

PAYMENT PLAN

S. NO.	CONSTRUCTION MILESTONE	CHARGES
1	At the time of Booking	10.00%
2	On Start of 20th Floor	25.00%
3	On Start of 25th floor	25.00%
4	On Start of Top Floor	15.00%
5	On Start of Painting of block	15.00%
6	At the time of Offer of Possession	10.00%

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

☎ 78 52 86 26 26 | ✉ crm@skadestinyone.com | 🌐 skaindia.co.in

GSTIN : 09ABDFP7950LIZM | LLPIN : ACB-5446 | UPRERAPRJ783951/04/2024 | www.up-rera.in

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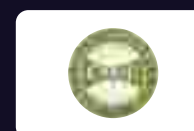
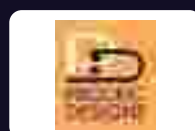
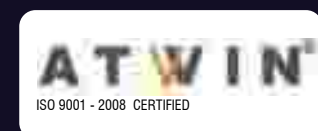
MEMBER OF



HOME LOAN
PARTNER



PROJECT CONSULTANTS



SCAN
HERE FOR
BROCHURE



SKA
DESTINY
ONE

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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

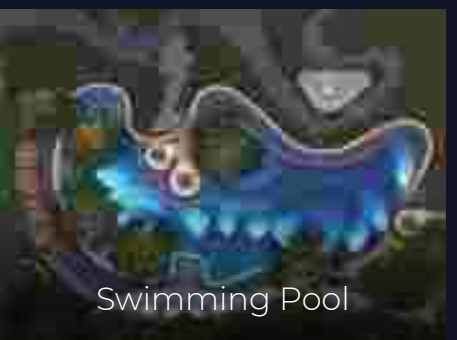


Floor to Floor Height (11' & 12' Feet)

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Swimming Pool



Banquet Hall



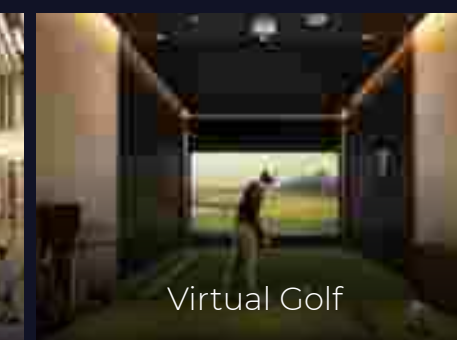
Clubhouse



Pool Table



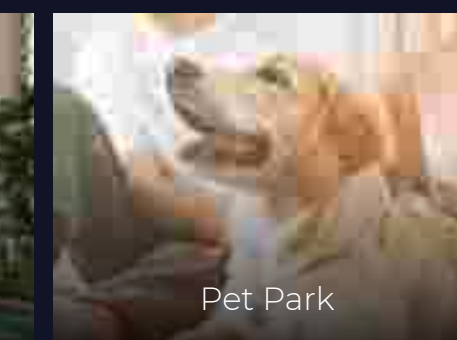
Kids Play Room



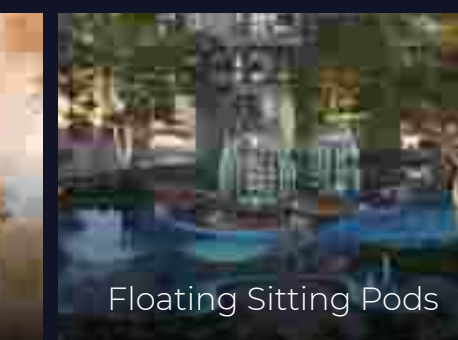
Virtual Golf



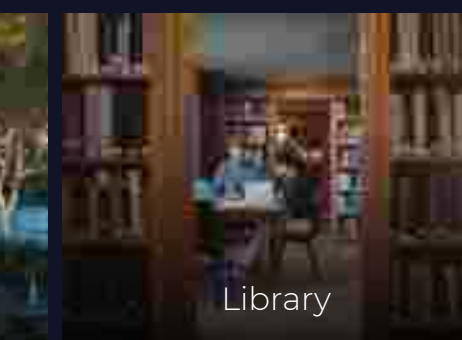
Badminton Court



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.



