

# A FEW STEPS TO EVERYTHING YOU NEED



AN INTERNATIONAL GOLF COURSE  
ACROSS THE ROAD



WORLD CLASS FINE DINING  
RIGHT NEXT DOOR



LUSH GREEN PARK  
JUST A HOP AWAY



MNC OFFICES  
IN MINUTES



OPPOSITE SECTOR 47, NOIDA

SUNWORLD  
**vanalika**

LIVE CLOSER TO LIFE

3/4BHK HIGH END APARTMENTS



INTERNATIONAL STANDARD MALLS  
JUST ROUND THE CORNER





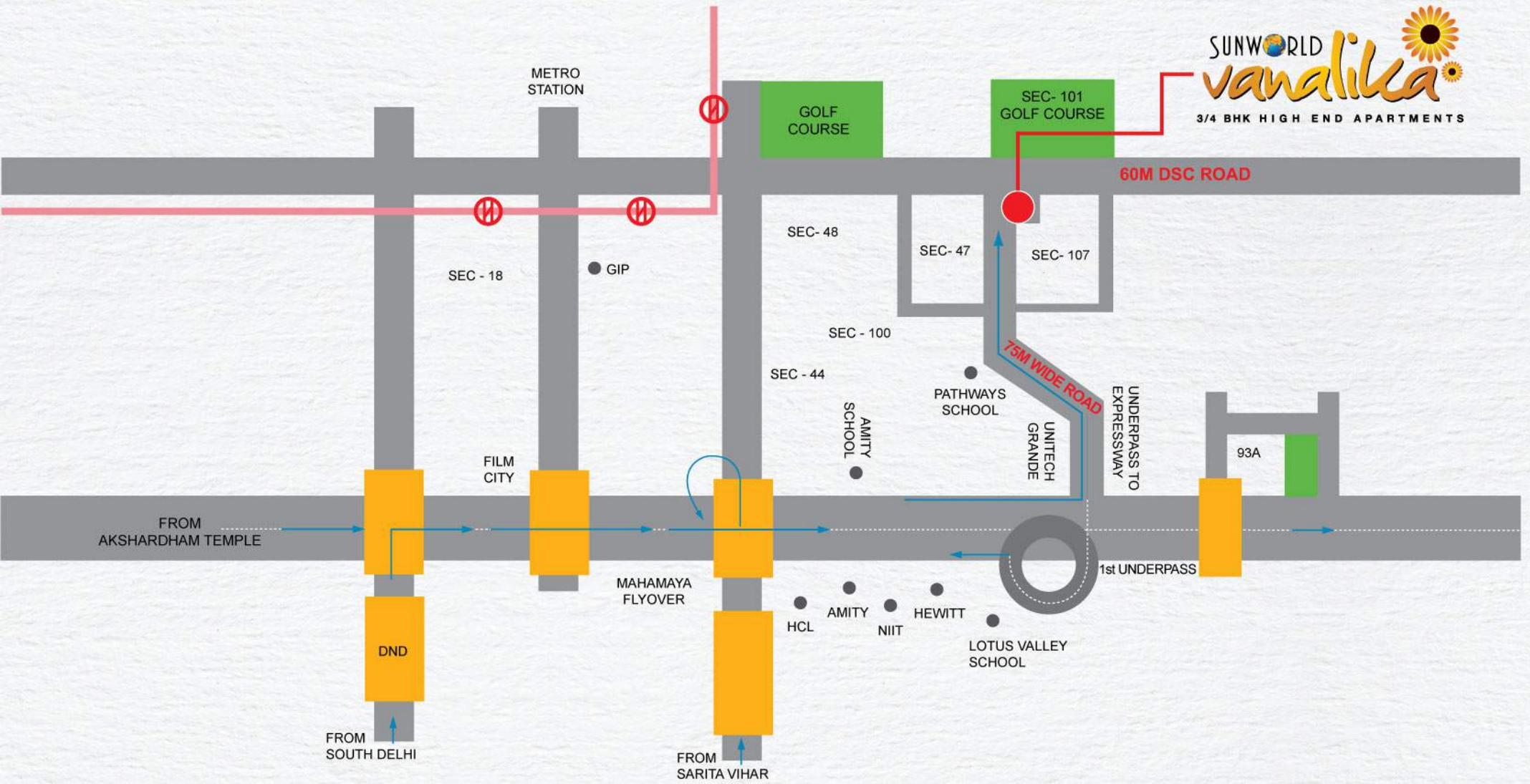
## ABOUT VANALIKA

The heart wants what it wants. Be it a midnight snack at a five star hotel or an impulsive shopping spree. A simple stroll through a lush green landscape on a fresh winter morning or a last minute plan to eat out. The only thing the heart does not want is to wait.

