

UPRERAPRJ2513



32 YEARS OF BUILDING TRUST

SG GRAND

2/3 BHK APARTMENTS, RAJNAGAR EXTN., GHAZIABAD



HEY!
IT'S ME,
YOUR NEW
HOME

A GRAND RESIDENTIAL PROJECT

SG GRAND

2/3 BHK APARTMENTS, RAJNAGAR EXTN., GHAZIABAD

SABSE KHAS
DIL KE PASS



THE NAME SAYS IT ALL.

SG GRAND IS A GRAND RESIDENTIAL PROJECT

WITH OPTIONS OF 2, 2.5 & 3 BHK HOMES AND HAS MODERN FACILITIES FOR AN ACTIVE LIFESTYLE.

CORNER PLOT ON 24 MTR. ROAD. FREEHOLD & FULLY PAID-UP LAND



WHY SG

SG is an established brand in Real Estate Industry. We have delivered a number of group housing projects and commercial projects in different part of North India.

HAVING SUCCESSFULLY DELIVERED 2 RESIDENTIAL PROJECTS IN RAJNAGAR EXTENSION, SG IS THE PREFERRED CHOICE AMONG HOME BUYERS.

Our Foundation is laid on solid principles of Honesty, Integrity, Transparency and Discipline.

Quality of design and construction has always been the highest priority at SG. We have a robust system of quality checks for material procurement and construction work. Our residential complexes are of excellent build quality and are functional, with modern amenities.

A happy customer and a smile on her face is always the top reward that we look forward to.



GREEN AREA

3478.48 Sq. Mtr.

Concept Proposed by M/s Singal & Associates
with Natural Grass and Grass Lawn
with Plant & Trees
Lighting: Pole Lights



CENTRAL PARK

LANDSCAPED

KIDS PLAY GROUND

TODDLER MULTI PLAY STATION

ELDERS PARK

BADMINTON COURT



CLUB FACILITIES

Super Structure: Stilt + First Floor +
Second Floor + Third Floor

GYM

Equipment

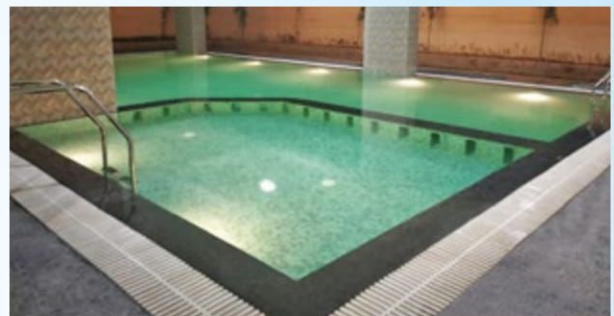
TREADMILLS, BIKES, CROSS TRAINERS
SETS OF RACKS, MULTIPRESS

SNOOKER & INDOOR GAMES

Equipment

TABLE TENNIS, POOL TABLE
CARROM BOARD, CHESS

KIDS PLAY ROOM



SWIMMING POOL

Separate Male & Female Toilets with Changing Room

KIDS POOL

MULTIPURPOSE HALL

SECURITY

PARKING



SITE LAYOUT PLAN



PLOTTED COLONY

24.0M WIDE ROAD

EXIT ENTRY

PLOT FOR SCHOOL = 500 SQ.MT

TOWER-G

OTHER GROUP HOUSING

CLUB 5

EMERALD (E)

DIAMOND (D)

CRYSTAL (C)

PEARL (B)

RUBY (A)

4 CENTRAL GREEN

2

1 ENTRY EXIT

24.0M WIDE ROAD

GDA PARK (MJ. ASAA RAM TYAGI)

KRISHNA ENCLAVE GDA APP. PLOTTED COLONY

LEGENDS

- 2 BHK
- 2 BHK + STORE
- 2 BHK + STUDY
- 2 BHK + STUDY + STORE
- 3 BHK
- 3 BHK
- 3 BHK + STUDY

FACILITIES

1. Entry/Exit from Main Road
2. Landscaped Garden With Kids Playing Area
3. Landscaped Park
4. Central Park
5. Club
 - Swimming Pool
 - Kids Pool
 - Gymnasium
 - Multipurpose Hall

NOTE: All Specifications, Designs, Layout, Images, Conditions are only indicative and some of these can be changed at the discretion of the builder. These are purely conceptual and constitute no legal offering. 1 sq. mtr. = 10.764 sq. ft. Map not to scale.



