



HOME WITH A VIEW

Larger Rooms, Balconies & Bay Windows...



...WITH MULTI-LAYER COMFORT SYSTEMS

Presenting Shri Radha SkyGardens; 50 acre township with terrace garden on every tower.
Uniquely designed by world famous Architect Hafeez Contractor



2/3/4 BEDROOM SPACIOUS APARTMENTS

ALL YOU VIEW FROM YOUR HOME AT SHRI RADHA SKYGARDENS IS FULL OF BEAUTY, ELEGANCE AND POSITIVITY OF NATURE. LARGE BAY WINDOWS LET YOU ENJOY SPECTACULAR VIEW OF GARDENS.

TO ADD TO THE WONDERFUL SIGHTS, SHRI RADHA SKYGARDENS IS A COMPLETE COMFORT ZONE SPREAD OVER 50 GREEN ACRES. WITH MASTERLY DESIGNED BUILT, MOVEMENT AND ECO SYSTEMS, YOUR HOME HERE ENSURES A LIFE THAT IS SUPREMELY COMFORTABLE.

WITH TERRACE GARDENS ON EVERY TOWER, INDEED YOU CAN ENJOY VIEW OF GARDENS IN THE SKY.

Masterly designed by
"ARCHITECT HAFEEZ CONTRACTOR".



EVERY SINGLE DETAIL
WORKED OUT WITH GREAT CARE,
SO YOU FEEL COMFORTABLE
AT EVERY STEP.

**MASTERLY DESIGNED
comfortable homes**

Majestically standing inter-locked towers, homes with spectacular views of surrounding beauty. Apartments open on all sides to capture maximum sunshine, fresh air and extra-spacious room sizes

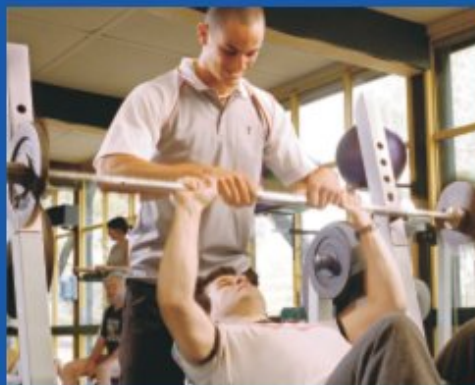
**Comfortable ambience with
PERFECT ECO SYSTEMS**

Vast green expanses, 0.75 km long central greens, terrace gardens, cycling and jogging track, 3 fully-loaded club-houses with 3 separate swimming pools, indoor golf, school, departmental store, commercial plaza, medical facilities, Bank and ATM

**Comfortable
MOVEMENT SYSTEMS**

3 grand entrances for convenient access, 3 side road, well-planned internal road network, arrival plazas, smooth approach right till your apartment door

EXCELLENT LOCATION ON A 130-METRE WIDE ROAD



Sky Gardens Shri Radha
Noida Extn. (GNIDA)
2/3/4 BEDROOM SPACIOUS APARTMENTS



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Specifications

Sr No.	Details of the facility	Specification
1	Living, Dining, Common areas	Vitrified Tiles (800mm x 800mm)
2	Master Bedroom	Flooring (Asian/Kajaria)
3	Master toilet and other toilets:	
	Floor	Ceramic (300mm x 300mm)
	Walls	Porcelain (600mm x 600mm)
4	Other Bedrooms	Vitrified tiles (800mm x 800mm)
5	Toilet Fixtures:	
	Master bedroom Toilet	with shower panel
	WC and Basin	Single pc Imported
	CP fitting	Cera, Jaguar/equivalent Imported
6	Kitchen:	
	Floor	Vitrified tiles (800mm x 800mm)
	Walls	Porcelain (600mmx600mm)
	Kitchen slab	Granite
7	Staircase	Natural Stone
	Hand rail	Stainless steel
8	Door:	
	Finish	Masonite shine door
	Hardware	Dorset
	Windows	Powder coated Aluminum
9	Electrical	Havells/ Legend
10	Main Door	Laminated

