



PRESENTS  
A Blend of  
Royal Design & Elegance  
ZRICKS.COM





## Transforming Spaces into Majestic Dwellings

**B.S. Buildtech** is an ideal blend of professionalism, commitment, and customer centricity. With a desire to develop value - added yet affordable real estate projects, B.S. Buildtech is emerging as a key player in the field of real estate development. We strive to do timely delivery of world - class addresses in the midst of green surroundings.

The company envisions the demands and desires of customers beyond today's to address unstated future needs and works towards driving it to reality.



### Sonata of Luxury

Uncover the blend of fresh, dynamic and opulent lifestyle with **Heritage Height**. This masterpiece of architectural creativity is designed to offer an elegant life style. Each home at Heritage Height is distinctive in design that beautifully accentuates the landscape of this community. Comfort and luxury are engendered from this epitome of majesty.



### Unwind amidst pleasure

**Heritage Height** offer a complete array of recreation and fitness facilities, beautifully landscaped gardens, and innovative treatments to relax the body and soothe the soul. So, bask in the tranquility of Heritage Height and relish serenity of the mind.

### Live amidst verdant milieu

**Heritage Height** is a spectacular home set in the heart of the beautiful and un-spoilt stretch of Greater Noida west offering truly magnificent view across verdant plains. It's an incredibly peaceful location which is ideal for totally relaxing life amidst natural landscape.







**VAIBHAV HERITAGE HEIGHT** Grand Entrance



**VAIBHAV HERITAGE HEIGHT** Commercial complex

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vaibhav Heritage Height



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Entrance Lobby

Luxurious  
Tiled Flooring







Master Bedroom

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 VAIBHAV  
HERITAGE  
HEIGHT

Dinning Area











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Branded  
Sanitary Ware

Site Plan



- |  |  |  |   |
|--|--|--|---|
|  <b>TYPE-I</b> - 955 sq.ft.<br>2BHK+2T          |  <b>TYPE-IIIB</b> - 1175 sq.ft.<br>2BHK + 2T + S |  <b>TYPE- IIIB</b> - 1450 sq.ft.<br>3BHK+2T |  <b>TYPE-V</b> - 1800 sq.ft.<br>3BHK + 3T + S + T  |
|  <b>TYPE-III A</b> - 1150 sq.ft.<br>2BHK+2T + S |  <b>TYPE-III A</b> - 1450 sq.ft.<br>3BHK + 2T    |  <b>TYPE-IV</b> - 1530 sq.ft.<br>3BHK+ 3T   |  <b>TYPE-VI</b> - 2300 sq.ft.<br>4BHK + 4T + S + T |



**ZRICKS**  
Facilities

|  |                           |
|--|---------------------------|
| 1. Entry/ Exit for housing             | 11. Jogging Track         |
| 2. Club                                | 12. Skating Rink          |
| 3. Swimming Pool with deck             | 13. Exercise Station      |
| 4. Commercial complex with Front Plaza | 14. Yoga Station          |
| 5. Sand Pit                            | 15. Net Cricket Pitch     |
| 6. Party Lawn                          | 16. Tennis Court          |
| 7. Manicured Greens                    | 17. Badminton Court       |
| 8. Children Play Area                  | 18. Half Basketball Court |
| 9. Ramps                               | 19. Volley Ball Court     |
| 10. Arena                              |                           |



**100 M WIDE GREEN BELT**



AREA - 955 SQ.FT.  
TYPE-1 2 BHK+2 Toilet  
Block-A, D, E, G

## Specifications

|                             |   |
|-----------------------------|---|
| <b>GENERAL</b>              | Earthquake Resistant Zone IV Competent Structure Designed by Highly Experienced Engineers.  |
| <b>SUPERSTRUCTURE</b>       | Sheer Wall Structure with Columns , R.C.C Slabs & Beams with Brick Wall partitions in between .   |
| <b>FLOORING</b>             | <b>Vitrified Tiles</b> in Drawing/Dining/Bedrooms   Laminated Wooden Flooring in Master Bedroom   Anti-skid Ceramic Tiles in Kitchen Toilets & Balcony   Marble Stone Flooring in Corridor, Lift Lobby and Staircase. |
| <b>DOOR AND WINDOWS</b>     | <b>External Doors &amp; Windows</b> - UPVC/Powder Coated Aluminum<br><b>Internal Doors</b> - Hardwood Frames with Laminated Flush Doors.<br><b>Entrance Door</b> -Teakwood Finish Decorative Door.                    |
| <b>KITCHEN</b>              | Granite Top Working Platform   Stainless Steel Sink   Ceramic Glazed Tiles 2 feet above   Working Platform with Chrome Finish Sanitary Wares  |
| <b>TOILETS</b>              | Provision for hot and cold water system   Glazed Tiles in pleasing colors on wall up to Door Level   European WC's Washbasin & Cistern in light shade of Standard Brand   Chrome plated fittings of standard make     |
| <b>INSIDE WALL FINISH</b>   | Inside Wall with POP Punning and Acrylic Emulsion Paint   |
| <b>ELECTRICAL</b>           | Modular Switches   Sufficient light and Power Points   Cable TV and Telephone Points in Drawing room, Bedroom and Master Bedroom   Copper Wires in concealed PVC conduits with MCB                                    |
| <b>EXTERNAL FINISH LIFT</b> | Modern and Elegant outer finish with quality Paint/Stone with plaster in Decorative Designs   Lobby /Entrance Lobby Wood/Stones/Tiles up to 7 feet and Texture Paint   Exterior with Superior Paint Finish            |
| <b>INTERCOM FACILITY</b>    | Provision of Intercom Facility in Each Flat.  |
| <b>WATER SUPPLY</b>         | Underground and Overhead Water Tanks with Pumps for uninterrupted Water Supply  |
| <b>PNG GAS PIPELINE</b>     | Provision of Reticulated Gas Supply   |



