

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.

TS-7, Sector-22 D, Yamuna Expressway, Gautam Budh Nagar, (UP).



SITE OFFICE: GH-1C, Corner Plot, Sector - 168, Noida Expressway, Noida | CALL: **9910557774/5**

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

www.sunworld.in

T & C: A. Prices at which units will be booked will remain firm. B. Any additional facility that may be provided shall be charged extra. C. Prices & payment plans can be revised at the sole discretion of the company & without prior notice. D. For Car Parking the price prevailing on the date of booking of the bay will be applicable. E. Variations in the final layout and floor plans can be effected without any claim from the allottee. F. One Parking compulsory. G. The above instalment shall be payable on demand irrespective of the order in which they are listed. H. Monthly Maintenance Charges will be intimated later. I. 12 month's maintenance charges shall be payable in advance and 24 months' maintenance charges shall be payable in advance. J. The area mentioned above may vary and the same shall be adjusted at rate prevalent at the date of booking. L. On delay of payment interest of 18% will be chargeable. M. Payments by drafts / cheques etc. should be made in the name of "Ms. Sunworld Residency (Pvt.) Ltd."

All specification, design layout, conditions are only indicative not to scale, & some can be changed at the discretion of Builder/Architect. These are purely conceptual & constitute no legal offering.



{Hafeez Contractor}

THE FINEST
CLASSICAL ARCHITECTURE.
A RIVER SIDE SETTING
NEXT TO THE EXPRESSWAY.
**ARISTOCRATIC LIFE
WAS NEVER THIS GOOD.**

