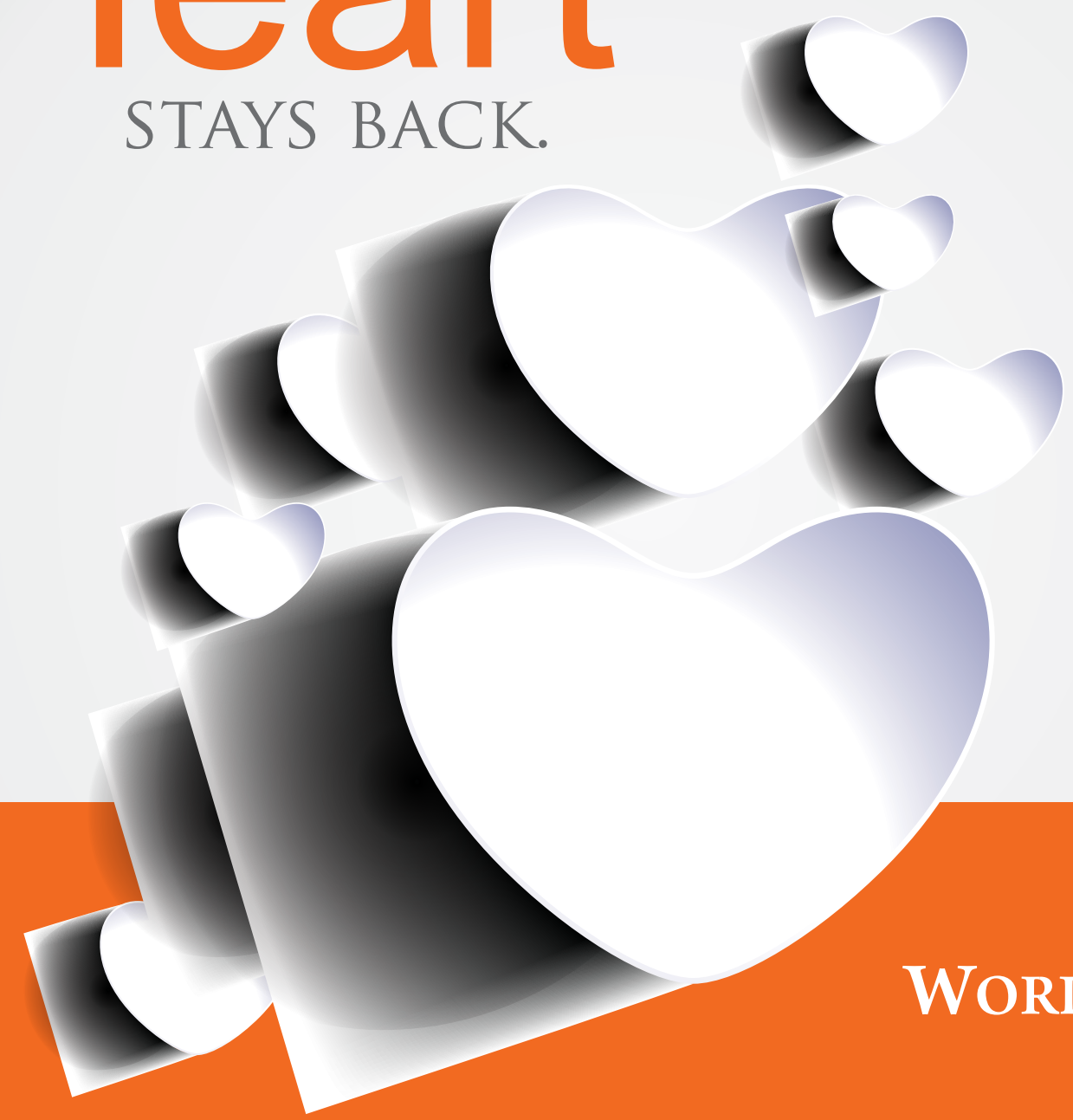




Heart

STAYS BACK.



