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30 YEARS OF BUILDING TRUST

SG  
**OASIS**

SECTOR-2B, VASUNDHARA



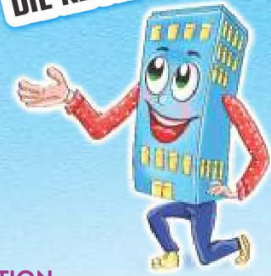
**HEY!  
IT'S ME,  
YOUR NEW  
HOME**

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.

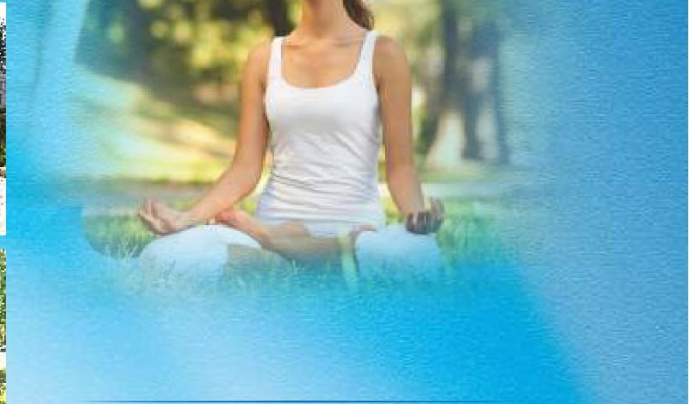


All Pictures are For Representation Purpose Only



## CLUB FACILITIES

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



## GREEN AREA

## LANDSCAPE

Natural Grass and Grass Lawn

with Plants and Trees

Lighting: Adequate Lights will be provided

## 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.

## KIDS PLAY AREA

WITH SWINGS

## PARKING

AMPLE PARKING

## SECURITY

GATED COMPLEX  
24 X 7 SECURITY  
PERSONNEL AND  
INTERCOM





**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.







**SG**  
**OASIS**

SECTOR-2B, VASUNDHARA



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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# SG OASIS

SECTOR-2B, VASUNDHARA



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



LOAN FACILITY AVAILABLE FROM:



RERA REGN. NO.: UPRERAPRJ877

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