



2/3 BHK HOMES AT SEC. 75, NOIDA

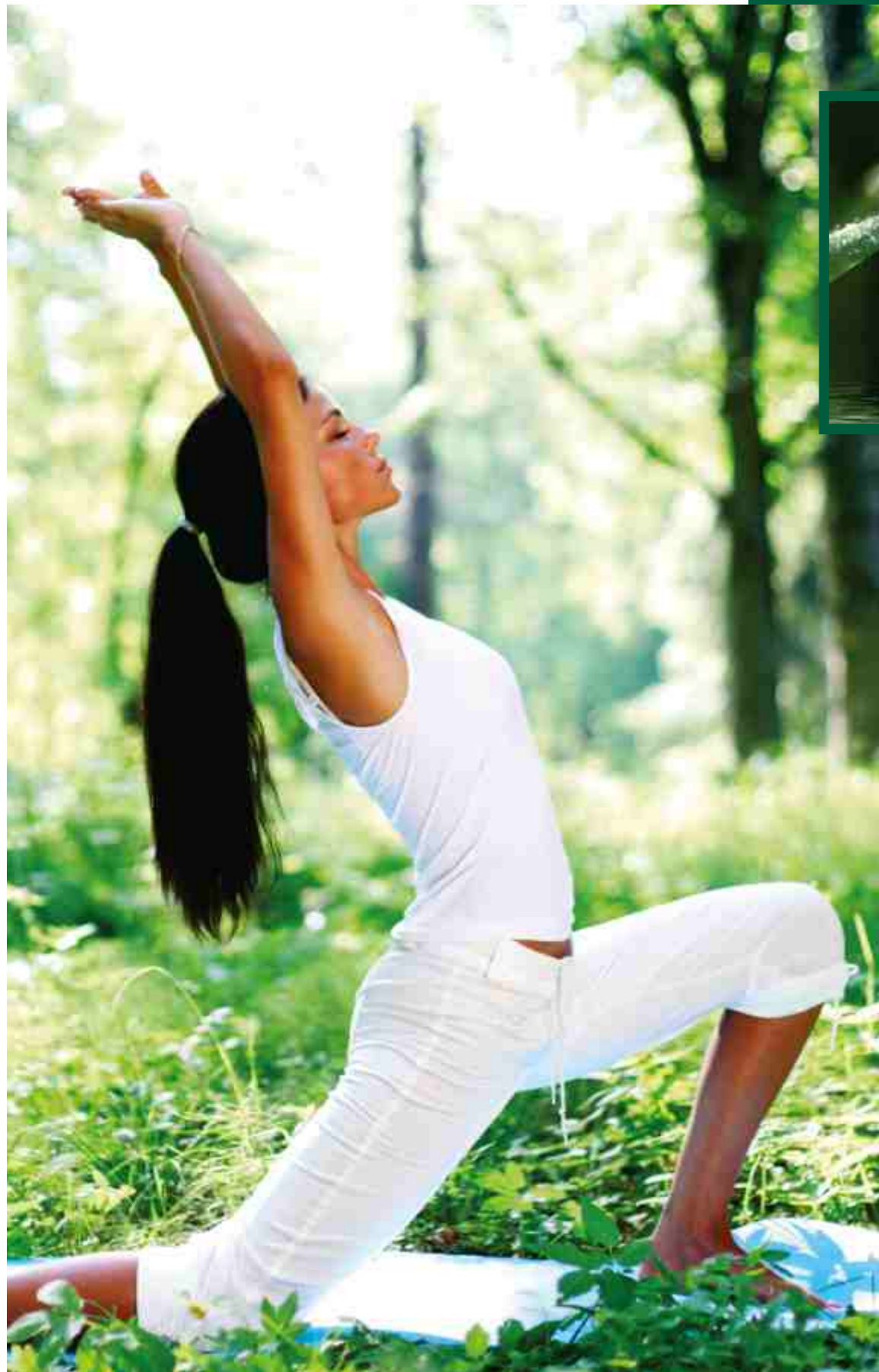


Blessed is the man who doesn't lose himself to the trap of worldly ostentations. Who won't renounce his honour for vitreous pretensions. Such is the man of prestige. Panchsheel salutes those exemplary individuals with a possession that's as exclusive as their repute. Pratishtha. Because, those who choose to live with their head held high, deserve to live in an abode that commands a standing.



