



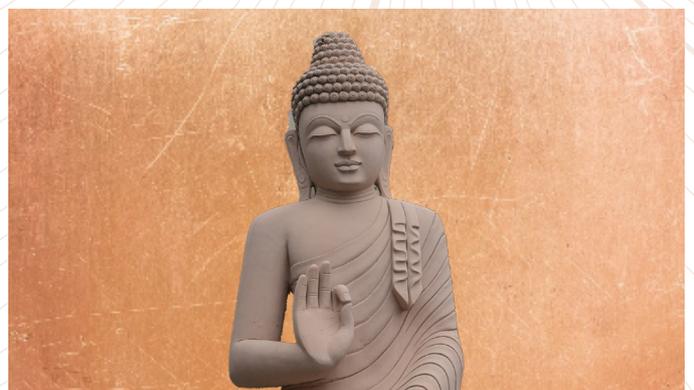
# Legacy Built on Trust. Vision Built for Tomorrow.



# Project Imagery

## Life, As You Imagined It.

A glimpse into the vibrant world of The Crown of Noida – premium living, unmatched amenities, and elegant design.





For over four decades, the Sikka Group has played a pioneering role in shaping the skyline of Delhi NCR. With a robust portfolio that spans across residential, commercial, automobile sector and hospitality sectors, Sikka has delivered over 1,05,00,000 Sq ft Area Developed of real estate and has multiple landmark projects under development across Noida & Greater Noida | Ghaziabad | Meerut | Dehradun and Roorkee.

Known for its customer-first approach, architectural finesse, and timely delivery, the Group continues to expand its footprint with a commitment to quality and innovation.

#### **Presence Across**

Noida & Greater Noida | Ghaziabad |  
Meerut | Dehradun and Roorkee  
Ongoing and Upcoming  
Developments in Tier-2 Growth  
Corridors

#### **Our Pillars of Excellence**

Transparent Processes |  
Contemporary Design Thinking |  
On-Time Delivery  
Strong Vendor & Banking  
Partnerships

# Location That Connects You to Everything.

Strategically located in Sector 143A, Noida, The Crown offers direct access to the Noida-Greater Noida Expressway, and is just a five minute walk from two running Metro Stations of sector 142 and sector 143.



## Location Highlights

- 1 Adjacent to Noida Expressway
- 2 500m from Noida Aqua Line Metro Station
- 3 5-minute walk from both Sector 142 and Sector 143 operational metro stations
- 4 Close to Advant Navis Business Park on Noida Expressway
- 5 10-15 min drive to Sector 18 Market & DND
- 6 Surrounded by Noida's finest malls

Excellent access to Delhi, Ghaziabad, Greater Noida, Dehradun, Roorkee and Jewar Airport corridor

### Surrounded by reputed schools and hospitals **SCHOOLS**

Genesis global | Lotus valley | Step by step Pathways | Heritage | G d goenka | Promethius Learning International

### **HOSPITALS**

Felix Hospital | Metlife Hospital  
MAX Super Speciality Hospital





Kindle Infraheights Pvt. Ltd.  
Corporate Office: "Sikka House" C-60, Preet Vihar, Delhi-110092, India | E: info@sikka.in  
Site Office: Sikka Kaamna Greens, 143A, FN



# Vendor & Banking Partners

In Association With the Best in the Industry

From construction excellence to financial facilitation, The Crown of Noida is built through partnerships with top-tier vendors and leading financial institutions.

- *Backed by reputed vendors known for quality and innovation*
- *In-principle tie-ups with India's top banks and NBFCs*
- *RERA Approved: UPRERAPRJ5596*
- *Loan facilitation and walk-in financing assistance available*



Construction Partner

Walls That Reflect  
Your Taste.

PAINT



Strength That  
Stands Generations.

CEMENT



The Core of Structural  
Confidence.

STEEL



Construction Partner

Design in Every Detail.

HANDLES | EVERY DOOR DESERVES A

**dorsët**

MORE SAFE. MORE SECURE.



Elegance Underfoot, Everywhere.

