



Actual concept drawing

*A Gem of a Location.  
A Jewel amongst Landmarks.*



**Landmark**  
Get Bedazzled **TOWERS**  
Sector - 15, NOIDA



## PROJECT STATISTICS



Actual concept drawing

<b>Project Name</b>	Landmark Towers
<b>Land Area</b>	25,300 Sq.mtr.
<b>No of Tower</b>	2 Nos.
<b>5 Star Hotel</b>	Tower A
<b>Exclusive Office Space</b>	Tower B - 4th to 39th Floor
<b>Retail</b>	Ist Basement, Ground Floor, First Floor, Second Floor, Third Floor
<b>Ground Coverage</b>	50%
<b>Office Size</b>	816 Sq.ft. onwards
<b>Shop Size</b>	603 Sq.ft. onwards

# SKY - HIGH ASPIRATION RELENTLESS COMMITMENT.



Aims Group is a widely diversified group having substantial presence in Food and Dairy Milk Industry, Real Estate, Entertainment and Hospitality Industries.

## Real Estate Projects

Aims Group has numerous Residential projects with Commercial development, delivering value, quality and satisfaction to its customers. The group recently acquired two townships in the heart of Noida, i.e. complete development rights in Sector 75 (Golf City) admeasuring more than 150 acres, and Noida Extension (Aims Golf Township) admeasuring 105 acres, one of the only two Townships in Noida Extension.

### Aims Grace (Luxury Homes at Sector-61, Noida)

The project is located in the prime area of Sector 61 in Central Noida. It is a residential development offering premium apartments with 2/3/4 bedroom luxury apartments

### Aims Glory (A Group Housing Project at Sector-46, Noida)

This project, located in Sector 46, is right in the heart of Noida. Locational advantage gives the development easy access from Sector 18 and Metro, as well as the Noida Agra Expressway. It is a residential development, offering affordable 2/3/4 bedroom apartments and few stream facing penthouses for niche class.

### Aims Krishna Dham, Mumbai (A Residential cum Commercial Project)

Situated amidst a green natural habitat and acres of beautiful landscape, the project offers luxurious, premium 2,3 Bedroom apartments with an extensive spectrum of super stylish amenities and retail outlets.

### Aims Tower, Mumbai (A Residential cum Commercial Project)

Amidst the landscaped greens, the project has all features of designer excellence and modern day conveniences for a peaceful life. It has good connectivity and is easily accessible. It offers 1/2 bedroom apartments.

## Upcoming Projects

### Aims Golf Township (A complete Eco Friendly Integrated Township at Noida Extension)

A Unique Township of its kind spread over 105 acres of prime land at Sector-4, GNIDA

### Aims Mall (Multiplex with 5 Screen Cinema)

Proposed Mall at C-48, Raksha Puram, Meerut.

### Aims Farms

150 Bighas Land for Farm Houses and Independent Villas in R-Zone Hapur.

30,68,604 sq ft of Residential Development is under planning in Aaya Nagar, South Delhi

## Hotels, Hospitality and Entertainment

Aims Group has various upcoming Hotels. A 5 star Hotel each in Jaipur, Noida Sector 75 and Noida Extension, and 3 star Hotels at Hounslow (London) and Sahibabad.

The group also has interests in the Entertainment Industry, and is developing multiplexes with 6 screens each at Meerut and Greater Noida, a 7 screen multiplex at Noida Extension and a 8 screen multiplex at Sector 75 Noida.

## Nagar Dairy Pvt Ltd

It is a renowned name in Dairy Industry. It is one of the largest producers of milk in the country, processing and packaging milk in clean, hygienic and state of art plant. Its commitment to quality led to a Joint Venture with Amul Milk. Amul Milk is processed and packaged by Nagar Dairy, with an average distribution of 5 lac litres of milk and milk products per day.

Nagar Dairy also has a Milk Plant in Joint Venture with Reliance Industries (Mukesh Ambani Group). It is coming up with another milk processing and packaging plant at Unnao, near Lucknow.



Golf city-an integrated township 150 acres, Sector-75, Noida



Aims GLORY (A Group Housing project at Sector-46, Noida)



Aims Grace (Luxury Homes at Sector-61, Noida)



Aims Krishna Dham, Mumbai (A Residential cum Commercial Project)



Courtyard by Marriott 5 star Hotel chain in the heart of Gurgaon



Riverside Green Villas overlooking River Mandovi at Ribander, Old Goa Road, Goa.



3 Tata Automobile Dealership (3S) in Delhi

### Sanya Hospitals Pvt. Ltd.

The company owns and operates in partnership with Gujarat & Madhya Pradesh Government having 8 Imaging and Diagnostic Centres in the major Government hospitals across these two states. Plans are in the pipeline to open 20 more such centers in the next 2 years.

### Rhea Distribution Company

It is engaged in the business of cigarette distribution in Africa and Middle East. The company is the trade mark owner of various cigarette brands and achieved sales of 12 billion sticks worth Rs. 1680 crores in 09-10.

### Diplomat Impex Pvt. Ltd.

Started in 1979, it is the largest Bonded Warehouse in India engaged in import and distribution of FMCG goods like Liquor, Cigarettes, Perfumes, Food-stuff and other Groceries to the duty free market consisting of Embassies, Diplomats and U.N. Bodies and the duty paid domestic market. Started in 1979, the company is the official distributor of various leading international brands of liquors and wines.

# GROWTH BY INNOVATION.



"Sanya Group" is a Rs. 2000 crore conglomerate, which made its humble beginning in 1979. From a small enterprise with 5 people, the company is being driven with the objective of "Growth with Diversification" and has grown leaps and bounds to become a family of 800 highly motivated, competent and professional members. Focused on strengthening Green Environment, it is determined to offer Optimum Value to the customers motivated with ideologies such as Customer Focus, Transparency and Continual Improvements. The group is an ISO 9001-2000 certified and engaged in various fields ranging from Real Estate Development, Automobiles, Hospitality, Medical Facilities and FMCG Goods. The group is head quartered in Delhi with footprints across India, Middle East, Africa and USA.

## GROUP COMPANIES:

### Sanya Hospitality Pvt. Ltd.

The company owns the elite world renowned 200 room 5 star Hotel chain in the heart of Gurgaon, called "Courtyard by Marriott".

### Bullion Infrastructure Pvt. Ltd.

Bullion Infrastructure is the Real Estate division of "Sanya Group", having a host of projects in Delhi-NCR, Mumbai and Goa. The company is engaged in the development of group housing projects, commercial complexes, shopping malls, townships and special economic zones. The planning and facilities are absolutely world - class. Bullion Infrastructure is an ISO 9001-2000 certified company with excellent infrastructure and finest work ethics managed by qualified and experienced architects, engineers, marketing and finance professionals. The company has delivered 1 million and 1.8 million sq. ft. of commercial and residential space respectively.

