

Wellington
PANCHSHEEL
2/3 BEDROOM APARTMENTS
GOLF • LAKE • MALL • METRO • GREENS



Beautiful Homes
Next to a Beautiful Golf Course



The Upper-Class Living

Wellington is perfectly placed in the heart of India's first global city, Crossings Republik, making it the most well planned location for your home. To add to this are beautiful green glades and landscaped gardens to enhance your outdoors while the magnificence in form of lavish drawing area, cozy bedrooms and modular kitchen beautify the indoors. It presents luxury in its best shape assuring you an elite class lifestyle. Wellington is a confluence of elegance, opulence and attitude. With architectural excellence and best design configurations, it offers you a posh living that matches your standard.





- Opposite golf course overlooking a lake
- Shopping Malls, Schools and Hospitals in the vicinity
- Approx 27% of the plot area covered, rest all open to allow free flow of light and air to every corner of each apartment
- Vaastu & eco- friendly layout of the project
- Power back-up facility (On demand with payment)
- Power back-up for lifts and common services (No installation charges)
- Uninterrupted water supply from individual R.O. System instead of raw water (No installation charges)
- Lift facility of OTIS or equivalent
- Ample parking space
- Swimming pool
- Convenient shopping place for daily needs
- Club house with gymnasium, steam and sauna bath, jacuzzi, card room, table tennis & billiards. Also party hall for get-togethers
- Jogging tracks, beautifully landscaped park with water body within the complex
- Installation of fire fighting system at all doors
- In-house maintenance services for all common facilities (On sharing basis)
- FIRM PRICES - NO ESCALATION for units already sold
- Assured timely possession



