

WE FOLLOW
RERA
GUIDELINES



30 YEARS OF BUILDING TRUST

SG 
OASIS

SECTOR-2B, VASUNDHARA



ONE OF A KIND

SG
OASIS
SECTOR-2B, VASUNDHARA

**SABSE KHAS
DIL KE PASS**



AN OASIS OF TRANQUIL LIVING IN **ONE OF ITS KIND LOCATION**

3 SIDE OPEN PLOT | LOCATED ON 45-METER ROAD

SG OASIS IS THE FASTEST UPCOMING RESIDENTIAL PROJECT IN VASUNDHARA AND
OFFERS 2 & 3 BHK APARTMENTS WITH A HOST OF MODERN AMENITIES.



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 parts of North India.

**HAVING SUCCESSFULLY DELIVERED 4 PROJECTS IN
VASUNDHARA; SG HOMES (SECTOR 3), SG IMPRESSIONS (SECTOR 4B)
SG ALPHA TOWER (SECTOR 9), SG BETA TOWER (SECTOR 3) —
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.



CLUB FACILITIES

AIR-CONDITIONED GYM
MULTI-PURPOSE HALL
POOL TABLE
CARROM BOARD
TABLE TENNIS



SECURITY

GATED COMPLEX
24 X 7 SECURITY
PERSONNEL AND
INTERCOM

PARKING

AMPLE PARKING

GREEN AREA



LANDSCAPE

Natural Grass and Grass Lawn
with Plants and Trees
Lighting: Adequate Lights will be provided

KIDS PLAY AREA

WITH SWINGS

LAYOUT DESIGN

In designing SG Oasis, special emphasis is given on Apartment & Tower layout. All Apartments are with Balconies in all Bedrooms for maximum light & ventilation. Bedrooms have more space with more storage capacity. This makes SG Oasis Apartment more comfortable and convenient for living.



SG
OASIS
 SECTOR-2B, VASUNDHARA

SG OASIS IS A WELL-PLANNED HOUSING COMPLEX AND OFFERS 2 & 3 - BHK APARTMENTS DESIGNED TO HAVE AMPLE SUNLIGHT AND VENTILATION.

It is located on 45-meter main road in Sector-2B, Vasundhara, Ghaziabad and is being built on 3-side open plot with no other high-rise buildings on 3 sides.

Planned by U.P. Aavas and Vikas Parishad (UPAVP) Vasundhara is a well developed area with many Prominent Schools, Hospitals, Market and Malls. It has excellent connectivity with Delhi, Noida, Ghaziabad due to Metro Rail, upcoming Elevated Road, Link Road, etc.



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. and 1 mtr. = 3.28 ft.



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

CARPET AREA
 55.3 SQ. MTR. (595.2 SQ. FT.)

BALCONY AREA
 8.8 SQ. MTR. (94.7 SQ. FT.)

BUILT UP AREA
 70.7 SQ. MTR. (761.3 SQ. FT.)

TOTAL AREA
 94.3 SQ. MTR. (1015 SQ. FT.)

UNIT POSITION
 2 & 3



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 veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

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

CARPET AREA
 55.7 SQ. MTR. (599.6 SQ. FT.)

BALCONY AREA
 11.8 SQ. MTR. (127.0 SQ. FT.)

BUILT UP AREA
 73.9 SQ. MTR. (795.2 SQ. FT.)

TOTAL AREA
 101.3 SQ. MTR. (1090 SQ. FT.)

UNIT POSITION
 8



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 veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

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

CARPET AREA
 77.3 SQ. MTR. (832.1 SQ. FT.)

BALCONY AREA
 17.9 SQ. MTR. (192.7 SQ. FT.)

BUILT UP AREA
 102.8 SQ. MTR. (1106.5 SQ. FT.)

TOTAL AREA
 137.0 SQ. MTR. (1475 SQ. FT.)

UNIT POSITION
 1 & 4



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 veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

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

CARPET AREA
 81.9 SQ. MTR. (881.6 SQ. FT.)

BALCONY AREA
 17.9 SQ. MTR. (192.7 SQ. FT.)

BUILT UP AREA
 108.1 SQ. MTR. (1163.6 SQ. FT.)

TOTAL AREA
 141.7 SQ. MTR. (1525 SQ. FT.)