3 BHK

TOWER F Unit No. 1, 2

3 Bedrooms / Drawing & Dining / Kitchen / 2 Toilets / 4 Balconies

CARPET AREA

68.09 SQ. MTR. (733 SQ. FT.)

BALCONY AREA

16.90 SQ. MTR. (182 SQ. FT.)

BUILT UP AREA

91.97 SQ. MTR. (990 SQ. FT.)

TOTAL AREA

120.30 SQ. MTR. (1295 SQ. FT.)



CARPET AREA (AS PER RERA GUIDELINES): The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or verandha and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

NOTE: All Specifications, Designs, Layout, Images, Conditions are only indicative and some of these can be changed at the discretion of the builder. These are purely conceptual and constitute no legal offering. Minor difference in above mentioned areas of respective units can be possible due to slight variations, exact area of respective units will be mentioned in agreement. 1 sq. mtr. = 10.764 sq. ft.



3 BHK + STUDY

TOWER F Unit No. 3, 4

3 Bedrooms / Drawing & Dining / Kitchen / 2 Toilets / Study Room / 4 Balconies

CARPET AREA

74.78 SQ. MTR. (805 SQ. FT.)

BALCONY AREA

16.90 SQ. MTR. (182 SQ. FT.)

BUILT UP AREA

98.47 SQ. MTR. (1060 SQ. FT.)

TOTAL AREA

129.59 SQ. MTR. (1395 SQ. FT.)



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2 BHK + STUDY + STORE

TOWER C Unit No. 1, 3, 6, 8 / **TOWER D** Unit No. 1, 4, 5, 8 / **TOWER E** Unit No. 2, 4, 5, 7

2 Bedrooms / Drawing & Dining / Kitchen / Study Room / Store / 2 Toilets / 3 Balconies

CARPET AREA

64.66 SQ. MTR. (696 SQ. FT.)

BALCONY AREA

12.17 SQ. MTR. (131 SQ. FT.)

BUILT UP AREA

82.22 SQ. MTR. (885 SQ. FT.)

TOTAL AREA

106.84 SQ. MTR. (1150 SQ. FT.)



▲
ENTRY

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— 2 BHK + STORE —

TOWER C Unit No. 2, 7 / **TOWER D** Unit No. 2, 3, 6, 7 / **TOWER E** Unit No. 3, 6

2 Bedrooms / Drawing & Dining / Kitchen / Store Room / 2 Toilets / 3 Balconies



CARPET AREA
54.72 SQ. MTR. (589 SQ. FT.)

BALCONY AREA
12.08 SQ. MTR. (130 SQ. FT.)

BUILT UP AREA
71.72 SQ. MTR. (772 SQ. FT.)

TOTAL AREA
92.90 SQ. MTR. (1000 SQ. FT.)



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— 2 BHK —

TOWER A Unit No. 2, 7 / **TOWER B** Unit No. 3, 8 / **TOWER C** Unit No. 4, 5

2 Bedrooms / Drawing & Dining / Kitchen / 2 Toilets / 3 Balconies

CARPET AREA

45.99 SQ. MTR. (495 SQ. FT.)

BALCONY AREA

9.01 SQ. MTR. (97 SQ. FT.)

BUILT UP AREA

59.46 SQ. MTR. (640 SQ. FT.)

TOTAL AREA

77.11 SQ. MTR. (830 SQ. FT.)



▲
ENTRY

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SG GRAND — AMENITIES

GREEN AREA

- Area : Total area 3478.48 Sq. Mtr.
- Landscape : Concept proposed by M/s Singal & Associates with Natural Grass / Grass Lawn Plant / Trees
- Lighting : Pole lights
- Kids Play : Open / Synthetic Flooring in cricket area
- Toddler Multi Play Station : 1 no.
- Jogging Track : 1 no.
- Badminton Court : 1 no.



