



PURVANCHAL
SKYLINE
VISTA

SECTOR-94, NOIDA



Shah Alam
(SHAH ALAM)
Chairman & Managing Director
Purvanchal Projects Pvt. Ltd.

As the Chairman & Managing Director of Purvanchal Projects Private Limited, I am immensely proud of our journey thus far and the milestones we have achieved together. Our commitment to excellence, innovation, and service has been the cornerstone of our success in the dynamic realm of real estate.

At Purvanchal Group, we stand poised and capable, ready to confront and conquer the challenges of the ever-evolving real estate landscape. Our vision is fueled by a relentless pursuit of excellence, coupled with a dedication to delivering unparalleled quality and value to our customers.

I believe that success is not just about achieving the best, but continuously striving to surpass it. With a youthful spirit, enthusiasm, and steadfast determination, we embark on every project, pushing the boundaries of innovation and setting new standards of excellence.

I am immensely grateful for the strong support of our customers, clients, colleagues, and staff members, who have contributed to our journey and success. Together, we will continue to pioneer business development, embrace visionary approaches, and uphold service-oriented principles, ensuring that Purvanchal Group remains a beacon of excellence in the real estate industry.

Thank you for being part of our journey. Let us continue to strive for the best and surpass even our own expectations as we shape the future of real estate together.

PREDOMINANT LEADER OF REAL ESTATE IN NORTH INDIA

THE PIONEER OF QUALITY & COMMITMENT

PURVANCHAL PROJECTS PVT. LTD.

Established in 1994, the Purvanchal Group has woven a tapestry of success over nearly three decades, standing as a radiant beacon under the sun and embodying an unparalleled commitment to quality and excellence. As a result of the visionary leadership of our CMD, Mr. Shah Alam, we have made significant strides over the years to establish ourselves as a renowned and reputable real estate developer.

At Purvanchal, we are dedicated to delivering projects of the utmost quality with uncompromising commitments. Our reputation as a pioneering real estate leader is also reflected in the debt-free image of our company. As stalwarts in the real estate domain, we have proudly delivered 11000+ housing units in the mass housing domain, imprinting an indelible mark across North India.

Our infallible quality has earned us clients of the highest order, such as the employees of the Prime Minister's Office, NTPC, SCL, RBI, Ministry of Communications, Infosys, Wipro, IBM, TCS, and many more leading multinational companies. Today, we stand as one of the leaders in construction and real estate businesses, setting extraordinary benchmarks in the bustling landscapes of Delhi, NCR, and Lucknow.



DELIVERED PROJECTS

As a real estate developer

Purvanchal Projects takes pride in the incredible developments it built with so much dedication and passion. Take a look at some of our breathtaking projects that laid the foundation for a better lifestyle in Noida, Greater Noida, and Lucknow.



PURVANCHAL ROYAL CITY PHASE II
Sector CHI-V, Greater Noida



PURVANCHAL KINGS COURT
Gomti Nagar, Lucknow



PURVANCHAL ROYAL CITY PHASE I
Sector CHI-V, Greater Noida



PURVANCHAL HEIGHTS
Sector-Zeta 01, Greater Noida



PURVANCHAL ROYAL PARK
Sector-137, Noida



PURVANCHAL SILVER CITY II
Sector Pi II, Greater Noida



PURVANCHAL SILVER CITY I
Sector-93, Noida



PURVANCHAL SILVER ESTATE
Sector-50, Noida

NEARLY
3 DECADES OF
GLORY
PURVANCHAL
GROUP'S JOURNEY



For nearly 3 decades, Purvanchal Group has solidified its position as one of North India's foremost and most successful real estate developers. It has left an enduring impact across various asset classes, consistently establishing new standards as a leader in the construction and real estate sectors.



CREATING INNOVATIVE SPACES. BUILDING THE FUTURE.

The total area that has been successfully constructed and delivered by Purvanchal Group, operating in both capacities as a Real Estate Developer and a Real Estate Contractor.

Total built up area as
a Real Estate Developer:

12 MILLION

sq. ft. (approx.)

Total built up area as
a Real Estate Contractor:

11 MILLION

sq. ft. (approx.)

