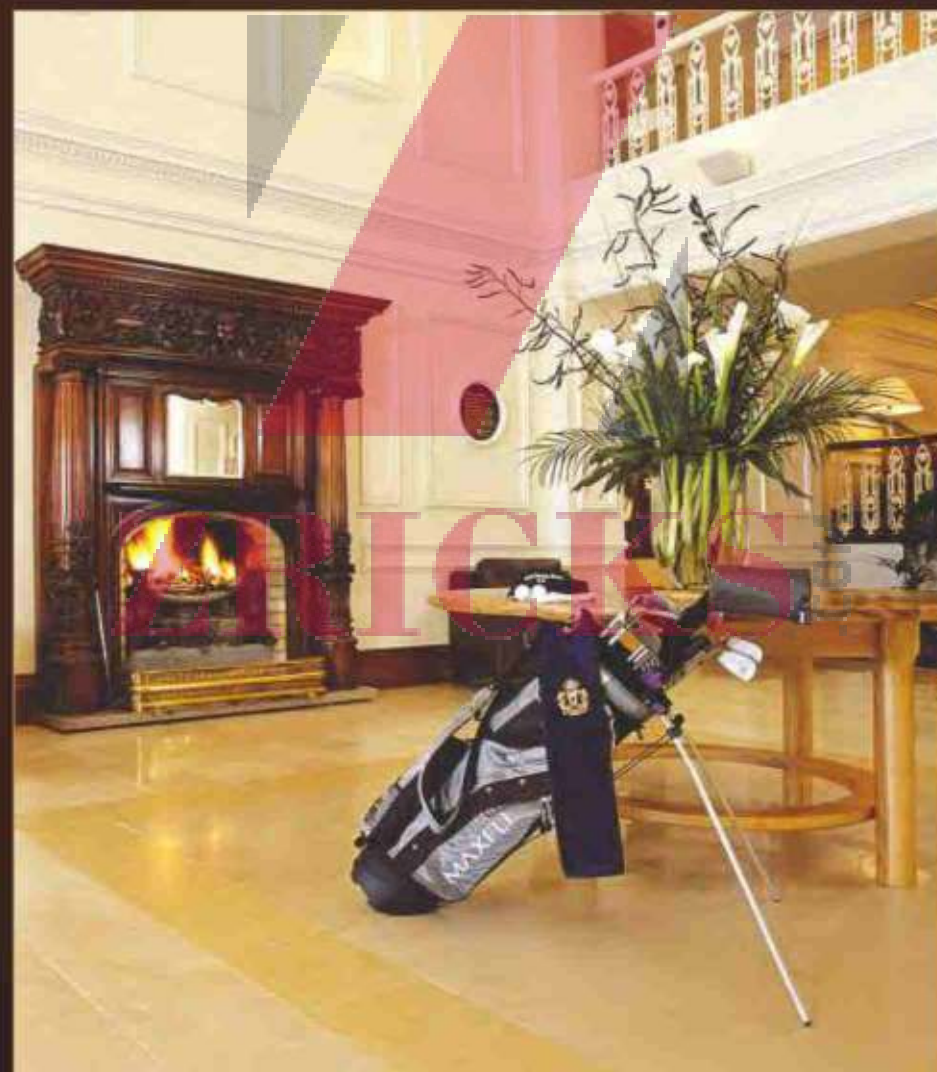


Wellington
PANCHSHEEL
212 BEDROOM APARTMENTS
GOLF • LAKE • MALL • METRO • GREENS



Beautiful Homes
Next to a Beautiful Golf Course



The Upper-Class Living

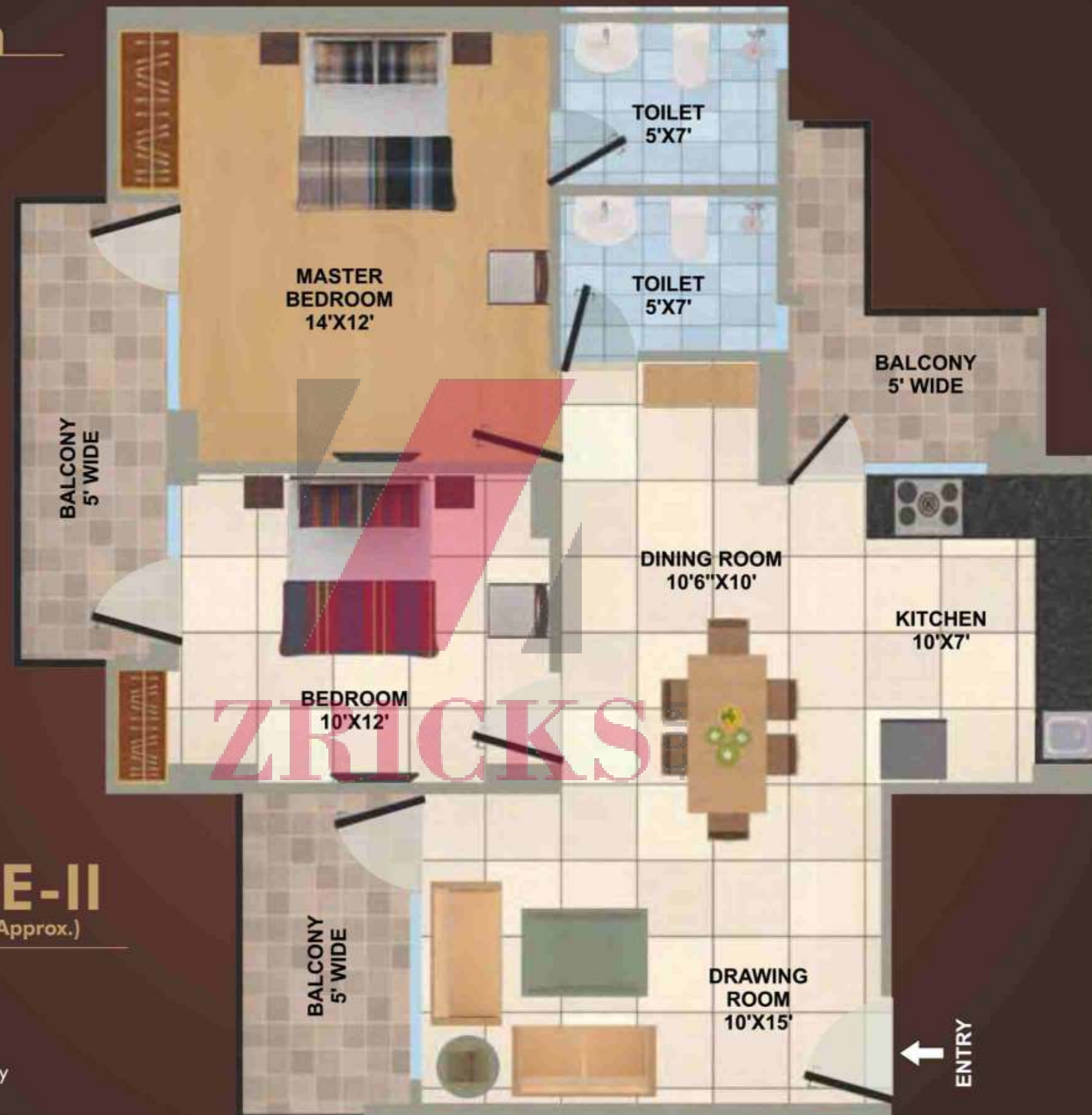
Wellington is perfectly placed in the heart of India's first global city, Crossings Republik, making it the most well planned location for your home. To add to this are beautiful green glades and landscaped gardens to enhance your outdoors while the magnificence in form of lavish drawing area, cozy bedrooms and modular kitchen beautify the indoors. It presents luxury in its best shape assuring you an elite class lifestyle. Wellington is a confluence of elegance, opulence and attitude. With architectural excellence and best design configurations, it offers you a posh living that matches your standard.



Crossings Republik Site Plan



Floor Plan



MIG TYPE-II

Super Area-1150 sq. ft. (Approx.)

