

**SKA DESTINY ONE**

SITE OFFICE: Plot No. 12 B, Sector, Zeta I, Greater Noida, Uttar Pradesh 201310

**PRASU DEVELOPERS LLP**

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

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GSTIN : 09ABDFP7950LIZM | LLPIN : ACB-5446 | UPRERAPRJ783951/04/2024 | [www.up-rera.in](http://www.up-rera.in)

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MEMBER OF



HOME LOAN  
PARTNER



**PROJECT CONSULTANTS**



SCAN  
HERE FOR  
BROCHURE



**SKA**  
**DESTINY**  
**ONE**



ENTER THE WORLD OF  
UBER LUXURY



our vision. your trust.

## MISSION

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

## VISION

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

# ONE-STOP DESTINATION FOR A WHOLESOME LIFESTYLE

SKA Destiny One offers luxurious 3 & 4 BHK apartments across 6 acres, with excellent amenities and conveniences for a comfortable, lavish lifestyle. It's a paradise blending luxury and convenience.

6 ACRES (APPROX) | 3 TOWERS | 34 STOREYS | 645 UNITS

Experience the epitome of convenience and luxury at Ska Destiny One. Situated near esteemed universities, top-tier schools, vibrant multiplexes, and luxurious shopping complexes, with renowned hospitals just moments away



# STUNNING FEATURES OF SKA DESTINY ONE



Diverse Pool



Virtual Golf



Spa & Jacuzzi



Yoga, Aerobics & Meditation Room



Indoor & Outdoor Sports Zone



Electric Vehicle Charging Unit



AV Room (Miniplex)



Solar Lighting In Basement



Floor to Floor Height (11' & 12' Feet)



Artistic image for representation purpose only

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Swimming Pool



Banquet Hall



Clubhouse



Pool Table



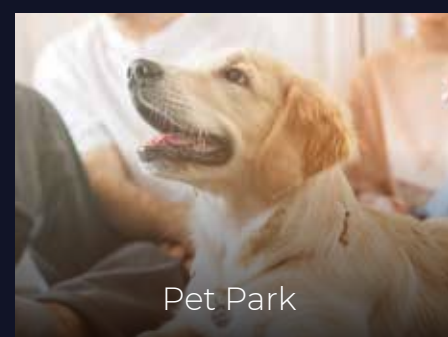
Kids Play Room



Virtual Golf



Bedminton Court



Pet Park



Floating Sitting Pods



Library



Welcome to  
**SKA**  
**DESTINY**  
**ONE**

Dive into an aquatic wonderland at our exquisite pool complex, where every splash is an adventure. From the serene allure of the **swimming pool** to the playful delights of the **kids' pool** and the thrilling waves of the **wave pool**, experience blissful relaxation and excitement in one place. Marvel at the **infinity edge** blending seamlessly with the horizon, while the **submerged lounge area** beckons you to unwind in luxury. Glide effortlessly through the water on our **floating sitting pods**, or bask in the sun on the pool deck's inviting **sun beds**. Discover a harmonious fusion of leisure and luxury where every pool is a gateway to unforgettable experiences.

Artistic image for representation purpose only



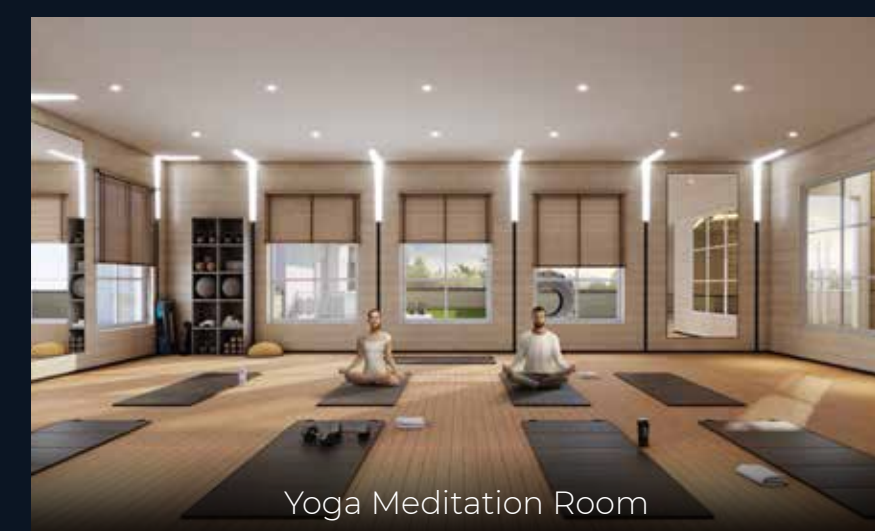
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# ALL YOU NEED FOR AN ELITE ESCAPE

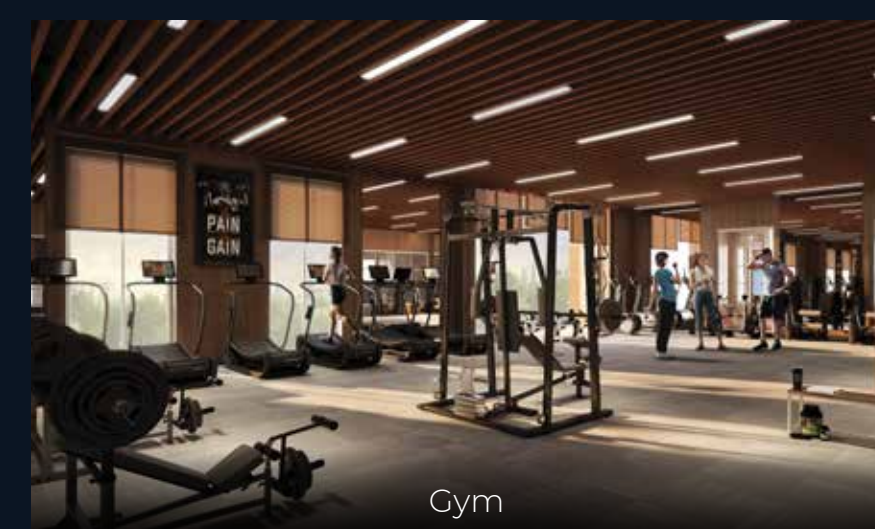
Live where life is built around luxury and comfort. A hub of recreation, socializing, relaxation and entertainment where luxury and community spirit converge to create an unparalleled living experience.



