

**SKA**  
**ESTATE**

---

WHERE YOUR LEGACY BEGINS

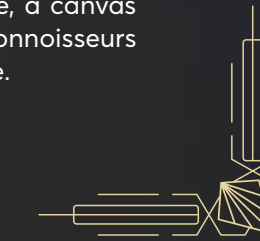


A woman wearing a wide-brimmed straw hat is swimming in a pool. The water is clear and blue, with sunlight filtering through, creating shimmering patterns on the pool floor. The background features lush tropical foliage, including palm trees, partially obscured by the pool's edge. The overall atmosphere is serene and luxurious.

Your Dynasty  
Of Luxury,  
**On Your Terms!**



At **SKA ESTATE**, life transforms into a symphony of ambition and grace, a canvas painted with timeless elegance. It's a haven for visionaries, creators, and connoisseurs of the extraordinary, those who seek not just a residence but a masterpiece.





Welcome to  
**SKA ESTATE**



**7**

ACRES

**5**

TOWERS

**33**

STOREYS

**1059**

UNITS





A Pathway to  
**Eternal Luxury**



Where Luxury  
Remains Unhindered



ICONIC  
ARCHITECTURE



PREMIUM LOCATION  
& CONNECTIVITY



4 ACRES OF  
AMENITIES



RECREATIONAL  
ZONES FOR ALL



MULTIPLE  
SPORTS ARENAS



LUSH  
LANDSCAPING



GRAND  
ENTRANCE LOBBY



11 FT. HIGH  
CEILINGS



SEMI-FURNISHED  
APARTMENTS



3 TIER SMART  
SECURITY



Balcony View

# An Address of Joy for Every Generation

From playful corners for the little ones to serene retreats for elders - every amenity is thoughtfully designed to bring joy to every age and stage of life.



Temple



**4 Out Of 7 Acres**  
Dedicated Exclusively  
To Amenities

Community lawn



Yoga Pavilion



Open Air Theater



Swimming Pool With Water Fall At Infinity Edge



Tower Lobby

## Where Luxury Feels Effortless

Live luxuriously, where every detail is curated for your comfort. All apartments boast refined modern finishes and premium interiors. Each tower is thoughtfully designed for ultimate ease and elegance, featuring a grand 23-foot double-height entrance lobby and 4 to 6 high-speed lifts, ensuring minimal wait time and a seamless living experience.



# Active Living, Elevated

With every court, every track, and every arena — experience a lifestyle that keeps you moving and thriving.



Box Cricket Net Practice



Basketball Court



Badminton Court



Pickleball Court



Mini Football Court



Squash Court

SKA SOCIAL

Club Life,  
Reimagined



The image shows a sophisticated clubhouse interior. On the left, a lounge area features a teal sofa, a coffee table with a vase of flowers, and two women sitting. The walls are clad in grey stone panels with two large abstract art pieces. A floor lamp stands nearby. Large windows offer a view of the outdoors. In the center-right, a curved reception desk is staffed by two women. Behind the desk, a wall is illuminated with a golden, intricate pattern of buildings and houses, with the 'SKA SOCIAL' logo prominently displayed. The floor is highly reflective, mirroring the interior elements.

## A World of **Leisure**, Crafted for You

Step into SKA Social, the exclusive 32,884 sq.ft. clubhouse at SKA Estate, where luxury meets limitless experiences. Nestled within 183,837 sq.ft. (4 Acres) of beautifully designed amenities, it offers 20+ premium amenities, thoughtfully curated for relaxation, recreation, and social indulgence.