**SUPER AREA - 1150 SQ.FT.**  
**TYPE-II A : 2 BHK+2 Toilet+Study**  
**Block - A, D, E, G**



**Super Area - 1175 Sq. Ft.**  
**Type-II B 2BHK+2 Toilet+Sudy**  
**Block- B, C**



AREA - 1450 SQ.FT.  
TYPE-III A 3 BHK+2 Toilet  
Block-B, C



AREA - 1450 SQ.FT.  
TYPE-III B 3 BHK+2 Toilet  
Block-F





SUPER AREA - 1530 SQ.FT.  
TYPE-IV 3 BHK+3 Toilet  
Block-F



SUPER AREA - 1800 SQ.FT.  
TYPE-V 3 BHK+4 Toilet+Servant  
Block-B,C

Floor Plans



AREA - 2300 SQ. FT,  
TYPE-VI 4 BHK+5 Toilet + Servant + Store  
Block-F

A Premium location

5 Min. Drive from Noida & NH-24 (Ghaziabad) • 7 Min. Drive from Ghaziabad Railway Station • 10 Min. Drive from Noida City Center / Sai Mandir (Sec-61) / Fortis Hospital  
15 Min. Drive from Sec 18 (Noida) & Akshardham Temple (Delhi) • 25 Minutes Drive from Connaught Place • 1 hr. Drive from IGI Airport



## PRICE LIST

| Type     | Accommodation                | Size       |
|----------|------------------------------|------------|
| I        | 2 BHK+2Toilets               | 955 Sq.Ft  |
| IIA      | 2BHK+2Toilets+Study          | 1150 Sq.Ft |
| IIB      | 2BHK+2Toilets+Study          | 1175Sq.Ft. |
| IIIA / B | 3BHK+2Toilets                | 1450 Sq.Ft |
| IV       | 3BHK+3Toilets                | 1530Sq.Ft  |
| V        | 3BHK+4Toilets+Servent        | 1800 Sq.Ft |
| VI       | 4BHK+5Toilets+Servent +Store | 2300Sq.Ft  |

| Floor | Down Payment Plan (Self Funding) Rs. per sq ft | Flexi Payment Plan Rs. per sq ft | Construction Linked Plan Rs. per sq ft |
|-------|--|----------------------------------|--|
| 23    | 2635   | 2835                             | 2985                                   |
| 22    | 2650   | 2850                             | 3000                                   |
| 21    | 2665   | 2865                             | 3015                                   |
| 20    | 2680   | 2880                             | 3030                                   |
| 19    | 2695   | 2895                             | 3045                                   |
| 18    | 2710   | 2910                             | 3060                                   |
| 17    | 2725   | 2925                             | 3075                                   |
| 16    | 2740   | 2940                             | 3090                                   |
| 15    | 2755   | 2955                             | 3105                                   |
| 14    | 2770   | 2970                             | 3120                                   |
| 12A   | 2785   | 2985                             | 3135                                   |
| 12    | 2800   | 3000                             | 3150                                   |
| 11    | 2825   | 3025                             | 3175                                   |
| 10    | 2850   | 3050                             | 3200                                   |
| 09    | 2875   | 3075                             | 3225                                   |
| 08    | 2900   | 3100                             | 3250                                   |
| 07    | 2925   | 3125                             | 3275                                   |
| 06    | 2950   | 3150                             | 3300                                   |
| 05    | 2975   | 3175                             | 3325                                   |
| 04    | 3000   | 3200                             | 3350                                   |
| 03    | 3025   | 3225                             | 3375                                   |
| 02    | 3050   | 3250                             | 3400                                   |
| 01    | 3075   | 3275                             | 3425                                   |

| View PLC (per sq ft rate) | Other Charges                        | BSP Inclusive Of                         |
|---------------------------|--------------------------------------|--|
| Park – Rs 100/-           | Covered Car Parking – Rs. 2,50,000/- | Club Membership – Rs 50,000/- (Free)     |
| Road – Rs 75/-            | Lease Rent – Rs. 75/- per sq ft      | 1 KVA Power Backup – Rs. 15,000/- (Free) |
| Corner – Rs 50/-          | IFMS – Rs. 25/- per sq ft            | E.E .C – Rs. 25/- per sq ft (Free)       |
|                           |                                      | F.F.C. – Rs. 25/- per sq ft (Free)       |

### Note:-

- 1Sq.Mt=10.764Sq.Ft.
2. Service tax as applicable.
3. Prices are escalation free but subject to revision/withdrawal with any notice by the company
4. All payments to be made in favour of "B S Buildtech" payable at Noida/ Delhi
5. All Flat numbering and layouts are tentative, proposed & subject to change as required by the company
6. Plan layout, specification are subject to change/modification as may be decided by the company/Architect or any other competent authority.
7. The above areas are Super Built Area s which include covered area plus proportionate share of common areas such as staircase, passage, lift, Community, facilities, etc..
8. Govt .charges like Stamp Duty, Registration charges, Sales Tax /Vat/WTC, Legal, Miscellaneous Expenses, Meter Connection Charges and any other charges, levied by the govt. shall be payable by applicants as on demand/at the time of possession
9. For detail Terms &Conditions refer to Application Form And Allotment Letter





SMS "VHH" to 56161

**Corporate Office:**

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**Site Address:**

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**Project Approved By :**

