

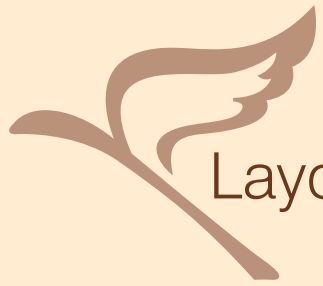


**NRI** GH 04 A  
SECTOR-45  
NOIDA  
**RESIDENCY**  
AFFORDABLE HOUSES | PREMIUM LOCATION  
FLATS WITH PERSONAL GARDEN






After the grand success of NRI RESIDENCY in Greater Noida, SDS Infratech brings you luxurious apartments at Prime Location in Noida Sec-45 in Approx 7.5 acres (30,000 square meter) of Land with 615 flats.





# Layout Plan

## Legend

-  Type - A (2200 sq. ft.)
-  Type - B (1650 sq. ft.)
-  Type - C (1450 sq. ft.)
-  Type - D1 (1250 sq. ft.)
-  Type - D (1250 sq. ft.)

Site Extents : 30,000 sq. mtr.  
7.5 acres

Architect: R. T. & Associates (P) Ltd.





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# Unit Plan (Type-A)



Tentative Area - 2200 Sq. Ft.



# Unit Plan (Type-B)



Tentative Area - 1650 Sq. Ft.



# Unit Plan (Type-C)



Tentative Area - 1450 Sq. Ft.





# Unit Plan (Type-D)



Tentative Area - 1250 Sq. Ft.



# Unit Plan (Type-D1)



Tentative Area - 1250 Sq. Ft.