Gym



AV Room



Teenager Zone



Toddler Zone



Unfold for a  
Masterpiece of  
**Thoughtful Design**



## Key Amenities

- Arrival court with abstract sculpture on mound
- Tower drop-off with accent paving
- Tower club signage with palm trees in backdrop
- Covered entry/exit ramps
- Floral garden with sculpture & feature wall
- 2.0m wide pathway/jogging track
- Sunken sitting thru arched way
- Community lawn
- Open air theater with tensile canopies
- Game zone in each tower
- Green wall
- Squash court in basement
- Kids gym
- Toddlers play lawn
- Skating rink
- Kids play area
- Outdoor gym
- Pet park
- Boundary plantation
- Health café
- Yoga/meditation pavilions
- Reflexology path
- Basket ball court
- Box cricket net practice
- Pickle ball court
- Mini football court
- Climbing wall
- Badminton court
- Water feature with light elements, nozzles & floating planters
- Pool deck with cabanas & potted palm trees
- Main pool with waterfall at infinity edge
- In-pool loungers under pergolas
- Water feature decorative water spouts & nozzles
- Floating planters with specimen tree
- Kid's pool with water spouts
- Jacuzzi
- All season indoor pool
- Sitting in reading nook
- Covered seating
- Elderly seating area
- Co-working zone
- Creche
- Rooftop cinema
- Barbecue under pergola
- Seating under pergola
- Prayer room
- Planter cum-seats under trellis
- Tower entrance lobby





Where Vision  
Meets Reality  
**A Lifestyle  
Unfolds**



**Site Map**  
(ROOF LEVEL)

**60 M WIDE ROAD**

# Step into Exclusivity

## Floor Plans

### UNIT TYPE S1

TOWERS: ORCHID, ZINNIA & ASTER  
UNIT: 9, 17, 18, 25, 26, 33

**3 BEDROOM + DRAWING ROOM + DINING + KITCHEN + 3 TOILETS + 3 BALCONIES**

CARPET AREA:	74.08 SQ.M (797 SQ.FT.)
BALCONY AREA:	27.38 SQ.M (295 SQ.FT.)
EXTERNAL WALL AND COLUMN AREA:	6.59 SQ.M (71 SQ.FT.)
TOTAL AREA:	108.05 SQ.M (1163 SQ.FT.)
COMMON AREA:	26.66 SQ.M (287 SQ.FT.)
<b>SALEABLE AREA:</b>	<b>134.71 SQ.M (1450 SQ.FT.)</b>



CLUSTER PLAN

### UNIT TYPE S2

TOWERS: ORCHID, ZINNIA & ASTER  
UNIT: 12, 14, 21, 22, 29, 30

**3 BEDROOM + DRAWING ROOM + DINING + KITCHEN + 3 TOILETS + 3 BALCONIES + ENTRANCE FOYER**

CARPET AREA:	87.38 SQ.M (941 SQ.FT.)
BALCONY AREA:	26.27 SQ.M (282 SQ.FT.)
EXTERNAL WALL AND COLUMN AREA:	6.49 SQ.M (70 SQ.FT.)
TOTAL AREA:	120.14 SQ.M (1293 SQ.FT.)
COMMON AREA:	31.30 SQ.M (337 SQ.FT.)
<b>SALEABLE AREA:</b>	<b>151.44 SQ.M (1630 SQ.FT.)</b>



CLUSTER PLAN

## UNIT TYPE S3

TOWERS: ORCHID, ZINNIA & ASTER  
UNIT: 10, 11, 15, 16, 19, 20, 23, 24, 27, 28, 31, 32

**3 BEDROOM + DRAWING ROOM + DINING + KITCHEN + 3 TOILETS + 3 BALCONIES**

CARPET AREA:	93.04 SQ.M (1002 SQ.FT.)
BALCONY AREA:	38.12 SQ.M (410 SQ.FT.)
EXTERNAL WALL AND COLUMN AREA:	8.01 SQ.M (86 SQ.FT.)
TOTAL AREA:	139.17 SQ.M (1498 SQ.FT.)
COMMON AREA:	33.25 SQ.M (358 SQ.FT.)
<b>SALEABLE AREA:</b>	<b>172.42 SQ.M (1856 SQ.FT.)</b>



CLUSTER PLAN

Disclaimer: If required, minor additions or alterations can be done in the project satisfying RERA act. | All sizes in feet/inches are appropriate | Conversion factor: 1 Sq.m. 10.764 Sq.Ft 1000 mm = 3.28 Ft

