

SUNWORLD
vanalika
3/4 BHK HIGH END APARTMENTS

ABOUT US

Since its inception in Feb 2008, **SUNWORLD INFRASTRUCTURE LTD.** Has been focused on developing and transforming and transforming real estate development in India, by building reasonable luxury accommodations to suit every requirement of all sections of the society. The journey of **SUNWORLD** since 2008 has been inspired by timeless blues and firmly rooted principles that have shown the company the way to remarkable growth in the new millennium. The promoter team includes young thinkers who have a rich knowledge and comprehension of various fields of trade and industry , to bring you the real legacy of the best services. With real estate being the company's primary business, these innovative promoters have come forth with ultramodern housing projects that feature first- class facilities to make living healthier and smarter. The strict adherence to the highest standards of quality allows the company to create a sumptuous lifestyle which is to be craved for.

SUNWORLD measures its success by only one standard: *Customer Satisfaction.*

A FEW STEPS TO EVERYTHING YOU NEED



The heart want what its wants. Be it a midnight snack at a five star hotel or an impulsive shopping spree. A simple stroll through a lush green landscape on a fresh winter morning or a last minute plant to eat out. The only thing the heart does not want is to wait.

Which Is why at *Sunworld Vanalika*, we have created your world around the one thing that matters the most : **You**. A residential township carefully crafted to be closed to your needs yet far away from everydayness. A home ware you will find everything that you can ask for just a few steps away.

7

STEPS TO
STRIKING UP A CHALLENGE



TEE-OFF YOUR STRESS AT THE INTERNATIONAL STANDARD
GOLF COURSES JUST ACROSS THE ROAD.

4

MORE TO
STRIKING UP FRIENDSHIPS



SOCIALISE AND FIND NEW FRIENDS AT THE EXCLUSIVE
IN-HOUSE STATE-OF-THE-ART CLUB.

17

STEPS TO
HIGH POWERED DEALS



WITH THE BIGGEST MNCs AND INTERNATIONAL OFFICES
RIGHT NEXT DOOR WORK WILL BE JUST A SHORT WALK AWAY.

6

MORE TO
HIGHER STATE OF CONSCIOUSNESS



LOSE YOUR WORRIES IN THE UNENDING LUSH, GREEN
PARK THAT IS A PART OF SUNWORLD VANALIKA.

21

STEPS TO
WORLD-CLASS EDUCATION



PATHWAYS, AMITY, NIIT, LOTUS VALLEY SCHOOL, STEP BY STEP,
GENESIS SCHOOL ALL WITHIN A 2KM RADIUS OF SUNWORLD VANALIKA.
IN ADDITION TO A CRÈCHE WITHIN THE COMPLEX.

9

MORE TO
TAKE IT EVEN FURTHER



MULTIPLE OPTIONS OF GIVING YOUR CHILD A WELL-ROUNDED
EDUCATION WITH SPORTS COMPLEXES AND TRAINING CENTRES
SPRINKLED ALL OVER THE NEIGHBOURHOOD.

10

STEPS TO
LIVING IT UP



DISCOVER MULTIPLE SHOPPING AND ENTERTAINMENT
OPTIONS AT SWANK MALLS RIGHT AROUND THE CORNER.