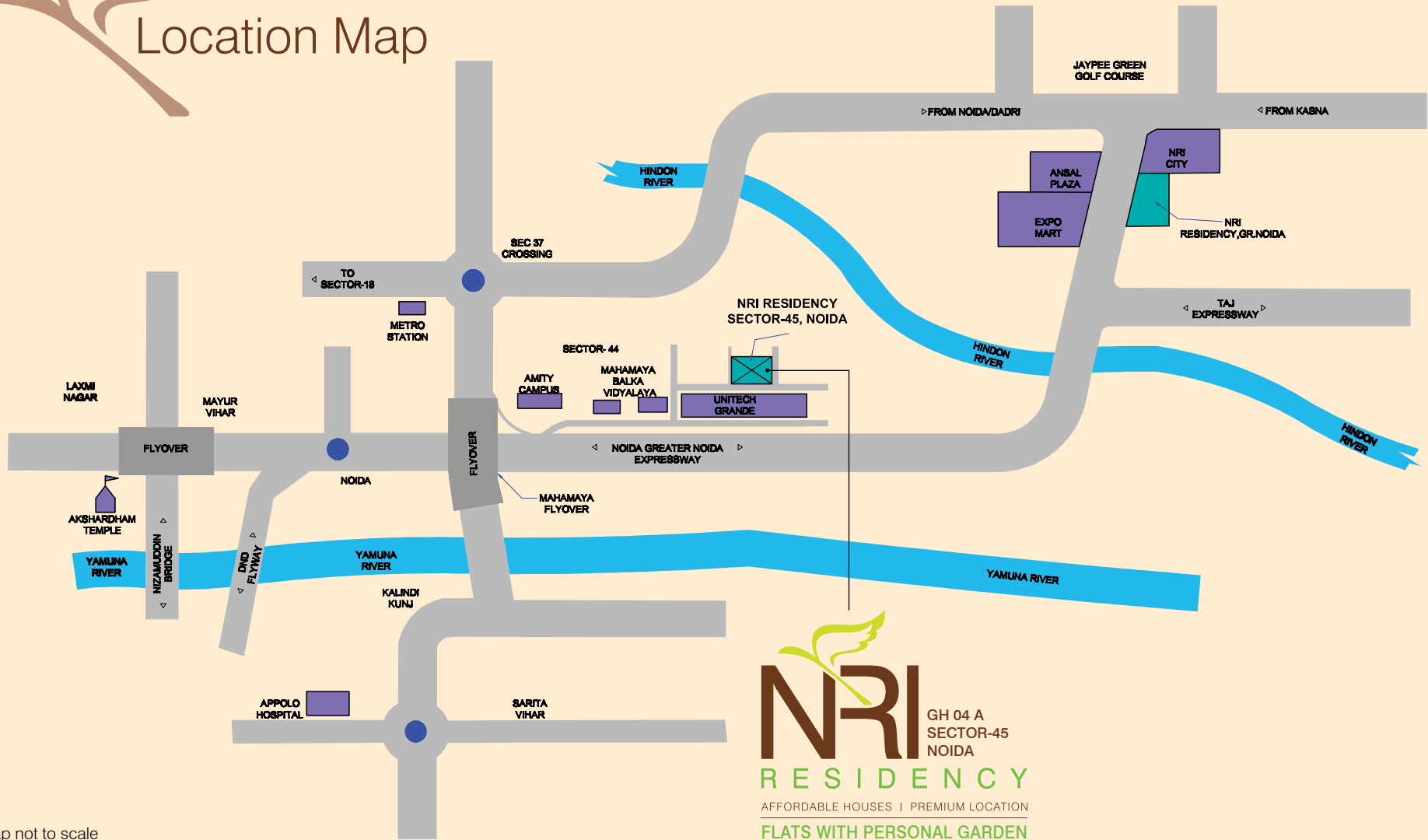
# Specification

<b>Structure</b>	Semi Load-Breaking Brick Wall and RCC Frame Structure
<b>External finish</b>	Long-Lasting Paint or Equivalent
<b>Wall finishes</b>	Internal Wall Plastered and Painted with Pleasing Shades of Oil-Bound Distemper
<b>Toilet walls</b>	Dado up to 7'-0" height of Glazed/Ceramic Tiles
<b>Toilet flooring</b>	Non Skid Tiles
<b>Fittings</b>	Wash Basin, EWC, Tower Rail, Hot & Cold Water System
<b>Kitchen</b>	Pre-Polished Granite Platform with Stainless Steel Sink. Dado up to 2'-0" height above platform in Ceramic/Glazed Tiles
<b>Windows</b>	Powder-Coated Glazed Aluminum Window / Wooden Windows / Pressed Steel Window / PVC Modern Windows
<b>Electrical</b>	Copper Concealed Wiring, Decorative Lights, Plug Points in Each Bedroom, Drawing / Dining & Lounge
<b>Flooring</b>	Imported marble/ Vitrified Tiles, Ceramic Tiles and Combination of Udaipur Green & Marble in Staircase and Corridor
<b>Doors</b>	Hardwood Framed & Both Side Teak Finish Flush Doors
Wooden Almirah in Bedrooms	
Fans & Decorative Light Fittings in All Rooms	
Granite Top Platform	
Modular Kitchen Cabinets	
Power Back-Up	
Hi-tech Security and Fire Fighting System in House Club with Swimming Pool, Health Club, Convenient Shopping and one dedicated Car Parking	

Facilities such as Social Club comprising Indoor Games such as Snooker, Table Tennis etc., Card Rooms, Community Hall, Party Hall, Dinning Hall, Health Club with facility like Gym, Steam, Sauna, Jacuzzi, Massage Therapy, Meditation and Yoga Centre are being planned. All designs, perspectives, specifications, layouts, plans etc. are indicative and are subject to change.



