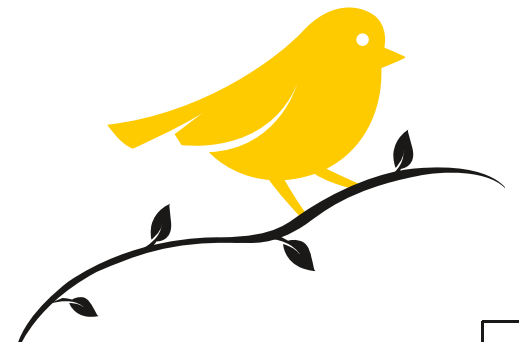


Size : 297mm X 210mm

PRATEEK  
**Canary**  
3/4 BHK Residences & Duplex Penthouses  
Sector 150, Noida  
RERA No. UPRERAPRJ591510

Uncage your life





Images used are artistic impressions of the project. Actual project may vary.



Welcome to

PRATEEK  
**Canary**  
3/4 BHK Residences & Duplex Penthouses  
Sector 150, Noida

Imagine waking up to a magnificent and uninterrupted panoramic golf view and a huge private party deck to embrace it. Presenting Prateek Canary. A neighbourhood for the select few with a carefully crafted collection of just 664 units having 3/4 BHK residences and duplex penthouses built over a sprawling 12.55 acres of land. Add to it, a dedicated clubhouse with all the modern amenities including hospitality, retail, entertainment and wellness. With Prateek Canary, uncage your life and step into a world where life sings with joy.

- Spacious 3/4 BHK residences & duplex penthouses • Panoramic golf view
- A huge private party deck • A low density project with only 664 units in 12.55 acres

**A WORLD WHERE LIFE SINGS WITH JOY**



The joy of having nothing

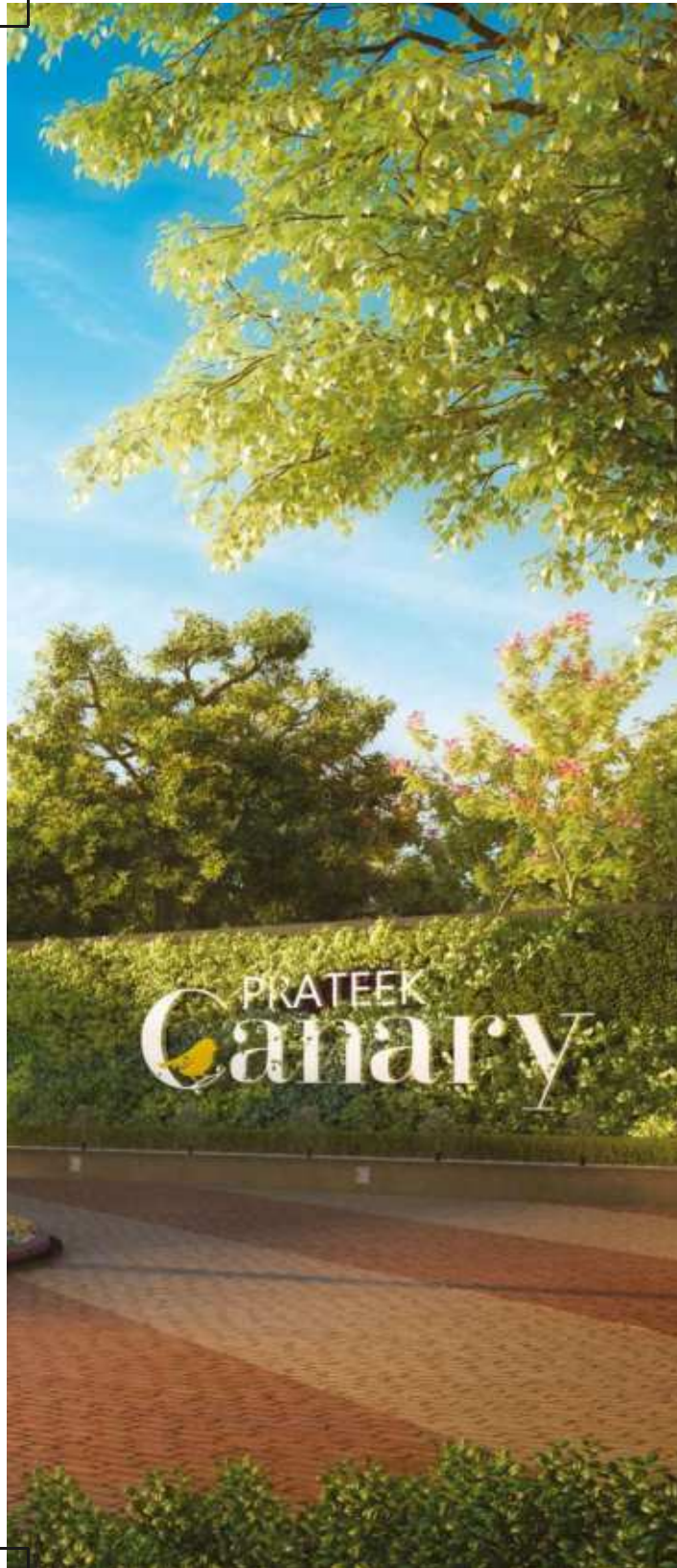


between you and the view.