SMS 'WR' to 56677 | www.realanchor.com



Real Anchors Developers Pvt. Ltd.
Corporate Office : D-29, IInd floor, Defence Colony, New Delhi - 110024
Phone : +91 11 47120120, Fax : +91 11 47120150, Web: www.realanchor.com
Site Office : World Residency, Sucheta Kriplani Marg, Shakti Khand - 4, Indrapuram, Ghaziabad - 201010
Ph: +91 9873675400, 9873657400, E-mail: care@worldresidency.in. Web: www.worldresidency.in





When heart and mind
BOTH SAY YES.

HERE'S PRESENTING SOMETHING THAT MATCHES
YOUR STYLE AND CLASS.

Surprised? Don't be. We never planned World Residency. We dreamt of it. We never built it, to be honest. We crafted it. Architecture, technology helped us a lot. So here we are, right in the heart of Indirapuram, World Residency is here to take your heart away.

And we are not just talking about a 360 degree view. We are not even talking about the tallest towers in the vicinity. We are talking about you. We were thinking of you when we were planning structural brilliance and architecture. We had to win your heart. We had to win your mind.

Heart and mind seldom agree! This one is an exception. Come, see it for yourself.


WORLD RESIDENCY
INDIRAPURAM



Coming Going
SOON. SOONER.

INDIRAPURAM. WHY GO ELSEWHERE?

Excellent Metro connectivity. No water shortage as compared to Delhi & other NCR region.

Round the clock electricity supply. Malls, hospitals and schools all in a radius of a few kilometers. Impressive law and order situation. In demand residential and commercial areas. Indirapuram is hot and happening!

Country's one of the most trusted real estate developers; Real Anchors proudly presents World Residency. You have to see it to believe it.



ZRICKS



Come,
FALL IN LOVE.

WHY JUST LIVE. STAY ALIVE.

Guess what? We know you. We know what you want. We know your class and style. We know how you want your bedroom to look like. We know how you want your kitchen to be. So here's your apartment all dressed up.

Let the extravagant living lifestyle pamper you. Feel the grace. Toddlers, teenagers, grown up kids like you, we have planned it all. From a cup of tea in the morning to bidding a goodnight's sleep, World Residency is here to ensure luxury in all the nooks and corners of your life.

Live life king size. Why compromise? When you have to fall in love, fall in love! Reasons are in aplenty.



All that you want
WILL BE YOURS.

GIFT-WRAPPED TO PERFECTION.

9 am. Day starts. 7 pm. Evening ends. In between life is a mess. Now that you are back home, we have lined up something for you. We have lined up complete rejuvenation. We have lined up golf putting green, a tennis court etc. So you can work hard and play harder!

That's not all. You can tee off or even hit a tennis ball for a six. You can just plug your ear phone and take a walk in the beautifully theme based landscape gardens. You can flex your muscles in the world-class gym. And in case you are obsessed with shuttle cork, basket ball net, or may be some indoor gaming activities, there's everything you could ask for.

A refreshing dip in the Pool, a splendid Spa, to name a few. This is what we call a perfect blend of lifestyle and class. Come. See.

World Residency is here to offer and meet all your requirements.



In the lap OF NATURE.

GREEN IS THE WORD.

Get lost. And we mean it. Get lost in the greens. Just imagine chirping of birds waking you up and not an alarm. Just imagine 82% open area around. Just imagine 3 acres of area dedicated exclusively to Recreational space and a Children's park.

World Residency is a class apart. Embrace yourself with nature's blissful offering. Our offering is a limited edition one. It's for a select few. It's for you. Don't trust us. Experience it.

Just peep out of the window. Share a few words with us in the balcony. Take a glance around. And get wowed!

The best of architecture
MEETS THE BEST OF TECHNOLOGY.

IN SAFE HANDS.

There's breaking news. And it's not always a good one. So, while you are working for a presentation to be made or waiting for a flight to catch, you have your family in mind. You have their security, their safety on your mind. Safety of your loved ones is our priority.

| 3 tier security system.

| Video door phone in each flat.

| 24/7 surveillance. Intercom facility.

| Feel safe. Feel secure.