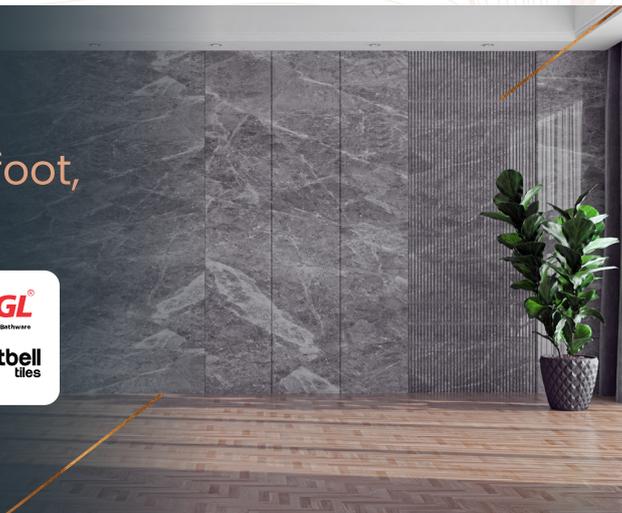
TILES |

**SOMANY**  
TILES | BATHWARE

**AGL**  
Tiles Marble Quartz Bathware

**Kajaria**

**orientbell**  
tiles



Precision-Built for Stability & Insulation.

BLOCKS |

**BuildTech**  
construction materials and solutions

**JK LAKSHMI**  
CEMENT

**opus**



Construction Partner



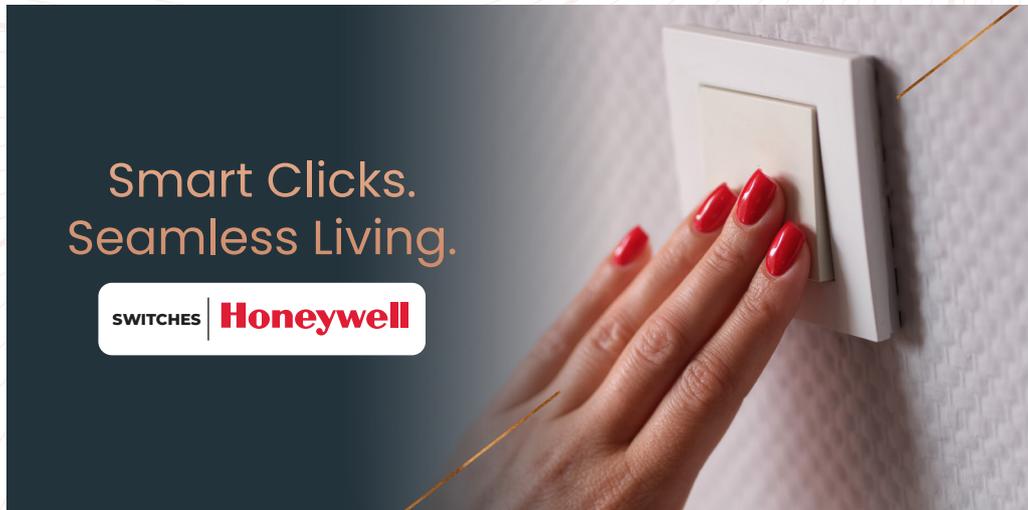
Power That Lasts,  
Safety You Trust.

WIRES | POLYCRAB WIRES & CABLES | HAVELLS | KEI Wires & Cables



Flowing Comfort.  
Leak-Free Living

PLUMBING | Supreme hardware | ashirvad PIPES | CERA



Smart Clicks.  
Seamless Living.

SWITCHES | Honeywell



## Banking Partner





**Crown of Noida Price | Sector 143A Noida**  
**Rera No. UPRERAPRJ5596 | W.E.F - Price revising soon**

**PARTICULARS**

RESIDENTIAL UNITS

**BASIC SALE PRICE**

Rs. 15,200/-PSF

**ADDITIONAL CHARGES ONE-TIME**

COVERED PARKING CHARGES (ONE)	Rs. 400000
CLUB MEMBERSHIP CHARGE	Rs. 300000
POWER BACK-UP CHARGE (PER KVA)	Rs. 35000
<i>TSC Apply.</i>	