Images used are artistic impressions of the project. Actual project may vary.



## Grand Entrance

The joy of driving in and knowing that you have arrived.

Standing tall in Sector 150, Prateek Canary greets you from kilometers away. But it's the journey from the huge gate to the grand lobby that really blows you away. Driving in through the tree-lined avenue while enjoying the view of the sculpture island, you get down at a 5-star like drop-off point and walk in to the grand lobby with double-height ceiling. The moment you are in, you know you have arrived.

- Grand lobby
- Sculpture island
- Fountain
- 5-star like drop-off







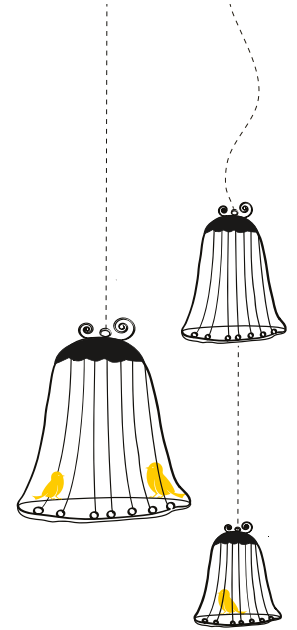


## Central Avenue

The joy of getting more than just a great view.

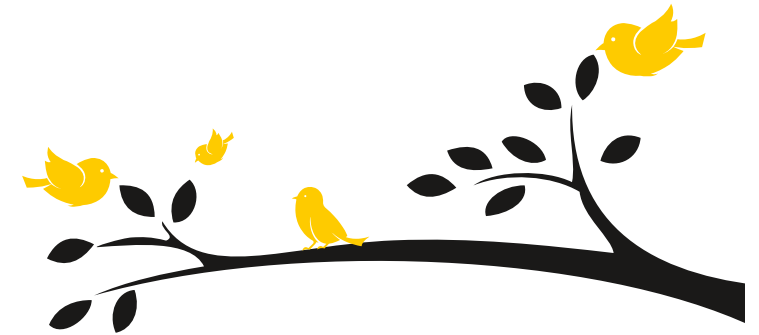
With wide open greens in its embrace and the panoramic view of golf greens from the front, Prateek Canary has been designed to enhance your every experience with something magnificent.

- Central tree-lined avenue
- Tranquil water bodies
- Peripheral track for a great leisure walk
- Green sit-out areas





Images used are artistic impressions of the project. Actual project may vary.



### Private Party Deck

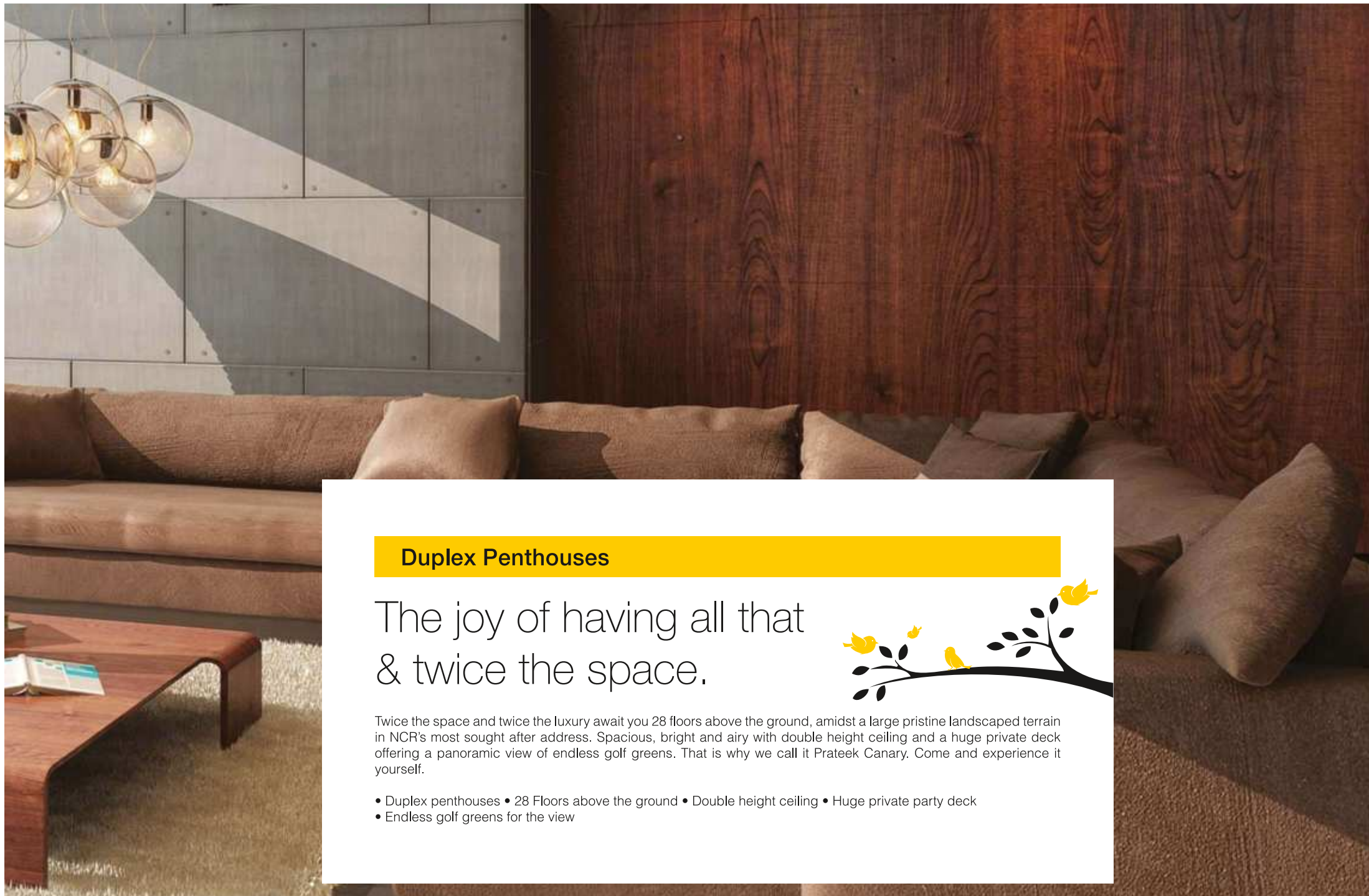
The joy of waking up  
to infinite greens.