Actual Sample Flat

Men of prestige are not easy to please. Because they don't equate their desires with nickel and dimes. They covet exclusivity. A word whose kosher essence has gone astray aeons ago in contemporary dialect. They command space that transcends the boundaries of virtue and vice. Into the realm of ethereal joie de vivre. No wonder, only exceptions could dare to reach out for their dreams.



In a world strangulated with affordable luxuries, it pays to breathe free. Pratishta exhibits 4 side open condominiums, each overlooking a sweeping panorama of the enveloping greens, revealing a remarkable vista for the eyes. With its avant-garde design raising a quaint playground for sun and shade, these luxurious residences create a leisurely retreat even for the most relentless soul. After all, prestigious living demands unconditional liberty.



Welcome to Pratishta. A world embodying the captive imagination of a select few. The connoisseurs of luxury. Nestling at a stone's throw from Delhi, this imposing edifice looms over the developed neighbourhood of Sector 75, one of the thriving destinations in the heart of Noida. Its immaculate architecture exalts ingenuity. Aesthetically rich interiors bedecked with ultra-modern amenities defy imagination. And verdant green environs breathe tranquillity. In short, a pièce de résistance distinctively created for the league of prestigious gentlemen.

PANCHSHEEL  
प्रतिष्ठा  
The name is the address



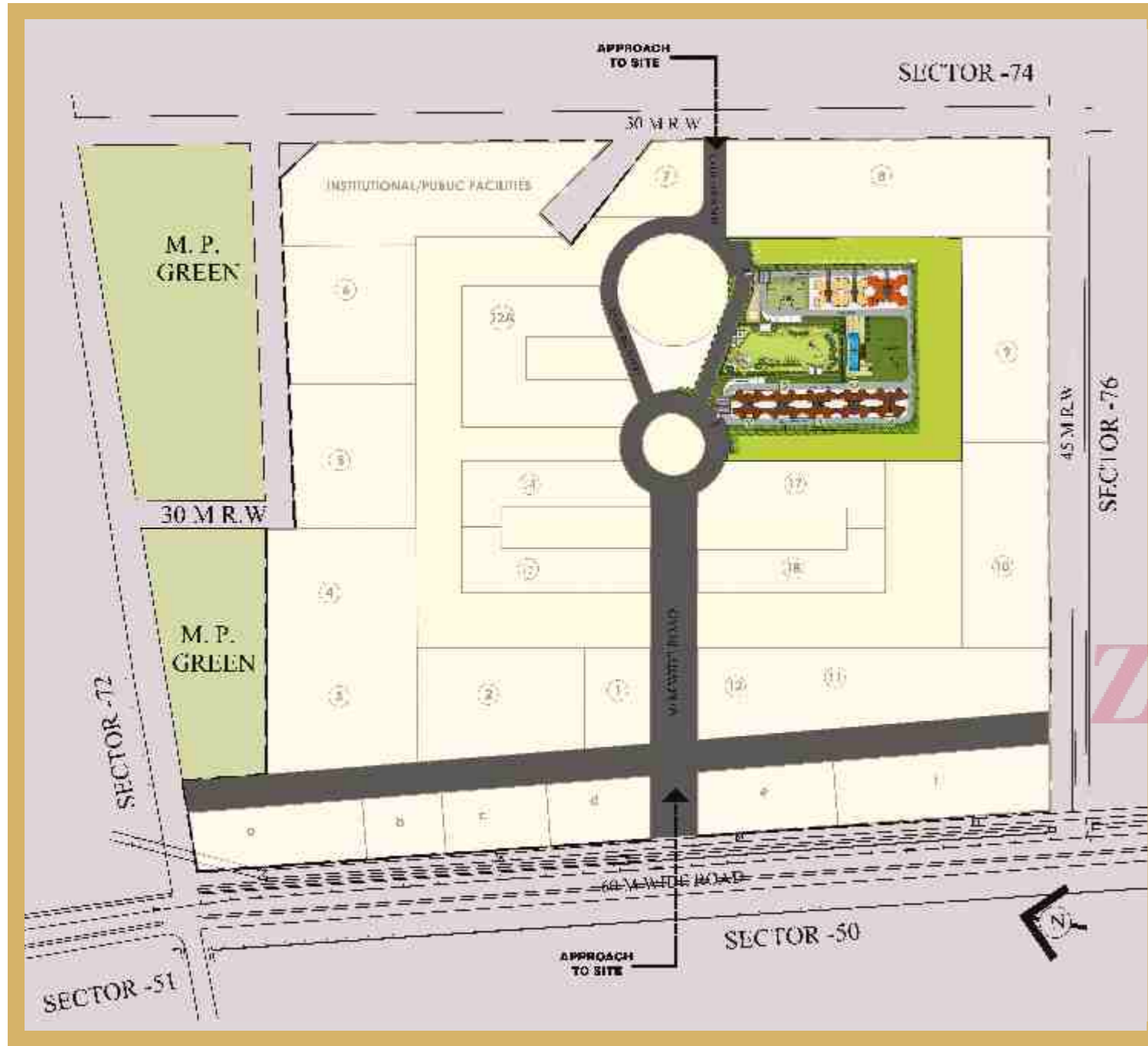
Actual Sample Flat

Actual Sample Flat

Confined thinking is the biggest impediment to the evolution of mankind. That's why, Pratihtha comes with spacious apartments that are as expansive as your imagination. Even a 2BHK+study residence starts from 1310 sq. ft. and extends up to a whopping 3BHK+ servant room of 2050 sq. ft. for premium condominiums. Because, at Pratihtha, we believe that a prized possession should leave enough room for the spirit to breathe.

Where nurturing childhood is the order of life and the world brightens up with innocent laughter. At Pratihtha, every house comes with a dedicated kids room, complete with colourful furniture, learning hub, toys and everything that your growing child desires.