Specifications

Detail of Facilities		
Sr No	Facility	Amenities
1	Club House	<ul style="list-style-type: none"> • Badminton court - 3 No. • Squash court - 1 No. • Billiards pool - 4 No. • Indoor Games: Table tennis - 4 No., Chess etc • Library - 1 No. • Music room and Dance floor - 1 No. • Restaurant and Lounge - 1 No. • Mini Theater - 2 No. • Multi location well equipped Gym - 3 No. (Each Gym will be facing toward the swimming pool) • Yoga and acrobatic hall - 3 No., • Health club and spa - 1 No. • Day Care centre - 1 No. • Creche - 3 places • Outdoor fitness centre - 3 No. • Multi purpose Banquette hall • Battery car for disabled and senior citizen • Golf (Indoor and putting for outdoor)
2	Spectacular landscaped area with innovative features	<ul style="list-style-type: none"> • Furnished club house • Multipurpose hall • Swimming pool - 3 No. (each with master and baby pool) • Jogging track-both inside and outside • Cycling track along periphery • Numerous water bodies • Landscaped Arrival Plazas • Kids play Zone • Temple - 1 No. • Terrace Garden on all towers
3	Professional Schools, offices & shops for daily Convenience	<ul style="list-style-type: none"> • Primary School • Senior Secondary School • Doctor/Nursing Home • Saloon • Beauty Parlor • Branded Departmental Store • Internet Café • Coffee Shop
4	Our Mandatory Services	<ul style="list-style-type: none"> • All services designed by renowned consultants • Seismic resistant design structure • Paved Internal roads • Impressive main entrance and lobbies • 100 % Covered car parking • Separate visitors parking • Pressurised water supply system • Fire fighting system • Rain water harvesting • Sewage water treatment plant • Drip and sprinkler Irrigation system for land scape • 2 No. passenger lifts and 1 service lift in each tower

Location Plan



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Site Layout

ENTRANCE

THREE ENTRANCE & EXIT POINTS GIVE CONVENIENT ACCESS TO THE RESIDENTS.

THE PARKS

KIDS PARK - A SAFE, FRIENDLY SPECIALLY DESIGNED PLAY AREA WITH FULL OF CURIOSITY, MYSTERY, IMAGINATION AND ADVENTURE.
PARK FOR THE AGED - A TRANQUIL, CALM PLACEFULL SPACE FOR THE SENIOR CITIZENS.

DEPARTMENTAL STORE

DEPARTMENTAL STORE FOR SHOPPING AND ENTERTAINMENT.

SCHOOL

A WELL EQUIPPED SCHOOL WITH AMPLE OPEN SPACE FACILITIES FOR THE RESIDENTS IN TERMS OF DISTANCE, SAFETY OF THEIR YOUNGER GENERATION.

INTERNAL COURTYARDS

INTERNAL COURTYARDS LINKED WITH GRAND GARDEN FORM GREEN NODES WHICH FURTHER MERGE INTO THE CENTRAL GREEN SPACE WITH DYNAMIC DIMENSIONAL LANDSCAPE. THE COURTYARDS ACT AS A TRANSITION SPACE BETWEEN THE BUILT FORM AND GREEN ZONE.

CYCLING TRACK/PEDESTRIAN PATHWAY

A CYCLING TRACK/PEDESTRIAN WALKWAY ALL ALONG ENSURES SAFE AND CONVENIENT DRIVE TO THE YOUNGER GENERATION. BETWEEN THE INTERNAL ROAD AND THE GREEN SPACE THE CYCLING TRACK FORMS A RHYTHMICAL FEATURE FACILITATING PEDESTRIAN TRAFFIC LINE.

GRAND ARRIVAL PLAZA

GRAND ARRIVAL PLAZA WITH AESTHETIC WALL FEATURE FORMS A TRANSITION SPACE BETWEEN THE EXTERNAL ENVIRONMENT AND THE COMPLEX.