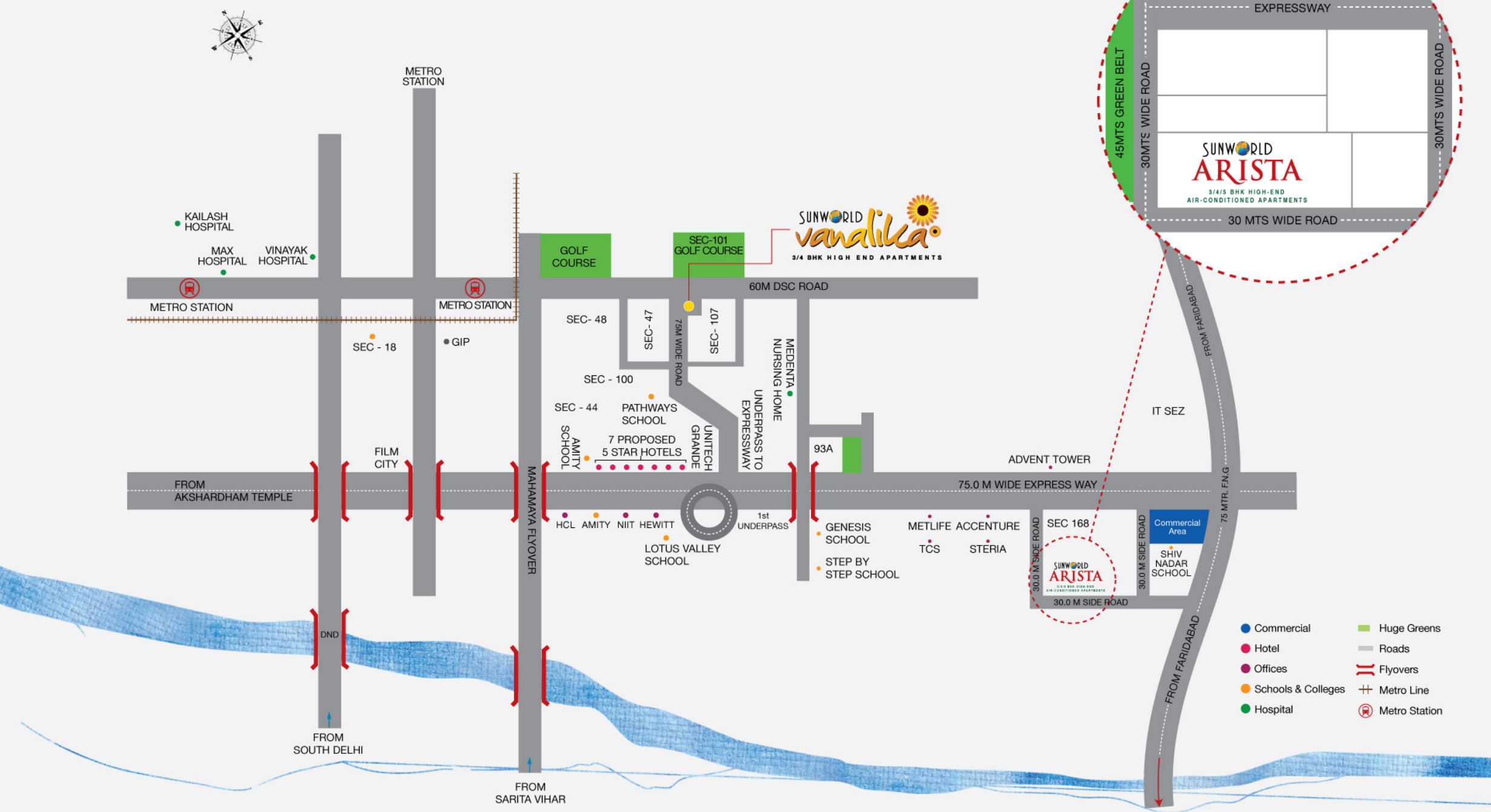
SUNWORLD
ARISTA

3/4/5 BHK HIGH-END
AIR-CONDITIONED APARTMENTS

ABOUT THE PROJECT

A CLASSICAL RESIDENTIAL MASTERPIECE BY MASTER ARCHITECT HAFEEZ CONTRACTOR.

NCR's first river side apartments on the expressway, Sunworld Arista is your gateway to a beatific life close to everything that your heart wishes. Discover an intensely serviced residential complex where the best in contemporary living blends harmoniously with serenading natural surroundings. Live close to MNC offices, schools, colleges and retreats of leisure and pleasure. Bask in the freedom of an urban sanctuary that houses just 800 apartments in a space meant for twice as many. Live refreshed, at Sunworld Arista.



- Commercial
- Hotel
- Offices
- Schools & Colleges
- Hospital
- Huge Greens
- Roads
- } Flyovers
- + Metro Line
- Metro Station

CONNECTIVITY

CLOSE TO THE EXPRESSWAY, SCHOOLS, COLLEGES, MNC OFFICES.
AND CLOSER STILL TO NATURE.

Achieve the perfect balance with the fast paced city life on one hand and the joys of riverine living on the other. Strategically located on the Noida Expressway in Sector 168. Sunworld Arista offers prime accessibility to civic amenities and crucial facilities. Now find every destination, far and near, welcome you with open arms.



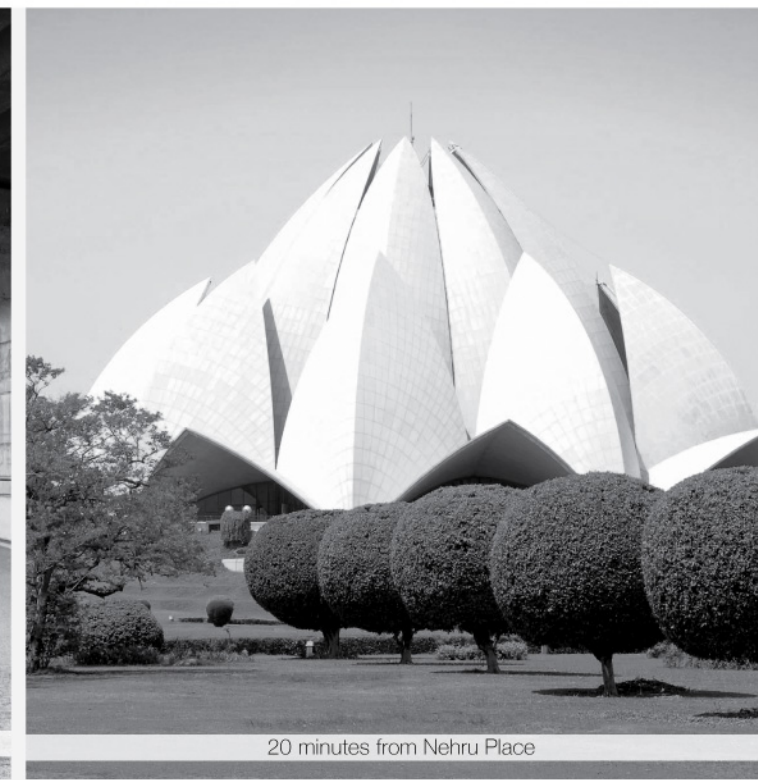
- 5 minutes from Sec -18
- 1 minutes from FNG
- 20 minutes from Nehru Place
- 15 minutes from Apollo Hospital
- 10 minutes from DND Flyover
- 20 minutes from South Extension
- Next to MNC Offices