Club Lounge



Yoga Meditation Room



Gym



Double Height Entrance Lobby Of Club

Artistic image for representation purpose only

# SITE MAP | STILT LEVEL



## LEGEND

### CLUB ACTIVITIES/ STILT AREA

CLUB ENTRANCE LOBBY DOUBLE HEIGHT  
 CONFERENCE ROOM  
 BUSINESS CENTRE  
 TEEANAGER ZONE WITH GAMING AREA  
 TODDLER ZONE  
 EARLY YEAR /DANCE /MUSIC /ACTIVITY ROOM  
 LOUNGE  
 A.V ROOM (MINIPLEX)  
 BILLIARDS ROOM

CARD ROOM & LIBRARY  
 VIRTUAL GOLF ROOM  
 CYM  
 YOGA/AEROBICS/MEDITATION ROOM  
 MULTIPURPOSE TERRACE  
 BANQUET HALL WITH PRE-FUNCTION AREA  
 PARTY LAWN  
 SALOON  
 SPA WITH MASSAGE. ROOM/ JACUZZI  
 CHANGING ROOM /WASH ROOMS  
 ELEVATOR

INDOOR TOT LOT/ PLAY AREA  
 HOPSCOTCH & FLOOR CHESS AREA  
 OPEN GYM  
 LADIES SITTING ALCOVE  
 TABLE TENNIS AREA  
 SITTING ALCOVES  
 ELDERS COVERED SITTING AREA

## LEGEND

### LANDSCAPE ELEMENTS

#### RESIDENTIAL AREA

ENTRANCE GATE COMPLEX  
 ARRIVAL COURT WITH ACCENT PAVING  
 ROUNDABOUT WITH WATER FEATURE  
 TOWER DROP SIGNAGE WALL WITH PALM BACKDROP  
 6 M WIDE DRIVEWAY WITH PERIPHERAL PATHWAY AND GREEN STRIP  
 PET PARK  
 SECONDARY GATE  
 MEANDERING PATHWAY/ JOGGING TRACK

BASKETBALL COURT  
 MOUND WITH DENSE VEGETATION  
 YOGA/ MEDITATION GARDEN  
 GAZEBO  
 PRAY AREA  
 BADMINTON COURT  
 REFLEXOLOGY PATH  
 MUTIPURPOSE LAWN SUNKEN SITTING WITH FIREPLACE  
 SITTING POD IN FRAGRANCE GARDEN  
 FLOATING COLUMNS  
 COMMUNITY LAWN  
 PEBBLE SITTING IN GRAVEL BED

OPEN AIR THEATRE  
 PERGOLA COVERED SITTING IN PLUMERIA GARDEN  
 CURVILINEAR POOL DECK WITH SUN BEDS  
 POOL LOUNGERS  
 SUBMERGED LOUNGER AREA  
 WAVE POOL  
 INFINITY EDGE SWIMMING POOL  
 KIDS' POOL  
 FLOATING SITTING PODS  
 KIDS PLAY AREA  
 WALL CLIMBING  
 CRICKET NET PRACTICE