- 2 Bedrooms
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility Balcony
- Balconies

Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Floor Plan



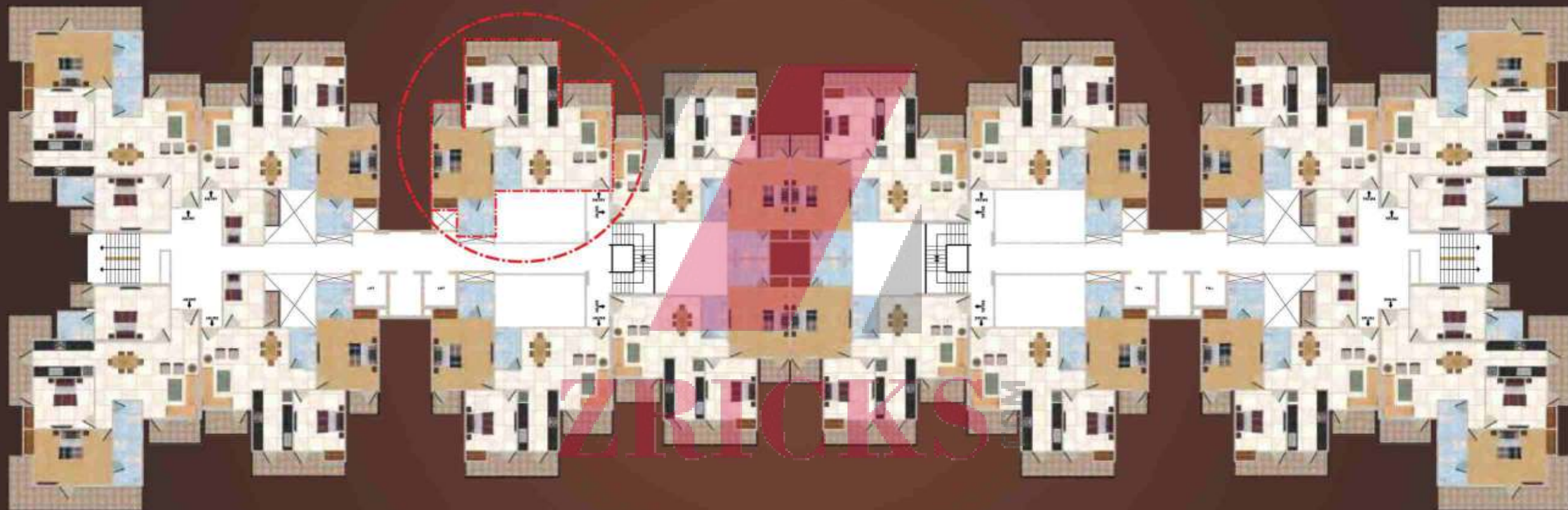
MIG TYPE-III

Super Area-1197 sq. ft. (Approx.)

- 2 Bedrooms
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility Balcony
- Balconies

Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Cluster Plan: R-3 & R-4



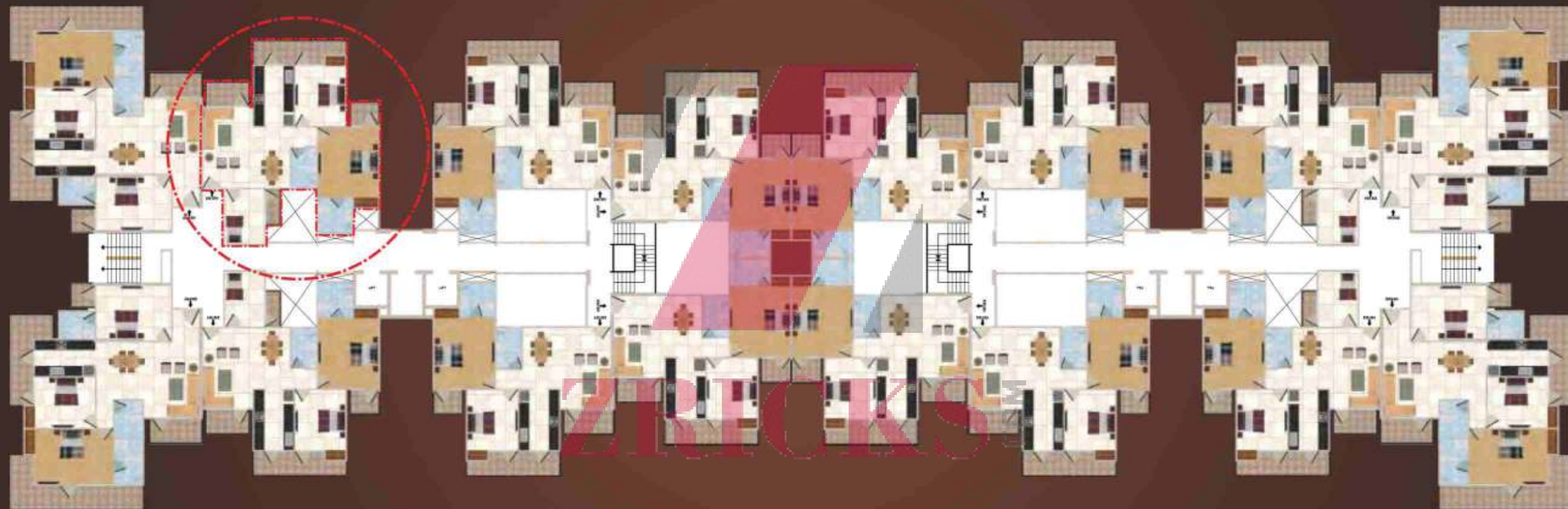
Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Floor Plan