SECURITY

- Gated Complex
- 24 x 7 security personnel and intercom

CLUB (GROUND + 3 FLOORS) WITH SWIMMING POOL IN INDEPENDENT AREA



Actual Photographs

UNIT SPECIFICATIONS

SUPER STRUCTURE

- Earthquake Resistant RCC Structure
- Tower Exterior — Weatherproof Texture

FLOORING

- Vitrified tiles in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles in Bathrooms and Balconies

WALL AND CEILING FINISH

- POP Cornice, Walls & Ceiling with OBD

KITCHEN

- Granite working top with Stainless Steel Sink
- Ceramic tiles upto 2 ft. working counter

TOILETS

- Ceramic tiles on walls upto 6 ft.
- White Sanitaryware with EWC - CP fittings

DOORS AND WINDOWS

- Outer Doors and Windows Aluminium Powder Coated
- Wooden Internal Door Frames with Painted Flush Door Shutter
- Main Door Frames of Wood with Painted Flush Door Shutter
- Good quality hardware fittings

ELECTRICAL

- Copper wire with PVC conduits with MCB supported circuits and adequate Power and Light Points in wall & ceiling

TELEPHONE

- Intercom Facilities with Instrument

SINGLE POINT CONNECTION

- Display Unit of Prepaid Meter

Note:

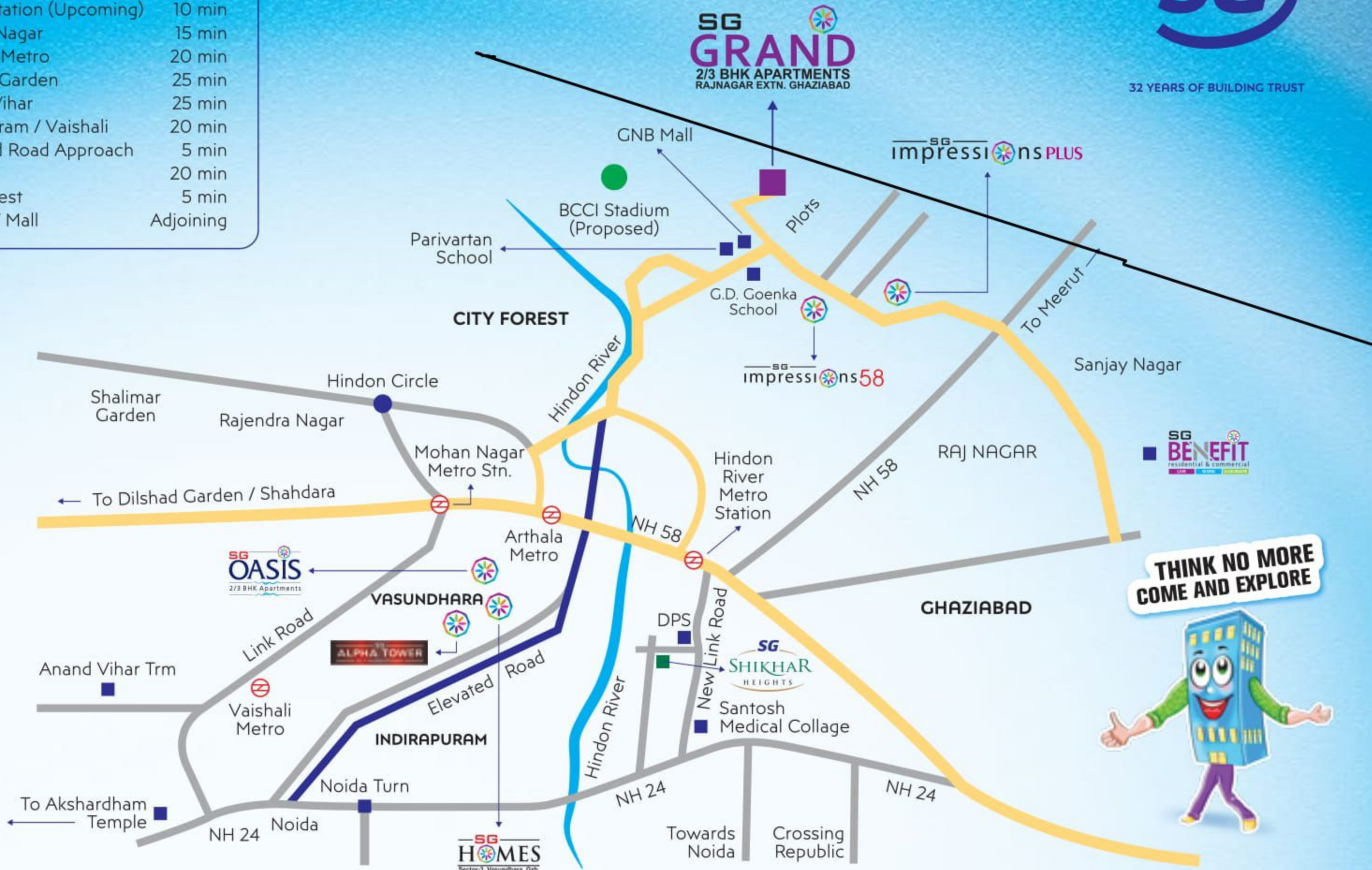
1. Variation in colour in vitrified tiles/granite may occur.
2. Area in all categories of apartments may vary upto $\pm 5\%$ without any change in the cost. However, in case the variation is beyond $\pm 5\%$ terms of agreement to sale applicable.
3. Request for any change in construction/specification of any type in the apartment will not be entertained.



