



**UBER LIFESTYLE DESTINATION**  
GREATER NOIDA WEST

• TOWN CENTRAL •

# ABOUT PKS

- PKS Group is an initiative with an innovative and aggressive approach towards the real estate with its highly experienced and skillful professionals. The group has already received an overwhelming response in the past after having a glorious track record of delivering 20,75,000 Sq. feet of Residential area and 10,00,000 Sq. feet of Commercial area. PKS group has always been regarded high for quality in construction and delivering projects on time. PKS group has always been a symbol of trust. We have always believed in entrustment as the main essence of any company and making up to our customer's dreams.
- The group functions on the ethical values of providing contemporary residential and commercial real estate needs and delivering the best outcome that one deserves. In a very short period, PKS group has emerged as one of the leading company for both commercial and residential real estate development and this all has made the group as an icon of trust. The group has earned this trust by not only just delivering real estate projects in time but also providing the best in class architecture. PKS Group aims to be the most admirable and trusted real estate developer in the country.

# VISION

PKS Group hopes to be the acknowledged leader in sales, professional skills, community enhancement and innovation. They aim to offer a new way of life to clients by building a community that accommodates every need of every lifestyle and creating distinctive places to live, work and shop.

# MISSION

- Accomplish a high level of productivity in all its operations through effective and efficient use of resources, adoption of appropriate technology and alignment with our core competencies.
  - Promote an environment for learning and personal growth of its employees.
- Provide products and services of high and consistent quality, ensuring value for money to its customers.



# DELIVERED PROJECTS



**Krishna Apra Gardens**  
Indirapuram



**Krishna Apra Residency**  
Sector 61, Noida



**Krishna Apra Sapphire**  
Indirapuram



**Krishna Apra Sapphire Plaza**  
Indirapuram



**Krishna Apra Business Square**  
New Delhi



**Krishna Apra D'Mall**  
Indirapuram



**Krishna Apra Park Plaza**  
Greater Noida



**Krishna Apra Royal View Plaza**  
Greater Noida



**Krishna Apra Alpha Plaza**  
Greater Noida



**Krishna Apra Golf View Plaza**  
Greater Noida



**Krishna Apra Plaza**  
Sector 18, Noida



**Krishna Apra Shopping Plaza**  
Indirapuram



**Krishna Apra Dwarka Plaza II**  
New Delhi



**Krishna Apra North Ex Plaza**  
New Delhi



**Krishna Apra Dwarka Plaza I**  
New Delhi



**Krishna Apra Plaza**  
New Delhi

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# Connectivity & Location

- Well connected with Delhi, Noida, Ghaziabad, Hapur, Meerut, Yamuna
- Expressway, NH-24, NH-58 and NH-91.
- Strategically located on 130 m wide road.
- 3 side open plot surrounded by densely populated Area.
- Metro coming at the door step.

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# Project Highlights:

- Project designed by renowned Padama bhushan Architect Hafeez.
- Conceptualized in compliance of Vaastu.
- Impressive Landscape, Hardscape with Fountains & Sitting areas.
- Over 10 Lac sq. ft. of Commercial development with a mix of High Street
- Shopping, Hyper Market, Anchors, Food Zone, Destination Banqueting,
- Exclusive 9 Screen Multiplex, Sky Bar & Lounge, Family Entertainment Centre, Offices, Four Star Hotel with 2 tier basement car parking for over 1500 Cars.
- 6 & 4 Shuttle lifts with five star lobbies for hotel and office and users respectively.
- Earthquake resistant and Wi-Fi enabled building.
- 24 x 7 power back up & regular water supply.



# FLOOR WISE DETAILING

- LGF, GF, FF & 2<sup>nd</sup> are for High Street Retail.
- 3rd Floor is for Food Zone
- 4th & 5<sup>th</sup> Floor are for Destination Banqueting, Family Entertainment Centre , Kids /Gaming Zone and 9 Screen Multiplex.
- 5th Floor Terrace – Sky Bar & Lounge
- 6th to 13th Floor for Offices
- 14th to 23rd Floor for 4star Hotel of 140 to 150 rooms with two restaurants & One Banquet & Sky Lounge



