

Prateek
edifice
desire *platinum* living
3/4/5 BHK Homes Sec-107, Noida

EXPLORE THE EXCEPTIONAL

READY-TO-MOVE IN
ELEGANCE.
FOR AN ELEGANT YOU.

The time to realise your dream has come.
Edifice the ultra - luxurious abode from Prateek Group
is now ready to move in.

So the dream home for your eyes and your heart's
desire is here for you to experience finally...

Get ready to be transported into a world of leisure
and beauty.

The complete comfort, lavish bedrooms and drawing
room and beautiful balconies with a calming and
natural view will definitely cast a spell on you forever!



EXPERIENCE GRANDEUR IN THE MARVELOUS INTERIOR

A brilliant design can move you like no other. 3, 4 and 5 BHK premium residences at Prateek Edifice. Now, indulge in the epitome of opulence in living room that's spacious and airy with ultra-modern specifications and contemporary looks.









DELIGHT YOURSELF WITH ALL NEW MODULAR KITCHEN

At Prateek Edifice, more shine, more colour and more organized as you would like to be, kitchens at Prateek Edifice residences are designed to be more of everything. For instance, excellent woodwork embellish the entire look and feel of the cooking arena.

TAKE THE KING-LIKE WALK THROUGH THE TRENDY LOBBY

A grand reception awaits you every time you enter your magnificent world. The exquisitely crafted and uniquely designed double height entrance lobby adds more style to your living. All in all, a splendidly spacious lobby that accentuates everything that's luxurious, comforting and pleasing to the eyes.









SOAK IN COMPLETE INDULGENCE AT THE SPLENDID CLUBHOUSE

Designed with well-being in mind, the exclusive clubhouse at Prateek Edifice is an oasis of many a recreational activity to rejuvenate your mind, body and soul.

Indulgence is wonderful at the mesmerising clubhouse. Experience it in full flow by having a go at its swimming pool, spa, gym and Badminton Court along with indoor facility.





Luxury

- Low-density project
- 2 Apartments per floor in each tower
- 3 high speed elevators in each tower
- Imported Italian marble flooring in living room, kitchen & lobby
- VRV Air conditioning in each apartment
- Italian modular kitchen equipped with chimney & individual RO System
- Wardrobes in every bedroom

Distinctive Features

- 26ft. height stilt for uninterrupted panoramic view
- 26ft. height welcome/entrance lobby
- No surface parking, all covered parking in basement

Special Amenities

- Theme based landscape garden
- Car wash facility
- Auto sensor based car entry system
- Laundromat services

Recreation

- Indoor badminton, squash & billiards
- Lawn tennis and table tennis court
- Swimming pool with separate kid's pool
- Sauna & steam bath
- Multi gymnasium
- Air conditioned banquet hall
- Mini theatre



Terrace Area = 200 sq. ft.

For Floor - 6th, 8th, 14th, 16th, 22nd, 24th

3 BHK (Small)

Total Area = 2070 sq. ft.

Built Up Area = 1677 sq. ft.

Carpet Area = 1387 sq. ft.

3 Bedrooms

1 Dresser

3 Toilets

Living Room

Dining Room

Family Lounge

Kitchen with Dry Balcony

Balconies & Terrace

3BHK (Small)

Typical 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th
17th, 19th, 21st, 23rd, 25th, 27th Floor





3 BHK (Small)
Total Area = 2070 sq. ft.
Built Up Area = 1677 sq. ft.
Carpet Area = 1387 sq. ft.
 3 Bedrooms
 1 Dresser
 3 Toilets
 Living Room
 Dining Room
 Family Lounge
 Kitchen with Dry Balcony
 Balconies & Terrace

3BHK (Small)

Typical 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th
17th, 19th, 21st, 23rd, 25th, 27th Floor





Terrace Area = 260 sq. ft.
 For Floor - 6th, 8th, 14th, 16th, 22nd, 24th

3 BHK (Large)
Total Area = 2500 sq. ft.
Built Up Area = 2074 sq. ft.
Carpet Area = 1749 sq. ft.
 3 Bedrooms
 1 Dresser
 3 Toilets
 Living Room
 Dining Room
 Family Lounge
 Servant Room with Toilet
 Kitchen with Dry Balcony
 Balconies & Terrace

3BHK (Large)

Typical 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th
17th, 19th, 21st, 23rd, 25th, 27th, 29th Floor



3 BHK (Large)

Total Area = 2500 sq. ft.