3

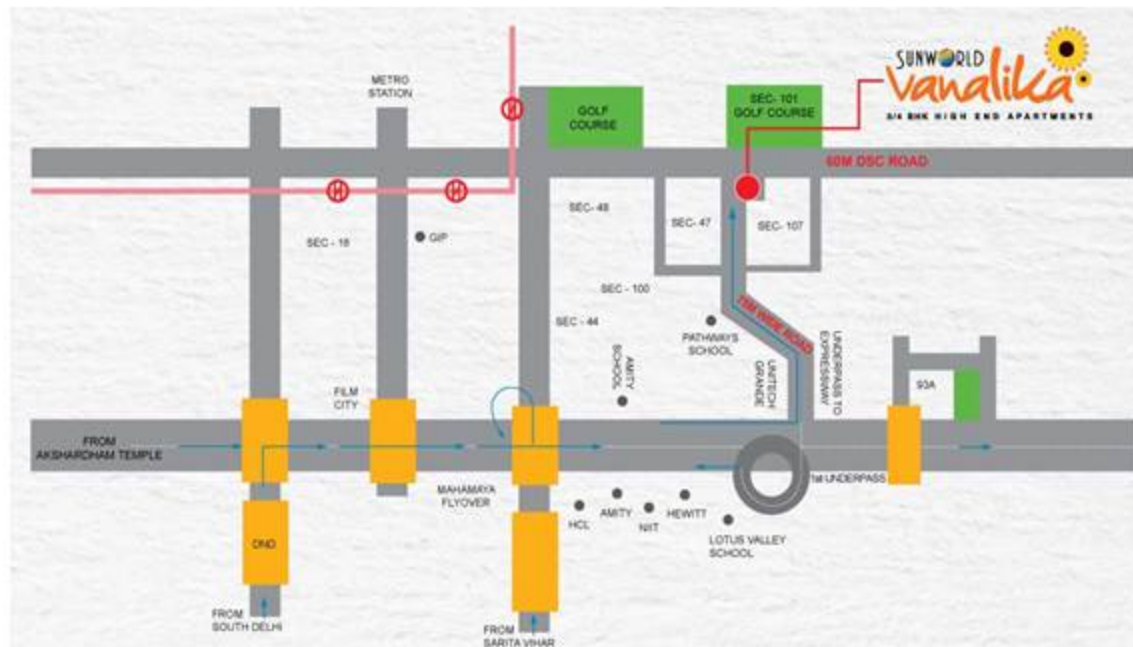
MORE TO
WINDING DOWN



EXPLORE MULTIPLE RELAXATION OPTIONS IN THE
IMMEDIATE VICINITY OF THE PROJECT.

A FEW STEPS FROM PARADISE

At **Sunworld Vanalika** the most important thing you will save is time. A place of diversity. A place most idyllically sculpted in the lap of nature. A retreat, that is away from everydayness yet close to all that you need. This residential paradise is cocooned within a huge park, near to the upbeat and exciting life in serene environs. Wake up to sparkling freshness every morning, step out and breathe in the cool breeze. Take a stroll marching your step to nature's melody. And set off to work with a smile.



LOCATION

- **OPPOSITE SECTOR -47.**

- SECTOR-47 IS THE GATED SOCIETY .
- ALLREADY DEVELOPED SOCIETY.
- WAS DEVELOPED FOR "A" GRADE OFFICERS.

- **TWO SIDE OPEN PLOT.**

- ONE CORNER FACES 60 MTR. WIDE D.S.C. ROAD WHICH CONNECTS SEC.-37 AND SEC. -18.
- SECOND CORNER FACES 75 MTR. WIDE EXPRESS WAY CONNECTED ROAD.

- **OPPOSITE PROPOSED METRO STATION SECTOR – 101.**

- JUST 1 K.M. AWAY FROM PROPOSED METRO STATION.

- **OPPOSITE PROPOSED GOLF COURSE SECTOR – 101.**

- PROPOSED 100 ACRES GOLF COURSE JUST OPPOSITE THE PROJECT.

CONNECTIVITY



8 MINUTES FROM DND FLYOVER



5 MINUTES FROM SEC -18



15 MINUTES FROM APOLLO HOSPITAL

- 2 min. from expressway.
- 5 min. from present metro station.
- 5 min. from sector-37,noida.
- opp. sector – 47,noida.
- Proposed golf course just a walk away.
- opp. Proposed metro station, sector – 101,noida.



