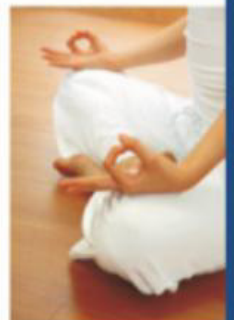




Sikka
GROUP
WORLD OF INNOVATIONS

Peace • Happiness • Prosperity




Sikka
KARMIC **GREENS**
Nuevo Living
SECTOR-78, NOIDA





A Closer Look At The Sikka Group



Welcome to the world of innovations in the real estate industry.

The world of Sikka Group .

A Group whose mantra has always been to provide world class product quality and services ever since its inception in 1986.

Over the past more than two decades the group has seen an exponential growth under the able stewardship of the Group Chairman along with the board of Directors and set new benchmarks of excellence. Quick to realise the market potential the Sikka Group is also into hospitality, automobile, media and oil business.

In the last 22 years the Sikka Group has successfully completed many commercial projects in Delhi and The National Capital Region. In the process the group has built for itself a formidable reputation for excellence in quality along with timely execution of projects.

Not the one to rest on its laurels and achievements - The Sikka Group continues to spread its wings with yet another feather in its cap - Sikka KARMIC GREENS. A modern architectural marvel in its own right.

More About Us : www.sikkagroup.com

A Perfect Trilogy



Nestled amidst serene surroundings in Sector 78, Plot No.1 (C) Noida, it offers an excellent location advantage of being close to the proposed metro corridor, golf course and a modern sports stadium which are right opposite sector 78 as also of being 0. KM from the developed Sector-50, 5 minutes drive from Sai Mandir, City Centre Metro Station & the Golf Course at Sector-38 & 10 minutes away from the Fortis Hospital., DND Flyover, NH24 and Sector 18

Sikka Karmic Greens has been designed by one of India's leading architects and planners, C.P. Kukreja Associates, who are ranked amongst the top 100 architects in the world. They have been selected by CNBC as the Best Architects in India in the design of Group Housing Projects. By selecting the best designer in the country, we wish to lend the project unique International Quality characteristics which are sure to mesmerize the new age consumer who on one side will not compromise on high living standards and on the other demands a complete value for money proposition and thoughtfully designed floor plans for maximum usable area.

The project will bring the best living quality that has been conceptualized on the architectural principles of Trilogy which are well represented in our Big Towers, namely **Peace, Happiness & Prosperity.**

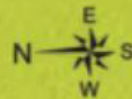
It goes without saying that Karmic Greens would feature unique amenities like – Swimming Pool, Jogging & Cycle Track, Club House, Wide Spread Lush Green Areas, Eco-friendly Structures, Yoga Centre, Meditation Pavilions, Basket Ball & Badminton Court with floodlit support. And more.







Site Plan



OTHER'S PROPERTY

45 M WIDE ROAD

ROAD

12.5M WIDE ROAD

20M WIDE GREEN

12.5M WIDE ROAD

GREEN BELT

PROPOSED METRO CORRIDOR

PROPOSED SUB BUSINESS DISTRICT

Legend

1. MAIN ENTRANCE
2. RESIDENTIAL BUILDING
3. LANDSCAPED GREEN
4. DROP-OFF AREAS
5. CLUB HOUSE
6. BASKETBALL COURT
7. TENNIS COURT
8. POOL
9. TODDLERS POOL
10. JACUZZI
11. JOGGING TRACK
12. SAND PIT
13. MEDITATION PAVILION
14. CABANA/GAZEBO
15. LILY POND
16. RAMP
17. PALM PLAZA
18. BAMBOO COURT
19. CHILDREN PLAY AREA
20. OUTDOOR GATHERING AREA
21. YOUTH CORNER
22. BRIDGE
23. CONVENIENT SHOPPING
24. FEATURE WALL

PROPOSED STADIUM

PROPOSED SPORTS CITY

PROPOSED GOLF COURSE

Features & Facilities

1. Land allotted by Noida Development Authority
2. Located in the Heart of Noida, Sector – 78, just opposite fully inhabited Sector-50
3. As per Noida Master Plan 2021, Golf Course, Sports City & Stadium, Metro Corridor, Sub Business District to be right opposite Sector-78
4. High speed panoramic glass lifts
5. Widespread green plot area open for free flow of light, air and eco-friendly structure
6. 24X7 renowned high-tech security with intercom, CCTV with personal E-card for main entrance and main door of the flat
7. 24x7 water supply & 100% Power Backup
8. Premium /Five star ambience entrance lobby in each Tower
9. Huge entrance gate with double road which gives view of a full fledged township
10. All major rooms of the units facing green landscaped area
11. Natural light & ventilation for all units
12. Thoughtfully designed floor plans for maximum usable area
13. Exclusive club with party hall
14. Car wash facility
15. Departmental & medical store at your door step
16. Fire fighting equipment on all floors
17. Broad band connectivity
18. Rain water harvesting
19. Excellent connectivity from Delhi/NCR
20. Schools, Institutions nearby
21. Hospitals in close proximity
22. Shopping Malls & Hotels within reach



Rejoice Cluster Plan





Type - I

1 BR UNIT PLAN

SUPER AREA = 585 SQ. FT.