- A huge private party deck
- View of endless golf greens
- Spacious enough to host a lavish party



Images used are artistic impressions of the project. Actual project may vary.



## Duplex Penthouses

The joy of having all that  
& twice the space.

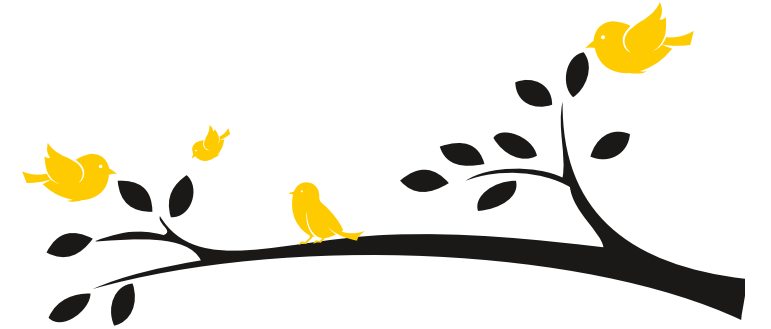


Twice the space and twice the luxury await you 28 floors above the ground, amidst a large pristine landscaped terrain in NCR's most sought after address. Spacious, bright and airy with double height ceiling and a huge private deck offering a panoramic view of endless golf greens. That is why we call it Prateek Canary. Come and experience it yourself.

- Duplex penthouses • 28 Floors above the ground • Double height ceiling • Huge private party deck
- Endless golf greens for the view



Images used are artistic impressions of the project. Actual project may vary.



## Open Lawn Zone

The joy of having outdoors that offer rejuvenation & not pollution.



In a world cluttered with concrete structures, it's hard to find a home with cleaner, greener surroundings. A place that breathes freshness into your life and your lungs too. With its multi-purpose open lawn zone, Prateek Canary makes each moment a rejuvenating one.

- Grand event lawn • Thematic court • Kids' play area • Senior citizen court • Sit-out court • Sculptures
- Colorful plantation • Thematic garden



Gymnasium

Images used are artistic impressions of the project. Actual project may vary.







