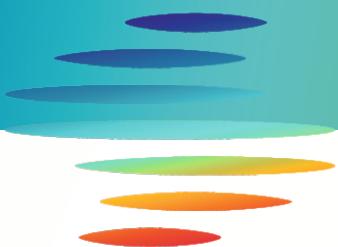


# THE STRINGS OF NEW BEGINNING



CIVITECH  
**STRINGS**  
SEC.12, GREATER NOIDA (WEST)

# ABOUT US

Built on a legacy of 25 plus years of honored commitments, integrity, innovation, and timely delivery of quality projects. Since 1995, well-known to be regarded among the few finest and leading real estate companies in Delhi NCR. Civitech is still rooted in its humble beginning to address each customer's customized needs and experiences. Civitech believe houses are made with emotions and feelings instead of bricks and mortar. We strive to be customer-centric, focused and transparent in all aspects to client relationship. We make sure to carry forward the heritage of trust, quality and transparency in each home we deliver you.



**Earthquake  
Resistant Structure**



**North-East Facing  
Corner Plot**



**70% of open,  
green & creative space**



**Convenient Shopping  
within Reach**



**Podium-Based Tower for the Calm and  
Noise-Free Environment Due to **No Vehicular  
Movement Near the Flats.****

Civitech Strings, a premium and affordable collection of apartments, combines contemporary modernity and timeless style. Thoughtfully designed 2/3 BHK apartments wrapped in 6000 sq.mt. of central park, spectacular views, clean air and world-class amenities. Parikrama, the commercial ensure that every thing you need is just around the corner and within reach here. Dive into the ecstasy of one-of-a-kind experience at Sangeet, the uber-chic club house and the ultimate for self indulgences. Civitech Strings is a tranquil, fully integrated gated residential complex with four spaciously constructed podium-based towers nestled amidst nature and fresh air.



All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.

RERA Reg No. UPRERAPRJ646272 | [www.up-rera.in](http://www.up-rera.in)

# HIGH-STYLE LIVING

1. Entrance / Exit Gate Complex
2. Arrival Court
3. Entrance Water Feature with Feature Wall
4. Jogging / Cycling Track
5. Tower Drop-off
6. Banquet Drop-off
7. Open Car Parking
8. Cricket Net Practice
9. Screen for ESS.
10. Jogging / Cycling Track
11. Kids' Play Area
12. Pathway Through Portals

13. Badminton Courts (2 Nos.)
14. Pool Deck
15. Loungers Under Trellis
16. Main Swimming Pool
17. Kids' Pool
18. Water Feature at Knife Edge
19. Open Showers (3 Nos.)
20. Changing Rooms
21. Foot-over Bridge for Jogging Track at Podium Level
22. Palm Court
23. Plumeria Garden

24. Half Basketball Court
25. Sand Pit for Toddlers
26. Open Air Theater (O.A.T.)
27. Tensile Canopies above Sitting Tiers
28. Yoga / Meditation Garden
29. Central Green Area
30. Elders' Sitting Area
31. Fragrance Garden
32. Skating Rink
33. Outdoor Sitting

## SITE - MAP

**2BHK**  
(1090 Sq. ft.)

**3BHK TYPE-1**  
(1275 Sq. ft.)

**3BHK TYPE-2**  
(1250 Sq. ft.)



**Super Built-up area :** The constructed areas of the project comprise the apartment's Polyl line area and other constructed areas of common use. All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. 1sqm = 10.764 sq. ft.

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## 2 BHK

- Super Area : 101.26 sq. mt. (1090 sq. ft.)
- Built Up Area : 80.61 sq. mt. (868 sq. ft.)
- Carpet Area : 57.10 sq. mt. (615 sq. ft.)

Drawing-cum-Dining | 2 Bedrooms | Kitchen | 2 Toilets | 4 Balconies



## 3 BHK (TYPE 1)

- Super Area : 118.45 sq. mt. (1275 sq. ft.)
- Built Up Area : 89.24 sq. mt. (961 sq. ft.)
- Carpet Area : 59.79 sq. mt. (644 sq. ft.)