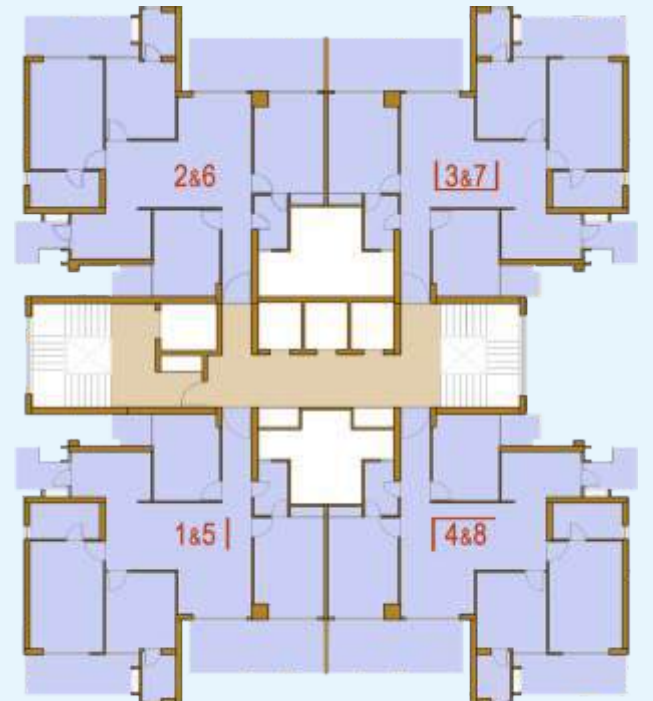


## UNIT TYPE S4

TOWER: IRIS & MAGNOLIA  
UNIT: 1, 2, 3, 4, 5, 6, 7, 8

**4 BEDROOM + DRAWING ROOM + DINING + KITCHEN + 3 TOILETS + 4 BALCONIES + ENTRANCE FOYER**

CARPET AREA:	112.64 SQ.M (1212 SQ.FT.)
BALCONY AREA:	32.86 SQ.M (354 SQ.FT.)
EXTERNAL WALL AND COLUMN AREA:	11.12 SQ.M (120 SQ.FT.)
TOTAL AREA:	156.62 SQ.M (1686 SQ.FT.)
COMMON AREA:	40.78 SQ.M (439 SQ.FT.)
<b>SALEABLE AREA:</b>	<b>197.40 SQ.M (2125 SQ.FT.)</b>



CLUSTER PLAN

Disclaimer: If required, minor additions or alterations can be done in the project satisfying RERA act. | All sizes in feet/inches are appropriate | Conversion factor: 1 Sq.m. 10.764 Sq.Ft 1000 mm = 3.28 Ft

# SKA ESTATE



## Location Par Excellence

Located at the prestigious Sector ETA-2, Greater Noida, SKA ESTATE offers unparalleled connectivity, seamlessly linking you to the city's pulse and beyond. With easy access to commercial hubs and essential amenities, this prime location ensures every journey is swift and effortless.

### Proximity from SKA Estate

Metro	School	University	Shopping
<ul style="list-style-type: none"> <li>2 Min Metro Depot</li> <li>5 Min Greater Noida Authority Metro Station</li> <li>7 Min Delta-1 Metro Station</li> </ul>	<ul style="list-style-type: none"> <li>8 Min Jesus &amp; Mary convent school</li> <li>5 Min Aster Public School</li> <li>7 Min Ryan International School</li> <li>12 Min DPS World School</li> <li>10 Min Cambridge School</li> <li>5 Min Somerville School</li> <li>2 Min Grads International</li> </ul>	<ul style="list-style-type: none"> <li>16 Min Sharda University</li> <li>15 Min Bennet University</li> <li>18 Min Shiv Nadar University</li> <li>26 Min Galgotias University</li> <li>25 Min Amity University</li> </ul>	<ul style="list-style-type: none"> <li>6 Min Omaxe Connaught Place</li> <li>11 Min Grand Venice Mall</li> <li>12 Min Ansal Plaza</li> <li>10 Min Omaxe Tdi Center</li> <li>7 Min Ithum's Galleria</li> </ul>
Connectivity	Hospital	Multiplexes	
<ul style="list-style-type: none"> <li>9 Min Noida Greater Noida Expressway</li> <li>12 Min Yamuna Expressway</li> <li>12 Min Eastern Peripheral Expressway</li> <li>35 Min Noida International Airport- Jewar</li> </ul>	<ul style="list-style-type: none"> <li>6 Min Green City Hospital</li> <li>9 Min Kailash Hospital</li> <li>11 Min Fortis Hospital</li> <li>13 Min Yatharth Super Speciality Hospital</li> <li>17 Min Sharda Hospital</li> <li>13 Min Apollo Cradle &amp; Children Hospital</li> </ul>	<ul style="list-style-type: none"> <li>6 Min INOX Omaxe Connaught Place</li> <li>12 Min PVR Ansal Plaza</li> <li>11 Min CINEPOLIS Grand Venice Mall</li> <li>11 Min PVR Inox Mall</li> </ul>	

### Luxury Living, Perfectly Connected

Nestled near the Aqua Line Metro Station Depot, SKA Estate redefines luxury living with seamless connectivity to the city's bustling hubs, business districts, and lifestyle destinations.