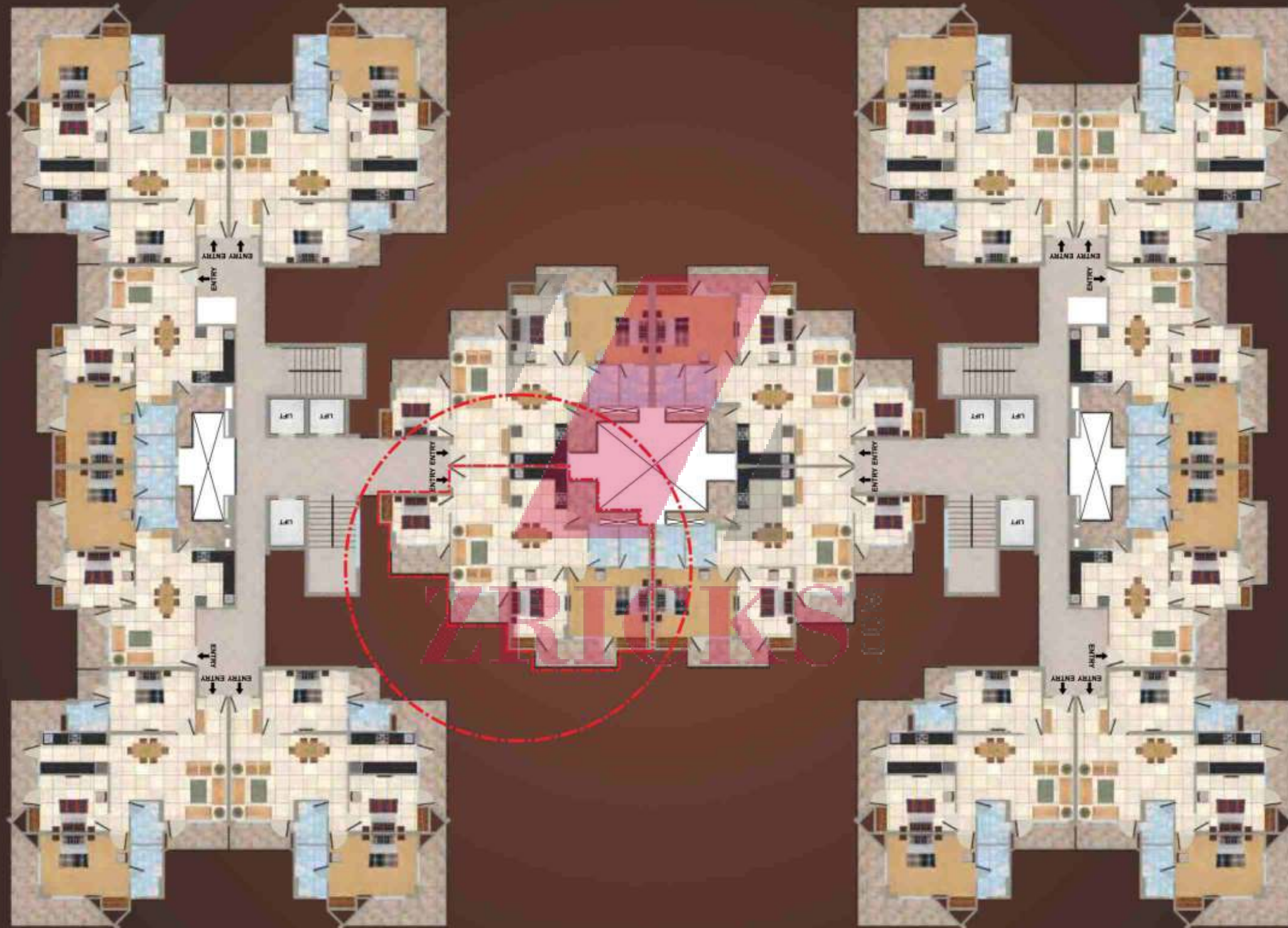
Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Cluster Plan: R-3 & R-4



Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Cluster Plan: R-1 & R-2



Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10,764 Sq. Ft.