SITE MAP | ROOF LEVEL

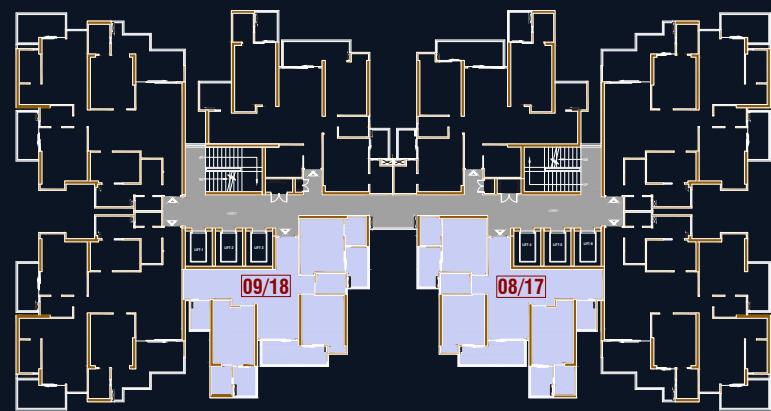
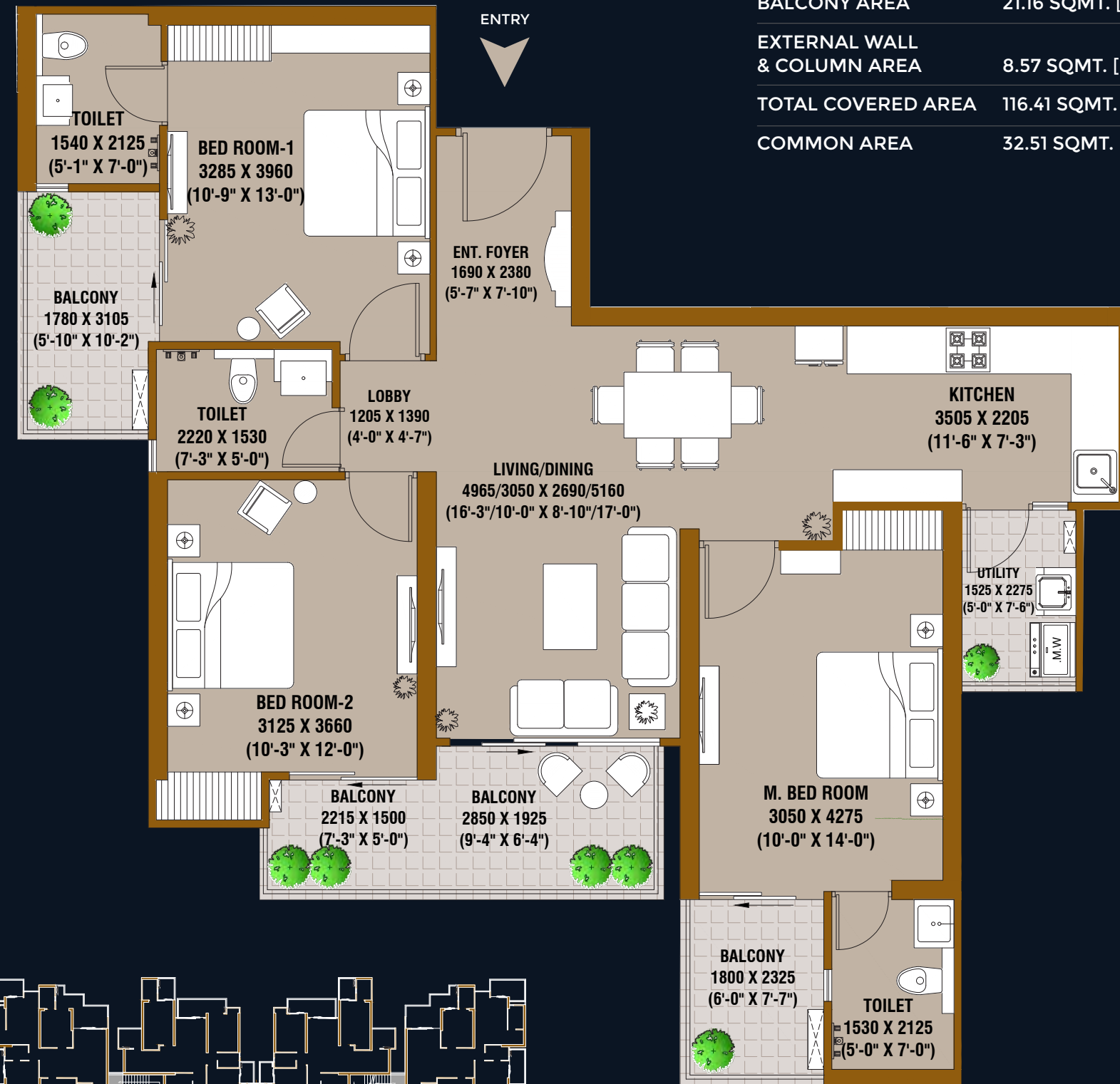




# UNIT PLAN S1

## 3 BED ROOM + LIVING / DINING + KITCHEN + 3 TOILETS + 4 BALCONIES

CARPET AREA	86.68 SQMT. [ 933.02 SQFT. ]
BALCONY AREA	21.16 SQMT. [ 227.77 SQFT. ]
EXTERNAL WALL & COLUMN AREA	8.57 SQMT. [ 92.25 SQFT. ]
TOTAL COVERED AREA	116.41 SQMT. [ 1253.04 SQFT. ]
COMMON AREA	32.51 SQMT. [ 349.94 SQFT. ]

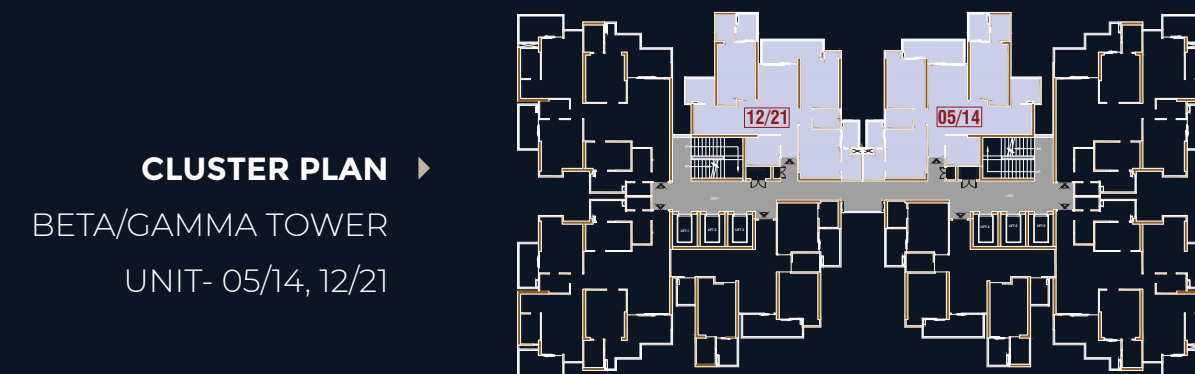
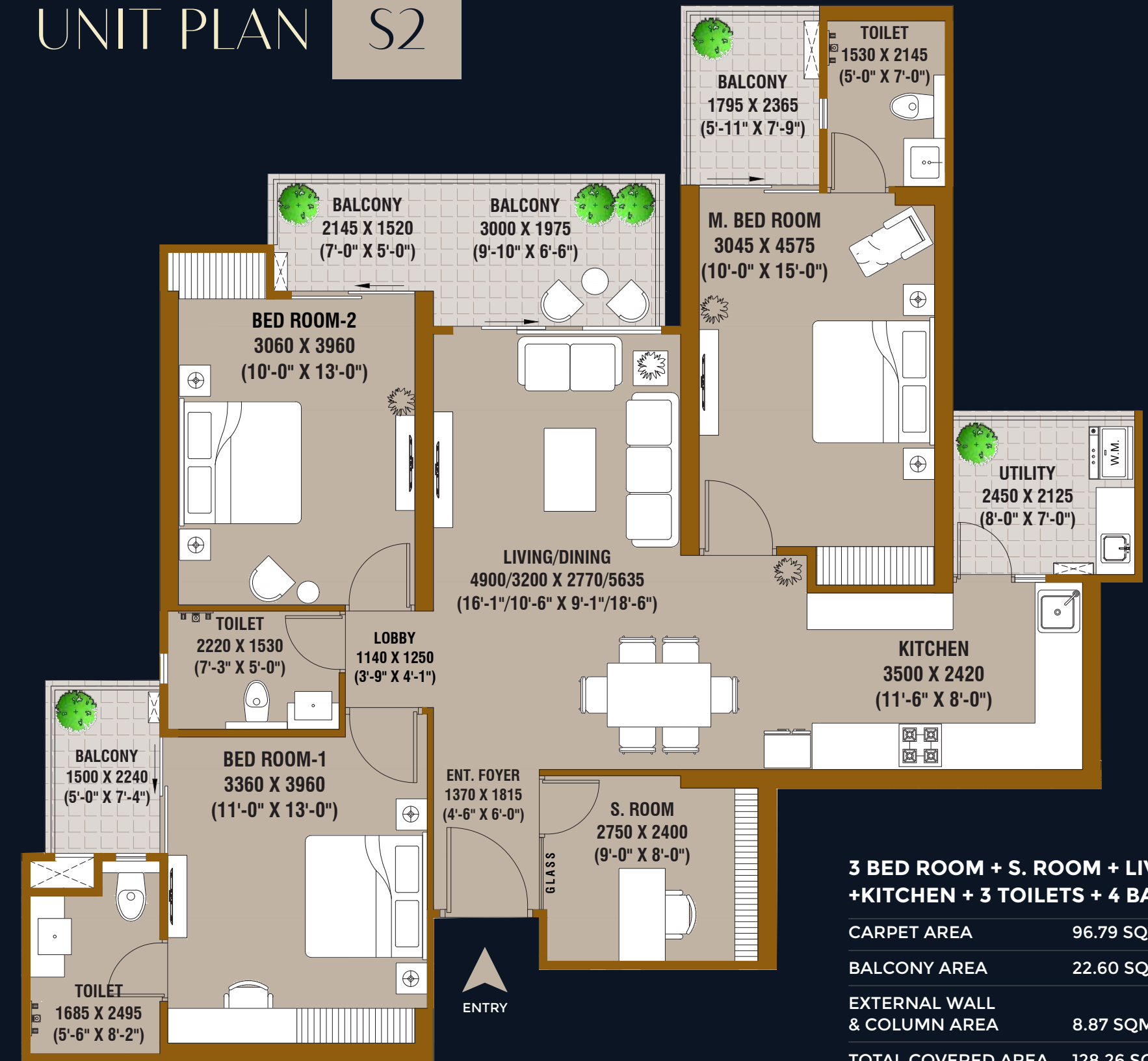


