



*Gateway of India - Established 1911*



*Rashtrapati Bhawan - Established 1912*



*India Gate - Established 1921*



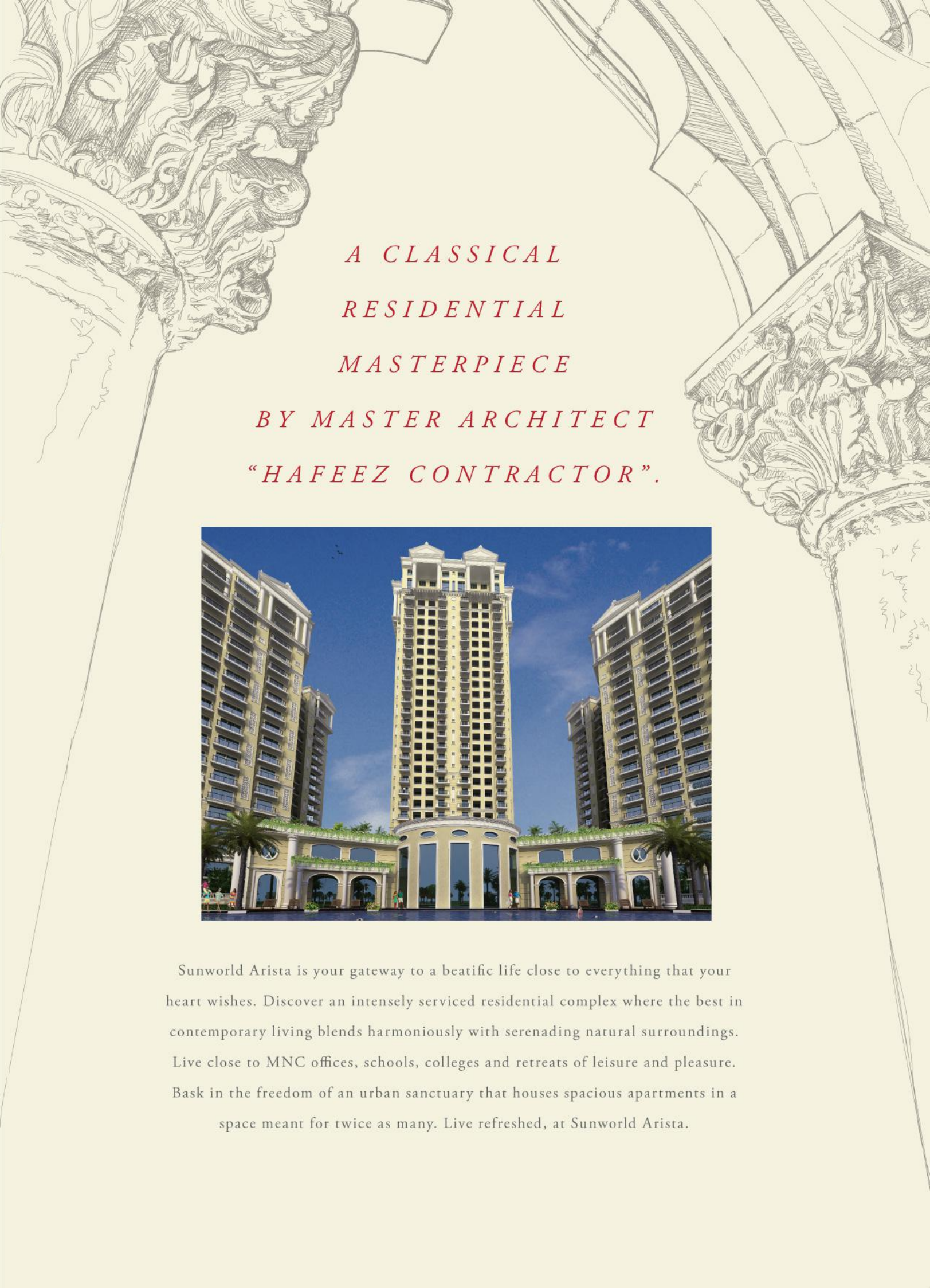
*Sunworld Arista - The next landmark*

SUNWORLD  
**ARISTA**

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

*THE FINEST BRITISH ARCHITECTURE  
COMES ALIVE AGAIN*





*A CLASSICAL  
 RESIDENTIAL  
 MASTERPIECE  
 BY MASTER ARCHITECT  
 "HAFEEZ CONTRACTOR".*



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 spacious apartments in a space meant for twice as many. Live refreshed, at Sunworld Arista.