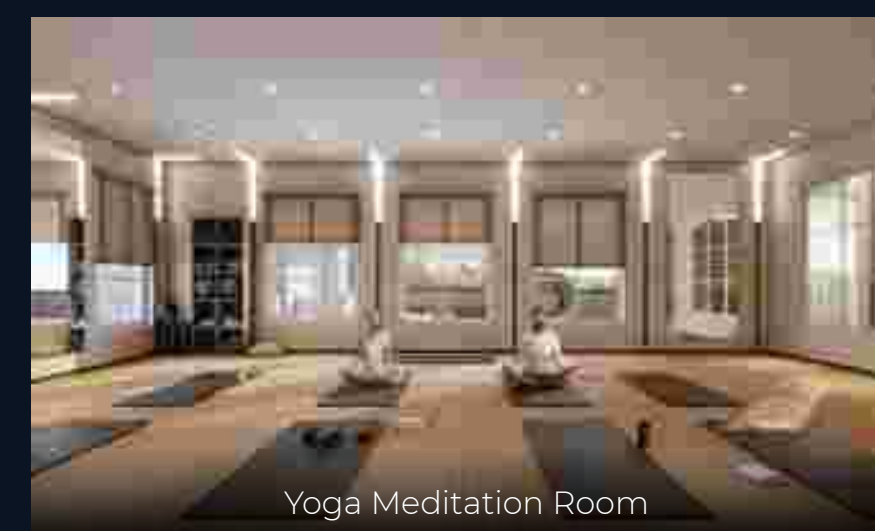
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ALL YOU NEED FOR AN ELITE ESCAPE

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