5 minutes from Sec -18



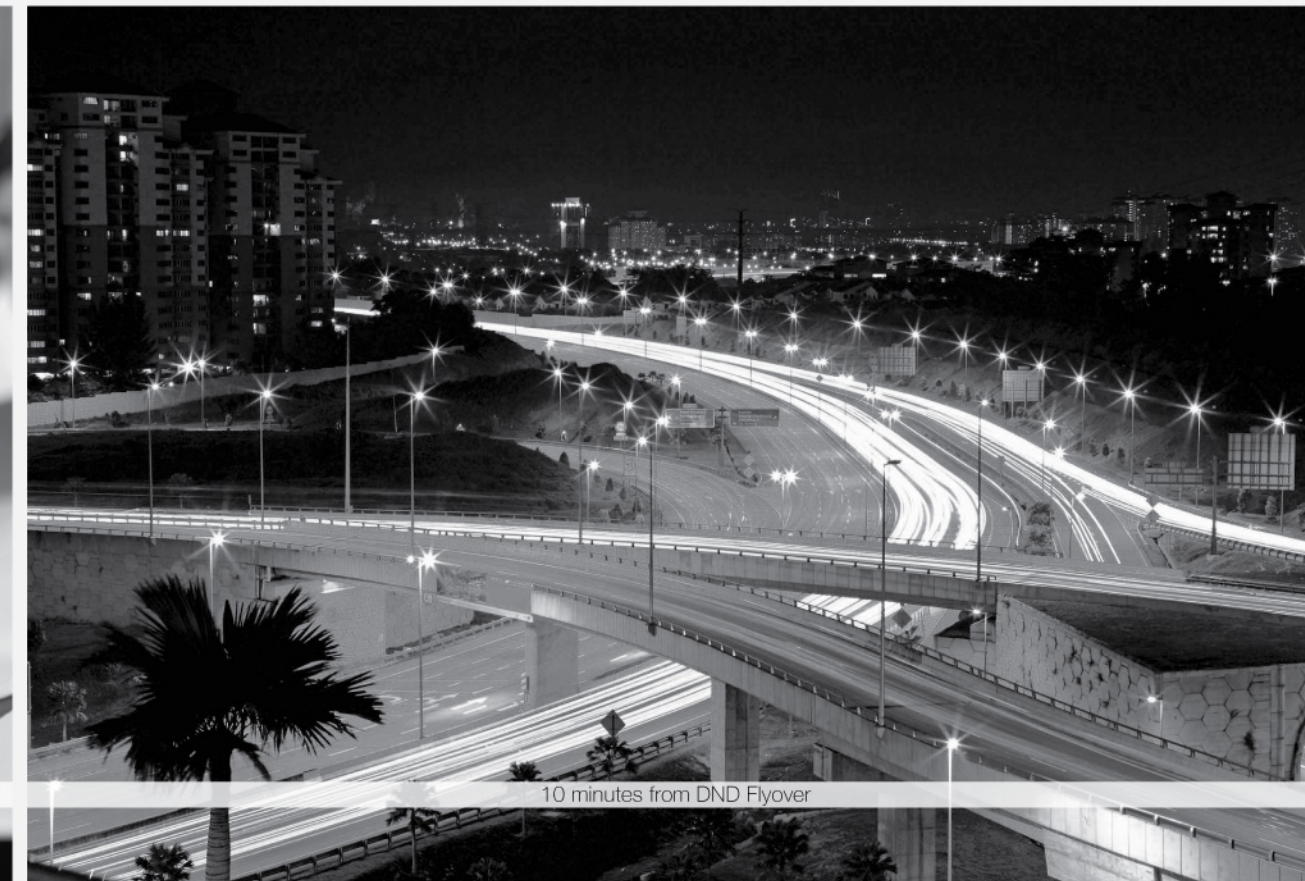
1 minutes from FNG



20 minutes from Nehru Place



15 minutes from Apollo Hospital



10 minutes from DND Flyover



Next to MNC Offices



20 minutes from South Extension



AMENITIES

- Ample covered parking space
- Beautifully designed landscaped areas
- Flower garden and lily pond
- Commercial areas
- Tennis and basketball courts
- Joggers track
- Elegantly designed central promenade with an amphitheatre
- Separate drop off areas for each tower
- Squash facilities
- Swimming pool & kids' splash pool
- Sit out for senior citizens
- Meditation hut
- Party lawn
- Kids' play area
- Cricket pitch
- Ultra modern club
- Exclusive club lounge for studio apartments
- Exclusive club for super premium apartments
- Rooftop restaurant on studio apartments

DISCOVER SOMETHING NEW EVERYDAY.

Let your life sail ever so smoothly, in an intensely serviced mega city that sets new benchmarks in town planning and accessibility management, by the banks of the great Yamuna. Secure your peace of mind with state of the art electronic surveillance. Find every whim and fancy delivered to you on a platter. Live refreshed, in the glorious trinity of serenity, luxury and convenience.

SITEMAP AND BENEFITS

ENDLESS ROOM FOR PEACE AND BEAUTY – ONLY 800 APARTMENTS IN THE SPACE OF MORE THAN TWICE AS MANY.