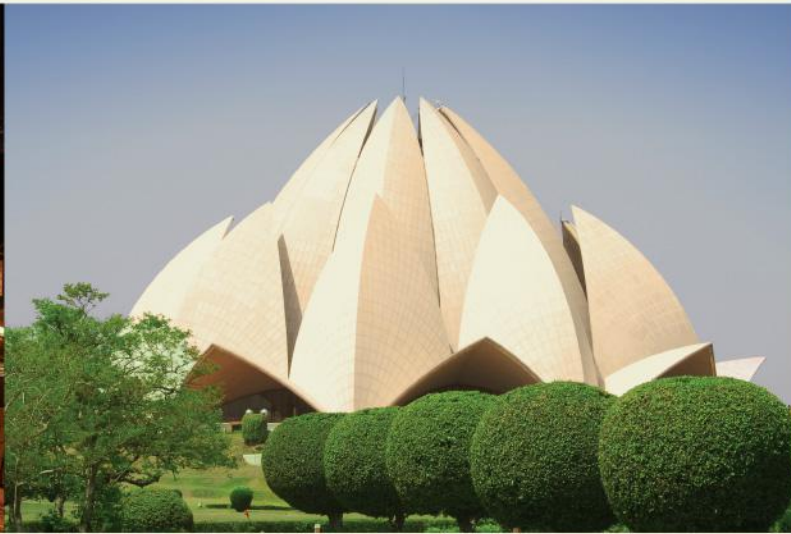
*1 minute from FNG*



*30 minutes from India Gate*



*20 minutes from South Extension*



*20 minutes from Nehru Place*



*15 minutes from Apollo Hospital*



*Next to MNC Offices*

*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 tranquility of nature 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.

- *Next to MNC Offices • 1 minute from FNG*
- *5 minutes from Sec -18 • 10 minutes from DND Flyover*
- *15 minutes from Apollo Hospital • 20 minutes from South Extension*
- *20 minutes from Nehru Place • 30 minutes from India Gate*





*DISCOVER SOMETHING  
NEW EVERYDAY.*



Let your life sail ever so smoothly, in an intensely serviced residential complex that sets new benchmarks in town planning and accessibility management. 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.

### *AMENITIES*

- Ample covered parking space • Beautifully designed landscaped areas
- Flower garden and lily pond • Commercial areas • Tennis court
- 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



# SUNWORLD ARISTA

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















*ENDLESS ROOM FOR  
PEACE AND BEAUTY -  
UNENDING APARTMENTS  
IN AN UNENDING SPACE.*

Cherish a life close to the nature, 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. Mix work and play with great élan, as you set your sight upon a developed commercial area right next door.

*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 Amphitheatre 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 Area Y Luxury Service Apartments*
- Z Party Lawn A1 Yoga & Meditation Area*

 TYPE A (4750)	 TYPE B (3500)	 TYPE C (2700)	 TYPE D (2100)	 TYPE E (2100)
 TYPE F (2100)	 TYPE G (1750)	 TYPE H (615)		





*STUDIO APARTMENT UNIT PLAN 1 BEDROOM + 1 TOILET*

TYPE H

Super Area: 615 sq.ft.

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



615 Sq. ft.

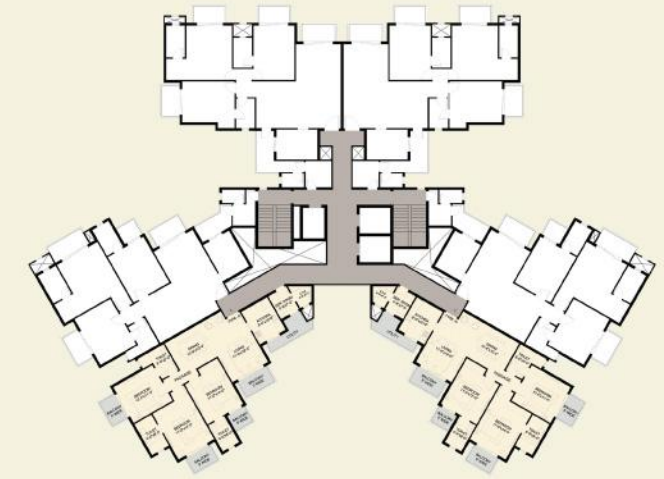


*UNIT PLAN 3 BEDROOM + 3 TOILET*

TYPE G

Super Area: 1750 sq.ft.

