# Project Summary

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| **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.<br>(2) Ghaziabad Development Authority.<br>(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<br>(2) Sahil Garg |
| **ON GOING PROJECT** | (1) Global City Walk, Ghaziabad (Under Constration, Commercial Project)<br>(2) Gang Nahar Industrial Area: Approx. 65000 Sq. Yds in Ghaziabad |
| **DELIVERED PROJECT** | (1) NCR Residency, Modinagar (GDA Approved Plotted Development) Sold Out<br>(2) Ram Vihar, Modinagar (Free Hold Plotted Development, Sold Out<br>(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. (Sold Out)<br>**Tower B:** ST + 14th Floor. (Sold Out, CC Received)<br>**Tower C:** ST + 13th Floor. (Sold Out)<br>**Tower D:** ST + 13th Floor.<br>**Tower E:** ST + 14th Floor. (Future Expansion)<br>**Tower F:** ST + 13th Floor. (Future Expansion)<br>**Tower G:** ST + 12th Floor.<br>**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. (Sold Out)<br>**Tower B:** 8 Unit Per Floor. (Sold Out, CC Received)<br>**Tower C:** 8 Unit Per Floor. (Sold Out)<br>**Tower D:** 6 Unit Per Floor.<br>**Tower G**: 8 Unit Per Floor.<br>**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) (Sold Out)<br>**Tower B:** All 3 Sizes of 2 BHK. (Sold Out, CC Received)<br>**Tower C:** All 3 Sizes of 2 BHK. (1100.67 Sq Ft, 1080.70 Sq Ft and 1205.25 Sq Ft) (Sold Out)<br>**Tower D:** All 3 Sizes of 3 BHK. (1100.67 Sq Ft, 1080.70 Sq Ft and 1205.25 Sq Ft)<br>**Tower G:** All 2 Sizes of 2 BHK. (862.00 Sq Ft and 900.00 Sq Ft)<br>**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<br>Unit 1: 835.32 Sq Ft / 835.32 Sq Ft / 1100.67 Sq Ft / 900 Sq Ft / 900 Sq Ft.<br>Unit 2: 833.21 Sq Ft / 833.21 Sq Ft / 1080.70 Sq Ft / 862 Sq Ft / 862 Sq Ft.<br>Unit 3: 833.21 Sq Ft / 833.21 Sq Ft / 1205.25 Sq Ft / 862 Sq Ft / 862 Sq Ft.<br>Unit 4: 835.32 Sq Ft / 835.32 Sq Ft / 1205.25 Sq Ft / 900 Sq Ft / 900 Sq Ft.<br>Unit 5: 842.78 Sq Ft / 842.78 Sq Ft / 1080.70 Sq Ft / 900 Sq Ft / 900 Sq Ft.<br>Unit 6: 835.32 Sq Ft / 835.32 Sq Ft / 1100.67 Sq Ft / 862 Sq Ft / 862 Sq Ft.<br>Unit 7: 835.32 Sq Ft / 835.32 Sq Ft / 862 Sq Ft / 862 Sq Ft.<br>Unit 8: 842.78 Sq Ft / 842.78 Sq Ft / 900 Sq Ft / 900 Sq Ft. |
| **FLAT SIZE** | (1) 2 BHK + 2 Toilet: 833.21 Sq Ft; CA: 516.13 Sq Ft. (Sold Out)<br>(2) 2 BHK + 2 Toilet: 835.32 Sq Ft; CA: 520.54 Sq Ft. (Sold Out)<br>(3) 2 BHK + 2 Toilet: 842.78 Sq Ft; CA: 520.84 Sq Ft. (Sold Out)<br>(4) 2 BHK + 2 Toilet: 862.00 Sq Ft; CA: 528.29 Sq Ft.<br>(5) 2 BHK + 2 Toilet: 900.00 Sq Ft; CA: 530.34 Sq Ft.<br>(6) 3 BHK + 2 Toilet: 1080.70 Sq Ft; CA: 634.86 Sq Ft.<br>(7) 3 BHK + 2 Toilet: 1100.67 Sq Ft; CA: 647.02 Sq Ft.<br>(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<br>**Tower A:** 112 Flats.<br>**Tower B:** 112 Flats. (Sold Out, CC Received)<br>**Tower C:** 104 Flats<br>**Tower D:** 78 Flats<br>**Tower G:** 96 Flats.<br>**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 |