Crossings Republik Site Plan



Sec. 62 Noida, 3 km ahead

To Greater Noida

ABS Engineering College

Site Plan



Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Cluster Plan: R-5 & R-6



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Floor Plan



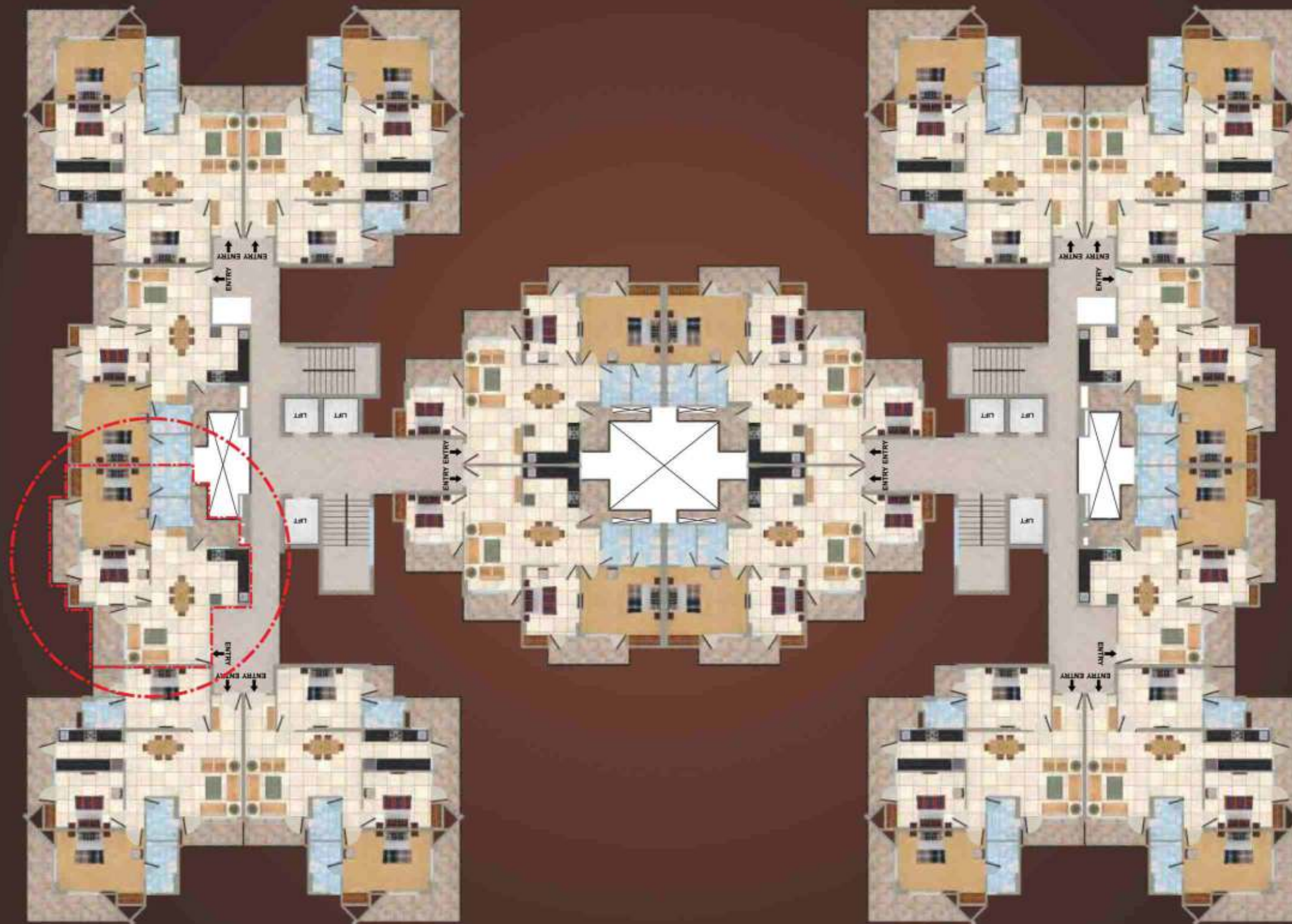
MIG TYPE-I

Super Area-1050 sq. ft. (Approx.)

- 2 Bedrooms
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility Balcony
- Balconies

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Cluster Plan: R-1 & R-2



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Floor Plan



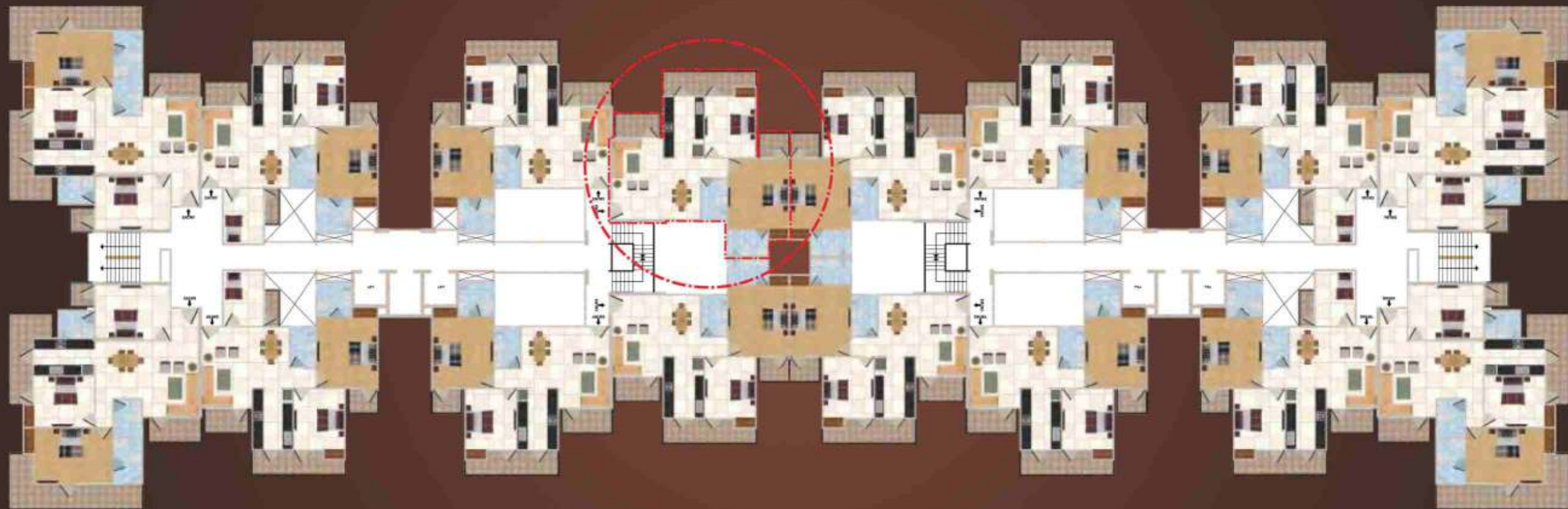
MIG TYPE-II

Super Area-1150 sq. ft. (Approx.)