This premium real estate marvel offers not just an exclusive address but also the promise of convenience and effortless travel, ensuring that every major landmark is within easy reach. Designed for visionaries and achievers, SKA Estate presents a golden opportunity for growth, blending opulent living with the dynamism of a well-connected future.

Here, sophistication meets strategic location, making it the perfect place to elevate your lifestyle and investment potential.





## Aluminium Formwork

International Construction Technology for a Superior Lifestyle

### Modern Technology for a Pompous Lifestyle

- High-quality concrete finish — no plastering required
- Superior wall and ceiling finishes
- Improved durability and long-term performance
- Faster speed of construction
- Eliminates the need for brickwork and plastering
- One of the most advanced construction technologies in the world
- Better space utilization with efficient furniture layouts
- Minimal columns, maximum shear walls for optimal planning
- Enhanced earthquake resistance for greater structural safety
- Monolithic construction with fewer joints than conventional methods
- Reduces construction waste significantly
- Minimal use of timber for shuttering

## Specifications of Luxury Residences

### FLOOR TO FLOOR HEIGHT

- IRIS, MAGNOLIA, ORCHID, ASTER, ZINNIA: 3.30 MT. (11'-0")

### STRUCTURE

- Earthquake resistant frame structure with shear walls, and all internal and external walls are of RCC (no brickwork and plaster), using international construction technology designed by experienced structural engineers and proof checked by reputed engineering college.

### FLOORING

- Digital vitrified tiles (800 x 1600 mm) in living, dining, kitchen, entrance lobby, bedrooms (except master bedroom), wooden laminated flooring in master bedroom.
- Ceramic tiles (600 x 600 mm) in toilets & balconies.

### WALLS, CEILINGS & WOODWORK

- False ceiling in corners of living room.
- POP / Gypsum plaster finish walls with plastic paint in pleasing shades.
- Wardrobe (laminated particle boards) one in all bedrooms.

### KITCHEN

- Modular kitchen with accessories and granite working top along with stainless steel sink.
- Individual RO water unit- 1 no. having storage capacity of 6 liters.
- Ceramic tiles on 600 mm dado above working platform, and 1450 mm from floor on remaining walls.
- One extra stainless steel sink in service balcony.

### DOOR AND WINDOWS

- Outer doors and window UPVC / aluminum power coated of 2400 mm height.
- Internal wooden frames made of WPC / Hard wood / Engineering wood door frame.
- All door shutters are laminated flush shutters of 2400 mm height.

### MASTER TOILET

- Plumbing done with prince / astral or equivalent CPVC / PVC pipe.
- Wall mounted EWC.
- Granite / nano tile full body counter top wash basin / vanity wash basin.
- Wall tiles (300x600 mm) up to 2400 mm height.
- Somany, Hindware, Supreme, Jaguar or equivalent CP fittings.

### OTHER TOILETS

- Plumbing done with Prince / Astral or equivalent CPVC / PVC pipe.
- Ceramic sanitary ware.
- Wall tiles (300 x 600 mm) up to ceiling height.
- Somany, Hindware, Supreme, Jaguar or equivalent CP fittings.

### RAILINGS

- MS / RCC Railing in Balconies.

### ELECTRICAL

- Adequate light & power points on wall & ceiling.
- ISI mark, fire retardant copper wire in PVC conduits with MCB.
- Modular switches, conduits for DTH connection.
- Intercom facilities for communication with lobby, main gate and other apartments.

### SAFETY AND SECURITY

- Electronic door lock on main entrance door.
- Video phone on main door.
- Provision of optical fiber network, video surveillance system with CCTV cameras for boundary wall, entrance lobbies and main gate.
- Fire prevention, suppression, detection and alarm system as per fire norms.

### WATER CONSERVATION

- Rain water harvesting.
- Efficient low flow plumbing fixtures.
- Reuse of STP water for flushing and landscape to minimize potable or ground water usages.