CLUSTER PLAN  
BETA/GAMMA TOWER  
UNIT-08/17, 09/18

# UNIT PLAN S2

## 3 BED ROOM + S. ROOM + LIVING / DINING + KITCHEN + 3 TOILETS + 4 BALCONIES

CARPET AREA	96.79 SQMT. [ 1041.85 SQFT. ]
BALCONY AREA	22.60 SQMT. [ 243.27 SQFT. ]
EXTERNAL WALL & COLUMN AREA	8.87 SQMT. [ 95.48 SQFT. ]
TOTAL COVERED AREA	128.26 SQMT. [ 1380.60 SQFT. ]
COMMON AREA	34.97 SQMT. [ 376.42 SQFT. ]



CLUSTER PLAN  
BETA/GAMMA TOWER  
UNIT- 05/14, 12/21

# UNIT PLAN S3

- 3 BED ROOM + LIVING ROOM
- + DINING + KITCHEN + DRESS
- + 4 TOILETS + S. ROOM
- + 4 BALCONIES + 1 BAY WINDOW

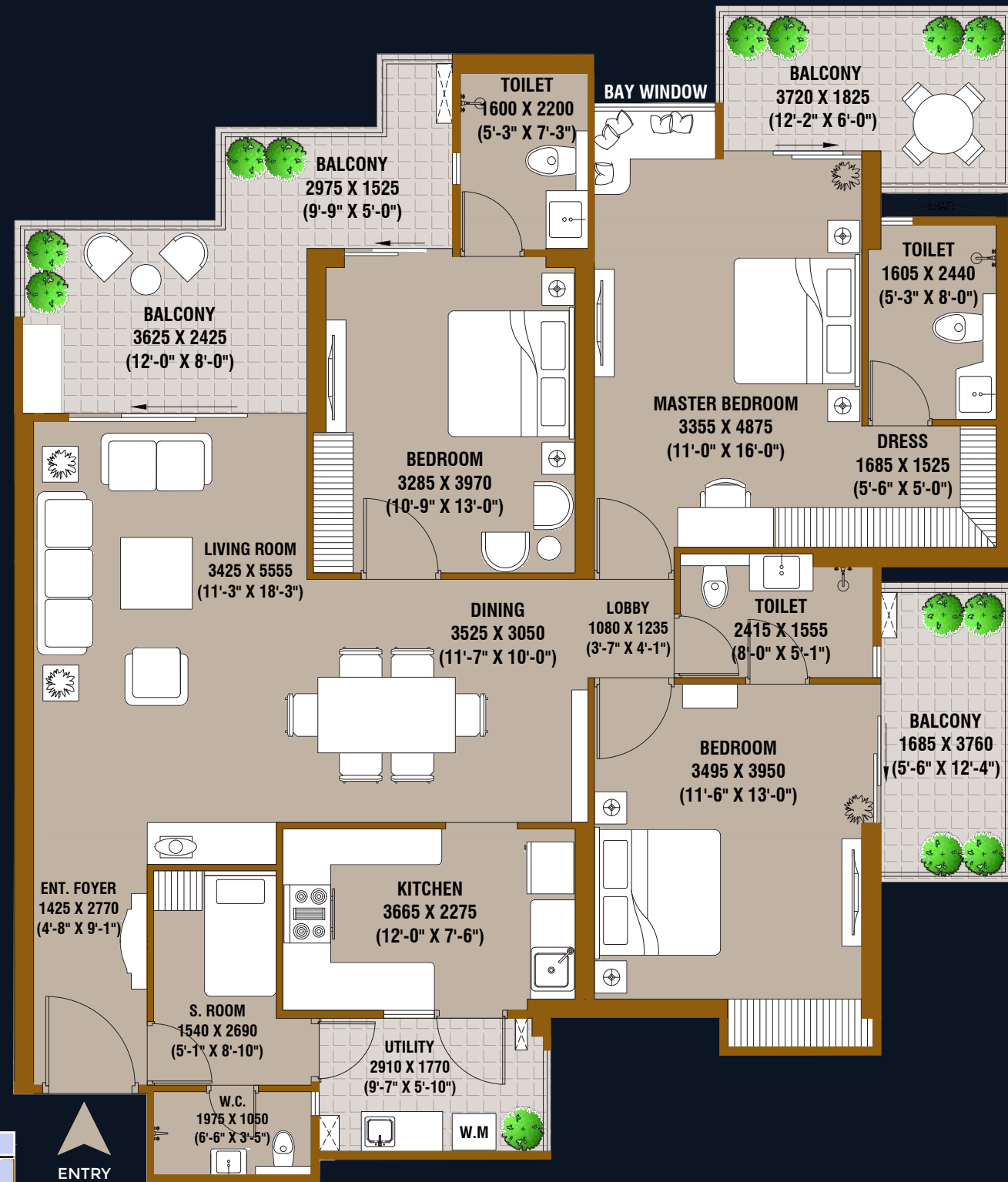
CARPET AREA  
112.72 SQMT. [ 1213.32 SQFT.]