REDEFINING CONSTRUCTION QUALITY PARAMETERS

STRUCTURE

- As per code the earthquake zone for NCR region is zone-IV, where as the structure has been designed for zone-V, which is the highest zone in country and approved by IIT Delhi. Fe 415/500 tmt will be used. Design mix concrete shall be used in R.C.C.

ELECTRICAL

- Electrical conduits, copper electrical wires, modular switches, telephone, intercom, D.B, T.V outlet etc. ISI Brands Anchor, Havells, Le grand or equivalent.
- Ceiling fan in drawing, dining and bedrooms.
- Exhaust fan in toilets.

PLUMBING

- P.V.C, U.P.V.C PIPE, C.P fitting (Grohe or equivalent), good quality. Chinaware, WC, Washbasin (Duravit or equivalent) shall be used.

FIRE FIGHTING SYSTEM

- Sprinklers and smoke detector as per National Building Code Norms.

FLOORING

- Vitrified tiles nano finish in drawing, dining, bedrooms (Kajaria/Orient/RAK or equivalent).
- Pre laminated wooden flooring in Master bedroom.
- Antiskid Ceramic tiles in balcony.

TOILETS

- 7'-0" high ceramic tiles on wall.
- Granite/Wooden counter top in Master bedroom's toilet.

DOORS AND WINDOWS

- Polished wooden frames in doors. Teak finish decorative flush shutters.
- Window and outer doors shall be in UPVC/ALUMINIUM with mosquito screen provision.

KITCHEN

- Modular kitchen with tall unit.
- Chimney, hob (Faber), Branded stainless sink with drain board.
- Granite counter top.
- R.O system.
- 7'-0" high ceramic tiles on wall.

WALL FINISH

- Pop punning with plastic emulsion paint on wall and flat oil paint on ceiling. One wall of drawing room shall be decorative with designer paint/wall paper.

EXTERIOR FINISHES

- Designer M.S railing in balconies.
- Permanent texture paint finish.

SPECIAL FEATURES

- ↻ Cupboard in all bedrooms.
- ↻ Toughened glass partition in Master bedroom's toilet for bathing area.
- ↻ Loft storage.
- ↻ Beautifully designed entrance & lift lobby.
- ↻ Specialized doctor's clinic.
- ↻ Fully serviced guest apartment.

ADDITIONAL FEATURES

- ↻ 3 tier security system.
- ↻ Provision for split AC.
- ↻ Intercom facility.
- ↻ 100% power backup.
- ↻ Water softening plant.
- ↻ Video door phone in each flat.
- ↻ High speed elevators.
- ↻ 4 elevators for 6 flats.
- ↻ Air conditioned lift lobbies.
- ↻ Dedicated party area.

AMENITIES

- ↻ Unisex saloon.
- ↻ Ladies tailoring boutique.
- ↻ Food & beverage café.
- ↻ Library & reading room.
- ↻ Recreational area around pool.
- ↻ Club house with all modern facilities like table tennis, gym and other indoor games facilities.
- ↻ Swimming pool.
- ↻ Golf Putting Green, Tennis court Basket Ball court, Badminton court & Cricket Practice Pitch.
- ↻ Beautifully theme based landscape gardens.

KEY UTILITIES, WORTH A MENTION



4 lifts (6 flats on a floor) to save crucial waiting time during rush hours.



Dedicated car wash bays

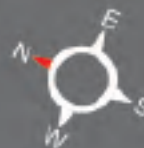


Laundromat services at your door step for ultimate cleanliness and convenience.

