



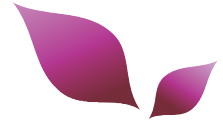
Actual Image

PANCHSHEEL
H4NISH
2/3 BR Homes Sec-1, Gr. Noida (W)

Homes close to
noida



Site Plan



Features

Peace, Power & Connectivity

- Vaastu compliance - being a rectangular plot, positive vibes gather all around.
- Green Landscapes with tropical and exotic Plants
- Water Bodies
- Activity Hub at Podium above stilt parking; accessible by ramps & staircases from various sides, houses - Basket Ball. Cycle Track. adults'/Kids' Swimming Pool, Jogging/Walking Path, Smaller sit-outs . Lawns Tennis & Badminton fields & Well-equipped kids' Play Area.

Planned Surroundings & Convenience

- The club is unique in terms of facilities, fitness and recreational options ; Billiards. T.T. Room. Card Room . Party Lawn . Gymnasium . Pre-function Areas . Chess/Carrom Table.
- Multi-purpose Banquet Hall
- Convenient Shopping Plaza
- Energy Efficient Building
- Garbage Chutes
- Intercom Facility
- Rain Water Harvesting
- Power Back-up
- 24hrs. Water Supply
- 3 Tier Security
- Guard Room and all Essential Services

Easy Connectivity to FNG Corridor and Sector 78, Noida (via Bridge under construction)

 **M. HIG 1197 Sq. Ft.**



**OCCUPANCY CERTIFICATE
RECEIVED FOR 9 TOWERS**

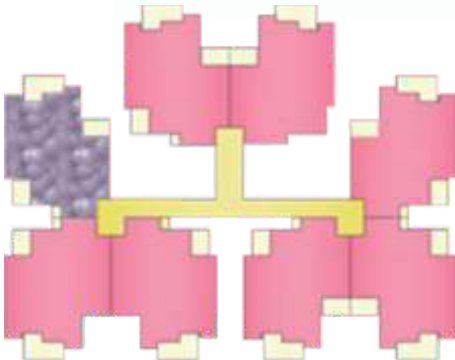
**T-1 To T-9 as Per Sanction Plan
T-1 To T-7 as Per Marketing Plan**



RERA Regn. Nos. of Project : Phase - I, UPRERAPRJ8533 | Phase - II, UPRERAPRJ8538 | Phase - III, UPRERAPRJ8545
For details visit RERA website : www.up-rera.in



Unit Plan

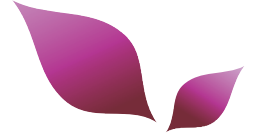


TOWER - T8, T9 & T10

M. HIG 2BHK + STUDY AREA : 1197 SQ. FT.

2 Bedrooms | Study | Drawing | Dining | Kitchen with Utility Balcony
2 Toilets | 2 Balconies

Area	Sq. Ft.	Sq. Mt.
Salable	1197.00	111.20
Built-up	909.01	84.45
Carpet	728.94	67.72





Actual Images



Specifications

that enhance the interiors



STRUCTURE

Earthquake resistant RCC frame structure certified by IIT, Roorkee/JMI, New Delhi.

EXTERNAL FINISH

Combination of long-lasting texture paint.



TOILETS

Floor : Anti-skid Tiles. **Walls :** Ceramic Tiles up to door level. **Fittings & Fixtures :** All taps Chrome plated ISI Mark, Washbasin, W.C. in all toilets. Provision for hot & cold water.



DRAWING & DINING ROOM

Floor : Vitrified Tiles. **Walls/Ceiling :** Plastered and painted with pleasing shades of O.B.D.



BALCONIES

Floor : Anti-skid Tiles.



KITCHEN

Floor : Vitrified tiles. **Walls/Ceiling :** Plastered and painted with pleasing shades of O.B.D. **Platform:** Pre-polished granite platform with stainless steel sink. Ceramic Glazed tiles up to 2 ft. height above counter.



DOORS & WINDOWS

Entrance Door : Flush door with Seasoned hardwood frame. **Internal Doors :** Flush door **External Doors & Windows :** Glazed powder coated aluminium.



MASTER BEDROOM

Floor : Vitrified tiles. **Walls/Ceiling :** Plastered and painted with pleasing shades of O.B.D.



LIFT LOBBY

Floor : Vitrified Tiles. **Walls :** Plastered and painted with pleasing shades of O.B.D. **Elevators:** 2 or 3 high speed elevators in each tower.



OTHER BEDROOMS

Floor : Vitrified tiles. **Walls/Ceiling :** Plastered and painted with pleasing shades of O.B.D.



STAIRCASE

Floor : Marble flooring **Walls/Ceiling :** Plastered and painted with pleasing shades of O.B.D.



ELECTRICALS

Wiring : ISI Copper concealed wires in all Bedrooms/Drawing/Dining, Toilets & Kitchen.

Switches/Sockets: Modular in all Bedrooms, Drawing/Dining, Toilets & Kitchen.

Intercom/TV: Intercom facility & provision for DTH connection.

Panchsheel Group. Building Future.

World-class residential & commercial projects in Noida, Greater Noida, Vaishali & Ghaziabad

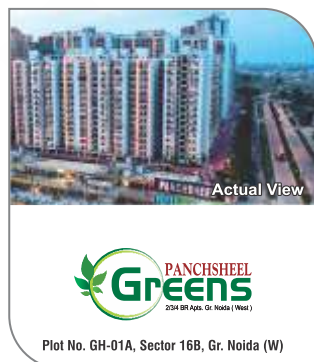
Nearly 3 decades
of strong standing

7000 + Possessions
Given Till Date

Thousands of
Satisfied Customers

Over 10,000 apartments
under construction

Delivered Projects



Ongoing Projects



Disclaimer: Visual representation of images and elevation shown in this brochure are purely conceptual. All plans, specifications, layouts etc. are tentative and subject to variations and modifications by the company or the competent authorities and company does not bear any legal consequences for it. The areas are approx. 1 sq. mt. = 10.764 sq.ft. (10.764 sq.ft. = 1.0 sq.mt. = 10⁰ sq.m.m.) we are RERA compliant

Location Map



All specifications, design, layouts, conditions, etc. are only indicative and some of these can be changed at the discretion of the builder. These are purely conceptual and not a legal offering. The areas are approx. 1 sq. mt. = 10.764 sq. ft. (10.764 sq. ft. = 1.0 sq. mt. = 10 sq. mm.) we are RERA compliant

Location advantages:

4 Kms. from Crossings Republik, NH-24 | 8 Kms. from Noida, Sec-71 | 4 Kms. from Noida, Sec-121
11 Kms. from Noida City Centre Metro Station | 8.5 Kms. from Sai Mandir | 6.5 Kms. from Indirapuram, Ghaziabad



Panchsheel Buildtech Pvt. Ltd. (ISO 9001 : 2008 Company)

Corporate Office: H-169, Sec. 63, Noida - 201301.

Site Office: Plot No. GH - 08A, Sector - 1, Greater Noida (West) |

Website: www.panchsheelgroup.com



Member of:
CREDAI



PBPL/10/2018/1000