**PAYMENT PLAN FOR READY TO MOVE**

**10% OF THE TOTAL SALE VALUE UPON BOOKING**

**20% OF THE TOTAL SALE VALUE WITHIN 30 DAYS OF BOOKING**

**70% OF THE TOTAL SALE VALUE WITHIN 120 DAYS OF BOOKING**

**TERMS & CONDITIONS:**

- Prices shown are indicative only and subject to revision at the sole discretion of the company.
- Areas of all categories of apartments may vary up to ±10%.
- Booking is subject to detailed terms and conditions mentioned in the company's Tentative Application Form & Allotment Letter.
- Cheque/Draft should be issued in favor of "KINDLE INFRAHEIGHTS PVT. LTD." payable at Delhi.
- Electricity Charges, Dual Meter, Registry Charges, GST, Other Government Duties, Legal/Maintenance Security or any other levies applicable will be payable extra.



# LAYOUT PLAN

- |   |   |   |   |
|---|---|---|---|
|  | <b>SUPER AREA: 1045 SQ.FT.</b><br>FLOOR PLAN – 2BHK + 2 TOILET                      |  | <b>SUPER AREA-1650</b><br>3 BHK + 3 TOILET + UTILITY                  |
|  | <b>SUPER AREA: 1265 SQ.FT.</b><br>FLOOR PLAN – 2BHK + 2 TOILET                      |  | <b>SUPER AREA-1800</b><br>3 BHK + 3 TOILET + UTILITY                  |
|  | <b>SUPER AREA: 1445 SQ.FT.</b><br>FLOOR PLAN – 2BHK + 2 TOILET + 1 STUDY / SR ROOM  |  | <b>SUPER AREA – 1900</b><br>3 BHK + 4 TOILET + SERVANT ROOM + UTILITY |
|  | <b>SUPER AREA: 1610 SQ.FT.</b><br>FLOOR PLAN – 3 BHK + 2 TOILET                     |  | <b>SUPER AREA – 1575</b><br>3 BHK + 2 TOILET + UTILITY                |
|  | <b>SUPER AREA: 1870 SQ.FT.</b><br>FLOOR PLAN – 3 BHK + 4 TOILET + 1 STUDY / SR ROOM |  | <b>SUPER AREA-1425</b><br>2 BHK + 3 TOILET + UTILITY                  |
|  | <b>SUPER AREA: 2282 SQ.FT.</b><br>FLOOR PLAN – 3 BHK + 4 TOILET + 1 STUDY / SR ROOM |  | <b>SUPER AREA-2485</b><br>4 BHK + 6 TOILET + SERVANT ROOM + UTILITY   |



## JUBILANT / CHEER / JOLLY / AIRY/SPARK 2 BHK + UTILITY

Carpet Area  
650 Sq. Ft.

Super Area  
1045 Sq. Ft



All information, condition are only indicative and some of them can be changed at the discretion at the builder/ architect/ authority, these are conceptual and constitute no legal offerings.

## JUBILANT / CHEER / JOLLY / AIRY/SPARK 2 BHK + UTILITY

Carpet Area  
772 Sq. Ft.

Super Area  
1265 Sq. Ft



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## LUXOR / DELIGHT / FORTUNE / PARADISE

2 BHK + UTILITY

Carpet Area 901 Sq. Ft.

Super Area

1445 Sq. Ft



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## LUXOR / DELIGHT / FORTUNE / PARADISE

**3 BHK + UTILITY**

Carpet Area 995 Sq. Ft.

Super Area

1610 Sq. Ft



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## CONCORD 3 BHK + UTILITY

Carpet Area  
1227 Sq. Ft.

Super Area  
1870 Sq. Ft.



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## CONCORD 4 BHK + UTILITY

Carpet Area  
1500 Sq. Ft.

Super Area  
2282 Sq. Ft



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# JOY

## 1 BHK + UTILITY

**Carpet Area**  
427.11 Sq. Ft.

**Super Area**  
715 Sq. Ft



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 **sikka**™  
a better tomorrow... a better life...



**It's more than a home.  
It's where your family truly belongs.**