### ENERGY EFFICIENCY

- LED based lighting in common areas.
- Online solar system for basement lighting.
- Heat reflective glass in external doors and windows.

### WASTE MANAGEMENT

- Multi-color bins for waste segregation at source.
- Organic waste composter on site for composting.

### EXTERNAL WALL

- Texture paint.

# Specifications of Luxury Project

**TOTAL NUMBER OF UNITS:** 1059

## NUMBER OF FLOORS:

2 Basements + STILT + 33 Fl.

## NUMBER OF FLATS PER FLOOR:

4 Nos. (IRIS, MAGNOLIA)

8 Nos. (ORCHID, ASTER, ZINNIA)

## LIFTS (PER BLOCK)

- **4 Nos.** in IRIS, MAGNOLIA (3 nos. 10 passengers) (1 no. 15 passengers)
- **6 Nos.** in ORCHID, ASTER, ZINNIA (5 nos. 10 passengers) (1 no. 15 passengers)

External door- MS painted.  
Internal car- stainless steel wall & Granite stone flooring  
Speed- 2m/second

## ENTRANCE LOBBY OF BLOCKS

- IRIS, MAGNOLIA
  - Ground floor entrance lobby area- 153 sq.mt (1655 sq.ft.)
  - Lower & upper basement lobby area- 139 sq.mt (1498 sq.ft.)
  - Flooring- marble / vitrified Tiles
  - Ceiling- POP false ceiling / grid false ceiling
  - Painting- plastic paint
  - Lift facia- stone / tiles
  - Lighting- ceiling mounted light fixtures
  - Door- S.S doors / aluminium doors

## ENTRANCE LOBBY OF BLOCKS

- ASTER, ORCHID, ZINNIA
  - Ground floor entrance lobby area -186 sq.mt (2002 sq.ft.)
  - Lower & upper basement lobby area -146 sq.mt (1577 sq.ft.)
  - Flooring- marble / vitrified Tiles
  - Ceiling- POP false ceiling / grid false ceiling
  - Painting- plastic paint
  - Lift Facia- stone / tiles
  - Lighting- ceiling mounted light fixtures
  - Door- S.S doors/ aluminium doors

## STAIRCASE

- Flooring- marble stone flooring (staircase no.- 1)
- Concrete / IPS flooring (staircase nos. 2)
- Painting- OBD paint
- Railing- MS railing
- Lighting- ceiling mounted light fixture / tube lights

## TERRACE

- Flooring- tiles / trimix Concrete
- Painting- texture paint
- Parapet- R.C.C / M.S railing
- Water Tank- R.C.C

## VISITOR'S / DIFFERENTLY ABLED TOILET

- One for each block
- Flooring- tiles
- Painting- OBD
- Wall Cladding- tiles
- W.C.- European WC.
- CP Fittings- chrome plated.

## LOWER & UPPER BASEMENT

- Road & parking- Trimix concrete flooring
- Lighting- Ceiling mounted light fixture
- Normal Parking size- 13 sq.mt (2 X 5 mt.)
- Back to back parking
  - Small – 22 sq.mt (2 x 9 mt.)
  - Large- 27 sq.mt (2 x 11 mt.)

## VISITOR'S PARKING (SURFACE)

- 10 visitors parking for each block.
- 2 disable person parking for each block.

## CLUB

- **Total Area 3055 sq.mt (32884 sq.ft.) Including Party Lawn And Terrace**
- **Reception Lobby (Double Height)**
  - Flooring- vitrified tiles / marble stone
  - Ceiling- POP false ceiling / grid false ceiling
  - Walls- OBD paint / Wall paper

## AV Room

- Flooring- vitrified tiles / marble stone
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## Community Hall With Pre-Function Area & Party Lawn

- Flooring- vitrified tiles / marble Stone
- Ceiling – POP false ceiling / grid false ceiling
- Walls – OBD paint / wall paper

## Gym

### (I) Cardio Area

### (II) Weight Training Area

- Flooring- vinyl / rubber flooring
- Wall- mirror / OBD paint / wall paper
- Ceiling- perforated gypsum tiles / POP false ceiling

- Equipment- Treadmill- 4 no., Bikes- 2 no., Benches- 2 no., Dumble with Rack- 2 Sets, Multi Press- 1 no.
- Leg Press- 1 no., Stair climber- 1 no. , Chest fly- 1 no. , Functional Trainer- 1 no.