Built Up Area = 2074 sq. ft.

Carpet Area = 1749 sq. ft.

3 Bedrooms

1 Dresser

3 Toilets

Living Room

Dining Room

Family Lounge

Servant Room with Toilet

Kitchen with Dry Balcony

Balconies



Terrace Area = 200 sq. ft.
For Floor - 2nd, 4th, 10th, 12th, 18th, 20th, 26th, 28th

3 BHK (Large)
Total Area = 2500 sq. ft.
Built Up Area = 2074 sq. ft.
Carpet Area = 1749 sq. ft.
3 Bedrooms
1 Dresser
3 Toilets
Living Room
Dining Room
Family Lounge
Servant Room with Toilet
Kitchen with Dry Balcony
Balconies & Terrace

3BHK (Large)

Typical 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th
17th, 19th, 21st, 23rd, 25th, 27th, 29th Floor



3 BHK (Large)
Total Area = 2500 sq. ft.
Built Up Area = 2074 sq. ft.
Carpet Area = 1749 sq. ft.
3 Bedrooms
1 Dresser
3 Toilets
Living Room
Dining Room
Family Lounge
Servant Room with Toilet
Kitchen with Dry Balcony
Balconies



Terrace Area = 260 sq. ft.
 For Floor - 1st, 3rd, 9th, 11th, 17th, 19th, 25th, 27th

- 4 BHK**
- Total Area = 3300 sq. ft.**
- Built Up Area = 2735 sq. ft.**
- Carpet Area = 2310 sq. ft.**
- 4 Bedrooms
- 1 Dresser
- 4 Toilets
- Living Room
- Dining Room
- Family Lounge
- 2 Servant Room with Toilet
- Kitchen with Dry Balcony
- Balconies & Terrace

4BHK

Typical 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th
20th, 22nd, 24th, 26th, 28th Floor



4 BHK

Total Area = 3300 sq. ft.

Built Up Area = 2735 sq. ft.

Carpet Area = 2310 sq. ft.

4 Bedrooms

1 Dresser

4 Toilets

Living Room

Dining Room

Family Lounge

2 Servant Room with Toilet

Kitchen with Dry Balcony

Balconies



Terrace Area = 250 sq. ft.
 For Floor - 5th, 7th, 13th, 15th, 21st, 23rd

◀ **Entry**

4 BHK
Total Area = 3300 sq. ft.
Built Up Area = 2735 sq. ft.
Carpet Area = 2310 sq. ft.
 4 Bedrooms
 1 Dresser
 4 Toilets
 Living Room
 Dining Room
 Family Lounge
 2 Servant Room with Toilet
 Kitchen with Dry Balcony
 Balconies & Terrace

4BHK

Typical 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th
20th, 22nd, 24th, 26th, 28th Floor



4 BHK

Total Area = 3300 sq. ft.

Built Up Area = 2735 sq. ft.

Carpet Area = 2310 sq. ft.

4 Bedrooms

1 Dresser

4 Toilets

Living Room

Dining Room

Family Lounge

2 Servant Room with Toilet

Kitchen with Dry Balcony

Balconies

Terrace Area = 250 sq. ft.
For Floor 1st, 3rd, 9th, 11th, 17th, 19th, 25th



5 BHK
Total Area = 4300 sq. ft.
Built Up Area = 3530 sq. ft.
Carpet Area = 2970 sq. ft.
 5 Bedrooms
 2 Dresser
 5 Toilets
 Living Room
 Dining Room
 Family Lounge
 2 Servant Room with Toilet
 Kitchen with Dry Balcony
 Balconies & Terrace

Disclaimer: All above features & layouts are tentative and are subject to change without any prior notice. These are purely conceptual and constitute no legal offering. Balconies are subject to change as per elevation drawings. 1 sq.mtr. =10.764 sq.ft., 1 acre =4047 sq.mtr. (approx)

