



TM



TM

LUXURIATE IN NATURE'S EMBRACE

2/3/4 BHK Apartments



Helping you build
Your Dream
Home

Securely Managed by

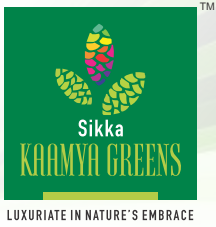


Project is Funded by

SWAMIH Investment Fund I
(Sponsored by Govt. of India & Managed by SBICAP Ventures Ltd.)

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www.up-rera.in



ABOUT SIKKA

For a period of almost Four Decades now, Sikka has been pushing the boundaries to create spaces that are unrivalled in luxury, stature and design. With a futuristic vision & a sound knowledge base of the global business environment the group heads towards excellence. Over the years, Sikka has completed a series of real estate projects in and around the Delhi NCR region of India.

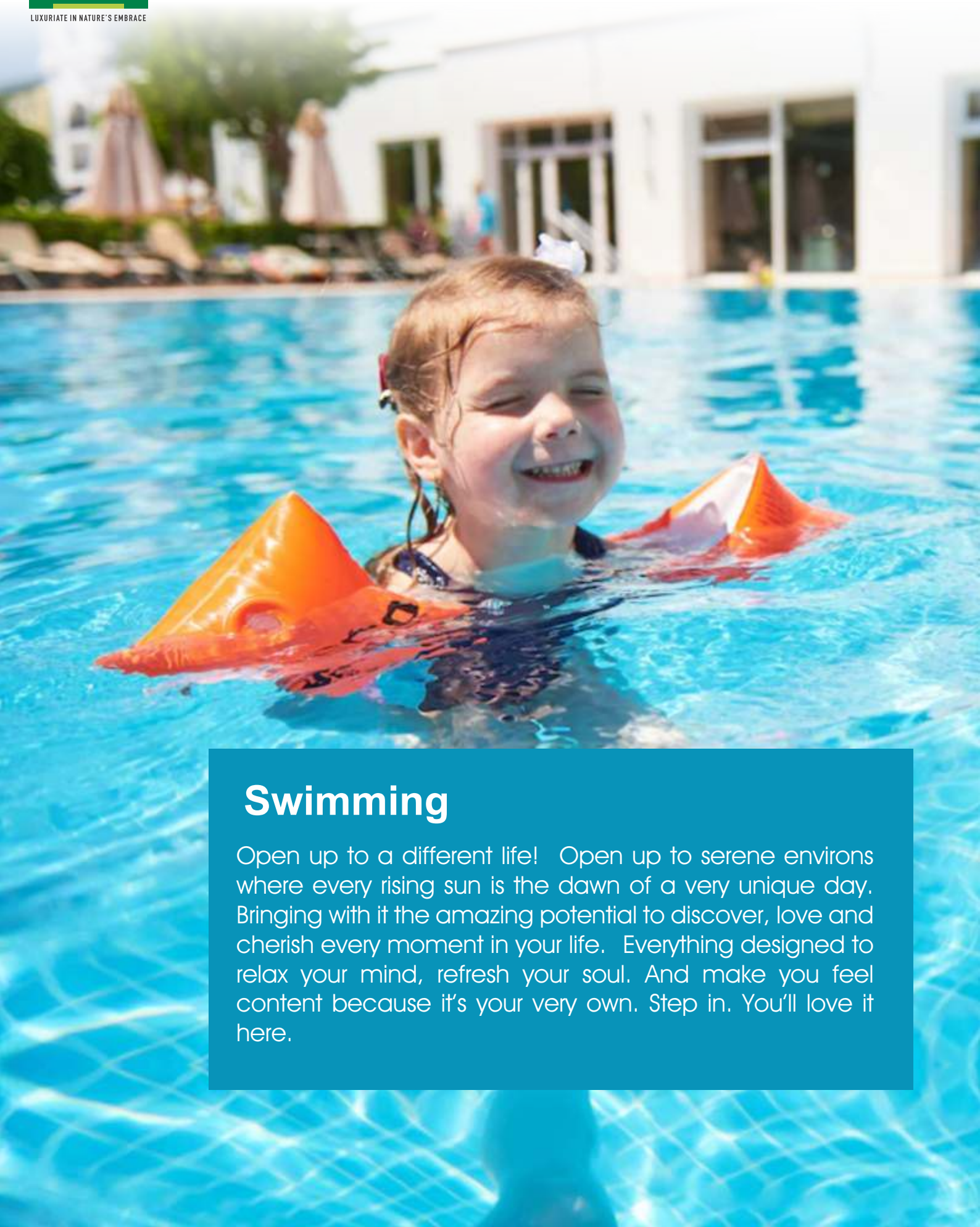
Today the Total Built up area of their ongoing projects exceeds 7 million sq.ft. with plans to build around 4 million sq. ft. the area in the current financial year, about 15 million sq. ft. in the coming 3 years, Dwelling nearly a 2,00,000 families. Along with the prominent presence in the real estate, Sikka is a distinguished business entity in the industry of automobiles posting an impressive turnover of INR 5 billion.