BALCONY AREA  
33.06 SQMT. [ 355.86 SQFT.]

EXTERNAL WALL  
& COLUMN AREA  
8.16 SQMT. [ 87.83 SQFT.]

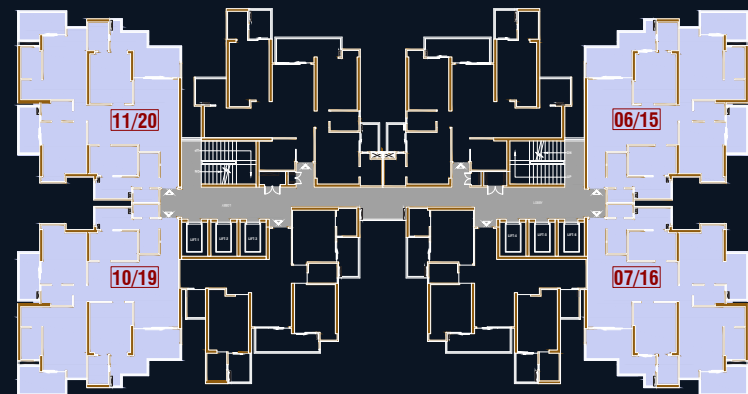
TOTAL COVERED AREA  
153.94 SQMT. [ 1657.01 SQFT.]

COMMON AREA  
41.81 SQMT. [ 450.04 SQFT.]

