

pal ace heights  
1/2/3 BHK Apartments | GH-02B, Sec.1, Noida Extn. (GNIDA)



the heights  
of good living

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comfort  
make living more fun

Palace Heights is a marvel created by Rudra Group. These homes offer an exceptional combination of luxury and economy with options of 1, 2 and 3 bedrooms hall apartments. The rooms of the apartments are well ventilated and spacious. Palace Heights offers great luxury that amicably fits in your budgets. It's even more enviable because it is located in Noida Extension! So come, choose and seize this opportunity to own your own living space before someone else does it.



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# location

prime & preferred

Palace Heights is situated at Noida Extension, GNIDA, a place exceptional in terms of price and location. It is a convenient place to live as it has shopping malls on one hand, and IT park and business centre on the other. It's close proximately to elite and well connected areas such as Noida and Indrapuram (Ghaziabad) makes it enviable along with its metro

# location

prime & preferred



- Distances from Major Destinations
- Comfortable access from NH-24 Ghaziabad and Noida
  - Adjacent to Sec-121, Noida and nearby the 130 mtr wide road of Noida-Greater Noida Link Road
  - 7 mins. from Metro Station City Centre, Sec-32, Noida
    - 15 mins. from Kalindi Kunj
  - 5 mins. drive from Sai Mandir, Noida
  - 10 mins drive from Fortis Hospital
  - 15 mins drive from Sec-18, Noida



# features

that are bound to get compliments

## Comfort

- Spacious rooms • Natural cross ventilation in every room • Entrance lobby providing privacy to the entrance of all apartments • AC waiting lounge in every tower • Modern kitchen • Large and wide utility areas for all the kitchens • Design options in wardrobes • 90% of apartments facing garden or pool • Two swimming pools • Open green catering to all the age groups including the elderly and infants • Attached toilets with all bedrooms • High speed elevators • CCTV security systems • Dedicated visitors parking • Day care facility • High pressure car wash facility for every cluster • Independent vehicular/pedestrian pathways

## High-tech

- Wi-Fi connectivity in the club • IP connectivity enabled apartments • Fire alarm systems • Star configuration intercom facility in all apartments • Access control systems with boom barriers

## Leisure

- Sand pits for kids play area • Tot lots/swings for the younger group • Large field for the adolescents for a full football