Swimming Pool Night View



Sauna & Spa



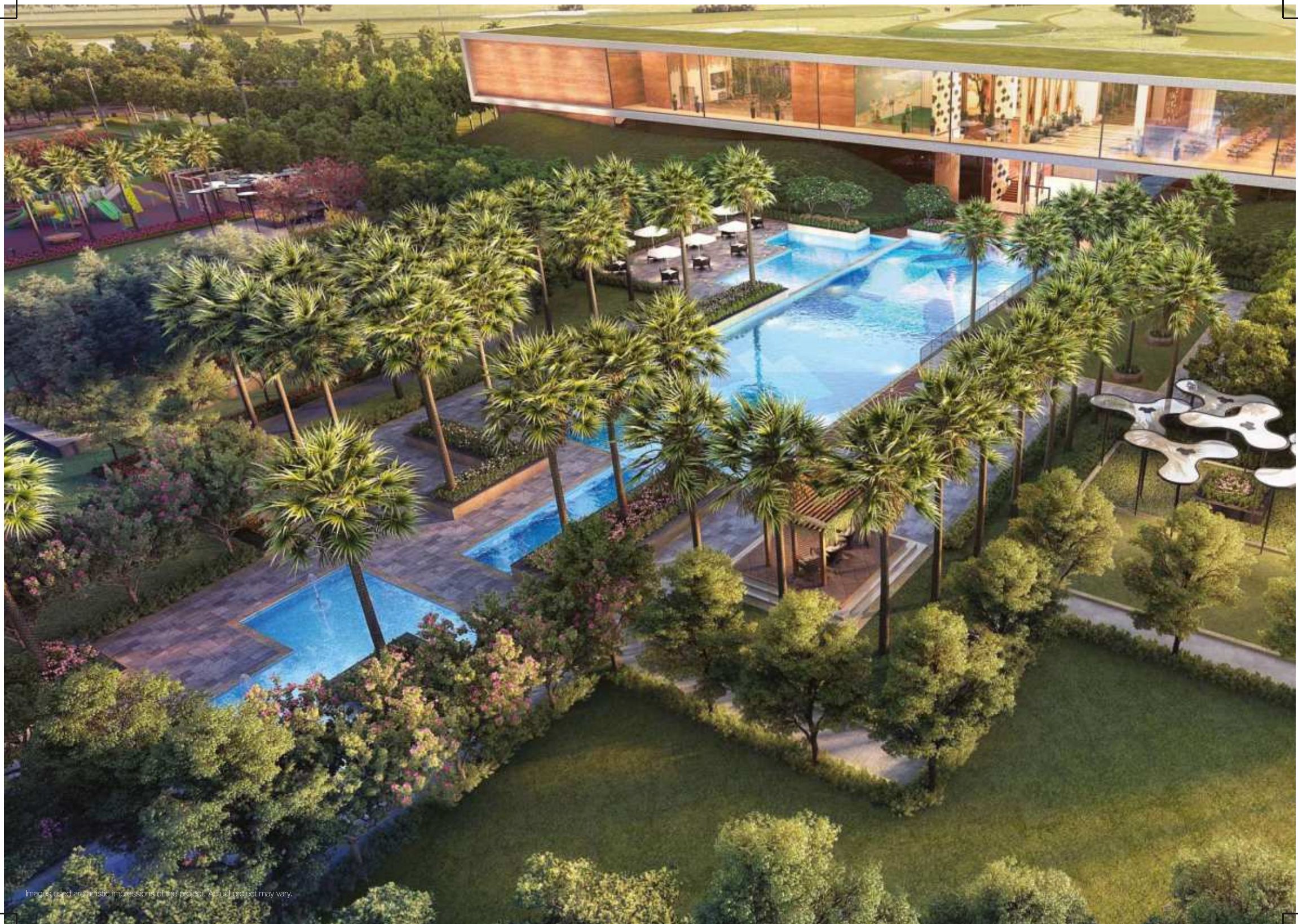
Mini Theatre



Billiards/Pool



Lawn Tennis



Images used are artistic impressions of the project. Actual project may vary.



## The Clubhouse

The joy of experiences a notch higher.

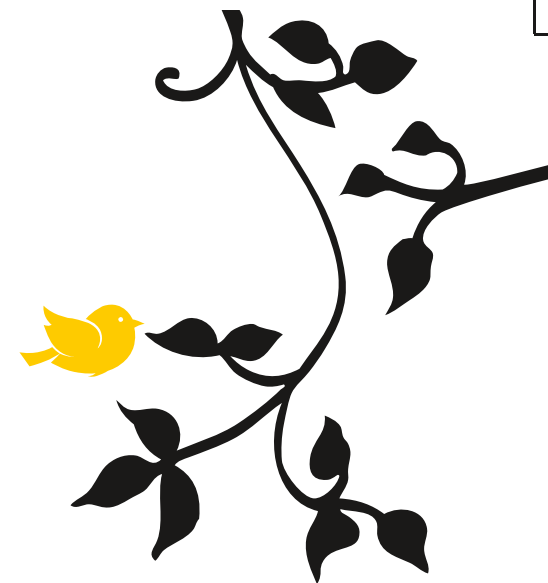
Get used to being busy, just not with work. The clubhouse at Prateek Canary has an assortment of meticulously designed amenities to offer. 10,000 sq. ft. of well-manicured greens inside and huge glass windows to offer an uninterrupted view of golf greens just across the road. Plus a host of facilities to help you celebrate, rejuvenate, burn some calories playing your favorite sport or just sit back and take pride in your achievements.

- The clubhouse with 'top-of-the-line' facilities
- Huge glass walls for uninterrupted golf view
- Swimming pool with separate kids' pool
- Steam bath, sauna, spa & yoga center
- Fully loaded multi-gymnasium
- Fully air-conditioned banquet hall
- Billiards
- Lawn tennis court
- Indoor badminton court
- Indoor squash court
- Table tennis
- Mini theatre





Images used are artistic impressions of the project. Actual project may vary.



