



SKY
CITY

A SHIPRA VENTURE

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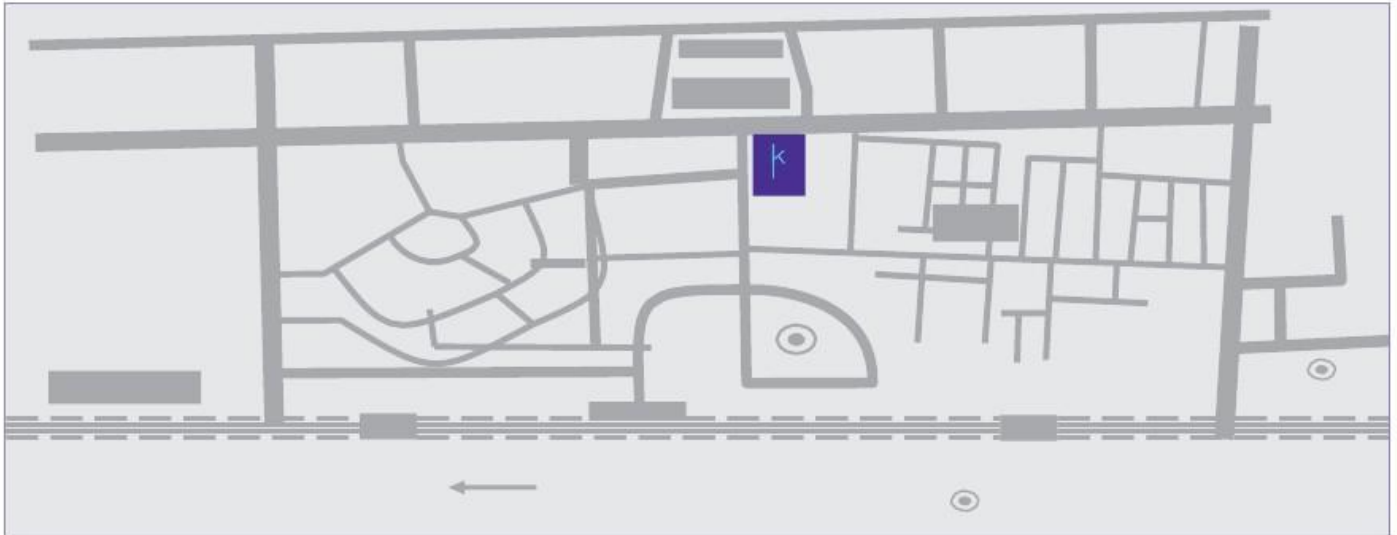
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Location Plan

- Estimated travel time from landmark destinations:
- 05 Minutes from Fortis Hospital, Noida
- 10 Minutes from Vaishali Metro Station
- 15 Minutes from Anand Vihar ISBT & Ghaziabad Station
- 15 Minutes from Sector 18, Noida
- 30 Minutes from Connaught Place, New Delhi
- 45 Minutes from International Airport