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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

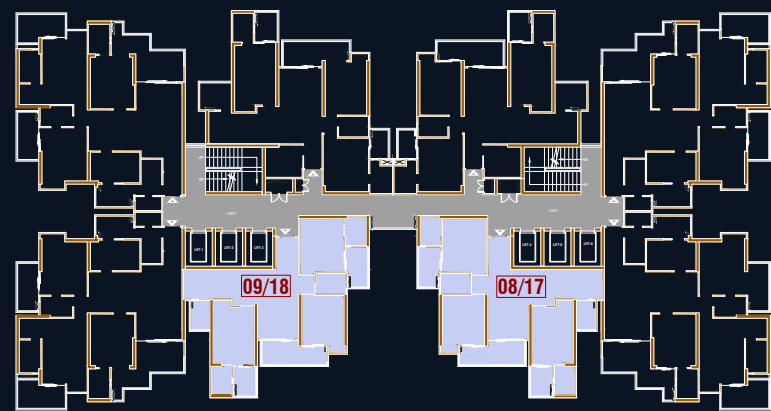
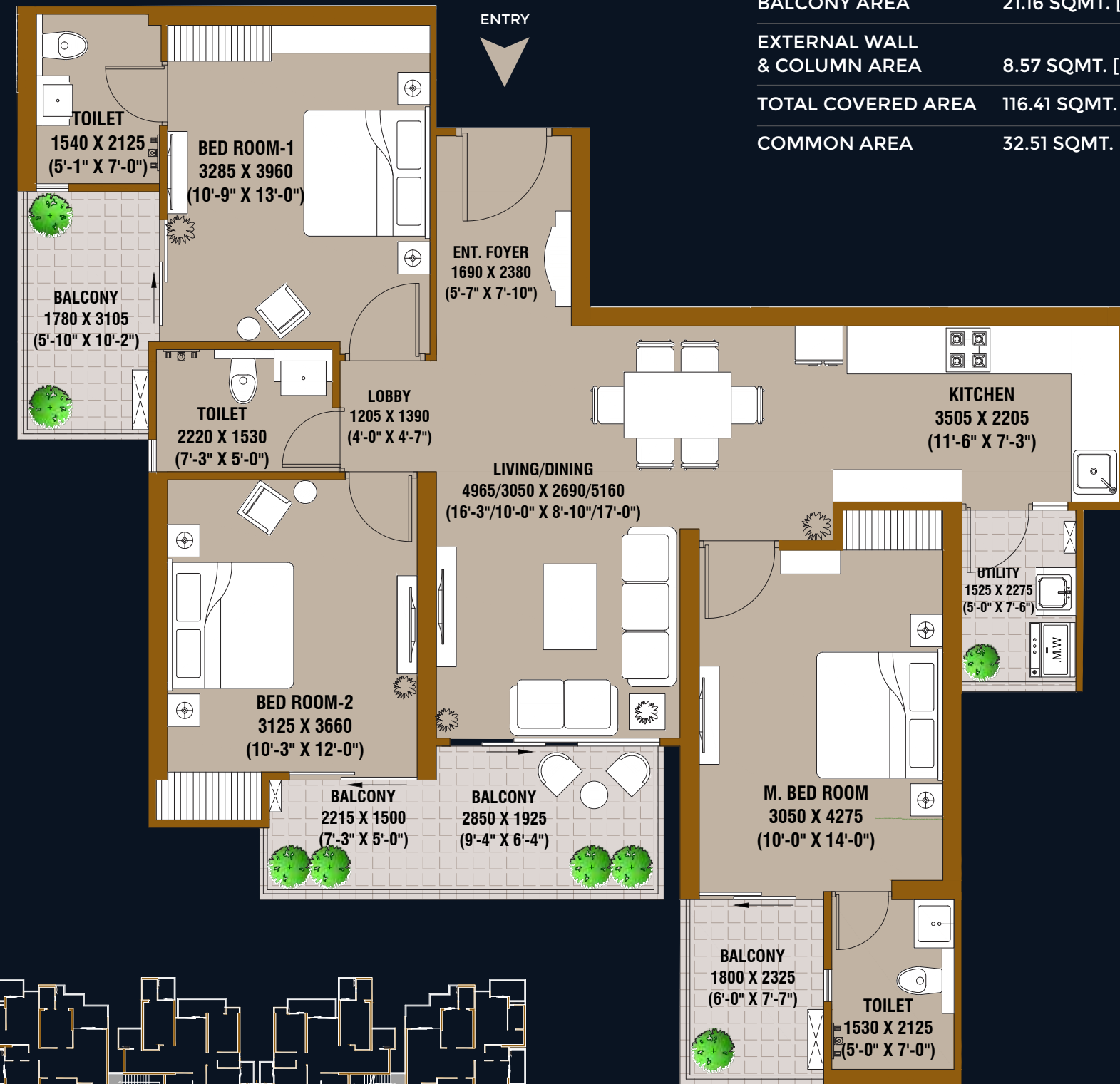
SITE MAP | ROOF LEVEL