THE VAST CENTRAL GREEN SPACE

GRAND GARDEN WHICH INTEGRATES THE WHOLE COMPLEX FORMING A HARMONIZING CENTRAL SPACE. ALSO FORMS THE CENTRAL VISUAL AXIS ALONG WHICH THE BUILT FORM IS PLACED. AN ECO VALLEY WHERE PEOPLE AND NATURE MEET.

THE LANDSCAPE

VAST LANDSCAPE SYMBOLIZES AN ENVELOPE OF GREENERY AROUND THE SOLID BUILT FORM. THE SUNKEN COURTYARDS WITH AMENITIES, PATHWAYS, JOGGING TRACKS, KIDS PLAY AREA, PARK FOR THE AGED ALONG WITH THE FLORA AND FAUNA GIVE AN EXCELLENT ENVIRONMENT TO THE COMPLEX.

ARRIVAL PLAZA

WIDE ARRIVAL PLAZAS ACT AS PRIVATE COURTYARDS AND GRAND ENTRANCE SPACE TO EACH CLUSTER.

COMMERCIAL PLAZA

A HI-TECH COMMERCIAL PLAZA AT THE JUNCTION FORMS AN ECONOMIC NODE AND AN INTEGRATING FEATURE BETWEEN THE OUTSIDE WORLD AND THE COMPLEX. FOR A PRIVILEGED FEW IT ALSO WILL ACT AS AN OFFICE NEAR TO HOME.

INTERNAL ROAD NETWORK

INTERNAL ROAD ALL ALONG THE PERIPHERY FORMS AN UNIFYING FEATURE WHICH INTEGRATES THE BUILT FORM, THE CENTRAL GREEN, THE EDU AND COMMERCIAL ZONES.

THE AMENITIES - CLUB HOUSE

THE CLUB HOUSE IN SUNKEN COURTYARDS FORM A UNIQUE FEATURE OF THE COMPLEX.

CLUB HOUSE - 1

• GYMNASIUM • YOGA AND HEALTH CENTRE • MINI THEATRE • SWIMMING POOL
 • CRECHE • TENNIS COURTS • BANQUET HALL • MEDITATION HALL

CLUB HOUSE - 2

• GYMNASIUM • YOGA AND HEALTH CENTRE • MINI THEATRE
 • SWIMMING POOL (Olympic size) • CRECHE • BADMINTON COURTS
 • BANQUET HALL • HEALTH CLUB/SPA • DAY CARE CENTRE
 • LIBRARY • MUSIC AND DANCE ROOM

CLUB HOUSE - 3

• GYMNASIUM • YOGA AND HEALTH CENTRE • MINI THEATRE
 • SWIMMING POOL • CRECHE • SQUASH COURTS
 • BANQUET HALL • HEALTH CLUB/SPA • MUSIC AND DANCE ROOM

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Floor Plan

2 BHK - TYPE I

- LIVING / DINING • 2 BEDROOMS • 2 TOILETS • KITCHEN
- BALCONY (EVERY ROOM) • BAY WINDOW (MASTER BEDROOM)



BUILT UP AREA : 1082 SQ. FT. (100.52 SQ. M)

SUPER AREA : 1352 SQ. FT. (125.60 SQ. M)

1 SQ. M = 10.764 SQ. FT.

Floor Plan

2 BHK - TYPE II

- LIVING / DINING • 2 BEDROOMS • 2 TOILETS • KITCHEN
- BALCONY (EVERY ROOM) • BAY WINDOW (MASTER BEDROOM)



BUILT UP AREA : 1213 SQ. FT. (112.69 SQ. M)

SUPER AREA : 1516 SQ. FT. (140.84 SQ. M)

1 SQ. M = 10.764 SQ. FT.

Floor Plan

2 1/2 BHK

- LIVING / DINING • 2 BEDROOMS • 2 TOILETS • STUDY ROOM • KITCHEN
- BALCONY (EVERY ROOM) • BAY WINDOW (MASTER BEDROOM)



BUILT UP AREA : 1483 SQ. FT. (137.77 SQ. M)

