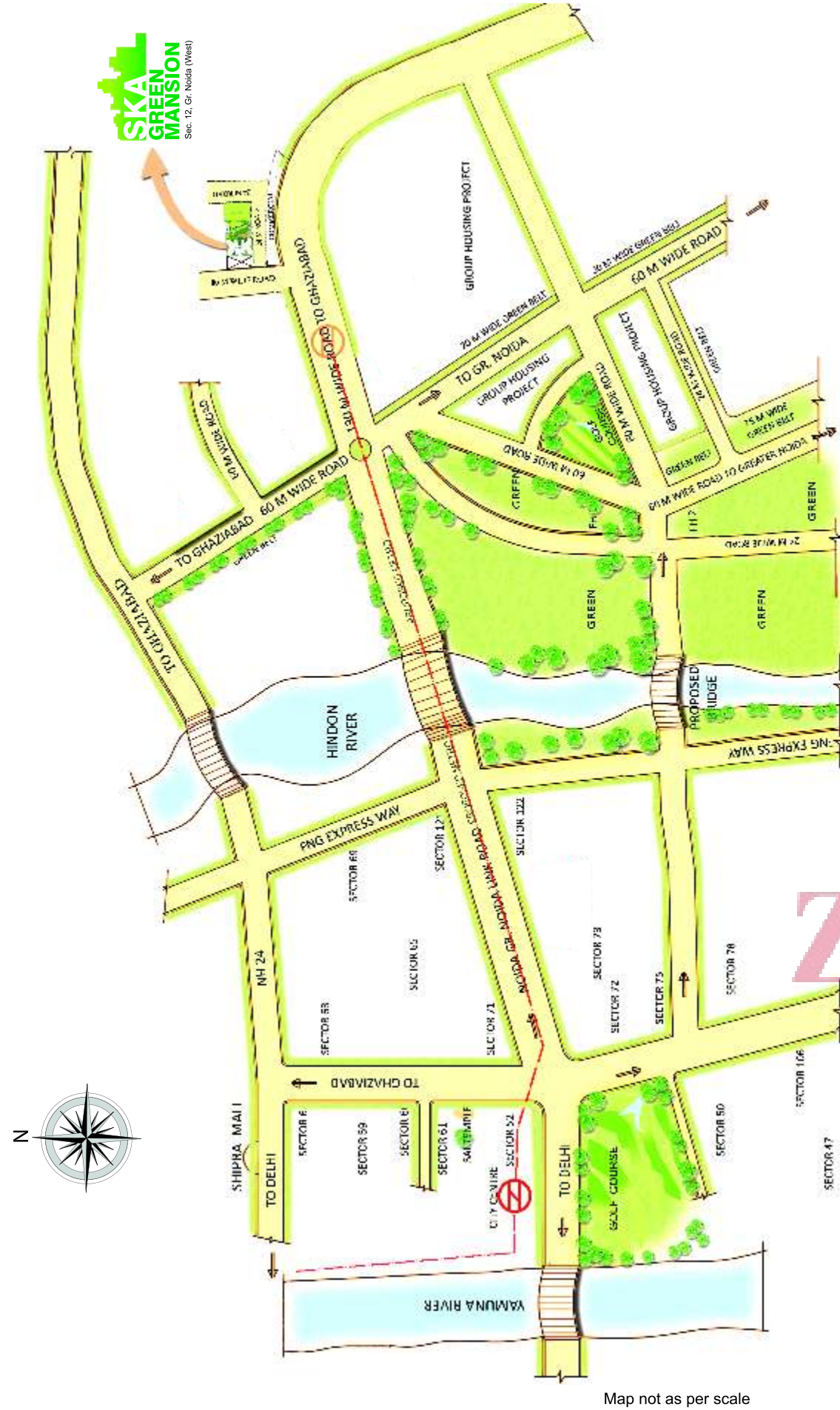


Location map



# Creating homes beyond aspiration

ZRICKS.COM

**SKA  
GREEN  
MANSION**  
Sec. 12, Gr. Noida (West)

**SKA REALTECH PVT. LTD.**

Site Office : Plot No. 1N, Sector-12, Greater Noida (West)

Call : 7838598201, 9811114249

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# Project Highlights

- Located on Plot No 1 N, Sec-12, GNIDA near 130 m wide road.
- 4 min drive from proposed Metro Station of Greater Noida.
- 15 min. drive from Noida City Centre Metro Station.
- Land allotted by Greater Noida Authority.
- Full land payment made to Greater Noida Authority.
- Two side open plot.
- No price escalation for booked flat.
- Timely delivery with penalty clause.
- 100m commercial belt near the project.
- Two tier 24x7 security with CCTV camera.
- Club with Gym, Swimming Pool, Pool Table, Table Tennis.
- Community hall for get together.
- Housing loan facilities from leading banks.
- Separate play area for toddlers & kids.
- Wi-Fi enabled complex.
- Lifts in each Tower by OTIS/KONE or equivalent.
- Plumbing done with CPVC pipe or equivalent to avoid corrosion.
- Rain water harvesting.
- Covered & Open reserved parking on payment basis.
- IIT certified earthquake resistance building.
- Double basement for Car Parking.
- Convenient shopping within the project.
- Each flat is two side open.