# Location Map



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Map not to scale



Original Satellite Image



## Payment Plan

<b>A Construction Linked</b> (Completion time – 24 Months from the date of 20% Payment)			
S.No	Payment Due on	% age + Other applicable charges for Type A, B & C	% age + Other applicable charges for Type D & D1
1	Application Fee As applicable	Rs 300000 for A & B, Rs 250000 for C	Rs 250000
2	On or before 2 months of the Application	20% of BSP (Less Application Fee)	20% of BSP (Less Application Fee)
3	On commencement of excavation	7% of BSP	6% of BSP
4	On laying of basement slab	7% of BSP	6% of BSP
5	On laying of 1st floor Roof Slab	7% of BSP + Car parking charges + Social Club Charges	6% of BSP+ Car parking charges + Social Club Charges
6	On laying of 3rd floor Roof Slab	7% of BSP	6% of BSP
7	On laying of 5th Floor Roof Slab	7% of BSP + FCC/ECC/ Development	6% of BSP + FCC/ECC/ Development
8	On laying of 7th floor Roof Slab	7% of BSP	6% of BSP
9	On laying of 9th Floor Roof Slab	7% of BSP	6% of BSP
10	On laying of 11th Floor Roof Slab	7% of BSP	6% of BSP
11	On laying of 13th Floor Roof Slab	7% of BSP + PLC Charges	6% of BSP+ PLC Charges
12	On laying of 15th Floor Roof Slab		6% of BSP
13	On laying of 17th Floor Roof Slab		6% of BSP
14	On completion of internal plaster & Flooring within flat	7% of BSP	6% of BS P
15	On completion of external plaster & joinery of flat	5% of BSP	3% of BSP
16	On offer of possession	5% of BSP+IFMD + Lease Rent + Power Backup Charges i.e Total 100% payment	5% of BSP+IFMD + Lease Rent + Power Backup Charges i.e Total 100% payment



## Basic Sale Price (BSP) – Rs 3400 Psf

Other Applicable Charges :

S.No.	Payment / Head	Charges / Rates
1	FFC / ECC / Development Charges	Rs 75 psf
2	Social Club + Health Club + Swimming Pool	Rs 1 Lac
3.	PLC	
i.	1st. to 3rd. Floor	Rs 100/- psf
ii.	4th to 6th Floor	Rs 75/- psf
iii.	Park / Club / Green Park facing	Rs 50/- psf
4	Power Back up 3 KVA for Type D and C and 5 KVA for others mandatory.	Rs 15000 per KVA
5	Interest Free Maintenance Charges	Rs 35 psf
6	Maintenance Charges Per Month	Rs 1.25 psf
7	Lease Rent (to Noida Authority)	Rs 75 psf
8	Car Parking of floor height of 4.5 mtr (one compulsory)	Rs 2.5 Lac

### Notes

1. Additional amounts towards Stamp Duty, Registration Charges and legal / miscellaneous expenses etc. are payable by the Allottee at the time of offer of possession.
2. Areas are indicative only.
3. The other terms and conditions shall be as per the Application form, Standard Terms and Conditions and the Allotment Letter of the Company.
4. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
5. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above.
6. Transfer Charges Rs 50 per sft and would be allowed only after 26%-27% Payment for Type D and Type A,B and C respectively.

The Payment is to be made in favour of M/s SDS  
InfraTech Pvt. Ltd. (Project Sec.-45)



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**R E S I D E N C Y**

AFFORDABLE HOUSES | PREMIUM LOCATION

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**FLATS WITH PERSONAL GARDEN**





# Application Form



**SDS INFRA TECH PVT LTD**  
Plot No.-GH04A, SECTOR-45, Noida

Dear Sirs,

I/We request that I/We may be allotted a residential flat/space at NRI Residency – Noida, at Plot No. GH04A, Sector-45, Noida under your Construction Linked Installment payment plan. I/We agree and note that allotment of the space is tentative and entirely at the discretion of the company and the company has a right to reject any offer without assigning any reason thereof and without incurring/carrying any liability towards costs/damages/interest etc. that the allotment money shall be refunded to the applicant(s).