- **Riverside Green, Ribander, Old Goa Road, Goa (Already Finished & Delivered)**

It is an exquisite layout of passionately crafted Villas and Apartments, located 6 Kms from Capital City Panjim on the bank of Mandovi River. The architecture is a unique amalgam of classical European and traditional Goan themes.

- **A proposed 40 Acre SEZ on Amritsar-Attari Highway.**

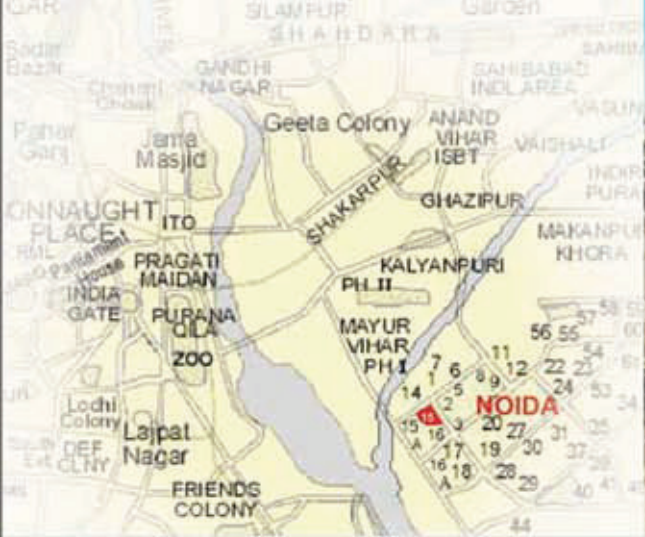
- **An 80 Acre Integrated Township in Shahjahanpur, on NH-8.**

### Sanya Automobiles Pvt. Ltd.

It is one of the largest dealership of Tata Motors Passenger Cars, both in terms of volume and infrastructure having state of the art modern facilities and is an ISO 9000 – 9001 certified enterprise. It has its presence in 3 "triple S" locations in Delhi at Mayapuri, Okhla and Defence Colony employing over 350 personnel.



8 Imaging & Diagnostic Centres in partnership with Govt. of Gujarat & Madhya Pradesh



Actual site picture

## DESTINATION NOIDA

### *Designed for today. Planned for tomorrow.*

The city of Noida is one of the most thriving belts of NCR, lies to the South-East of New Delhi and is directly accessible from every surrounding region like Greater Noida, Ghaziabad and East Delhi. The city stands unmatched for its planned layout and sound infrastructure.

Comprising of world-class stadium, golf course and lots more, Noida offers the best of health services and medical care through its spectrum of reputed hospitals whereas various prominent schools and private universities are in their expansion stage. A new international airport slated to open in Noida will usher in a future like never before.

Above all, the primary factor behind Noida's growth is its connectivity. Noida features two main expressways – namely DND Flyover (which connects Noida and South-Delhi) and Taj Expressway (which connects Noida and Greater Noida).

Backed by such a positive ambience, Noida has developed one of its kind residential and commercial hub for its inhabitants.



### *A world of convenience. A hub of potential.*

Landmark Towers will emerge in the pulsating hub of Sector 15, right in the heart of Noida's business district. A towering edifice rising against breathtaking landscaped grounds in a green, pollution-free atmosphere, the project offers a seamless blend of retail space, smart office space, vital leisure zones and abundant parking area. Aesthetic interiors and stunning facade make Landmark Towers the touchdown point for brands, mid-sized office operations and a high-income customer base that is focused on happiness!

### Experience world-class features at "Landmark Towers"

Premium Office Space, Retail Space on a sprawling commercial land parcel.

#### **2 million sq. ft. area of development**

- Proposed 5 Star Hotel in the complex.
- Proposed Skybridge connectivity to the complex from Sector-15 Metro Station.
- Project visibility from all 4 sides.
- High speed elevators and separate service elevator.
- Ample and hassle free multi level car parking provision for more than 2000 cars.
- Wi-Fi access available 24 X 7 in the complex.
- 100% back up for uninterrupted power supply.
- Earthquake resistant design and modern fire fighting system.
- Round the clock High-Tech security through CCTV Camera's.
- Superior noise and vibration control measures to prevent disturbance in the complex.
- Project Development & Leasing Services by JLL.
- Professionally managed Facility Management, Travel Desk and Concierge Services.

Actual concept drawing





## RETAIL



### *Customer's Delight. Retailer's Profit.*

Landmark Towers is an international concept of shopping that brings the magic of London and Paris to the shoppers of Noida. Its rather a unique experience. High street stores, designer brands, independent shops and quirky goods are all that Landmark houses, splurging harmony under one roof. With the contemporary architecture, it satisfies even the most sophisticated shopper so whatever your style, taste or pocket, it will be a pleasure discovering this blend.

Located in the most fashionable locale, coupled with customer friendliness for those shoppers who truly enjoy the thrill of the bargain hunt, Landmark Towers has everything from mere bakery products to designer apparels found in these classy shops...

The aesthetic designs and sumptuous feel is all so delightful that footfalls are guaranteed. While shoppers will love the ambience, the retailer will find the process of selling, equally joyful. The facilities, the elevators, security and all other amenities will make it the perfect retailing destination.

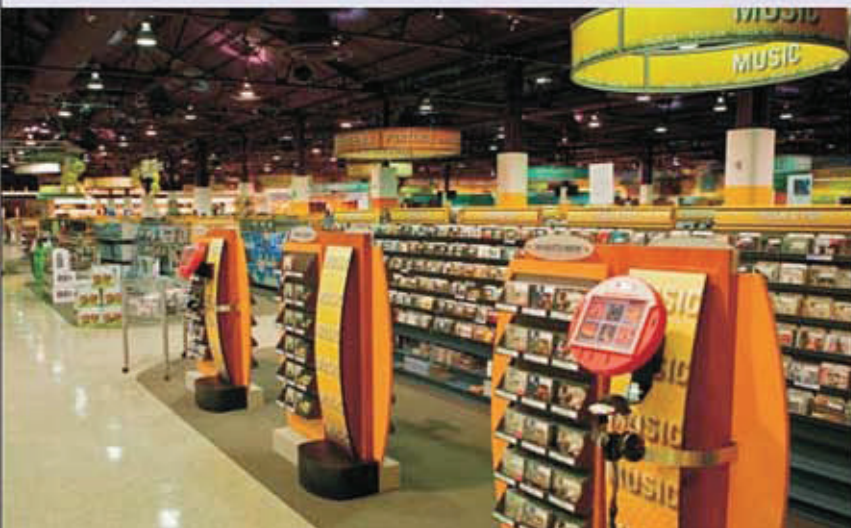


### **6.5 lakh sq. ft. of modern retail attached**

- Lower floors reserved for retail space.
- Independent Shops available.
- Customised area to suit individual clients budget & needs.
- Best fit-out option for Luxury Stores, Banks, ATM's, Restaurants, Café, Health Club, Multi Cuisine Food Court, 24-hour Coffee Shops and anchor stores, Hypermarket etc.
- 15 Screen Multiplex with 2 Gold class, proposed IMAX Theaters and Diners Lounge for the first time in Northern India.