32 YEARS OF BUILDING TRUST

LOCATION ADVANTAGE*

Metro Station (Upcoming)	10 min
Mohan Nagar	15 min
Vaishali Metro	20 min
Dilshad Garden	25 min
Anand Vihar	25 min
Indirapuram / Vaishali	20 min
Elevated Road Approach	5 min
Noida	20 min
City Forest	5 min
School / Mall	Adjoining



THINK NO MORE
COME AND EXPLORE



Map is not to scale

DELIVERED PROJECTS IN RAJNAGAR EXTN.

OTHER ONGOING PROJECTS



SG IMPRESSIONS 58
Rajnagar Extn., Ghaziabad



SG IMPRESSIONS 58
Phase-2, Rajnagar Extn., Ghaziabad



SG IMPRESSIONS PLUS
Rajnagar Extn., Ghaziabad



SG OASIS
Vasundhara, Ghaziabad



SG BENEFIT
Govindpuram, Ghaziabad

DELIVERED PROJECT IN VASUNDHARA (GZB)



SG IMPRESSIONS
Sec-4B, Vasundhara, Ghaziabad



SG HOMES
Sec-3, Vasundhara, Ghaziabad



SG ALPHA TOWER
Sec-9, Vasundhara, Ghaziabad
Commercial



SG BETA TOWER
Sec-3, Vasundhara, Ghaziabad
Commercial

Project funded by HDFC Ltd.



SG ESTATES LTD

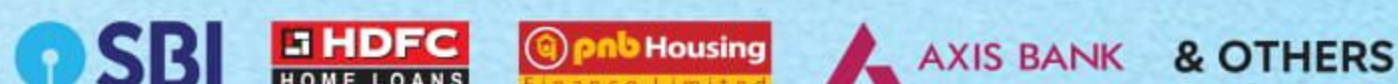
Corporate Office: G.F.-03, Alpha Tower-I, Sector-9 / INS-10
Vasundhara, Ghaziabad, Uttar Pradesh-201012
Registered Office: 1st Floor, Rachna Building,
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LOAN FACILITY AVAILABLE FROM:



RERA: UPRERAPRJ2513

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