1 B/R + 1T + KITCHEN + LIVING+ DINING + BALCONY



Type - II

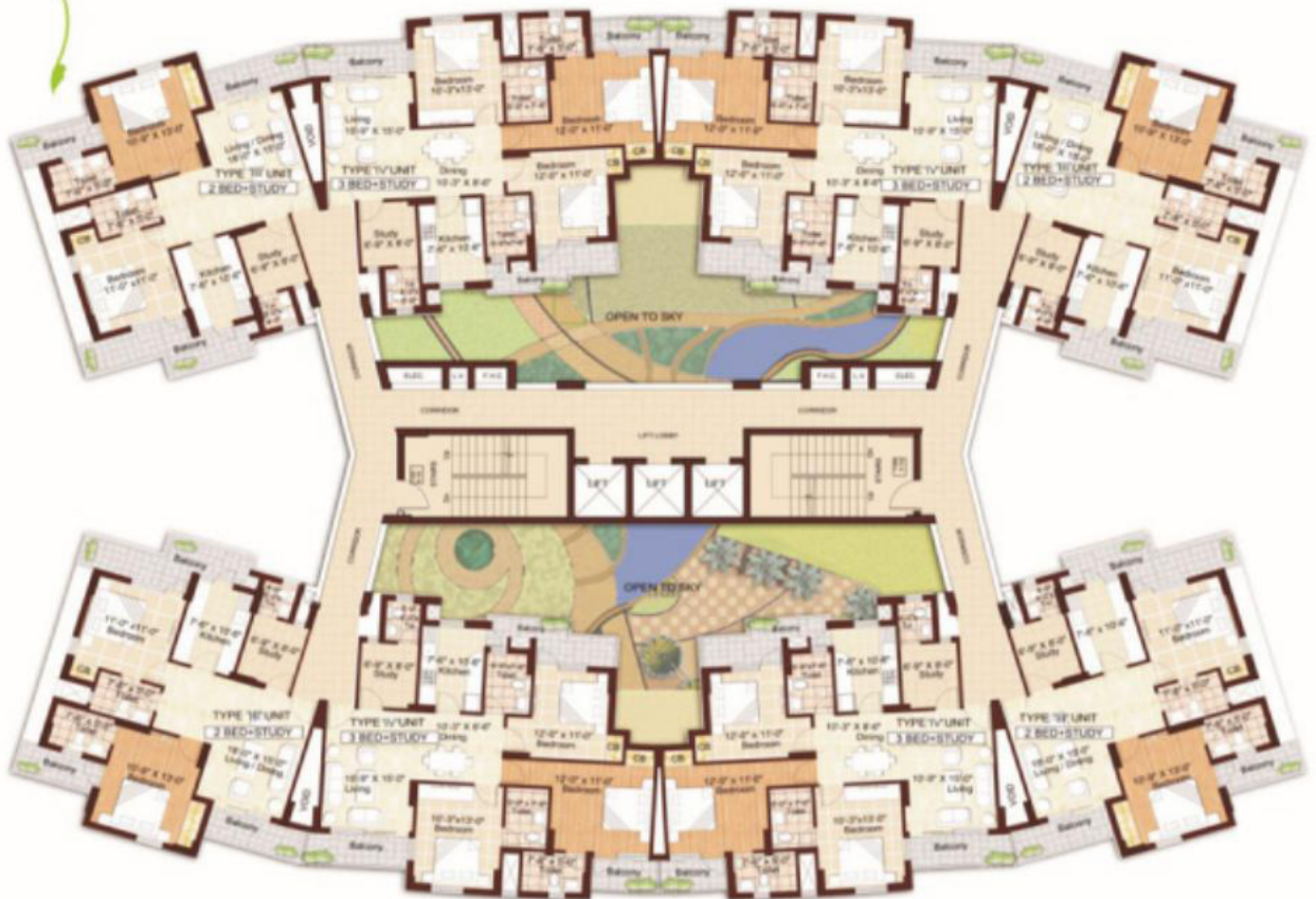
2 BR UNIT PLAN

SUPER AREA = 930 SQ. FT.

2 B/R + 2T + KITCHEN + LIVING + DINING + BALCONIES



Peace, Happiness & Prosperity Cluster Plan





Type - III

2BR WITH STUDY UNIT PLAN
SUPER AREA = 1210 SQ. FT.

2 B/R + 3T + STUDY / SERVANT + KITCHEN + LIVING + DINING + BALCONIES



Type - IV

3BR WITH STUDY UNIT PLAN
SUPER AREA = 1510 SQ. FT.