### **IDEAL FOR :**

- Readymade & Fashion Wear**
- Leather Wear & Accessories**
- Jewellery and Watches**
- Cosmetics**
- Electronics & Appliances**
- Kids' Toys, Books & Novelties**
- Food Courts & Lounges**
- Coffee Shops & Pastry Parlours**
- Bakers & Confectioners**
- Salons & Beauty Parlours...**





## OFFICES



### *Efficient Workspace. Productive Mindzone.*

The office floors stretch from 4th to the 39th floor.

The units come in sizes 816 sq. ft. onwards and are just right for peace of mind and productivity.

Not only are the facilities perfect for business operations, the connectivity of Landmark Towers makes it a place your employees will thank you for. A fully equipped Business Center assures hassle-free performance, all year round.

Get your own "Corporate Office" space at really affordable prices.

#### **Over 9 lakh sq. ft. customised office space**

- Upper floors come exclusive for offices and corporate suites.
- Customised area to suit individual clients budget & needs.
- Large floor plates for efficient space management.
- Office floor area 816 sq. ft. onwards.
- Fully furnished Business Suites.
- Large Business Center for Conference / Meetings.
- Provisions for Food-Court area.
- Gymnasium/ Yoga Center for Meditation & Relaxation.

#### **IDEAL FOR :**

**Logistic Companies**

**Corporate & BPO's**

**Educational Institutes**

**Travel & Tourism**

**Business Centers**

**Doctors Chamber**

**Chartered Accountant Firms**

**Advocates & Solicitor Firms**

**Airlines & Railway Ticketing Agents**

**Professional Entrepreneurs**





Location Map  
Not to Scale

## THE CONNECTIVITY

*Reach anywhere. Do anything.*

Strategically located in Noida's Sector 15, Landmark Towers is all about connectivity and commerce. The popular Sector-18 market is in close proximity, so you already have a captive customer base looking for shopping and entertainment.

And yes, it can be reached from any part of the Capital and NCR.

### Location Highlights

- 0 Km from Delhi.
- 0 km from Mayur Vihar.
- 0 Km from DND Flyover.
- 1 km from Sector-18 Market.
- 8 km from Connaught Place.
- Located on Delhi-Noida's 1st Metro Station.
- Located in Noida's 1st Sector.
- 1st corner plot in its sector.
- Located diagonally opposite Indian Oil Building.

(\* Distances mentioned above are approximate)



## THE ARCHITECT

*Creating stunning facades.  
Developing engineering marvels.*

### Architectural Consultants



"Design Forum of Architects" is transforming its energies to this commercial skyline for its structure and strength. The forum's ability to think out of the box and make architecture an important aspect of construction has brought about a paradigm shift in real estate aesthetics.

# 4green

## architecture

## GO GREEN !

*"Green Building" concept designing for the complex:*

- Eco-Friendly technology for reducing energy cost.
- Maximum open area for healthy indoor air quality.
- Optimum use of natural light.
- Double glazed, heat reflective external façade.
- Intelligent lighting system controlled by sensors.
- LED lights for exterior and interior common areas which consumes only fraction of energy.
- Zero discharge building having separate Sewage Treatment Plant (STP).
- Breathtaking landscaping amidst lush green, pollution-free atmosphere.

ADVISOR FOR PROJECT DEVELOPMENT  
& EXCLUSIVE LEASING AGENT

 JONES LANG  
LASALLE  
*Real value in a changing world*



## PRICE LIST & PAYMENT PLAN - OFFICE

### PRICE LIST-OFFICE

#### BASIC SALE PRICE (BSP)

Rs. 10,500/- per sq.ft.

### ASSURED RETURN SCHEME 12% P.A. TILL POSSESSION

#### ALLIED CHARGES

##### One Time Lease Rent

Rs. 240 /- per sq. ft.

Calculation is based on proposed FAR of 5  
In case the FAR of 5 is withdrawn or is not achieved or availed by the Company for any reason, whatsoever, the lease rent payable shall vary accordingly

##### Prime Location Charges (PLC)

Front Facing

Rs. 750/- per sq.ft.

Corner

Rs. 500/- per sq.ft.

Front Facing and Corner (Both)

Rs. 1,000/- per sq.ft.

##### Right to use Car Parking slot

1st Basement

Rs. 3, 75,000/- per slot

2nd Basement

Rs. 3, 25,000/- per slot

3rd Basement / Ground parking tower

Rs. 3, 00,000/- per slot

One car parking slot is mandatory with each unit.

##### Other Charges payable at the time of Possession

Interest Free Maintenance Security

Rs. 105/- per sq. ft

Capital Replacement Fund

Rs. 150/- per sq. ft.

### PAYMENT PLAN

#### Construction Linked Payment Plan

On Booking

10 % of BSP

Within 45 days from the Booking

10 % of BSP + 25% of PLC (if any)

On Excavation

10 % of BSP + 25% of PLC (if any)

On Casting of 2nd Basement Floor Slab

10 % of BSP + 25% of PLC (if any)

On Casting of Ground Floor Slab

10 % of BSP + 25% of PLC (if any)

On Casting of 5th Floor Slab

7.5 % of BSP

On Casting of 10th Floor Slab

7.5 % of BSP

On Casting of 15th Floor Slab

7.5 % of BSP

On Casting of 20th Floor Slab

7.5 % of BSP + 50% of Car Parking

On Casting of 25th Floor Slab

7.5 % of BSP + 50% of Car Parking

On Completion of Superstructure

7.5 % of BSP

On Notice of Possession

5 % of BSP + IFMS+ Other Charges

5% timely payment rebate shall be offered and adjusted with the final payment under the CLP Scheme.