SUPER AREA : 1854 SQ. FT. (172.24 SQ. M)

1 SQ. M = 10.764 SQ. FT.

Floor Plan

3 BHK - TYPE I

- LIVING / DINING • 3 BEDROOMS • 3 TOILETS • KITCHEN
- BALCONY (EVERY ROOM) • BAY WINDOW (2 BEDROOMS)



BUILT UP AREA : 1499 SQ. FT. (139.26 SQ. M)
SUPER AREA : 1874 SQ. FT. (174.10 SQ. M)

1 SQ. M = 10.764 SQ. FT.

Floor Plan

3 BHK - TYPE III

- LIVING / DINING • 3 BEDROOMS • 3 TOILETS • KITCHEN
- BALCONY (EVERY ROOM) • BAY WINDOW (2 BEDROOMS)



BUILT UP AREA : 1545 SQ. FT. (143.53 SQ. M)

SUPER AREA : 1931 SQ. FT. (179.39 SQ. M)

1 SQ. M = 10.764 SQ. FT.

Floor Plan

3 BHK - TYPE IV • LIVING / DINING • 3 BEDROOMS • 3 TOILETS • KITCHEN
• BALCONY (EVERY ROOM) • BAY WINDOW (2 BEDROOMS)



BUILT UP AREA : 1591 SQ. FT. (147.81 SQ. M)
SUPER AREA : 1988 SQ. FT. (184.69 SQ. M)

1 SQ. M = 10.764 SQ. FT.

Floor Plan

3 BHK+SERV - TYPE I

- LIVING / DINING • 3 BEDROOMS • 3 TOILETS • DRESSER ROOM • POWDER TOILET
- KITCHEN • BALCONY (EVERY ROOM) • BAY WINDOW (2 BEDROOMS)
- SERVANT ROOM WITH TOILET



BUILT UP AREA : 2095 SQ. FT. (194.63 SQ. M)

SUPER AREA : 2619 SQ. FT. (243.31 SQ. M)

1 SQ. M = 10.764 SQ. FT.

Floor Plan

4 BHK+SERV

- LIVING / DINING • 4 BEDROOMS • 4 TOILETS • 2 DRESSER ROOMS • POWDER TOILET
- KITCHEN • BALCONY (EVERY ROOM) • BAY WINDOW (MASTER BEDROOM)
- SERVANT ROOM WITH TOILET



BUILT UP AREA : 2508 SQ. FT. (233.00 SQ. M)

SUPER AREA : 3135 SQ. FT. (291.25 SQ. M)

1 SQ. M = 10.764 SQ. FT.

Price List

OTHER CHARGES

S.No.	Extra Charges	Per Sqft.
1	EDC/CB/FFC/EFC	₹ 70
2	Lease Rent	₹ 30
3	Park/ Pool/ CB Facing	₹ 50
4	Road Facing	₹ 25
5	IFMS	₹ 20
6	Covered Car Parking	₹ 75,000
7	Dual Meter Charge	₹ 25,000

UNIT SIZES

S.No.	Type	Super Area (Sqft.)
1	2BHK - Type I	1352
2	2BHK - Type II	1516
3	2 1/2 BHK	1854
4	3 BHK Type I	1874
5	3BHK Type II	1930
6	3BHK Type III	1931
7	3BHK Type IV	1988
8	3 BHK + Serv Type I	2619
9	3BHK + Serv Type II	2648
10	4BHK + Serv	3135

SELLING RATE

Floor	(Rate ₹ per Sqft.)		
	DP	Flexi	CLP
11th to 19th	1800	1950	2100
10th	1820	1970	2120
9th	1820	1970	2120
8th	1820	1970	2120
7th	1830	1980	2130
6th	1830	1980	2130
5th	1840	1990	2140
4th	1850	2000	2150
3rd	1875	2025	2175
2nd	1900	2050	2200
1st	1950	2100	2250
Gr. Fl.	2000	2150	2300

(1Sq M = 10.764 sqft.)

