

WE FOLLOW
RERA
GUIDELINES

UPRERAPRJ939



30 YEARS OF BUILDING TRUST

SG
BENEFIT
residential & commercial
LIVE **WORK** **LUXURIATE**
GOVINDPURAM (HAPUR ROAD) GHAZIABAD



BENEFIT OF A LIFETIME



SABSE KHAS
DIL KE PASS



BEST VALUE FOR MONEY WITH **BENEFIT OF A LIFETIME.**

2 SIDE OPEN MIXED LAND USE PLOT | LOCATED ON 24-METER ROAD

AN INTEGRATED RESIDENTIAL CUM COMMERCIAL PROJECT, THIS SELF-CONTAINED PROJECT HOSTS AMENITIES WITH SHOPS AND APARTMENTS OF COMFORTABLE **1, 2 & 3 BEDROOMS** IN A **SINGLE ICONIC TOWER.**

WHY SG

SG is an established brand in Real Estate Industry. We have delivered 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) AND 2 PROJECTS IN RAJ NAGAR EXTENSION; SG IMPRESSIONS 58, SG IMPRESSIONS PLUS 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.

LOCATION ADVANTAGE

Located on Corner Plot, on 24 Mtr. Wide Road with Connectivity from Two Sides with Separate exclusive entry for residential area

Freehold & Fully Paid-Up Land
Approved by Ghaziabad Development Authority (GDA)

Integrated residential cum commercial project with 1, 2 & 3 BHK Apartments

Efficiently designed Tower Layout & Unit Plans

Well connected with Noida, Greater Noida, Meerut, Hapur and other surrounding areas