#### Assured Return Payment Plan

On Booking

10 % of BSP

Within 45 Days

85 % of BSP + Car Parking + PLC (If any)

On Notice of Possession

5 % of BSP + IFMS + Other charges

Assured Return scheme can be availed on receipt of 95% of the total amount.

#### Down Payment Plan

On Booking

10 % of BSP

Within 45 Days

85 % of BSP + Car Parking + PLC (If any)

On Notice of Possession

5 % of BSP + IFMS + Other charges

\* Prices are subject to change without prior notice.

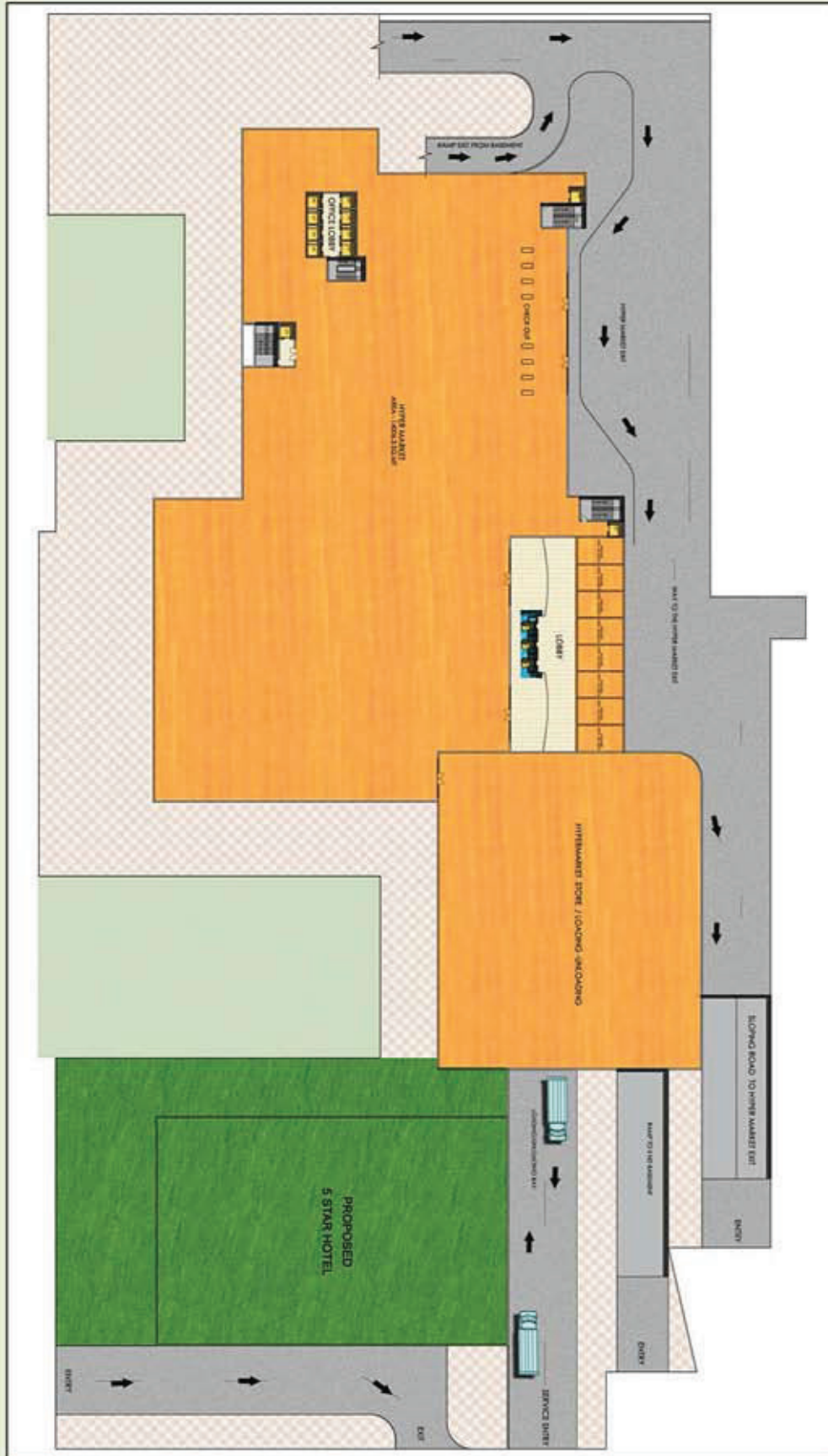
\* For Limited Period only. Can be withdrawn without prior notice.

\* Taxes will be extra, as applicable.

