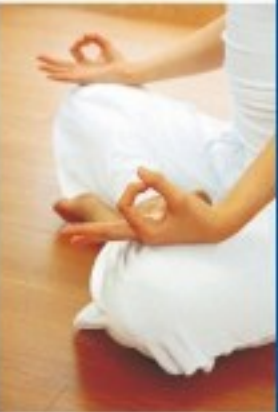




Peace • Happiness • Prosperity







## A Closer Look At The Sikka



More about us : [www.sikka.in](http://www.sikka.in)

Established in 1986 by Mr. Gurinder Sikka who now presides over its many operations as the Chairman & Managing Director, the company has swiftly evolved into a vast and multi-faceted conglomerate with business interests in a wide range of fields including real estate, automobile, hospitality and Media.

It has steadfastly worked over the decades to deliver on the promises it makes to the customers and has as a result grown to be one of the most trustworthy names in the industry with a long list of immensely successful projects.

Since we share your aspirations, ambitions and dreams, we at Sikka treat every project as our dream project.

## A Perfect Trilogy



Nestled amidst serene surroundings in Sector 78, Plot No.1 (C) Noida, it offers an excellent location advantage of being close to the proposed metro corridor, golf course and a modern sports stadium which are right opposite sector 78 as also of being 0.KM from the developed Sector-50, 5 minutes drive from Sai Mandir, City Centre Metro Station & the Golf Course at Sector-38 & 10 minutes away from the Fortis Hospital., DND Flyover, NH24 and Sector 18

Sikka Karmic Greens has been designed by one of India's leading architects and planners, C.P. Kukreja Associates, who are ranked amongst the top 100 architects in the world. They have been selected by CNBC as the Best Architects in India in the design of Group Housing Projects. By selecting the best designer in the country, we wish to lend the project unique International Quality characteristics which are sure to mesmerize the new age consumer who on one side will not compromise on high living standards and on the other demands a complete value for money proposition and thoughtfully designed floor plans for maximum usable area.

The project will bring the best living quality that has been conceptualized on the architectural principles of Trilogy which are well represented in our Big Towers, namely **Peace, Happiness & Prosperity.**

It goes without saying that Karmic Greens would feature unique amenities like – Swimming Pool, Jogging & Cycle Track, Club House, Wide Spread Lush Green Areas, Eco-friendly Structures, Yoga Centre, Meditation Pavilions, Basket Ball & Badminton Court with floodlit support. And more.





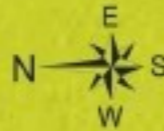






## Site Plan

OTHER'S PROPERTY



## Legend

1. MAIN ENTRANCE
2. RESIDENTIAL BUILDING
3. LANDSCAPED GREEN
4. DROP-OFF-AREAS
5. CLUB HOUSE
6. BASKET BALL COURT
7. TENNIS COURT
8. POOL
9. TODDLERS POOL
10. JOGGING TRACK
11. CABANA/GAZEBO
12. LILY POND
13. RAMP
14. PALM PLAZA
15. BAMBOO COURT
16. CHILDREN PLAY AREA
17. OUTDOOR GATHERING AREA
18. YOUTH CORNER
19. CONVENIENT SHOPPING
20. BADMINTON COURT

## Features & Facilities

1. Land allotted by Noida Development Authority
2. Located in the Heart of Noida, Sector – 78, just opposite fully inhabited Sector-50
3. As per Noida Master Plan 2021, Golf Course, Sports City & Stadium, Metro Corridor, Sub Business District to be right opposite Sector-78
4. High speed panoramic glass lifts
5. Widespread green plot area open for free flow of light, air and eco-friendly structure
6. 24x7 renowned high-tech security with intercom, CCTV
7. 24x7 water supply & 100% Power Backup
8. Premium /Five star ambience entrance lobby in each Tower
9. Huge entrance gate
10. All major rooms of the units facing green landscaped area
11. Natural light & ventilation for all units
12. Thoughtfully designed floor plans for maximum usable area
13. Exclusive club with party hall
14. Car wash facility
15. Departmental & medical store at your door step
16. Fire fighting equipment on all floors
17. Broad band connectivity
18. Rain water harvesting
19. Excellent connectivity from Delhi/NCR
20. Schools, Institutions nearby
21. Hospitals in close proximity
22. Shopping Malls & Hotels within reach





# Rejoice Cluster Plan



SECTOR-78, NOIDA



Type - I



Type - II

1 BR UNIT PLAN

SUPER AREA = 585 SQ. FT.

