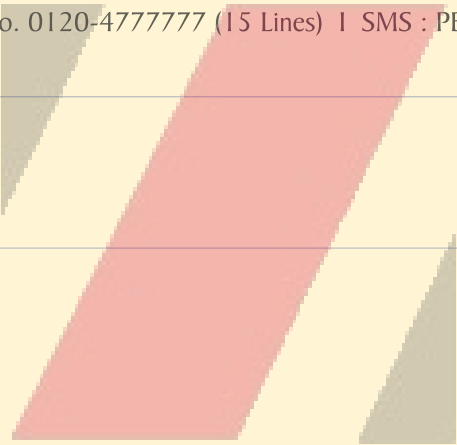


Panchsheel Buildtech Pvt. Ltd. An ISO 9001 : 2008 Company
Corporate Office: H-169, Sector-63, Noida - 201301 • Fax: 0120-4777798 Email: sales@panchsheelgroup.com • Website: www.panchsheelgroup.com
Site Office: Plot No. 1, Sector-16, Greater Noida

Enquiry No. 0120-4777777 (15 Lines) | SMS : PBL to 53030



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Disclaimer: This brochure is purely conceptual and not a legal offering. Further, the promoter / architect reserve the right to change any information if required.



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Panchsheel Group has established itself as a world-class real estate company since its incorporation in 1995. The group believes, every stone should be laid down on a firm foundation. At Panchsheel, we strive for a better tomorrow by providing people with an improved lifestyle at affordable prices. The Group is committed to providing its esteemed customers with finest design, aesthetics and values that match international standards.



Successfully completed & delivered projects

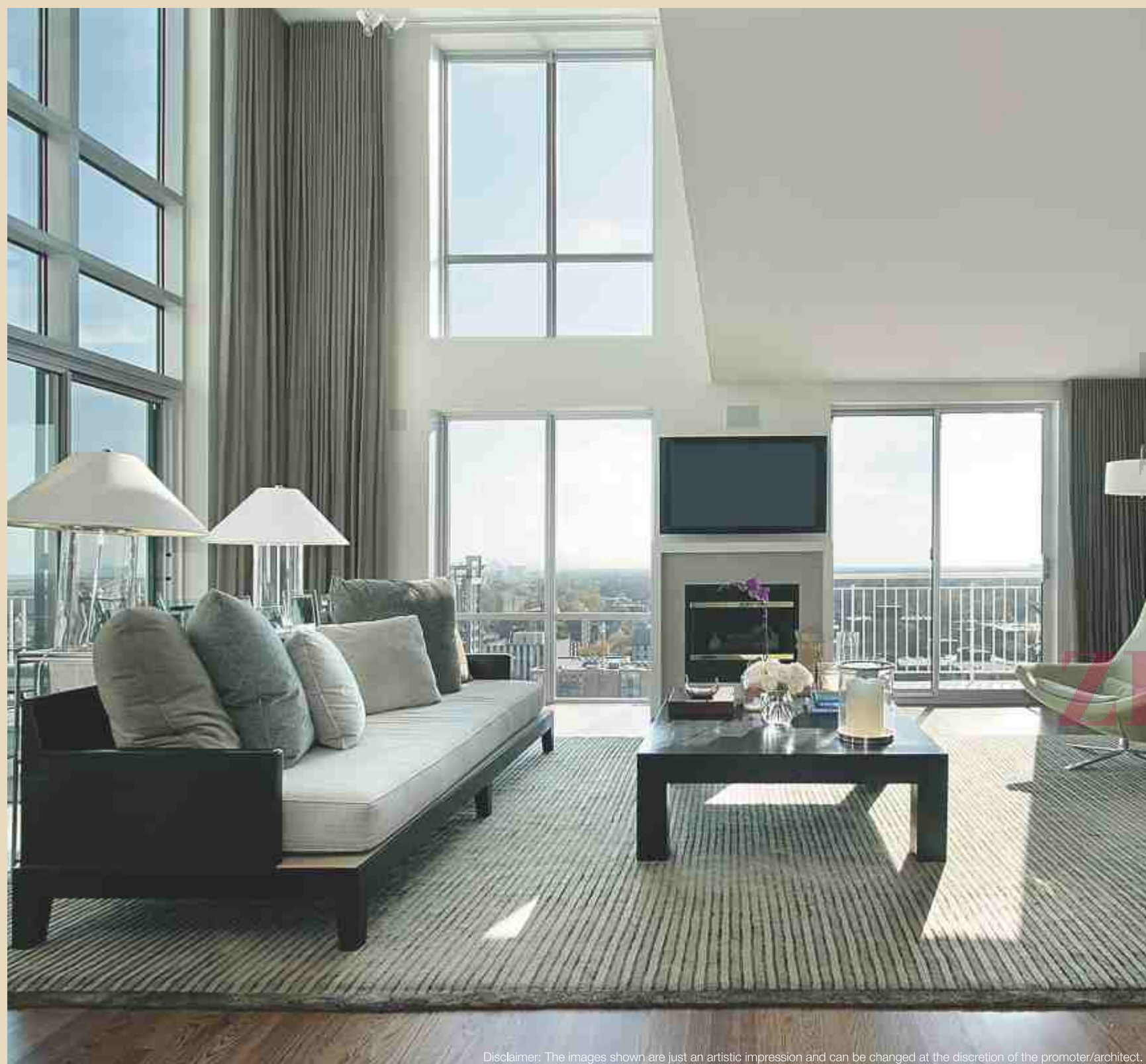
• Ashok Vatika, Lajpat Nagar, Ghaziabad • SPS Apartments I, GT Road, Ghaziabad • SPS Apartments II, GT Road, Ghaziabad • Euro Apartments, Rajendra Nagar, Ghaziabad • SPS Residency, Indirapuram, Ghaziabad • SPS Commercial, Indirapuram, Ghaziabad • SPS Heights, Indirapuram, Ghaziabad