15 MINUTES FROM CONNAUGHT PLACE



20 MINUTES FROM NEHRU PLACE

A FEW STEPS FROM THE BEST LIFE HAS TO OFFER



SUNWORLD is looking at changing the face of the residential sector by building a master planned community that will give people a whole new way to live. **Vanalika** is far away from the conventional concept of residential townships. It is not just a sequence of apartments. But a new lifestyle. Built on the most sought-after location its an experience that offers you just about everything. From a generous mix of spacious apartments to outdoor spaces that allow sunshine to make your world brighter. A spectacular golf course directly across the road and huge lush green park provides a relaxed life style that offers a contrast to today's hectic pace. MNC offices. Malls of international standard and world-class educational institutes near the vicinity make life easier life easier and convenient. At **Sunworld Vanalika**, you get the best that life has to offer.

A FEW STEPS TO LOT MORE



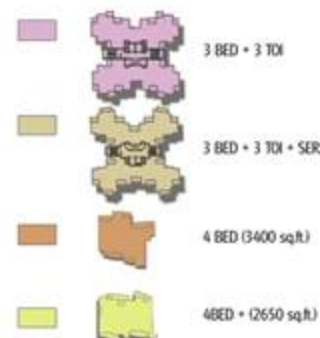
LEGEND

- A. Main Entrance
- B. Parking
- C. Drop-Off Areas
- D. Ramp
- E. Club House/Guest House/Squash
- F. Swimming Pool
- G. Kids Splash Pool
- H. Stout For Senior Citizen
- I. Amphitheater
- J. Cricket Pitch
- K. Lawn Tennis
- L. Yoga/Meditation Area
- M. Flower Garden
- N. Zen Garden
- O. Basketball Court
- P. Jogging Track
- Q. Badminton Court
- R. Lawn
- S. Kids Play Area
- T. Commercial

Site Plan



Tower Blocks



A FEW STEPS TO LOT MORE

*The **Sunworld Vanalika location** makes it an ideal place to live. Its nearness and easy access to locales makes it a well connected township. In addition, **Sunworld Vanalika** offers quality amenities, those that are far superior to the services any township has to offer in the same range. Located away from the disturbing atmosphere of the city, the township is designed in tranquil surroundings to incorporate every convenience of daily life as well as many luxurious amenities. **Sunworld Vanalika**, is the new signature for those who seek out the best in life.*

PROPOSED AMENITIES

- MAIN ENTRANCE
- PARKING
- DROP OFF AREA
- RAMP
- CLUB HOUSE/GUEST HOUSE
- SWIMMING POOL
- KIDS SPLASH POOL
- SITOUT FOR SENIOR CITIZEN
- AMPHITHEATER
- CRICKET PITCH
- LAWN TENNIS
- **GREEN BUILDING**
- YOGA/MEDITATION AREA
- FLOWER GARDEN
- BASKETBALL COURT
- JOGGING TRACK
- BADMINTON COURT
- LAWN
- ZEN GARDEN
- KIDS PLAY AREA
- COMMERCIAL



KIDS PLAY AREA



ZEN GARDEN



SWIMMING POOL



YOGA/MEDITATION AREA

GREEN FEATURES

SITE RESPONSIVE

- EXISTING FERTILE SOIL PRESERVED TO REUSE DURING CONSTRUCTION.

WATER EFFICIENT

- RAIN WATER HARVESTING.
- 30 % WATER SAVING.
- FLUSHING AND LANDSCAPING THROUGH TREATED WASTE WATER.
- LOW FLOW AND FLUSH FITTING TO REDUCE WATER DEMAND.

ENERGY EFFICIENT

- COMPUTERIZED ENERGY SIMULATION AND EFFICIENT ELECTRIC BACKUP TOOLS.
- AIR CONDITIONERS FREE FROM HARMFUL CHEMICALS LIKE CFC AND HCFCs.
- BUILT WITH HIGHLY INSULATED WALL, ROOF AND GLAZINGS.

