

Presi^{thum}

LIVE BY THE LAKE

PRESIDENCY INFRAHEIGHTS PVT. LTD.

Site Office : Plot No. GH F 2 SDZ, Secor - 25,
Yamuna Expressway, Jaypee Greens Sports City

Head Office : 2201, 2nd Floor, Express Trade Tower 2,
Sector-132, Noida-201301, U.P

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Project RERA reg # UPRERAPRJ10984

Disclaimer : This brochure is conceptual in nature , not a legal offer. The brochure gives only a bird eye view of project. The content in this brochure including elevations, images, floor plans, location details, area , design layouts, specifications etc. are tentative and merely indicative in nature and subject to variations and modifications at the sole direction of the competent statutory authorities of the company.

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L I V E B Y T H E L A K E

Sector 25, Sports City, Yamuna Expressway

The greatest civilisations in the world have always settled around its greatest water sources. Rome was settled around the Tiber. Persia came up around the Euphrates, Tigris and Indus. The Egyptian Civilisation came up around the Nile. Over time, it has become the most basic of human instincts to feel at peace and calm around a water body – the source and nurturer of all life.





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SURROUNDED
WITH
Serenity



A shining array of limited edition homes built for connoisseurs. Homes made on timeless modern architecture. Elaborate, symmetrical, detailed Prestihum apartments rise tall in their stature and bring back the charm of yore.

- Part of Gated Community
- 24hrs manned security
- CCTV at lift lobby
- Access Control cards
- Visitors Free Parking Zones





THE *Advent* OF THE CONTEMPORARY

At Presithum, your home is nestled in the midst of two such beautiful water bodies and lush greenery. Located in Budh International Circuit, Sports City on a 5.5 acre campus, there is no other surrounding quite like this in the entire area. A rare opportunity to live in the midst of the complete tranquility yet have the ability to step into an action packed environment of international standards at just a few steps away.





Every little thing you see, touch and feel in these premium apartments, has been carefully handpicked to meet exact quality standards. Spend your time in a community that touches your soul with world - class architecture and facilities.



LIFT LOBBY/FOYER

- Flooring: Granite/Marble/ Vitrified Tiles
- Walls: OBD/Acrylic Emulsion



FIND
Peace
BOTH OUTSIDE
AND WITHIN

The interiors at Presithum have been designed to instill as much tranquility in the home as you experience outside. The floor plan has been crafted to maximize the efficiency of space. Add to that the sound proof doors and windows and you have the luxury of shutting the world out for some quality time with the family or just by yourself.

- Flooring: Vitrified Tiles / Laminated Wooden Floor
- Walls: Acrylic Emulsion paint
- External Doors and Windows: UPVC / Aluminium
- Internal Doors Veneer polished / Enamel painted Flush Doors
- Skirting: Skirting to match floor finish



THE REFLECTION
OF A
Good
LIFE

- Flooring: Vitrified Tiles / Laminated Wooden Floor
- Internal Walls: Acrylic Emulsion paint
- Internal Doors: Veneer polished/Enamel painted Flush Doors
- Skirting : Skirting to match Floor Finish





**THERE'S ALWAYS
SOMETHING
*More***

- **Flooring:**
Anti Skid Ceramic Tiles/Vitrified Tiles
- **Counter Top:**
Granite/Marble Top with Sink
- **Walls:** Ceramic Tiles : 2'-0' above counter and
balance walls painted in OBD/Acrylic Emulsion
- **External Doors and Windows:**
UPVC / Aluminum
- **Fixtures and Fittings:**
All provided and Standard fittings



CASCADING *Luxury*

- **Flooring:**
Anti Skid Ceramic Tiles/Vitrified Tiles
- **Walls: Internal :** Tiles in Cladding upto 7 fts in shower area and balance walls painted in OBD/Acrylic Emulsion
- **Internal Doors:** Enamel painted Flush Doors
- **External Doors and Windows:** UPVC / Aluminum
- **Fixtures and Fittings:**
All provided and Standard fittings