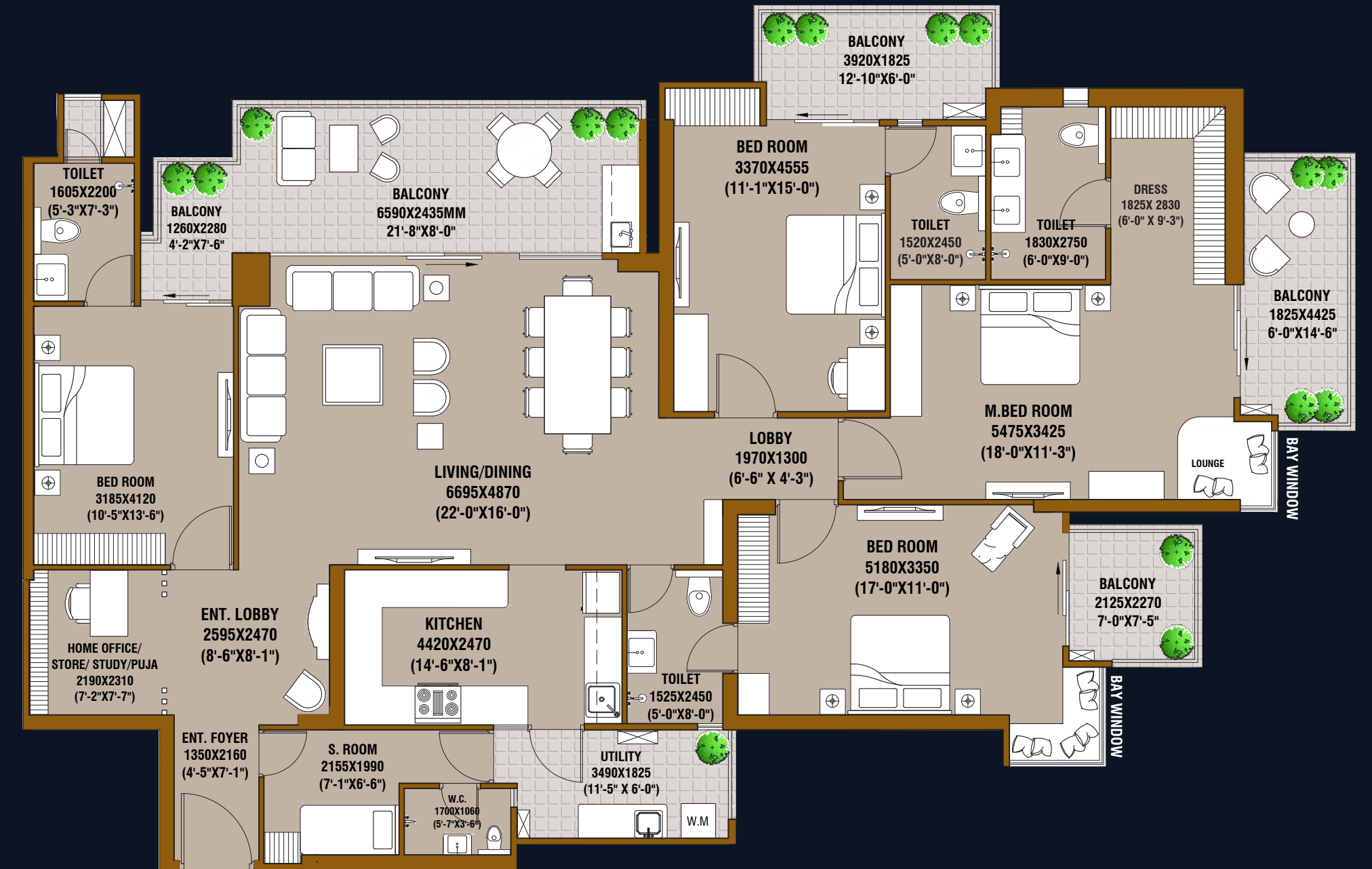


## CLUSTER PLAN

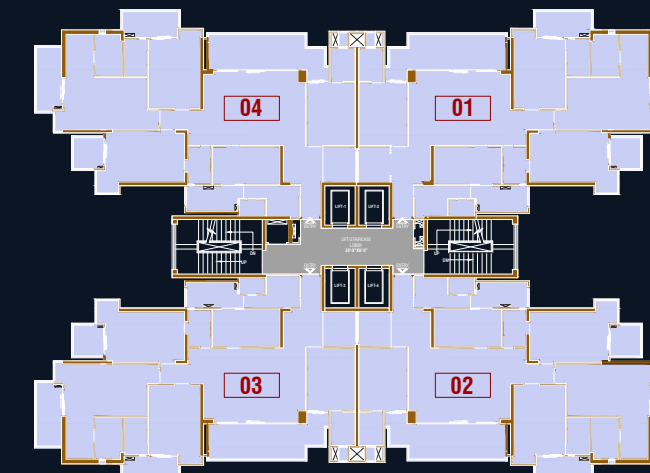
BETA/GAMMA TOWER  
UNIT- 06/15, 07/16, 10/19, 11/20



# UNIT PLAN S4



CLUSTER PLAN ▶  
ALPHA TOWER  
UNIT NO: 01, 02,03,04



- 4 BED ROOM + HOME OFFICE
- + LIVING / DINING + KITCHEN + DRESS
- + 5 TOILETS + S. ROOM + 5 BALCONIES
- + 2 BAY WINDOWS

CARPET AREA 165.43 SQMT. [ 1780.69 SQFT.]

BALCONY AREA 45.16 SQMT. [ 486.10 SQFT.]

EXTERNAL WALL  
& COLUMN AREA 11.09 SQMT. [ 119.37 SQFT.]

TOTAL COVERED AREA 221.68 SQMT. [ 2386.16 SQFT.]

COMMON AREA 57.68 SQMT. [ 620.87 SQFT.]

# APARTMENT SPECIFICATIONS

## FLOOR TO FLOOR HEIGHT

- ALPHA - 3.60 MT. (12' Feet)
- BETA & GAMMA - 3.30 MT. (11' Feet)

## 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 collage.

## FLOORING

- Digital vitrified tiles (800 x 1600 mm) in Living, dining, kitchen, Ent. Lobby, bed rooms (Except Master bed room) Wooden Laminated flooring in Master bed room.
- Ceramic tiles (300 x 300 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 bed rooms.

## 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 ltrs.
- 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 Marandi or equivalent wood.
- 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 counter top wash basin.
- Mirror and Towel Rack.
- Wall Tiles (300x600mm) up to ceiling 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.

## ELECTIRCAL

- Adequate light & power points in wall & ceiling.
- ISI marked copper wire in PVC conduits with MCB.
- Modular switches, Conduits for DTH connection.
- Intercom facilities for communication with lobby, main gate and other apartments.
- Only provisions of split AC points in all bedrooms, Living room.

## RAILINGS

- MS/RCC Railing in balconies.

## SAFETY AND SECURITY

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

## GREEN BUILDING SPECIFICATION, 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.
- Heat reflective glass in External Doors and windows as per IGBC norms.

## ENERGY EFFICIENCY

- LED based lighting in common areas.
- Online solar system for basement lighting.

## WASTER MANAGEMENT

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

# SPECIFICATION OF PROJECT

Total No. of Flats	645
No. of Floors	2Basements+Stilt+35 Fl. (13th. Fl. Not considered)
No. of Flats per Floor	4 Nos. (ALPHA)   8 Nos. (BETA & GAMMA)
No. of Lifts per Block	4 Nos. in ALPHA (10 & 13 PASSAGENGERS EACH) 6 Nos. in BETA & GAMMA (10 & 13 PASSAGENGERS EACH)
	External Door- MS Painted.
	Internal Car-Stainless Steel Wall & Granite Stone Flooring.
	Speed - 2m/second

## 1. ENTRANCE LOBBY OF BLOCKS

### a) Alpha

- I. Ground Floor Entrance Lobby Area-(210.00 sq.mt. / 2260.44 sq.ft.)
- II. Lower & Upper Basement Lobby Area- (178.00 sq.mt. / 1916.00 sq.ft. each )

### b) Beta & Gamma

- I. Ground Floor Entrance Lobby Area-(280.00 sq.mt. / 3013.92 sq.ft.)
- II. Lower & Upper Basement Lobby Area- (249.00 sq.mt. / 2680.23 sq.ft. each )
- c) Flooring - Marble / Vitrified Tiles
- d) Ceiling - POP False Ceiling / Grid False Ceiling
- e) Painting - Plastic Paint
- f) Lift Facia - Stone /Tiles
- g) Lighting - Ceiling Mounted Light Fixtures
- h) Door - S.S Doors

## 2. STAIRCASE

- a. Flooring - Marble Stone Flooring (Staircase No-1). Concrete / IPS Flooring (Staircase No.2)
- b. Painting - OBD Paint.
- c. Railing - MS Railing.
- d. Lighting - Ceiling Mounted Light Fixture/Tube Lights

## 3. TERRACE

- a. Flooring - Tiles / Trimix Concrete
- b. Painting - Texture Paint
- c. Parapet - R.C.C / M.S Railing
- d. Water Tank - R.C.C

## 4. VISITOR'S / DIFFERENTLY ABLE TOILET-

- a) One in each block.
- b) Flooring - Tiles.
- c) Painting - OBD.
- d) Wall Cladding - Tiles.

