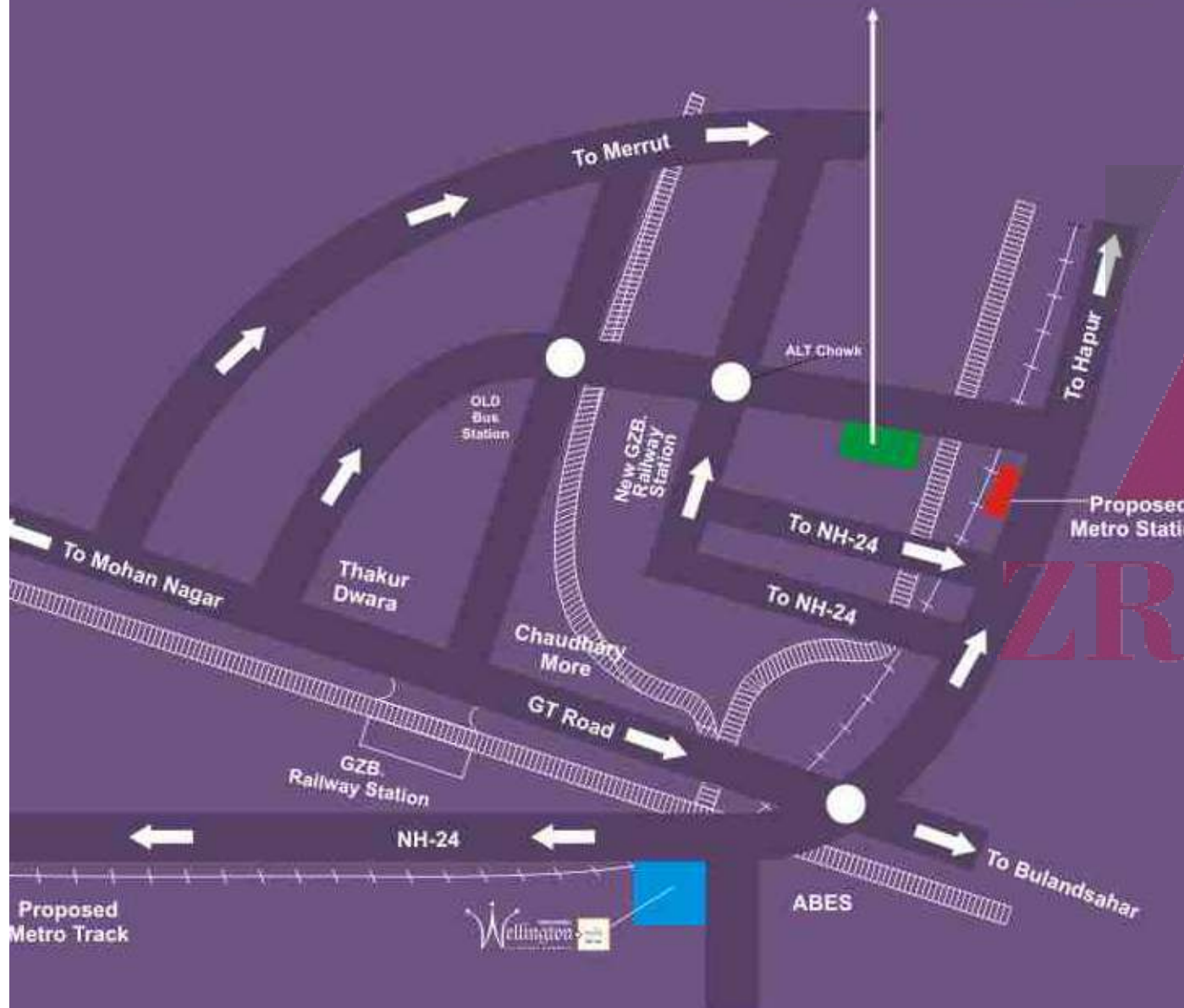


Road Map

**PANCHSHEEL
PRIMROSE**
1/2/3 BEDROOM APARTMENTS • HAPUR ROAD (NH-24), GHAZIABAD



Brings out the poet in you!

**PANCHSHEEL
PRIMROSE**
1/2/3 BEDROOM APARTMENTS • HAPUR ROAD (NH-24), GHAZIABAD



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Panchsheel Buildtech Pvt. Ltd.