- 2 Bedrooms
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility Balcony
- Balconies

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Cluster Plan: R-3 & R-4



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Floor Plan



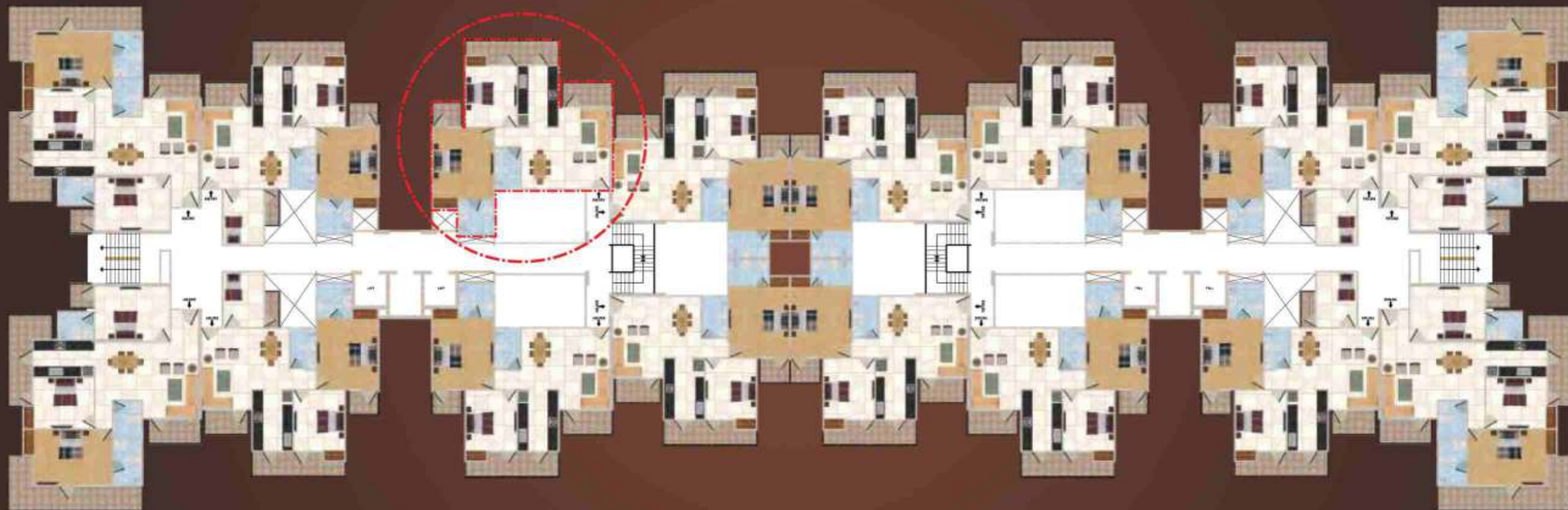
MIG TYPE-III

Super Area-1197 sq. ft. (Approx.)

- 2 Bedrooms
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility Balcony
- Balconies

Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Cluster Plan: R-3 & R-4



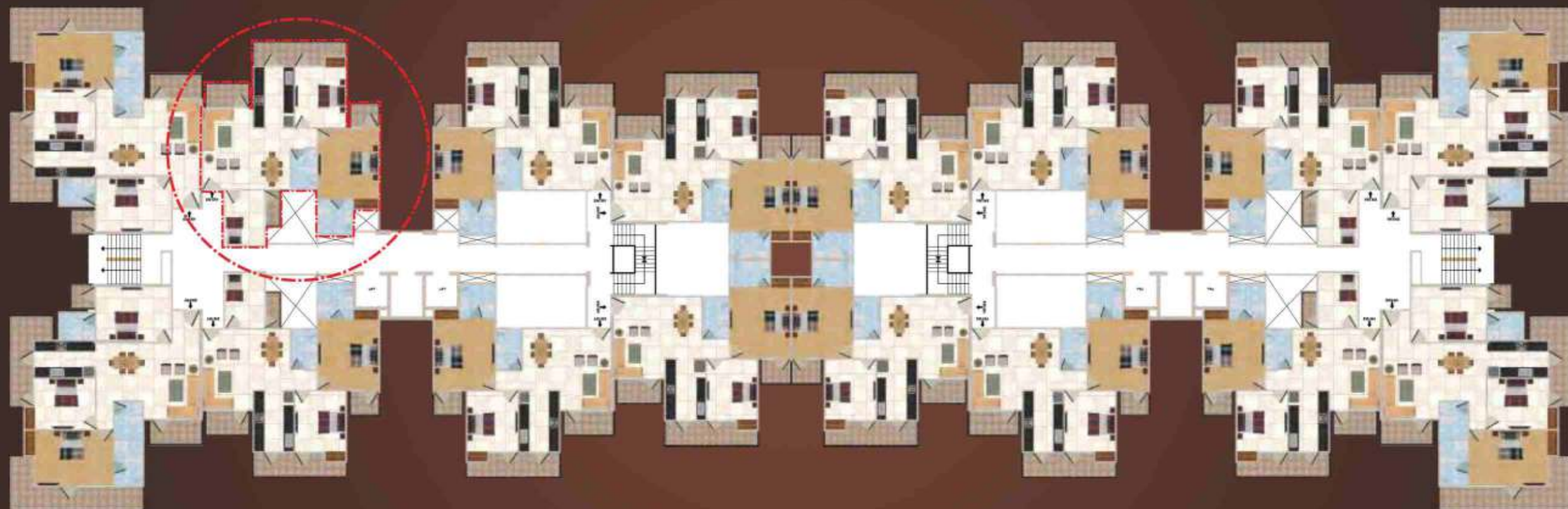
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Floor Plan