Feel

AT HOME EVEN WHEN YOU ARE NOT

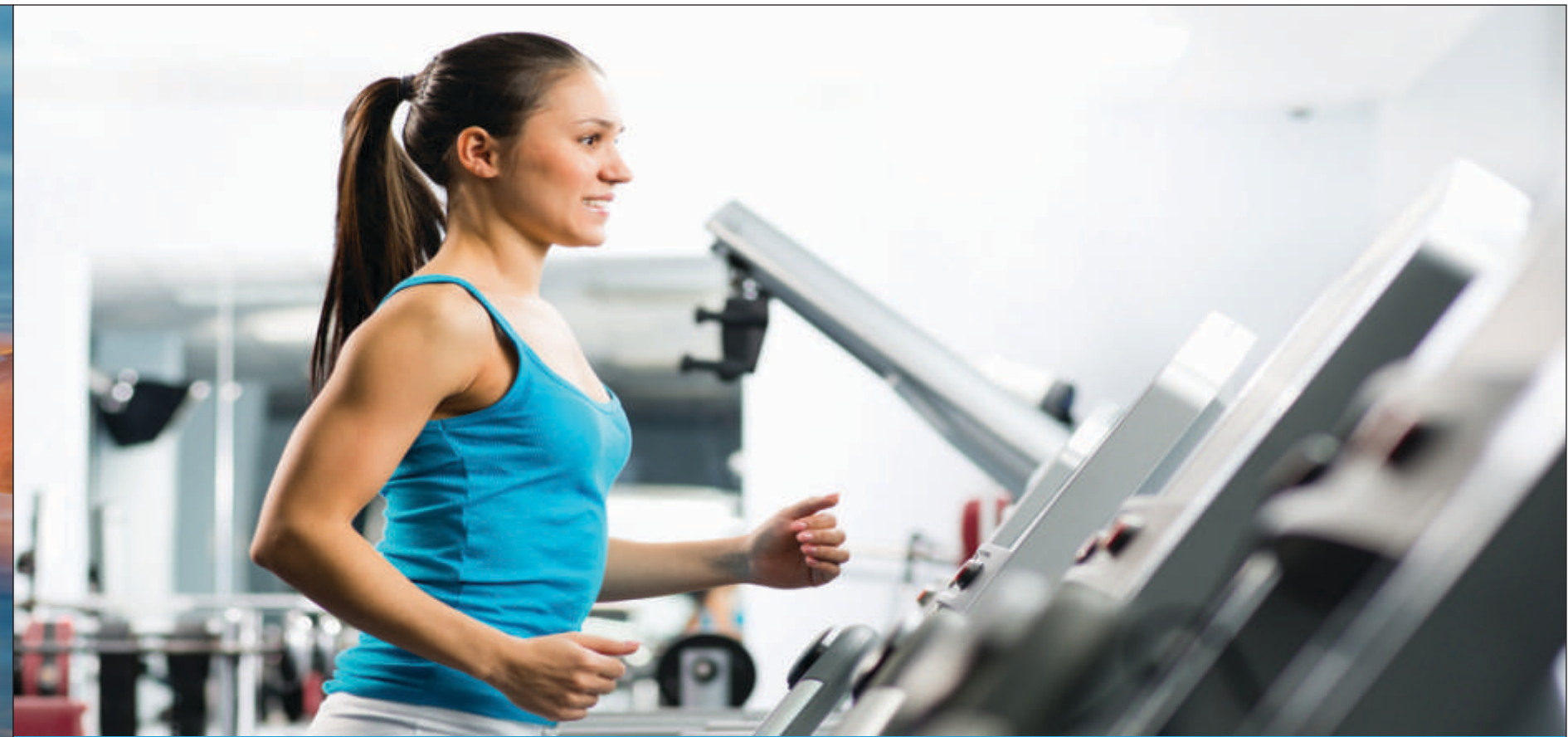
A much coveted address. Presithum with its neo classic inspired breather will make a home, a heaven for you. Coming back home to soul spoiling luxury, a high quality living is a dream that just turned into reality for you.