5BHK

Typical 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th
18th, 20th, 22nd, 24th Floor



5 BHK
Total Area = 4300 sq. ft.
Built Up Area = 3530 sq. ft.
Carpet Area = 2970 sq. ft.
5 Bedrooms
2 Dresser
5 Toilets
Living Room
Dining Room
Family Lounge
2 Servant Room with Toilet
Kitchen with Dry Balcony
Balconies

Terrace Area = 235 sq. ft.
For Floor 5th, 7th, 13th, 15th, 21st, 23rd



5 BHK
Total Area = 4300 sq. ft.
Built Up Area = 3530 sq. ft.
Carpet Area = 2970 sq. ft.
5 Bedrooms
2 Dresser
5 Toilets
Living Room
Dining Room
Family Lounge
2 Servant Room with Toilet
Kitchen with Dry Balcony
Balconies & Terrace

5BHK

Typical 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th
18th, 20th, 22nd, 24th Floor



5 BHK
Total Area = 4300 sq. ft.
Built Up Area = 3530 sq. ft.
Carpet Area = 2970 sq. ft.
5 Bedrooms
2 Dresser
5 Toilets
Living Room
Dining Room
Family Lounge
2 Servant Room with Toilet
Kitchen with Dry Balcony
Balconies

SPECIFICATIONS

Area	Walls	Floor	False Ceiling	Doors Finish
Living/ Dining / Family Lounge	Designer concept paint with combination of texture / wall paper & rich Plastic Emulsion Paint of Dulux or equivalent	Imported Marble Flooring	Designer POP False Ceiling work	8 ft high Veneered / Membrane finished door
Passage	Designer concept paint with rich Plastic Emulsion Paint of Dulux make or equivalent	Imported Marble Flooring	Designer POP False Ceiling work	8 ft high Veneered / Membrane finished door
Master Bedroom	Designer concept paint with combination of texture / wall paper & rich Plastic Emulsion Paint of Dulux or equivalent	Laminated Wooden Flooring, make PERGO or Equivalent	Designer POP False Ceiling work	8 ft high Veneered / Membrane finished door
Bedrooms	Designer concept paint with combination of texture / wall paper & rich Plastic Emulsion Paint of Dulux or equivalent	Laminated Wooden Flooring, make PERGO or Equivalent	Designer POP False Ceiling work	8 ft high Veneered / Membrane finished door
Toilets	Premium quality ceramic tiles cladded upto ceiling ht. from Kajaria / Somany or equivalent	Premium quality Anti skid ceramic tiles Kajaria / Somany or equivalent	No	8 ft high Veneered / Membrane finished door
Kitchen	Premium quality ceramic tiles cladded upto 2 ft ht. above granite counter from kajaria / Somany or equivalent	Imported Marble Flooring	No	Powder Coated Aluminium /UPVC door
Balconies	External Paint from Dulux / Asian or equivalent	Premium quality Anti skid ceramic tiles Kajaria / Somany or equivalent	No	Powder Coated Aluminium /UPVC door
Servant Room	Plastic Emulsion Paint of Dulux	Premium quality Anti skid ceramic tiles Kajaria / Somany or equivalent	No	Veneered / Membrane finished
Servant Toilet	Ceramic tiles from Kajaria / Somany or equivalent	Premium quality Anti skid ceramic tiles Kajaria / Somany or equivalent	No	Veneered / Membrane finished