Dehradun Public School, Police line, Banks, GDA Play Area in close proximity

All Pictures are
for Representation
Purpose Only



CLUB FACILITIES



AIR-CONDITIONED GYM
MULTI-PURPOSE HALL
SNOOKER TABLE



GREEN AREA

LANDSCAPE

Grass Lawn with Plants
Adequate lights will be provided

KIDS PLAY AREA



SECURITY

2 TIER SECURITY
WITH CCTV CAMERA

PARKING

AMPLE PARKING ON
LOWER & UPPER BASEMENT,
OPEN PARKING

FIRE FIGHTING



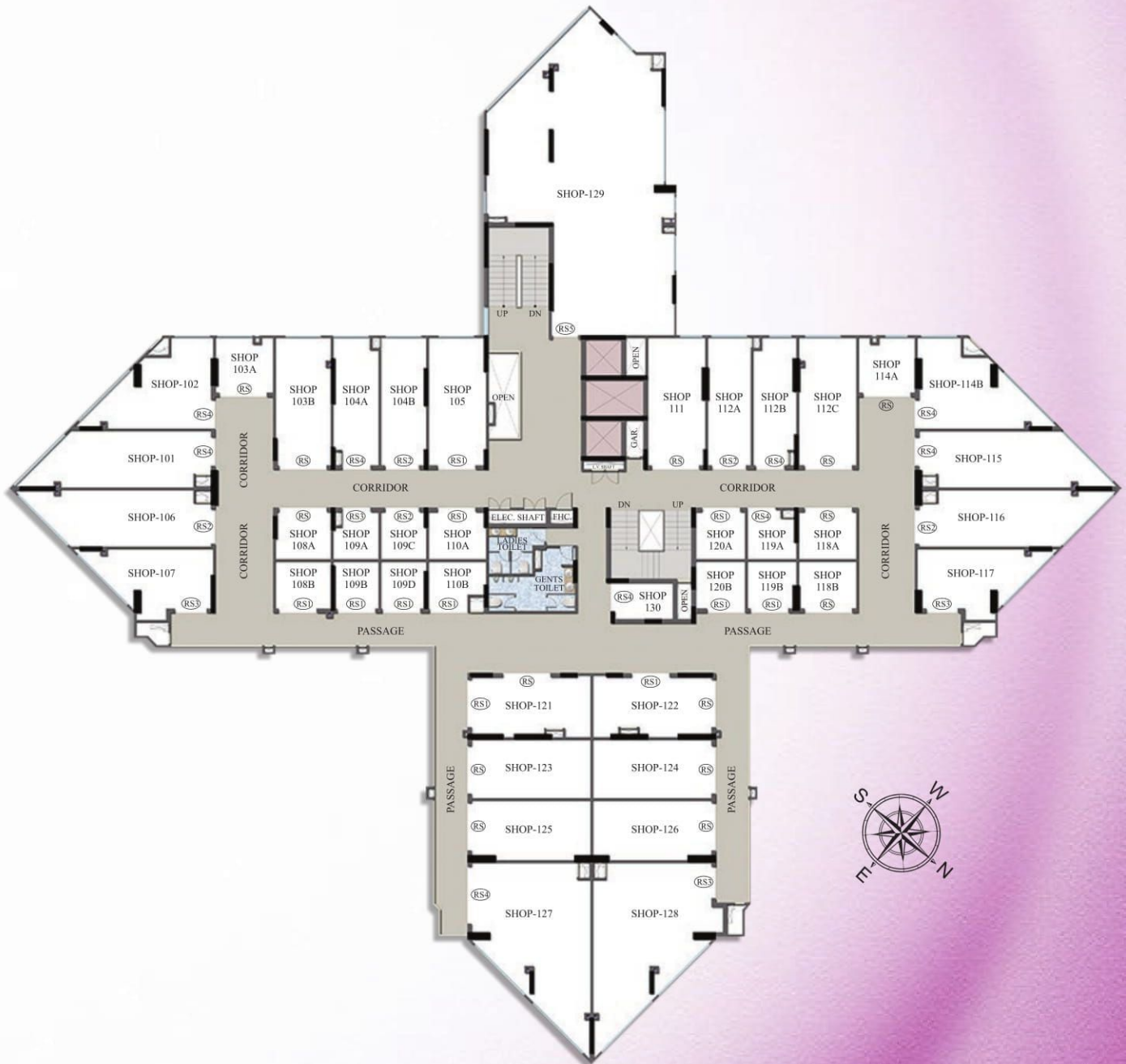


LAYOUT PLAN (GROUND FLOOR)





LAYOUT PLAN (FIRST FLOOR)





CLUSTER PLAN (TYPICAL FLOOR)