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| **COMMERCIAL** | **Tower I**<br>Lower Ground Floor: Shop<br>Upper Ground Floor: Shop<br>1st Floor to 5th Floor: Shop<br>Service Floor<br>6th to 12th Floor: Studio Apartment. |
| **REGISTRATION AMOUNT** | Rs 21,000 |
| **TOTAL PARK** | 4 Parks |
| **TOTAL PARK AREA** | 35,771 Sq Ft<br>(1) Park 1: 9,939.93 Sq Ft<br>(2) Park 2: 8,912.52 Sq Ft<br>(3) Park 3: 14,928.35 Sq Ft<br>(4) Park 4: 1,990.24 Sq Ft |
| **INTERNAL ROAD** | 30 Feet |
| **OTHER CHARGES** | (1) **Car Parking**: Rs 3,00,000<br>(2) **IFMS Charges**: Rs 35 Per Sq Ft.<br>(3) **Power Backup**: Rs 15,000 Per KVA |
| **PLC CHARGES** | (1) Park PLC Charges: Rs 50 Per Sq Ft.<br>(2) Corner PLC Charges: Rs 75 Per Sq Ft. |
| **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<br>(2) Heritage Academy: 0.7 Km<br>(3) Trinity International Public School: 0.8 Km<br>(4) Dr. Ram Manohar Lohia College of Pharmacy: 1 Km<br>(5) Chhota Haridwar: 2.3 Km<br>(6) Medihealth Care Trauma Centre & Hospital: 3.4 Km<br>(7) GMS Hospital & Research Centre: 3.5 Km<br>(8) Murad Nagar Station RRTS: 3.6 Km<br>(9) Modinagar South RRTS Station: 4.8 Km.<br>(10) Modi Nagar Railway Station: 5.6 Km<br>(11) Ordnance Factory: 7.5 Km<br>(12) Muradnagar Railway Station: 8 Km<br>(13) KGP Expressway (Duhai Toll Plaza): 8.3 Km<br>(14) Ghaziabad RRTS Station: 18 Km<br>(15) Hindon Airport: 28 Km |
| **PAYMENT PLAN** | **Registration Amount:** Rs 21,000.<br>**Within 7 Days of Allotment:** 10% of Total Cost - Registration Amount.<br>**On Start of Excavation:** 10% of Total Cost.<br>**At The Time of Basement Slab:** 10% of Total Cost.<br>**At The Time of 1st Floor Slab:** 10% of Total Cost.<br>**At The Time of 3rd Floor Slab:** 7.5% of Total Cost.<br>**At The Time of 5th Floor Slab:** 7.5% of Total Cost.<br>**At The Time of 7th Floor Slab:** 7.5% of Total Cost.<br>**At The Time of 9th Floor Slab:** 7.5% of Total Cost.<br>**At The Time of 12th Floor Slab:** 5% of Total Cost.<br>**At The Time of Top Floor Slab:** 5% of Total Cost.<br>**At The Time of Start Internal Plaster:** 5% of Total Cost.<br>**At The Time of Start External Plaster:** 5% of Total Cost.<br>**At The Time of Flooring:** 5% of Total Cost.<br>**At The Time of Offer of Possession:** 5% of Total Cost. |
| **RTGS DETAILS** | **Cheque In Favour:** Sikka Developers P Ltd Collection AC SKG<br>**Account No:** 50200040806052<br>**Bank Name:** HDFC Bank<br>**IFMS Code:** HDFC0000153<br>**Branch Name:** Raj Nagar District Centre (RDC) |