

FOLLOW YOUR BLISS!

Come home to

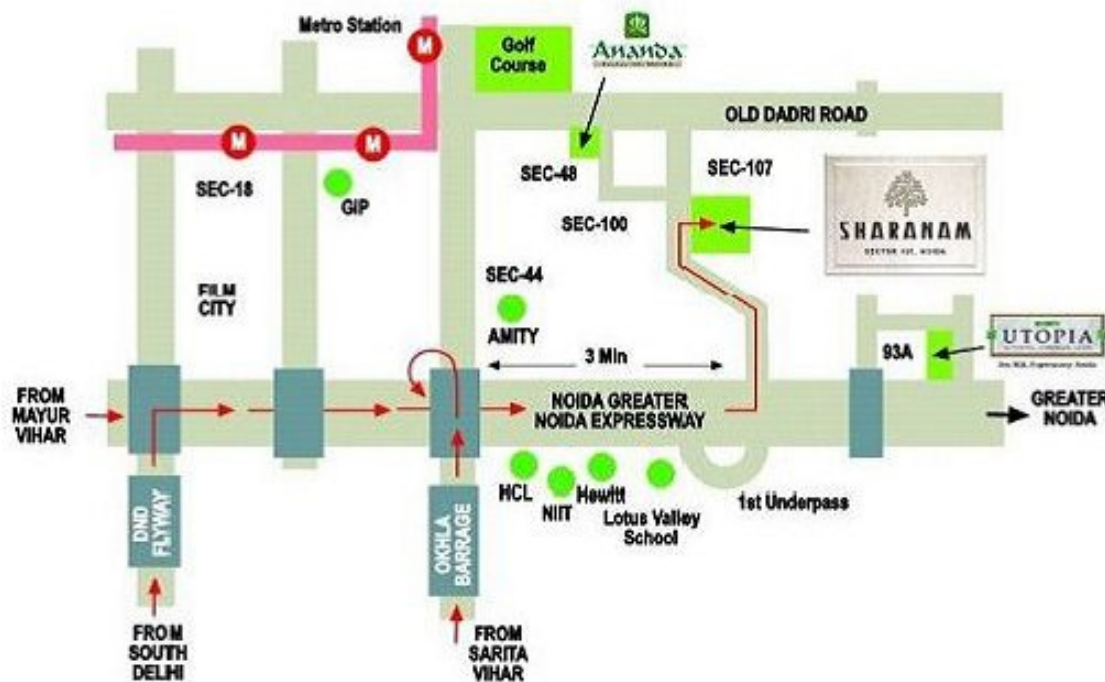


SHARANAM

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



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



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	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

Price List

BSP @ Rs. 3500 ^ / sqft.					
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/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 (12% Discount)	Rs. 3080 /-	3372600	3850000	4851000	6729800
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					

Price List

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

Payment Plan

Down Payment Plan(12% Discount)

Construction Link Payment Plan

Sr No.	Payment Stages	Basic %	Other Charges %	Sr. No.	Payment Stages	Basic %	Other Charges %
				1	At the time of booking	10%	
				2	Within 30 days from Booking	10%	+ 100% of One Time Lease Rent
1	At the time of Booking	10%		3	On start of Excavation	10%	
				4	On Completion of Ground floor slab	10%	+ 25% of Car Parking
				5	On Completion of 2nd floor slab	7.50%	
				6	On Completion of 6th floor slab	7.50%	+ 25% of Car Parking
2	Within 30 days of Booking	90%	+ 100% Of One Time Lease Rent & 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 possesion	5%+ 100% of EEC, FFC, IFMS, CLUB MEMBERSHIP, POWER BACKUP	

Payment Plan

- 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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