

## Project Summary

<b>PROJECT NAME</b>	Sikka Kannan Greens
<b>PROJECT TYPE</b>	Affordable Residential Project
<b>AFFORDABLE LICENCE NO</b>	102/68-D/SAY/2015-16
<b>PROJECT APPROVAL</b>	(1) Awas Bandhu, Lucknow. (2) Ghaziabad Development Authority. (3) UP RERA.
<b>PROJECT ADDRESS</b>	Near SRM University, NH-58, Dehi Meerut Old Road Modinagar, Ghaziabad (UP)
<b>PROJECT RERA NO</b>	UPRERAPRJ12294
<b>PROJECT REGISTRATION DATE</b>	27-Nov-24
<b>PROJECT COMPLETION DATE</b>	15-May-29
<b>PROJECT AREA</b>	5.4743 Acres
<b>BUILDER NAME</b>	Sikka Developers Private Limited
<b>BUILDER ADDRESS</b>	S-565, School Block, Shakarpur, East Delhi, Delhi-110092
<b>DIRECTOR NAME</b>	(1) Ravindra Kumar Garg (2) Sahil Garg
<b>ON GOING PROJECT</b>	(1) Global City Walk, Ghaziabad (Under Constration, Commercial Project) (2) Gang Nahar Industrial Area: Approx. 65000 Sq. Yds in Ghaziabad
<b>DELIVERED PROJECT</b>	(1) NCR Residency, Modinagar (GDA Approved Plotted Development) Sold Out (2) Ram Vihar, Modinagar (Free Hold Plotted Development, Sold Out (3) Industrial Area , Approx. 35000 Sq. Yds,Main Road NH-58 Modinagar, Ghaziabad Sold Out.
<b>TOTAL NO OF TOWERS</b>	8 Towers
<b>HEIGHT OF TOWER</b>	<b>Tower A:</b> ST + 14th Floor. <b>Tower B:</b> ST + 14th Floor. (Sold Out, CC Received) <b>Tower C:</b> ST + 13th Floor. <b>Tower D:</b> ST + 13th Floor. <b>Tower E:</b> ST + 14th Floor. (Future Expansion) <b>Tower F:</b> ST + 13th Floor. (Future Expansion) <b>Tower G:</b> ST + 12th Floor. (Future Expansion) <b>Tower H:</b> ST + 12th Floor. (Future Expansion)
<b>UNIT TYPE</b>	2 BHK + 2 Toilet <b>And</b> 3 BHK & 2 Toilet
<b>UNIT PER FLOOR</b>	<b>Tower A:</b> 8 Unit Per Floor. <b>Tower B:</b> 8 Unit Per Floor. (Sold Out, CC Received) <b>Tower C:</b> 8 Unit Per Floor. <b>Tower D:</b> 6 Unit Per Floor.
<b>UNIT TOWER WISE</b>	<b>Tower A:</b> All 3 Sizes of 2 BHK <b>Tower B:</b> All 3 Sizes of 2 BHK. (Sold Out, CC Received) <b>Tower C:</b> All 3 Sizes of 2 BHK. <b>Tower D:</b> All 3 Sizes of 3 BHK.
<b>FLAT SIZE</b>	(1) 2 BHK + 2 Toilet: 833.21 Sq Ft; CA: 516.13 Sq Ft. (2) 2 BHK + 2 Toilet: 835.32 Sq Ft; CA: 520.54 Sq Ft. (3) 2 BHK + 2 Toilet: 842.78 Sq Ft; CA: 520.84 Sq Ft. (4) 3 BHK + 2 Toilet: 1080.70 Sq Ft; CA: 634.86 Sq Ft. (5) 3 BHK + 2 Toilet: 1100.67 Sq Ft; CA: 647.02 Sq Ft. (6) 3 BHK + 2 Toilet: 1205.25 Sq Ft; CA: 660.91 Sq Ft.
<b>TOTAL NO OF FLATS</b>	756 Flats
<b>TOTAL NO OF FLATS IN TOWER A, B, C &amp; D</b>	406 Flats <b>Tower A:</b> 112 Flats. <b>Tower B:</b> 112 Flats. (Sold Out, CC Received) <b>Tower C:</b> 104 Flats <b>Tower D:</b> 78 Flats
<b>STAIRS AND LIFTS IN EACH TOWERS</b>	2 Lifts and 2 Stairs
<b>NURSARY SCHOOL</b>	5382 Sq Ft
<b>HEIGHT OF NURSARY SCHOOL</b>	G + 2nd Floor
<b>COMMUNITY</b>	6058 Sq Ft
<b>COMMERCIAL</b>	<b>Tower I</b> Lower Ground Floor: Shop Upper Ground Floor: Shop 1st Floor to 5th Floor: Shop Service Floor 6th to 12th Floor: Studio Apartment.
<b>REGISTRATION AMOUNT</b>	Rs 21,000
<b>TOTAL PARK</b>	4 Parks