# features

that are bound to get compliments



## Eco Friendly

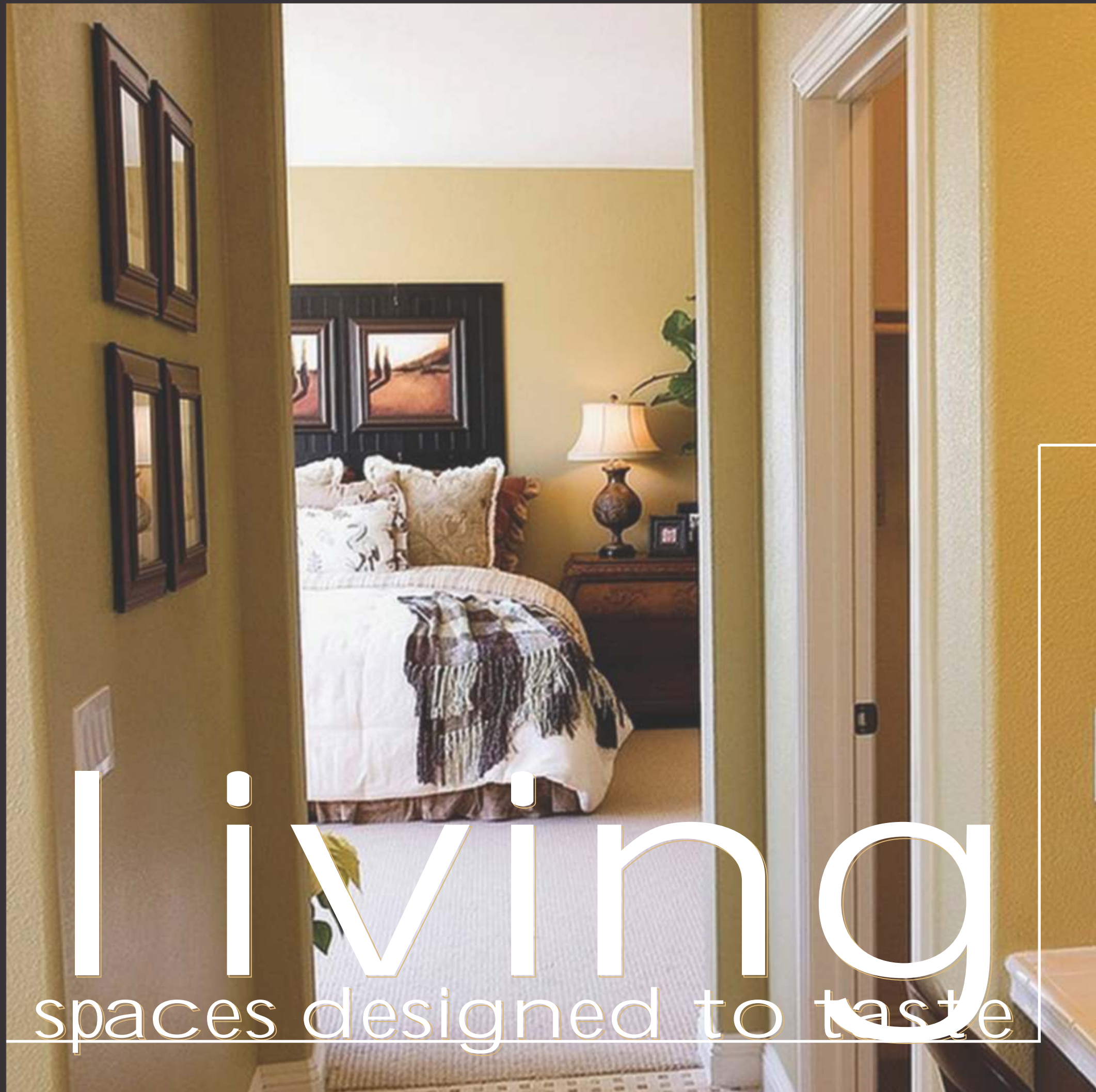
- Solar heating systems saving on per capita energy for common activity • Reuse of the water and recycling for all the plumbing systems • Open green area more than 80% • Low consumption CP fixtures • Low energy lighting fixtures • Maximum use of fly ash in construction • Complete BMS managed complex • Use of low VOC paints • Usage of recyclable material

## Pleasure

- Private club • Swimming pool • SPA with steam sauna massage facilities • Gymnasium • Basketball court







# living

spaces designed to taste

**STRUCTURE** : Earthquake-resistant, R.C.C. frame structure as per IS code.  
**FLOORING** : Vitrified tiles in drawing/dining/bedrooms. Option of wooden flooring available.  
Anti skid ceramic tiles in toilets, kitchen and balconies.  
**DOORS & WINDOWS** : External doors and windows of powder coated aluminum or UPVC.  
Internal door frames of hardwood with veneered flush door shutters. Inside laminated door for toilets & kitchen.

**INTERNAL WALL FINISH** : Oil bound distemper on walls and ceiling.



# living

spaces designed to taste

**KITCHEN** : Granite top kitchen counter. Stainless steel sink. Ceramic glazed tiles 2'0" above kitchen counter.  
**TOILET** : Ceramic tile dado up to 7'-0" height. Equipped with water conserving eco friendly fixture, mirror.  
W.C. in varied shades. C.P. tap fittings of superior quality.  
**ELECTRICAL** : Copper wiring in concealed P.V.C. conduits. Sufficient light and power points. Provision for T.V., Telephone points in living room and all bedrooms.







# creators behind the idea



Rudra is a contemporary and dynamic home developer with traditional values – a welcome change in home building. At Rudra pride is taken in your satisfaction and the Group relies on your referral to provide and expand it's business. To ensure this we do the following:

- Build what you envisage by using quality tradesman with established reputations
- Provide a one on one relationship with Rudra at all times.

