

FOLLOW YOUR BLISS!

*Come home to*

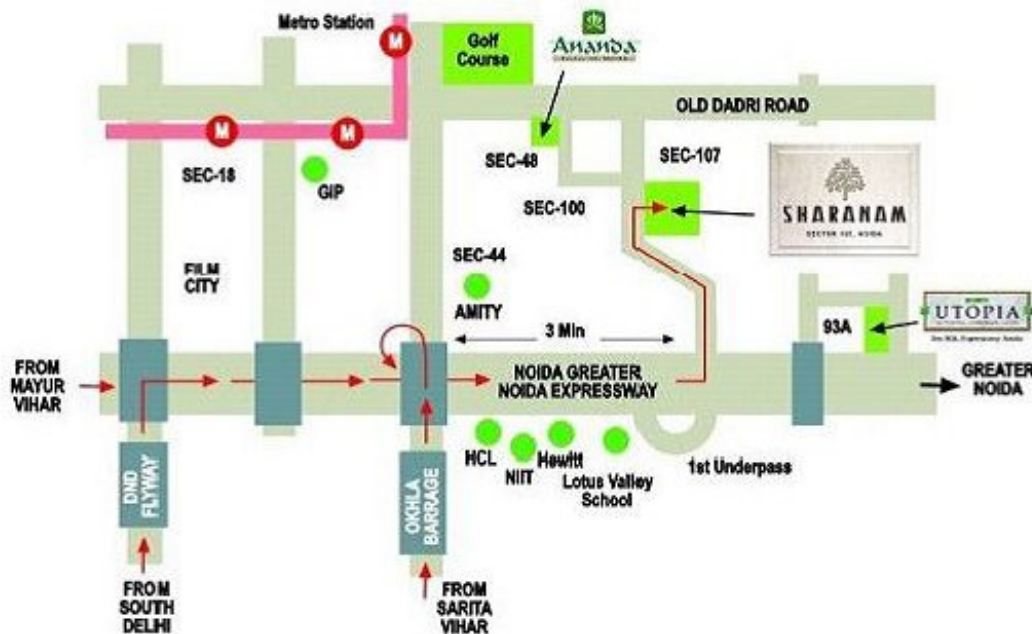


**SHARANAM**

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.

Type F: 4 B/R+S  
Super Area = 2800 Sq.Ft.



## Specifications

Sr. No.	Location	Flooring	Walls	Internal Doors	External Doors and Windows	Ceiling	Others
1	<b>Living/Dining</b>	Vitrified Tile	OBD	Hard Wood frame with flush shutter in teak finish / Skin Moulded Door	Aluminium (Power Coated/ Anodised) /UPVC with glazing	OBD	--
2	<b>Master bedroom &amp; Children bedroom</b>	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	<b>Other Bedroom</b>	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	<b>Kitchen</b>	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

## 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
<b>Floor Premium (Part of BSP)</b>					
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					

<b>Extra Charges</b>			
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.

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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