Which is why, at Sunworld Vanalika, we have created your world around the one thing that matters the most: You. A residential township carefully crafted to be close to your needs yet far away from everydayness. A home where you will find everything that you can ask for just a few steps away.



# LOCATION MAP





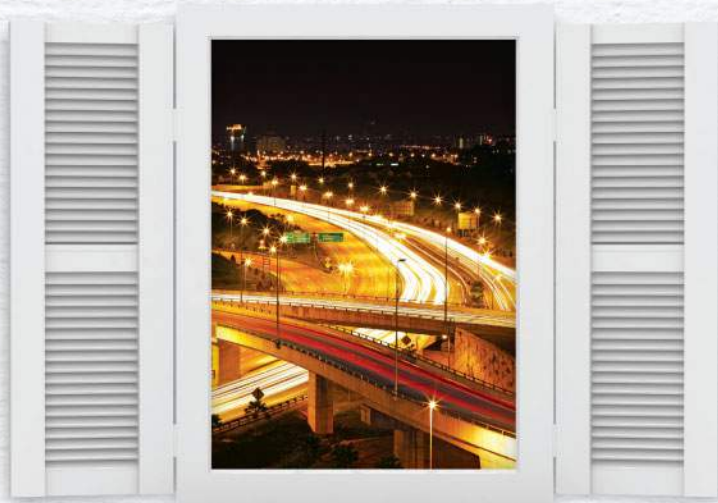
## A FEW STEPS FROM PARADISE



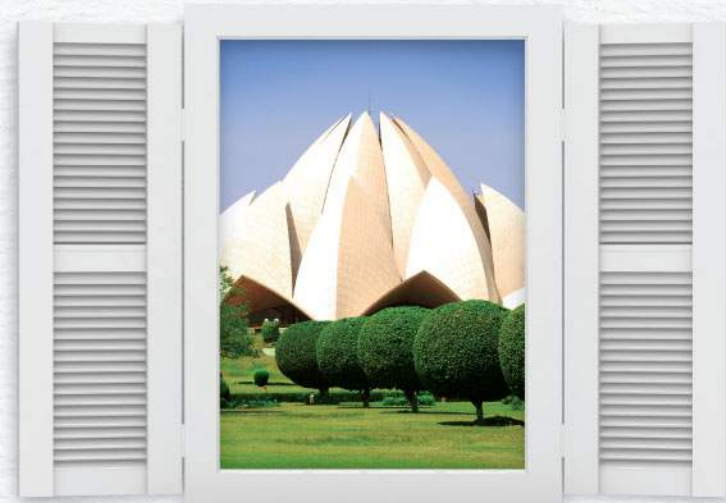
5 MINUTES FROM SEC -18



15 MINUTES FROM APOLLO HOSPITAL



8 MINUTES FROM DND FLYOVER



20 MINUTES FROM NEHRU PLACE



## PROPOSED AMENITIES

- CLUB HOUSE/SQUASH COURT • SWIMMING POOL • KIDS' SPLASH POOL • SIT-OUT FOR SENIOR CITIZEN • AMPHITHEATRE
- CRICKET PITCH • LAWN TENNIS COURT • GREEN BUILDING • YOGA/MEDITATION AREA • FLOWER GARDEN • ZEN GARDEN
- BASKETBALL COURT • JOGGING TRACK • BADMINTON COURT • LAWN • KIDS' PLAY AREA • COMMERCIAL • GUEST HOUSE
- LUXURY SERVICE APARTMENTS • HOTEL • PARKING