- e) W.C. - European WC.
- f) CP Fittings - Chrome Plated.

## 5. BASEMENT AREA - LOWER & UPPER BASEMENT

- a. Road & Parking - Trimix Concrete Flooring.
- b. Lighting - Ceiling Mounted Light Fixture.
- c. Normal Parking size - 13.75 sq.mt. (2.50 X 5.50 MT.)
- d. Back to Back parking - Small - 22.50 sq.mt. (2.50 x 9.00 MT.)  
Large- 27.50 sq.mt. (2.50 x 11.0 MT.)

## 6. VISITOR PARKING (SURFACE)

- 6 Visitors Parking for each Block  
1 Disable person parking for each Block.

## 7. CLUB - Approximate Area- 2030.00 sq.mt. / 21850.92 sq.ft. (Including Party lawn and Terrace) Consist of:

### A. Double Height Reception Lobby

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### B. Lounge

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### C. AV Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### D. Community Hall with Pantry & male/female toilet and party lawn

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### E. Gym - 1 No.

- Flooring - Vinyl / Rubber Flooring
- Wall - Mirror / Plastic Paint / Wall Paper
- Ceiling - Perforated Gypsum Tiles / POP False ceiling
- Equipment - Treadmill-4 No., Bikes-4 No., Benches-4 No., Dumble with Rack-2 Sets, MultiPress-1 No., Leg Press-1 No., Handpress-1 No.)

### F. Virtual Golf Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### G. Billiards / Pool room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper
- Equipment - Pool Table - 1 No.

### H. Teenager Zone with Gaming area

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### I. Toddler Zone

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### J. Card Room / Library

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### K. Business Centre

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### L. Conference Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### M. Early Year / Dance / Music / Activity Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### N. Yoga and Aerobics room

- Flooring - Wooden Laminated Flooring
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### O. Saloon

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### P. Spa Includes

- Massage rooms
- Jacuzzi room
- Reception area
- Waiting area
- Steam room
- Sauna room
- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### Q. Male and female toilets.

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling/ Grid False Ceiling
- Walls - Plastic Paint/Wall Paper

### R. Multipurpose Terrace

### S. Elevator

### 8. SWIMMING POOL

- Area - 747.00 sq.mt. / 8040.70 sq.ft.(Approx.)
- Depth - 0.30 to 1.2m
- Finishes - Tiles / Stone

### Kids Pool

- Depth - 0.6m
- Finishes - Tiles / Stone

### Wave pool

- Depth - 0.60 to 1.2m
- Finishes - Tiles / Stone

### Infinity Edge

- Depth - 1.2m
- Finishes - Tiles / Stone

### Submerged lounge area

- Depth - 0.30m
- Finishes - Tiles / Stone

### Floating sitting pods-

- Finishes - Tiles / Stone

### Pool Deck with sun beds

- Changing Room Male/Female - 1 No. Each

### 9. LANDSCAPING INCLUDING STILT AREA

- (Total Area Approx.12280.00 sq.mt. /132181.91 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.)

- Badminton Court- 1 No.
- Basketball Court - 1 No.
- Cricket Practice Pitch - 1 No

- Jogging Track.
- Open Air Theatre
- Table tennis - 02 No.
- Yoga/ Meditation corner
- Gazebo
- Pet Park
- Reflexology Path
- Sunken sitting With Fire Place
- Community lawn
- Elders covered sitting area
- Sitting Alcove
- Ladies sitting Alcove.
- Open Gym
- Hopscotch and floor chess area.

### 10. ESS & DG (Maximum Capacity).

- DG Sets - 750 KVA - 2 Nos. & 600 KVA -1 nos.
- Transformers - 1600 KVA-1 nos.- 1000 KVA- 1 nos., 400 KVA- 1 nos.
- Online Solar Power System of 30KW Capacity

### 11. ORGANIC WASTE COMPOST PLANT (In basement)

### 12. STP - 444 KLD - 1 NOS. (In basement)

### 13. RWA ROOM/MAINTENANCE ROOM/ MAINT. STORE/MISC. STORE/LANDSCAPE STORE (In basement)

- Flooring - IPS
- Walls - OBD Paint

### 14. L.T. PANEL ROOM - (In basement)

- Flooring - IPS
- Walls - OBD Paint

### 15. TANK & PUMP ROOM (In basement)



- approx.420.0 sq.mt./4520.88 sq.ft.)
- Hydro Pneumatic Pump for domestic Water Supply - 1No-150 LPM
- Hydro Pneumatic Pump for Recycle Water Supply - 1 No-100 LPM
- Fire Pump as per Fire Norms

### 16. MEDITATION ROOM

- approx.45.00 sq.mt./484.38 sq.ft.)
- Flooring- Tiles and Marble floors
- Walls - OBD Paint

# LOCATION MAP



 EXISTING METRO LINE  
 PROPOSED METRO LINE



Map not to scale

## SCHOOLS



Jesus & Mary Convent School	03 Min
Aster Public School	03 Min
Ryan International School	05 Min
Dps World School	08 Min
Cambridge School	09 Min
Somerville School	09 Min

## UNIVERSITIES



Sharda University	10 Min
Bennet University	15 Min
Shiv Nadar University	20 Min
Noida International University	20 Min
Galgotias University	22 Min
Amity University	25 Min

## SHOPPING



Omax Connaught Place	02 Min
Grand Venice Mall	10 Min
Ansal Plaza	10 Min
Omax Tdi center	10 Min