# SITE & GROUND FLOOR PLAN



# FIRST BASEMENT FLOOR PLAN

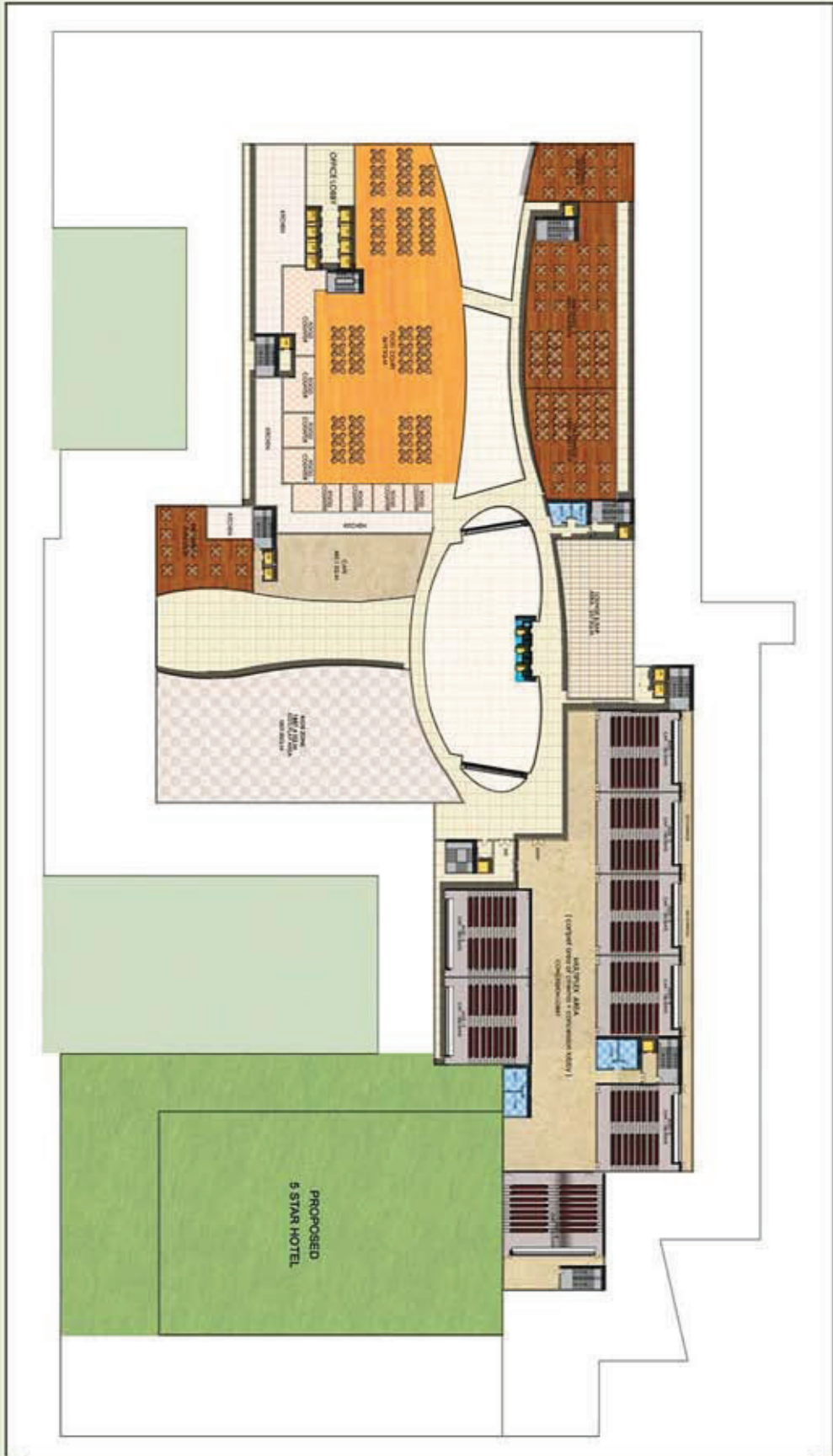


# FIRST FLOOR PLAN

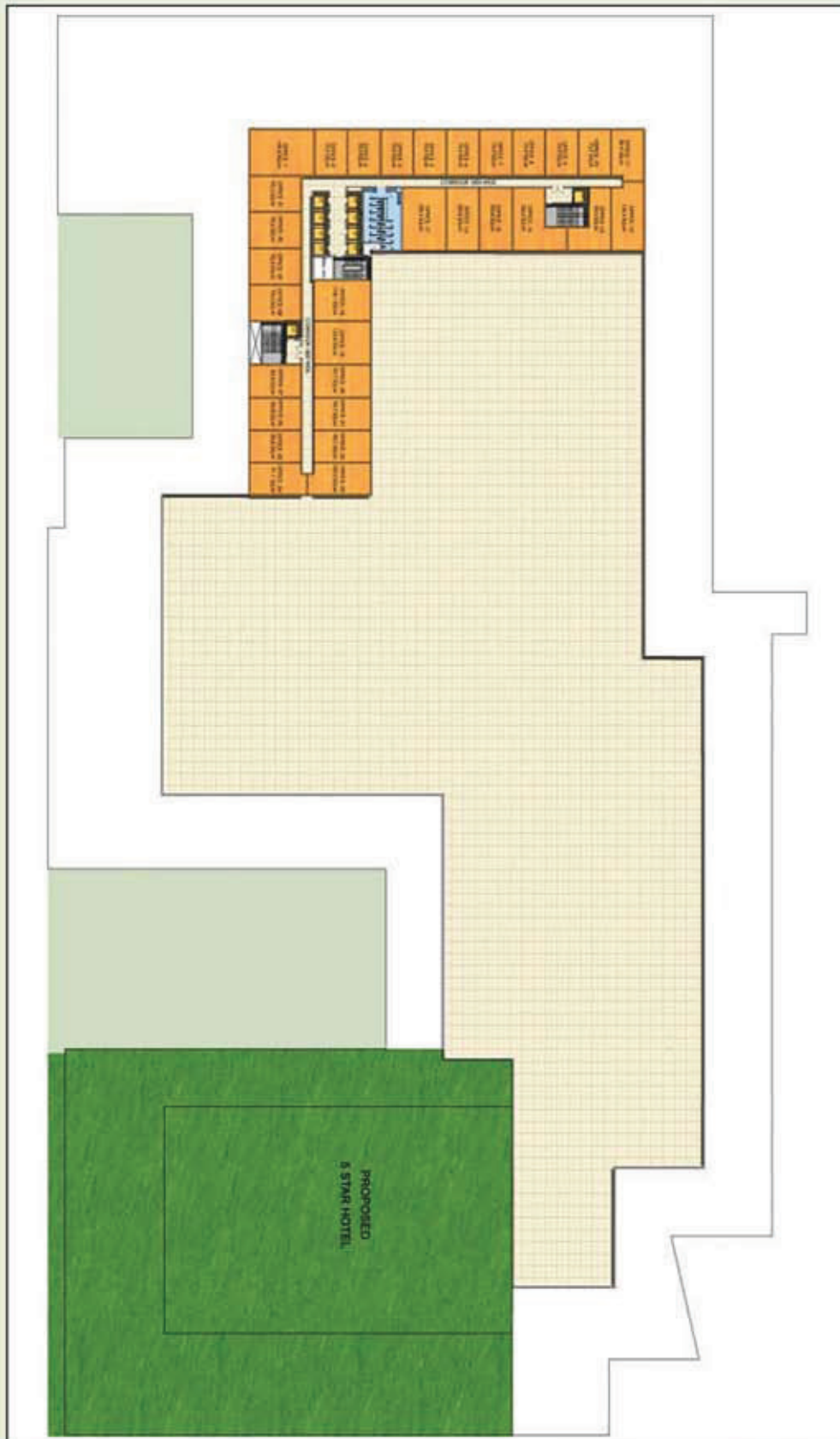