Ongoing Residential Project

• Panchsheel Wellington, Crossings Republik, NH-24, Ghaziabad • Panchsheel Primrose, Opp. Govindpuram Anaj Mandi, Hapur Road, Ghaziabad • Panchsheel Verdant, Opp. Govindpuram Anaj Mandi, Hapur Road, Ghaziabad • Panchsheel Hynish, Sector-I, Greater Noida • Panchsheel Greens, Sector 16 B, Greater Noida

Ongoing Commercial Projects

• Panchsheel Square, Crossings Republik, NH-24, Ghaziabad • Panchsheel Greens, Commercial, Sector 16B, Greater Noida.



Disclaimer: The images shown are just an artistic impression and can be changed at the discretion of the promoter/architect.

DISCOVER A SPACE THAT REFLECTS YOUR MAGNANIMITY.

Space. Space that liberates. Space that sets you free. Space that grows, as your needs grow. Welcome to Panchsheel Villas. Fully furnished expandable villas at Noida Extension. Where you own the land you live on. And the sky above. Where you pronounce your freedom. After all, your own personal space is your ultimate luxury.



Disclaimer: The images shown are just an artistic impression and can be changed at the discretion of the promoter/architect.

BECAUSE, WISHES
KNOW NO LIMITS,
YOUR HIGHNESS.

Come and experience the spirit of independent living spaces with the taste of community culture. Panchsheel expandable villas are thoughtfully created to bring you an uncluttered and spacious lifestyle, with a ready to move in ground floor and space for expansion as per your requirements.



Disclaimer: The images shown are just an artistic impression and can be changed at the discretion of the promoter/architect.

COMMAND THE REINS OF LUXURY

Your Panchsheel Villa comes fully furnished with rich interiors and world styling. So you are spared the hassle of setting up your home. Each furnishing and article is hand-picked by our team of designers. What you get on delivery, is ready-to-live-in villas.

Woodwork in all rooms • Cupboards in all rooms • Complete modular kitchen with hob, chimney, fixtures and fittings • Laminated wooden flooring in master bedroom • Anti-skid tiles in all rooms • Designer POP in all rooms • Textured wall in all rooms • Fans, lights, Acs in all rooms • Geyser in all bathrooms

INDULGENCE
IS A VIRTUE,
O' LORD.



Your weekends and evenings will get all the more exciting now. Unwind at the in-house club, throw a party or just relax with family and friends.



A special Kids Zone keeps your little angels entertained and busy, aiding in their all-round development.



24x7 security for your family with gated entrance and a complementary video phone, that allows communication with the visitors without letting them in.



A contemporary shopping facility boasting everything from daily needs to high-fashion. Here, the old cliché, 'shop till you drop' actually comes alive.



A modern, fully-equipped business centre amidst serene surroundings makes business a pleasure here.



Indulge in the best of world cuisines at the fine dining restaurant, nestling within the premises.



UPHOLD YOUR
SPORTSMAN SPIRIT,
YOUR MAJESTY



Wellness living is the rage. Therefore, your villa comes attached with modern sports facilities to keep you charged and healthy. With an International standard cricket stadium, landscaped golfing greens and tennis court, this is going to be the breeding ground for the sportsman in you.