OUR PRESENCE



LUCKNOW

Taking royalty a notch higher in the City of Nawabs
Shaping up a new future of real estate in this
beautiful city of opportunities with our unique
residential and commercial projects

COMMERCIAL

PURVANCHAL CAPITAL TOWER

RESIDENTIAL

PURVANCHAL KINGS COURT

NOIDA AND GREATER NOIDA, WITHIN THE DELHI NATIONAL CAPITAL REGION (NCR),

Building icons in the iconic city of India, setting new
benchmarks with innovative approaches, unbeatable
quality, and uncompromised commitment in residential
and commercial projects

RESIDENTIAL

PURVANCHAL ROYAL CITY PHASE II

PURVANCHAL ROYAL CITY PHASE I

PURVANCHAL ROYAL PARK

PURVANCHAL HEIGHTS

PURVANCHAL SILVER CITY II

PURVANCHAL SILVER CITY I

PURVANCHAL SILVER ESTATE

COMMERCIAL

PURVANCHAL PLAZA

PURVANCHAL AT A GLANCE

01

Almost **3 decades** in the real estate and construction business.

02

11000+
Satisfied Customers

03

32
Delivered Projects

04

11000+
Delivered Housing Units

05

ZERO Debt Company
As of February 2024

06

Flawless
Reputation



PURVANCHAL REAL ESTATE DEVELOPERS LLC:
SHAPING DREAMS, REDEFINING DESTINATIONS,
AND BUILDING LEGACIES IN

DUBAI, UNITED ARAB EMIRATES.

The Purvanchal Group is a pioneer in North India's real estate sector, having completed numerous renowned projects in various locations. Now, with the same zeal and enthusiasm, the group is all set to imprint a mark on the hearts of Dubai, UAE, with its brand-new wholly-owned subsidiary, Purvanchal Real Estate Developers LLC.

Dubai stands shoulder-to-shoulder with the world's leading cities in terms of sustainable markets and infrastructure. It's the preferred destination for investors. This leap into the future is not only thrilling but also a source of pride. Our company, with almost three decades of experience, is not just expanding in terms of growth, innovation, and success; it's also elevating the reputation of our country. Our progressive momentum is fueled by our steadfast dedication to quality and trust, which we have nurtured for almost 30 years.

Company Name	:	PURVANCHAL REAL ESTATE DEVELOPERS L.L.C
Trade Name	:	PURVANCHAL REAL ESTATE DEVELOPERS L.L.C
Legal Type	:	Limited Liability Company - Single Owner(LLC - SO)
License No.	:	1105339
Activity	:	Real Estate Development
Membership No.	:	421880
Registration No.	:	1813567
Member Since	:	05/10/2022



PURVANCHAL
REAL ESTATE DEVELOPERS LLC
KNOWN FOR QUALITY AND COMMITMENT





PURVANCHAL
**SKYLINE
VISTA**
SECTOR-94, NOIDA

THE MOST AWAITED
COMMERCIAL PROJECT
OF NOIDA



BE PART OF A PIONEERING FUTURE
KNOW THE TRUE ESSENCE OF GROWTH
AT NOIDA SECTOR 94

A POINT OF GROWTH AND A PLACE TO SUCCEED



Noida Sector 94 is a rapidly developing commercial as well as residential hub. It is the latest high-priority, in-demand location in Noida because of its many perks and advantages. What makes a location good for commercial real estate is the great connectivity, surrounding industries, and presence of necessary facilities such as healthcare, metro, etc. Noida Sector 94 ticks all of those but what turns this good location into a great one is the proximity to the national capital which is located 0 km from here.



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WHY PURVANCHAL SKYLINE VISTA



00 km

from Delhi, making it easy to access the NCR region.

01 min

drive from the Noida-Greater Noida Expressway, connecting them smoothly

03 min

drive from Okhla Bird Sanctuary Metro Station

05 min

drive from the important commercial hub, Noida Sector 18

19 min

drive from the FNG Expressway

25 min

drive from NH-24

45

drive from Indira Gandhi International Airport

60 min

drive from the upcoming Jewar Airport

All distances are measured as per Google Maps. It may vary in real time.