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.]

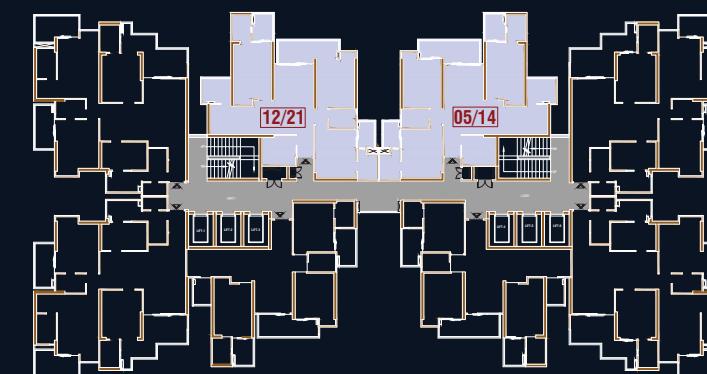
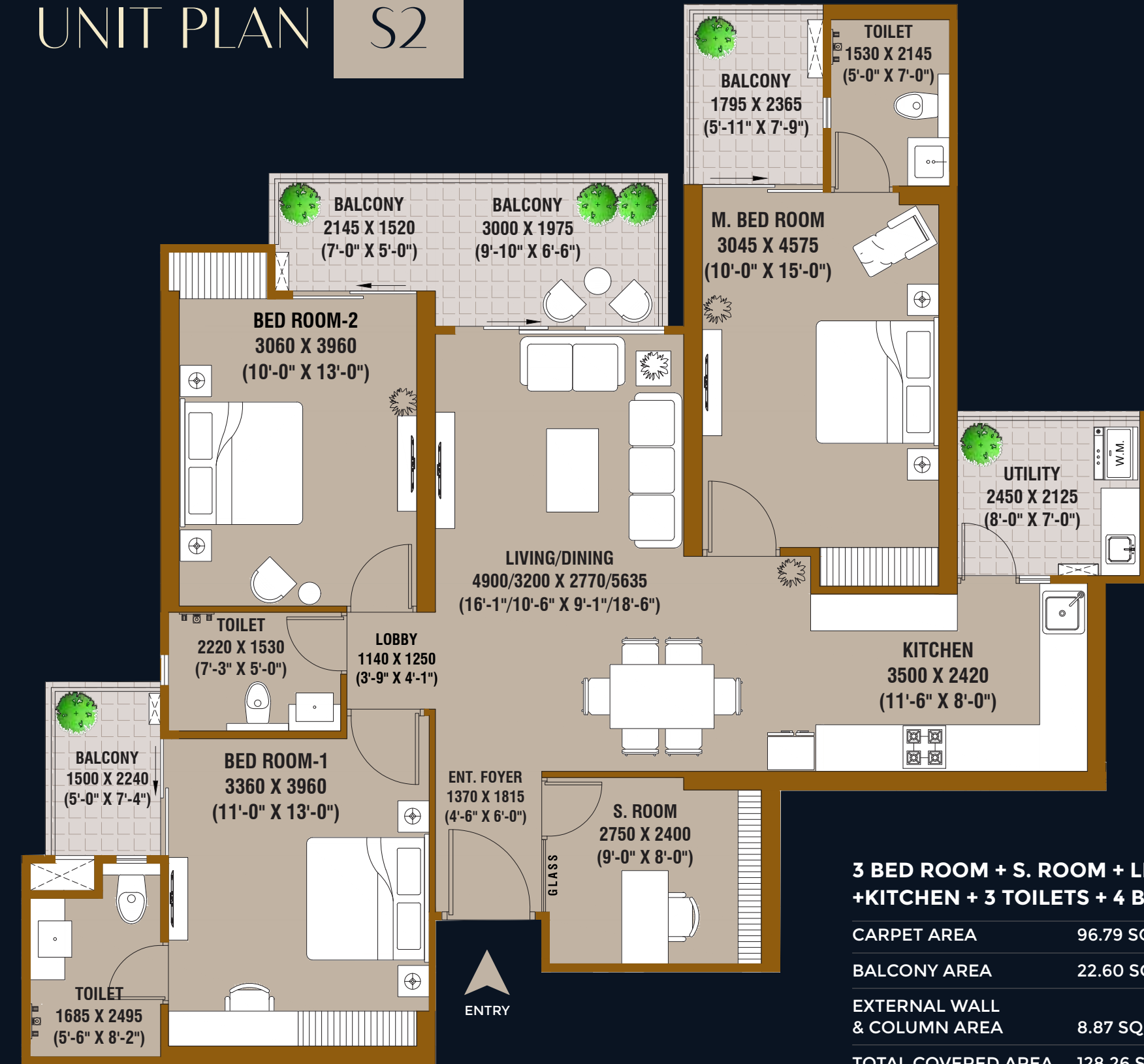