LIVE WITHOUT
Boundaries
HOME THAT FREE YOUR MIND, BODY AND SOUL

The signature aspect of luxury is ever strong here. Each and everything here is done with an adroit hand and a discerning mind. Lavish or intimate, private or business, every mood, every want has a setting. Every aspect of the property spells luxury ranging from the interiors of the residences to the elegant clubhouse.





REFINED
Lifestyles

- Grand duplex Entrance Lobby
- State of the Art Gym & Cafeteria
- Separate Club House
- Natural surroundings
- Vaastu Friendly Design
- 24X7 Power Back up
- 24X7 three tier security
- Jacuzzi Spa for residents
- Multipurpose Hall with banqueting facility
Pool Room, Table Tennis, Card Room
- Outdoor Facilities –
Landscaped gardens, Tennis Courts,
Basket Ball Court, Kids play area,
Swimming pools with changing rooms
& Splash pool





THE Perfect ALL ROUNDER



Presithum is located in a tranquil area yet just a few steps from the action.

It is amongst the only high-rises that allow for a direct view of the F1 track so you can catch the thrills without even having to step out of your apartment. It's location next to the lake allows you to sit in the cool balcony and cheer on you favourite teams.



International Cricket Stadium



Golf Course



Night Safari



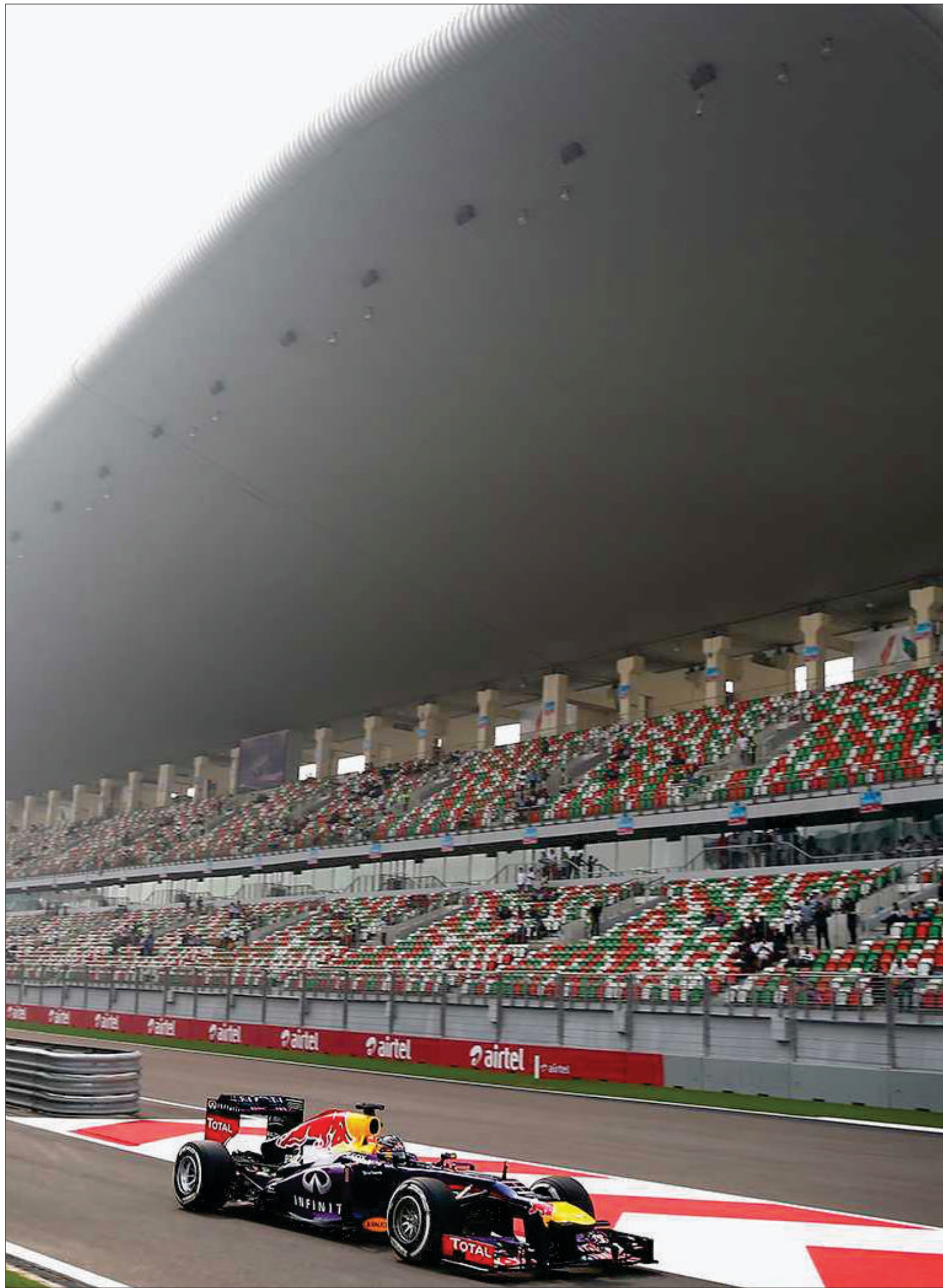