# THIRD FLOOR PLAN

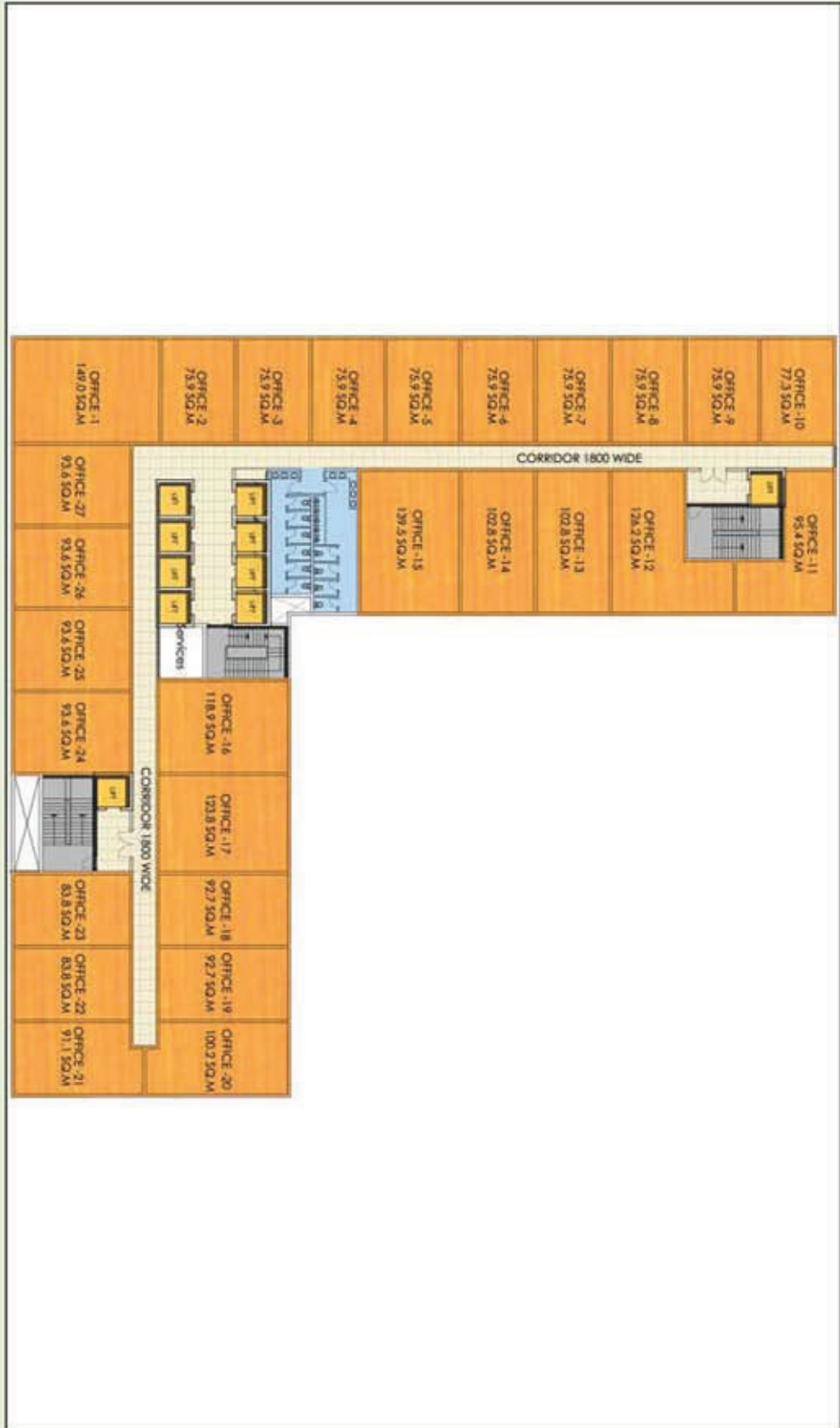


# TYPICAL FLOOR PLAN



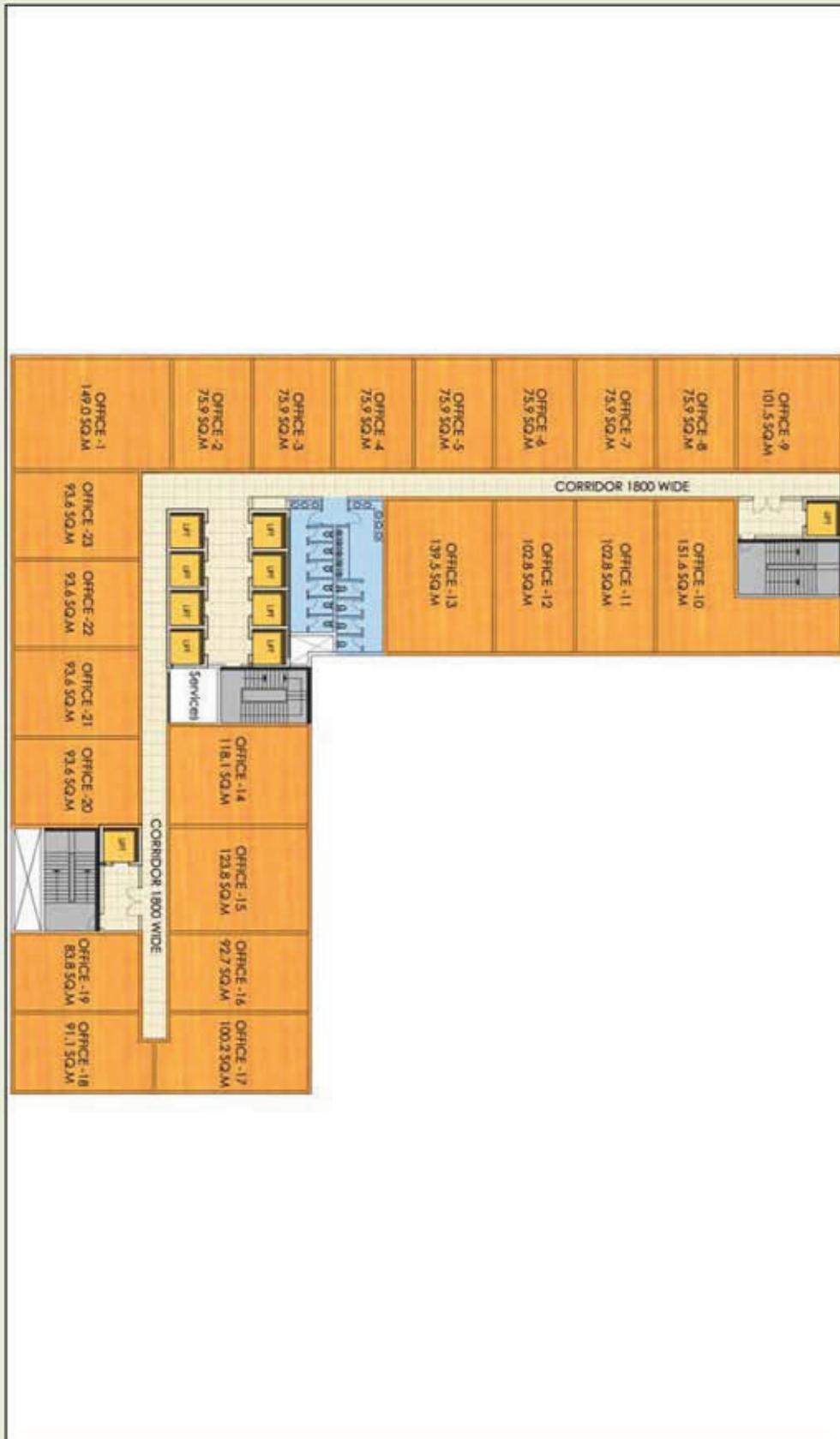
(4th TO 15th FLOOR)  
FLOOR PLATE AREA - 2485 SQ.M