I/We remit herewith a sum of Rs. ....../- (Rupees ..... Only) as registration deposit to be adjusted / appropriated towards stipulated earnest money at the time of allotment of space. All Cheques/Drafts shall be drawn in favor of "SDS INFRA TECH PVT LTD. (Project Sec.- 45)" payable at Noida. I/We agree to sign and execute within 180 days from the date of booking, NRI Residency Noida Apartment Buyer's Agreement on the Company's standard format and I/We agree to abide by the terms and conditions of the sale as laid down therein. I/We agree to pay further installments of sale price as stipulated/called by the company.

**1. My/Our particulars are given below for your reference and records.**

Name of the Applicant .....  
Name of Father/ Husband .....  
Mailing Address .....  
Permanent Address .....  
Tel. No : ..... Mobile No : ..... Fax No : .....  
Email Address : ..... PAN of Applicant : .....  
Occupation : .....

**2. Particulars of the Booking**

Approximate Size of Unit (Subject to availability and Finalizations of drawings) .....  
BASIC SALE PRICE Per Sq. Feet of Super Area excluding Car Parking/PLC/Club Membership/ FCC +ECC +Development Charges/Social Club + Health clubs + Swimming pool/ Power Backup : .....  
Booking Amount in Rs. : ..... Ch.No. / DD: .....  
Drawn On ..... Dated : .....

**DECLARATION**

I/We the applicant(s) do hereby declare that my/our request for allotment is irrevocable and that the above particulars/information given by me/us are true and nothing has been concealed thereof. I/We hereby undertake to inform the Company of any change in the above information, till the property, if allotted, is duly registered in my/our name(s). This is subject to the ALLOTTEE executing necessary documents including NRI Residency- Noida Apartment/Flat/Shop Buyer's Agreement etc.

Your's faithfully

Place: .....  
Date: .....

(Signature of the Applicant)





[www.sdsinfra.com](http://www.sdsinfra.com)

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**FLATS WITH PERSONAL GARDEN**  
Project Conceptualisation, Management  
and Value Engineering by  
M/s Classic Concepts Infra Construction  
& Professionals (India's Pioneer MBA  
Real Estate Professionals)  
Architect: R. T. & Associates (P) Ltd.

*Regd. Office:*

**SD2**

**SDS Infratech Pvt. Ltd.**

407, Krishana Apra plaza, Sector-18, NOIDA

Phone No.: +91-9818809563, 9818809564

Email: [info@sdsinfra.com](mailto:info@sdsinfra.com)

This brochure is a conceptual and not a legal offer, gives only a bird's eye view of the project. The content in this brochure including the buildings, elevations, area, designs, layouts, specifications, etc. are purely tentative and merely indicative in nature and are subject to variations and modifications by SDS Infratech Pvt. Ltd. or the competent authorities, statutory and otherwise.

## Specifications for Tower 8 & 9

### SPECIFICATIONS

Airconditioned Apartments fitted with Energy Efficient VRV Airconditioning System excluding Toilets.	
Flooring of Imported Italian Marble in Living Room, Bedrooms and Toilets, Combination of Vitrified/ Ceramic Tiles/Granite/Marble in Staircase and Corridors.	
Windows of Double Glass (DGU) High Quality UPVC to minimize consumption of Airconditioning & eliminate Sound Pollution.	
False Cielings in Foyer, Passage, Living & Dining Room and a Bedroom	
Imported Modular Kitchen Cabinets and Wardrobes in Bedrooms	
Fans & Decorative Lighting in all Bedrooms & Living Rooms.	
Structure	RCC Framed Structure with Brick Walls
External Finish	Combination of Italian Stone Cladding from Ground Floor to Second Floor & rest of the Building with Weather Coat/ Stone Finish Coats.
Wall Finishes	Internal Walls - Plastered and Painted with pleasing shades of Acrylic Luxury Paints.
Toilet Walls	Dado of Glazed/ Ceramic Tiles up to 8 feet Height
Fittings	Wash Basin, EWC, Towel Rail, Hot & Cold Water System.
Kitchen	Prepolished Granite Platform with Stainless Steel Sink, Dado of Glazed/ Ceramic Tiles up to 2 feet Height above Platform.
Electrical	Copper Concealed Wiring, Decorative Lights, Plug points in Each Bedroom, Drawing/ Dining & Lounge.
Doors	Hardwood Framed & Both Side Teak Finish Flush Doors/ Double Glazed uPVC Doors & Frames
Parking	Dedicated Parking Space with each Apartment
Others	Advance Fire Fighting System & Power Back

