

A GEM CRAFTED BY



# LUXURY REBORN





# LUXURY REBORN



26  
ACRE  
OF  
DEVELOPMENT

OVER  
65%  
OF OPEN  
AREA

WATER  
BODIES  
IN  
PREMISES

2 MAGNIFICENT  
CLUBS  
OF APPROX  
23,000 SQ.FT. EACH

SPA  
&  
SAUNA

EXQUISITE  
BANQUET  
HALLS

THEME  
BASED  
PARK

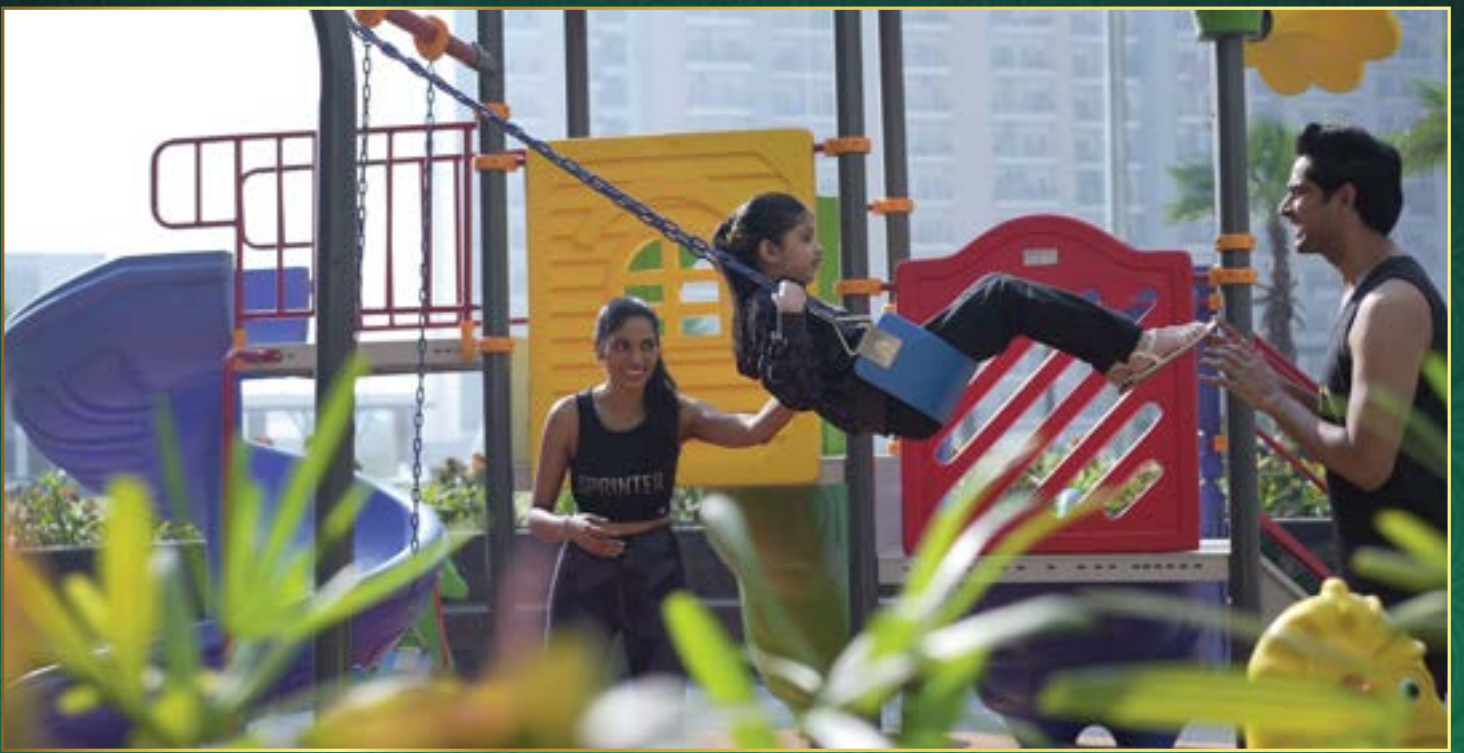
DOUBLE HEIGHT  
LOBBY &  
WAITING LOUNGE



HERE AT PANCHSHEEL GROUP, LUXURY REBORN REFLECTS OUR DEDICATION TO REVIVING TIMELESS OPULENCE BY INTEGRATING CONTEMPORARY ELEMENTS, CRAFTING BESPOKE EXPERIENCES, AND PRIORITIZING EXCEPTIONAL CRAFTSMANSHIP, ALL AIMED AT PROVIDING AN ELEVATED AND EXCLUSIVE LIFESTYLE.