NOTE :

- Free of cost - Power back up charges 1KVA for 2 BHK to 3 BHK and 2KVA for 3BHK+Serv to 4 BHK flats. Over and above these limits ₹ 15000 per KVA will be charged.
- Stamp Duty, Service tax and other Taxes as applicable.
- Cheques/DD are to be made in favour of M/s SJP Infracon Limited, payable at NOIDA /New Delhi or at par. No outstation cheques are acceptable.
- Prices/Charges are subjected to change without any prior notice at the sole discretion of the company.
- Super Area of the flats includes covered area plus proportionate share of common areas such as stair cases, passages, community spaces, lift facilities, munties etc.

Payment Plan

DOWN PAYMENT PLAN

S.NO	Details	Charges
1	Booking amount	10 % of the basic cost
2	Within 10 days of the Booking	5% of the basic cost
3	Within 30 days of the Booking	80% of the basic cost +100 % of other charge (Except IFMS and Dual Meter Charges)
4	On offer of possession	5% of the basic cost + IFMS and Dual Meter charges

FLEXI PLAN

S.NO	Details	Other Charges (Except IFMS & Dual Meter Charges)	10th	11th	12th	13th	15th	17th	19th
1	Booking amount		10%	10%	10%	10%	10%	10%	10%
2	Within 45 days		30%	30%	30%	30%	30%	30%	30%
3	At the time of 1st basement casting		10%	10%	10%	10%	10%	10%	10%
4	At the time of 3rd floor casting	35% of other charges	7%	6%	6%	6%	5%	5%	4%
5	At the time of 5th floor casting	35% of other charges	7%	6%	6%	6%	5%	5%	4%
6	At the time of 7th floor casting		7%	6%	6%	6%	5%	4%	4%
7	At the time of 10th floor casting	30% of other charges	7%	6%	6%	6%	5%	4%	4%
8	At the time of 11th floor casting			6%					
9	At the time of 12th floor casting				6%				
10	At the time of 13th floor casting					6%	5%	4%	4%
11	At the time of 15th floor casting						5%	4%	4%
12	At the time of 17th floor casting							4%	4%
13	At the time of 19th floor casting								4%
14	On completion of brickwork		7%	5%	5%	5%	5%	5%	4%
15	On completion of internal plaster		5%	5%	5%	5%	5%	5%	4%
16	On completion of flooring		5%	5%	5%	5%	5%	5%	5%
17	On offer of possession	IFMS and Dual Meter Charges	5%	5%	5%	5%	5%	5%	5%

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Payment Plan

CONSTRUCTION LINK PLAN

S.NO	Details	Other Charges (Except IFMS & Dual Meter Charges)	10th	11th	12th	13th	15th	17th	19th
1	Booking amount		10%	10%	10%	10%	10%	10%	10%
2	Within 45 days		10%	10%	10%	10%	10%	10%	10%
3	At the time of basement casting		12%	10%	10%	10%	10%	10%	10%
4	At the time of 3rd floor casting	35% of other charges	12%	10%	10%	10%	10%	10%	10%
5	At the time of 5th floor casting	35% of other charges	12%	10%	10%	10%	8%	7%	6%
6	At the time of 7th floor casting		12%	10%	10%	10%	8%	7%	6%
7	At the time of 10th floor casting	30% of other charges	12%	10%	10%	10%	8%	7%	6%
8	At the time of 11th floor casting			10%					
9	At the time of 12th floor casting				10%				
10	At the time of 13th floor casting					10%	8%	7%	6%
11	At the time of 15th floor casting						8%	6%	6%
12	At the time of 17th floor casting							6%	5%
13	At the time of 19th floor casting								5%
14	On completion of brickwork		5%	5%	5%	5%	5%	5%	5%
15	On completion of internal plaster		5%	5%	5%	5%	5%	5%	5%
16	On completion of flooring		5%	5%	5%	5%	5%	5%	5%
17	On offer of possession	IFMS and Dual Meter Charges	5%	5%	5%	5%	5%	5%	5%

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