CLUSTER PLAN
BETA/GAMMA TOWER
UNIT-08/17, 09/18

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

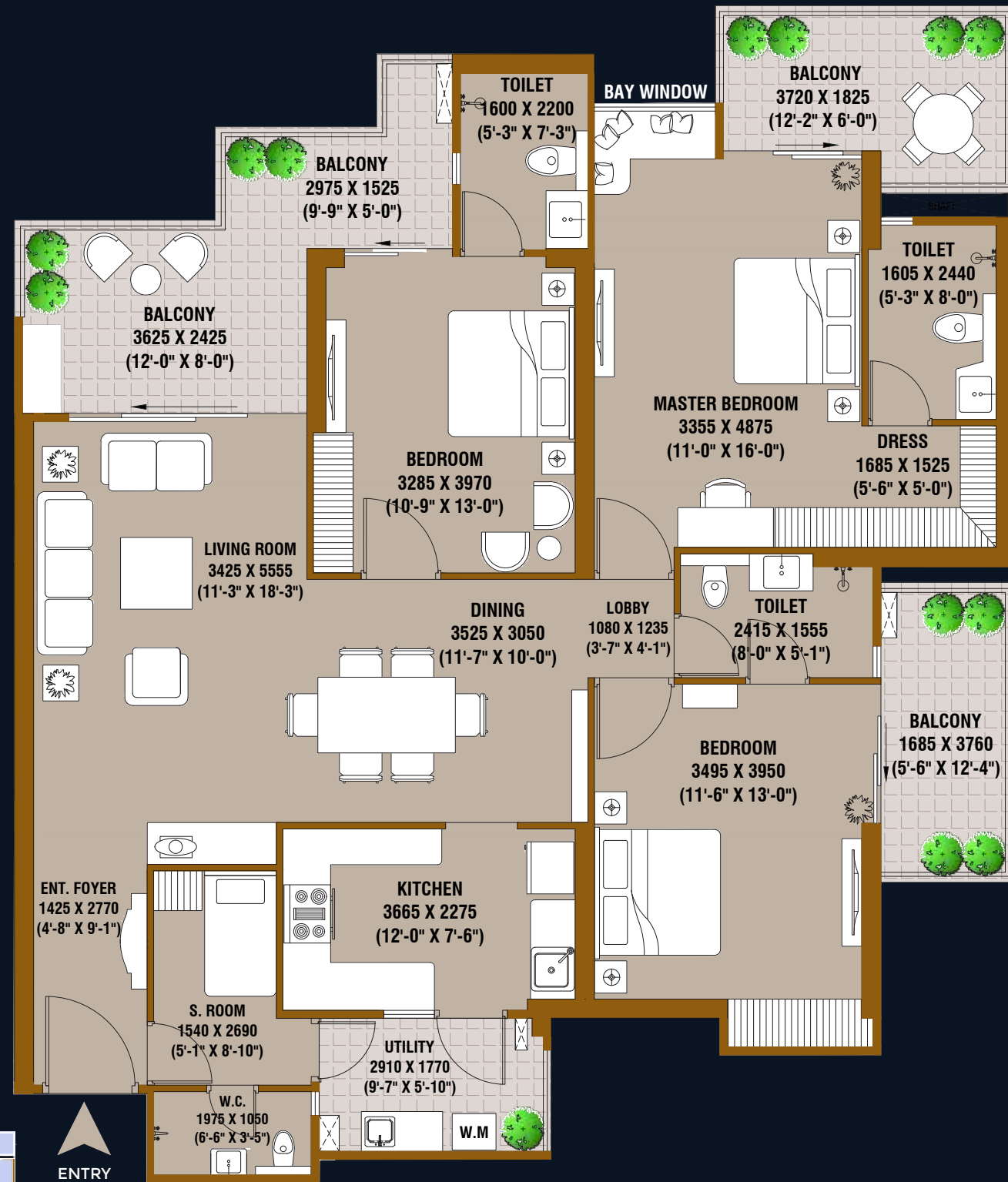
CARPET AREA
112.72 SQMT. [1213.32 SQFT.]

BALCONY AREA
33.06 SQMT. [355.86 SQFT.]

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

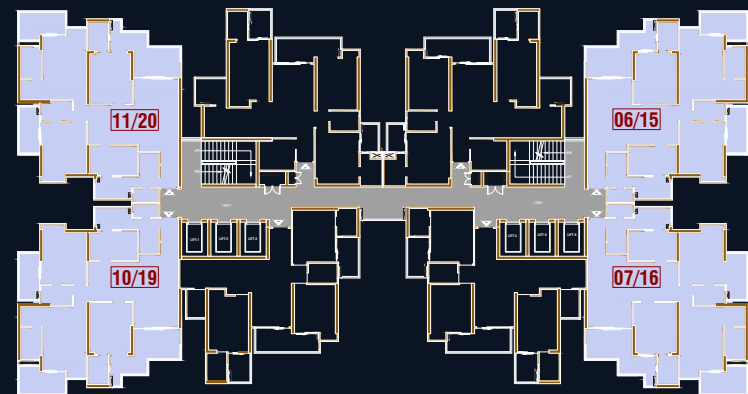
TOTAL COVERED AREA
153.94 SQMT. [1657.01 SQFT.]

COMMON AREA
41.81 SQMT. [450.04 SQFT.]