WELCOME TO PANCHSHEEL GREENS-II, WHERE MODERN LIVING MEETS SERENITY. OUR RESIDENTIAL PROJECT BOASTS STATE-OF-THE-ART FACILITIES, INCLUDING AN EXCLUSIVE CLUB AND A CENTRAL PARK ADORNED WITH LUSH GREENERY, FOUNTAINS, AND WATER BODIES. IMMERSE YOURSELF IN THE TRANQUIL ATMOSPHERE, PERFECT FOR RELAXATION, YOGA, AND VARIOUS RECREATIONAL ACTIVITIES. EXPERIENCE A HARMONIOUS BLEND OF CONTEMPORARY AMENITIES AND NATURAL BEAUTY AT PANCHSHEEL GREENS-II.

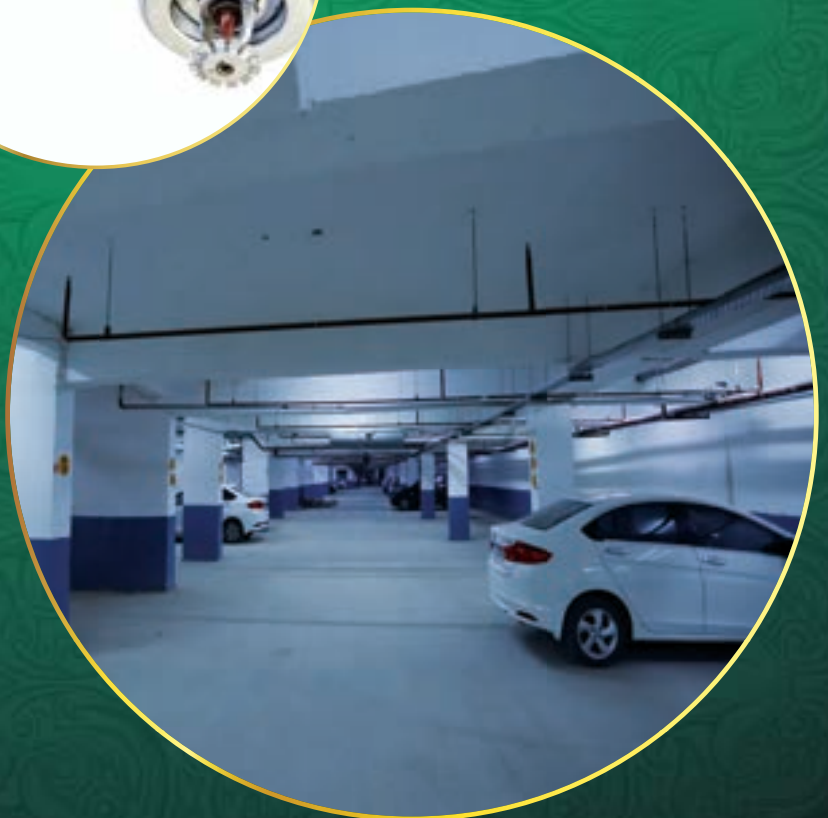


DISCOVER TRANQUIL LIVING,  
A FUSION OF MODERN COMFORTS  
AND NATURAL HARMONY



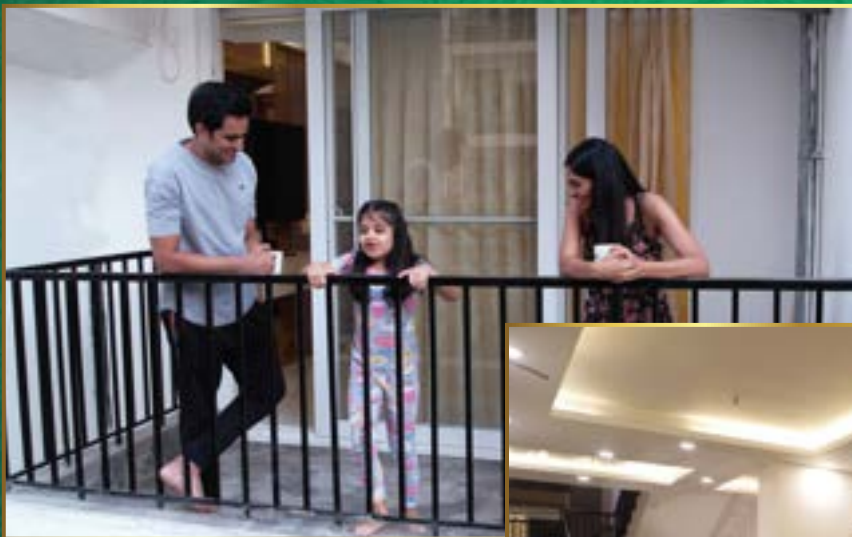
# CONVENIENCE AT YOUR PRIORITY

PANCHSHEEL GREENS-II  
IS SPREAD OVER IN  
26 ACRES APPROX.  
FILLED WITH AMENITIES AND  
CONVENIENCES WITH BEST  
PLANNED INFRASTRUCTURE.  
THIS PROJECT IS SITUATED  
IN A PRIME LOCATION OF  
SECTOR-16, GREATER NOIDA  
WEST, WHICH PROXIMITY TO  
ALL MAJOR PLANNING.



- 2 STATE-OF-THE-ART 3 STORED MAGNIFICENT AC CLUB OF APPROX.23000 SQ.FT. (2136.77 SQ. MTR.) EACH.
- 6 (SIX) BANQUET HALLS WITH BANQUET LAWNS FOR YOUR ALL CELEBRATIONS.
- 2 SWIMMING POOLS FOR ADULTS
- 2 SWIMMING POOLS FOR KIDS
- RECREATIONAL FACILITIES SUCH AS GYMNASIUM, CARROM /CHESS ROOM, INDOOR & OUTDOOR PLAY AREA FOR KIDS, STEAM BATH, AEROBICS/YOGA ROOM ETC.
- 4 LEVELS OF SHOPPING CONVENIENCE - "PANCHSHEEL GREEN MART".