The backbone of the Rudra Group is its financial strength which distinguishes it from other builders. The Group prides

# creators behind the idea



**Vision**  
Mr. Mukesh Khurana, Managing Director of the company has a vision to provide Quality and Luxurious homes to the esteemed customers in a price which fits into their budget.

**Mission**  
Rudra Group has a mission to expand its horizon. It has huge land banks in Punjab, Haryana, Rajasthan, UP



Technology Zone, Sec-126, Noida completed



Kartik Kunj, Noida completed



Vigyan Vihar, Gurgaon completed



Jagdamba Apartments, Noida completed



Shubhkamna Apartments completed





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Super Area: 600 sq. ft : 1 Bedroom Apartment  
 1 Bedroom + Drawing/Dining Room + Kitchen + Toilet + Balcony

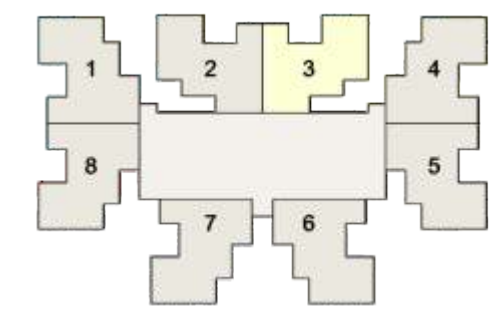


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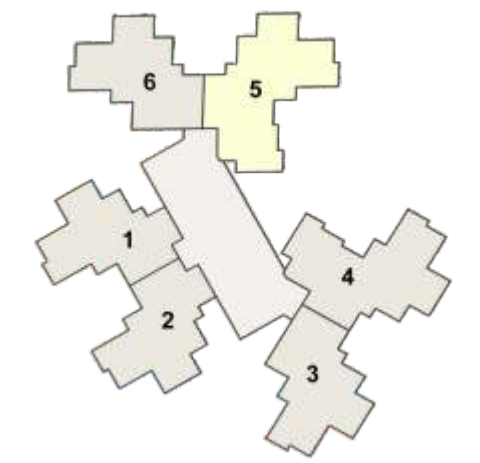


Super Area: 985 sq. ft. : 2 Bedroom Apartment  
 1 Bedroom + Drawing/Dining + Kitchen + 2 Toilets + 4 Balconies

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Super Area: 1275 sq. ft. : 3 Bedroom with Guest Room  
 3 Bedroom with Guest Room + Drawing/Dining Room + Kitchen + 3 Toilets + 4 Balconies



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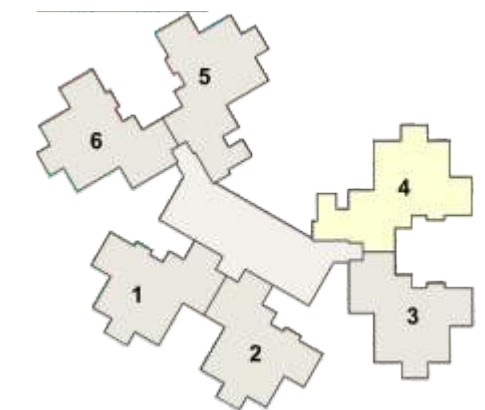
Super Area: 1360 sq. ft. : 3 Bedroom Apartments  
 3 Bedroom + Drawing/Dining + Kitchen + 3 Toilets + 5 Balconies



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Super Area: 1570 sq. ft. : 3 Bedroom with Guest Room  
 3 Bedroom with Guest Room + Drawing/Dining + Kitchen + 4 Toilets + 5 Balconies