## Sports Zone

The joy of winning every day  
by losing some calories.



We know you like being at the top of your game. So, sweat it out the way you like. With a swing of a cricket bat or backhand on the tennis court, scoring goal on the half football field or zipping on the skating rink, you have it all.

- Half football field/Multi-purpose sports field • Volleyball • Practice cricket pitch • Skating rink • Jogging track
- Cycling track • Tennis court • Half basketball court



Images used are artistic impressions of the project. Actual project may vary.





## Forest Retreat

The joy of going away without going far.



Imagine connecting with yourself without disconnecting with the world. Imagine going on a vacation without leaving home. Can't believe it? Come live it. Only at Prateek Canary. Workout in the open, go camping with your kids, make it a pet's day out, spend time with yourself on a leisure walk through the forest trail, all within the Prateek Canary premises.

- Forest trail • Camping/picnic area • Yoga & meditation lawn • Wellness garden • Nature exploration • Pets' park



BIC F1 track in close proximity



Maximum area dedicated to greens



15 mins from upcoming Jewar Airport



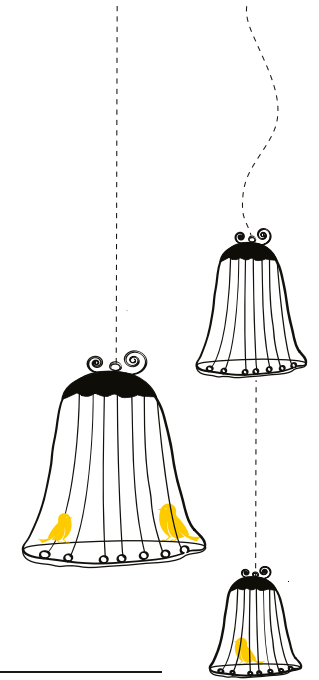
Connected through 3 expressways



Super close to Sec 148 metro



And everything has been built with you at the centre.



### Sector 150 Noida

A 600-acre sector and the greenest zone in the region with maximum area dedicated to landscaped greens. A world-class sports facilities spread over 100 acres. Clear skies with no overhead wiring. A super-low density project. And yet minutes away from all the action with the upcoming Jewar Airport and the Sector 148 metro station in close proximity.

Situated near the Yamuna-Hindon confluence and benefiting from both the Yamuna E-way and the Noida – Greater Noida E-way, it's already turning out to be the hottest residential hub in the entire Delhi/NCR. Choose your habitat like the Prateek Canary.

- Maximum sector dedicated to greenery
  - Landscaped parks
  - Artificial lakes
  - Fountains
  - Sculptures
  - Dedicated kids' play areas
- One of India's biggest parks laid out in sprawling 40 acres
- The sports city offering a number of sports facilities for residents over 100 acres
- 9-hole golf course within the sector accessible to members
- Fast connectivity via the forthcoming FNG (Faridabad-Noida-Ghaziabad ) Expressway
- The Sports City is connected through three main expressways: Noida-Greater Noida Expressway, DND Flyway, and Yamuna Expressway
- 15 minutes from the upcoming Jewar Airport
- Well connected to IGI Airport
- Super close to the Sector 148 metro station

**Prateek Canary Entrance**

- 01. Grand Entrance
- 02. Green Project Branding Wall
- 03. Entrance Water Feature
- 04. Thematic Island
- 05. Building Drop Offs
- 06. Building Identity/Sculpture

**Centre Avenue**

- 07. Central Avenue
- 08. Water Feature

**Club House and Amenities Zone**

- 09. Adult's Pool
- 10. Kids' Pool
- 11. Palm Court
- 12. Gazebo
- 13. Pool Deck
- 14. Pool Side Cafe
- 15. Party Lawn
- 16. Lawn
- 17. Outdoor Reading Area

**Open Lawn Zone**

- 18. Grand Event Lawn
- 19. Stepped Planting
- 20. Kids Play Area
- 21. Senior Citizen Sitout
- 22. Ampitheater
- 23. Sitout Area with Structure
- 24. Sculpture
- 25. Thematic Plantation
- 26. Multipurpose Lawn

**Sports Zone**

- 27. Half Football Field/Multi-Purpose Sports Field
- 28. Half Basketball Court
- 29. Volley Ball Court
- 30. Net Cricket Practice Pitch
- 31. Outdoor Table Tennis with Shade Structure
- 32. Skating Rink
- 33. Jogging Track
- 34. Tennis Court
- 35. Badminton Court

**Forest Retreat**

- 36. Nature Kids Play Area
- 37. Camping/Picnic Area
- 38. Nature Exploration
- 39. Forest Trail
- 40. Outdoor Stepped Seating
- 41. Wellness Garden
- 42. Yoga/Meditation Lawn
- 43. Leisure Lawn
- 44. Pets Park
- 45. Dense Plantation