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Cluster Plan: R-3 & R-4



Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Floor Plan



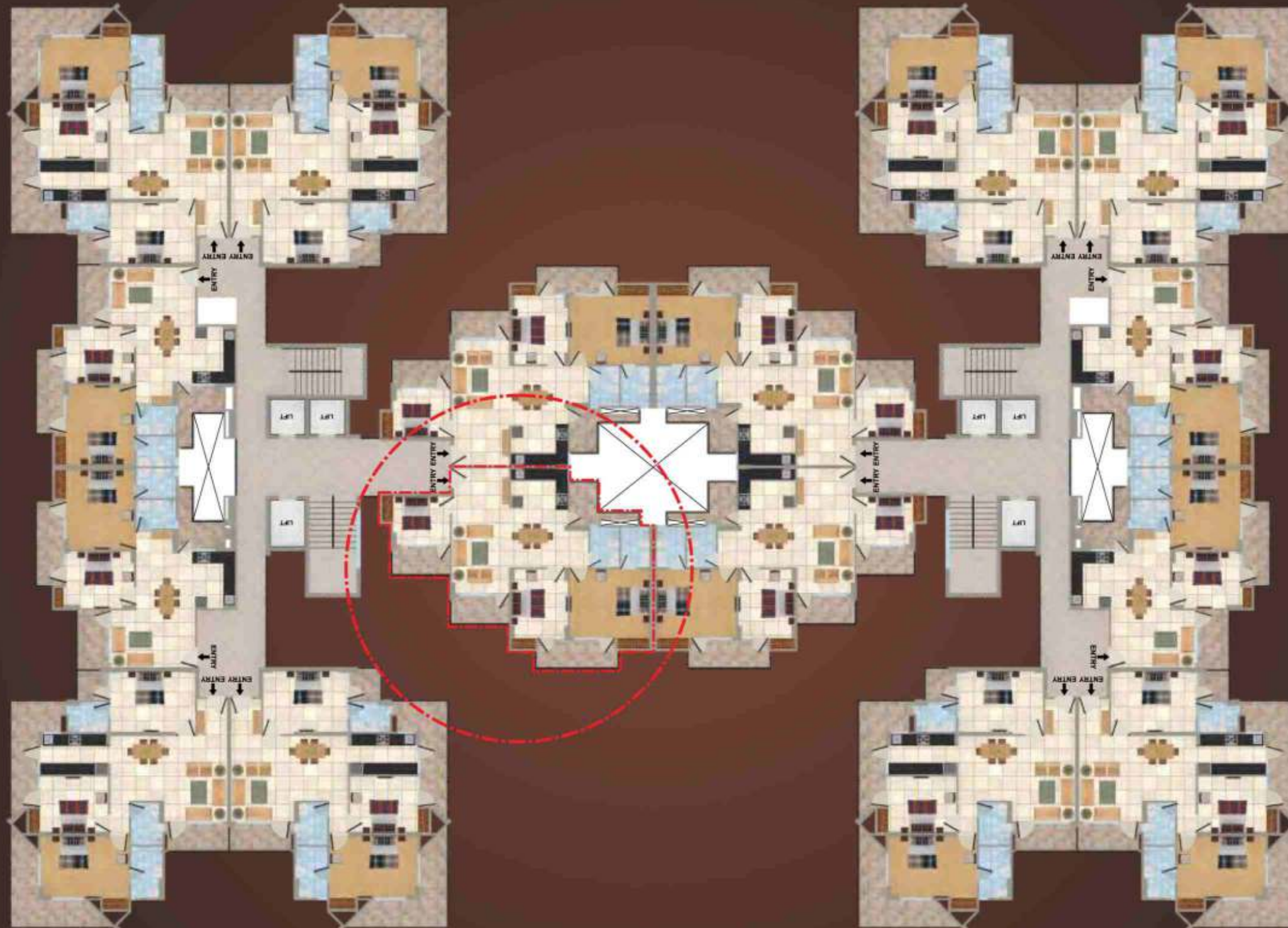
MINI HIG

Super Area-1395 sq. ft. (Approx.)

- 2 Bedrooms
- 1 Study Room
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility Balcony
- Balconies

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Cluster Plan: R-1 & R-2



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Floor Plan



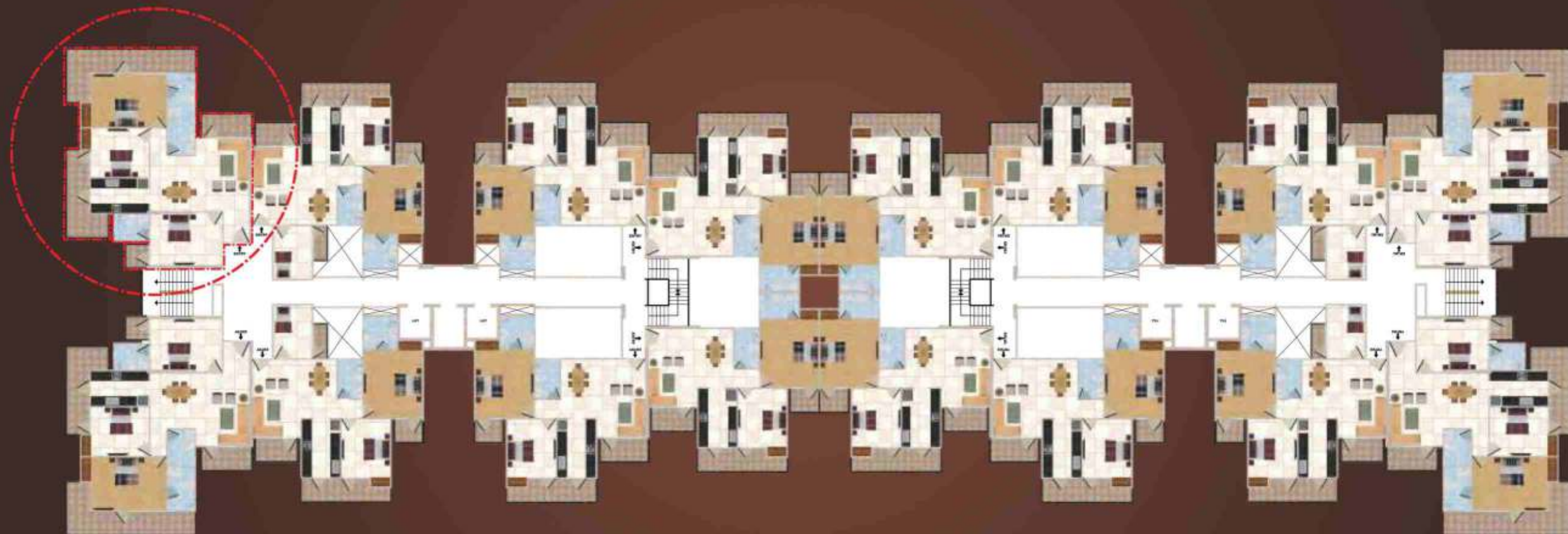
MINI HIG TYPE-I

Super Area-1450 sq. ft. (Approx.)