1 B/R + 1T + KITCHEN + LIVING+ DINING + BALCONY

2 BR UNIT PLAN

SUPER AREA = 930 SQ. FT.

2 B/R + 2T + KITCHEN + LIVING + DINING + BALCONIES



# Aspire Cluster Plan



Type - III

2BR UNIT PLAN  
 SUPER AREA = 1000 SQ.FT.  
 2BR + 2T + KITCHEN + LIVING + DINING + BALCONIES



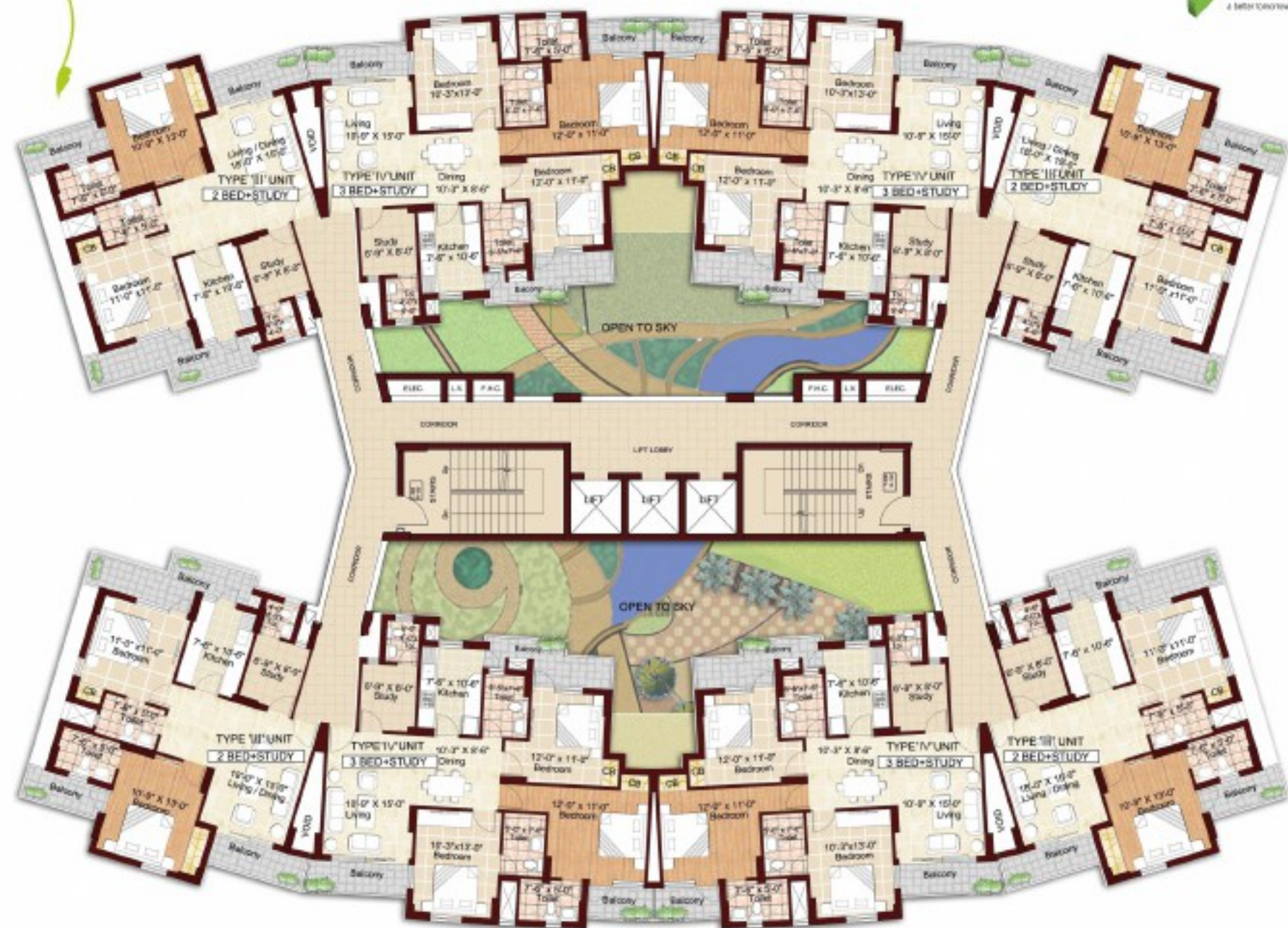
Type - IV

2BR UNIT PLAN  
 SUPER AREA = 1110 SQ.FT.  
 2BR + 2T + KITCHEN + LIVING + DINING + BALCONIES

OR-78, NOIDA



# Peace, Happiness & Prosperity Cluster Plan



Type - V

2BR WITH STUDY UNIT PLAN  
SUPER AREA = 1210 SQ. FT.

