

 **GREAT VALUE**
CREATING VALUE

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, fragrant 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/Servant 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

PRICE LIST w.e.f. 19.01.11					
Particulars	Category	Type I	Type II	Type III	Type V
		DD/ 2 BR/Kitchen/2 Toilets/Bal.	DD/ 2 BR/Study/ Kitchen/2 Toilets/Bal.	DD/ 3 BR/Kitchen/3 Toilets/Bal.	DD/ 4 BR/ Study / Kitchen/ 4 Toilets/ Bal.
Super Area (in sq ft)	Basic Rate per Sq. Ft	1095 Sq. Ft	1250 Sq. Ft	1575 Sq. Ft	2185 Sq. Ft
Construction Linked Plan in INR	Rs. 3500/-	3832500	4375000	5512500	7647500
Down Payment Plan in INR (10% Discount)	Rs. 3150/-	3449250	3937500	4961250	6882750
Floor Premium (Part of BSP)					
Ground Floor				Rs. 150/- per sq ft	
First Floor				Rs. 100/- per sq ft	
Second, ThirdandFourthFloor				Rs. 75/- per sq ft	
Fifth ,SixthandSeventhFloor				Rs. 50/- per sq ft	
*The prices can be revised 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 sqft(3) 1 Sq mt = 10.764 sqft					

Extra Charges			
1. Interest Free Maintenance Security		Rs. 20/- per sqft.	
2. One Time Lease Rent		Rs. 100/- per sqft. (payable within 30 days of allotment)	
3. External Electrification Charges		Rs. 50/- per sqft.	
4. Fire Fighting Charges		Rs. 50/- per sqft.	
5. Power Back-up		Rs. 15,000/-per K.V.A.(Proposed back-up 4 K.V.A per unit)	
6. Club Membership		Rs.75,000/-	
7.Car Parking			
Type	Independent	Twin Type (One behind another)	
Basement	2,50,000/-	4,00,000/-	
8. Preferential Location Charges (Part of BSP)			
	% of Basic Price	3%	5%
	Tower C, F,O,L	Unit No. 1 & 3	-
	Tower A, B, E, I, N,R	-	Unit No. 1 & 3

Down Payment Plan (10% Discount)				Construction Linked Payment Plan			
Sr No.	Payment Stages	Basic %	Other Charges %	Sr. No.	Payment Stages	Basic %	Other Charges %
1	At the time of Booking	10%		1	At the time of booking	10%	
				2	Within 30 days from Booking	10%	+ 100% of One Time Lease Rent
				3	On start of Excavation	10%	
				4	On Completion of Ground floor slab	10%	+ 25% of Car Parking
2	Within 30 days of Booking	90%	+ 100% Of One Time Lease Rent & Car Parking	5	On Completion of 2nd floor slab	7.50%	
				6	On Completion of 6th floor slab	7.50%	+ 25% of Car Parking
				7	On Completion of 10th floor slab	7.50%	
				8	On Completion of 14th floor slab	7.50%	+ 25% of Car Parking
				9	On Completion of 18th floor slab	7.50%	
				10	On Completion of Top floor slab	7.50%	+ 25% of Car Parking

3	At the time Possession	100%OF OTHER ADDITIONAL CHARGES, EEC, FFC, IFMS, CLUB MEMBERSHIP, POWER BACKUP	11	On Completion of Brick work	5%		
			12	On Completion of Electrical Conducting	5%		
			13	At the time of possession	5%	+ 100% of EEC, FFC, IFMS, CLUB MEMBERSHIP, POWER BACKUP	

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 prior notice.

D. Please read the detailed terms & conditions in the allotment agreement.

E. For Car Parking the price prevailing on the date of booking of the bay will be applicable.

F. Variations in the final layout and floor plans can be effected without any claim from the allottee.

G. One Parking compulsory. Any allottee opting for 2 parkings will be allotted twin type parking.

H. Units having lawn & terrace areas would be charged extra @ Rs.1200/- per sqft.

I. 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.

J. The above installment shall be payable on demand irrespective of the order in which they are listed.

K. 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)

L. All discounts in Down Payment Plan would be adjusted at the time of the payment of the second installment

M. Service Tax / Any other Taxes as applicable shall be payable in addition to the above mentioned as and when they occur.

Exclusive Channel Partner



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