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Lobby View



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Club View

Amenities

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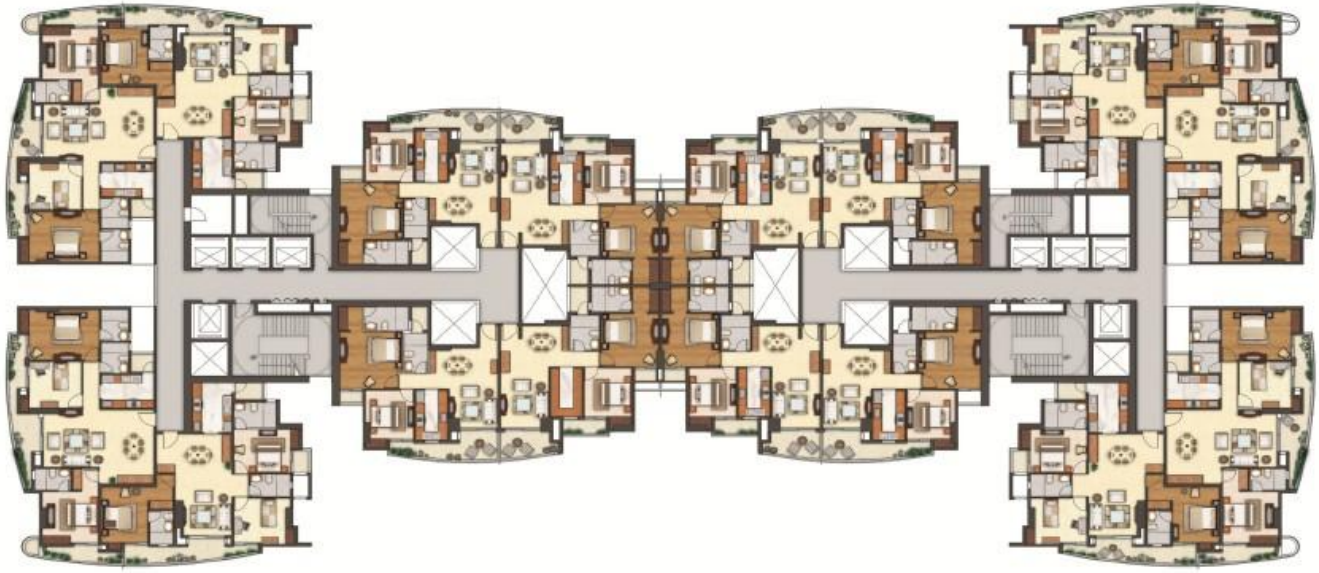
- Enjoy fine dining at the restaurant
- A banquet hall for all your functions
- Small private screening theatre
- Train for yoga / aerobics in a dedicated hall
- State of the art gymnasium
- Well equipped library
- Swimming pool and a children's pool
Rejuvenate at the spa with steam and sauna
- Squash Court
- Billiards Room
- Tot lot