<b>TOTAL PARK AREA</b>	35,771 Sq Ft (1) Park 1: 9,939.93 Sq Ft (2) Park 2: 8,912.52 Sq Ft (3) Park 3: 14,928.35 Sq Ft (4) Park 4: 1,990.24 Sq Ft
<b>INTERNAL ROAD</b>	30 Feet
<b>OTHER CHARGES</b>	(1) <b>Car Parking:</b> Rs 3,00,000 (2) <b>IFMS Charges:</b> Rs 35 Per Sq Ft. (3) <b>Power Backup:</b> Rs 15,000 Per KVA
<b>PLC CHARGES</b>	No PLC Charges
<b>GST</b>	1% for properties priced below Rs 45,00,000 Ans 5% for properties priced above Rs 45,00,000.
<b>BANK LOAN FACILITY FOR FLAT</b>	ICICI Banks, LIC HFL, Canara Bank, IIFL, TATA Capital, Adhar Housing Finance
<b>LOCATION BENEFITS</b>	(1) NH-58 (Delhi-Meerut Road): 0 Km (2) Heritage Academy: 0.7 Km (3) Trinity International Public School: 0.8 Km (4) Dr. Ram Manohar Lohia College of Pharmacy: 1 Km (5) Chhota Haridwar: 2.3 Km (6) Medihealth Care Trauma Centre & Hospital: 3.4 Km (7) GMS Hospital & Research Centre: 3.5 Km (8) Murad Nagar Station RRTS: 3.6 Km (9) Modinagar South RRTS Station: 4.8 Km. (10) Modi Nagar Railway Station: 5.6 Km (11) Ordnance Factory: 7.5 Km (12) Muradnagar Railway Station: 8 Km (13) KGP Expressway (Duhai Toll Plaza): 8.3 Km (14) Ghaziabad RRTS Station: 18 Km (15) Hindon Airport: 28 Km
<b>PAYMENT PLAN</b>	<b>Registration Amount:</b> Rs 21,000. <b>Within 7 Days of Allotment:</b> 10% of Total Cost - Registration Amount. <b>On Start of Excavation:</b> 10% of Total Cost. <b>At The Time of Basement Slab:</b> 10% of Total Cost. <b>At The Time of 1st Floor Slab:</b> 10% of Total Cost. <b>At The Time of 3rd Floor Slab:</b> 7.5% of Total Cost. <b>At The Time of 5th Floor Slab:</b> 7.5% of Total Cost. <b>At The Time of 7th Floor Slab:</b> 7.5% of Total Cost. <b>At The Time of 9th Floor Slab:</b> 7.5% of Total Cost. <b>At The Time of 12th Floor Slab:</b> 7.5% of Total Cost. <b>At The Time of Start Internal Plaster:</b> 7.5% of Total Cost. <b>At The Time of Start External Plaster:</b> 5% of Total Cost. <b>At The Time of Flooring:</b> 5% of Total Cost. <b>At The Time of Offer of Possession:</b> 5% of Total Cost.
<b>RTGS DETAILS</b>	<b>Cheque In Favour:</b> Sikka Developers P Ltd Collection AC SKG <b>Account No:</b> 50200040806052 <b>Bank Name:</b> HDFC Bank <b>IFMS Code:</b> HDFC0000153 <b>Branch Name:</b> Raj Nagar District Centre (RDC)