LOCATION ADVANTAGES



EDUCATIONAL INSTITUTES

Asian Law College - 3 min
Asian School of Business - 4 min
Amity University - 5 min
Lotus Valley International School - 5 min
Mayoor School - 5 min
Amity Global School - 6 min
Chet Ram Sharma College Of Education - 10 min



IMPORTANT NEIGHBOURING PLACES

Sector 94A, Noida - 2 min
Sector 124, Noida - 4 min
Sector 125, Noida - 4 min
Sector 44 Block C, Noida - 5 min
Sector 18, Noida - 5 min



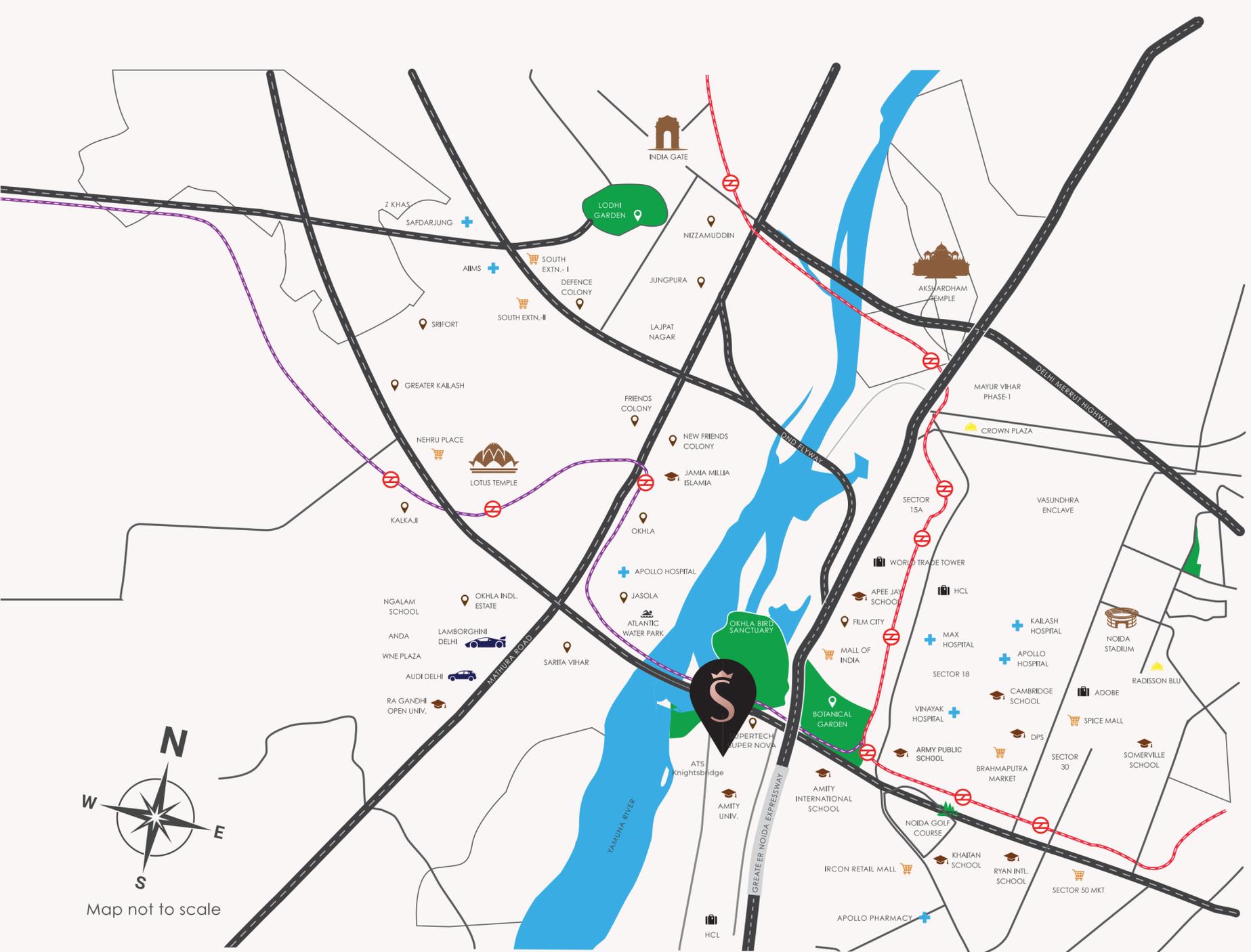
HEALTHCARE FACILITIES

Max Multi Speciality Centre, Noida - 11 min
Apollo Hospitals - 10 min
Cribs Hospital - 10 min
Fortis Hospital Noida - 10 min
Kailash Hospital, Sector- 27- 10 min