SIT-OUT FOR SENIOR CITIZEN



LAWN TENNIS COURT



YOGA/MEDITATION AREA

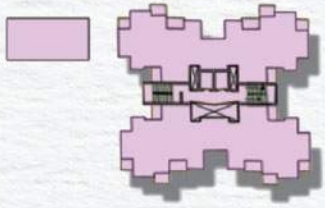


# A FEW STEPS TO LOT MORE

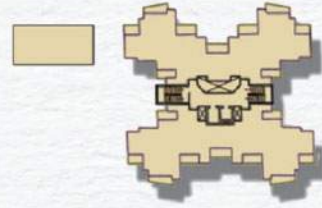




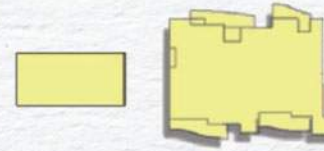
## TOWER BLOCKS



3 BED + 3 TOI (1405 SQ. FT.)



3 BED + 3 TOI + SER. (1730 SQ. FT.)



4 BED (2650 SQ. FT.)



4 BED (3400 SQ. FT.)



SWIMMING POOL



ZEN GARDEN



KIDS' PLAY AREA

- (A) MAIN ENTRANCE
(B) PARKING
(C) DROP-OFF AREAS
(D) RAMP
(E) CLUB HOUSE/GUEST HOUSE/SQUASH COURT
- (F) SWIMMING POOL
(G) KIDS' SPLASH POOL
(H) SIT-OUT FOR SENIOR CITIZEN
(I) AMPHITHEATRE
(J) CRICKET PITCH
- (K) LAWN TENNIS COURT
(L) YOGA/MEDITATION AREA
(M) FLOWER GARDEN
(N) ZEN GARDEN
(O) BASKETBALL COURT
- (P) JOGGING TRACK
(Q) BADMINTON COURT
(R) LAWN
(S) KIDS' PLAY AREA
(T) COMMERCIAL





Commercial Plot



## A FEW STEPS FROM THE BEST LIFE HAS TO OFFER

SUNWORLD is looking at changing the face of the residential sector by building a master-planned community that will give people a whole new way to live. Vanalika is far away from the conventional concept of residential townships. It is not just a sequence of apartments, but a new lifestyle. Built on the most sought-after location, it's an experience that offers you just about everything. From a generous mix of spacious apartments to outdoor spaces that allow sunshine to make your world brighter. A spectacular golf course directly across the road and a huge lush green park provides a relaxed lifestyle that offers a contrast to today's hectic pace. MNC offices, malls of international standard and world-class educational institutes near the vicinity make life easier and convenient. At Sunworld Vanalika, you get the best that life has to offer.

- INTERNATIONAL GOLF COURSES ACROSS THE ROAD
- LARGE MNC OFFICES
- INTERNATIONAL STANDARD MALLS
- WORLD-CLASS EDUCATIONAL INSTITUTES
- HUGE LUSH GREEN PARK
- POSH SECTOR 47 ACROSS THE ROAD



# 3 BEDROOM FLOOR PLAN

SUPER AREA = 1405 SQ. FT.



## UNIT PLAN

- 3 BEDROOM • 1 DINING & LIVING ROOM • 3 TOILET • 1 KITCHEN • 4 BALCONY

All specification, design layout, conditions are only indicative, not to scale & some can be changed at the discretion of Builder/Architect. These are purely conceptual & constitute no legal offering.



# 3 BEDROOM FLOOR PLAN

SUPER AREA = 1405 SQ. FT.



CLUSTER PLAN

All specification, design layout, conditions are only indicative, not to scale & some can be changed at the discretion of Builder/Architect. These are purely conceptual & constitute no legal offering.



# 3 BEDROOM WITH SERVANT ROOM FLOOR PLAN

SUPER AREA = 1730 SQ. FT.



## UNIT PLAN

- 3 BEDROOM • 1 DINING & LIVING ROOM • 3 TOILET • 1 SERVANT ROOM + TOILET
- 1 KITCHEN • 5 BALCONY



# 3 BEDROOM WITH SERVANT ROOM FLOOR PLAN

SUPER AREA = 1730 SQ. FT.



## CLUSTER PLAN



# 4 BEDROOM WITH PUJA & SERVANT ROOM FLOOR PLAN

SUPER AREA = 2650 SQ. FT.