International Airport



Helipad



Shopping Arena





COME CLOSER TO *Yourself*

The site for Presithum was chosen after strategic due diligence both within Jaypee and the surrounding areas as well. Located just at the beginning of the iconic complex, Presithum offers you the flexibility and accessibility you need to live an organized, fuller life.

Location Highlights

- Proposed Jewar International Airport
- Adjoining Eastern Peripheral Expressway
 - 40 min drive from Delhi
- Easy connectivity via Noida E-way, Yamuna E-way & FNG Expressway
- Just 300 meters from F1 international circuit
 - Part of Sector- 25 known as Lake city
 - Adjoining Cricket Stadium, Golf Range, Helipad and Boulevard
- Just a ten minute drive from the Night Safari
- Top colleges, schools & hospitals right next door

LOCATION MAP



Presithum
LIVE BY THE LAKE

NIGHT SAFARI

GAUTAM BUDDHA UNIVERSITY

GALGOTIA UNIVERSITY

NOIDA INTERNATIONAL UNIVERSITY

Towards Agra

CRICKET STADIUM

INTERNATIONAL AIRPORT

Towards Delhi

F1 TRACK

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BOULEVARD ROAD

LAKE

Presi um |
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SIZE SPECIFICATIONS		
Tower	Unit	Area
T1 to T6	1 and 2	1440 Sq.Ft.
	3 and 4	1270 Sq.Ft.
T7	1 and 2	1850 Sq.Ft.
	3 and 4	1615 Sq.Ft.