- 3 Bedroom
- 3 Toilet
- 1 Living + Dining Room
- 1 Servant Room
- 1 Kitchen
- 4 Balconies
- 1 Utility Deck



1750 Sq. ft.





*UNIT PLAN 3 BEDROOM + 3 TOILET*

TYPE D

Super Area: 2100 Sq.ft.

- 3 Bedroom
- 3 Toilet
- 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.

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



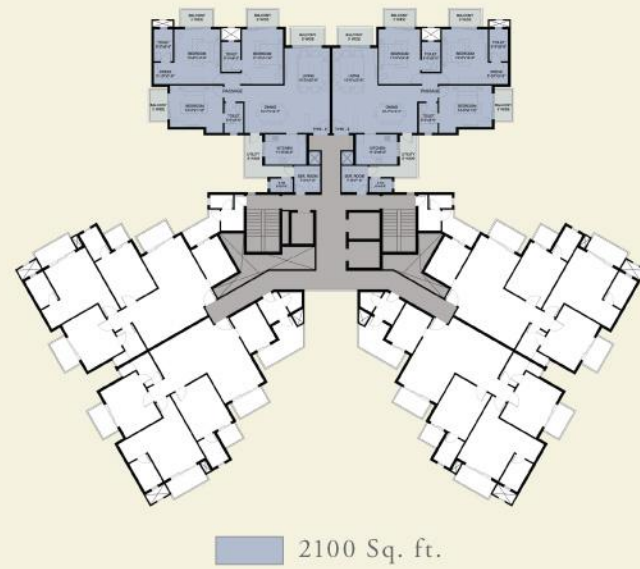


## UNIT PLAN 3 BEDROOM + 3 TOILET

TYPE F

Super Area: 2100 Sq.ft.