**Commercial Zone**

- 46. Commercial Plaza
- 47. Clubhouse Entry

**Stilt Landscape**


- 48. Dry Garden
- 49. Pathway
- 50. Lawn
- 51. Sitout Court

Apartment Layout	Carpet Area (Sq.Ft.)	Balcony (Sq.Ft.)	Built Up Area (Sq.Ft.)	Total Area (Sq.Ft.)
3BHK ELITE (1700)	1138.84	240.84	1379.68	1700
3BHK DELUXE (2040)	1346.20	290.00	1636.20	2040
3BHK LUXURY (2555)	1618.88	438.71	2057.59	2555
4BHK LUXURY (3355)	2067.35	566.05	2633.40	3355
DUPLEX PENTHOUSE (6100)	3751.64	1130.85	4882.49	6100

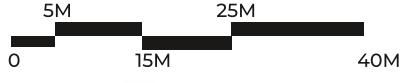



GOLF COURSE

CLUB HOUSE



Master Plan



0 5M 15M 25M 40M

**3 BHK (ELITE)**

**Total Area = 1700.00 sq. ft.**

Built-up Area = 1379.68 sq. ft.

Carpet Area = 1138.84 sq. ft.

Balcony Area = 240.84 sq. ft.



- 3 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Dry Balcony
- Balconies

**UNIT PLAN**

### 3 BHK (DELUXE)

Total Area = 2040.00 sq. ft.

Built-up Area = 1636.20 sq. ft.

Carpet Area = 1346.20 sq. ft.

Balcony Area = 290.00 sq. ft.



- 3 Bedrooms
- 4 Toilets
- Living Room
- Dining Room
- Servant/Study Room
- Kitchen with Dry Balcony
- Balconies

UNIT PLAN

**Total Area = 2040.00 sq. ft.**  
 Built-up Area = 1636.20 sq. ft.  
 Carpet Area = 1346.20 sq. ft.  
 Balcony Area = 290.00 sq. ft.

**3 BHK (DELUXE)**



**Total Area = 1700.00 sq. ft.**  
 Built-up Area = 1379.68 sq. ft.  
 Carpet Area = 1138.84 sq. ft.  
 Balcony Area = 240.84 sq. ft.

**3 BHK (ELITE)**

**TOWER A**

1st to 28th Floor

**CLUSTER PLAN**



**Total Area = 2040.00 sq. ft.**  
 Built-up Area = 1636.20 sq. ft.  
 Carpet Area = 1346.20 sq. ft.  
 Balcony Area = 290.00 sq. ft.

**3 BHK (DELUXE)**



**Total Area = 1700.00 sq. ft.**  
 Built-up Area = 1379.68 sq. ft.  
 Carpet Area = 1138.84 sq. ft.  
 Balcony Area = 240.84 sq. ft.

**3 BHK (ELITE)**

**TOWER B & C**

1st to 29th Floor

**CLUSTER PLAN**

### 3 BHK (LUXURY)

Total Area = 2555.00 sq. ft.

Built-up Area = 2057.59 sq. ft.

Carpet Area = 1618.88 sq. ft.

Balcony Area = 438.71 sq. ft.



- 3 Bedrooms
- 4 Toilets
- Living Room
- Dining Room
- Servant/Study Room
- Kitchen with Dry Balcony
- Balconies

1st, 3rd, 5th, 7th, 9th, 11th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th Floor Plan

UNIT PLAN

### 3 BHK (LUXURY)

Total Area = 2555.00 sq. ft.

Built-up Area = 2057.59 sq. ft.

Carpet Area = 1618.88 sq. ft.

Balcony Area = 438.71 sq. ft.



- 3 Bedrooms
- 4 Toilets
- Living Room
- Dining Room
- Servant/Study Room
- Kitchen with Dry Balcony
- Balconies

2nd, 4th, 6th, 8th, 10th, 12th, 15th, 17th, 19th, 21st, 23rd, 25th, 27th & 29th Floor Plan

UNIT PLAN

**Total Area = 2555.00 sq. ft.**  
**Built-up Area = 2057.59 sq. ft.**  
**Carpet Area = 1618.88 sq. ft.**  
**Balcony Area = 438.71 sq. ft.**

**3 BHK (LUXURY)**



**1st, 3rd, 5th, 7th, 9th, 11th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th Floor Plan**

**TOWER D,E & H,I**

**CLUSTER PLAN**

**Total Area = 2555.00 sq. ft.**  
 Built-up Area = 2057.59 sq. ft.  
 Carpet Area = 1618.88 sq. ft.  
 Balcony Area = 438.71 sq. ft.

**3 BHK (LUXURY)**



**2nd, 4th, 6th, 8th, 10th, 12th, 15th, 17th, 19th, 21st, 23rd, 25th, 27th & 29th Floor Plan**

**TOWER D,E & H,I**

**CLUSTER PLAN**

**4 BHK (LUXURY)**

**Total Area = 3355.00 sq. ft.**

Built-up Area = 2633.40 sq. ft.

Carpet Area = 2067.35 sq. ft.

Balcony Area = 566.05 sq. ft.