# TYPICAL FLOOR PLAN



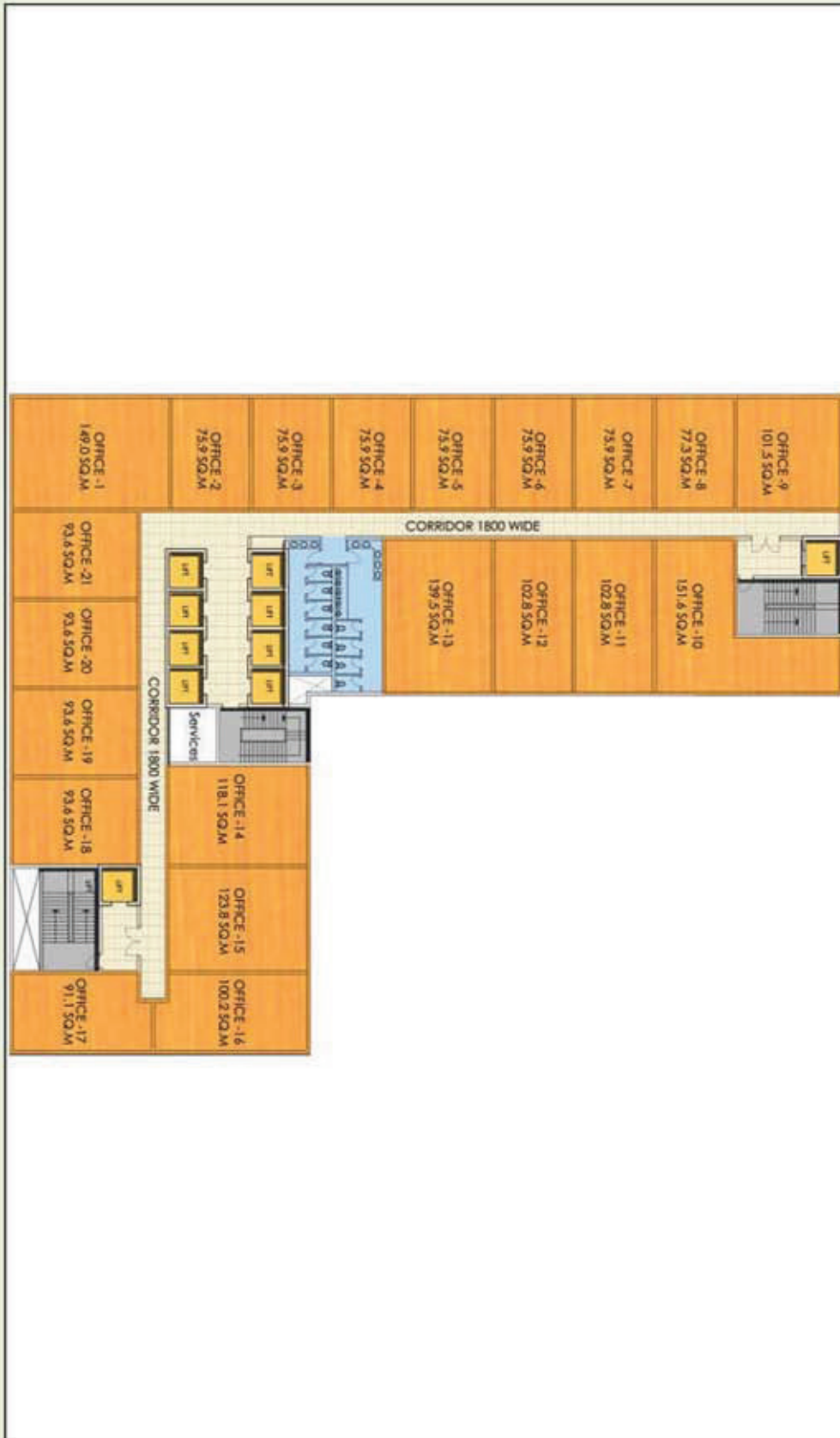
(16th TO 21st FLOOR)  
FLOOR PLATE AREA - 2230 SQ.M