CONNECTIVITY

Okhla Bird Sanctuary Metro Station - 3 min
Mahamaya Bus Stand - 4 min
Botanical Garden Metro Station - 7 min
Indiragandhi International Airport - 45 min
upcoming Jewar International Airport - 60 min



SURROUNDED BY NECESSITY, CONNECTED TO ALL ESSENTIALS

LOCATION MAP

SCHOOLS & UNIVERSITIES:

- Amity University 2 min
- Pathways School 5 min
- Cambridge School 5 min
- Step By Step School 8 min
- Genesis Global School 10 min
- Shiv Nadar 10 min

HOSPITALS & HEALTHCARE CENTRES:

- Max Healthcare 5 min
- Felix Hospitals 8 min
- Jaypee Hospital 8 min
- Apollo Hospital 10 min
- Fortis Hospital 10 min
- AIIMS, Delhi 15 min

HOTELS:

- Radisson Blu -Sector 18 5 min
- Eros Hotel 10 min
- Shangri-La Eros 15 min
- Le Meridien 15 min
- Taj Man Singh 15 min

CORPORATES:

- Techno Park 2 min
- Wipro 5 min
- Jasola Business Park 5 min
- Vatika Business Centre 10 min
- LG Electronics India HO 10 min
- NIIT 15 min

A HARBOUR OF A PEERLESS INVESTMENT

Purvanchal Skyline Vista is a commercial project with Premium Office Spaces, Retail, Multiplex, Restaurants, Cafes, and Food Court all in one place. Designed with a futuristic approach, It unlocks a plethora of variety opportunities for commercial investors at a location too exclusive. We believe a commercial project is the epitome of presenting next-generation ideas molded with innovation and creativity. Purvanchal Group has achieved that and much more with Purvanchal Skyline Vista.

Being located at a point of excellent connectivity and surrounded by various important hubs, it marks all the essential qualities to become the next big commercial phenomenon in Noida. The project is divided into several different segments, all with equal opportunities to attract the right audience. Open corridors, double-height shops, office spaces with vast open areas, and an awe-inspiring entrance are some eloquent features to name. Like all our previous projects Purvanchal Skyline Vista has also turned this growing segment of Noida into a prominent landmark through its presence.





AIM FOR HIGHER GOALS AND HIGHEST SUCCESS

Office spaces are not just four walls with windows but a window of opportunity for young souls and minds to reach their true potential through tests and trials. The importance of having the right working space is as important as having a plant bed for a plant to grow. At Purvanchal Skyline Vista, we have made sure that all the right amenities are there to give you a space filled with positive and enthusiastic energy. Wide open corridors, vast windows, open terraces, and strategically designed hallways to ensure maximum privacy are some of the top-notch features that will ensure smooth operations of all things. If growth and an aspiring environment are what you seek, Purvanchal Skyline Vista is where your search ends.



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A PLACE THAT WILL MAKE ITS WAY TO YOUR HEART



The easiest way to reach someone's heart is through their stomach. Just like that, an easier way of investing in commercial real estate is through Food Court and Restaurants. Purvanchal Skyline Vista has premium units for fine-dine restaurants, cafes, and food courts to make your commercial investment yummier and alluring. With chic flooring, stylistic walls, and provisions for maximum visibility make them a place of plush possibilities and growth.

ADD SOME ENTERTAINMENT HAVE SOME FUN



Purvanchal Skyline Vista has an entertainment zone with a world-class multiplex. They say all work and no fun makes us dull so mix up your work life with some dose of cinematic entertainment. We have designed an elegant space for moviegoers that will fetch you a magical cinema experience. Being located close to residential hubs carries the heavy benefit of high catchment. It adds up to the footfall for retail and restaurants.



LEVEL UP YOUR LEISURE



Embark on a thrilling adventure into the world of gaming and entertainment at our dedicated zone. Immerse yourself in an electrifying atmosphere where cutting-edge technology meets the joy of play, creating an unparalleled experience for enthusiasts of all ages.





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STEP INTO A WORLD WHERE BEAUTY MEETS TRANQUILITY



Indulge in a world of relaxation and rejuvenation at our unisex salon and spa—a sanctuary dedicated to enhancing your well-being. Immerse in an experience that will leave you refreshed and revitalized.

World-class salon that's a realm of creativity, where skilled stylists transform your vision into reality, ensuring you leave with a look that reflects your individuality.

Luxury spa that lets the cares of the world melt away as you surrender to the ambiance of serenity, enveloped in calming aromas and gentle melodies.