Floor Plan



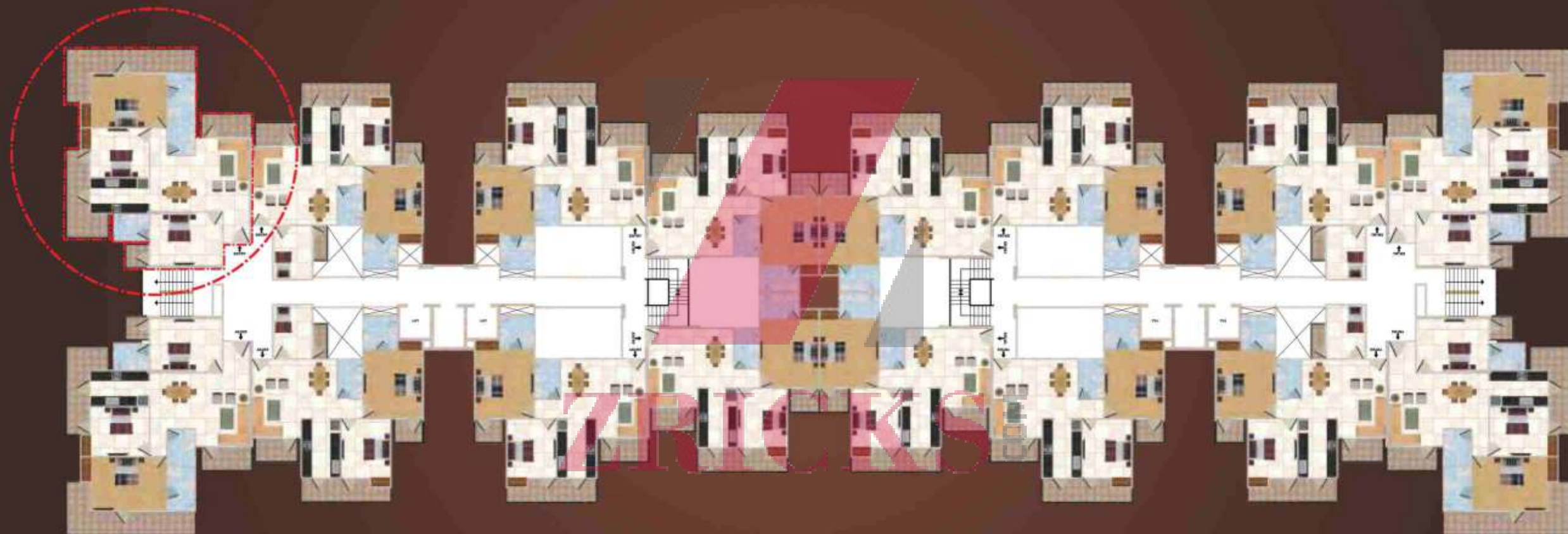
MINI HIG TYPE-I

Super Area-1450 sq. ft. (Approx.)

- 2 Bedrooms
- 1 Kids Bedroom
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility Balcony
- Balconies