Drawing-cum-Dining | 3 Bedrooms | Kitchen | 2 Toilets | 5 Balconies

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## 3 BHK (TYPE 2)

- Super Area : 116.12 sq. mt. (1250 sq. ft.)**
- Built Up Area : 86.63 sq. mt. (932 sq. ft.)**
- Carpet Area : 59.67 sq. mt. (642 sq. ft.)**

Drawing-cum-Dining | 3 Bedrooms | Kitchen | 2 Toilets | 5 Balconies

## SPECIFICATIONS

### STRUCTURE

- Earthquake resistance RCC structure as per IS codes designed by highly experienced structural engineer.
- Aluminium form work system for monolithic crack free structures.
- Standard brickwork and cement mortar plastering for internal walls.

### FLOORING

- Vitrified flooring in all bedrooms, drawing & dining area and master bedroom of orient / kajaria or equivalent.
- Anti-skid ceramic tile flooring in toilet / bathroom & balcony of orient / kajaria or equivalent..

### DOOR & WINDOWS

- Main entry flush door of laminate with chaukhat of marandi/imported wood.
- All external doors & windows frame of UPVC / powder coated aluminium.
- All internal door frame made of marandi/imported wood.
- All internal doors of good quality skin moulded door shutter/flush door shutter.

### ELECTRICAL

- Copper wiring concealed in PVC conduits.
- Modular switches in entire flat & protective MCBs of Schneider/Philips/Anchor or equivalent.
- Sufficient light and power points.
- Provision for T.V. outlet in living room.

### LIFT LOBBY & CORRIDORS

- Decorative Tile Flooring.

### SECURITY & FTTH

- Perimeter security & entrance lobby security with CCTV cameras.
- Provision for Optical Fibre Network.
- Fire prevention, detection & alarm system as per Fire Norms.

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.



### KITCHEN

- Granite working top with stainless steel sink.
- Ceramic tiles upto 2' above working counter.
- Provision for RO unit for drinking water.
- Provision for chimney.

### TOILET

- Ceramic tiles upto required height of Orient/Kajaria or equivalent
- Chrome Plated fittings of Jaquar or equivalent
- All toilet fitted chinaware of Parryware/Cera or equivalent

### INTERNAL FINISHING

- Plastic emulsion or texture paint on selected walls in each room in pleasing shades of Asian/Dulux/Berger or equivalent.
- All Internal walls and ceilings with plastic emulsion paint of Asian/Dulux/Berger or equivalent.

### EXTERNAL FINISHING

- Exterior face to be finished with exterior grade texture paint of pleasing shades.

### RAILINGS

- All railings will be in MS with safety feature as per design from Architect.

### PLUMBING

- All internal plumbing fitting of Zoloto/Ashirwad/Supreme or equivalent.

### LIFTS & STAIRCASE

- 3 High Speed lifts of Kone/OTIS/Johnson or equivalent.
- Two staircases in each tower.
- Stone flooring in staircases.

### CLUBHOUSE & SPORTS FACILITIES

- Clubhouse with swimming pool, multi-purpose hall, indoor games like T.T., cards room, pool table & well-equipped Gym.
- Outdoor games area, Badminton Court, Half kids' Basketball Court.
- Jogging Track, Skating Rink, OAT, Meditation Area, Yoga Area & Kids' Play Area.