## CONNECTIVITY



Greater Noida Authority Metro Station	02 min
Delta 1 Metro Station	03 Min
Noida Greater Noida Expressway	08 Min
Yamuna Expressway	10 Min
Eastern Peripheral Expressway	15 Min
Noida International Airport, Jewar	30 Min

## HOSPITALS



Green City Hospital	05 Min
Kailash Hospital	08 Min
Fortis Hospital	10 Min
Yatharth Super Speciality Hospital	10 Min
Sharda Hospital	10 Min
Apollo Cradle & Children Hospital	11 Min

## MULTIPLEXES



INOX Omax Connaught Place	02 Min
PVR Ansal Plaza	10 Min
CINEPOLIS Grand Venice Mall	10 Min
PVR Inox Mall	10 Min

# T3 ASSURANCE

## TIMELY DELIVERY

## TRANSPARENCY

## TECHNOLOGY

**Timely Delivery:** Our pledge to timely delivery reflects our deep respect for our clients' time and investments. SKA is committed to meticulous planning and execution, guaranteeing that projects progress without delay, thereby ensuring that your dream home becomes a reality sooner than anticipated.

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

**Technology:**  
**Technology:** Innovation drives our vision at SKA. We integrate advanced construction methodologies, including the renowned international technology of Aluminium formwork, to enhance durability and efficiency. Our commitment to cutting-edge technology ensures each SKA residence is built to the highest standards of quality and sustainability, setting a new benchmark for modern living.

# OUR PROJECTS. OUR PRIDE.

### DELIVERED



Greater Noida West  
Handover 6 Months Before Time



NH-24, Ghaziabad  
Handover 1 Year Before Time



Greater Noida West  
Handover 15 Months Before RERA Date



Greater Noida  
Handover 24 Months Before RERA Date

### ONGOING



Greater Noida West



Sector 143 B, Noida



Wave City, NH-24, Ghaziabad

Construction ahead of RERA schedule

# SKA DESTINY ONE



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# BEFRIEND NATURE IGBC PRE CERTIFIED

SKA Destiny One is an IGBC Gold Pre-certified project which aims to promote green living. The residents here will enjoy a quality lifestyle with optimal use of natural resources. SKA Destiny One is built on the principles of reduction, reuse and recycling of natural resources. As our construction procedure emphasizes on planning, designing and developing homes with ample day light and fresh air.

## Live a clean and green lifestyle

- Treatment (sewage treatment plant) and use of waste water in landscaping and flushing purpose.
- Thermal insulation of terraces to reduce heat effect on top floor.
- Use of special glass in outer doors and windows to reduce heat effects in the flats.
- Rain water harvesting for recharging the underground water.
- Utilization of solar energy.
- Provision of charging of electric vehicles..
- Effective garbage disposal system.

# ALUMINIUM FORM WORK INTERNATIONAL CONSTRUCTION TECHNOLOGY

## Modern technology for a pompous lifestyle

- One of the best construction technologies in the world.
- Better Space Utilization.
- Better furniture layouts with minimum columns and maximum shear walls.
- Better earthquake resistance of building.
- Fast speed of construction.
- Reduce waste during construction.
- Minimum use of timber for shuttering.
- Eliminates the need of brickwork, external and internal plaster.
- Better finish of walls and ceiling.
- High quality concrete finish. No further plastering required.
- Monolithic construction with very less joints in comparison to conventional construction systems.
- Better durability of buildings.





SKA Group has been an evergreen presence at the forefront of Delhi NCR's real estate market for over 2 decades. It has uplifted the construction of luxury residences that provide the highest quality of life.

To do this we continually redefine what the 'best' is – always looking to the horizon for new opportunities to improve how people live, work, rest and play.

Founded by Shri Sanjay Sharma, SKA Group was formed with a view to reinvent the concept of housing society in Delhi NCR.

Known for right vision and high professionalism, the developer has delivered best-in-class landmark projects for the customers and won the trust of many clients by delivering developments on time.

SKA Group has an unparalleled scale of delivery and an unmatched track record of customer-centric service excellence in the entire Delhi NCR. Known for our futuristic vision and high professionalism, developing best-in-class landmark projects for our customers, we have won the trust of many clients by delivering all projects in timely manner.

At SKA Group, we take pride in our uncompromising integrity in customer engagement and quality assurance, making it our core mission to provide real-estate development services of the high caliber bore. The company has created exceptional living spaces for the new global Indians. Today, SKA Group is one of the reputed real estate companies in Delhi NCR, with 5.5+ million square feet of space already completed and 3 million+ square feet under construction.

## THE FOUNDERS OF TOMORROW'S URBAN LANDSCAPE



### MR. SANJAY SHARMA

A seasoned professional with over four decades of experience in construction and engineering. After completing B.Tech and M.Tech from Delhi College of Engineering, Mr. Sharma opted to enhance managerial skills and pursued MBA from IIM, Mumbai (formerly NITIE). He began his career with CPWD and MES and also worked with Indian Railways as Dy. Chief Engineer. After serving in the government sector, he entered the private sector by joining Gaursons India Pvt Ltd as Director (Planning & coordination). Under his leadership, Gaursons completed more than 20 residential projects. Soon he ventured into entrepreneurship and started development of real estate projects at Ghaziabad, Noida and Greater Noida under the brand SKA. All projects under the helm of Mr. Sharma was delivered within or before the stipulated time period. He currently spearheads the operations in SKA Group which includes construction, sales and marketing divisions.



### MR. L N JHA

A dynamic professional and a qualified chartered accountant having experience of more than three decades in banking and financial institutions. Mr. Jha was in professional CA practice for about 16 years. He has worked as CFO of Gaursons Group from 2005 till 2016. During his tenure as CFO, Gaursons group emerged as one of the best and renowned developers of NCR and completed more than 20 projects. Later he started his journey as an entrepreneur and started SKA Group. Due to his immense knowledge and experience of accounting and finance, he currently heads the finance, accounts and administration in SKA Group.