



LEGEND

- | | | | |
|-------------------------|----------------------|-------------------|----------------------------|
| 1. MAIN ENTRANCE | 6. BASKET BALL COURT | 11. CABANA/GAZEBO | 16. CHILDREN PLAY AREA |
| 2. RESIDENTIAL BUILDING | 7. TENNIS COURT | 12. LILY POND | 17. OUTDOOR GATHERING AREA |
| 3. LANDSCAPED GREEN | 8. POOL | 13. RAMP | 18. YOUTH CORNER |
| 4. DROP-OFF-AREAS | 9. TODDLERS POOL | 14. PALM PLAZA | 19. CONVENIENT SHOPPING |
| 5. CLUB HOUSE | 10. JOGGING TRACK | 15. BAMBOO COURT | 20. BADMINTON COURT |

LOCATION MAP



Map for Illustration Purpose Only, Not in Scale

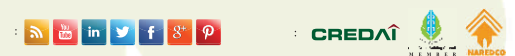


Peace • Happiness • Prosperity



G.S. PROMOTERS PVT. LTD.

Corporate Office: "Sikka House" C-60, Preet Vihar, Delhi-110092, India
 Site Address: Plot No. - 1C, Sector - 78, Noida.

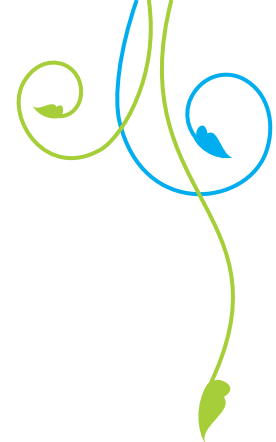


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SECTOR-78, NOIDA

RERA REGISTRATION NUMBER : UPRERAPRJ4452



Type A: 2BR WITH STUDY UNIT PLAN • SALEABLE AREA = 1210 SQ.FT. (112.41 SQ.MTR.)
 2 B/R + 3T + STUDY / SERVANT + KITCHEN + LIVING + DINING + 3 BALCONIES

SALEABLE AREA TABLE				
CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	EXTERIOR WALL AREA (SQ.FT)	COMMON AREA (SQ.FT)	TOTAL AREA (SQ.FT)
738	163	145	163	1210



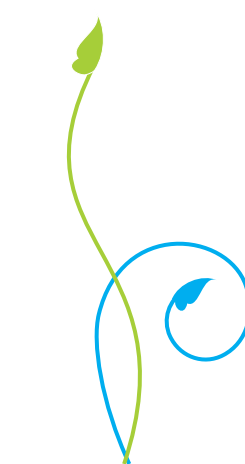
Type B: 3BR WITH STUDY UNIT PLAN • SALEABLE AREA = 1510 SQ.FT. (140.28 SQ.MTR.)
 3 B/R + 4T + STUDY / SERVANT + KITCHEN + LIVING + DINING + 3 BALCONIES

SALEABLE AREA TABLE				
CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	EXTERIOR WALL AREA (SQ.FT)	COMMON AREA (SQ.FT)	TOTAL AREA (SQ.FT)
936	181	166	226	1510



Type C: 3BR UNIT PLAN • SALEABLE AREA = 2100 SQ.FT. (195.09 SQ.MTR.)
 3 B/R + 4T + STUDY / SERVANT + KITCHEN + LIVING + DINING
 + 4 BALCONIES + 1 UTILITY BALCONY

SALEABLE AREA TABLE				
CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	EXTERIOR WALL AREA (SQ.FT)	COMMON AREA (SQ.FT)	TOTAL AREA (SQ.FT)
1218	273	248	361	2100



Artistic Elevation

Features & Facilities

- Land allotted by Noida
- Located in the Heart of Noida, Sector – 78, just opposite fully inhabited Sector-50
- High speed lifts
- Widespread green plot area open for free flow of light, air and eco-friendly structure
- 24x7 renowned high-tech security with intercom, CCTV
- 24x7 water supply & 100% Power Backup
- Premium entrance lobby in each Tower
- Huge entrance gate
- Most of the rooms of the units facing green landscaped area
- Natural light & ventilation for all units
- Thoughtfully designed floor plans for maximum usable area
- Exclusive club with party hall
- Departmental & medical store within the Premises
- Fire fighting equipment on all floors
- Broad band connectivity
- Rain water harvesting
- Excellent connectivity from Delhi/NCR
- Schools, Institutions nearby
- Hospitals in close proximity
- Metro Station - 300 Meters

Specifications

General

- Earthquake resistant structure designed by highly experience Structural Engineers

Super Structure

- R.C.C. Sheer Wall structure with columns, R.C.C. slabs & beams with brick wall partitions in between designed by IIT Engineer's (As per IS Code)

Flooring

- Vitrified Tiles in Drawing/Dining/Bedrooms. Laminated wooden flooring in Master Bedroom
- Anti-skid ceramic tiles in kitchen, toilet & balcony. Marble stone flooring in corridor, lift, lobby and staircase

Door & Windows

- External doors & windows made of UPVC/ Power Coated Aluminium
- Internal doors in Hardwood frames with laminate doors
- Entrance door- Teakwood finish decorative door

Kitchen

- Granite top working platform
- Stainless steel sink
- Ceramic glazed tiles 2" above working platform with chrome finish sanitary wares

External Finish/Lift

- Modern and elegant outer finish with high quality paint/stone with plaster & decorative
- Lobby / Entrance Lobby wood / tiles up to 7 feet and texture paint

External Façade

- Exterior with superior paint finish

Toilets

- Provision for hot & cold water system. Glazed tiles in pleasing colours on walls upto door level
- European W.C.'s washbasins & cisterns in light shade of standard brand. Chrome plated fittings of standard make

Inside Wall Finish

- Inside walls with POP punning and one concept wall in bed room, acrylic emulsion paint

Electricals

- All copper wiring in PVC, concealed conduit
- Adequate modular switch/sockets for light and power points as well as telephone & TV outlets with protective M.C.Bs

Water Supply

- Underground and overhead water tanks with pumps for uninterrupted supply of water

Intercom Facility

- Provision of intercom facility in each flat

PNG Gas Pipeline

- Provision of gas pipeline infrastructure

External Façade

- Exterior with superior paint finish