TOTAL AREA

UNIT - 1, 4, 5 & 12

105.44 SQ. MTR. (1135 SQ. FT.)

UNIT - 2

99.59 SQ. MTR. (1072 SQ. FT.)

UNIT - 3 & 11

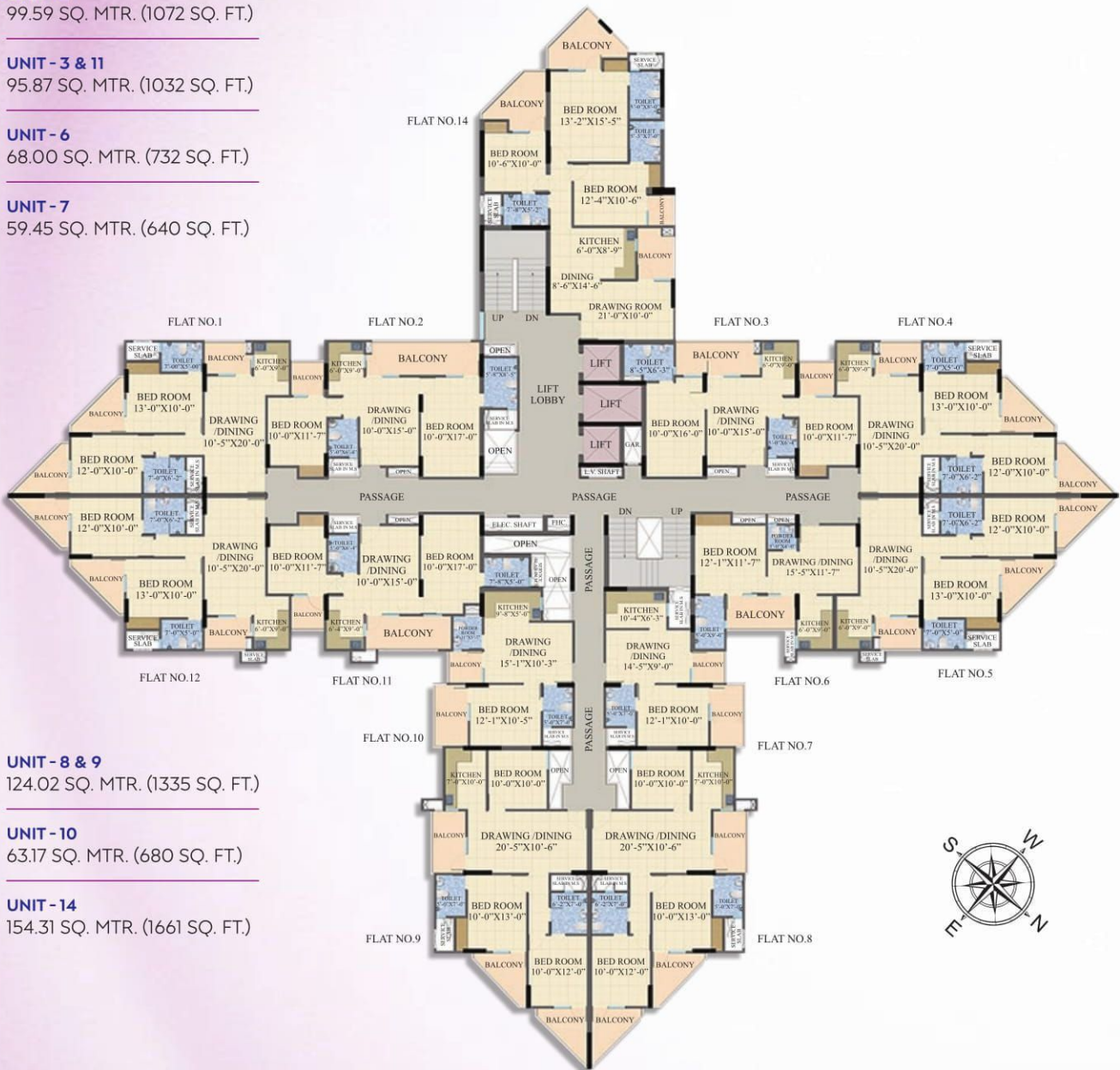
95.87 SQ. MTR. (1032 SQ. FT.)

UNIT - 6

68.00 SQ. MTR. (732 SQ. FT.)

UNIT - 7

59.45 SQ. MTR. (640 SQ. FT.)



UNIT - 8 & 9

124.02 SQ. MTR. (1335 SQ. FT.)

UNIT - 10

63.17 SQ. MTR. (680 SQ. FT.)

UNIT - 14

154.31 SQ. MTR. (1661 SQ. FT.)



1 Bedroom / Drawing & Dining / Kitchen / 1 Toilet / 2 Balconies

CARPET AREA
 33.84 SQ. MTR. (364 SQ. FT.)

BALCONY AREA
 8.80 SQ. MTR. (95 SQ. FT.)

BUILT UP AREA
 45.61 SQ. MTR. (491 SQ. FT.)

TOTAL AREA
 59.45 SQ. MTR. (640 SQ. FT.)

UNIT POSITION
 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.

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. To convert measurements in Sq. Mtr: 1 sq. mtr. = 10.764 sq. ft. and 1 mtr. = 3.28 ft.



1 Bedroom / Drawing & Dining / Kitchen / 2 Toilets / 2 Balconies

CARPET AREA

37.40 SQ. MTR. (403 SQ. FT.)

BALCONY AREA

8.88 SQ. MTR. (96 SQ. FT.)

BUILT UP AREA

50.16 SQ. MTR. (540 SQ. FT.)

TOTAL AREA

63.17 SQ. MTR. (680 SQ. FT.)

UNIT POSITION

10



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1 Bedroom / Drawing & Dining / Kitchen / 2 Toilets / 1 Balcony

CARPET AREA
 40.67 SQ. MTR. (438 SQ. FT.)

BALCONY AREA
 6.5 SQ. MTR. (70 SQ. FT.)

BUILT UP AREA
 52.30 SQ. MTR. (563 SQ. FT.)

TOTAL AREA
 68 SQ. MTR. (732 SQ. FT.)