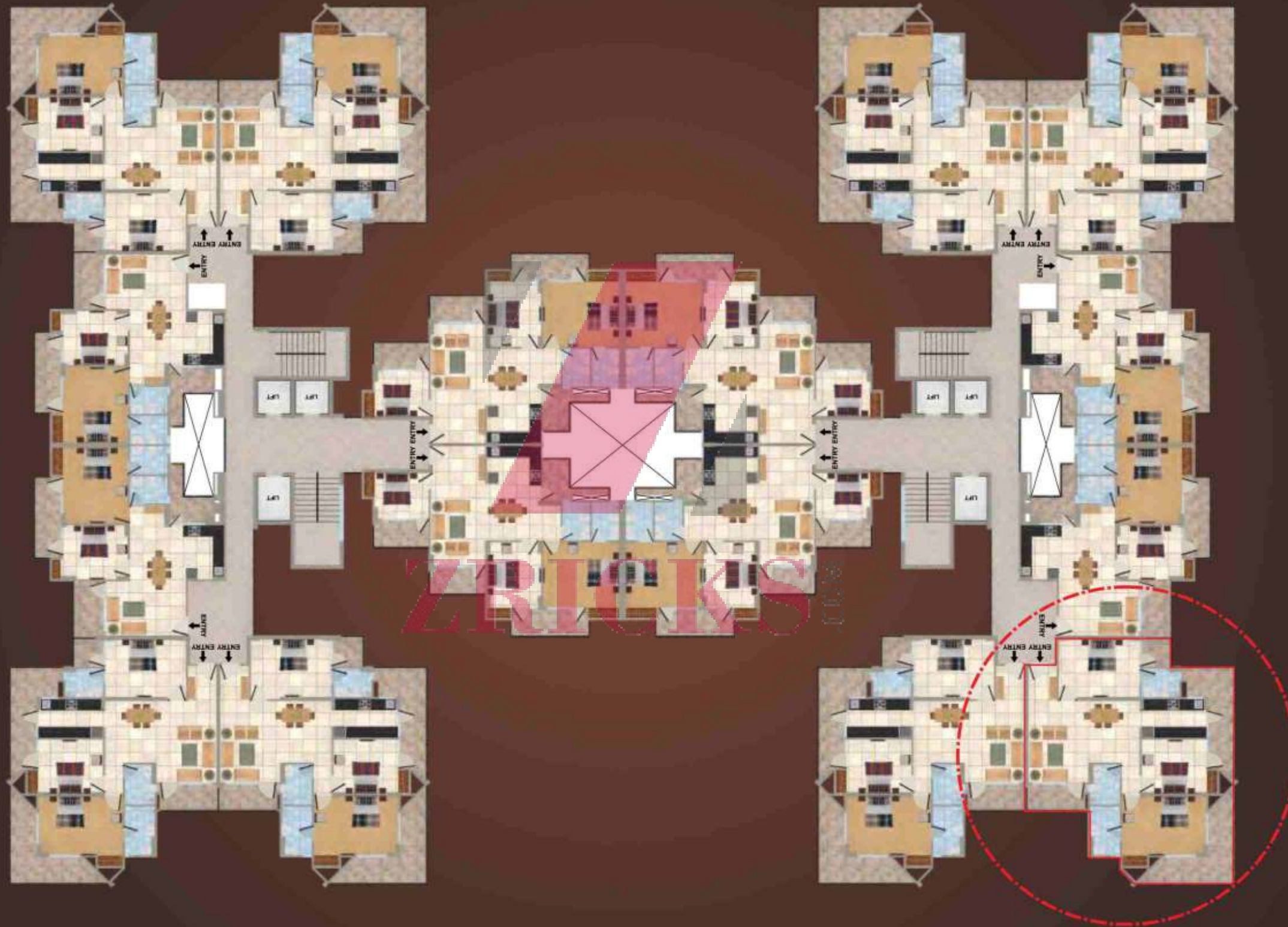
Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Cluster Plan: R-3 & R-4



Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Cluster Plan: R-1 & R-2



Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Floor Plan



HIG

Super Area-1700 sq. ft. (Approx.)

- 3 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Utility Balcony
- Balconies

Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Superlative Specifications



STRUCTURE: Earthquake resistant R.C.C. framed structure certified by IIT

FLOORING: Vitrified tiles floorings and European laminated wooden flooring in master bedroom

DOORS\WINDOWS: All external door and window frames in powder coated aluminum. Decorative doors with hard wood at main entrance and rest decorative flush doors duly polished

KITCHEN: Granite working platform with 2 ft. high glazed ceramic tiles above it with stainless steel sink

WATER SUPPLY: Underground and overhead water tanks with pumps for 24 hours uninterrupted water supply.

TOILETS: Provision for Hot & Cold water system. Glazed tiles in pleasing colours on walls up to door level. European W.C's, wash basins & cisterns in white shade.