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90 sq. yd.

FLOOR PLAN

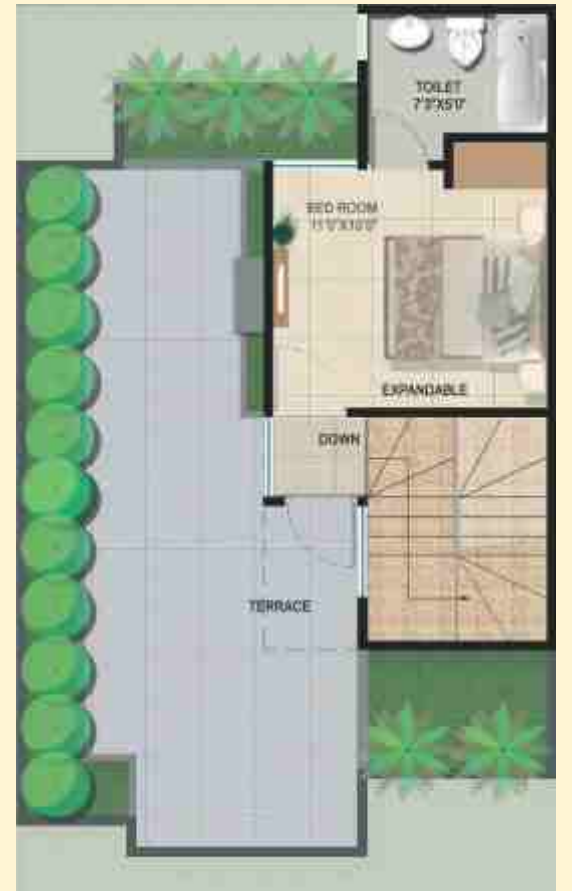
Type 1 : 90 sq. yd.



Ground Floor Plan



First Floor Plan



Terrace Floor Plan

3 bedrooms + living room / dining + kitchen + family lounge + 3 toilets + 2 balconies + porch + expandable area + one car parking

Super built-up area : 1730 sq. ft. + 180 sq. ft. (Expandable)

Disclaimer: The plans are tentative and are subject to change as per the approval of competent authorities. 1 sq. yd. = 9 sq. ft. | 1 sq. m. = 10.764 sq. ft.

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120 sq. yd.

FLOOR PLAN

Type 2 : 120 sq. yd.



Ground Floor Plan



First Floor Plan



Terrace Floor Plan

3 bedrooms + living room + dining room + kitchen + family lounge + 3 toilets + 1 store + 2 balconies + servant room with toilet + porch + expandable area + one car parking

Super built-up area : 2325 sq. ft. + 200 sq. ft. (Expandable)

Disclaimer: The plans are tentative and are subject to change as per the approval of competent authorities. 1 sq. yd. = 9 sq. ft. | 1 sq. m. = 10.764 sq. ft.

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142 sq. yd.

FLOOR PLAN

Type 3 : 142 sq. yd.



