

PALM HEIGHTS

SECTOR-6, PALM WOOD ENCLAVE, WAVE

CITY, GHAZIABAD

By **SANCHAR NEST SAHAKARI AWAS SAMITI LTD**
[Regn No.4302 dated 22.07.2009]

AFFORDABLE HOMES WITH ALL FACILITIES

Salient Features:

- Aesthetically and conveniently designed apartments
- Vaastu friendly
- Natural light and ventilation in all units
- Earthquake resistant structures
- High speed lifts
- A small shopping complex inside the compound for daily needs
- Ample Parking Space
- Intercom Facility in all flats connected to Guard Room and Administrative Office
- 24 x 7 Water Supply
- 24 x 7 Security
- Round the clock power back up
- Covered Car parking on payment basis
- Club House / Community Hall
- Garbage Chutes on each floor
- Latest Fire Fighting gadgets

Facilities

- CLUB HOUSE
- SWIMMING POOL
- DEDICATED KIDS PLAY AREA
- MULTI PURPOSE OPEN PLAY FIELD
- BILLIARDS/SNOOKER TABLE
- TABLE TENNIS TABLE
- BASKET BALL COURT
- GYMNASIUM

Location advantages

- The site is located in Wave City, NH-24, Ghaziabad
- 32 Kms from Connaught Place, 10 minutes drive from Electronic City, Sector-62, Noida
- The site is to be connected by the proposed DMRC Route-Station at Mahrauli, Ghaziabad. [VAISHALI-MAHRAULI METRO LINE]
- Free hold property approved by relevant authorities
- A three side open plot. The society is in the midst of a big township of 4400 acres comprising of 200 acre recreational facilities, 51 acre central park, 50 neighbourhood Parks, 150 acre 18-Hole Golf Course.
- A meticulously planned self sufficient city with a Bus Rapid Transit System [BRT]
- Entrance from 57-metre road exclusively connected by NH-24

Notes:

- Cheques / DD to be issued in favour of "SANCHAR NEST SAHAKARI AWAS SAMITI Ltd"
- GOVT. TAXES, STAMP DUTY ETC. NOT INCLUDED IN THE COST

SANCHAR NEST SAHAKARI AWAS SAMITI LTD
PALM HEIGHTS
SPECIFICATIONS TO BE PROVIDED

STRUCTURE		Latest Earthquake Resistant RCC framed structure
WALL FINISH	Internal	All walls plastered, and painted with OBD paint in pleasing shade. Ceiling white, P.O.P cornice in Drawing / dining and all Bedrooms.
FLOORING	Drawing / dining / Bedrooms	Vitrified tiles of ISI Marks
	Balconies	Anti-skid Vitrified Tiles
	Staircase and Common Passage	Kota Stone/ Baroda Green Marble etc.
	Main Entrance Lobby	Designer Vitrified Tiles
TOILET	Flooring	Anti -skid Vitrified Tiles
	Walls	Designer Glazed Tiles up to false ceiling height
	Fittings	Hot and Cold Water Supply (without Geyser) with CP fittings of standard make.
	Sanitary ware	Vitreous ceramic sanitary ware of standard make.
KITCHEN	Platform	Working platform in Granite Top with stainless steel kitchen sink.
	Wall	Ceramic Tiles upto the level of woodwork.
	Flooring	Vitrified Tiles.
	Fittings	Hot and Cold Water supply with Geyser point and CP fittings of standard make.
DOORS	Internal Doors	Flush shutter doors painted in two coats of synthetic enamel paint.
		All frames of hard wood duly painted. Internal bedroom doors shall have CP mortise lock and good quality hardware fittings.
	Main Entrance Door	Decorative door with hard work at main entrance
ELECTRICAL		Light Fitting and fans' points in bedrooms, drawing and dining rooms. Copper Wiring in concealed PVC conduits. Modular Switches of good make for light and power points. TV and Telephone points in all bedrooms and drawing/dining.
DRINKING WATER		RO point will be provided in kitchen.
POWER BACKUP		1 KVA power back up for all individual flats (excluding AC points) plus common area lighting including lift.

Terms and conditions:

- CHEQUES / DD TO BE DRAWN IN FAVOUR OF "SANCHAR NEST SAHAKARI AWAS SMITI LTD"
- All delayed payment will attract a penalty of 18% per annum
- Members may kindly note that no payment will be accepted without interest amount, if made after due date.
- Payment towards covered car parking, if applicable, will be realized from 2nd installment of construction cost.
- Electricity Installation Charges, Maintenance Charges, Meter Connection Charges and other charges are extra and shall be collected before the possession.
- GST, and other government levies are extra, as applicable.
- Registration, Stamp Duty and misc. charges shall be payable at the time of offer of possession.