- PROXIMITY TO ALL MAJOR INFRASTRUCTURES LIKE PROPOSED METRO, SCHOOLS, COLLEGES, SHOPPING CENTRES, GOVERNMENT OFFICES, PRIVATE OFFICES AND ENTERTAINMENT CENTERS.





INDULGE IN LUXURY LIVING AT PANCHSHEEL GREENS-II, WHERE OUR NEW TOWERS REDEFINE RESIDENTIAL STANDARDS WITH PREMIUM SPECIFICATIONS. FROM THE LOBBY TO YOUR DOORSTEP, EXPERIENCE EXCELLENCE IN DESIGN AND CONSTRUCTION WITH BRANDED AND CUTTING-EDGE MATERIALS. ELEVATE YOUR LIFESTYLE AT PANCHSHEEL GREENS-II WITH AN UNPARALLELED BLEND OF ELEGANCE AND TOP-NOTCH CRAFTSMANSHIP.



# DAILY ESSENTIALS AT YOUR DOORSTEP



THE PANCHSHEEL GREENS-II PROJECT INCLUDES SOCIETY SHOPS, NAMED PANCHSHEEL GREENMART, TO CATER TO THE DAILY NEEDS OF RESIDENTS. THESE SHOPS OFFER A VARIETY OF CONVENIENCES SUCH AS A DEPARTMENTAL STORE, GROCERY ITEMS, ATMS, BAKERY, AND GIFT SHOPS, ETC.





GAZEBOS



MEDITATION  
DECK



FOUNTAINS



CENTRAL  
PARK



SWIMMING  
POOL

ACTUAL IMAGES



JOGGING TRACK



AMPHI  
THEATRE



KIDS PLAY  
AREA



YOGA SPACE

24.0 MT. WIDE ROAD

**SOLD OUT**

**SOLD OUT**

**SOLD OUT**

**SOLD OUT**

**SOLD OUT**







60 M WIDE ROAD



**VILLAS  
SOLD OUT**

OCCUPANCY CERTIFICATE  
RECEIVED FOR TOWERS  
A-1 to A-6, B-1 to B-7,  
C-1 to C-4, E-1 to E-7 & VILLAS

	Marketable	Built-up	Carpet
MIG - IV 	1060 sq.ft.	770.99 sq.ft.	609.13 sq.ft.
MIG - II 	1150 sq.ft.	878.23 sq.ft.	676.84 sq.ft.
HIG-II 	1525 sq.ft.	1194.26 sq.ft.	879.52 sq.ft.
HIG-III 	2250 sq.ft.	1598.45 sq.ft.	1206.76 sq.ft.