**HIGH STREET COMMERCIAL**



**9 SCREEN MULTIPLEX**



**SKY BAR & LOUNGE**



**DESTINATION BANQUETS**



**HYPER MARKET**



**FINE DINNING**



**HOTEL/SERVICE APARTMENT**



**FITNESS CENTRE**



**ANCHOR STORE**



**FAMILY ENTERTAINMENT CENTRE**



**OFFICE SPACE**



**FOOD COURT**



**BANQUETS**



**OPP. PROPOSED METRO STATION**



**130 METER EXPRESSWAY**



**MULTI LEVEL CAR PARKING**

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# LOWER GROUND FLOOR

## LOWER GROUND FLOOR



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# GROUND FLOOR

## GROUND FLOOR



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# FIRST FLOOR



## FIRST FLOOR



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# SECOND FLOOR



## SECOND FLOOR



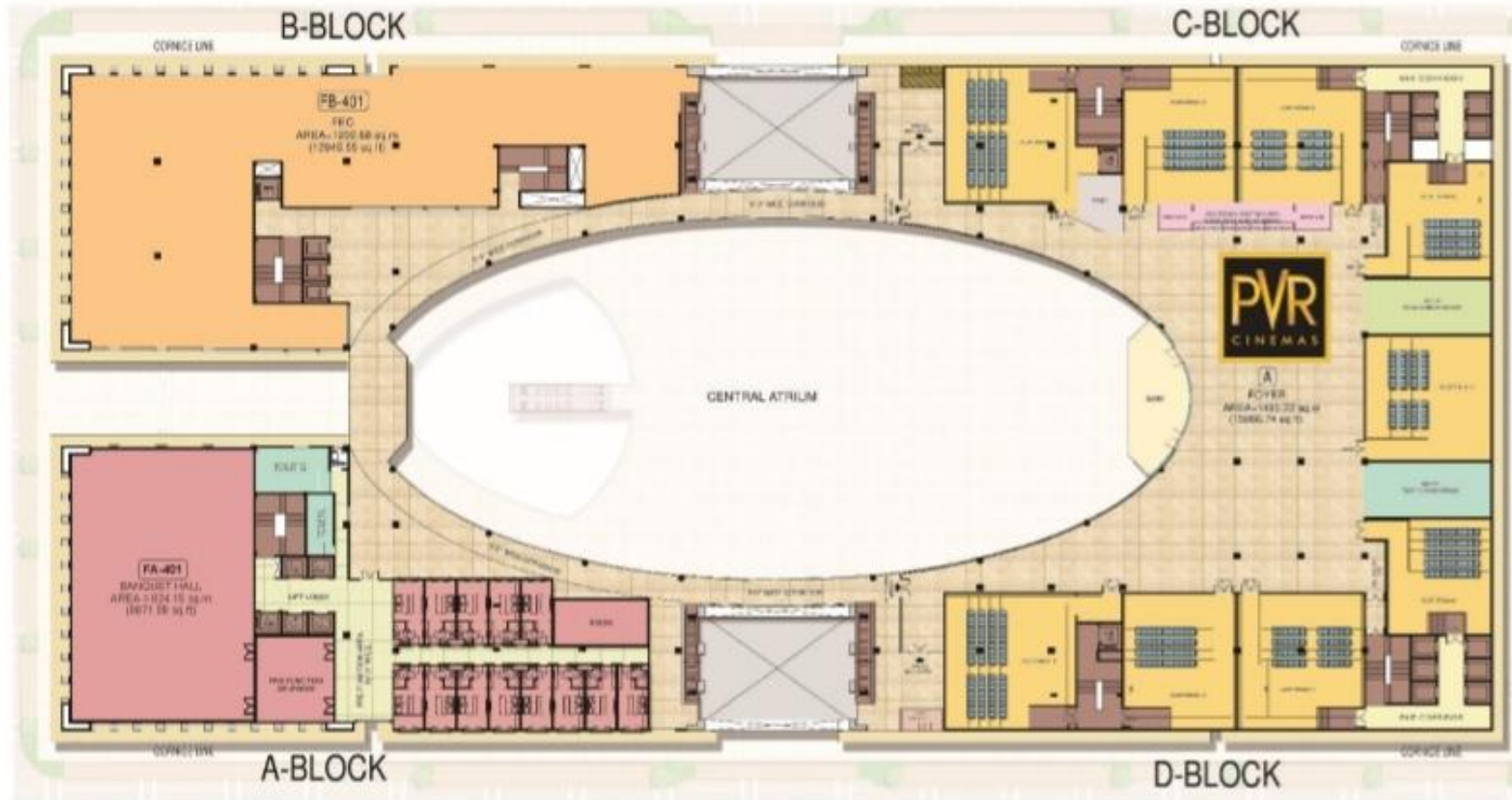
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# FOURTH FLOOR

FOURTH FLOOR



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# EIGHTH FLOOR

## EIGHTH FLOOR



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## PKS BUILDMART PRIVATE LIMITED