### Facilities

Facilities Such as Social Club comprising Indoor Games like Snooker, Table Tennis carrom etc. with Card Room, Community Hall, Party Hall, Dining Hall. Health Club with facilities like Gym, Steam Sauna, Jacuzzi, Massage Therapy, Meditation and Yoga Center are being Planned

Beautiful, Strategically placed Convenient Shopping Center to keep your basic provisions within Reach.

## About Us

SDS Group is a highly prestigious & professionally managed group having its deep roots in Noida, Greater Noida and Yamuna Expressway area which fall in the NCR Region of India. The Group has been perceived as a Reputed, Customer Friendly & Focused Corporate House of this Region which achieved the sturdy & fast growth since its inception. SDS is committed to consistently deliver quality construction, timely completion and ensure customer satisfaction, and has earned a massive name and trust in the industry of real-estate.

The Group is having Group Housing Projects & Integrated Township spread over 125 Acres of Land at Prime Location.

### VISION

SDS Group has a vision to achieve the admiring position among the top Real Estate Developers of India by continuous positive efforts in the field of Quality Housing & Customer Satisfaction. The Group has a clear policy to Develop Best & Strategically Located Properties only for the greater satisfaction of End Users & Investors.

### MISSION

Aspire to transform Urban living by putting highest standards in all its actions.



### Distances (Approx. Within 3 to 5 Kms. Range)

Hospitals	Max, Kailash, NMC, Prakash, Bhardwaj
Schools	DPS, Amity, Apeejay, Lotus, Step By Step, Pathways, Genesis
Commercial Hub	Sector -18, Sector -27, Sector -41, Sector -50

Home Loan by :



### Actual Site View



Promoters & Developers :

**SDS INFRA PVT LTD**

Site : GH - 04 A, Sector - 45, NOIDA -201301 (INDIA)