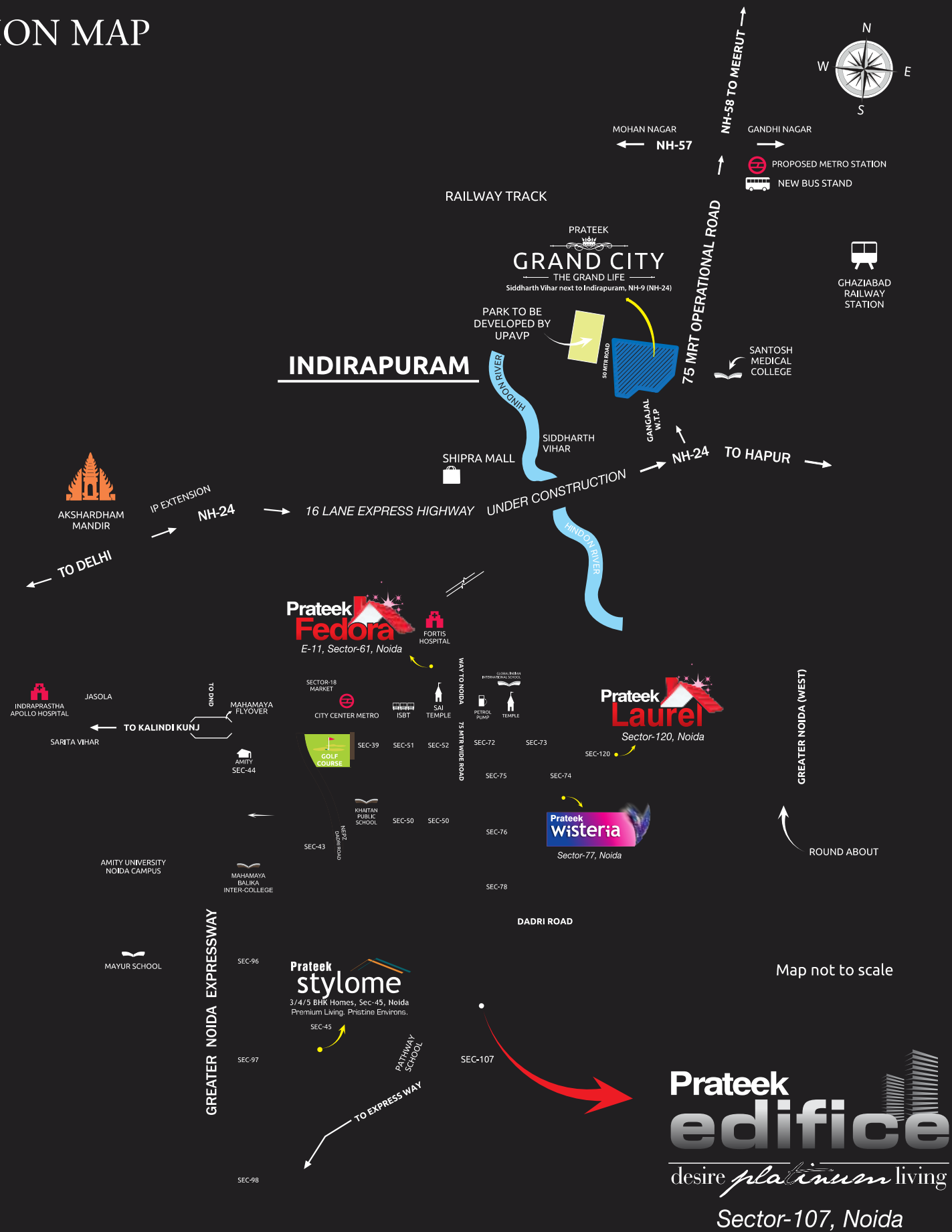
NOTES:

- The colour and design of the tiles can be changed without any prior notice.
- Variation in the colour and size of vitrified tiles/granite may occur.
- Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost, however, in case the variation is beyond $\pm 3\%$ charges are applicable.