INTERNAL FINISH: All internal walls plastered & painted in off white shade of oil bound distemper, Plaster of Paris punning & Cornices in drawing/dining room and bedrooms

EXTERNAL FINISH: Most modern & elegant permanent outer finish with high quality texture paint

ELECTRICAL: ISI copper wiring in P.V.C. concealed conduit. Provision for adequate light and power points as well as telephone & TV outlets with protective M.C.Bs

HARDWARE: All fittings with aluminum powder coated materials



ZRICKS



Price List

PRICE LIST



| S. No. | Type | Saleable Area (Sq. Ft.) | Basic Price in Cash Down Payment Plan @ ₹ 3080 (Per. Sq. ft) | Down Price in Construction Link Payment Plan @ ₹ 3500 (Per. Sq. ft) |
|--------|-------------------|-------------------------|--|---|
| 1. | MIG Type I | 1050 | 32,34,000 | 36,75,000 |
| 2. | MIG Type II | 1150 | 35,42,000 | 40,25,000 |
| 3. | MIG Type III & IV | 1197 | 36,86,760 | 41,89,500 |
| 4. | Mini HIG Type II | 1395 | 42,96,600 | 48,82,500 |
| 5. | Mini HIG Type I | 1450 | 44,66,000 | 50,75,000 |
| 6. | HIG | 1700 | 52,36,000 | 59,50,000 |

PREFERENTIAL LOCATION CHARGES (PLC)

1. FLOOR WISE:

| S. No. | Floor | PLC (Rs. Per Sq. Ft.) |
|--------|------------------|---------------------------------|
| 1. | First | 150 |
| 2. | Second & Third | 125 |
| 3. | Fourth & Fifth | 100 |
| 4. | Sixth & Seventh | 75 |
| 5. | Eighth to Tenth | 50 |
| 6. | Eleventh & Above | On First Come First Serve Basis |

2. LOCATION WISE

Golf Course & Lake Facing Flats: ₹ 200/- Per Sq. Ft.
Park Facing/ Road Facing Flats: ₹ 50 / Per Sq. Ft.

CAR PARKING

Covered Car Parking: ₹ 1,50,000/- Per Car Park (One Car Parking is Compulsory)

CLUB MEMBERSHIP

One Time Club Membership Fee: ₹ 50,000/-

POWER BACKUP

₹ 25,000/- Per KVA

INTEREST FREE MAINTENANCE SECURITY (Transferable to RWA)