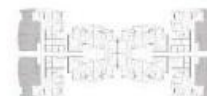
Site plan



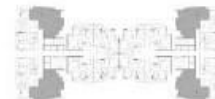
Typical Floor Plan



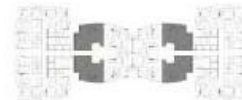
Apartment- 3BHK, 1935 Sq ft



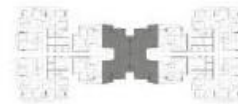
Apartment- 3 BHK, 1755 Sq ft



Apartment- 2BHK, 1425 Sq ft



Apartment-2BHK 1390 Sq ft



Master Bedroom

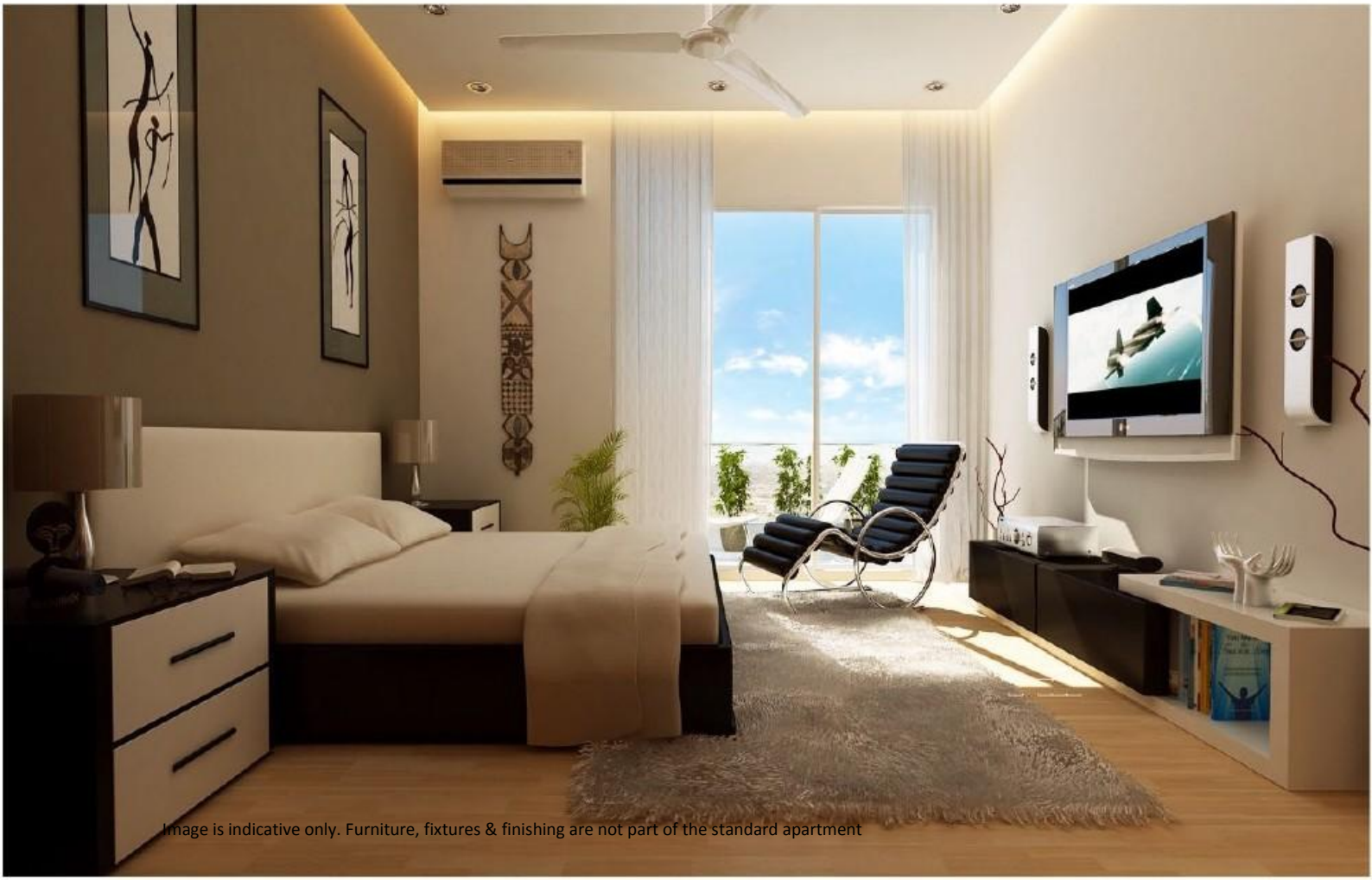


Image is indicative only. Furniture, fixtures & finishing are not part of the standard apartment

Bathroom



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Living Room



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Living Room



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Kitchen



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Bedroom



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Children Bedroom



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Bathroom



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Specifications

LIVING / DINING / PASSAGE & LOBBY WITHIN APARTMENT

- Floors Imported Marble (Agglomerate)
- Walls Acrylic Emulsion paint
- Ceiling Acrylic Emulsion paint

BEDROOMS

- Floors Imported Marble (Agglomerate)
- Walls Acrylic Emulsion paint
- Ceiling Acrylic Emulsion paint

MASTER BEDROOM

- Floors Exquisite wood finish flooring
- Walls Acrylic Emulsion paint
- Ceiling Acrylic Emulsion paint

KITCHEN

- Floors Anti-Skid ceramic tiles
- Walls Acrylic Emulsion paint and tiles above counter
- Ceiling Acrylic Emulsion paint
- Counter top Granite or equivalent
- Fittings / Fixtures CP fittings, SS sink with bowl & Exhaust fan
- Kitchen Appliances Modular kitchen

Specifications

BALCONY

- Floor Anti-Skid ceramic tiles
- Ceiling Exterior paint
- Wall Special architectural finishes - metal/slate/paint
- Railing Glass/Metal railing as per architectural detail

