

FOLLOW YOUR BLISS!

Come home to



SHARANAM

SECTOR 107, NOIDA

New Premium Towers Launched
Spacious 2/3/4 BR Apartments
@ Sec - 107 , Noida

Location Plan



About Sharanam:

When you know something's good, you just want more. Presenting Sharanam – your personal abode of bliss, Located at an incredible location abutting the Noida Expressway, Sec-107, Noida. All 2/3/4 bedroom apartments have been thoughtfully designed for maximum green view and efficient space utilization. So if you want maximum value for your money and a future full of bliss.

Project Highlights :

- Four-side open plot facing approx. 400 acres of green belt.
- 5 minutes from Metro Station, Sector - 18 and Golf Course.
- Three clubs with party halls, gym, swimming pool, spa.
- Children's play area with swings, fragrance garden, meditation hall.
- Flood lit sports courts: Lawn Tennis, Badminton, half – court Basketball, Cricket Pitch.
- Green facing apartments.

Master Plan



Floor Plan



2 BED ROOM
SUPEER AREA 1095.0 SQ.FT.



2 BED ROOM+STUDY
(SUPEER AREA 1250.0 SQ.FT).

Floor Plan



3 BED ROOM
SUPER AREA 1575.00 SQFT.



3 BED ROOM+STUDY
SUPER AREA 1710.00 SQFT.

Floor Plan



4 BED ROOM WITH SERVANT
SUPER AREA 2185.00 SQFT.

Specifications

Sr. No.	Location	Flooring	Walls	Internal Doors	External Doors and Windows	Ceiling	Others
1	Living/Dining	Vitrified Tile	OBD	Hard Wood frame with flush shutter in teak finish / Skin Moulded Door	Aluminium (Power Coated/ Anodised) /UPVC with glazing	OBD	--
2	Master bedroom & Children bedroom	Laminated Wooden Flooring	OBD	Hard Wood frame with flush shutter in teak finish / Skin Moulded Door	Aluminium (Power Coated/ Anodised) /UPVC with glazing	OBD	--
3	Other Bedroom	Vitrified Tiles/ Laminated Wooden Flooring	OBD	Hard Wood frame with flush shutter in teak finish / Skin Moulded Door	Aluminium (Power Coated/ Anodised) /UPVC with glazing	OBD	--
4	Kitchen	Ceramic tiles / Vitrified Tiles	2' high ceramic/ vitrified dado above counter & rest OBD	Hard Wood frame with flush shutter in teak finish / Skin Moulded Door	Aluminium (Power Coated/ Anodised) /UPVC with glazing	False Ceiling/ OBD	Granite/Marble top working counter, SS/ quartz sink

Specifications

Sr. No.	Location	Flooring	Walls	Internal Doors	External Doors and Windows	Ceiling	Others
5	Toilets	Ceramic tiles	Designer ceramic tiles up to 7' high	Hard Wood frame with flush shutter in teak finish / Skin Moulded Door	Aluminum (Power Coated/ Anodized) /UPVC with glazing	False Ceiling / OBD	Counter/designer washbasin, English WC, Mirror, Good quality CP fittings.
6	Study/Service Room	Ceramic tiles / Vitrified Tiles	OBD	Hard Wood frame with flush shutter in teak finish / Skin Moulded Door	Aluminium (Power Coated/ Anodised) /UPVC with glazing	OBD	--
7	Balconies/Terraces	Ceramic tiles/kota stone	Cement Paint	--	Aluminium (Power Coated/ Anodised) /UPVC with glazing	White wash	--
8	Corridors/Lobby	Kota/Marble Stone/ Tiles	OBD	--	--	White wash	--
9	Internal Staircase	Marble/kota stone/Tiles	--	--	--	--	--
10	and Fire Staircase	Marble/kota stone	--	--	--	--	--

