

Project Summary

PROJECT NAME	Sikka Kannan Greens					
PROJECT TYPE	Affordable Residential Project					
AFFORDABLE LICENCE NO	102/68-D/SAY/2015-16					
PROJECT APPROVAL	(1) Awas Bandhu, Lucknow. (2) Ghaziabad Development Authority. (3) UP RERA.					
PROJECT ADDRESS	Near SRM University, NH-58, Dehi Meerut Old Road Modinagar, Ghaziabad (UP)					
PROJECT RERA NO	UPRERAPRJ12294					
PROJECT REGISTRATION DATE	27-Nov-24					
PROJECT COMPLETION DATE	15-May-29					
PROJECT AREA	5.4743 Acres					
BUILDER NAME	Sikka Developers Private Limited					
BUILDER ADDRESS	S-565, School Block, Shakarpur, East Delhi, Delhi-110092					
DIRECTOR NAME	(1) Ravindra Kumar Garg (2) Sahil Garg					
ON GOING PROJECT	(1) Global City Walk, Ghaziabad (Under Constration, Commercial Project) (2) Gang Nahar Industrial Area: Approx. 65000 Sq. Yds in Ghaziabad					
DELIVERED PROJECT	(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.					
TOTAL NO OF TOWERS	8 Towers					
HEIGHT OF TOWER	Tower A: ST + 14th Floor. Tower B: ST + 14th Floor. (Sold Out, CC Received) Tower C: ST + 13th Floor. Tower D: ST + 13th Floor. Tower E: ST + 14th Floor. (Future Expansion) Tower F: ST + 13th Floor. (Future Expansion) Tower G: ST + 12th Floor. Tower H: ST + 12th Floor.					
UNIT TYPE	2 BHK + 2 Toilet And 3 BHK & 2 Toilet					
UNIT PER FLOOR	Tower A: 8 Unit Per Floor. Tower B: 8 Unit Per Floor. (Sold Out, CC Received) Tower C: 8 Unit Per Floor. Tower D: 6 Unit Per Floor. Tower G: 8 Unit Per Floor. Tower H: 8 Unit Per Floor.					
UNIT TOWER WISE	Tower A: All 3 Sizes of 2 BHK. (833.21 Sq Ft, 835.32 Sq Ft and Tower B: All 3 Sizes of 2 BHK. (Sold Out, CC Received) Tower C: All 3 Sizes of 2 BHK. (1100.67 Sq Ft, 1080.70 Sq Ft and 1205.25 Sq Ft) Tower D: All 3 Sizes of 3 BHK. (1100.67 Sq Ft, 1080.70 Sq Ft and 1205.25 Sq Ft) Tower G: All 2 Sizes of 2 BHK. (862.00 Sq Ft and 900.00 Sq Ft) Tower H: All 2 Sizes of 2 BHK. (862.00 Sq Ft and 900.00 Sq Ft)					
TOWER WISE UNIT PER FLOOR		Tower A	Tower C	Tower D	Tower G	Tower H
	Unit 1 <input type="checkbox"/>	835.32 Sq Ft	835.32 Sq Ft	1100.67 Sq Ft	900 Sq Ft	900 Sq Ft.
	Unit 2 <input type="checkbox"/>	833.21 Sq Ft	833.21 Sq Ft	1080.70 Sq Ft	862 Sq Ft	862 Sq Ft.
	Unit 3 <input type="checkbox"/>	833.21 Sq Ft	833.21 Sq Ft	1205.25 Sq Ft	862 Sq Ft	862 Sq Ft.
	Unit 4 <input type="checkbox"/>	835.32 Sq Ft	835.32 Sq Ft	1205.25 Sq Ft	900 Sq Ft	900 Sq Ft.
	Unit 5 <input type="checkbox"/>	842.78 Sq Ft	842.78 Sq Ft	1080.70 Sq Ft	900 Sq Ft	900 Sq Ft.
	Unit 6 <input type="checkbox"/>	835.32 Sq Ft	835.32 Sq Ft	1100.67 Sq Ft	862 Sq Ft	862 Sq Ft.
	Unit 7 <input type="checkbox"/>	835.32 Sq Ft	835.32 Sq Ft		862 Sq Ft	862 Sq Ft. <input type="checkbox"/>
	Unit 8 <input type="checkbox"/>	842.78 Sq Ft	842.78 Sq Ft		900 Sq Ft	900 Sq Ft. <input type="checkbox"/>
FLAT SIZE	(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) 2 BHK + 2 Toilet: 862.00 Sq Ft; CA: 528.29 Sq Ft. (5) 2 BHK + 2 Toilet: 900.00 Sq Ft; CA: 530.34 Sq Ft. (6) 3 BHK + 2 Toilet: 1080.70 Sq Ft; CA: 634.86 Sq Ft. (7) 3 BHK + 2 Toilet: 1100.67 Sq Ft; CA: 647.02 Sq Ft. (8) 3 BHK + 2 Toilet: 1205.25 Sq Ft; CA: 660.91 Sq Ft.					
TOTAL NO OF FLATS	756 Flats					
TOTAL NO OF FLATS IN TOWER A, B, C & D	406 Flats Tower A: 112 Flats. Tower B: 112 Flats. (Sold Out, CC Received) Tower C: 104 Flats Tower D: 78 Flats Tower G: 96 Flats. Tower H: 96 Flats.					
STAIRS AND LIFTS IN EACH TOWERS	2 Lifts and 2 Stairs					
NURSARY SCHOOL	5382 Sq Ft					
HEIGHT OF NURSARY SCHOOL	G + 2nd Floor					
COMMUNITY	6058 Sq Ft					

COMMERCIAL	Tower I Lower Ground Floor: Shop Upper Ground Floor: Shop 1st Floor to 5th Floor: Shop Service Floor 6th to 12th Floor: Studio Apartment.
REGISTRATION AMOUNT	Rs 21,000
TOTAL PARK	4 Parks
TOTAL PARK AREA	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
INTERNAL ROAD	30 Feet
OTHER CHARGES	(1) Car Parking: Rs 3,00,000 (2) IFMS Charges: Rs 35 Per Sq Ft. (3) Power Backup: Rs 15,000 Per KVA
PLC CHARGES	No PLC Charges
GST	1% for properties priced below Rs 45,00,000 Ans 5% for properties priced above Rs 45,00,000.
BANK LOAN FACILITY FOR FLAT	ICICI Banks, LIC HFL, Canara Bank, IIFL, TATA Capital, Adhar Housing Finance
LOCATION BENEFITS	(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
PAYMENT PLAN	Registration Amount: Rs 21,000. Within 7 Days of Allotment: 10% of Total Cost - Registration Amount. On Start of Excavation: 10% of Total Cost. At The Time of Basement Slab: 10% of Total Cost. At The Time of 1st Floor Slab: 10% of Total Cost. At The Time of 3rd Floor Slab: 7.5% of Total Cost. At The Time of 5th Floor Slab: 7.5% of Total Cost. At The Time of 7th Floor Slab: 7.5% of Total Cost. At The Time of 9th Floor Slab: 7.5% of Total Cost. At The Time of 12th Floor Slab: 7.5% of Total Cost. At The Time of Start Internal Plaster: 7.5% of Total Cost. At The Time of Start External Plaster: 5% of Total Cost. At The Time of Flooring: 5% of Total Cost. At The Time of Offer of Possession: 5% of Total Cost.
RTGS DETAILS	Cheque In Favour: Sikka Developers P Ltd Collection AC SKG Account No: 50200040806052 Bank Name: HDFC Bank IFMS Code: HDFC0000153 Branch Name: Raj Nagar District Centre (RDC)