# EVERY NOTE OF LIFE IS CLOSE BY

 On the Noida - Gr. Noida Link Road	 15 Minutes Drive to NH - 24	 Next to Upcoming Metro Station
 20 Minutes from Noida City Centre	 5 Minutes Drive to Char Murti Chowk	 Close to Prestigious Schools, Hospitals, Recreational Facilities and Banks

## HOME AUTOMATION FEATURES

 LIGHT CONTROL	 FAN CONTROL	 GEYSER CONTROL	 MOTION SENSOR	 PNEUMATIC LEAK DETECTOR	 SCENE CONTROL
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Artistic Impression

**Civitech**

Spaces for Happiness

SAG Realtech Private Limited (Civitech Group of Companies)

Corporate Office : Civitech House, House, H-71, Sector-63, Noida (UP) | Site Office : GH-2B, Sector-12, Greater Noida (West), UP  
Contact : +91 120 4213240 | Email : info.strings@civitech.in | www.civitech.in | RERA Reg No. UPRERAPRJ646272 | www.up-rera.in

Location Map



Live Experience



# PRICE LIST

6th May '2023

Type	Block	Accommodation	Super Area (in sq.ft./sq.mt.)	Built-up area (in sq.ft./sq.mt.)	Carpet Area (in sq.ft./sq.mt.)
2BHK	B	2 Bedroom + 2 Toilet + Living Room + Dining + Kitchen + Balconies	1090 Sq.ft/ 101.26 Sq.mt.	868 Sq.ft./ 80.61 Sq.mt.	615 Sq.ft./ 57.10 Sq.mt.
3BHK Type 2	A & B	3 Bedroom + 2 Toilet + Living Room + Dining + Kitchen + Balconies	1250 Sq.ft/ 116.12 Sq.mt.	932 Sq.ft./ 86.63 Sq.mt.	642 Sq.ft./ 59.67 Sq.mt.
3BHK Type 1		3 Bedroom + 2 Toilet + Living Room + Dining + Kitchen + Balconies	1275 Sq.ft/ 118.45 Sq.mt.	961 Sq.ft./ 89.24 Sq.mt.	644 Sq.ft./ 59.79 Sq.mt.

Basic Sale Price ( per sq.ft. / per sq. mt.)		
Floor	CLP Plan	40:30:30 Payment Plan
27	5000/sq.ft [53820.00/sq.mt]	5200/sq.ft [55972.80/sq.mt]
26	5015/sq.ft [53981.46/sq.mt]	5215/sq.ft [56134.26/sq.mt]
25	5030/sq.ft [54142.92/sq.mt]	5230/sq.ft [56295.72/sq.mt]
24	5045/sq.ft [54304.38/sq.mt]	5245/sq.ft [56457.18/sq.mt]
23	5060/sq.ft [54465.84/sq.mt]	5260/sq.ft [56618.64/sq.mt]
22	5075/sq.ft [54627.30/sq.mt]	5275/sq.ft [56780.10/sq.mt]
21	5090/sq.ft [54788.76/sq.mt]	5290/sq.ft [56941.56/sq.mt]

Basic Sale Price ( per sq.ft. / per sq. mt.)		
Floor	CLP Plan	40:30:30 Payment Plan
20	5105/sq.ft [54950.22/sq.mt]	5305/sq.ft [57103.02/sq.mt]
19	5120/sq.ft [55111.68/sq.mt]	5320/sq.ft [57264.48/sq.mt]
18	5135/sq.ft [55273.14/sq.mt]	5335/sq.ft [57425.94/sq.mt]
17	5150/sq.ft [55434.60/sq.mt]	5350/sq.ft [57587.40/sq.mt]
16	5165/sq.ft [55596.06/sq.mt]	5365/sq.ft [57748.86/sq.mt]
15	5180/sq.ft [55757.52/sq.mt]	5380/sq.ft [57910.32/sq.mt]
14	5195/sq.ft [55918.98/sq.mt]	5395/sq.ft [58071.78/sq.mt]

Basic Sale Price ( per sq.ft. / per sq. mt.)		
Floor	CLP Plan	40:30:30 Payment Plan
13	5210/sq.ft [56080.44/sq.mt]	5410/sq.ft [58233.24/sq.mt]
12	5225/sq.ft [56241.90/sq.mt]	5425/sq.ft [58394.70/sq.mt]
11	5240/sq.ft [56403.36/sq.mt]	5440/sq.ft [58556.16/sq.mt]
10	5255/sq.ft [56564.82/sq.mt]	5455/sq.ft [58717.62/sq.mt]
9	5270/sq.ft [56726.28/sq.mt]	5470/sq.ft [58879.08/sq.mt]
8	5285/sq.ft [56887.74/sq.mt]	5485/sq.ft [59040.54/sq.mt]
7	5300/sq.ft [57049.20/sq.mt]	5500/sq.ft [59202.00/sq.mt]