Cherish a life close to the river, and closer to your every need. Make your inner child revel in the joy of freedom, with a beautiful green expanse open on two sides. Save time and fuel, thanks to an ingenious town plan that reduces vehicular use by 30%. Mix work and play with great élan, as you set your sight upon a developed commercial area right next door..



- TYPE A (4700)
- TYPE B (3475)
- TYPE C (2700)
- TYPE D (2100)
- TYPE E (2100)
- TYPE F (1760)
- TYPE G (560)

- LEGEND**
- A** Entrance Gate **B** Entrance Water Body
 - C** Entrance Water Fountain
 - D** Car Parking **E** Ramp **F** Drop-off Areas
 - G** Garden Side Lobby
 - H** Club House **J** Swimming Pool
 - K** Kids' Swimming Pool **L** Sit Out for Senior Citizens
 - M** Amphitheater **N** Cricket Pitch
 - P** Lawn Tennis Court **Q** Flower Garden
 - R** Zen Garden **S** Jogging Track
 - T** Badminton Court **U** Lawn **V** Kids' Play Area
 - W** Commercial **Y** Luxury Service Apartments
 - Z** Part Lawn **A1** Yoga & Meditation Area



EXCLUSIVE HOMES TO MATCH YOUR ELEVATED STATURE



When luxury becomes a given only the supreme can hold an allure. At Arista, you will find exquisitely crafted masterpieces in every corner of your home.

From the finishing on the walls to the best options in flooring, every little detail has been refined into forming a community of exemplary homes.

Structure

LIVING ROOM, DINING ROOM AND LOUNGE

Floors

External Doors and Windows

Walls

Internal Doors

BEDROOM & DRESS

Floors

External Doors and Windows

Walls

Internal Doors

TOILETS

Floors

External Doors and Windows

Fixtures and Fittings

Walls

Internal Doors

MODULAR KITCHEN

Floors

External Doors and Windows

Fixture and Fittings

Walls

BALCONIES / VERANDAH

Floors

Railings

Walls

LIFT LOBBIES / CORRIDORS

Floors

Walls

External Wall finishes to be finalized with respect to Elevation

SPECIFICATIONS

R.C.C Framed Structure

Vitrified Tiles / Laminated Wooden floor

High quality UPVC

Internal: OBD

External: Good quality external grade paint

Veneer polished / Enamel painted

Vitrified Tiles / Laminated Wooden floor

High quality UPVC

Internal: OBD

External: Good quality external grade paint

Veneer polished / Enamel painted

Anti Skid Ceramic Tiles / Vitrified tiles

High quality UPVC

All provided with Standard company,

make - Jaguar / Marc

Tiles in cladding upto 8' Balance

walls painted in OBD

Veneer polished / Enamel painted

Anti Skid Ceramic Tiles / Vitrified tiles

High quality UPVC

Granite Top with Sink

Ceramic tiles 2'-6" above counter,

balance walls painted in OBD

Anti Skid Ceramic Tiles / Vitrified tiles

MS Railing as per Design

OBD

Granite / Marble

Stone Cladding / Acrylic Emulsion

PRICE LIST BSP 3950*

Particulars	Category	Type-I 3 Bedroom + Living + Dining room+ 3 Toilets + 1 Servant room + Dressing room + Kitchen + 4 Balconies + Utility deck	Type-II 3 Bedroom + Living + Dining room + 3 Toilets + 1 Servant room + Dressing room + Kitchen + 4 Balconies + Utility deck	Type-III 4 Bedroom + Living + Dining room + Entrance lobby + 4 Toilets +1 Servant room + Puja room + Dressing room + Kitchen + 4 Balconies + Utility deck	Type-IV 4 Bedroom + Living + Dining Room + Family Lounge + Entrance lobby + 4 Toilets + 1 Powder room + 1 Servant room + Puja room + Dressing room + Kitchen + 5 Balconies + Utility deck
Super Area (in sq. ft.)	Basic Rate per sq. ft.	1760	2100	2700	3475
Construction Linked Plan in INR	3950	6952000	8295000	10665000	13726250
Down Payment Plan in INR (12% Discount)	3476	6117760	7299600	9385200	12079100