In the hospitality sector, the conglomerate is in the process of developing & operating 5-star hotels, Service Apartments, Business & Boutique Hotels under its wings. With a history of maintaining its customer's loyalties, Sikka Group has made a commendable progress in the real estate sector. Moving ahead on its belief of "A Better Tomorrow...A Better Life" the group moves towards the vision of a New Age India.

SIKKA KAAMYA GREENS- **LUXURIATE IN NATURE'S EMBRACE**

SIKKA KAAMYA GREENS offers air-conditioned luxuriously condominiums nearly 2 sided open plot. Sikka Kaamya Greens is located in the heart of Greater Noida west, Sector-10 & is going to be a project which everyone will like to own. The Life in Greater Noida is in pollution free environment where lifestyle has an offerings are there to suit every pocket with all amenities & facilities like : Metro Connectivity & nearby Data Centres Indeed is well planned city that hold a bright future or become a destination city.





Swimming

Open up to a different life! Open up to serene environs where every rising sun is the dawn of a very unique day. Bringing with it the amazing potential to discover, love and cherish every moment in your life. Everything designed to relax your mind, refresh your soul. And make you feel content because it's your very own. Step in. You'll love it here.

Kids Play Area

With us, you never have to spend time worrying about the safety of your loved ones as a high-tech security system helps you and your family lead a secure and happy life. Breathe in pure, fresh air as you seek the refreshing and calming company of thoughtfully designed central greens in an open paradise.



Club

Unwind yourself with adrenaline pumping activities of your choice with our Club curated for those who love to play like a pro. Enjoy a distinct playing experience right here with our magnificent Club Amenities.



Snooker

Living like having a good time with family, neighbours and friends, at every moment. A clubhouse with a host of amenities helps you loosen up, indulge in pure fun and games or leisure. The surrounding ambience creates an outdoor space to relax so that you can open up to refreshing breaks.





Yoga & Meditation

Be greeted by the grand entrance with gates safeguarded for exclusive entry and exit. Beautifully designed aesthetics of the place, and a lush green lawn with swaying palm trees invigorate the experience. Hold your breath as this is just the preface to the splendid dwellings that open up ahead.

Shopping

Quality experience in each & every moment! An apartment dotted with arrangement of all necessary shopping requirements, landscaped in tree-lined walkways and enveloped in the clean and serene ambience for your rejoicing experiences.

- TYPE A - 2 BHK + 2 TOILET
SUPER AREA: 890 SQ.FT.
- TYPE B - 2 BHK + 2 TOILET
SUPER AREA: 990 SQ.FT.
- TYPE C - 3 BHK + 2 TOILET
SUPER AREA: 1100 SQ.FT.
- TYPE D - 3 BHK + 2 TOILET
SUPER AREA: 1315 SQ.FT.
- TYPE E - 3 BHK + 1 STUDY/SR + 4 TOILET
SUPER AREA: 1450 SQ.FT.
- TYPE F - 4 BHK + 1 STUDY/SR + 4 TOILET
SUPER AREA: 1695 SQ.FT.
- TYPE G - 2 BHK + 2 TOILET
SUPER AREA: 1090 SQ.FT.
- TYPE H - 3 BHK + 2 TOILET
SUPER AREA: 1260 SQ.FT.
- TYPE J - 3 BHK + 1 STUDY/SR + 4 TOILET
SUPER AREA: 1650
- TYPE K - 4 BHK + 1 STUDY/SR + 5 TOILET
SUPER AREA: 2150