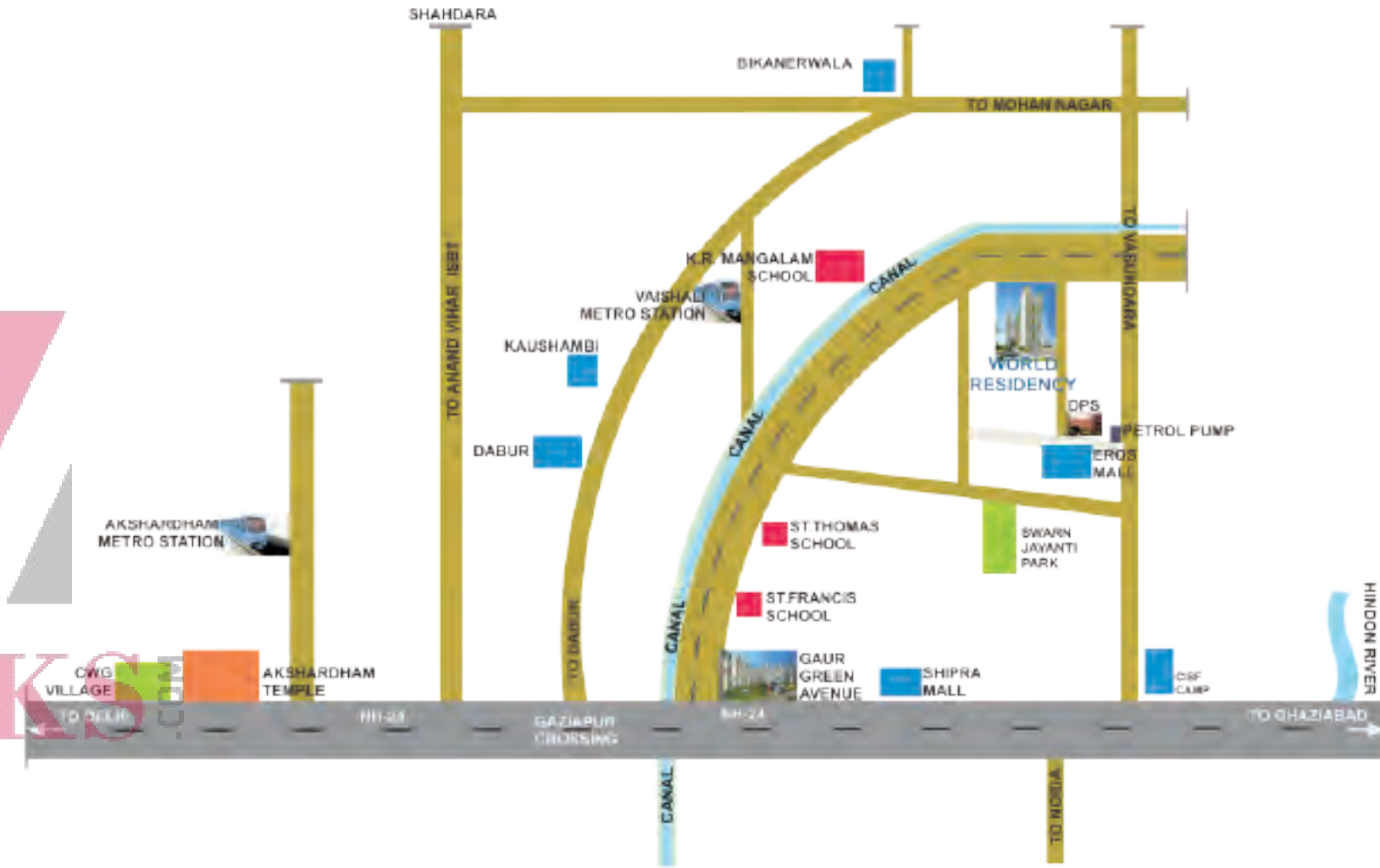
SITE PLAN



- A 3BHK + 2T
- B 3BHK + 3T
- C 3BHK + 3T + SQ + T
- D 4BHK + 4T + SQ + T



LOCATION MAP



- Locational Benefits:**
- 0 km From DPS, Indirapuram
 - 1 km From Shipra Mall
 - 1 km From Shanti Gopal Hospital
 - 1 km From Amity International
 - 2.5 km From Fortis Hospital

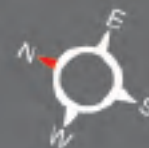
- Well Connected to:**
- Noida - 10 min Drive
 - Ghaziabad - 5 min Drive
 - East Delhi - 8 min Drive
 - South Delhi - 20 min Drive