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# Layout plan



LEGEND

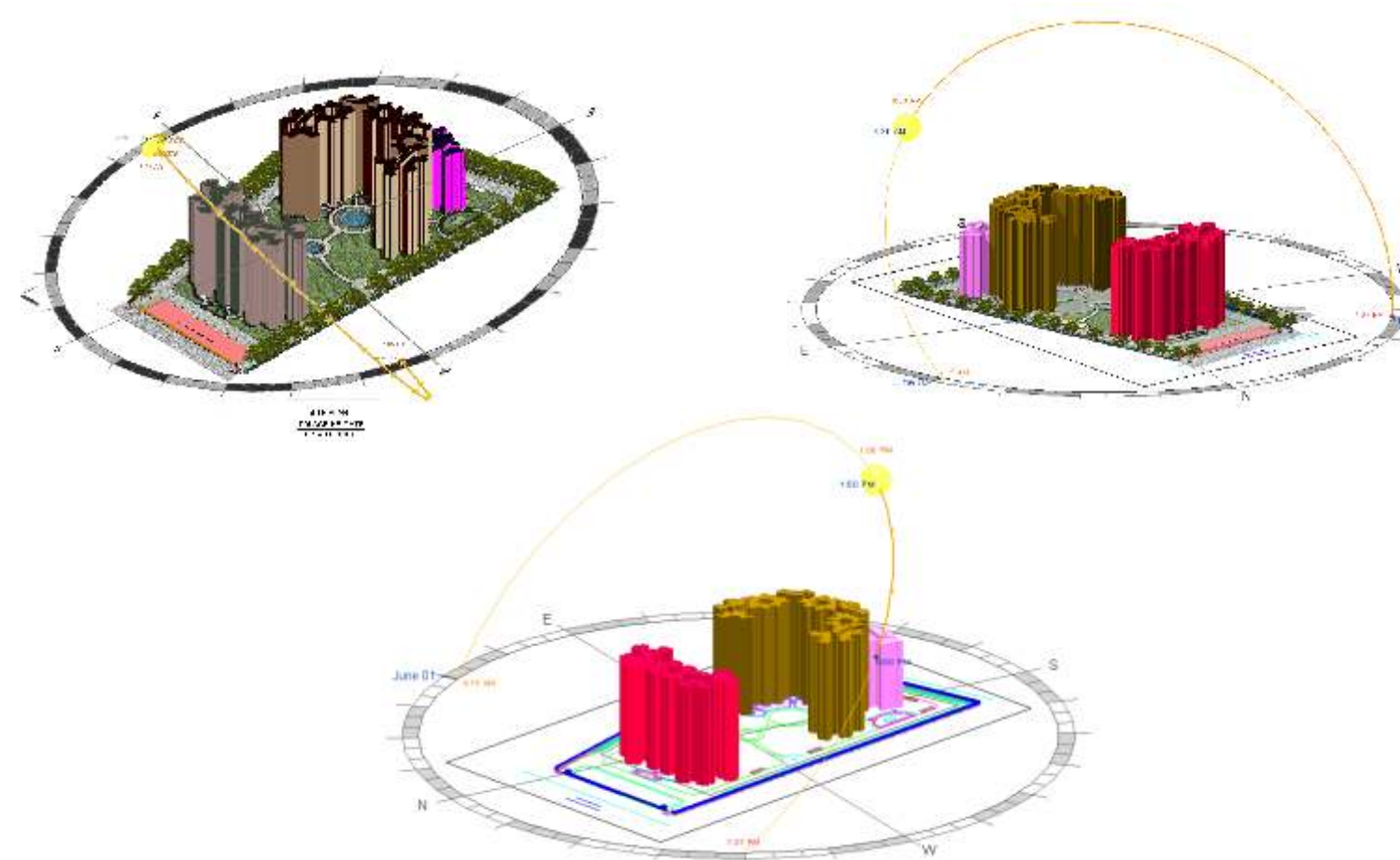
1 BHK APARTMENT APARTMENTS	224
2 BHK APARTMENT APARTMENT	320
2 BHK + GUEST ROOM APARTMENT 160 APARTMENT	
3 BHK APARTMENT	160

SITE PLAN PALACE HEIGHTS (GREATER NOIDA)



# Sunkissed Apartments

All the apartments get Sunlight through the day from various directions.



