsheelgroup.com

Site Office: Plot No. 1, Sector-16, Gr. Noida

• sms 'PBL' 53030

All specifications, design layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offering. 1 sq mt = 10.764 sq ft.