Doors Hardware	Windows	Sanitary Ware Fixtures & Fittings	Electrical Fixtures & Fittings	Wood Work
Godrej / Dorset or equivalent	Powder Coated Aluminium / UPVC Windows with glass		Modular Electric switches, Lights in false Ceiling	
Godrej / Dorset or equivalent	Powder Coated Aluminium / UPVC Windows with glass		Modular Electric switches, Lights in false Ceiling	
Godrej / Dorset or equivalent	Powder Coated Aluminium / UPVC Windows with glass		Modular Electric switches, Lights in false Ceiling	Modular Wooden Wardrobes
Godrej / Dorset or equivalent	Powder Coated Aluminium / UPVC Windows with glass		Modular Electric switches, Lights in false Ceiling	Modular Wooden Wardrobes
Godrej / Dorset or equivalent	Powder Coated Aluminium / UPVC Windows with glass	Top of the line from Marc, Jaguar, Hindware, Kohler, Roca, Grohe or equivalent. Master Toilet to have glass shower Cubicle	Modular Electric switches	
Godrej / Dorset or equivalent	Powder Coated Aluminium / UPVC Windows with glass	Premium quality stainless steel sink & top of the line fittings from Marc, Jaguar, Roca, Grohe or equivalent	Modular Electric switches Electric Chimney & Individual R.O System	Complete Modular wood work
Godrej / Dorset or equivalent	Powder Coated Aluminium / UPVC Windows with glass		Modular Electric switches	
Godrej / Dorset or equivalent	Powder Coated Aluminium / UPVC Windows with glass		Modular Electric switches	
Godrej / Dorset or equivalent	Powder Coated Aluminium / UPVC Windows with glass	Top of the line from Marc, Jaguar, Hindware or equivalent	Modular Electric switches	

Note: In addition to shower cubical in master toilet, bath tub will also be provided in 2500, 3300 & 4300 sq. ft. flats.

LOCATION MAP





CREATING LANDMARKS, SETTING BENCHMARKS

The word 'Prateek' in Hindi means a symbol. And that's exactly what we are - a symbol of perfection. We're a symbol of the spirit that pushes on to surpass earlier benchmarks and outdo ourselves ceaselessly. At Prateek Group, we're not just building homes; we're creating a lifestyle less ordinary. Armed with passion, ambition and commitment and driven by customer satisfaction, we have created a formidable reputation in a short span of time.

Since inception, we have put our best foot forward, every single time. Being young makes us more eager to please. And it is this fervour to give more than what's promised that has earned us substantial respect in a really short span of time. We are truly thankful to our customers and associates for having trust and being with us..

Come, look at lifestyles the way we do and become a part of the Prateek Group.

MEETING DELIVERY TIMELINES
COMPLETE TRANSPARENCY
FLAWLESS QUALITY
HONOURING COMMITMENT

www.prateekgroup.com

OUR DELIVERED PROJECTS

 <p>At Crossings Republik, NH-24</p> <p>DELIVERED IN 2011</p>	 <p>E-11, Sector-61, Noida</p> <p>DELIVERED IN 2012</p>	 <p>Sector-120, Noida</p> <p>DELIVERED IN 2013</p>	 <p>Sector-77, Noida</p> <p>DELIVERED IN 2014</p>	 <p>Sector-45, Noida</p> <p>DELIVERED IN 2015</p>
--	--	--	--	--

OUR ON-GOING PROJECTS

 <p>desire platinum living Sector-107, Noida RERA NO. UP RERAPRJ2683</p>	 <p>2 / 3 / 4 BHK HOMES RERA NO. UP RERAPRJ723</p>	 <p>2 / 3 / 4 BHK HOMES RERA NO. UP RERAPRJ1133</p>	 <p>THE GRAND LIFE Siddharth Vihar next to Indrapuram, NH-9 (NH-24)</p>
---	---	---	--

Trust, We Know What It Means!

desire *platinum* living

Prateek
edifice

A stylized graphic of a building with horizontal lines, positioned to the right of the word 'edifice'.

3/4/5 BHK Homes Sec-107, Noida



Prateek Infra Projects India Pvt. Ltd.

Site Office: GH-01/A, Beta-2, Sector-107, Noida | Corporate Office: **Prateek PRO-MENAGE**: A-42, Sector-67, Noida- 201301

Email: sales@prateekgroup.com | www.prateekgroup.com | Ph: +91-120-2595555

Fax: +91-120-2595544 GST No.: 09AADCT7056R1ZH | <http://up-rera.in> | RERA NO. UPRERAPRJ2683

Contact Details: 8010 954 954

The Project is financed by Piramal Enterprises Limited (PEL) with Security Trustee being IDBI Trusteeship Services Ltd. The Security Trustee shall issue NoC for sale of each of the unit in the Project.