SITE LAYOUT

LEGEND

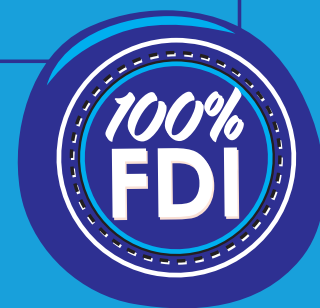
- | | | | |
|------------------------------|-------------------------------|---------------------------|------------------------|
| 1. ENTRY/EXIT | 11. CLUB DROP OFF | 21. SKATING RINK | 31. REFLEXOLOGY GARDEN |
| 2. DROP OFF | 12. CLUB PLAZA | 22. HALF BASKETBALL COURT | 32. CRICKET PITCH |
| 3. ENTRY PLAZA | 13. POOL DECK | 23. CENTRAL LAWN | 33. AROMATIC GARDEN |
| 4. RAMP TO BASEMENT | 14. SWIMMING POOL | 24. COLOR GARDEN | 34. COMMERCIAL PLAZA |
| 5. PODIUM ENTRY PLAZA PODIUM | 15. KID'S POOL | 25. MEDITATION ZONE | 35. PALM COURT |
| 6. PODIUM DROP OFF | 16. POOL LAWN | 26. MAZE GARDEN | |
| 7. RAMP TO PODIUM | 17. POOL WATER FEATURE | 27. BADMINTON COURT | |
| 8. CONNECTING PATHWAYS | 18. SEATING BELOW TREE BOSQUE | 28. KID'S PLAY AREA | |
| 9. GRAND STEPS | 19. YOGA LAWN | 29. PARTY LAWN | |
| 10. AMPHITHEATRE | 20. FITNESS ALCOVE | 30. BAMBOO GARDEN | |





Presidency Infraheights Pvt. Ltd. is a dynamic and innovative brand with a passionate commitment to excellence in Real Estate development. The company stands for an uncompromising belief in quality and perfection, and promotion of a truly global lifestyle in India. Every project the company plans to initiate will be unique in nature, in sync with the broad vision of its founder; Mr. Owais Usmani.

Upcoming residential township
of 25 Acres on Yamuna Expressway



Mr. Owais Usmani, Managing Director

Mr. Owais Usmani has carved out a niche for himself in the business world due to his emphasis on fairness and transparency. The motto has helped him achieve greater heights not only in India but also in other parts of the world.

He is a dynamic, farsighted, energetic and young entrepreneur and left no stone unturned in making a successful career in the field of mining & trading operations. He has forayed into many fields including minerals trading, mining, marbles, metallurgical, energy, and hotel Industries and is enthusiastically implementing his expertise made him one of the largest exporters of Chrome Ore in the Overseas.

At a time when real estate buyers were finding it difficult to invest in projects because there was a lack of fair and transparent deals, Mr. Usmani entered the sector and changed the dynamics by announcing Presidency Infraheights Pvt. Ltd. The company stands for an uncompromising belief in quality and excellence, and a commitment to the promotion of a truly global lifestyle in India. Keeping these broad visions in mind he started his venture in real estate industry by offering to the public at large, a chain of luxurious residential flats under a 100% FDI Funded Project. Its commitment is reflected in all the aspects of its core competencies, right from the acquisition of land for development, approval from Government bodies & fulfilling the other regulatory norms to planning, designing, construction and marketing. It has unrivalled expertise in creating elegantly designed living spaces that exhibit the highest standards of global quality.

Its first project is a heaven for a Cosmopolitan lifestyle pioneering upscale condominium initiative located in Jaypee Sports City, Sector 25, Greater Noida, and the success of this project will increase the value of Presidency Infraheights Pvt. Ltd. The entire project has seven (7) Towers with total of 629 residential flats/apartments spreading over the land of 5.5 acres. The project is in advanced stages of construction and promise to bring to India a whole new paradigm in luxurious living.

Presidency Infraheights Private Limited is also the holding company of Presidency Green View Private Limited. The Company Presidency Green View Pvt. Ltd. has acquired a land measuring 25 acres in sector 22A, Greater Noida from YEIDA. The Company is also looking forward for its quick launch with residential and commercial units. However the launching activity is under process seeking approval from Government authorities. This upcoming project will add feathers to Presidency Group leaving remarkable mark in the real estate segment. The upcoming project will have an approx. investment of Rs. 2,000 crores.

Along with the regional developments, he is also involved in the upliftment of the poor & needy sections. Having a soft corner in his heart for them he started a charitable organization named as 'Glow Star Welfare Society' where the unprivileged sections of the society are served in the best possible manner. He has contributed significantly in the growth of thousands of people in and around the villages of Uttar Pradesh especially Allahabad, Kanpur, Fatehpur etc, as well as for the development of the society, through his untiring and humble efforts in upbringing of the downtrodden. He has an inclination towards supporting and uplifting the poor / underprivileged people, so that they can have a significant existence in the society and participate in its development.