- 2 Bedrooms
- 1 Kids Bedroom
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility Balcony
- Balconies

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Cluster Plan: R-3 & R-4



Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Floor Plan



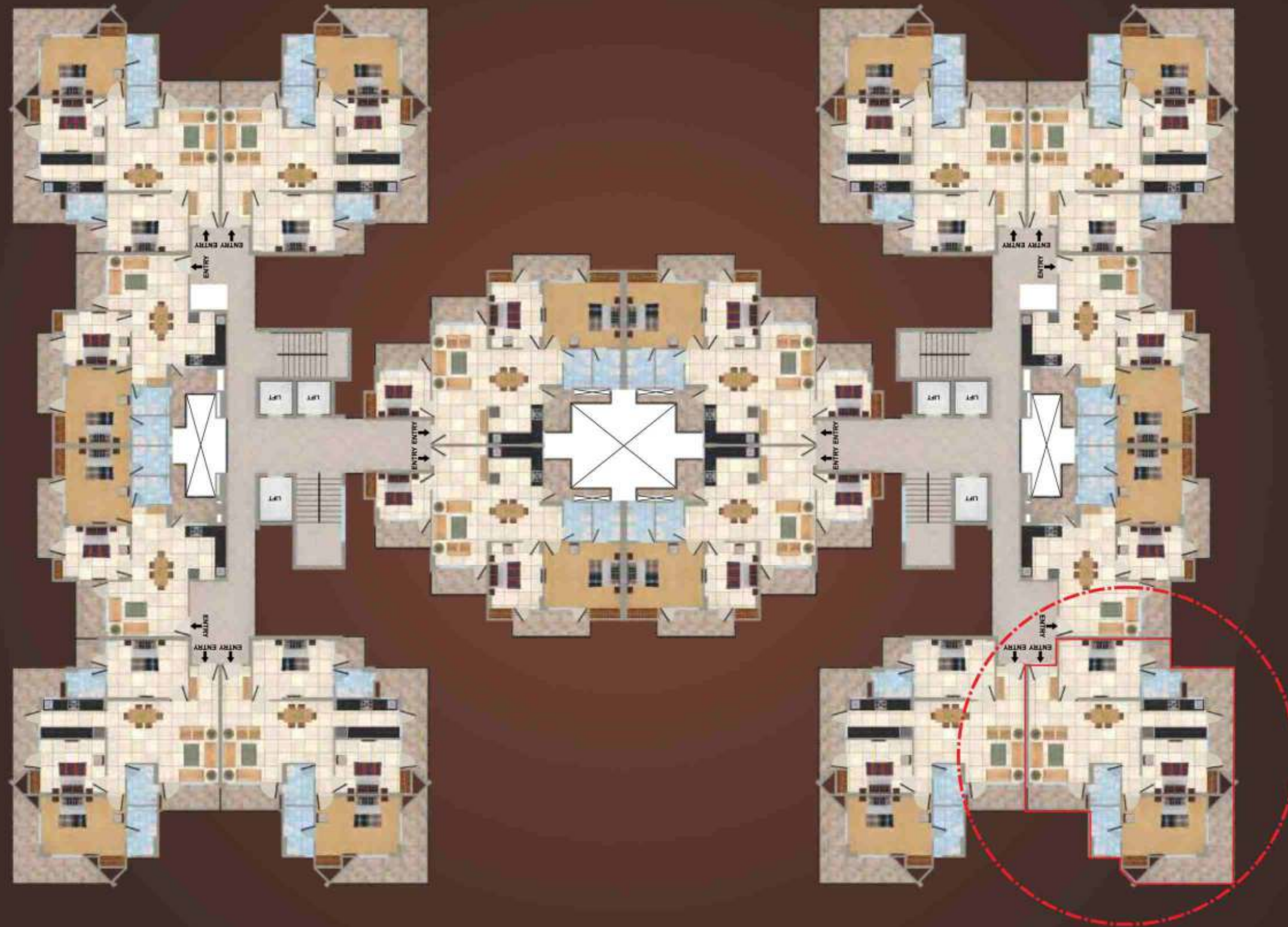
HIG

Super Area-1700 sq. ft. (Approx.)