*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		EXTRA CHARGES	
Road Facing	: ₹ 100/- per sq. ft.	1. Interest Free Maintenance Security	: ₹ 25/- per sq. ft.
Park Facing	: ₹ 150/- per sq. ft.	2. One Time Lease Rent	: ₹ 100/- per sq. ft.
Nose Unit PLC	: ₹ 250/- per sq. ft.	3. External Electrification Charges	: ₹ 40/- per sq. ft.
3rd Floor	: ₹ 175/- per sq. ft.	4. Fire Fighting Charges	: ₹ 40/- per sq. ft.
4th Floor	: ₹ 150/- per sq. ft.	5. Power Back-up	: 20000/- per K.V.A. (proposed back-up 6 K.V.A. per unit)
5th Floor	: ₹ 125/- per sq. ft.	6. Club Membership	: ₹ 100000
6th Floor	: ₹ 100/- per sq. ft.	7. Car Parking	: ₹ 200000/- (Back to Back) 300000/- Additional 300000/-
7th Floor	: ₹ 75/- per sq. ft.		
8th Floor	: ₹ 50/- per sq. ft.		
9th Floor	: ₹ 25/- per sq. ft.		
10th Floor	: ₹ 25/- per sq. ft.		

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PAYMENT PLAN

DOWN PAYMENT PLAN			
Payment Stages	BASIC %	OTHER CHARGES %	
At the time of booking	10%		
Within 45 days of booking	90%	100% of one time lease rent, car parking charges and PLC.	
At the time of possession		100% of other additional charges viz. EEC, IFMS, FFC, CLUB MEMBERSHIP, POWER BACK-UP.	
CONSTRUCTION LINKED PAYMENT PLAN			
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 2nd basement slab	10%	25% of car parking + 10% PLC
5	On completion of 2nd floor slab	7.50%	50% of one time lease rent + 10% PLC
6	On completion of 6th floor slab	7.50%	25% of car parking + 10% PLC
7	On completion of 10th floor slab	7.50%	20% PLC
8	On completion of 14th floor slab	7.50%	25% of car parking + 10% PLC
9	On completion of 18th floor slab	7.50%	20% PLC
10	On completion of 20th floor slab	5%	
11	On completion of top floor slab	7.50%	25% of car parking + 10% PLC
12	On completion of brick work	5%	
13	At the time of possession	5%	100% of the additional charges viz. EEC, IFMS, FFC, CLUB MEMBERSHIP, POWER BACK-UP

S.No.	Unit Type	Approx Area (in Sq. ft.)
1	4 Bedroom + Living + Dining room + Family lounge + Entrance lobby + 4 Toilets + 1 Powder room + 1 Servant room + Puja room + Dressing room + Kitchen + 5 Balconies + Utility deck	3475
2	4 Bedroom + Living + Dining room + Entrance lobby + 4 Toilets +1 Servant room + Puja room + Dressing room + Kitchen + 4 Balconies + Utility deck	2700
3	3 Bedroom + Living + Dining room + 3 Toilets + 1 Servant room + Dressing + Kitchen + 4 Balconies + Utility deck	2100
4	3 Bedroom + Living + Dining room + 3 Toilets + 1 Servant room + Dressing + Kitchen + 4 Balconies + Utility deck	1760

