

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

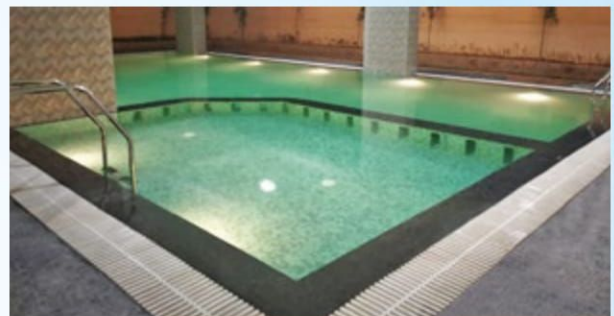
## GYM

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.)



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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



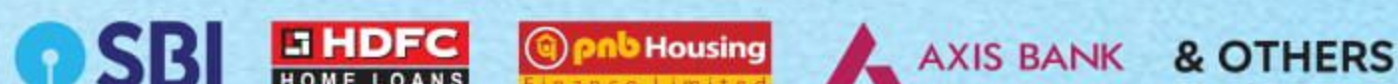
**SG ESTATES LTD**

**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, Pusa Road, New Delhi-110008

**SITE ADDRESS**

**SG GRAND**  
Rajnagar Extension  
Ghaziabad (UP) 201003

**LOAN FACILITY AVAILABLE FROM:**



**RERA: UPRERAPRJ2513**

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Project funded by HDFC Ltd.