Basic Sale Price ( per sq.ft. / per sq. mt.)		
Floor	CLP Plan	40:30:30 Payment Plan
6	5315/sq.ft [57210.66/sq.mt]	5515/sq.ft [59363.46/sq.mt]
5	5330/sq.ft [57372.12/sq.mt]	5530/sq.ft [59524.92/sq.mt]
4	5345/sq.ft [57533.58/sq.mt]	5545/sq.ft [59686.38/sq.mt]
3	5360/sq.ft [57695.04/sq.mt]	5560/sq.ft [59847.84/sq.mt]
2	5375/sq.ft [57856.50/sq.mt]	5575/sq.ft [60009.30/sq.mt]
1	5390/sq.ft [58017.96/sq.mt]	5590/sq.ft [60170.76/sq.mt]

#### Preferential Location Charges (PLC)

**Park PLC** @ Rs.1076.40/- per sq.mt. (Rs. 100/- per sq.ft) on unit nos- 1,2,7 & 8 of Tower A & Tower B

**Road PLC** @ Rs. 1076.40/- per sq.mt. (Rs. 100/- per sq.ft) on unit nos- 2 & 3 of Tower A

**Corner PLC** @ Rs. 538.20/- per sq.mt. (Rs. 50/- per sq.ft) on unit nos- 2,3,6 & 7 of Tower A & B

#### Additional Charges

Lease rent @ Rs.861.12/- per sq.mt. (Rs.80/- per sq.ft.) on all units

1KVA Power Back @ Rs.25000/-

Usage right of single covered car parking space - Rs.300000/-

Club Membership - Rs.100000/-

EEC & FFC - Rs.50000/-

# PAYMENT PLAN

6th May '2023

## CONSTRUCTION LINKED PAYMENT PLAN

Amount due on booking	10% of the Total Cost
Amount due within 45 Days of booking	30% of the Total Cost
Amount due on Laying of 8th Floor roof slab	10% of the Total Cost
Amount due on Laying of 14th Floor roof slab	10% of the Total Cost
Amount due on Laying of 20th Floor roof slab	10% of the Total Cost
Amount due on completion of top floor roof slab	10% of the Total Cost
Amount due on completion of flooring in rooms	10% of the Total Cost
Amount due on offer of possession	10% of the Total Cost

## SPECIAL PAYMENT PLAN (40:30:30)

Amount due on booking	10% of the Total Cost
Amount due within 45 Days of booking	30% of the Total Cost
Amount due on completion of top floor roof slab	30% of the Total Cost
Amount due on offer of possession	30% of the Total Cost

## TERMS & CONDITIONS:

- 1 Prices are firm & escalation free.
- 2 Prices shown are indicative only and can be revised at any time on the sole discretion of the company.
- 3 Price ruling on the date of booking and accepted by the company shall be applicable.
- 4 GST or any other taxes, registration & other charges levied by the govt./nodal agency shall be charged from the buyer at the applicable rate from time to time
- 5 Booking is subjected to detailed terms & conditions as mentioned in the company application form.
- 6 Cheque/Draft to be issued in favour of "S.A.G. Realtech Pvt. Ltd." Payable at Noida. (Outstation Cheques shall not be accepted).
- 7 1 sq.mt. = 10.764 sq.ft.

Corporate Office: CIVITECH HOUSE, H-71, Sec-63, Noida - 201309 (U.P.),  
Gautam Budhh Nagar, Contact: +91 120 4213240

Site Address: GH-2B, Sec-12, Greater Noida (West) (U.P.), Email: info.strings@civitech.in, www.civitech.in

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