An ISO 9001 : 2000 Company
Corporate Office: H-169, Sector-63, Noida - 201301
Site Off.: Main Hapur Road, Opp. Govindpuram AnaaJ Mandi, Ghaziabad
 Ph.: 0120-4777777 (15 Lines) • Fax: 0120-4777798
 Email : sales@panchsheelgroup.com • Website : www.panchsheelgroup.com
 For booking call: 9971718619, 9971718620, 9971718621

ZRICKS

*The beauty of the ocean is,
in the freedom of the seas*

*The captivation of the cloud,
lies in its floating free*

*The fragrance of the flower,
lies in its blooming petals*

*and the magic of happy life,
lies in its affordable and adorable living*

PANCHSHEEL
PRIMROSE

1203 BEDROOM APARTMENTS • HAPUR ROAD (NH-24), GHAZIABAD

Life is a poem. Make it beautiful and harmonious with Primrose, the budget apartments on Hapur Road, Ghaziabad that is impeccably designed with elegance and modern-day luxuries. These apartments are perfect for smart home seekers who never want to compromise either on luxury or affordability. And when these two priorities co-exist together, the long desire gets fulfilled.





Dream home meets its desired location

Primrose is located strategically on Hapur Road, Ghaziabad. A location that is complete in itself, encompassing Residential and Commercial Complexes, World-Class Infrastructure, Shopping Malls, Multiplexes, Hospitals, Community Centre, Landscaped Parks and Proposed Metro Station. Ghaziabad due to its easy reach from the capital and its other suburbs, is a favourable destination for the people who want a strategic location for their home.



PANCHSHEEL GROUP has established itself as a world-class real estate company – leading with compelling impact towards excellence since its incorporation in 1995. The group is founded on a profound thought that every stone should be laid down on a firm foundation, inspiring a better tomorrow by providing people with improved life and living standards at affordable prices. The Group endeavours to commit itself to provide its esteemed customers with finest design, aesthetics and values that match international standards. Panchsheel believes in a futuristic approach to strengthen this commitment to excellence.



Where success starts with great projects

anticipate. As of now it is implementing landmark projects across the length and breadth of NCR.

Successfully Completed & Delivered Projects

- **Ashoka Vatika**
Lajpat Nagar, Ghaziabad
- **SPS Apartments I**
GT Road, Ghaziabad
- **SPS Apartments II**
Radhey Shyam Park, Ghaziabad
- **Euro Apartments**
Rajendra Nagar, Ghaziabad
- **SPS Residency**
Indirapuram, Ghaziabad
- **SPS Commercial**
Indirapuram, Ghaziabad
- **SPS Heights**
Indirapuram, Ghaziabad

Ongoing Residential & Commercial Projects

- **Panchsheel Wellington**
Crossings Republik, NH-24, Ghaziabad
- **Crossings Republik**
NH-24, Ghaziabad
- **Hynish** - Sector 1, Greater Noida
- **Panchsheel Greens**
Sec-16B, Greater Noida
- **Panchsheel Green-II**,
Plot No.1 Sector-16, Greater Noida
- **Panchsheel Square**
Crossings Republik
- **Panchsheel Greens Commercial**
Sec-16B, Greater Noida
- **Panchsheel Well Bazaar**
Crossings Republik, NH-24, Ghaziabad
- **Panchsheel Villas**,
Greater Noida



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Specifications

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

FLOORING: Vitrified tiles flooring

DOORS/WINDOWS: All external doors and windows frames in hard wood. 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, washbasins & cisterns in white shade. Chrome plated fittings. Indian WC in study / servant toilet

INTERNAL FINISH: All internal walls plastered & painted in off white shade of oil bound distemper, Plaster of Paris 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 aluminium powder coated materials



- Approx. 27% of the plot area covered, rest all open to allow free flow of light and air to every corner of each apartment
- Vaastu & eco-friendly layout of the project
- **FIRM PRICES NO ESCALATION** for the units already sold
- Assured timely possession
- Power back-up facility (On demand with payment)
- Power back-up for lifts and common services (No Installation Charges)
- Uninterrupted water supply (No Installation Charges)



- Lift facility of OTIS or equivalent
- Ample parking space
- Swimming pool
- Convenient shopping place for daily needs
- Club House with modern amenities
- Jogging tracks, beautifully landscaped park with water body within the complex
- Installation of fire fighting system on all floors
- Provision for rain water harvesting
- 24 hours centralized security
- In-house maintenance services for all common facilities (On sharing basis)



Beautiful features await you...

ZRICKS.COM



Unit Plan 1BR

SUPER AREA - 645 SQ. FT. (Approx.)