WORLD RESIDENCY
 INDIRAPURAM

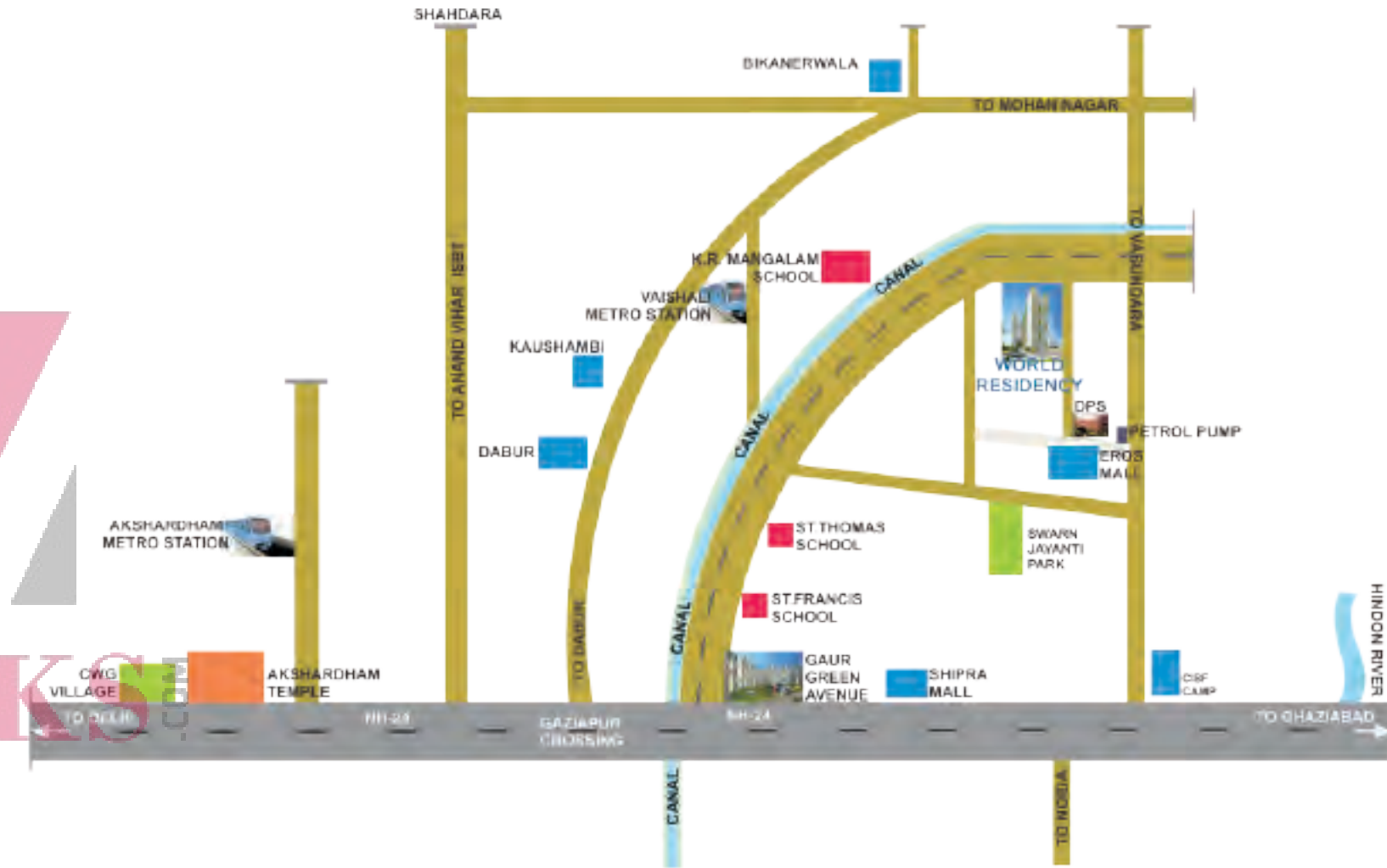
SITE PLAN



- A 3BHK + 2T
- B 3BHK + 3T
- C 3BHK + 3T + SQ + T
- D 4BHK + 4T + SQ + T



LOCATION MAP



Locational Benefits:

- 0 km From DPS, Indirapuram
- 1 km From Shipra Mall
- 1 km From Shanti Gopal Hospital
- 1 km From Amity International
- 2.5 km From Fortis Hospital

Well Connected to:

- Noida - 10 min Drive
- Ghaziabad - 5 min Drive
- East Delhi - 8 min Drive
- South Delhi - 20 min Drive

WORLD RESIDENCY
 INDIRAPURAM

FLOOR PLAN

Floor Plan 1



3BHK + 2T
Area: 1430 sqft

When it comes to the layout & design of the floor plans of your home, it is crafted taking care of all your needs, be it the outdoor space or interiors. The structure & layout design of your residence has an excellent & an intellectual mind behind it.

Floor Plan 2



3BHK + 3T
Area: 1740 sq.ft

FLOOR PLAN

Floor plan 3



3BHK + 3T + SERVANT + T
Area: 1935 sq.ft

Floor Plan 4



4BHK + 4T + SERVANT + T
Area: 2500 sq.ft

CONSTRUCTION LINKED PAYMENT PLAN

BOOKING AMOUNT	15% OF BSP
ON EXCAVATION	10% OF BSP
AT THE TIME OF BASEMENT FOUNDATION	15% OF BSP
ON GROUND FLOOR SLAB	10% OF BSP + EDC + IDC + FFC
SECOND FLOOR	5% OF BSP + 50% OF PLC
FOURTH FLOOR	5% OF BSP + 50% OF PLC
SIXTH FLOOR	5% OF BSP
EIGHT FLOOR	5% OF BSP
TENTH FLOOR	5% OF BSP
TWELFTH FLOOR	5% OF BSP
FOURTEENTH FLOOR	5% OF BSP
EIGHTEEN FLOOR	5% OF BSP
TWENTY FIRST FLOOR	5% OF BSP
ON OFFER OF POSSESSION LETTER	5% OF BSP

Notes:

- This is not a full offering. Price list and payment plans can be changed without notice at the sole discretion of the company
- There is no escalation for the Booked Apartment
- Service Tax @ 3.09% on Basic Cost and 12.36% on additional charges will be applicable (As per Govt. prevailing tariff rates)
- Gas pipe line charges, club membership charges, power backup charges and interest free maintenance security are payable at the time of possession
- Club Membership Charges – Rs. 95,000/-
- Compulsory 5 KVA Power Backup facility @ 15,000/- per KVA
- Gas pipe line charges Rs. 10,000/-
- IFMS charges Rs. 50/- per sqft.
- EDC + IDC + FFC charges extra
- All Government taxes and levies to be paid by the buyer on actual basis as and when payable
- Electricity meter, Stamp Duty & Registration charges and any other charges payable at the time of possession

DOWN PAYMENT PLAN

BOOKING AMOUNT	15% OF TOTAL COST
FINAL INSTALMENT WITHIN 45 DAYS OF BOOKING	85% OF TOTAL COST

Notes:

- This is not a full offering. Price list and payment plans can be changed without notice at the sole discretion of the company
- There is no escalation for the Booked Apartment
- Service Tax @ 3.09% on Basic Cost and 12.36% on additional charges will be applicable (As per Govt. prevailing tariff rates)
- Gas pipe line charges, club membership charges, power backup charges and interest free maintenance security are payable at the time of possession
- Club Membership Charges – Rs. 95,000/-
- Compulsory 5 KVA Power Backup facility @ 15,000/- per KVA
- Gas pipe line charges Rs. 10,000/-
- IFMS charges Rs. 50/- per sqft.
- EDC + IDC + FFC charges extra
- All Government taxes and levies to be paid by the buyer on actual basis as and when payable
- Electricity meter, Stamp Duty & Registration charges and any other charges payable at the time of possession

Cheque's to be made in favour of Real Anchors Developers Pvt. Ltd.