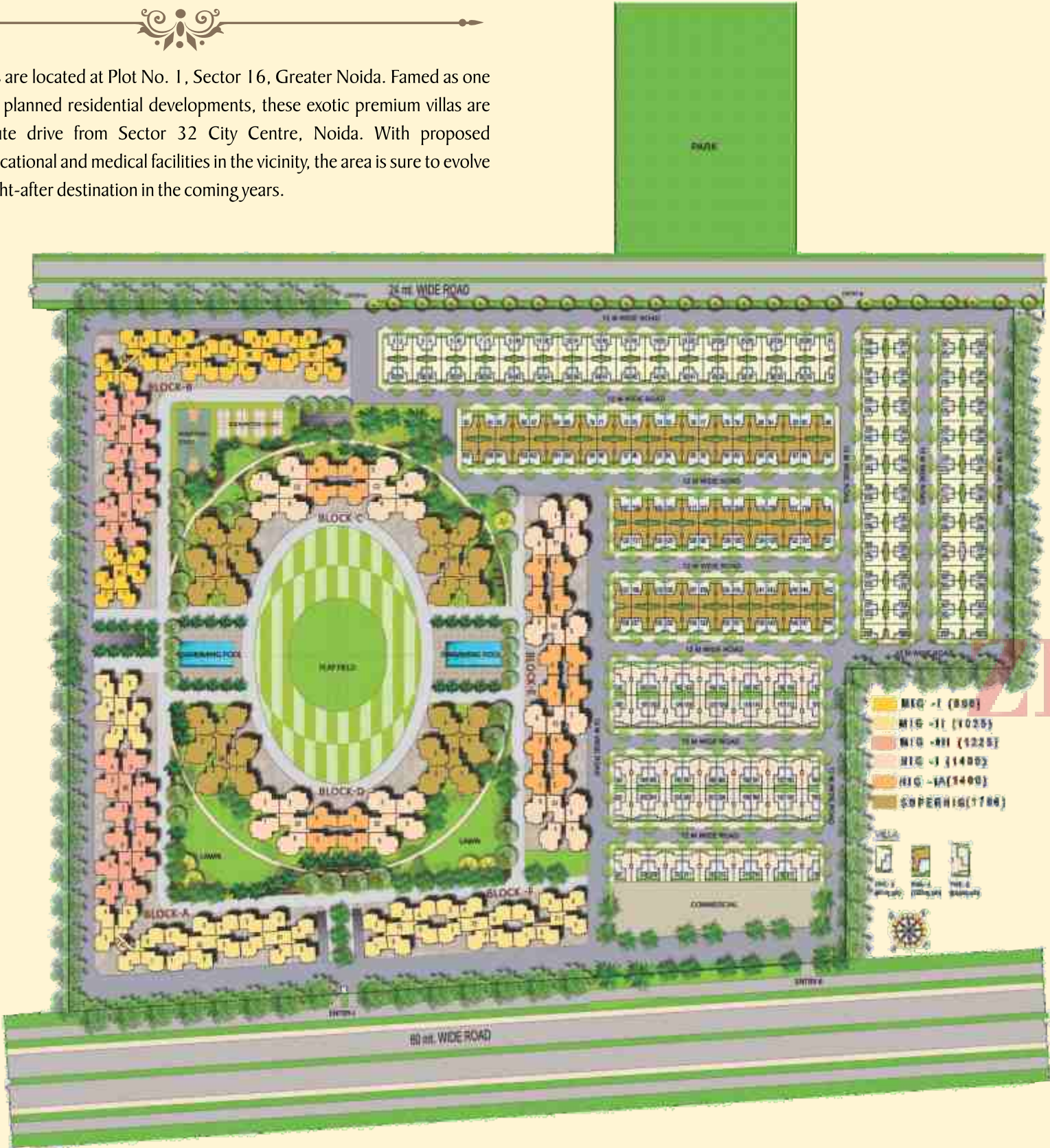
4 bedrooms + drawing / living room + dining room + kitchen + family lounge + 4 toilets + 1 dress room + 2 balconies
+ servant room with toilet + porch + expandable area + one car parking

Super built up area : 2690 sq. ft. + 185 sq. ft. (Expandable)

Disclaimer: The plans are tentative and are subject to change as per the approval of competent authorities. 1 sq. yd. = 9 sq. ft. 1 sq. m. = 10.764 sq. ft.

YOUR ULTIMATE SEAT OF POWER.

Panchsheel villas are located at Plot No. 1, Sector 16, Greater Noida. Famed as one of the most well planned residential developments, these exotic premium villas are just a 10 minute drive from Sector 32 City Centre, Noida. With proposed commercial, educational and medical facilities in the vicinity, the area is sure to evolve as the most sought-after destination in the coming years.



Effective from 1st November, 2011

SPECIFICATIONS

STRUCTURE	BALCONY
Earthquake resistant RCC structure	Anti skid ceramic tiles
LIVING DINING	FITTINGS / FIXTURES
Floor: Vitrified tiles (1m.x1m.)	Jaguar/Kohler or superior, granite counter
Walls: Textured paint / plastic paint	Branded china ware fixtures
Ceiling: Designer POP	Hot and cold water pipeline provision
BEDROOM	EXTERNAL DOORS
Floor: Vitrified tiles	Hardwood laminated panels with melamine polish
Walls: Textured paint / plastic paint	INTERNAL DOORS
Ceiling: Designer POP	Polished skin doors
MASTER BEDROOM	CUPBOARDS
Floor: Laminated wooden flooring	Woodwork in all bedrooms
Walls: Textured paint / plastic paint	ELECTRICAL FITTINGS
Ceiling: Designer POP	Modular switches, fans, lights and fancy light fittings, geysers, AC in all rooms
KITCHEN	PLUMBING
Floor: Anti skid ceramic tiles	CP fittings
Walls: Designer ceramic tiles with border upto 2 ft. above counter	SECURITY
Paint: OBD paint	Video door phones
Counter: Marble with stainless steel double bowl sink	AMENITIES
Complete modular kitchen with hob and chimney	24 hours power back-up
Individual RO unit	

Disclaimer: The specifications are tentative and are subject to change as per the approval of competent authorities.