TRUST COMES First

We have a long standing tradition of partnering with only the best. In keeping with that unshakeable fundamental way of working, we have formed associations that will give you not just the home that deserve but one that you might not even be able to imagine.

Architect Hafeez Contractor

Architects M/s. Hafeez Contractor, the firm which is the winner of over 70 national and international awards has conceptualized, designed and executed a wide range of architectural projects like bungalows, residential developments, hospitals, hotels, corporate offices, banks, financial institutions, commercial complexes, shopping malls, educational institutions, recreational & sports facilities, townships, airports, railway stations, urban planning & civic redevelopments and infrastructure projects.

A pioneer in the field of architecture, Mr. Hafeez Contractor is a living legend who is handcrafting the new age of India with vision and architectural brilliance.



Structural consultant

M/s. Mahimtura Consultants is a leading name in Civil Engineering and Construction Industry. The company possesses professional finesse in planning, designing and detailing structures and new-age buildings. With more than fifty years of profound experience and a team strength of 500 dedicated experts, the company has carved a niche for itself in luxury constructions.



Landscape Architect

A creative and dynamic organization that specializes in artistic landscapes, **Integral Designs** is led by industry veteran, Mr. Samir Mathur. From hotels to monuments to schools and hospitals, Integral Designs has been landscaping consultants for leading brands and buildings all over India. The company focuses on integrating indigenous flora with foreign species while maintaining the aesthetic sanctity of the location.



MEP Consultant

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FLOOR PLAN 2 BHK / 1270 SQ. FT.



SIZE SPECIFICATIONS		
Tower	Unit	Area
T1 to T6	3 and 4	1270 Sq.Ft.

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FLOOR PLAN

3 BHK / 1440 SQ. FT.



SIZE SPECIFICATIONS		
Tower	Unit	Area
T1 to T6	1 and 2	1440 Sq.Ft.

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FLOOR PLAN

3 BHK / 1615 SQ. FT.



SIZE SPECIFICATIONS		
Tower	Unit	Area
T7	3 and 4	1615 Sq.Ft.

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FLOOR PLAN

3 BHK WITH SERVANT ROOM / 1850 SQ. FT.



SIZE SPECIFICATIONS		
Tower	Unit	Area
T7	1 and 2	1850 Sq.Ft.

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SPECIFICATIONS

Structure	R.C.C Framed Structure With Earthquake Resistant
Living room, dining room and lounge	
Floors	Vitrified Tiles
External Doors and Windows	UPVC / Aluminium
Walls	Internal Oil Bound Distemper (OBD)
	External Good quality External Grade Paint
Internal doors	Wooden Frame Enamel painted Flush Doors
Bed room & dress	
Floors	Vitrified Tiles / Laminated Wooden floor
External Doors and Windows	UPVC / Aluminium
Walls	Internal Oil Bound Distemper (OBD)
	External Good quality External Grade Paint
Internal doors	Wooden Frame Enamel painted Flush Doors
Toilets	
Floors	Anti Skid Ceramic Tiles/Vetrified Tiles
External Doors and Windows	UPVC / Aluminium
Walls	Internal: Tiles in cladding upto 7fts in Shower Area and Balance walls painted in OBD External: Good Quality External Grade Paint
Internal doors	Wooden Frame Flush Doors
Fixture and Fittings	All provided with Standard Company make
Kitchen	
Floors	Anti Skid Ceramic Tiles / Vitrified tiles
External Doors and Windows	UPVC / Aluminium
Counter Top	Granite/Marble Stone Top
Walls	Ceramic tiles: 2'-0" above counter, balance walls painted in OBD
Fixture and Fittings	All provided with Standard Company make
Balconies / verandah	
Floors	Anti Skid Ceramic Tiles / Vitrified tiles
Railings	Glass / MS railing as per design
Walls	Good Quality External Grade Paint
Lift lobbies / corridors	
Floors	Marble / Vitrified tiles
Walls	OBD

PRICE LIST

TYPE	SALEABLE AREA (SQ. FT.)	CONSTRUCTION LINKED PLAN (PRICE/SQ. FT.)	SUBVENTION PLAN (5:80:15)
2BHK	1270 Sq. Ft.	Rs. 3990/- PSF	Rs. 3990/- PSF
3 BHK	1440 Sq. Ft.		