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### Price List

w.e.f 15-11-2010

OPTIONS AVAILABLE		
TYPE	SPACES OF FLAT	SUPER AREA
I	1BHK	600
II	2BHK	985
III	2BHK + Guest Room	1275
IV	3BHK	1360
V	3BHK + Guest Room	1570

BASIC SALE PRICE (PER SQ.FT.)	
PLAN	RATE
CONSTRUCTION LINK	Rs. 2250/-
FLEXI PAYMENT	Rs. 2100/-
DOWN PAYMENT	Rs. 1950/-

Price of 1 BHK Rs. 2450/- in Construction Link Plan, Rs. 2300/- in Flexi Payment Plan & Rs. 2150/- in Down Payment Plan.

OTHER CHARGES	
Car Parking (One covered)	Rs. 2,00,000
Open Parking	1,00,000
IFMS	Rs. 25/- per sq. ft.
External Electrification Charges (EEC)	FREE
Fire Fighting Charges (FFC)	FREE
Power Back-up charges per KVA	Free (1KVA)
Lease Rent (LR)	Rs. 45/- per sq. ft.

PREFERRED LOCATION CHARGES	
Central Green	Rs. 50 / sq. ft.
Club facing	Rs. 50 / sq. ft.
Pool Facing	Rs. 50 / sq. ft.
Corner	Rs. 25 / sq. ft.
1st Floor	Rs. 125 / sq.ft.
2nd & 3rd Floor	Rs. 100 /sq. ft..
4th & 5th Floor	Rs. 75 / sq. ft.
6th & 7thFloor	Rs. 50 / sq. ft.
8th to 9thFloor	Rs. 25 / sq. ft.

### Payment Schedule

PAYMENT SCHEDULE - CLP	
On application for Booking	Rs. 1,00,000/-
Within 20 days of Booking	Balance 10% of Basic
On start of excavation	10% of Basic
On completion of raft casting	10% of Basic
On completion of Basement	50% of Car Parking + 50% of PLC
On completion of 2nd Floor Slab	10% of Basic
On completion of 5th Floor Slab	10% of Basic+ 50% of PLC
On completion of 8th Floor Slab	10% of Basic
On completion of 12th Floor Slab	10% of Basic
On completion of 15th Floor Slab	10% of Basic+ 50% of Car Parking
On completion of top Floor Slab	10% of Basic+ Power Back up
On starting of external development	5% of Basic
On notice for possession	5% of Basic + IFMS + Lease rent

PAYMENT SCHEDULE - FLEXI PAYMENT	
On application for Booking	Rs. 1,00,000/-
Within 20 days of Booking	Balance 10% of Basic
Within 45 days of Booking	30% of Basic
On completion of Basement	50% of Car Parking +50% of PLCs
On completion of 1st Floor Slab	10% of Basic
On completion of 5th Floor Slab	10% of Basic
On completion of 8th Floor Slab	10% of Basic
On completion of 12th Floor Slab	50% of Car Parking +50% of PLCs
On completion of 15th Floor Slab	10% of Basic
On completion of top Floor Slab	10% of Basic+ Power Back up
On completion of external plaster	5% of Basic
On notice for possession	5% of Basic + IFMS + Lease Rent

PAYMENT SCHEDULE - DOWN PAYMENT	
On application for Booking	Rs. 1,00,000/-
Withing 20 days of Booking	Balance 10% of Basic
Withing 45 days from allotment	85% of Basic + PLCs + Car Parking
On notice for possession	5% of Basic + IFMS + PBC + LR

NOTES	
1.	Prices are escalation free but subject to revision / withdrawal without any notice at the company's sole discretion.
2.	One covered car parking with every 3BHK apartment is mandatory.
3.	1KVA power backup is free with every apartment. Additional load will be charged Rs. 15000/- per KVA.
4.	Stamp Duty, Registration Charges , legal miscellaneous expenses, meter connection charges and any other charges levied by the government shall be payable by allottee at the time of possession.
5.	Service tax & cess shall be payable by allottee as applicable by government.
6.	All payments to be made in favor of "RUDRA BUILDWELL PROJECTS PRIVATE LIMITED" payable at New Delhi
7.	All flat numbering & layouts are tentative.
8.	For detailed terms & conditions refer to flat buyers agreement.
9.	Price can be revised at the sole discretion of Rudra.