CELEBRATE,
CREATE MEMORIES,
SEAL DEALS

Welcome to a venue that adapts to your every need – our banquet, conference, and multipurpose halls. Whether you're planning a grand celebration, a focused business meeting, or a versatile event that requires flexibility, our halls are more than spaces, they are canvases waiting to be painted with your unique aspirations and designed to exceed your expectations. Welcome to a venue where celebrations are elevated, business thrives, and versatility knows no bounds.



PURVANCHAL
**SKYLINE
VISTA**
SECTOR-94, NOIDA

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FLOOR WISE DETAILS

26TH - 36TH FLOOR

• ULTRA LUXURY OFFICE SUITES

25TH FLOOR

• SERVICE FLOOR

18TH - 24TH FLOOR

• ULTRA LUXURY OFFICE SUITES

17TH FLOOR

• SERVICE FLOOR

9TH - 16TH FLOOR

• ULTRA LUXURY OFFICE SUITES

8TH FLOOR

• SERVICE FLOOR

7TH FLOOR (WELLNESS ZONE)

• MULTIPURPOSE HALL
• SALON / BEAUTY PARLOUR
• UNISEX SPA • SWIMMING POOL
• BACK OFFICE

6TH FLOOR

• BACK OFFICE • COMMON ROOM

5TH FLOOR

• BANQUET HALLS
• CONFERENCE HALL
• FINE DINE RESTAURANTS

4TH FLOOR

• GAMING & ENTERTAINMENT ZONE

3RD FLOOR

• 5 SCREEN MULTIPLEX
• FINE DINE RESTAURANTS
• FOOD COURT • KIOSKS

GROUND, 1ST & 2ND FLOOR

• RETAIL STORES • ANCHOR STORES

BASEMENT 1

• HYPERMARKET
• MECHANICAL STACK CAR PARKING

BASEMENT 2

• MECHANICAL STACK CAR PARKING

BASEMENT 3

• MECHANICAL STACK CAR PARKING



PROJECT
SPECIFICATIONS

Structure

The building features an RCC-framed structure, designed with consideration for the safe zone as stipulated by the applicable building code.

Finishes

External Facade

The appropriate finish includes a mix of glass with double glazing/stone or tiles ACP sheets, and external paint.

Flooring

1. Atrium: Italian marble/granite or superior-quality glazed vitrified tiles.
2. Entrance and Lift Lobbies: Italian marble\granite or glazed vitrified tiles in the main lobbies.
3. Basement: concrete with non-metallic floor hardener/IPS or Kota stone.
4. Common Toilets: Floors and Walls in Marble/Granite Superior Quality Glazed Vitrified Tiles and Anti-Skid Ceramic Tiles Chinaware and CP fittings of the brands Kohler/Duravit/Roca/Vetra/Jaguar or equivalent.

Common Lobbies Area

Marble or granite flooring/superior-quality vitrified tiles and plastic emulsion paint.

Retails Shops / Ultra luxury office suites

The units will be delivered as bare shells with plastered walls and vitrified tiles, providing a clean and versatile canvas for residents to personalize according to their preferences.

Electrical

Power Back - up

100% power backup for common areas is available through generators with PLC-based auto-synchronization load management.

Within the retail stores and offices, there will be a one-number SDB (Sub-Distribution Board) with submain wire and a one-number ONT (Optical Network Terminal) box with two-core optical fibre only.

Load available for Allottee /User

The system has been planned to provide an adequate load.

Critical / Emergency Lighting

Emergency lights have been provided for all common areas, staircases, escape routes, lift lobbies, basement driveways, utility rooms, etc.

Elevator Services:

From the 3rd basement to the 36th floor:

· Six standard passenger elevators are available, providing access from the 3rd basement and continuing all the way up to the 36th floor for ultra luxury office suites. Additionally, there is one stretcher elevator dedicated to medical emergencies or large equipment transportation from the 3rd basement and continuing all the way up to the 36th floor.

From the 3rd basement to the 5th floor:

· Six elevators are available from the 3rd basement to the 5th floor, including two service lifts for catering to all commercial spaces. Additionally, there is one escalator providing access from the 1st basement up to the 4th floor, serving both upward and downward directions for catering to all commercial spaces.