FEATURES

1. ENTRY/EXIT
2. ENTRANCE COURT
3. SECURITY
4. CLUB HOUSE
5. DROP OFF POINT
6. WATER BODY & FOUNTAIN
7. DEDICATED HASSEL FREE PARKING
8. LANDSCAPED PARK
9. RECREATIONAL AREA
10. SWIMMING POOL
11. TODDLERS POOL
12. CHANGING ROOMS
13. MEDITATION / YOGA PAVILLION
14. MULTIPURPOSE COURT
15. KID'S PLAY ZONE
16. SAND PIT
17. CABANA / GABEZO
18. OPEN SEATING
19. JOGGING TRACK
20. RAMP IN
21. RAMP OUT
22. OUTDOOR GATHERING AREA
23. SHOPPING COMPLEX



LAYOUT PLAN





TYPE - A

SALEABLE AREA - 890 SQ.FT. + (82.6 SQ.M.)

2 BHK + 2 TOILETS + 1 BALCONY + 1 UTILITY



SALEABLE AREA DETAIL					
Carpet Area	External Wall Area	Balcony Area	Common Area	Total unit built up area	
sqft	sqft	sqft	sqft	sqft	sqft
593.1	85.89	80.94	130.07	890	890

All layouts, information, conditions are only indicative & some of them can be changed at the discretion of builder / architect / authority, these are conceptual & constitute no legal offerings. 1Sq.Mtr. = 10.764Sq.Fts.



▼ **TYPE - B**
SALEABLE AREA - 990 SQ.FT. + (91.9 SQ.M.)
2 BHK + 2 TOILETS + 2 BALCONY + 1 UTILITY

SALEABLE AREA DETAIL

CARPET AREA	EXTERNAL WALL AREA	BALCONY AREA	COMMON AREA	TOTAL AREA
SQ.FT. 648.8	SQ.FT. 87.94	SQ.FT. 85.8	SQ.FT. 167.46	SQ.FT. 990

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TYPE - C

SALEABLE AREA - 1100 SQ.FT. + (102.19 SQ.M.)

2 BHK + 2 TOILETS + STUDY ROOM

+ 2 BALCONY + 1 UTILITY

SALEABLE AREA DETAIL

CARPET AREA	EXTERNAL WALL AREA	BALCONY AREA	COMMON AREA	TOTAL AREA
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
733.2	93.3	73.3	200.2	1100

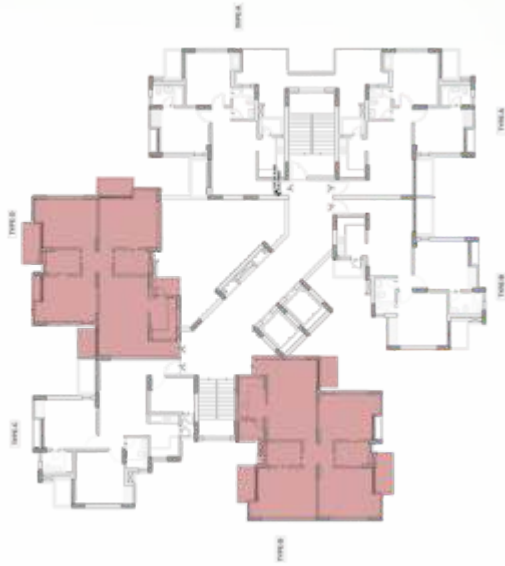
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▼ **TYPE - D**

SALEABLE AREA - 1315 SQ.FT. + (122.16.19 SQ.M.)

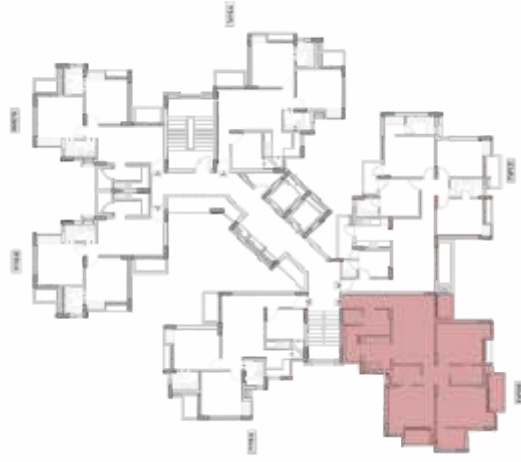
3 BHK + 2 TOILETS + 3 BALCONY + 1 UTILITY



SALEABLE AREA DETAIL

CARPET AREA	EXTERNAL WALL AREA	BALCONY AREA	COMMON AREA	TOTAL AREA
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
823.5	96.9	119.7	274.9	1315