PANCHSHEEL
PRIMROSE
12/3 BEDROOM APARTMENTS - HAPUR ROAD (NH-24), GHAZIABAD



Unit Plan 2BR MIG Type-I

SUPER AREA - 815 SQ. FT. (Approx.)

PANCHSHEEL
PRIMROSE
12/3 BEDROOM APARTMENTS - HAPUR ROAD (NH-24), GHAZIABAD



Unit Plan 2BR

SUPER AREA - 1000 SQ. FT. (Approx.)

PANCHSHEEL
PRIMROSE
1025 BEDROOM APARTMENTS - HAPUR ROAD (NH-24), GHAZIABAD



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.

Unit Plan 2BR MIG

SUPER AREA - 1000 SQ. FT. (Approx.)

PANCHSHEEL
PRIMROSE
1025 BEDROOM APARTMENTS - HAPUR ROAD (NH-24), GHAZIABAD



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.

Unit Plan 2BR + Study

SUPER AREA - 1240 SQ. FT. (Approx.)

PANCHSHEEL
PRIMROSE
1025 BEDROOM APARTMENTS - HAJUR ROAD (NH-24), GHAZIABAD

- Drawing/Dining Room
- 2 Bedroom
- 2 Toilet
- Study
- Kitchen
- 3 Balconies



Unit Plan 3BR + 3T

SUPER AREA - 1562 SQ. FT. (Approx.)

PANCHSHEEL
PRIMROSE
1025 BEDROOM APARTMENTS - HAJUR ROAD (NH-24), GHAZIABAD

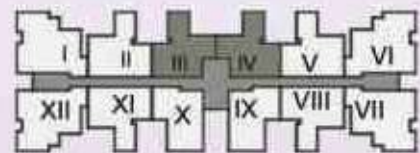
- Drawing/Dining Room
- 3 Bedroom
- Kitchen
- 3 Toilet
- 4 Balconies



Unit Plan MIG Type-I

SUPER AREA - 1000 SQ. FT.

PANCHSHEEL
PRIMROSE
1/25 BEDROOM APARTMENTS - HAFIZ ROAD (NH-24), GHAZIABAD

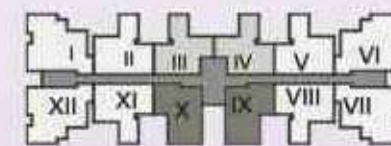


KEY PLAN

Unit Plan MIG Type-II

SUPER AREA - 1090 SQ. FT. (Approx.)

PANCHSHEEL
PRIMROSE
1/25 BEDROOM APARTMENTS - HAFIZ ROAD (NH-24), GHAZIABAD



KEY PLAN

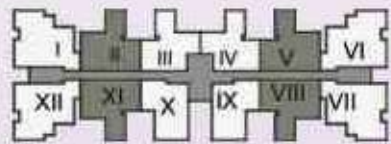
Unit Plan M-HIG

SUPER AREA - 1100 SQ. FT. (Approx.)

PANCHSHEEL
PRIMROSE
1025 BEDROOM APARTMENTS - HAFSUD ROAD (NH-24), GHAZIABAD



- Drawing/Dining Room
- 2 Bedroom
- 2 Toilet
- 1 Study
- 1 Kitchen
- 3 Balconies



KEY PLAN

Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings

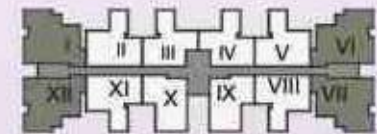
Unit Plan HIG

SUPER AREA - 1297 SQ. FT.

PANCHSHEEL
PRIMROSE
1025 BEDROOM APARTMENTS - HAFSUD ROAD (NH-24), GHAZIABAD



- Drawing/Dining Room
- 3 Bedroom
- 1 Kitchen
- 2 Toilet
- Dress
- 3 Balconies



KEY PLAN

Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings

Key Plan



- 1 BED
- 2 BED + 2 TOILET
- 2 BED + 2 TOILET (MIG TYPE-I)
- 2 BED + 2 TOILET (MIG)
- 2 BED + 2 TOILET + STUDY (SMALL)
- 2 BED + 2 TOILET (MIG TYPE-I) NEW
- 2 BED + 2 TOILET (MIG TYPE-II) NEW
- 2 BED + 2 TOILET + STUDY (MIG) NEW
- 2 BED + 2 TOILET + STUDY (BIG)
- 3 BED + 3 TOILET
- 3 BED + 2 TOILET (HIG) NEW

PRICE LIST (PH - I)

w.e.f. 07.05.2012

S.No.	TYPES	SALEABLE AREA	BASIC RATE IN CASH DOWN	COST IN CASH DOWN
1.	1 Bedroom	645 Sq.ft.	2500/-	16,12,500/-
2.	2 Bedroom	1000 Sq.ft.	2500/-	25,00,000/-
3.	2 Bedroom+ Study	1240 Sq.ft.	2500/-	31,00,000/-
4.	3 Bedroom	1562 Sq.ft.	2500/-	39,05,000/-

Basic Rates for the Units on 10th Floor.
1 sq. mt. = 10.764 sq. ft.