- 3 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Utility Balcony
- Balconies

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Cluster Plan: R-1 & R-2



Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

Floor Plan



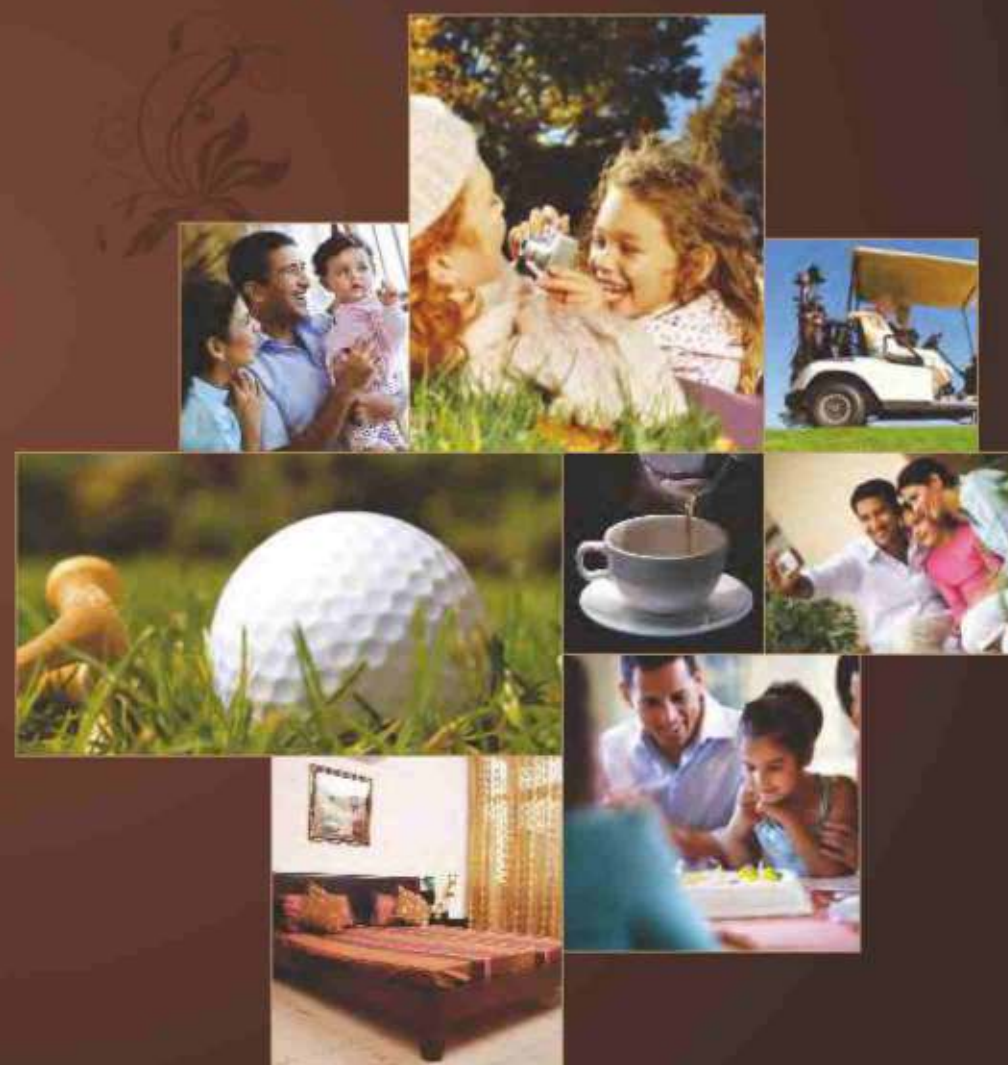
HIG

Super Area-1700 sq. ft. (Approx.)

- 3 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Utility Balcony
- Balconies

Note: Tentative plans subject to change as per approval of competent authority. Balconies are subject to change as per elevation drawings • 1 Sq. Mtrs. = 10.764 Sq. Ft.