Contact : +91-11-9818809564, 8800595952, 8800595953, 8800595954

E-mail : sales@sdsinfra.com Website : www.sdsinfra.com



EXPERIENCE THE LUXURY OF

*Royal Living*

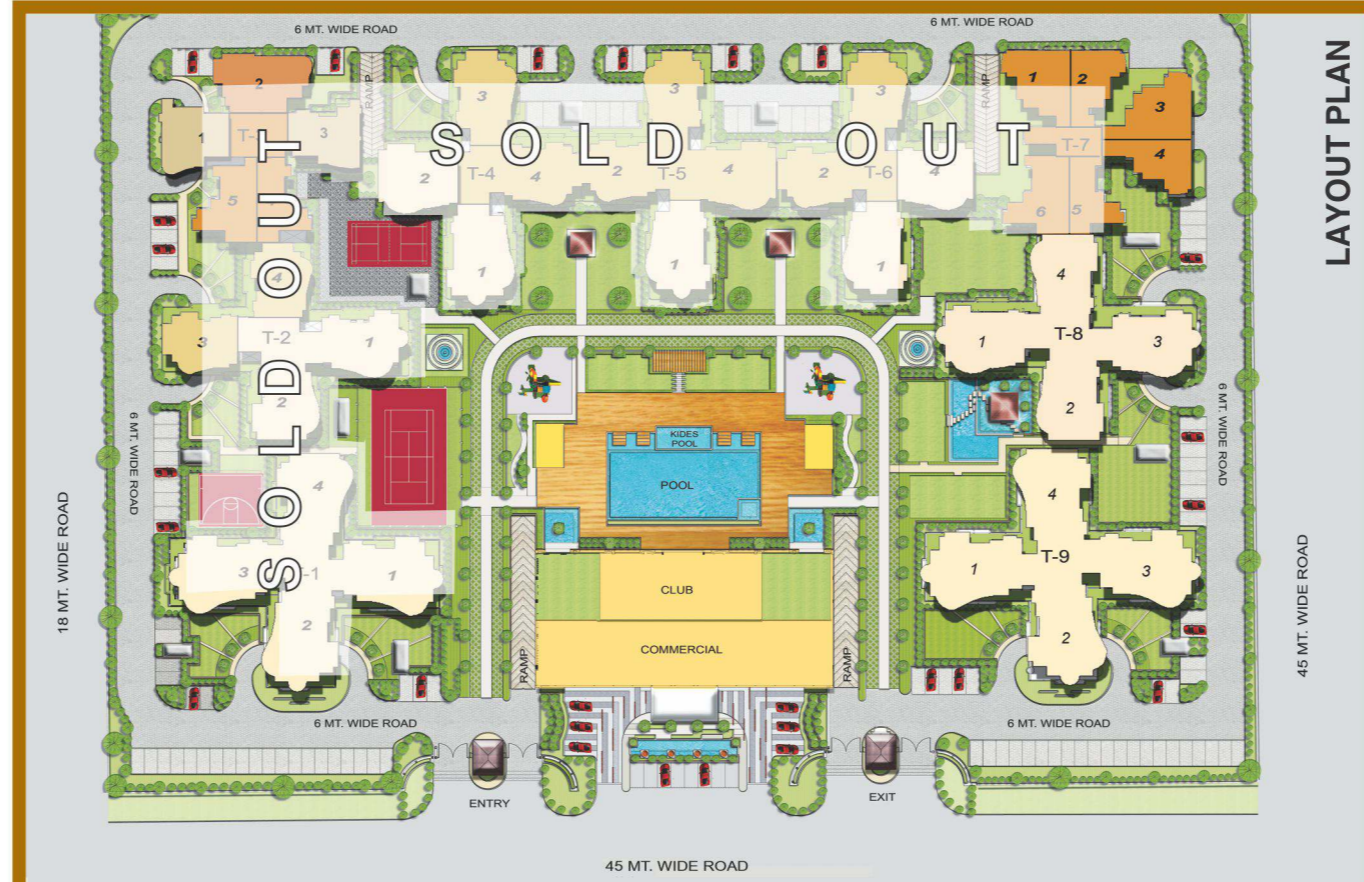


**NRI**  
RESIDENCY  
GH-04 A  
SECTOR-45  
NOIDA  
LUXURY APARTMENTS | PREMIUM LOCATION



**T-8**  
3 Bedrooms  
3 Toilets  
Living Room  
Dining Room  
Servant Room with Toilet  
Kitchen with Utility

After the grand success of Tower-1 to Tower-7  
We bring you Luxurious Air Conditioned Apartments in T-8 & T-9  
**NRI RESIDENCY, NOIDA**



*Amenities & Facilities*

- 3 side open plot
- 70% open land / green area
- Featured entrance gate
- Entrance lobby in each tower with CCTV
- 2 high speed elevators for each tower
- Power back-up for complete essential services
- High ceiling apartments
- Theme landscaped garden and water bodies
- All apartments are cross ventilated
- State-of-art 2-tier security system
- Provisions for Gas Pipeline by Indraprastha Gas Limited (IGL)
- Provisions for DTH Services & Broadband via OFC
- Intercom and door video phone facility in each apartment
- 24 hr. Water supplies
- Top of the line CP fittings



**T-9**  
4 Bedrooms  
3 Toilets  
Living Room  
Dining Room  
Pooja Ghar  
Servant Room with Toilet  
Kitchen with Utility

*Lifestyle*



Super Area - 1825 sqft. (Typical Floor Plan)



*Luxury*



Super Area - 2325 sqft. (Typical Floor Plan)