# TYPICAL FLOOR PLAN



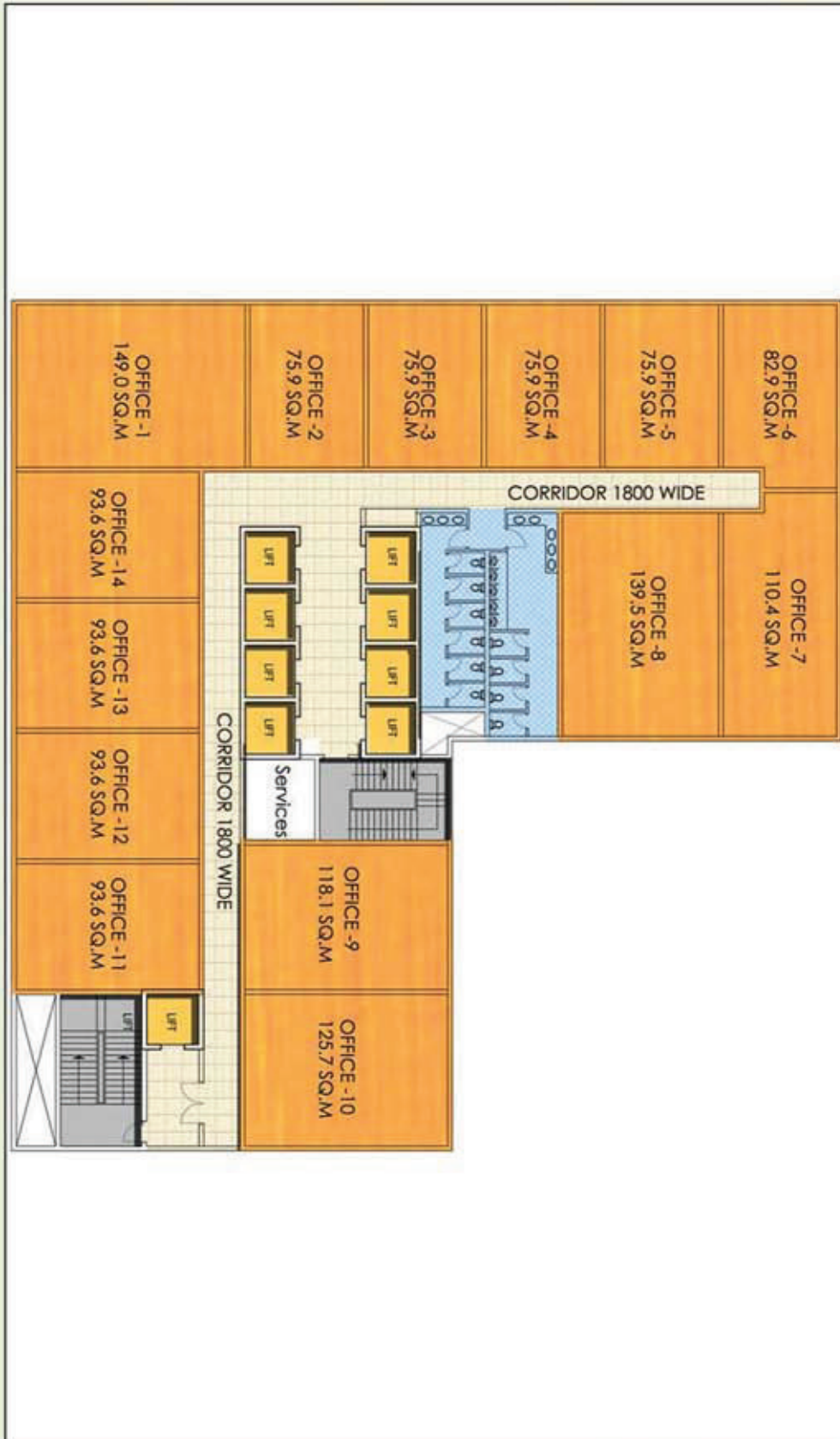
(22nd TO 27th FLOOR)  
FLOOR PLATE AREA -2016 SQ.M

# TYPICAL FLOOR PLAN

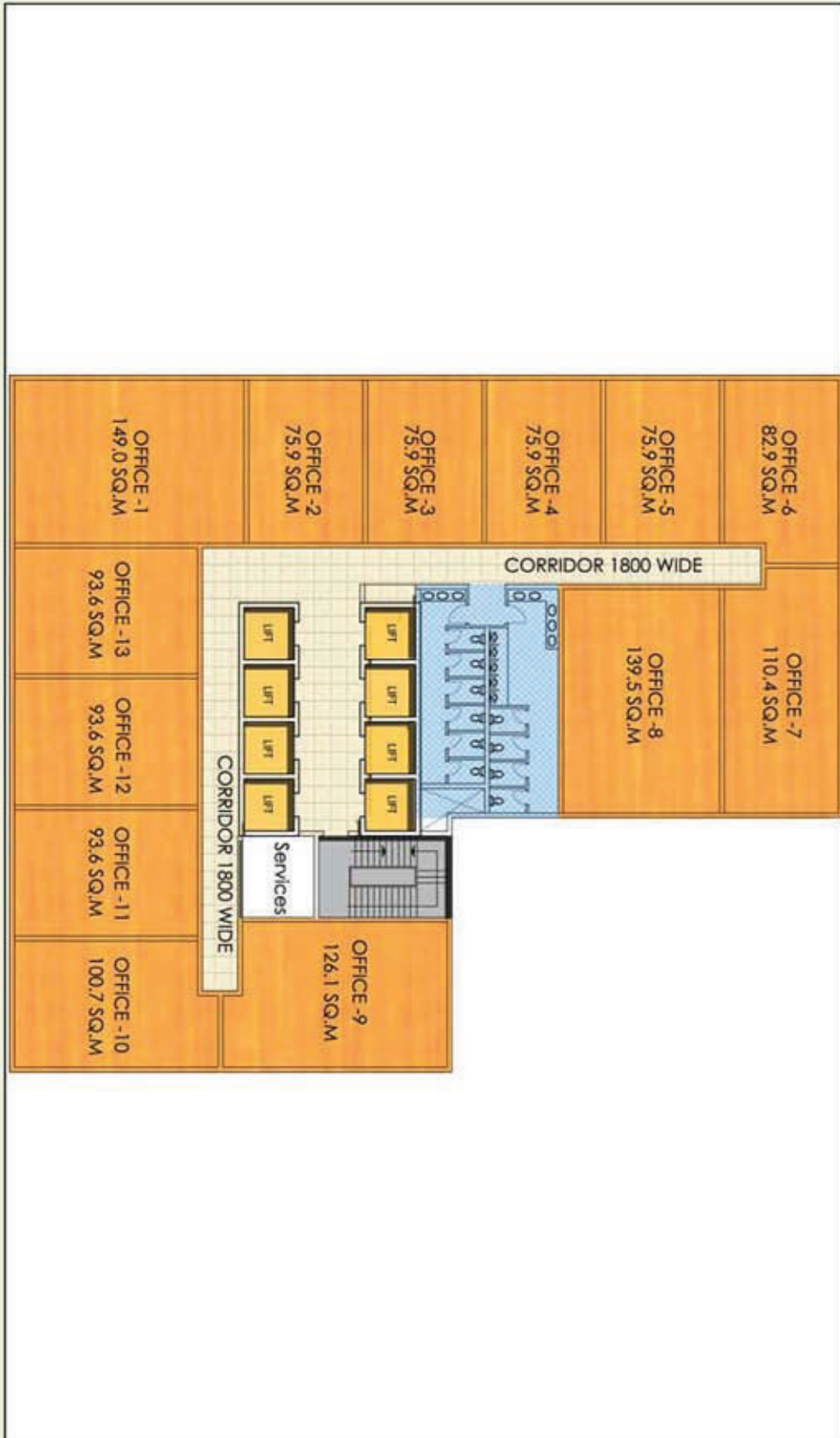


(28th TO 31st FLOOR)  
FLOOR PLATE AREA - 1720 SQ.M

# TYPICAL FLOOR PLAN



# TYPICAL FLOOR PLAN



(37th TO 39th FLOOR)  
FLOOR PLATE AREA -1167 SQ.M



# Landmark

*Get Bedazzled*

**TOWERS**

Sector - 15, NOIDA

## **Aims Sanya Developers Pvt. Ltd.**

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**Branch Office:** R-10,11,12 Ansal Chamber-I, 3 Bhikaji Cama Place, New Delhi-110066

Ph.: 011-66099783/4/5 Fax: 011-66099782

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