- 4 Bedrooms
- 5 Toilets
- Living Room
- Dining Room
- Servant/Study Room
- Kitchen with Dry Balcony
- Balconies

1st, 3rd, 5th, 7th, 9th, 11th, 14th, 16th, 18th, 20th, 22nd, 24th & 26th Floor Plan

**UNIT PLAN**

### 4 BHK (LUXURY)

Total Area = 3355.00 sq. ft.

Built-up Area = 2633.40 sq. ft.

Carpet Area = 2067.35 sq. ft.

Balcony Area = 566.05 sq. ft.



- 4 Bedrooms
- 5 Toilets
- Living Room
- Dining Room
- Servant/Study Room
- Kitchen with Dry Balcony
- Balconies

2nd, 4th, 6th, 8th, 10th, 12th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th Floor Plan

**UNIT PLAN**

**Total Area = 3355.00 sq. ft.**  
 Built-up Area = 2633.40 sq. ft.  
 Carpet Area = 2067.35 sq. ft.  
 Balcony Area = 566.05 sq. ft.

**4 BHK (LUXURY)**



1st, 3rd, 5th, 7th, 9th, 11th, 14th, 16th, 18th, 20th, 22nd, 24th & 26th Floor Plan

**TOWER F & G**

**CLUSTER PLAN**



**Total Area = 3355.00 sq. ft.**  
 Built-up Area = 2633.40 sq. ft.  
 Carpet Area = 2067.35 sq. ft.  
 Balcony Area = 566.05 sq. ft.

**4 BHK (LUXURY)**



**2nd, 4th, 6th, 8th, 10th, 12th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th Floor Plan**

**TOWER F & G**

**CLUSTER PLAN**

## LOWER DUPLEX PLAN



TYPE	FLOOR	CARPET AREA	BALCONY AREA	BUILT-UP AREA	TOTAL AREA
		SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
DUPLEX PENT HOUSE	LOWER DUPLEX	2025.70	731.90	2757.60	6100
	UPPER DUPLEX	1725.94	398.95	2124.89	
TOTAL BUILT-UP AREA				4882.49	

**TOWER F & G**

**CLUSTER PLAN**

Total Area = 6100.00 sq. ft.

### UPPER DUPLEX PLAN



TOWER F & G

CLUSTER PLAN

## SPECIFICATIONS

Area	Walls	Floor	Ceiling	Doors	Windows	Sanitary Ware	Electrical
						Fixtures & Fittings	Fixtures & Fittings
Living/ Dining	POP Punning Work and Oil Bound Distemper	High - End Vitrified Tiles	POP Punning Work and Oil Bound Distemper	Designer Entry Door of 8 Feet Height	Anodized Aluminium Windows / UPVC	---	Modular Electric Switches
Master Bedroom	POP Punning Work and Oil Bound Distemper	Laminated Wooden Flooring	POP Punning Work and Oil Bound Distemper	Skin Moulded Paneled Door / Laminated Flush Door	Anodized Aluminium Windows / UPVC	---	Modular Electric Switches
Bedrooms	POP Punning Work and Oil Bound Distemper	High - End Vitrified Tiles	POP Punning Work and Oil Bound Distemper	Skin Moulded Paneled Door / Laminated Flush Door	Anodized Aluminium Windows / UPVC	---	Modular Electric Switches
Toilets	Ceramic Tiles cladded up to 7 Feet Height	Anti Skid Ceramic Tiles	POP Punning Work and Oil Bound Distemper	Skin Moulded Paneled Door / Laminated Flush Door	Anodized Aluminium Windows / UPVC	W.C., Washbasin & C.P. fittings.	Modular Electric Switches
Kitchen	Ceramic Tiles Cladded up to 2 Feet Height above Granite Counter	High - End Vitrified Tiles	POP Punning Work and Oil Bound Distemper	Powder Coated Aluminium Door / UPVC Door	Anodized Aluminium Windows / UPVC	C.P. fittings with Double Bowl Stainless Steel Sink.	Modular Electric Switches
Balconies	External Weather Proof Paint	Anti Skid Ceramic Tiles	---	Powder Coated Aluminium Door / UPVC Door	Anodized Aluminium Windows / UPVC	---	Modular Electric Switches
Servant / Study Room	POP Punning Work and Oil Bound Distemper	High - End Vitrified Tiles	POP Punning Work and Oil Bound Distemper	Skin Moulded Paneled Door / Laminated Flush Door	Anodized Aluminium Windows / UPVC	---	Modular Electric Switches
Servant / Study Toilet	Ceramic Tiles	Anti Skid Ceramic Tiles	POP Punning Work and Oil Bound Distemper	Skin Moulded Paneled Door / Laminated Flush Door	Anodized Aluminium Windows / UPVC	W.C., Washbasin & C.P. fittings	Modular Electric Switches

**Notes:** The colour and design of the tiles can be changed without any prior notice • Variation in the colour and size of vitrified tiles/granite may occur • Variation in the colour of mica may occur  
 • Area in all catagories of apartments may vary up to ± 3% without any change in cost, however, in case if the variation is beyond ± 3% charges are applicable.