3 B/R + 4T + STUDY / SERVANT + KITCHEN + LIVING + DINING + BALCONIES



Harmony & Aspire Cluster Plan

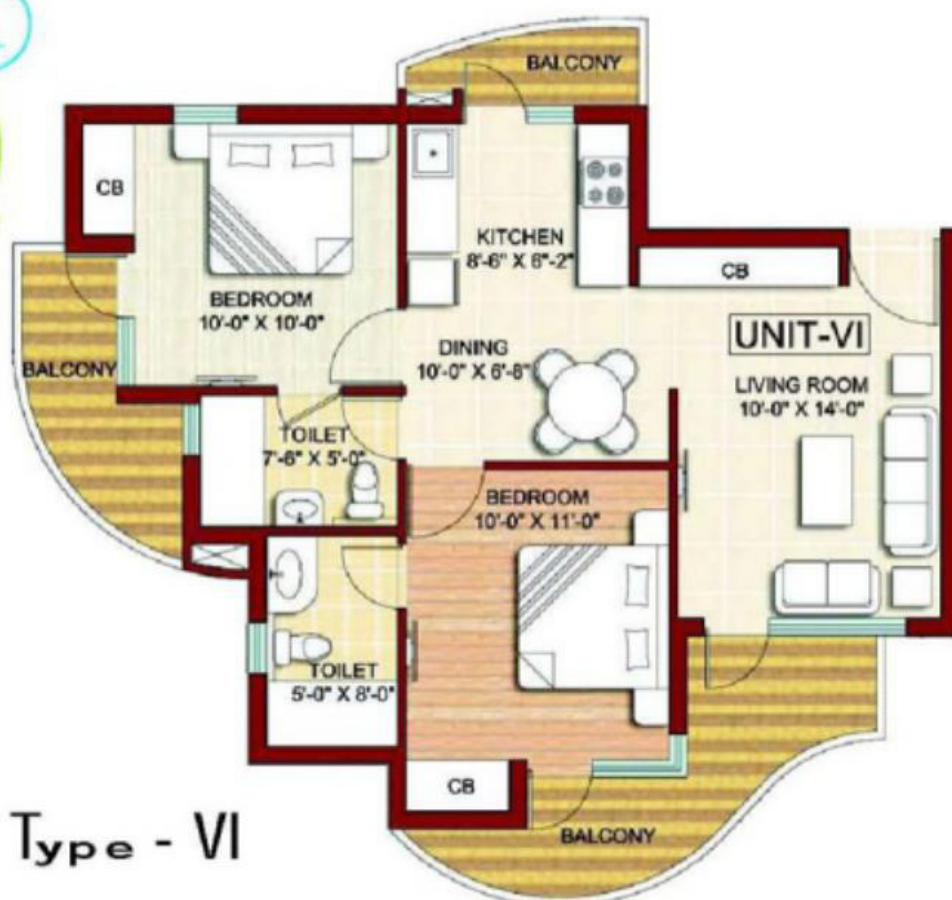




Aspire Cluster Plan



TYPICAL FLOOR PLAN BLOCK-B2



Type - VI

2BR UNIT PLAN
SUPER AREA = 1000 SQ.FT.
2BR + 2T + KITCHEN + LIVING + DINING + BALCONIES



2BR UNIT PLAN
 SUPER AREA = 1110 SQ.FT.
 2BR + 2T + KITCHEN + LIVING + DINING + BALCONIES

Type - VII





Specifications

General	Earthquake resistant structure designed by highly experience Structural Engineers	External Façade	Exterior with superior paint finish
Super Structure	R.C.C. Sheer Wall structure with columns, R.C.C. slabs & beams with brick wall partitions in between designed by IT Engineer's (As per IS Code)	Toilets	- Provision for hot & cold water system. Glazed tiles in pleasing colours on walls upto door level - European W.C.'s, washbasins & cisterns in light shade of standard brand. Chrome plated fittings of standard make
Flooring	- Vitrified Tiles in Drawing/Dining/Bedrooms. Laminated wooden flooring in Master Bedroom - Anti-skid ceramic tiles in kitchen, toilet & balcony. Marble stone flooring in corridor, lift, lobby and staircase	Inside Wall Finish	Inside walls with POP punning and one concept wall in bed room, acrylic emulsion paint
Door & Windows	- External doors & windows made of UPVC/ Powder Coated Aluminum - Internal doors in Hardwood frames with laminate doors - Entrance door- Teakwood finish decorative door	Electricals	- All copper wiring in P.V.C. concealed conduit - Adequate modular switch/sockets for light and power points as well as telephone & TV outlets with protective M.C.B.s
Kitchen	- Granite top working platform - Stainless steel sink - Ceramic glazed tiles 2" above working platform with chrome finish sanitary wares	Water Supply	Underground and overhead water tanks with pumps for uninterrupted supply of water
External Finish/Lift	- Modern and elegant outer finish with high quality paint/stone with plaster & decorative - Lobby / Entrance Lobby wood / tiles up to 7 feet and texture paint	Intercom Facility	Provision of intercom facility in each flat
		PNG Gas Pipeline	Provision of gas pipeline infrastructure
		External Façade	Exterior with superior paint finish

Location Guide