PREFERENTIAL LOCATION CHARGES (PLC)

1. Floor Wise:

S.NO.	FLOOR	PLC (Rs. Per Sq. Ft.)
1	Ninth	10
2	Eighth	20
3	Seventh	30
4	Sixth	40
5	Fifth	50
6	Fourth	60
7	Third	70
8	Second	80
9	First	90
10	Upper Ground	100

2. Location Wise:

Park facing / Road facing flats: Rs. 50/-per Sq.Ft.

CAR PARKING **	Covered Car Parking : 1,50,000/-
CLUB MEMBERSHIP**	One time club membership Fee: Rs. 25,000/-
POWER BACK-UP**	Rs. 15,000/-per KVA (1 KVA Back-up is compulsory)
MAINTENANCE SECURITY**	2 B/R : Rs. 20,000/- • 2 B/R+study : Rs. 25,000/- 3 B/R : Rs. 30,000/-

Note:

- Above rates are exclusive of EDC + Fire fighting charges Rs.65/- per Sq.ft. (Payable at the time of possession)
- **To be paid at the time of possession.
- One car parking is compulsory for each apartment.
- Rates are price escalation free.
- Above Rates will be Applicable W. E. F. 07/05/2012

PAYMENT PLAN (PH - I)

CASH DOWN PAYMENT PLAN

At the time of Booking	:	10% of the Basic Cost+PLC
Within 45 Days from the day of booking	:	85% of the Basic Cost+PLC
At the time of Registry	:	5% + Car parking + Club Membership + IFMS +EDC & FFC

Note:

- Above payment plans are price escalation free.

PRICE LIST (PH - II)

w.e.f. 28.05.2012

S.No.	TYPES	SALEABLE AREA	BASIC RATE IN CASH DOWN	COST IN CASH DOWN
1.	2 Bedroom Type - 1	815 Sq.ft.	2300/-	18,74,500/-
2.	2 Bedroom	1000 Sq.ft.	2300/-	23,00,000/-
3.	2 Bedroom+ Study	1240 Sq.ft.	2300/-	28,52,000/-
4.	3 Bedroom	1562 Sq.ft.	2300/-	35,92,600/-

Basic Rates for the Units on 10th Floor.
1 sq. mt. = 10.764 sq. ft.

PREFERENTIAL LOCATION CHARGES (PLC)

1. Floor Wise:

S.NO.	FLOOR	PLC (Rs. Per Sq. Ft.)
1	Ninth	10
2	Eighth	20
3	Seventh	30
4	Sixth	40
5	Fifth	50
6	Fourth	60
7	Third	70
8	Second	80
9	First	90
10	Upper Ground	100

2. Location Wise:

Park facing / Road facing flats: Rs. 50/-per Sq.Ft.

CAR PARKING **

Covered Car Parking : 1,50,000/-

CLUB MEMBERSHIP**

One time club membership Fee: Rs. 25,000/-

POWER BACK-UP**

Rs. 15,000/-per KVA (1 KVA Back-up is compulsory)

MAINTENANCE SECURITY**

2 B/R : Rs. 20,000/- • 2 B/R+study : Rs. 25,000/-
3 B/R : Rs. 30,000/-

Note:

- Above rates are exclusive of EDC + Fire fighting charges Rs.65/- per Sq.ft. (Payable at the time of possession)
- **To be paid at the time of possession.
- One car parking is compulsory for each apartment.
- Rates are price escalation free.
- Above Rates will be Applicable W. E. F. 28/05/2012

PAYMENT PLAN (PH - II)

CASH DOWN PAYMENT PLAN

At the time of Booking	:	10% of the Basic Cost+PLC
Within 45 Days from the day of booking	:	85% of the Basic Cost+PLC
At the time of Registry	:	5% + Car parking + Club Membership + IFMS + EDC & FFC

Note:

- Above payment plans are price escalation free.