# Location Map

**Akshardham**  
**Mayur Vihar**  
**Film City Flyover**  
**Sec18, Noida**  
**Mahamaya Flyover**  
**Kalindi Kunj / Sarita Vihar**  
**Amity University**  
**Noida Expressway**  
**Greater Noida**  
**Sec-148 Metro Station**  
**Plot No. SC-02/A7 Sector 150, Noida**

**Prateek Group Corporate Office**  
**Prateek Laurel**  
**Prateek Fedora**  
**Prateek Wisteria**  
**Mahamaya Flyover**  
**Kalindi Kunj / Sarita Vihar**  
**Amity University**  
**Noida Expressway**  
**Greater Noida**  
**Sec-148 Metro Station**  
**Plot No. SC-02/A7 Sector 150, Noida**

**Noida City Center(NCC)**  
**Mahamaya Flyover**  
**Amity University**  
**Sec-93 Noida, Flyover**  
**Noida Expressway**  
**NSEZ Noida**  
**Greater Noida**  
**Sec-148 Metro Station**  
**Plot No. SC-02/A7 Sector 150, Noida**

**South Extension**  
**DND Road**  
**Film City Flyover**  
**Sec 18, Noida**  
**Mahamaya Flyover**  
**Kalindi Kunj / Sarita Vihar**  
**Amity University**  
**Noida Expressway**  
**Greater Noida**  
**Sec-148 Metro Station**  
**Plot No. SC-02/A7 Sector 150, Noida**



SCAN THE CODE FOR LOCATION

Where foundations are  
kept on commitment...

**Prateek Group at a glance** \_\_\_\_\_

At Prateek, our commitment is our concrete. As we don't just create homes, we turn your dreams into a reality. Firmly guided by our core values of integrity, initiative and involvement, we have always tried to tread the path of excellence to deliver one supreme project after another, timely as promised. That's what makes us one of the most trusted and admired real estate groups in the region.

Our vision is to develop iconic infrastructural entities that redefine the industry standards while elevating the environs of our projects, transforming them into high-flying prime landmarks all over NCR.





...and a promise is more than a bond.

DELIVERED PROJECTS

**The Royal Cliff**  
LUXURY APARTMENTS  
At Crossings Republik, NH-24  
Delivered in 2011

**Prateek Fedora**  
Sector-61, Noida  
Delivered in 2012

**Prateek Laurel**  
Sector-120, Noida  
Delivered in 2013

**Prateek Wisteria**  
Sector-77, Noida  
Delivered in 2014

**Prateek stylome**  
Sector-45, Noida  
Delivered in 2015

**Prateek edifice**  
Sector-107, Noida  
Delivered in 2018

ON-GOING PROJECT

**GRAND Carnesia**  
2 / 3 / 4 BHK HOMES

**GRAND Paeonia**  
2 / 3 / 4 BHK HOMES



**PRATEEK GRAND CITY**  
THE GRAND LIFE  
Siddharth Vihar next to Indrapuram, (NH-24), Ghaziabad

RETAIL VENTURE

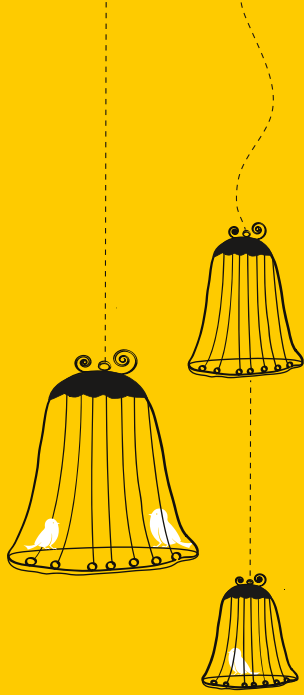
ENTERTAINMENT VENTURE

CSR INITIATIVE

**Prateek Foundation**  
**Zilaakar**  
Shaping a Better World



The brochure is purely conceptual and not a legal offering. The elevation, colour schemes, and/or exterior appearances specifications, design, layouts, 3D prospective views & stock images printed in this brochure are indicative and these can be changed at the sole discretion of the builder. 1 sq. mtr. = 10.764 sq.ft.



Scan the code to Uncage Your Life



For Project Details



For Location



**Strongbiz Propbuild Pvt. Ltd.**

**Site Office:** SC-02/A7, Sector-150, Noida

**Corp./Regd. Office:** Prateek Pro Menage, A-42, Sec-67, Noida-201301

**Ph:** +91 120 2595555 | **Call:** 8010 953 953

**E-mail:** prateekcanary@prateekgroup.com | **Website:** www.prateekgroup.com

**RERA No.** UPRERAPRJ591510 | <http://up-rera.in>

**CIN No.** U70102UP2016PTC077239 | **GST No.** 09AAWCS8649A1ZP