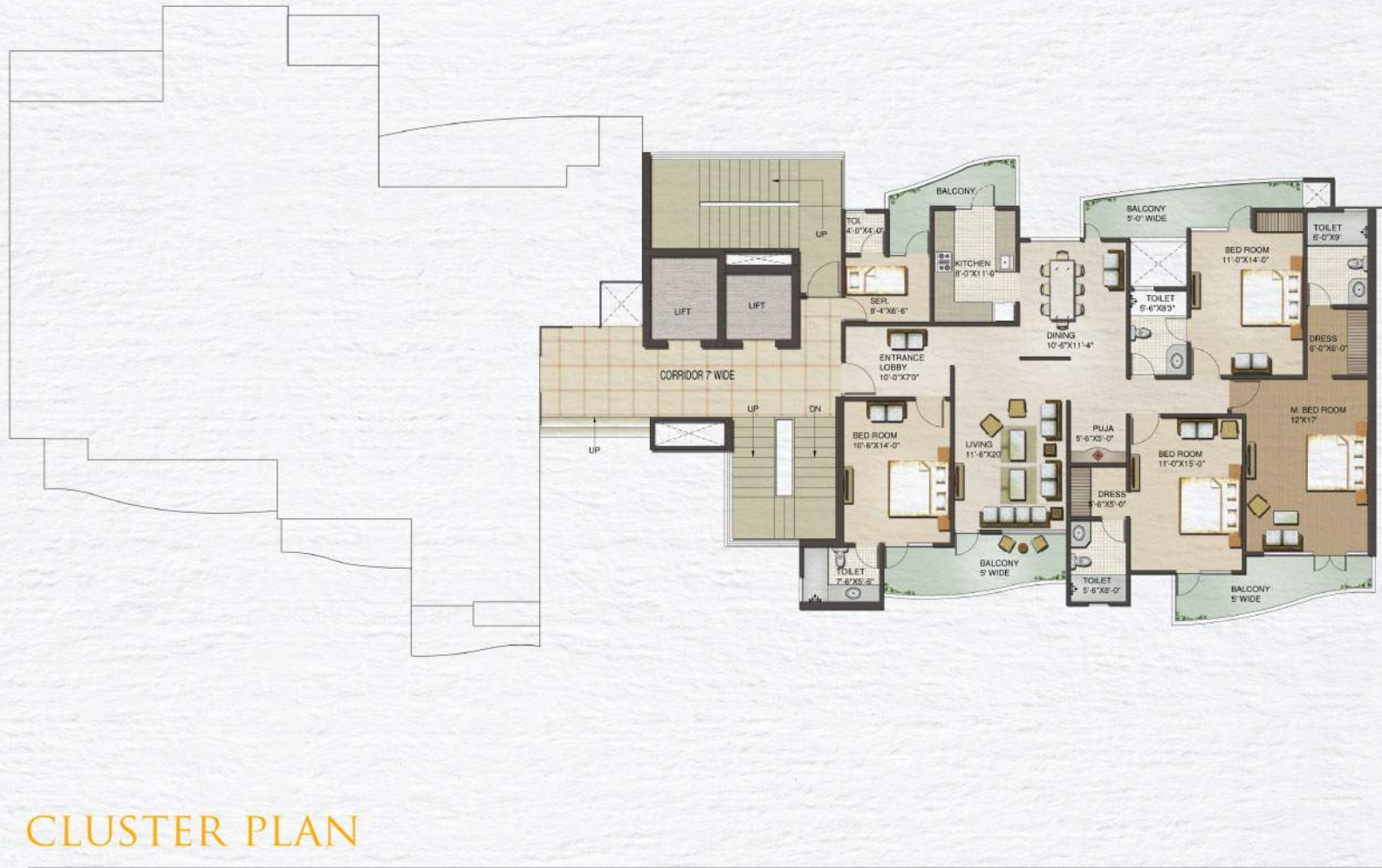
## UNIT PLAN

- 4 BEDROOM • 1 DINING & LIVING ROOM • 4 TOILET • 1 SERVANT ROOM + TOILET
- 1 DRESS ROOM • 1 PUJA ROOM • 1 KITCHEN • 4 BALCONY



# 4 BEDROOM WITH PUJA & SERVANT ROOM FLOOR PLAN

SUPER AREA = 2650 SQ. FT.



## CLUSTER PLAN



# 4 BEDROOM WITH PUJA & SERVANT ROOM FLOOR PLAN

SUPER AREA = 3400 SQ. FT.



- 4 BEDROOM • DINING & LIVING ROOM/FAMILY LOUNGE • 4 TOILET • 1 KITCHEN
- 1 SERVANT ROOM + TOILET • 1 BAR • 3 DRESS ROOM • 1 PUJA ROOM • 6 BALCONY



# 4 BEDROOM WITH PUJA & SERVANT ROOM FLOOR PLAN

SUPER AREA = 3400 SQ. FT.