STUDIO APARTMENTS



UNIT PLAN 1 BEDROOM + 1 TOILET

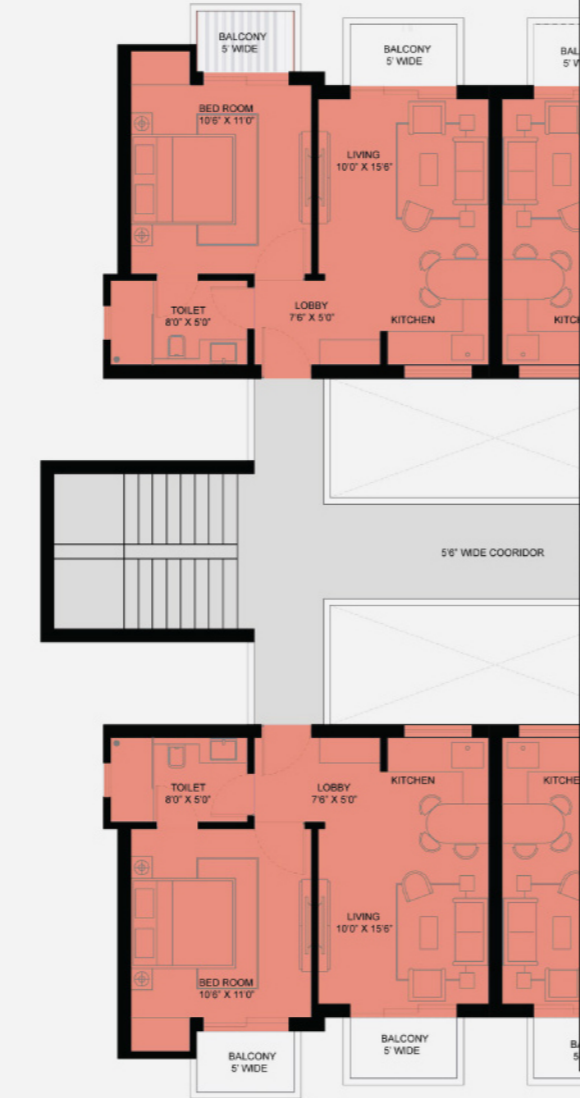
TYPE F

Super Area: 560 sq.ft

- 1 Living
- 1 Entrance Lobby
- 1 Kitchen
- 2 Balconies



STUDIO APARTMENTS



STUDIO APARTMENT UNIT PLAN 1 BEDROOM + 1 TOILET

TYPE G

Super Area: 560 sq.ft

- 1 Living
- 1 Entrance Lobby
- 1 Kitchenette
- 2 Balconies



STUDIO APARTMENT CLUSTER PLAN 560 Sq. ft.



PRICE LIST OF STUDIO APARTMENTS

Fully Furnished Luxury Studio Apartments (1 BHK)		
(560sq.ft) 1 Bedroom + Living + Entrance lobby + 1 Toilet + Kitchenette + 2 Balconies		
Particulars	Super Area (in Sq. ft.)	Price
Construction linked plan in INR	560	2950000
Down Payment Plan (discount 12%)	560	2596000
Prefrential Location Charges		
14th to 20th floor	₹ 150/- per sq. ft.	
21st and above floors	₹ 100/- per sq. ft.	
Additional Charges (One Time Payment)		
IFMS (Intrest Free Maintenance security)	₹ 25/- per sq. ft.	
Lease Rent	₹ 100/- per sq. ft.	
EEC & FFC	₹ 80/- per sq. ft.	
Car Parking	₹ 200000	
Club membership	Free	
Power Back up	1 K.V.A. free. (Max 3 K.V.A.@ ₹ 20000/K.V.A.)	

Specificatons

- Air conditioner • LCD • Two seater dining table • Double bed with mattresses and pillow • Complete woodwork of the cupboards • Bookshelf cum showcase • Designer light fitting
- Curtain with rods • Towel rack in bathroom • Rocking chair • Refrigerator food processor • RO in kitchen • Electric chimney • Electric oven • Crockery • Electric kettle • Juicer mixer
- Toaster • Gas burner • EPABX system • Study table with chair • Equipped kitchen

UNIT PLAN 1 BEDROOM + 1 TOILET

TYPE F

Super Area: 560 sq.ft

- 1 Living
- 1 Entrance Lobby
- 1 Kitchen
- 2 Balconies



CLUSTER PLAN 560 Sq. ft.



PAYMENT PLAN OF STUDIO APARTMENTS

Fully furnished Luxury studio Apartments (1 BHK)		
(560sq.ft) 1 Bedroom + Living + Entrance Lobby + 1 toilet + kitchen + 2 Balconies	price	2950000
Particulars	super area	price
Construction linked plan in INR	560	2596000
Down Payment Plan(discount 12%)	560	
Prefrential Location Charges	₹ 150/sqft	
14th to 20th floor	₹ 100/sqft	
21st and above floors		
Additional Charges (One Time Payment)	₹ 25/sq.ft	
IFMS (Intrest Free Maintenance security)	₹ 100/sq.ft	
Lease Rent	₹ 80/sq.ft	
EEC & FFC	₹ 200000	
Car Parking	free	
Club membership	1kva free. (max 3kva@ ₹ 20000/kva)	
Power Back up		

SPECIFICATIONS

- Air conditioner • LCD • Two Seater dining Table • Double bed with Mattresses and pillow • Complete Wood work of the cupboards • Bookshelf cum showcase • Designer's Light fitting • Curtain with rods • Towel rack in bathroom • Rocking chair • Refrigerator food Processor • RO in kitchen • Electric chimney • Electric Oven • Crockery • Electric Kettle • Juicer Mixer • Toaster • Gas Burner
- EPABX system • Study Table with chair • Equipped kitchen