# Master Plan



# Site Plan

- 2 Bed + Study = 1310 sq.ft.
- 3 Bed + 2 Toilet = 1495 sq.ft.
- 3 Bed + 3 Toilet + Servant Room = 2050 sq.ft.



If living is an art, presenting its ideal canvas. Every nook and corner of this lush green paradise is thoughtfully crafted for optimum space management. The luxurious condominiums roost in perfect harmony with the Vaastu principles. The whole dominion boasts an enchanting galaxy of exotic flowers and landscaped greens. After all, planning is the mark of prestigious living.



Actual Sample Flat

Art is essentially the deification of existence. Especially so, for those, who discern its worth. That's why, every apartment at Prathista brings you an enchanting amalgamation of rich aesthetics and eco-friendly design, graced to perfection by renowned architects. Choose from a varied range of spaces to suit your comfort and convenience. From 1310 sq.ft., 1495 sq.ft. to 2050 sq.ft. premium apartments, the only thing you will find common among these spaces is the optimum management of space. Presenting the Floor Plans.

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. 1sq.mt.=10.764 sq.ft.

## Floor Plan 1

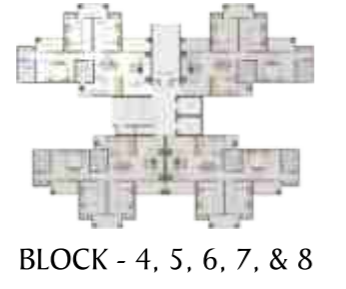


Super Area - 1310 sq. ft.

2 Bedroom + 2 Toilets + Drawing + Dining + Kitchen + Study + 2 Balconies + Utility

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# Floor Plan 2



3 Bedroom + 2 Toilet + Drawing + Dining + Kitchen  
+ Dress Area + 3 Balconies + Utility

Super Area - 1495 sq. ft.

Experience the matchless class for yourself.  
A glimpse of the exclusive sample flat.

Inimitable finesse, incredible luxury, unmatched beauty; we have made sure you are floored from the first look. Here is the sample flat for your appreciation.





## Floor Plan 3



3 Bedroom + 3 Toilet + Drawing + Dining + Kitchen + 2 Dress Area  
+ Puja + Servant Room + 2 Balconies + Utility

Super Area - 2050 sq. ft.

## Specifications

### LIFT LOBBY



- Two exclusive high speed Lift for every four flats of Brands like Kone/ Otis/ Mitsubishi/ Johnson/Siemens/ GE or equivalent brand subject to availability.
- Floor – Granite flooring in all Lift Lobby.
- Walls – Granite Cladding up to roof height in front of lift facia.