UNIT POSITION
 6



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

CARPET AREA

55.73 SQ. MTR. (600 SQ. FT.)

BALCONY AREA

11.08 SQ. MTR. (119.3 SQ. FT.)

BUILT UP AREA

73.67 SQ. MTR. (793 SQ. FT.)

TOTAL AREA

95.87 SQ. MTR. (1032 SQ. FT.)

UNIT POSITION

3 & 11



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

CARPET AREA
 57.42 SQ. MTR. (618 SQ. FT.)

BALCONY AREA
 13.85 SQ. MTR. (149 SQ. FT.)

BUILT UP AREA
 76.87 SQ. MTR. (827 SQ. FT.)

TOTAL AREA
 99.59 SQ. MTR. (1072 SQ. FT.)

UNIT POSITION
 2



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

60.26 SQ. MTR. (649 SQ. FT.)

BALCONY AREA

14.15 SQ. MTR. (152.3 SQ. FT.)

BUILT UP AREA

80.82 SQ. MTR. (869 SQ. FT.)

TOTAL AREA

105.4 SQ. MTR. (1135 SQ. FT.)

UNIT POSITION

1, 4, 5, 12



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 / 2 Toilets / 3 Balconies

CARPET AREA
 73.10 SQ. MTR. (787 SQ. FT.)

BALCONY AREA
 15.81 SQ. MTR. (170 SQ. FT.)

BUILT UP AREA
 95.39 SQ. MTR. (1027 SQ. FT.)

TOTAL AREA
 124.02 SQ. MTR. (1335 SQ. FT.)

UNIT POSITION
 8 & 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

90.47 SQ. MTR. (974 SQ. FT.)

BALCONY AREA

23.53 SQ. MTR. (253 SQ. FT.)

BUILT UP AREA

118.07 SQ. MTR. (1271 SQ. FT.)

TOTAL AREA

154.31 SQ. MTR. (1661 SQ. FT.)

UNIT POSITION

14



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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APARTMENT SPECIFICATIONS

DRAWING & DINING ROOM

FLOORS: Vitrified Tiles or equivalent flooring
DOORS & WINDOWS: M.S. Frame and Flush Door Shutter
WALLS: POP Cornice & Oil bound Distemper
ELECTRICAL FITTINGS: Modular switches with telephone cable outlet etc.

BALCONIES

FLOORS: Ceramic Tiles
RAILING: M-Steel Railings
CEILING: Texture Paint

BEDROOMS

FLOORS: Vitrified Tiles or equivalent flooring
DOORS & WINDOWS: M.S. Frame and Flush Door Shutter
WALLS: POP Cornice & Oil bound Distemper Paint
ELECTRICAL FITTINGS: Modular switches with telephone cable outlet etc.

LIFT LOBBIES/CORRIDORS

FLOORS: Baroda Green with white marble or equivalent
WALLS: Oil Distemper
CEILING: Oil Distemper
FIXTURES & FITTINGS: Adequate light points

TOILETS

FLOORS: Floor Tiles
DOORS & WINDOWS: Wooden Flush Door
WALLS: Ceramic tiles upto 7 feet
ELECTRICAL FITTINGS: Arrangement of hot & cold water (without geyser), western seat with cistern of Hindware or its equivalent washbasin with CP fittings (ISI mark)

STAIRCASE

FLOORS: Baroda Green with white marble

KITCHEN

FLOORS: Vitrified Tiles or equivalent flooring
DOORS & WINDOWS: Flush Door
WALLS: Ceramic tiles upto 2 feet on working counter
ELECTRICAL FITTINGS: Modular switches.
FIXTURES & FITTINGS: Granite counter, stainless steel sink

EXTERIOR

OUTER FINISHING: Weather proof coating

**THINK NO MORE
COME AND EXPLORE**



LOCATION MAP



30 YEARS OF BUILDING TRUST



Map is not to scale

DELIVERED PROJECTS 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 OASIS
Sector-2B, Vasundhara, Ghaziabad

OTHER ONGOING PROJECTS



LOAN FACILITY AVAILABLE FROM:



Project Funded by:
Art Housing Finance (India) Limited

RERA REGN. NO.: UPRERAPRJ939

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