HARDWARE: All fittings with aluminum powder coated materials



Price List

PRICE LIST



S. No.	Type	Saleable Area (Sq. Ft.)	Basic Price in Cash Down Payment Plan @ ₹ 3080 (Per. Sq. ft)	Down Price in Construction Link Payment Plan @ ₹ 3500 (Per. Sq. ft)
1.	MIG Type I	1050	32,34,000	36,75,000
2.	MIG Type II	1150	35,42,000	40,25,000
3.	MIG Type III & IV	1197	36,86,760	41,89,500
4.	Mini HIG Type II	1395	42,96,600	48,82,500
5.	Mini HIG Type I	1450	44,66,000	50,75,000
6.	HIG	1700	52,36,000	59,50,000

PREFERENTIAL LOCATION CHARGES (PLC)

1. FLOOR WISE:

S. No.	Floor	PLC (Rs. Per Sq. Ft.)
1.	First	150
2.	Second & Third	125
3.	Fourth & Fifth	100
4.	Sixth & Seventh	75
5.	Eighth to Tenth	50
6.	Eleventh & Above	On First Come First Serve Basis

2. LOCATION WISE

Golf Course & Lake Facing Flats: ₹ 200/- Per Sq. Ft.
Park Facing/ Road Facing Flats: ₹ 50 / Per Sq. Ft.

CAR PARKING

Covered Car Parking: ₹ 1,50,000/- Per Car Park (One Car Parking is Compulsory)

CLUB MEMBERSHIP

One Time Club Membership Fee: ₹ 50,000/-

POWER BACKUP

₹ 25,000/- Per KVA

INTEREST FREE MAINTENANCE SECURITY (Transferable to RWA)

2 B/R : ₹ 20,000/-
2 B/R + Study Room : ₹ 25,000/-
3 B/R : ₹ 25,000/-

NOTE

- Above Rates are Exclusive of EDC of ₹ 90/- Per Sq. Ft. & Fire Fighting Charges of ₹ 25/- Per Sq. Ft.
- W.e.f. - 01-03-2012 Price at which the unit is sold is free of Escalation.
- Price list can be revised at the sole discretion of the Company without notice.
- Service tax/Government levies shall be charged extra.

1 sqm = 10.764 sq. ft.



Road Map



Panchsheel Buildtech Pvt. Ltd.

An ISO 9001 : 2008 Company

Corporate Office: H-169, Sector - 63, Noida - 201301.

Site Office: Plot No. - 6, Sector - 1, Crossings Republik, NH-24, Ghaziabad (U.P.).

Enquiry No. : 0120-4777777 (15 Lines)

SMS PBL to 53030 • Email : sales@panchsheelgroup.com

• www.panchsheelgroup.com



CASH DOWN PAYMENT PLAN

At the time of booking	10% of the basic cost + PLC + EDC + FFC
Within 45 days from the day of booking	85% of the basic cost + PLC + EDC + FFC
At the offer of possession	5% + car parking + club membership + IFMS

CONSTRUCTION LINK PAYMENT PLAN

At the time of booking	10% of the basic cost + (PLC + EDC + FFC)
Within 30 days from the day of booking	10% of the basic cost + (PLC + EDC + FFC)
Costing of Upper Basement Roof	10% of the basic cost + (PLC + EDC + FFC)
Costing of 2nd floor	10% of the basic cost + (PLC + EDC + FFC)
Costing of 5th floor	8% of the basic cost + (PLC + EDC + FFC)
Costing of 8th floor	8% of the basic cost + (PLC + EDC + FFC)
Costing of 11th floor	8% of the basic cost + (PLC + EDC + FFC)
Costing of 14th floor	8% of the basic cost + (PLC + EDC + FFC)
Costing of 17th floor	8% of the basic cost + (PLC + EDC + FFC)
Costing of 20th floor	8% of the basic cost + (PLC + EDC + FFC)
Costing of 23rd floor	8% of the basic cost + (PLC + EDC + FFC)
At the offer of Registry/Office of possession (whichever is earlier)	4% of the basic cost + (PLC + EDC + FFC) + car parking + club membership + IFMS

NOTE

- Above payment plans are price escalation free.