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TYPE - E
SALEABLE AREA - 1450 SQ.FT. + (134.7 SQ.M.)
3 BHK + 4 TOILETS + SERVANT ROOM
+ 3 BALCONY + 1 UTILITY

SALEABLE AREA DETAIL				
CARPET AREA	EXTERNAL WALL AREA	BALCONY AREA	COMMON AREA	TOTAL AREA
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
992	103.3	139.7	215	1450

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▼ **TYPE - F**
SALEABLE AREA - 1695 SQ.FT. + (157.47 SQ.M.)
4 BHK + 4 TOILETS + SERVANT ROOM
+ 4 BALCONY + 1 UTILITY

SALEABLE AREA DETAIL				
CARPET AREA	EXTERNAL WALL AREA	BALCONY AREA	COMMON AREA	TOTAL AREA
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
1145.38	108.5	256.8	184.32	1695

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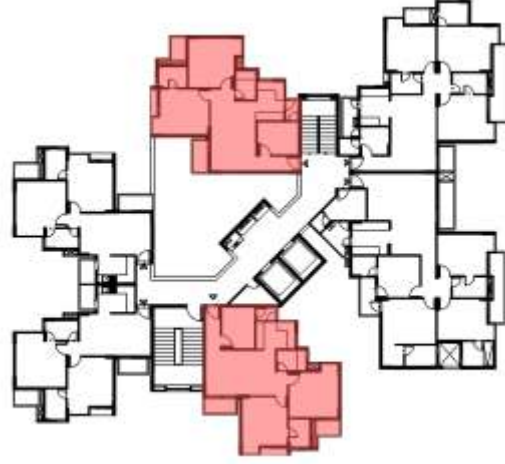
▼ **TYPE - G**

SALEABLE AREA - 1090 SQ.FT.

2 BHK + 2 TOILETS

SALEABLE AREA DETAIL				
Carpet Area	External Wall Area	Balcony Area	Common Area	Total unit built up area
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
628.90	89.02	80.20	292	1090

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▼ **TYPE - H**
SALEABLE AREA - 1250 SQ.FT.
3 BHK + 2 TOILETS

SALEABLE AREA DETAIL				
Carpet Area	External Wall Area	Balcony Area	Common Area	Total unit built up area
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
747.74	104.43	74.39	323	1250

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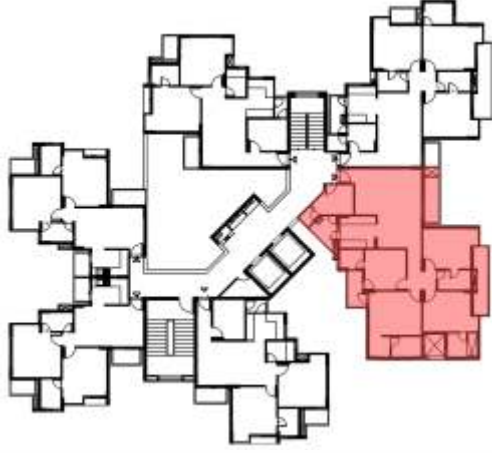
▼ **TYPE - J**

SALEABLE AREA - 1650 SQ.FT.

3 BHK + 4 TOILETS

SALEABLE AREA DETAIL				
Carpet Area	External Wall Area	Balcony Area	Common Area	Total unit built up area
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
979.62	97.86	168.15	404	1650

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▼ **TYPE - K**
SALEABLE AREA -2150 SQ.FT.
4 BHK + 5 TOILETS

SALEABLE AREA DETAIL			
Carpet Area	External Wall Area	Balcony Area	Total unit built up area
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
1215.16	114.54	187.53	2150
		Common Area	
		SQ.FT.	SQ.FT.
		633	

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Specifications

GENERAL

- Earthquake resistant structure zone IV complaint construction designed by highly experienced structural engineers

SUPER STRUCTURE

- Sheer wall structure with columns R.C.C. slabs & beams with brick wall partitions in between

FLOORING

- Vitrified tiles in Drawing/Dining/Bedrooms
- Laminated wooden flooring in master bedrooms
- Anti - skid ceramic tiles in kitchen, toilet & balcony. Marble stone in corridor, lift, lobby and staircase

DOORS AND WINDOWS

- External doors & window made of UPVC
- Internal doors in hardwood frames with laminated flush doors
- Entrance door - decorative finish