PRICE LIST w.e.f 10.03.2010

Category	Super Area (in sq ft)	Basic Rate (in Rs. Per sq ft)	Inaugural Discount* (Rs/Sqft)	Effective Rate (Rs/Sqft)	Basic Installment Price (in Rs)	Down Payment Price (in Rs)	Accommodation
Type I	1095	3500		3500	3832500	3449250	DD/ 2 BR/kitchen/2 toilets/ Bal.
Type II	1250	3500		3500	4375000	3937500	DD/ 2 BR/Study/kitchen/2 toilets/ Bal.
Type III	1575	3500		3500	5512500	4961250	DD/ 3 BR/kitchen/3 toilets/ Bal.
Type IV	1710	3500		3500	5985000	5386500	DD/ 3 BR/Study/kitchen/4 toilets/ Bal.
Type V	2185	3500		3500	7647500	6882750	DD/ 4 BR/Study/kitchen/4 toilets/ Bal.
Floor Premium							
Ground Floor				:	Rs. 150/- per sq ft		
First Floor				:	Rs. 100/- per sq ft		
Second, Third and Fourth Floor				:	Rs. 75/- per sq ft		
Fifth, Sixth and Seventh Floor				:	Rs. 50/- per sq ft		
* Inaugural Discount of Rs. 150/- per sq ft may be withdrawn without any notice at sole discretion of the Company.							
P.N. (1) The above areas are tentative and subject to change. (2) All areas are in sft (3) 1 Sq mt = 10.764 sqft							
Extra Charges							
1. Interest Free Maintenance Security				:	Rs. 20/- per sqft.		
3. One Time Lease Rent				:	Rs. 100/- per sqft. (payable within 30 days of allotment)		
4. External Electrification Charges				:	Rs. 50/- per sqft.		
5. Fire Fighting Charges				:	Rs. 50/- per sqft.		
6. Power Back-up				:	Rs. 15,000/-per K.V.A.(Proposed back-up 4 K.V.A per unit)		
8. Club Membership (Compulsory)				:	Rs.75,000/-		
9. Car Parking							
	Type	Independent		Twin Type (One behind another)			
	Basement	250,000		4,00000/-			
10. Preferential Location Charges							
	% of Basic Price	3%		5%			
	Tower C, F	Unit No. 1 & 3		-			
	Tower A, B, E, H	-		Unit No. 1 & 3			

CONSTRUCTION LINK PLAN	
On application for Booking	10%
Within 45 days from Allotment	10%
Within 90 days from Allotment	10% + 25% of car parking + Lease rent
On Completion of Ground floor slab	10%
On Completion of 2nd floor slab	7.50%
On Completion of 6th floor slab	7.50%
On Completion of 10th floor slab	7.50%
On Completion of 14th floor slab	7.50%
On Completion of 18th floor slab	7.50%
On Completion of Top floor slab	7.50%
On Completion of Brick work	5%
On Completion of Electrical Conducting	5%
On Completion of Plumbing work	5% + 75% car parking + Extras + PLC
DOWN PAYMENT PLAN	
At the time of Booking	10%
Within 45 days of Booking	80% + 25% of Car+Lease Rent
Down Payment Discount	10% +Extras

FLEXI PLAN 1: Flexi Time Link Payment Plan (6 % Discount)

Payment Stages	Basic %	Other Charges %
At the time of booking	10%	
Within 30 days from Booking	40%	+ 100% of One Time Lease Rent
On completion of 90 days from booking	10%	+ 50% of Car Parking
On completion of 150 days from booking	10%	
On completion of 240 days from booking	10%	+ 50% of Car Parking
On completion of 300 days from booking	10%	
On completion of 365 days from booking	5%	
At the time of possession	5%	+ 100% of EEC, FFC, IFMS, CLUB MEMBERSHIP, POWER BACKUP

FLEXI PLAN 2: Flexi Construction Link Payment Plan (4% Discount)

Payment Stages	Basic %	Other Charges %
At the time of booking	10%	
Within 30 days of Booking	30%	+ 100% of One Time Lease Rent
On the completion of Foundation	10%	+ 25% of Car Parking
On Completion of Ground floor slab	10%	+ 25% of Car Parking
On Completion of 2nd floor slab	10%	+ 25% of Car Parking
On Completion of 6th floor slab	10%	+ 25% of Car Parking
On Completion of 9th floor slab	10%	
On Completion of 10th floor slab	5%	
At the time of possession	5%	+ 100% of EEC, FFC, IFMS, CLUB MEMBERSHIP, POWER BACKUP

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 can be revised at the sole discretion of the Company & without prior notice.
- D.** Please read the detailed terms & conditions in the application form.
- E.** For Car Parking the price prevailing on the date of booking of the bay will be applicable. For booking, 25% price is payable immediately and balance in quarterly installments.
- G.** Variations in the final layout and floor plans can be effected without any claim from the allottee.
- H.** One Parking compulsory. Any allottee opting for 2 parkings will be allotted twin type parking.
- I.** Units having lawn & terrace areas would be charged extra @ Rs.1200/- per sqft.
- J.** The area mentioned above may vary and the same shall be adjusted at rate prevalent on the date of booking. For variation beyond + 10%, the allottee shall have an option to cancel and take full refund.
- K.** The above installment shall be payable on demand irrespective of the order in which they are listed.
- L.** Monthly Maintenance Charges will be intimated later. 12 month's maintenance charges shall be payable in advance and 24 months PDC's (starting from 13th to 36th month)

Exclusive Channel Partner



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