ECO – FRIENDLY RECYCLED MATERIALS

- ECO – FRIENDLY RECYCLED MATERIALS WHEREVER POSSIBLE.

IMPROVED QUALITY OF SPACE

- FREE FROM HARMFUL MATERIALS LIKE ASBESTOS, LEAD AND VOLATILE COMPOUNDS.
- SPECIAL CARE TAKEN TO PROVIDE GOOD VENTILATION AND MAXIMUM DAYLIGHT.



3BED + 3 TOILET 1405 SQ.FT.

3 BHK + 3 BATHROOMS UNIT PLAN



• 3 Bedroom • 1 Dining & Living Room • 3 Toilet • 1 Kitchen • 4 Balcony

3BED + 3 TOILET 1405 SQ.FT.



CLUSTER PLAN



3BED + 3 TOILET + SER. 1730 SQ.FT.

3 BHK + 3 BATHROOMS & SERVANT ROOM UNIT PLAN



- 3 Bedroom • 1 Dining & Living Room • 3 Toilet • 1 Servant Room + Toilet • 1 Kitchen • 4 Balcony

3BED + 3 TOILET + SER.
1730 SQ.FT.



CLUSTER PLAN
(For Tower T-4 & T-6)



4BED + 4TOILET + SER. 2650SQ.FT.

4 BHK + 4 BATHROOMS, PUJA & SERVANT ROOM UNIT PLAN



- 4 Bedroom • 1 Dining & Living Room • 4 Toilet • 1 Servant Room + Toilet • 1 Dress Room
- 1 Puja Room • 1 Kitchen • 4 Balcony

4BED + 4TOILET + SER.
2650SQ.FT.



CLUSTER PLAN



4BED + 4TOILET + SER. 3400 SQ.FT.

4 BHK + 4 BATHROOMS, PUJA & SERVANT ROOM UNIT PLAN



- 4 Bedroom • Dining & Living Room/Family Lounge • 4 Toilet • 1 Servant Room + Toilet • 1 Bar
- 3 Dress Room • 1 Puja Room • 1 Kitchen • 6 Balcony

4BED + 4TOILET + SER.
3400 SQ.FT.



4 BED (3400 sq.ft.)

CLUSTER PLAN



PAYMENT PLAN
BSP 5500*
RATE REVISED FROM: 9th APRIL, 2012

Particulars	Category	Type-I 3 BR/3Toilets/ Kitchen/Bal.	Type-II 3BR/3 Toilets/ Kitchen+Bal.+ Serv. room	Type-III 4 BR/4 Toilets Kitchen/Serv. room/ Bal./Puja	Type-IV 4 BR/Dress/ Puja/4 Toilets/ Kitchen/Bal./Serv. room
Super Area (in sq. ft.)	Basic Rate per sq. ft.	1405	1730	2650	3400
Construction Linked Plan in INR	5500	7727500	9515000	14575000	18700000
Down Payment Plan in INR (10% Discount)	5170	6954750	8563500	13117500	16830000

* The prices can be revised without any notice at sole discretion of the Company.
 P.N. (1) The above areas are tentative and subject to change. (2) All areas are in sq. ft. (3) 1 Sq. mt. = 10.764 sq. ft.

PREFERENCE LOCATION CHARGES

Road Facing	:	Rs. 100/- per sq. ft.
Park Facing	:	Rs. 150/- per sq. ft.
Ground Floor and above less Rs. 25/- per sq. ft. floor wise	:	Rs. 200/- per sq. ft.
On 8th & 9th floor	:	Rs. 25/- per sq. ft.

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 P.N. (1) The above areas are tentative and subject to change. (2) All areas are in sq. ft. (3) 1 Sq. mt. = 10.764 sq. ft.