KITCHEN

- Granite top working platform
- Stainless steel sink
- Ceramic glazed tiles 2 feet above working platform with chrome finish sanitary wares

TOILETS

- Provision for hot and cold water glazed tiles in pleasing colours on walls up to door level
- European WC's washbasins & light shaded cisterns of standard brand. Chrome plated fitting of standard make

INSIDE WALL FINISH

- Inside wall with POP and one concept wall in bed room, acrylic emulsion paint

ELECTRICALS

- Modular and elegant light and power points, cable TV and telephone points in drawing room and master bed room. Copper wires in concealed PVC conduits with MCB

EXTERNAL FINISH / LIFT

- Modern and elegant outer finish with high quality paint/stone with plaster & decorative
- Lobby/Entrance lobby wood/tiles up to 7 feet and texture paint

EXTERNAL FAÇADE

- Exterior with superior paint finish

INTERCOM FACILITY

- Provision of intercom facility in each flat

WATER SUPPLY

- Underground and overhead water tanks with pumps for uninterrupted water supply

PNG GAS PIPELINE

- Provision of gas pipeline infrastructure

HIGH TECH SECURITY

Provision For:

- Hi-tech security system, safety alarm, safety camera
- High Speed Broadband
- Integration of common area Wi-Fi & CCTV system

Features and Facilities:

1. Land allocated by Greater Noida Authority
2. Located in the heart of Greater Noida west, Sector-10.
3. Thoughtfully designed by RTA Pvt. Ltd for maximum usable spaces with all green facing apartments.
4. Total 75% plot area used as green space with 25% as construction area.
5. Abutting and overlooking designated Green Belt on Two Sides.
6. Proximity to Greater Noida Commercial zone and Institutional Zone.
7. High Speed Elevators
8. Widespread green plot open for free flow of light, air and eco-friendly structure.
9. 24x7 renowned High Tech security with Intercom, CCTV.
10. 24x7 water supply & 100% power backup for all essential services.
11. Premium ambience entrance lobby in each tower.
12. Certified earthquake resistant structure as per IS Codes of practice
13. Barrier free design to accommodate Differently abled people.
14. Most of the flats having Natural Light and Ventilation.
15. Exclusive club with party hall, swimming pool and world-class amenities.
16. Fire Alarm/smoke detection system, fire-fighting equipment as per latest norms.
18. Provision of gas pipeline.
19. Rain Water Harvesting.
20. Open sitting court and water bodies
21. Excellent Connectivity from Delhi/NCR

Club & Indoor Activities

- Ultra modern club with 'top of the line' facilities
- Swimming pool with separate kids' pool with separate jacuzzi



Steam Bath



Yoga Center



Fully Loaded Multi
Gymnasium



Billiards



Lawn Tennis Court



Indoor Badminton
Court



Indoor Squash
Court



Table tennis



Kids Play Lots

Security

- State-of-the-art Centralized Security System.
- All lobbies equipped with CCTV Cameras.
- Three-Tier Security Systems.

Outdoor Activities

- Cycling & jogging tracks.
- Multipurpose court (basketball, Badminton etc).
- Open seating court

DELIVERED PROJECTS



Sikka Karmic Greens

Sector 78, Noida



Sikka Karnam Greens

Sec-143B, Noida



Sikka Kaamna Greens

Sector 143A, Noida



Sikka Kimaya Greens

Doon IT Park, Aman Vihar, Dehradun,
Uttarakhand 248001



Sikka Kingston Greens

CDA Office, Near RTO, Dehradun,
Uttarakhand 248001



ONGOING PROJECTS



Sikka Kapital Grand
G9M5+GC6,
Sector 98, Noida



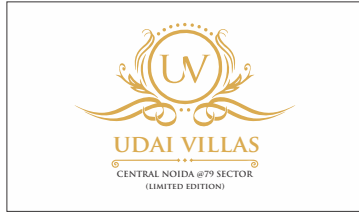
Sikka Mall Of Noida
Sector 98, Noida



Sikka Kaamya Greens
Sector 10,
Greater Noida West



Samrat Homes
Sector 79, Noida



Udaivillas
Sector 79, Noida



Skyhomes
Sector-143 B, Expressway
& FNG, Noida



Crown of Noida
FNG Noida Expressway

LOCATION MAP



Map for Illustration Purpose Only, Not in Scale



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