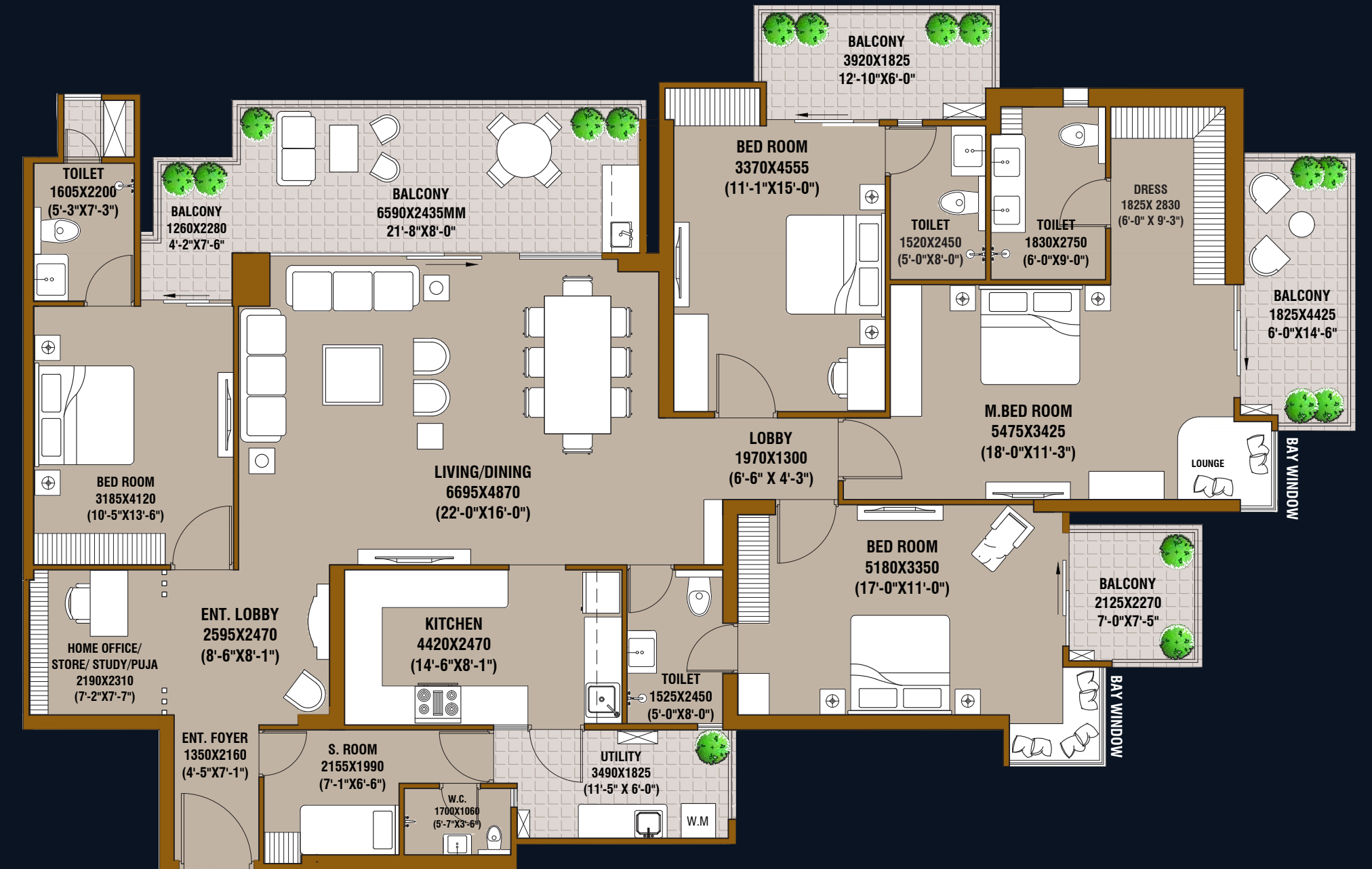


CLUSTER PLAN

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

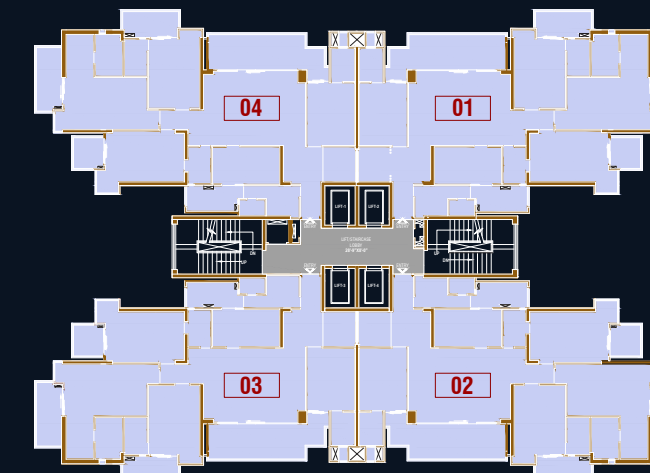


UNIT PLAN S4



ENTRY

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



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



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.