### STAIRCASE



- Floor Riser and tread of suitable granite finish marble as per Architect drawing tread size is about 10".
- Texture paint in suitable colors in rest of the area.

### DRAWING & DINING ROOM



- Floor – Perlato Royal/ Dyna/Indo Italian Marble/Vitrified Tiles (800mm x 800mm).
- Walls – All walls will be smooth finishing in Pleasant colors of paints.
- Doors & Windows – Main Door chowkhat to be of Teak wood.
- Door Shutter will be of wooden, Teak or equivalent, finished duly polished with all good necessary fittings.
- Intercom facility.
- Ceiling – P.O.P finish with pleasant colors.
- External Doors to be in UPVC. Finesta or any other make as per availability.
- Balcony – Railing in M.S. with top Rail of Stainless Steel.

### KITCHEN



- Floor – Perlato Royal/ Dyna/Indo Italian marble/Vitrified Tiles.
- Provision for Exhaust Chimney & Gas Pipe Line.
- Balcony - Antiskid tiles.
- Sink – S/S sink of double bowl of standard make.
- Power point for Washing Machine in Utility Balcony.
- Electrical – All necessary points for chimney, juicer, food processor, R.O., etc.
- External Door of UPVC any standard make as per availability.

### BEDROOMS



- Floor – Vitrified tiles.
- Walls – Walls to be in pleasant colors with smooth even finish in P.O.P.
- Ceiling – In P.O.P with smooth even finish in colors as per Interior concept.
- Doors & Windows – Paneled Wooden Door with teak finish, duly polished.
- External Door of UPVC of any standard make as per availability.

### BALCONIES



- M/S Railing with Stainless Steel Top Rail & antiskid flooring.

### TOILETS



- Digital Printed Wall Tiles as per Interior Design Concept, up to 7' height.
- Floor - Antiskid tiles, color as per Interior.
- Doors – Flush Door (water proof type), Polished Front side and Painted on Back Side.
- Electrical Point – Provision for Hot - Cold water & Exhaust Fan.
- Fittings – C.P. Brass of any Stainless ISI brand.
- Chinaware Fixtures – Hindware or equivalent brand.

### ENTRANCE LOBBY



- Well appointed lobby with guest waiting and security checks

### MASTER BEDROOMS



- Floor – Laminated Wooden Flooring Tiles of standard make.
- Walls – Walls to be in POP smooth finish, in colors as per Interior.
- Ceiling – Designer Ceiling in POP, in colors as per Interior.
- Doors & Windows – Wooden Paneled Door in teak finish duly polished.
- External door having Finesta or any other standard make as per availability.
- Electrical – All necessary points.
- Attached Toilet of Master Bedroom – Extra hand shower will be provided, rest specification of other toilets will be provided.

# Location Map



A man is known by the company he keeps. A man of prestige, however, is known by his address. Anchored in Sector 75, one of the most evolved destinations in Noida, Pratishta, enjoys a commanding view of the developed neighbourhood encircling its premises. The location also boasts a close proximity to the functional metro station and all other conceivable facilities of interest.










At Panchsheel we believe that owning a home is a dream everyone can realise. That's why, for over two decades, we've been building homes for the common man – affordable, comfortable and high on quality. This inclusive vision has got us many accolades, but the greatest of them all has been the unrestricted joys of our customers.

## Our Milestones

- Over 10,000 apartments under construction
- Changing the skylines of Noida, Greater Noida & Ghaziabad
- 15 years of experience in Residential, Commercial, Township, Office projects
- Thousands of satisfied customers

## Our prestigious projects

 <p>2/3/4 BHK Apartments at Greater Noida (West)</p>	 <p>Homes as close to Noida as your loved ones.</p>	 <p>2/3 BHK Apartments at Greater Noida (West)</p>	 <p>Ready-to-move-in Apartments, Duplexes &amp; Penthouses.</p>
 <p>Ultra-modern commercial hub at the centre of Crossings Republik.</p>	 <p>Ready to move in Shops at Wellington, Crossings Republik.</p>	 <p>Fully-furnished Villas. at Greater Noida (West)</p>	 <p>Ready-to-move-in Apartments in Ghaziabad</p>



**Valuent Infradevelopers Pvt. Ltd.**

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[www.panchsheelgroup.com](http://www.panchsheelgroup.com)

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