OTHER CHARGES

Club Membership	Rs. 1.50 Lac
Car Parking	Rs. 2.50 Lac
EDC & IDC	Rs. 110/- PSF
Fire Fighting Charges(FFC)	Rs. 100/- PSF
Lease Rent	Rs. 40/- PSF
IFMS	Rs. 40/- PSF
Power Back Up (1 KVA)	Rs. 15000/- PER KVA

PREFERRED LOCATION CHARGES

View PLC	Rs. 100/- PSF
Ground Floor - 5th Floor	Rs. 100/- PSF
6th Floor - 10th Floor	Rs. 50/- PSF

CONSTRUCTION LINKED PAYMENT PLAN

Booking amount	3.00 Lac at the time of booking
Within 45 days from date of booking	15% of BSP less booking amount
On commencement of work	15% of BSP + Car Parking + PLC
On laying of upper basement Roof Slab	10% of BSP
On laying of 4th Roof Slab	10% of BSP + EDC&IDC
On laying of 8th Roof Slab	10% of BSP
On laying of 12th Roof Slab	10% of BSP + FFC
On laying of 17th Roof Slab	10% of BSP
On laying of 22nd Roof Slab	5% of BSP
On laying of Top floor Roof Slab	5% of BSP
On Completion of internal plaster and flooring within the apartment	5% of BSP + Extra Charges
On offer of possession	5% of BSP

DOWN PAYMENT PLAN

Booking amount	20% of BSP
Within 75 days of booking	65% of BSP + Car Parking + PLC
On offer of Possession	15% of BSP + Other Charges

Note :

- Cheque to be issued in favor of "Presidency Infraheights Pvt Ltd "
- GST will be charged as per government norms.
- Registration ,stamp duty,other government charges etc. shall be extra as applicable.

PRICE LIST

TYPE	SALEABLE AREA (SQ. FT.)	CONSTRUCTION LINKED PLAN (PRICE/SQ. FT.)	SUBVENTION PLAN (5:80:15)
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Power Back Up (1 KVA)	Rs. 15000/- PER KVA

PREFERRED LOCATION CHARGES

View PLC	Rs. 100/- PSF
Ground Floor - 5th Floor	Rs. 100/- PSF
6th Floor - 10th Floor	Rs. 50/- PSF

CONSTRUCTION LINKED SUBVENTION PAYMENT PLAN

Details/ Descriptions	% Of Payment	Customer	India Home Loan
At the time of booking	5 %	5 %	0%
Within 45 days from the date of Booking	10 %	0%	10 %
On commencement of work	7.50%	0%	7.50 %
On Casting Of Basement Floor Slab	7.50%	0%	7.50 %
On Casting of First Floor	7.50 %	0%	7.50 %
On Casting of 2nd floor slab	5%	0%	5 %
On Casting of 4th floor slab	5%	0%	5 %
On Casting of 8th floor slab	5 %	0%	5 %
On Casting of 12th floor slab			0%
On Casting of 17th floor Slab			0%
On Casting of 22nd floor Slab	7.50 %	6 %	1.50 %
On Super Structure	7.50 %	1 %	6.50%
Start of Finishing Work	7.50 %	1 %	6.50%
On Internal Plaster	7.50 %	1 %	6.50%
On Start of White Wash	7.50 %	6.00%	1.50 %
On Offer of Possession	10 %	10 %	0%

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