2 B/R + 3T + STUDY / SERVANT + KITCHEN + LIVING + DINING + BALCONIES



Type - VI

3BR WITH STUDY UNIT PLAN  
SUPER AREA = 1510 SQ. FT.

3 B/R + 4T + STUDY / SERVANT + KITCHEN + LIVING + DINING + BALCONIES

SECTOR-78, NOIDA



# Harmony Cluster Plan



**3BR UNIT PLAN**  
SUPER AREA = 1910 SQ. FT.  
3 B/R + 4T + STUDY / SERVANT + KITCHEN + LIVING + DINING + BALCONIES

Type - VII





Our Ongoing Projects



Sikka Karnam Greens  
143B, Noida



Sikka Kaamna Greens  
143, Noida



The Downtown  
98, Noida



Sikka Kartavya Greens  
Ved Vyas Puri, Meerut

Upcoming Projects



SIKKA

KIMAYA GREENS

Dehradun



SIKKA

KRRISH

GREENS

Meerut



sikka

Karma  
GREENS







## Specifications

<b>General</b>	<ul style="list-style-type: none"> <li>Earthquake resistant structure designed by highly experience Structural Engineers</li> </ul>
<b>Super Structure</b>	<ul style="list-style-type: none"> <li>R.C.C. Sheer Wall structure with columns, R.C.C. slabs &amp; beams with brick wall partitions in between designed by IIT Engineer's (As per IS Code)</li> </ul>
<b>Flooring</b>	<ul style="list-style-type: none"> <li>Vitrified Tiles in Drawing/Dining/Bedrooms. Laminated wooden flooring in Master Bedroom</li> <li>Anti-skid ceramic tiles in kitchen, toilet &amp; balcony. Marble stone flooring in corridor, lift, lobby and staircase</li> </ul>
<b>Door &amp; Windows</b>	<ul style="list-style-type: none"> <li>External doors &amp; windows made of UPVC/ Power Coated Aluminum</li> <li>Internal doors in Hardwood frames with laminate doors</li> <li>Entrance door- Teakwood finish decorative door</li> </ul>
<b>Kitchen</b>	<ul style="list-style-type: none"> <li>Granite top working platform</li> <li>Stainless steel sink</li> <li>Ceramic glazed tiles 2" above working platform with chrome finish sanitary wares</li> </ul>
<b>External Finish/Lift</b>	<ul style="list-style-type: none"> <li>Modern and elegant outer finish with high quality paint/stone with plaster &amp; decorative</li> <li>Lobby / Entrance Lobby wood / tiles up to 7 feet and texture paint</li> </ul>

<b>External Façade</b>	<ul style="list-style-type: none"> <li>Exterior with superior paint finish</li> </ul>
<b>Toilets</b>	<ul style="list-style-type: none"> <li>Provision for hot &amp; cold water system. Glazed tiles in pleasing colours on walls upto door level</li> <li>European W.C.'s washbasins &amp; cisterns in light shade of standard brand. Chrome plated fittings of standard make</li> </ul>
<b>Inside Wall Finish</b>	<ul style="list-style-type: none"> <li>Inside walls with POP punning and one concept wall in bed room, acrylic emulsion paint</li> </ul>
<b>Electricals</b>	<ul style="list-style-type: none"> <li>All copper wiring in P.V.C. concealed conduit</li> <li>Adequate modular switch/sockets for light and power points as well as telephone &amp; TV outlets with protective M.C.B.s</li> </ul>
<b>Water Supply</b>	<ul style="list-style-type: none"> <li>Underground and overhead water tanks with pumps for uninterrupted supply of water</li> </ul>
<b>Intercom Facility</b>	<ul style="list-style-type: none"> <li>Provision of intercom facility in each flat</li> </ul>
<b>PNG Gas Pipeline</b>	<ul style="list-style-type: none"> <li>Provision of gas pipeline infrastructure</li> </ul>
<b>External Façade</b>	<ul style="list-style-type: none"> <li>Exterior with superior paint finish</li> </ul>



## Location Guide



SECTOR-78, NOIDA