## Yoga And Aerobics Area

- Flooring- vitrified tiles / marble stone
- Wall- mirror / OBD paint / wall [aper
- Ceiling- perforated gypsum tiles / POP false ceiling

## Teenager Zone With Gaming Area

- Flooring- vitrified tiles / marble stone
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## Card Room / Senior Citizen Zone

- Flooring- vitrified tiles / marble stone / carpet
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## Squash Court In Basement

- Flooring- vitrified tiles / marble stone / carpet
- Ceiling – POP false ceiling / grid false ceiling
- Walls – OBD paint / wall paper

## Toddler Zone

- Flooring- vitrified tiles / marble stone / carpet
- Ceiling – POP false ceiling / grid false ceiling
- Walls – OBD paint / wall paper

## Business Centre With Conference Room

- Flooring- vitrified tiles / marble stone
- Ceiling – POP false ceiling / grid false ceiling
- Walls – OBD paint / wall paper

## Spa

- Massage room
- Steam room
- Sauna room
- Flooring- vitrified tiles / marble stone
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## Pool Table Room

- Flooring- vitrified tiles / marble stone
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## Virtual Golf Room

- Flooring- vitrified tiles / marble stone
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## Open Multi Functional Area

- Flooring- vitrified tiles / marble stone
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## Co- Working Zone

- Flooring- vitrified tiles / marble stone / carpet
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## Creche

- Flooring- vitrified tiles / marble stone / carpet
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## Roof Top Cinema With Barbecue Station

- Flooring- vitrified tiles / marble stone / carpet
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## Skating Rink On Terrace

- Flooring- vitrified tiles / marble stone
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## Indoor All Weather Pool

- Depth- 0.30 to 1.2m
- Finishes- tiles / stone

## Male And Female Toilets

- Flooring- vitrified tiles / marble stone
- Ceiling- POP false ceiling / grid false ceiling
- Walls- OBD paint / wall paper

## SWIMMING POOL

- Area- 1290 sq.mt (13,885 sq.ft.)
- Depth- 0.30 to 1.2m
- Finishes- tiles / stone

## Kid's Pool

- Depth- 0.60 mt.
- Finishes- tiles / stone

## Infinity Edge

- Depth- 1.20 mt.
- Finishes- tiles / stone

## Outdoor jacuzzi

## Health cafe

## In pool loungers

## Water spouts

## Pool deck with sunbeds

## Changing room male / female - 1 no. each

## LANDSCAPING – INCLUDING STILT AREA

- Total area approx.- 12734 sq.mt. (137068 sq.ft.) Which includes:
  - Hard landscape- driveway / tiles/trimix concrete / pavers / kerb-stone / chequered tiles
  - Soft landscape- natural grass / artificial grass pad / grass lawn / shrubs / plants / trees
  - Lighting- pole light
  - Kids play area- 1 no.
    - (Toddler Multi Play Station- 1 no., Parallel Bars- 1 no., Four Seater Seesaw Hugo- 1 no., Triangular Climber Hugo- 1 no., Merry Go Round- 1 no., Sitting Pods Hugo- 1 no., Fierro-A-Swing- 1 no.)

- Basketball court- 1 no.
- Badminton court- 1 no.
- Mini football Court- 1 no.
- Pickle Ball court- 1 no.
- Box Cricket net Practice- 1 no.
- Jogging track
- Outdoor gym
- Yoga / meditation pavilions
- Kid's gym
- Pet park
- Sunken sitting

- Game zone in each block
- Reflexology path
- Community lawn
- Open air theatre with tensile canopies
- Climbing wall
- The water walk with light elements, nozzles & floating planters

## ESS & DG (Maximum Capacity)

- DG sets- 750 KVA- 2 nos., & 500 KVA- 1 no.
- Transformers- 1010 KVA- 2 nos., 750 KVA- 1 no.
- Online solar power system of 30KW capacity

## ORGANIC WASTE COMPOST PLANT (In basement)

## STP – 755 KLD – 1 no. (In basement)

## R.W.A ROOM/MAINTENANCE RM/ MAINT. STORE/ MISC. STORE (in basement)

- Flooring- IPS
- Walls- OBD paint

## L.T PANEL ROOM - (in basement)

- Flooring- IPS
- Walls OBD paint

## WATER TANK & PUMP ROOM (in basement)

- Area- 406 sq.mt (4370 sq.ft.)
- Hydro Pneumatic Pump for domestic water supply -1 no. (150 LPM)
- Hydro Pneumatic Pump for Recycle Water Supply -1 no. (100 LPM)
- Fire pump as per fire norms