SITE PLAN



# FLOOR PLAN



Area	Sq. ft.	Sq. Mt.
Carpent	609.13	56.59
Built-up	770.99	71.62
Marketable	1060.00	98.48

Block  
E6



# FLOOR PLAN

## MIG - II / 2 BHK

- 2 Bedrooms
- Drawing
- Dining
- Kitchen
- 2 Toilets
- 3 Balconies



Area	Sq. ft.	Sq. Mt.
Carpet	676.84	62.88
Built-up	878.23	81.59
Marketable	1150.00	106.83



Block  
D2, D3

# FLOOR PLAN



## HIG - II / 3 BHK

- 3 Bedrooms
- Drawing
- Dining
- Kitchen
- 2 Toilets
- 4 Balconies



Block  
D1, D4

Area	Sq. ft.	Sq. Mt.
Carpet	879.52	81.71
Built-up	1194.26	110.95
Marketable	1525	141.67

Disclaimer: Visual representation of layout plan are purely conceptual. All plans, specifications, layouts etc. are tentative and subjects to variations and modifications by the company or the competent and authorities and company does not bear any legal consequences for it. The areas are approx. 1sq.mt. = 10.764 sq. ft. (10.764 sq. ft. = 1.0 sq. mt. = 10<sup>2</sup>sq. mm)

# FLOOR PLAN

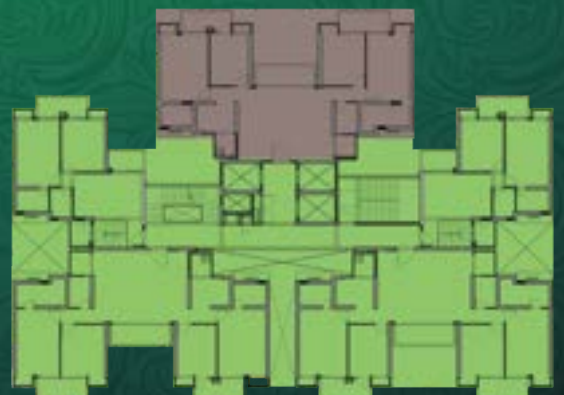
## HIG - IV / 3 BHK

- 3 Bedrooms
- Drawing
- Dining
- Kitchen
- Utility
- 3 Toilets
- 5 Balconies



Area	Sq. ft.	Sq. Mt.
Carpets	1206.76	112.11
Built-up	1598.45	148.50
Marketable	2250.00	209.03

Block  
E-7



# FLOOR PLAN

## HIG - III / 3 BHK (Duplex) (Lower Floor)

- 3 Bedrooms
- Drawing
- Dining
- Kitchen
- Family Lounge
- 3 Toilets
- 6 Balconies



Area	Sq. ft.	Sq. Mt.
Carpets	1193.84	110.91
Built-up	1598.45	148.50
Marketable	2250.00	209.03

Block  
E-7



Floor: 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>, 20<sup>th</sup>, 22<sup>nd</sup> & 24<sup>th</sup>

Disclaimer: Visual representation of layout plan are purely conceptual. All plans, specifications, layouts etc. are tentative and subjects to variations and modifications by the company or the competent and authorities and company does not bear any legal consequences for it. The areas are approx. 1sq.mt. = 10.764 sq. ft. (10.764 sq. ft. = 1.0 sq. mt. = 10<sup>6</sup>sq. mm)

# FLOOR PLAN

## HIG - III / 3 BHK (Duplex) (Upper Floor)



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

#### **DRAWING & DINING ROOM**

Floor: Vitrified tiles  
Walls/Ceiling: Plastered and painted with pleasing shades of O.B.D

#### **KITCHEN**

Floor: Vitrified tiles.  
Walls/Ceiling: Plastered and painted with pleasing shades of O.B.D.  
Platform: Pre-polished granite platform with stainless steel sink.  
Ceramic Glazed tiles up to 2 ft. height above counter.

#### **MASTER BEDROOM**

Floor: Vitrified tiles.  
Walls/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.

#### **BALCONIES**

Floor: Anti-skid Tiles.

#### **TOILETS**

Floor: Anti-skid Tiles. Walls: Ceramic Tiles up to door level.  
Fittings & Fixtures: All taps Chrome plated ISI Mark, Washbasin, W.C. in all toilets.  
Provision for hot & cold water.

#### **DOORS & WINDOWS**

Entrance Door: Decorative Flush door with Seasoned hardwood frame.  
Internal Doors: Flush door. External Doors & Windows: Glazed powder coated aluminium.

#### **STAIRCASE**

Floor: Marble flooring  
Walls/Ceiling: Plastered and painted with pleasing shades of O.B.D.