UNIT PLAN 3 BEDROOM + 3 TOILET

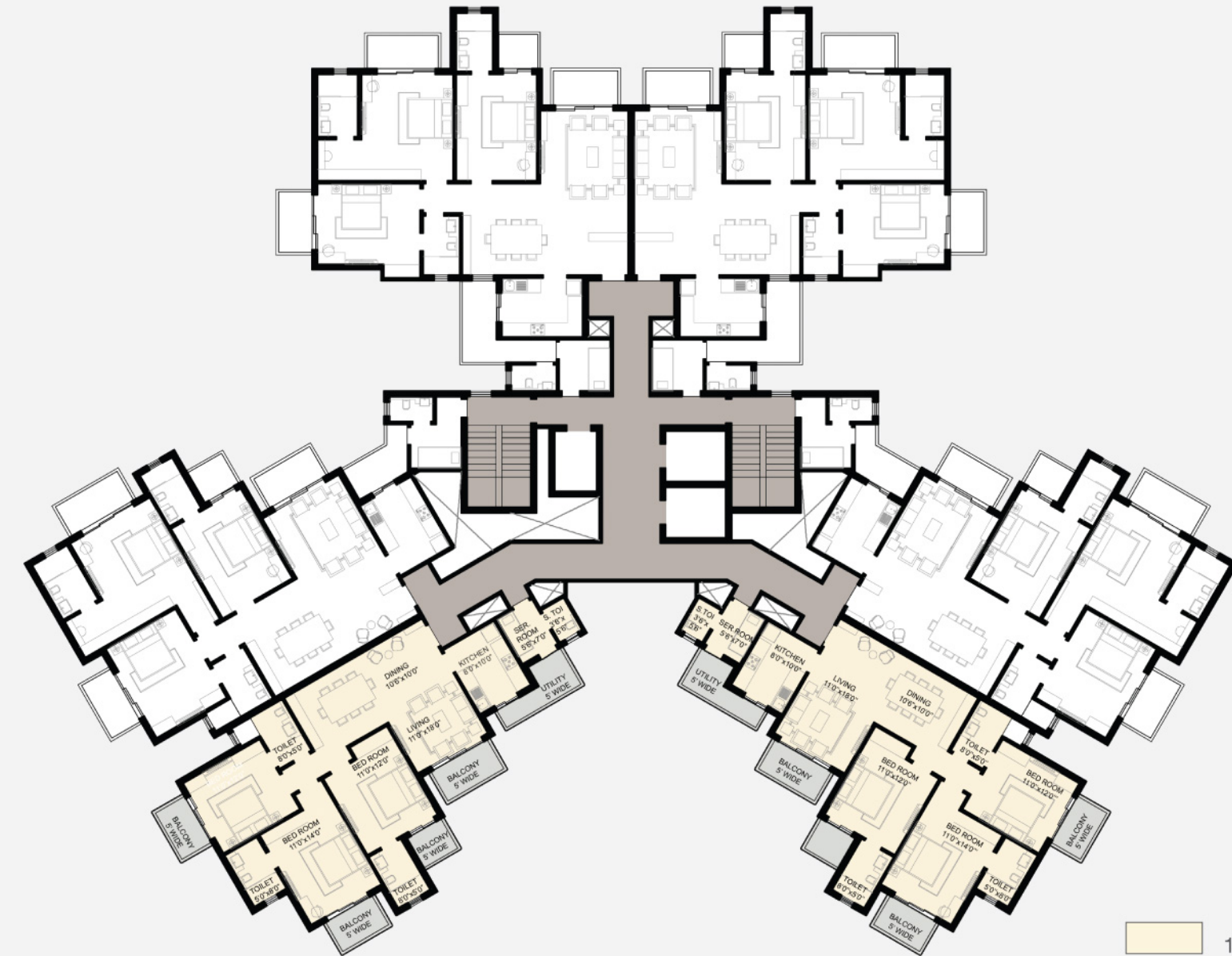
TYPE F

Super Area: 1760 sq.ft

- 1 Living + Dining Room
- 1 Servant Room
- 1 Dressing Room
- 1 Kitchen
- 4 Balconies
- 1 Utility Deck



CLUSTER PLAN 1760 Sq. ft.



UNIT PLAN 3 BEDROOM + 3 TOILET

TYPE D

Super Area: 2100 Sq.ft

- 1 Living
- 1 Dining Room
- 1 Servant Room
- 1 Dressing Room
- 1 Kitchen
- 4 Balconies
- 1 Utility Deck



UNIT PLAN 3 BEDROOM + 3 TOILET

TYPE E

Super Area: 2100 Sq.ft

- 1 Living
- 1 Dining Room
- 1 Servant Room
- 1 Dressing Room
- 1 Kitchen
- 4 Balconies
- 1 Utility Deck