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

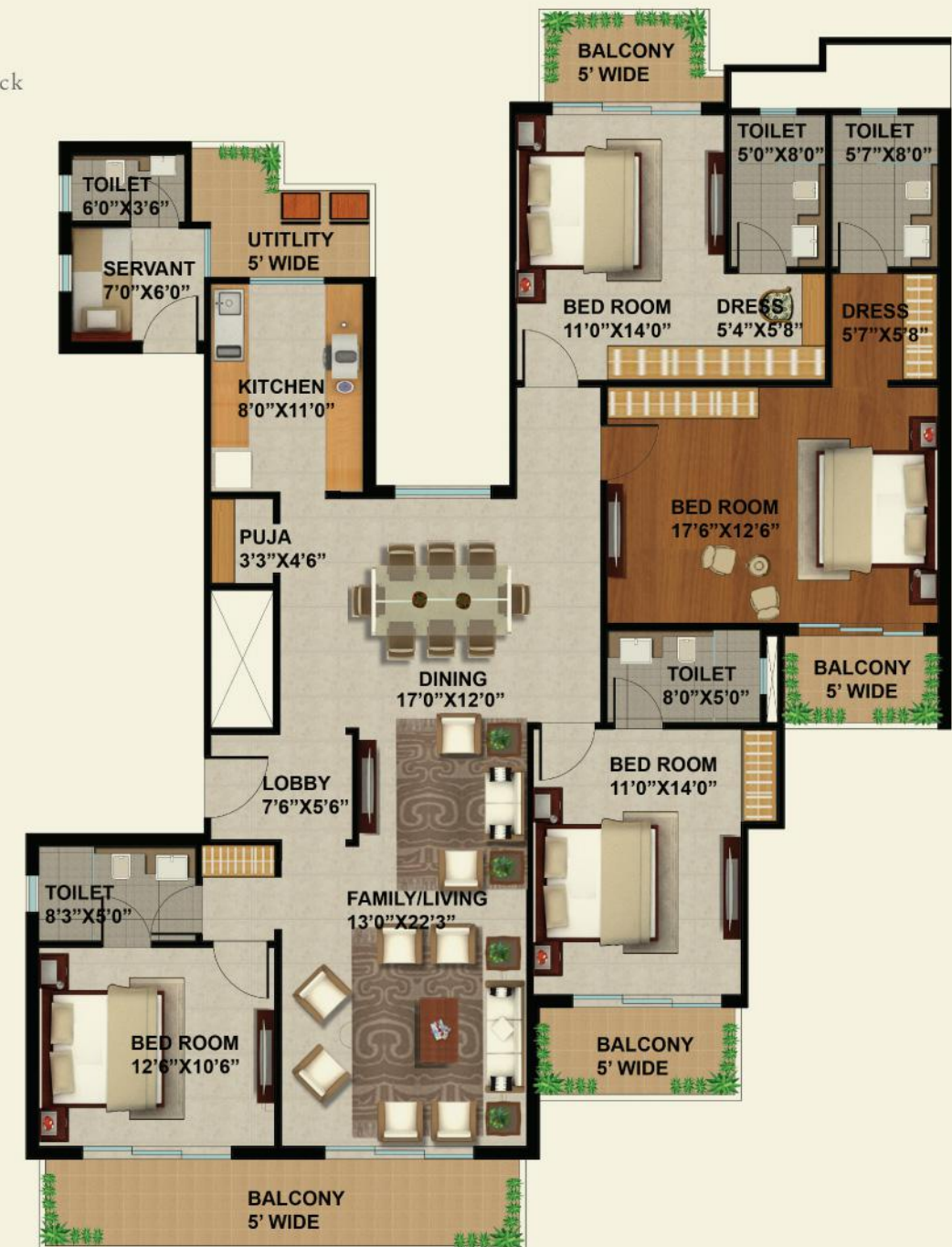


## UNIT PLAN 4 BEDROOM + 4 TOILET

TYPE C

Super Area: 2700 Sq.ft.

- 4 Bedroom
- 4 Toilet
- 1 Living
- 1 Dining Room
- 1 Entrance Lobby
- 1 Servant Room
- 1 Puja Room
- 1 Dressing Room
- 1 Kitchen
- 4 Balconies
- 1 Utility Deck





## UNIT PLAN 4 BEDROOM + 4 TOILET

TYPE B

Super Area: 3500 Sq.ft.

- 4 Bedroom
- 4 Toilet
- 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



SUNWORLD  
**ARISTA**  
 3/4/5 BHK HIGH-END  
 AIR-CONDITIONED APARTMENTS



# SUNWORLD'S PROJECT



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(opposite Sector-47), Noida.



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 104 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).



Vandita is the ideal gift for your family. Tomorrow when you look back on the days gone by, it should be with a sense of pride and satisfaction. Pride at your Vandita Home - the ultimate abode of happiness and tranquility. It provides you with a fast paced modern apartment lifestyle for those desirous of a rich and satisfying life. This strategically located yet affordable housing complex is developed on 10 acres of land within Sunworld City situated on Yamuna Expressway near the F1 tracks.



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).



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](http://www.sunworld.in)



## PRICE LIST BSP 5250 \*

*w.e.f. 5 March, 2013*

Particulars	Category	Type-I 3 Bedroom + Living + Dining room + 3 Toilets + 1 Servant 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.	1750	2100	2700	3500
Construction Linked Plan in INR	5250	9187500	11025000	14175000	18375000
Down Payment Plan in INR (12% Discount)	4620	8085000	9702000	12474000	16170000

\*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.

<i>PREFERENCE LOCATION CHARGES</i>	<i>EXTRA CHARGES</i>
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 : ₹400/- 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 : ₹300000/- (Back to Back ₹500000/- ) Additional 500000/-
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*

<i><b>DOWN PAYMENT PLAN</b></i>		
Payment Stages	BASIC %	OTHER CHARGES %
At the time of booking	10%	
Within 45 days of booking	85%	100% of one time lease rent, car parking charges and PLC.
At the time of possession	5%	100% of other additional charges viz. EEC, IFMS, FFC, CLUB MEMBERSHIP, POWER BACK-UP.