UNIT POSITION
 9



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 veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

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

CARPET AREA
 85.5 SQ. MTR. (920.3 SQ. FT.)

BALCONY AREA
 17.6 SQ. MTR. (189.4 SQ. FT.)

BUILT UP AREA
 110.8 SQ. MTR. (1192.7 SQ. FT.)

TOTAL AREA
 146.3 SQ. MTR. (1575 SQ. FT.)

UNIT POSITION
 6 & 7



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 veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

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PROJECT SPECIFICATIONS

- A. Total No. of Tower : Single Tower
B. Types of Units : Residential Flats & Shops
C. No. of Floors : 2 Basement + Ground Floor
+ 21 Floors
D. No. of Flats per floor : 9 Flats
E. No. of Lifts : 3 Lifts

F. SPECIFICATION OF LIFT

- Lift Facia : Baroda Green
External Door : Powder Coated Finish
Internal Car : MS Wall & Granite Stone Flooring
Number of Persons : 2 Lifts - 8 Passengers
1 Lift - 13 Passengers

G. CORRIDOR

- Flooring - Baroda Green
- Painting - OBD Paint
- Lighting - Ceiling Mounted Light Fixture / Tube Lights

H. STAIRCASE - MAIN & FIRE

- Flooring - Marble Stone Flooring
- Painting - OBD Paint
- Railing - MS Railing
- Lighting - Ceiling Mounted Light Fixture / Tube Lights

I. TERRACE OF TOP FLOOR

- Flooring - Brick Bat Coba
- Water Tank - R.C.C

J. PARKING AREA - OPEN, LOWER BASEMENT / UPPER BASEMENT

- Lighting - Ceiling Mounted Light Fixture / Tube Lights

K. SINGLE POINT ELECTRIC CONNECTION

The company will arrange single point electrical connection in the complex and the same will be distributed through pre-paid dual meter to the vendee under prepaid system.

L. MAINTENANCE ROOM

- Size : 100-125 sq. ft. in stilt area
Flooring : Vitrified Tiles
Walls : OBD Paint

SG OASIS - AMENITIES

GREEN AREA

- Area : Total area 454.41 sq. mtr.
- Landscape : Concept proposed by M/s Singal & Associates with Natural Grass / Grass Lawn / Plants
- Lighting : Adequate lights will be provided
- Kids Play : Open / 1 Swing for children will be provided

SECURITY

- Gated Complex
- 24 x 7 security personnel and intercom

CLUB AREA

- Total Area of 185.80 sq. mtr. (2000 sq. ft.) will be provided with facilities like Air-conditioned Gym, Multi Purpose Hall, Pool Table, Carrom Board

APARTMENT SPECIFICATIONS

SUPER STRUCTURE

- Earthquake resistance RCC structure
- Tower Exterior - Weatherproof texture

FLOORING

- Vitrified tiles in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles in Bathrooms and the 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 door level
- White Sanitary ware with EWC - CP fittings

DOOR AND WINDOWS

- Outer Doors and Windows: Aluminium powder coated
- Internal Door: Wooden Frames with flush door shutter
- Main door frames of wood with 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. The request for any change in construction/specification of any type in the apartment will not be entertained.

THINK NO MORE
COME AND EXPLORE



LOCATION MAP



30 YEARS OF BUILDING TRUST



Map is not to scale

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

OTHER DELIVERED PROJECTS



SG Impressions 58
Rajnagar Extn., Ghaziabad



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



SG Impressions Plus
Rajnagar Extn., Ghaziabad



SG Grand
Rajnagar Extn., Ghaziabad



SG Benefit
Govindpuram, Ghaziabad

OTHER ONGOING PROJECTS



SECTOR-2B, VASUNDHARA

SG ESTATES LTD

Corporate Office: G.F.-03, Alpha Tower-I, Sector-9 / INS-10
Vasundhara, Ghaziabad, Uttar Pradesh-201012

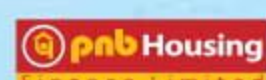
Registered Office: 1st Floor, Rachna Building-2,
Rajendra Place, Delhi 110008

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SITE ADDRESS
SG OASIS, Sector 2B
Vasundhara, Ghaziabad
Uttar Pradesh-201006

www.SGESTATES.in / www.SGOASIS.com

LOAN FACILITY AVAILABLE FROM:



RERA REGN. NO.: UPRERAPRJ877

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