EXTRA CHARGES

1. Interest Free Maintenance Security	:	Rs. 25/- per sq. ft.
2. One Time Lease Rent	:	Rs. 100/- per sq. ft.
3. External Electrification Charges	:	Rs. 40/- per sq. ft.
4. Fire Fighting Charges	:	Rs. 40/- per sq. ft.
5. Power Back-up	:	Rs. 15,000/- per KVA. (Proposed back-up 4 KVA. per unit)
6. Club Membership	:	Rs. 100000
7. Car Parking	:	Rs. 300000/- (Back to Back 500000/- for 2 car parking) Additional Car Parking Rs. 500000/-

DOWN PAYMENT PLAN

S.No	Payment Stages	BASIC %	OTHER CHARGES %
1.	At the time of booking	10%	
2.	Within 45 days of booking	90%	100% of One time lease rent, Car parking charges and PLC.
3.	At the time of possession		100% of other additional charges viz. EEC, IFMS ,FFC, CLUB MEMBERSHIP, POWER BACK-UP

CONSTRUCTION LINKED PAYMENT PLAN TOWER NUMBER T1, T2, T10, T11, T12

S.No.	Payment Stages	BASIC %	OTHER CHARGES %
1	At the time of booking	10%	
2	Within 45 days of booking	10%	
3	Within 75 days of booking	10%	50% of one time lease rent + 10% PLC
4	On completion of ground floor slab	10%	25% of car parking+ 10% PLC
5	On completion of 2nd floor slab	750%	50% of one time lease rent+ 10% PLC
6	On completion of 6th floor slab	750%	25% of car parking+ 10% PLC
7	On completion of 10th floor slab	750%	20% PLC
8	On completion of 14th floor slab	750%	25% of car parking+ 10% PLC
9	On completion of 18th floor slab	750%	20% PLC
10	On completion of top floor slab	750%	25% of car parking+ 10% PLC
11	On completion of brick work	5%	
12	On completion of electrical conducting	5%	
13	At the time of possession	5%	100% of other additional charges viz. EEC, IFMS FFC, CLUB MEMBERSHIP, POWER BACK-UP.

CONSTRUCTION LINKED PAYMENT PLAN TOWER NUMBER T3, T4, T5, T6, T7, T8, T9

At the time of booking	10% of BSP	
On start of construction / within 45 days of booking (which ever is later)	10% of BSP	
On casting of ground floor roof / within 75 days of booking with current status with the construction links	10% of BSP	50% of one time lease rent+10% of plc
On casting of ground floor roof / within 75 days of booking with current status with the construction links	10% of BSP	25% of car parking+10%of plc
On casting of sixth floor roof / within 75 days of booking with current status with the construction links	7.5% of BSP	50% of one time lease rent+10% of plc
On casting of 10th floor roof	7.5% of BSP	25% of car parking+10%of plc
On casting of 14th floor roof	7.5% of BSP	20% of plc
On casting of 18th floor roof	7.5% of BSP	25% of car parking+10%of plc
On casting of top floor slab	7.5% of BSP	20% of plc
On completion of brick work	7.5% of BSP	25% of car parking+10%of plc
On completion of electrical conducting	5% of BSP	
On completion of internal plaster	5% of BSP	
On offer of possession	5% of BSP	100% of additional charges viz. EEC, IFMS, FFC, CLUB MEMBERSHIP, POWER BACK-UP.

UPCOMING PROJECT



SUNWORLD CITY

DISCOVER A WAY OF LIFE

An eco-friendly project, Sunworld City offers you the ultimate in luxury through a unique way of life; right in the lap of nature. Spread over 100 acres, this gated community offers you every possible amenity for a lifestyle that's truly world class. TD-7, Sector-22 D, Yamuna Expressway, Gautam Budh Nagar, (UP).

SUNWORLD

SITE OFFICE: GH-1B, Sector-107, Noida-201301 (U.P.) | CALL: **9910102009**

CORPORATE OFFICE: A4 Ground Floor, Sector - 4, Noida 201301, U.P. | TEL.: 0120 4780100

www.sunworld.in