BATHROOMS

- Floors Anti-Skid ceramic tiles
- Walls High quality tiles large size Ceiling, Acrylic Emulsion paint
- Fixtures / Accessories Glass panel (Master Bathroom), exhaust fan, towel rail, mirror, soap dish
- Sanitary ware / CP Fittings Roca or equivalent Sanitary ware & CP fittings, single lever CP fittings & WC

UTILITY

- Floors Anti-Skid ceramic tiles
- Walls & Ceiling Exterior paint

DOORS

- Entrance door Hardwood Door
- Internal doors Skin molded

EXTERNAL DOORS / WINDOWS

- Door / Windows UPVC

ELECTRICAL FIXTURES / FITTINGS

- Modular switches Crabtree or equivalent, split AC (Hitachi/Carrier/Samsung or equivalent) as per design.
- Copper wiring

HOME AUTOMATION

Price List – Sky City

**BSP @ Rs.5600 psf
(Inaugural Discount Rs.200 psf)***

(Additional Service Tax, & Government taxes as applicable)

Other Applicable Charges:

S. No.	Payment Head	Charges / Rate
1	IFMS	Rs. 50.00 psf
2	Power Back up	Rs. 30,000.00 per KVA (10 KVA for 3 BHK & 7.5 KVA for 2 BHK)
3	Social Club Membership	Rs. 1.00 Lac
4	Car Parking	Reserved car parking space compulsory with any apartment (1 Car park for 2 BHK & 2 Car Parks for 3 BHK)
	<u>Car Parking</u> 1 Car park @ Rs. 2.50 Lacs, 2 Car parks @ Rs. 5 lacs	
5	PLC	As applicable
6	Piped cooking gas (Provision)	Rs.10,000/- per apartment

Payment Plan

Payment Plan		
Payment Milestone	BSP	Other Charge
At the time of Booking	As Applicable	
Within 45 days of Booking	20% of BSP less Booking Amount	
On start of excavation	10% of BSP	
On completion of lower basement roof slab	10% of BSP	50% of car parking charges
On Completion of Ground floor slab	10% of BSP	50% of car parking charges
On Completion of 3rd floor slab	10% of BSP	50% of plc
On completion of 9 th Floor Roof Slab	10% of BSP	50% of plc
On completion of 15 th Floor Roof Slab	10% of BSP	
On completion of 25 th Floor Roof Slab	10% of BSP	
On completion of top Floor Roof Slab	5% of BSP	
On offer of possession	5% of BSP	Remaining Other Charges
Completion Time: 36 months from date of allotment BSP = Basic Sale Price PLC= Preferential Location Charges Additional Charges = Prov. For Piped Gas Charges +Club Membership Fee + IFMS + Electricity, Water and sewerage Connection Charges as applicable. *Booking Amount 2 BHK Rs.5.00 Lac, 3 BHK Rs.8.00 Lac		

Flexi Payment Plan (Rebate 5% on Applicable BSP)		
	BSP	Additional charges
At the time of Booking	As Applicable	
Within 45 days of Booking	40% of BSP-Booking amount	
On Completion of Lower Basement Roof Slab	10% of BSP	Car Park
On completion of 9 th Floor Roof Slab	10% of BSP	
On completion of 15 th Floor Roof Slab	10% of BSP	
On completion of 25 th Floor Roof Slab	10% of BSP	PLC (if any)
On completion of top Floor Roof Slab	10% of BSP	
On completion of apartment flooring	5% of BSP	
On offer of possession	5% of BSP	Remaining Other charges

DOWN PAYMENT PLAN (Rebate 10% on Applicable BSP)		
At the time of Booking	As Applicable	
Within 15 days of Booking	15% of BSP - Booking amount	
Within 45 Days Of Booking	80% of BSP	100% of PLC (if any) +100% of Car Park+ 50% of Remaining Other Charges
On offer of possession	5% of BSP	50% of Remaining Other Charges

Note: All floor plans, sitemap, specifications, facilities are depicted in this presentation are tentative in nature and are subject to revision for betterment of the project

* Inaugural discount can be withdrawn at any point of time by the company

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