## MEDITATION ROOM

- Area approx. 30 sq.mt. (322 sq.ft.)
- Flooring- tiles and marble floors
- Walls- OBD Paint



## MISSION

Quality, Commitment, Integrity and Innovation are the four pillars that establish our mission. At SKA, we strive hard to redefine excellence in the NCR Real Estate Sector. We are dedicated to elevating client experiences, fostering community growth and creating distinguished landmarks.

## VISION

Our vision is to 'Build a Better Tomorrow' by redefining the landscape of RealEstate in the NCR. Our aim is to set new benchmarks for innovation, sustainability and customer satisfaction. We envision a future where every SKA project is a testament to our commitment to quality, environmental stewardship and social responsibility, enhancing the lives of our customers and the wider community.

**15** +  
YEARS OF EXPERIENCE

**10**  
LANDMARKS

**6,000** +  
HAPPY CUSTOMERS

**10 million** +  
SQ. FT. DEVELOPED, ONGOING & FUTURE



## TRANSPARENCY

At SKA, Transparency is the foundation of every interaction. We prioritize clear and honest communication, ensuring all stakeholders remain informed and engaged throughout the development journey. Our approach demystifies the real estate process, fostering trust and confidence among our valued clients.

## TIMELY - DELIVERY

Our pledge to on-time delivery reflects our deep respect for our clients' time and investments. We are committed to meticulous planning and execution, guaranteeing that projects progress without delay and ensuring that your dream home becomes a reality sooner than anticipated.

## TECHNOLOGY

Innovation drives our vision. We integrate advanced construction methodologies, such as Aluminium formwork, to enhance durability and efficiency. Our commitment to cutting-edge technology ensures each residence is built to the highest standards of quality and sustainability, which sets a new benchmark.

## SKA Estate – A 4-Star GRIHA Rated Green Building

SKA Estate proudly holds a 4-star GRIHA rating, a testament to its sustainable design and eco-friendly construction. GRIHA (Green Rating for Integrated Habitat Assessment) is India's national green building rating system.





  
 our vision. your trust.  
**Our Completed Projects**



  
 our vision. your trust.  
**Our Ongoing Projects**





## PRASU HOME LLP

Registered Office: A. 134, 3rd Floor, The Corenthum Building,  
Sector 62, Noida, Dist-Gautam Buddha Nagar, Uttar Pradesh, 201309

📞 97 00 03 03 03  
✉ sales@skaestate.com  
🌐 skaindia.co.in



**RERA REG NO.**  
UPRERAPRJ768147/03/2025  
www.up-rera.in

**SKA ESTATE**  
Site Office: Plot No. GH-01A,  
Sector ETA-2, Greater Noida

**BANK ACCOUNT NO.:** 025405007659  
**GSTIN :** 09ABGFP1499P1ZB  
**LLPIN :** ACJ-5815

### PROJECT CONSULTANTS



### MORTGAGED BY



GRIHA  
CERTIFIED



HOME LOAN  
PARTNER



Disclaimer: The images shown are artistic impressions, and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artistic impressions as depicted. The accessories, electronic goods, paintings, items, fittings/fixtures, decorative elements, false ceilings (including finishing materials), furniture, specifications, shades, sizes, etc., shown in the pictures are only indicative in nature and do not form a part of the standard specification. These are purely conceptual and constitute no legal offerings. The lease deed for 28,551.00 sqm of Plot No. GH-1A, Sector ETA-II, Greater Noida, Gautam Budh Nagar, UP, has been executed via sub-lease deed on October 19, 2024, by the Greater Noida Industrial Development Authority (GNIDA) on a leasehold basis for 90 years. All project-related sanctions can be viewed in person at our site office. The map is sanctioned via letter number SM-26-NOV-2024:2319, dated January 23, 2025. 1 mtr. = 10.764 sq. ft. and 1 acre = 4,047 sq. mtr. (approx.). The official website of SKA Group is www.skaindia.co.in. Please do not rely on information provided on any other website.

Scan Here for  
Mobile Brochure



Scan Here for  
Location