<i><b>CONSTRUCTION LINKED PAYMENT PLAN</b></i>			
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
4	On completion of 2nd basement slab	10%	20% of PLC
5	On completion of 2nd floor slab	7.5%	50% of one time lease rent
6	On completion of 6th floor slab	10%	40% of PLC
7	On completion of 10th floor slab	7.5%	100% car parking
8	On completion of 14th floor slab	10%	40% of PLC
9	On completion of 16th floor slab	7.5%	
10	On completion of top floor slab	7.5%	
11	On completion of brick work	5%	
12	At the time of possession	5%	100% of other 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	3500
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 + Kitchen + 4 Balconies + Utility deck	1750



## PRICE LIST OF STUDIO APARTMENTS

<b>Fully Furnished Luxury Studio Apartments (1 BHK)</b>		
(615 sq.ft.) 1 Bedroom + Living + Entrance lobby + 1 Toilet + Kitchenette + 2 Balconies		
<b>Particulars</b>	<b>Super Area (in Sq. ft.)</b>	<b>Price</b>
Construction linked plan in INR	615	3500000
Down Payment Plan (Discount 12%)	615	3080000
<b>Prefrential Location Charges</b>		
14th to 20th floor	₹ 150/- per sq. ft.	
21st and above floors	₹ 100/- per sq. ft.	
<b>Additional Charges (One Time Payment)</b>		
IFMS (Interest Free Maintenance Security)	₹ 25/- per sq. ft.	
Lease Rent	₹ 100/- per sq. ft.	
EEC & FFC	₹ 80/- per sq. ft.	
Car Parking	₹ 300000	
Club Membership	Free	
Power Back-up	1 K.V.A. free (Max 3 K.V.A. @ ₹ 20000/K.V.A.)	

### SPECIFICATIONS

- 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



## SPECIFICATIONS

<p><b>AIR CONDITIONED APARTMENTS</b>          Structure</p>	<p>R.C.C Framed Structure</p>
<p><b>LIVING ROOM, DINING ROOM AND LOUNGE</b>          Floors          Doors, External Doors and Windows          Walls          Internal Doors</p>	<p>Vitrified Tiles          Modular Doors/High quality UPVC          Internal: OBD          External: Good quality external grade paint          Modular doors</p>
<p><b>BEDROOM &amp; DRESS</b>          Floors          Doors, External Doors and Windows          Walls          Internal Doors</p>	<p>Vitrified Tiles / Laminated Wooden floor          Modular Doors/High quality UPVC          Internal: OBD          External: Good quality external grade paint          Modular doors</p>
<p><b>TOILETS</b>          Floors          Doors, External Doors and Windows          Fixtures and Fittings          Walls          Internal Doors</p>	<p>Anti Skid Ceramic Tiles / Vitrified tiles          Modular Doors/High quality UPVC          All provided with Standard company, CP fittings          make - Jaguar / Marc and equivalent          Tiles in cladding up to 8' Balance          walls painted in OBD          Modular doors</p>
<p><b>MODULAR KITCHEN</b>          Floors          Doors, External Doors and Windows          Fixture and Fittings          Walls</p>	<p>Anti Skid Ceramic Tiles / Vitrified tiles          Modular Doors/High quality UPVC          Wood Work with Granite Top &amp; Sink          Ceramic tiles 2'-6" above counter,          balance walls painted in OBD</p>
<p><b>BALCONIES / VERANDAH</b>          Floors          Railings          Walls</p>	<p>Anti Skid Ceramic Tiles / Vitrified tiles          MS Railing as per Design          OBD</p>
<p><b>LIFT LOBBIES / CORRIDORS</b>          Floors          Walls          External Wall finishes to be finalized with respect to Elevation</p>	<p>Granite / Marble          Stone Cladding / Acrylic Emulsion</p>
<p><b>ELECTRICAL FITTINGS</b></p>	<p>Modular switches &amp; Panel board from          standard company like Havells and equivalent</p>



# Thank You

Marketed by

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*Built on Trust*

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