HVAC system

1. The building is equipped with a water-cooled chiller and heating systems, providing centralized air conditioning for optimal comfort and climate control throughout the premises.
2. Common Area Maintenance (CAM) charges are billed individually to each allottee or tenant.
3. Each unit is provided with an individual indoor ductable unit of suitable capacity. Ducting inside the unit is to be done by the allottee(s) or tenant at their own cost.
4. The building is equipped with an emergency smoke extraction system in basements and all common areas, adhering to established norms.

Security

1. Electronic Surveillance: The complex is 100% secure, featuring state-of-the-art perimeter video surveillance and CCTV systems.
2. Trained guards will be stationed at the entrance gate and the ground-floor reception lobby 24 hours a day, 7 days a week, ensuring continuous security surveillance and assistance for safety.

Fire Fighting

1. Staircases: The ultra luxury office suites have access to one main staircase and one fire escape staircase at each floor level, beginning with the 3rd basement and continuing all the way up to the 36th floor. In addition, there is a main staircase and a fire escape staircase located on each floor level, beginning with the 3rd basement and continuing all the way up to the 5th floor, catering to all other commercial spaces.
2. Travel Distance: The maximum travel distance is 30 meters.
3. Wet Riser/Hose Reels: A wet riser/downcomer system with fire hose cabinets is installed at each emergency fire escape staircase.
4. Sprinklers: Automatic upright/pendent/sidewall sprinklers are provided on each floor, adhering to the National Building Code of India (2016). There is a provision for allottees and tenants to install their independent sprinkler lines after false ceilings in each unit or shop at their own cost, as per norms (inside the units).
5. Intelligent Fire Detection and Alarm System: The entire building is equipped with an Intelligent Fire Detection and Alarm System.
6. Emergency Voice Evacuation System: An Emergency Voice Evacuation System is in place.

Water Supply

A water supply point will be available through overhead tanks for each unit, facilitated by a softening plant to ensure the water quality meets the desired standards.

Sewage

A sewage treatment and recycling plant are incorporated into the complex in accordance with established norms.

Parking

Parking space is available across three levels of basements with an installed mechanical car parking system.

Communication System

The building is outfitted with essential communication systems. Owners have the option to select broadband, fibre optic, landline systems, etc., to fulfil their communication needs on a chargeable basis.

EV Charging Station

EV charging facilities are available in all three basements, constituting 20% of the total number of parking spaces.



PROJECT NAME: PURVANCHAL SKYLINE VISTA | **DEVELOPER:** PURVANCHAL PROJECTS PVT. LTD.

SITE ADDRESS: COMMERCIAL PLOT NO. 01 A, SECTOR 94, NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, INDIA.

CORPORATE OFFICE: PURVANCHAL BUSINESS WORLD, A-103, SECTOR- 136, NOIDA- 201305 (U.P.), INDIA

RERA REGISTRATION NUMBER UPRERAPRJ770757/02/2024

www.purvanchalprojects.com | MEMBER OF **CREDAI** | **NAREDCO**
UTTAR PRADESH

The project known as "Purvanchal Skyline Vista" has officially registered with the Real Estate Regulatory Authority (RERA), bearing registration number **UPRERAPRJ770757/02/2024**. Comprehensive details regarding this registration can be obtained through the official RERA website at www.up-rera.in. Additionally, the lease deed for the project land has been duly registered with the Noida Authority under registration number 974 for the year 2023, documented in book number 1, with an initial registration date of February 16, 2023. Furthermore, a correction deed was executed on September 21, 2023.

Disclaimer: The images shown herein are artists' impressions and are for illustrative purposes only. This is not an offer and/or commitment of any nature. The images may show additional features, such as external views, internal views, elevations, facades, color schemes, additional fixtures, loose furniture, decorative items, false ceiling electronic goods, etc. Such conceptual marketing material shall not form the basis for the specifications and design commitment to the allottee(s), and the committed layout and specifications shall only be as detailed separately in the Agreement for Sale and its annexures. The sale is subject to the terms of the Agreement for Sale and its annexures only. No warranty is expressly or impliedly given that the completed development will comply to any degree with such an artist's impression. Applicants are advised to apprise themselves of the necessary and relevant information about the project or offer prior to making any purchase decisions. The official website of Purvanchal Projects Pvt. Ltd. is www.purvanchalprojects.com, and that of UP-RERA is up-rera.in. Please do not rely on the information provided on any other website. Terms and conditions apply.