Plot No. C-4, Sector-16B, Greater Noida West  
Price List

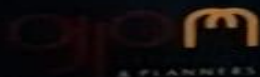
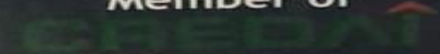
ITEM NO.	S. NO.	PRICE LIST			PRICE PER SQ. FT. (₹) ON SALABLE AREA	
A		RETAIL SHOP				
A		FLOORS				
	1	GROUND FLOOR			₹22,900 /-	
	2	LOWER GROUND FLOOR			₹18,900 /-	
	3	FIRST FLOOR			₹17,900 /-	
	4	SECOND FLOOR			₹14,400 /-	
	5	FOOD COURT (THIRD FLOOR)			₹17,900 /-	
	6	RESTAURANTS & FINE DINING (THIRD FLOOR)			₹14,400 /-	
	7	OFFICE SPACE			₹ 6,500 /-	
B		PAYMENT SCHEDULE		PLAN A	PLAN B	PLAN C
	1	AT THE TIME OF BOOKING		10%	10%	10%
	2	WITHIN 30 DAYS FROM BOOKING		85%	40%	30%
	3	ON GROUND FLOOR		-	-	20%
	4	ON COMPLETION OF STRUCTURE		-	30%	20%
	5	ON OFFER OF POSSESSION		5%	20%	20%
C		OTHER CHARGES				
	1	PLC - CORNER			5%	
	2	PLC - 130 MTR WIDE ROAD (GROUND FLOOR)			12.5%	
	3	PLC - 130 MTR WIDE ROAD (OTHER FLOOR)			7%	
	4	PLC - 24 MTR WIDE ROAD			5%	

### Note:

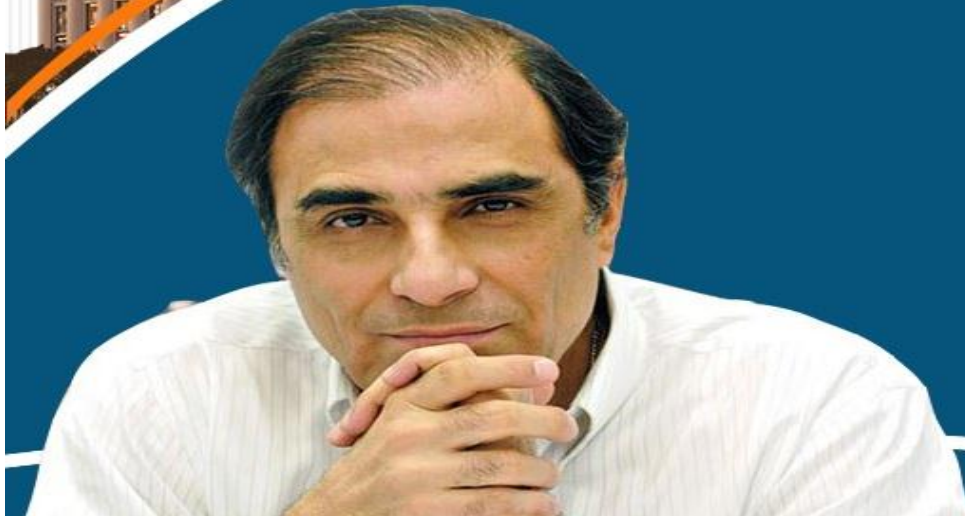
- 1 GST/Cess/Registry Charges/other Taxes/Levies / VAT / Fees / Charges shall be born by the Allottee.
- 2 Fire Fighting Charges (FFC) @ ₹ 100/- per Sq. Ft. on salable area will be charged extra.
- 3 One Time Lease Rent @ ₹ 200/- per Sq. Ft. on salable area will be charged extra.
- 4 External Electrification Charges (FFC) @ ₹ 100/- per Sq. Ft. on salable area will be charged extra.
- 5 Interest Free Maintenance Charges (IFMS) @ ₹ 100/- per Sq. Ft. on salable area will be charged extra, payable at Possession.
- 6 Price/Charges are subject to change without any prior notice.
- 7 Prices prevailing on the date of booking shall be applicable.
- 8 The payment shall be made in favour of "PKS Buildmart Private Limited" payable at Noida, Greater Noida & Delhi.
- 9 The company reserve all rights to accept or reject any form without giving any reason whatsoever.
- 10 All specifications, designs, layouts, conditions are only indicative and some of these can be changed at offerings.
- 11 The terms & conditions mentioned here are subject to detailed terms & conditions mentioned in Application form & Allotment Letter.
- 12 Structure till multiplex floor.
- 13 RTGS Details: Axis Bank A/C NO: 918020062517946 (Block A & B), IFSC:UTIB0000723, Branch Sector-62, Noida [U.P], 201301
- 14 RTGS Details: Axis Bank A/C NO: 918020062517836 (Block C & D), IFSC:UTIB0000723, Branch Sector-62, Noida [U.P], 201301
- 15 RERA REGISTRATION NO: PHASE 1: UPRERAPRJ7066, PHASE2: UPRERAPRJ7355

— Architect —  
**Hafeez Contractor**

Member of







**PKS Town Central**  
Design By  
Hafeez-contractor  
Padm Bhushan Awarded

Thank You

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