UNIT PLAN 3 BEDROOM + 3 TOILET

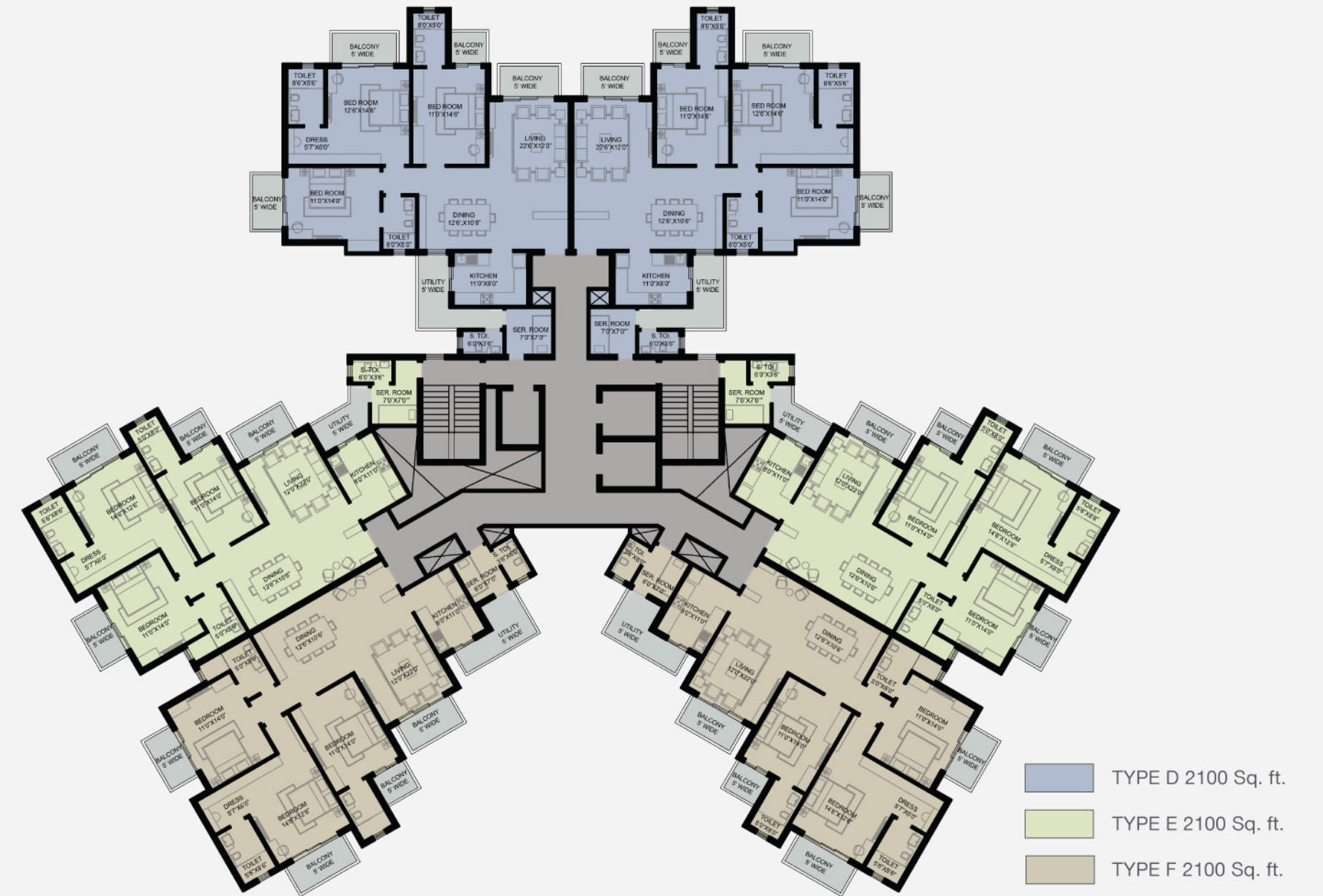
TYPE F

Super Area: 2100 Sq.ft

- 1 Living
- 1 Dining Room
- 1 Servant Room
- 1 Dressing Room
- 1 Kitchen
- 4 Balconies
- 1 Utility Deck



CLUSTER PLAN 2100 Sq. ft.



UNIT PLAN 4 BEDROOM + 4 TOILET

TYPE B

Super Area: 3475 Sq.ft

- 1 Living
- 1 Dining Room
- 1 Family Lounge
- 1 Entrance Lobby
- 1 Powder Room
- 1 Servant Room
- 1 Puja Room
- 1 Dressing Room
- 1 Kitchen
- 5 Balconies
- 1 Utility Deck



CLUSTER PLAN 3475 Sq. ft.



OTHER PROJECTS

SUNWORLD

Since its inception in Feb 2008, SUNWORLD INFRASTRUCTURE LIMITED has been focused on 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 values 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.

SPIRETEC THE FUTURE OF WORK SPACES

Spiretec, a joint venture with Sunworld spread across 21 acres, provides a new edge to the Greater Noida Tech Zone and an optimal environment for business growth and networking opportunities for both leading and emerging IT/ITES companies. Plot no. TZ-13A, Sector Tech Zone, Greater Noida Industrial Development Area, District Gautam Budh Nagar (UP).



SUNWORLD vanalika 3/4 BHK HIGH END APARTMENTS

Nestled among acres of greenery, Vanalika High-End Apartments herald a new concept in luxurious, green living with large residential apartments located in GH-1B, Sector -107(opp Sector-47), Noida.