2 B/R : ₹ 20,000/-
2 B/R + Study Room : ₹ 25,000/-
3 B/R : ₹ 25,000/-

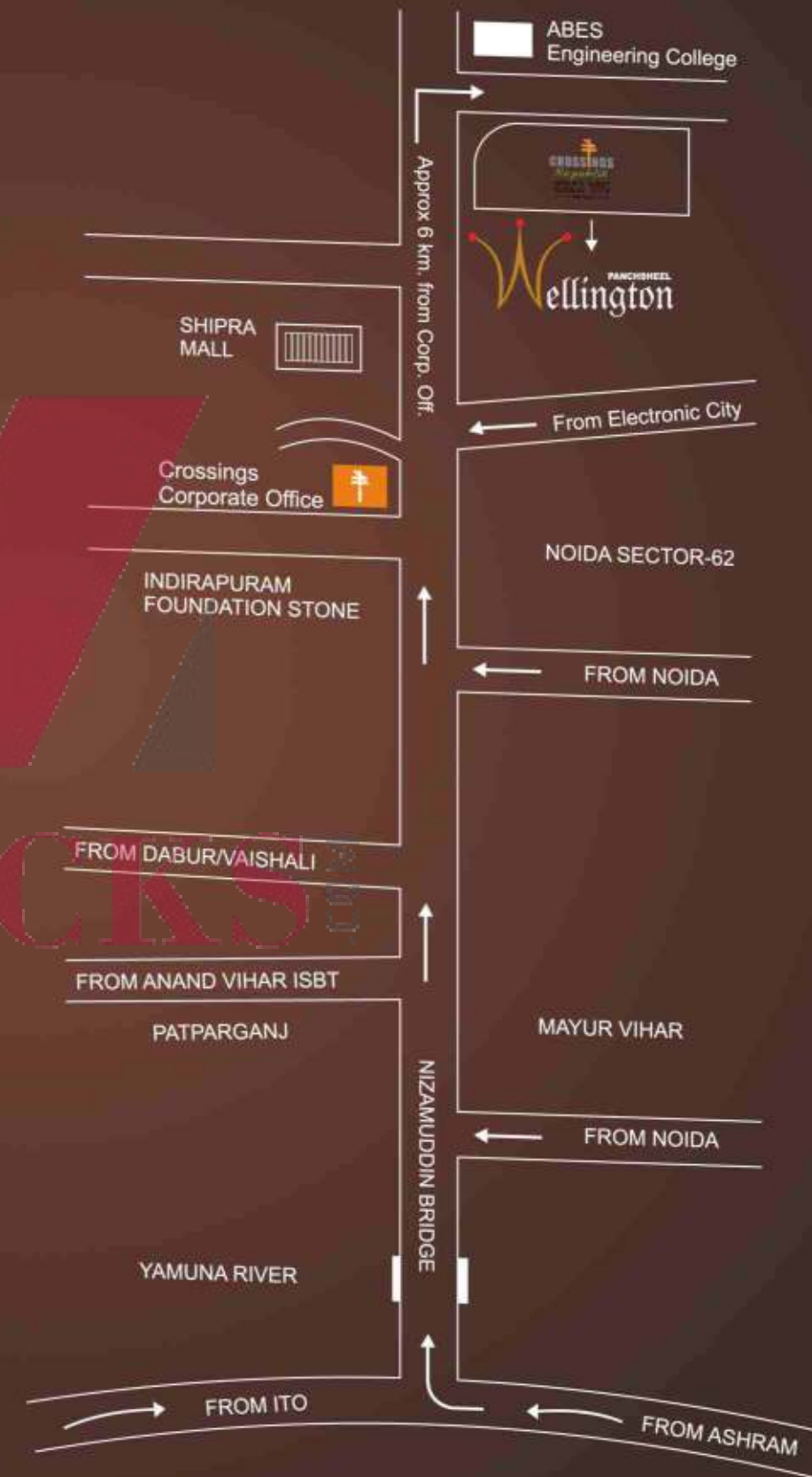
NOTE

- Above Rates are Exclusive of EDC of ₹ 90/- Per Sq. Ft. & Fire Fighting Charges of ₹ 25/- Per Sq. Ft.
- W.e.f. - 01-03-2012 Price at which the unit is sold is free of Escalation.
- Price list can be revised at the sole discretion of the Company without notice.
- Service tax/Government levies shall be charged extra.

1 sqm = 10.764 sq. ft.



Road Map



Panchsheel Buildtech Pvt. Ltd.

An ISO 9001 : 2008 Company

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

Site Office: Plot No. - 6, Sector - 1, Crossings Republik, NH-24, Ghaziabad (U.P.).

Enquiry No. : 0120-4777777 (15 Lines)

SMS PBL to 53030 • Email : sales@panchsheelgroup.com

• www.panchsheelgroup.com



CASH DOWN PAYMENT PLAN

| | |
|--|---|
| At the time of booking | 10% of the basic cost + PLC + EDC + FFC |
| Within 45 days from the day of booking | 85% of the basic cost + PLC + EDC + FFC |
| At the offer of possession | 5% + car parking + club membership + IFMS |

CONSTRUCTION LINK PAYMENT PLAN

| | |
|--|---|
| At the time of booking | 10% of the basic cost + (PLC + EDC + FFC) |
| Within 30 days from the day of booking | 10% of the basic cost + (PLC + EDC + FFC) |
| Costing of Upper Basement Roof | 10% of the basic cost + (PLC + EDC + FFC) |
| Costing of 2nd floor | 10% of the basic cost + (PLC + EDC + FFC) |
| Costing of 5th floor | 8% of the basic cost + (PLC + EDC + FFC) |
| Costing of 8th floor | 8% of the basic cost + (PLC + EDC + FFC) |
| Costing of 11th floor | 8% of the basic cost + (PLC + EDC + FFC) |
| Costing of 14th floor | 8% of the basic cost + (PLC + EDC + FFC) |
| Costing of 17th floor | 8% of the basic cost + (PLC + EDC + FFC) |
| Costing of 20th floor | 8% of the basic cost + (PLC + EDC + FFC) |
| Costing of 23rd floor | 8% of the basic cost + (PLC + EDC + FFC) |
| At the offer of Registry/Office of possession (whichever is earlier) | 4% of the basic cost + (PLC + EDC + FFC) + car parking + club membership + IFMS |

NOTE

- Above payment plans are price escalation free.