#### **ELECTRICAL**

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

#### **LIFT LOBBY**

Floor: Vitrified Tiles.  
Walls: Plastered and painted with pleasing shades of O.B.D.  
Elevators: 3 high speed elevators in each tower.

# SPECIFICATIONS

# BUILDING THE FUTURE WITH TRUST & LEGACY

WITH OVER 35 YEARS OF EXCELLENCE, PANCHSHEEL GROUP STANDS AS A TRUSTED NAME IN REAL ESTATE, DELIVERING QUALITY DEVELOPMENTS THAT REFLECT COMMITMENT, INNOVATION, AND LONG-TERM VALUE. THE GROUP HAS SUCCESSFULLY DELIVERED 16.55 MILLION SQ. FT. AREA EARNING THE TRUST OF THOUSANDS OF SATISFIED CUSTOMERS ACROSS NOIDA, GREATER NOIDA, AND GHAZIABAD'S PRIME LOCATIONS.

PANCHSHEEL GROUP'S DIVERSE PORTFOLIO INCLUDES RESIDENCES, VILLAS, PLOTTED DEVELOPMENTS, AND COMMERCIAL SPACES, CATERING TO THE EVOLVING NEEDS OF HOMEOWNERS AND INVESTORS ALIKE. EACH PROJECT IS THOUGHTFULLY DESIGNED TO COMBINE FUNCTIONALITY, LIFESTYLE, AND STRONG INVESTMENT POTENTIAL.

## DELIVERED PROJECTS



**PANCHSHEEL**  
*Wellington*  
At Crossings Republik, NH-24, Ghaziabad

Crossings Republik, Ghaziabad



**PANCHSHEEL**  
*PRIMROSE*

Opp. GovindPuram, Anaaj Mandi, GZB.



**PANCHSHEEL**  
*PRIME 390*  
LOW-RISE FLOORS AT PANCHSHEEL PRIMROSE, GZB.

Opp. GovindPuram, Anaaj Mandi, GZB.



**PANCHSHEEL**  
*H4NISH*

Sec-1, Gr. Noida (W)



**PANCHSHEEL**  
*Pebbles*

Homes near Vaishali Metro Stn.,  
Sector 3, Vaishali, GZB



**PANCHSHEEL**  
*Well Bazaar*

Crossings Republik, Ghaziabad



**PANCHSHEEL**  
*SQUARE*  
SHOPS OFFICE SPACES FOOD COURT

Crossings Republik, Ghaziabad



**PANCHSHEEL**  
*Greenaria*  
Premium Retail Spaces at G. Noida (West)

Plot No. GH-01A, Sector 16B, Gr. Noida (W)

HAVING FULFILLED THE ASPIRATIONS OF A WIDE RANGE OF BUYERS OVER THE YEARS, PANCHSHEEL GROUP IS NOW MOVING FORWARD WITH A MORE PROGRESSIVE AND LUXURY-FOCUSED VISION, INTRODUCING MODERN FEATURES AND PREMIUM LIVING EXPERIENCES THAT ALIGN WITH THE EXPECTATIONS OF TODAY'S DISCERNING CUSTOMERS AND INVESTORS.

## DELIVERED PROJECTS



**Hynish Commercial**



Sec-1, Gr. Noida (W)



Plot No. GH-01A, Sector 16B, Gr. Noida (W)



Plot No. GH-01A, Sector 16B, Gr. Noida (W)



Sec-75, Noida



Plot No. GH-01A, Sector 16, Gr. Noida (W)



Plot No. GH-01A, Sector 16, Gr. Noida (W)



Plot No. GH-01A, Sector 16, Gr. Noida (W)



RESIDENTIAL PLOTS  
Crossing Republik

# LOCATION MAP





PANCHSHEEL BUILDTECH PVT. LTD. (ISO 9001 : 2008 COMPANY)

CORPORATE OFFICE: G-34, SEC. 63, NOIDA - 201 301

TEL: 0120 - 4777700 / 0120 - 4777777

SITE ADDRESS: PLOT NO. GH-01A, SECTOR-16, GREATER NOIDA WEST, U.P.

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WEBSITE: [WWW.PANCHSHEELGROUP.COM](http://WWW.PANCHSHEELGROUP.COM) E-MAIL: [SALES@PANCHSHEELGROUP.COM](mailto:SALES@PANCHSHEELGROUP.COM)

TOLL FREE NO. : 1800 120 00 3656

UPRERAPRJ8595 [WWW.UP-RERA.IN/PROJECTS](http://WWW.UP-RERA.IN/PROJECTS)



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