# SPECIFICATIONS

Structure

## LIVING ROOM, DINING ROOM AND LOUNGE

Floors

External Doors and Windows

Walls

Internal Doors

## BEDROOM & DRESS

Floors

External Doors and Windows

Walls

Internal Doors

## TOILETS

Floors

External Doors and Windows

Fixture and Fittings

Walls

Internal Doors

## MODULAR KITCHEN

Floors

External Doors and Windows

Fixture and Fittings

Walls

## BALCONIES / VERANDAH

Floors

Railings

Walls

## LIFT LOBBIES / CORRIDORS

Floors

Walls

## ELECTRICAL FITTINGS

R.C.C. Framed Structure

Vitrified Tiles

Aluminium / UPVC

Internal : OBD

External : Good quality external grade paint

Enamel Painted Flush doors

Vitrified Tiles / Laminated wooden floor

Aluminium / UPVC

Internal: OBD

External: Good quality external grade paint

Enamel Painted Flush doors

Anti Skid Ceramic Tiles

Aluminium / UPVC

All provided of Standard Company

make Jaguar / Marc

Tiles in cladding up to 7' Balance walls

Painted in OBD

Enamel Painted Flush doors

Anti Skid Ceramic Tiles

Aluminium / UPVC

Wood Work with Granite Top & Sink

Ceramic Tiles 2'-6" above counter

Balance walls painted in OBD

Anti Skid Ceramic Tiles

MS Railing as per Design

OBD

Marble

OBC

Modular Switches & Panel Board From Standard Company Like Havells



NOTE:

- A. Prices at which units will be booked will remain firm.
- B. Any additional facility that may be provided shall be charged extra.
- C. Prices & payment plans can be revised at the sole discretion of the company & without any prior notice.
- D. Car parking price prevailing on the date of booking will be applicable.
- E. Variations in the final layout and floor plans can be effected without any claim from the allottee.
- F. One covered parking is compulsory for every booking of flat.
- G. No transfer allowed unless all outstanding dues of the company are cleared against booking of flat.
- H. 12 months maintenance charges shall be payable in advance. Next 24 month maintenance charges PDC's (starting from 13 to 36 months) shall be payable at the time of possession.
- I. Balance of Services Tax/any other taxes as applicable shall be payable at the time of possession.
- J. Please read the detailed terms & conditions in the application form.
- K. The area mentioned above may vary and the same shall be adjusted at rate prevalent on the date of booking.
- L. On delayed payment, interest @ 18% will be chargeable.
- M. Payments by drafts/local cheques etc. be made in favour of "M/s Sunworld Developers (Pvt.) Ltd"





SUNWORLD  
**vanalika**  
3/4 BHK HIGH END APARTMENTS

SITE OFFICE: GH-1B, Sector - 107 (Opp: Sector - 47), Noida • CALL: 8800226161, 8800226262 • WEBSITE: [www.sunworld.in](http://www.sunworld.in)

CORPORATE OFFICE: A4 Ground Floor, Sector - 4, Noida 201301, U.P. • TEL: 0120 4780100



## PAYMENT PLAN

**(A)**

### 40-60 PAYMENT PLAN

S. NO	PAYMENT STAGES	BASIC %	OTHER CHARGES %
1	AT THE TIME OF BOOKING	10%	NIL
2	WITHIN 45 DAYS OF BOOKING	15%	30% OF ALL ADDITIONAL CHARGES viz.(PLC, LEASE RENT, CLUB MEMBERSHIP, CAR PARKING, EEC, FFC, IFMS, POWER BACKUP)
3	WITHIN 90 DAYS OF BOOKING	15%	30% OF ALL ADDITIONAL CHARGES viz.(PLC, LEASE RENT, CLUB MEMBERSHIP, CAR PARKING, EEC, FFC, IFMS, POWER BACKUP)
4	ON OFFER OF POSSESSION	60%	40% OF ALL ADDITIONAL CHARGES viz.(PLC, LEASE RENT, CLUB MEMBERSHIP, CAR PARKING, EEC, FFC, IFMS, POWER BACKUP)

**(B)**

### DOWN PAYMENT PLAN

S.NO.	Payment Stages	BASIC %	OTHER CHARGES
1	At the time of booking	10%	
2	Within 45 days of booking	90%	100% of one time lease rent, car parking charges and PLC.
3	At the time of possession		100% of other additional charges viz. EEC, IFMS, FFC, CLUB MEMBERSHIP, POWER BACK-UP.

NOTE: 10% DISCOUNT IN DOWN PAYMENT PLAN