PRIMROSE PRICE LIST PHASE-III TOWER - 10 & 11

w.e.f. 04.06.2012

S. No.	Type	Saleable Area (Sq. ft.)	Basic Rate CLP Per Sq. ft. (Rs. 2330)	Basic Rate Flexi Payment (Per Sq. ft.) (Rs. 2180)	Basic Rate Cash Down (Per Sq. ft.) (Rs. 2050)
1	MIG I	1000	23,30,000/-	21,80,000/-	20,50,000/-
2	MIG II	1090	25,39,700/-	23,76,200/-	22,34,500/-
3	M-HIG	1100	25,63,000/-	23,98,000/-	22,55,000/-
4	HIG	1297	30,22,010/-	28,27,460/-	26,58,850/-

PREFERENTIAL LOCATION CHARGES (PLC)

1. Floor Wise

S.No.	Floor	PLC(Rs per sq ft)
1	Upper Ground	120
2	First	110
3	Second	100
4	Third	90
5	Fourth	80
6	Fifth	70
7	Sixth	60
8	Seventh	50
9	Eighth	30

2. Location Wise

• Park Facing Apartment	Rs. 50/- Per Sq.ft.
• Corner Facing	Rs. 25/Sq.ft
• Covered Parking**	Rs. 1,50,000/-
• Powerback-Up**	Rs. 15,000/- KVA
• IFMS (Interest Free Maintenance Security)** (Transferable to RWA)	
• MIG	Rs. 20,000
• M-HIG	Rs. 25,000
• HIG	Rs. 30,000
• Club Membership**	Rs. 25,000
• EDC/FFC**	115/- Sq.ft

Note

- ** To be paid at the time of Possession.
- Covered Parking is mandatory for each apartment.
- Cheques/Bank Drafts to be issued in Favour of "Panchsheel Buildtech Pvt. Ltd." Payable at Delhi.
- Prices are escalation free for the apartment(s) booked.

PRIMROSE PHASE-III PAYMENT PLAN

w.e.f. 04.06.2012

CONSTRUCTION LINKED PAYMENT PLAN

At the Time of Booking	10% of (BSP+PLC)
Within 45 days from the date of booking	10% of (BSP+PLC)
On Foundation of Block	10% of (BSP+PLC)
On casting of 1st floor Roof slab of Block	8% of (BSP+PLC)
On casting of 3rd floor Roof slab of Block	8% of (BSP+PLC)
On casting of 5th floor Roof slab of Block	8% of (BSP+PLC)
On casting of 7th floor Roof slab of Block	8% of (BSP+PLC)
On casting of 9th floor Roof slab of Block	8% of (BSP+PLC)
On casting of 11th floor Roof slab of Block	8% of (BSP+PLC)
On casting of 13th floor Roof slab of Block	8% of (BSP+PLC)
On Completion of Plaster work within Apts.	5% of (BSP+PLC)
On Completion of Flooring work within Apts.	5% of (BSP+PLC)
At the time of Possession	4%(BSP+PLC) + IFMS+Other Charges

FLEXI PAYMENT PLAN

At the Time of Booking	10% of (BSP+PLC)
Within 45 days from the date of booking	10% of (BSP+PLC)
Within 60 days from the date of booking	20% of (BSP+PLC)
On Foundation of Block	10% of (BSP+PLC)
On casting of 1st floor Roof slab of Block	5% of (BSP+PLC)
On casting of 3rd floor Roof slab of Block	5% of (BSP+PLC)
On casting of 5th floor Roof slab of Block	5% of (BSP+PLC)
On casting of 7th floor Roof slab of Block	5% of (BSP+PLC)
On casting of 9th floor Roof slab of Block	5% of (BSP+PLC)
On casting of 11th floor Roof slab of Block	5% of (BSP+PLC)
On casting of 13th floor Roof slab of Block	5% of (BSP+PLC)
On Completion of Plaster work within Apts.	5% of (BSP+PLC)
On Completion of Flooring work within Apts.	5% of (BSP+PLC)
At the time of Possession	5%(BSP+PLC) + IFMS+Other Charges

CASH DOWN PAYMENT PLAN

At the Time of Booking	10% of (BSP+PLC)
Within 45 days from the date of booking	85% of (BSP+PLC)
At the time of Possession	5%(BSP+PLC) + IFMS+Other Charges



PANCHSHEEL BUILDTECH PVT. LTD.

An ISO 9001: 2008 Company
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