## SKA GREEN MANSION

Sec. 12, Gr. Noida (West)



# Specifications

## FLOORING

- Vitrified Tiles 2'x2' in Drawing room, Kitchen and Bedrooms.
- Ceramic Tiles in Bathrooms and Balconies.

## WALLS & CEILING FINISH

- Plaster of Paris on ceiling & walls of the flat with cornices in ceiling.
- False ceiling in Toilets.
- Wall paper / Texture paint in one wall of drawing & bedroom.
- OBD Paint on Walls & Ceiling.
- Wooden door & frames enamel painted.

## KITCHEN

- Granite working top with stainless steel sink.
- 2'-0" dado above the working top and 5'-0" from the floor level on remaining walls by ceramic tiles.
- Semi Modular Kitchen below the working top.

## TOILETS

- Ceramic tiles on walls up to door level.
- White sanitary ware with EWC and Wash Basin.
- C.P. Fittings.
- Mirror in each toilet.
- Four Accessories in each toilet.

## DOORS & WINDOWS

- Outer doors & windows in aluminium powder coated / UPVC.
- Internal door-frames of Maranti or equivalent wood.
- Internal door made of painted flush shutters.
- Main entry door of 8'-0" height with both side designer lamination.
- Good quality hardware fittings.

## ELECTRICAL

- Copper wire in Concealed PVC conduits.
- Adequate light and Power points with modular switches.
- Protection with MCB.

## TV & TELEPHONE

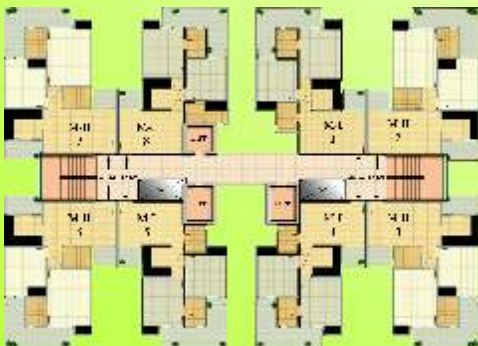
- Intercom facilities for communication with other flat holders, security gate & maintenance office etc.
- Telephone points in living area & bedrooms.
- DTH connection with out wire

## NOTES

- The colour and design of the tiles and motifs can be changed without any prior notice.
- Variation in colour and size of vitrified tiles/granite may occur.
- Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to  $\pm 3\%$  without any change in cost.
- However, in case the variation is beyond  $\pm 3\%$  pro-rata charges are applicable.



# Unit Plan



Cluster Plan

**Maharaja-I**  
**Super Built-up Area= 90.570 Sq.Mtr.**  
**(975 Sq. Ft. Approx)**

2 Bedrooms • Drawing • Dining • Kitchen • 2 Toilets • Balconies

Disclaimer: • The areas and plans shown here are subject to change  
 1 sq. ft.=0.09290304 sq. mt. 10.764 sq. ft.=1.196 sq. yd. and 3.28 ft.=1mt.





# Unit Plan



Cluster Plan

## Smart-II

**Super Built-up Area= 137.96 Sq.Mtr.  
 (1485 Sq. Ft. Approx)**

**3 Bedrooms • Drawing • Dinning • Kitchen • 2 Toilets • Foyer • Balconies**

Disclaimer: • The areas and plans shown here are subject to change  
 1 sq. ft.=0.09290304 sq. mt. 10.764 sq. ft.=1.196 sq. yd. and 3.28 ft.=1mt.



# Unit Plan



Cluster Plan

## Maharaja-II

Super Built-up Area= 101.720 Sq. Mtr.  
 (1095 Sq. Ft. Approx.)

2 Bedrooms • Drawing • Dining • Kitchen • 2 Toilets • Balconies

Disclaimer: • The areas and plans shown here are subject to change  
 1 sq. ft.=0.09290304 sq. mt. 10.764 sq. ft.=1.196 sq. yd. and 3.28 ft.=1mt.





# Unit Plan



Cluster Plan

**Smart-I**  
**Super Built-up Area= 129.14 Sq.Mtr.**  
**(1390 Sq. Ft. Approx)**

3 Bedrooms • Drawing • Dinning • Kitchen • 2 Toilets • Foyer • Balconies

Disclaimer: • The areas and plans shown here are subject to change  
 1 sq. ft.=0.09290304 sq. mt. 10.764 sq. ft.=1.196 sq. yd. and 3.28 ft.=1mt.





# Site Plan

## Legend

- 1. Club
- 2. Swimming Pool
- 3. Kids Play Area
- 4. Lawn
- 5. External Road
- 6. Parking
- 7. Commercial
- 8. Entrance Lobby
- 9. Landscape Feature

