

LOCATION MAP



Angel
MEGA MALL
KAUSHAMBI

map not to scale

commercial spaces that score delight

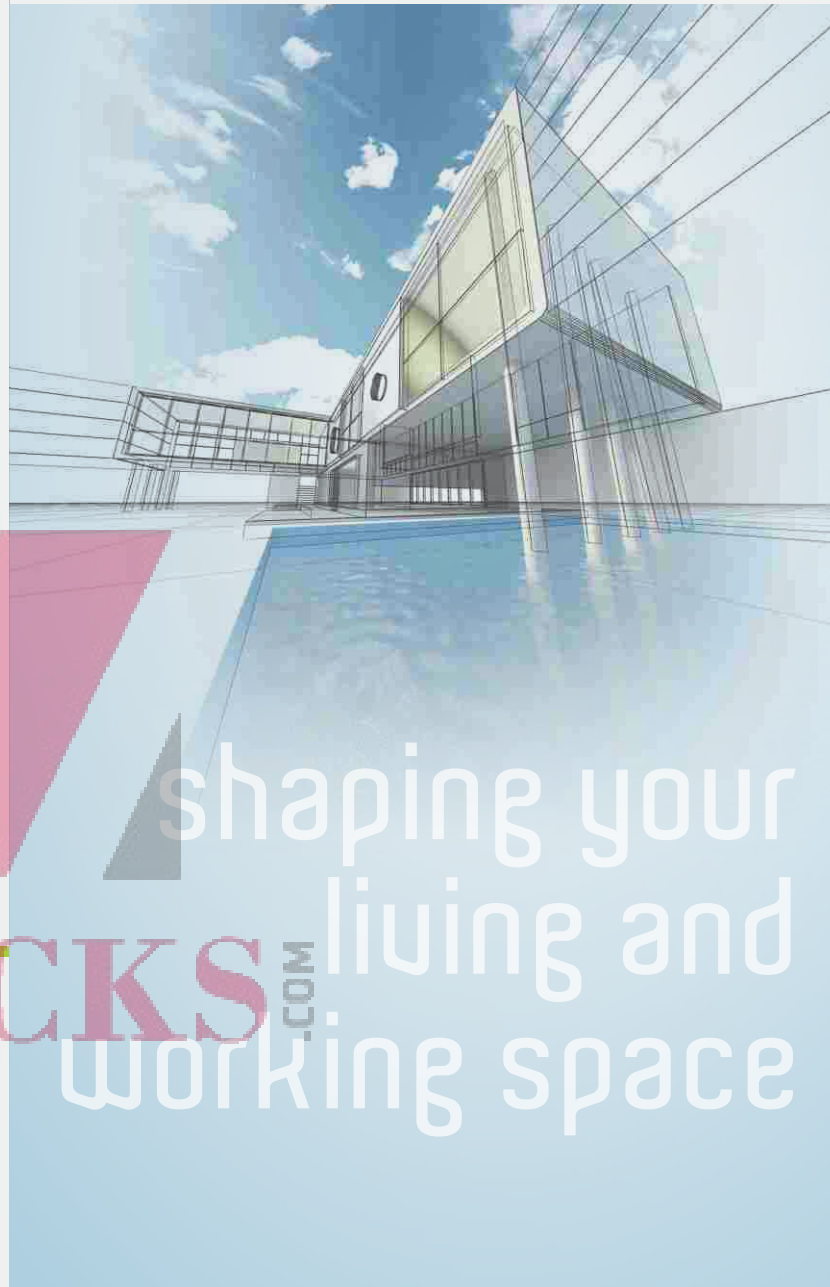
Affordable office space



Sethi Group of companies has revolutionized the Real Estate arena in Commercial and Residential Projects over the last 20 years. The Group has developed and successfully completed various projects in Delhi, Ghaziabad, Noida & NCR.

Angel Buildcon Pvt. Ltd. is a part of Sethi Group of Companies. Sethi Group is a trusted name in real estate business under the leadership of Mr. C. M. Sethi (Chairman & Managing Director). The Group is managed by professionals in real estate development. The Group has set new trends and benchmarks of architectural excellence & it aspires to attain strong investment ventures. It has attained innovative management and dynamic leadership in expanding, updating and diversifying its operations in real estate development with a keen eye on relevant skill, technology and resources. It is the mission of the organization to not just focus on the quality of construction but also safety of investment and integrity of commitment by providing people with improved quality of life and living standards.

The company believes in building a loyal relationship with its customers. It possesses reliability, stability, sound business ethics, honesty, integrity and transparency. The group is proud of its commitment of delivering projects as per time schedule. This has contributed to the immense trust and confidence of its patrons. Sethi Group is committed to create, construct and manage world class lifestyles. The company promises to deliver value for money to its customers and develop contemporary benchmarks in real estate industry. Sethi Group with its inherent foundation of ethics and values is on the fast track and promises to create innovative architecture to transform its real estate vision into reality.



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shaping your living and working space

- Sethi Group presents Sethi Business Avenue which offers commercial office spaces for small, mid & big enterprises/ corporate & professionals at the premium location in the heart of Kaushambi at Angel Mega Mall, Ghaziabad (U.P.).
- At Sethi Business Avenue, you would enjoy excellent location advantage with lush green surrounding and seamless connectivity.
- It offers a pollution free and highly supportive infrastructure.
- Enviable connectivity through a network of roads, national highways, flyovers and proximity to prestigious institutions, shopping centers and entertainment hubs makes Kaushambi a purple city of modern lifestyle.
- The office spaces come in comfortable sizes that fit well in your budget.
- Our handpicked location, project design and next door metro connectivity will ensure quantum growth of your investment boosting trends and surpassing your expectation.

- Hence, catering to the needs of all small and big entrepreneurs and other business conclaves.
- In nutshell, this is going to be the work place that will increase the efficiency and output of your enterprises to manifold & witness the new corporate benchmark i.e. Sethi Business Avenue.
- It is offering state-of-the-art amenities and professional workplace to the enterprises.
- Office spaces ranging from 200 to 10,000 sq. ft. in single floor plate.
- This office space offers you an elite and elegant structure as well as ambience; feature loaded, requires low maintenance and is conveniently accessible.
- It is designed to exhibit a new standard to premium commercial spaces.
- Sethi Business Avenue is the most viable commercial project and is set to outshine as the commercial and official destination.



MAX ROYAL, Sec-76, Noida



MAX CITY, Vaishali



ANGEL MEGA MALL , Kaushambi



IPEX MALL, Patparganj, Delhi

previous projects





a promising commercial destination

- Kaushambi, Ghaziabad, is a jewel city brimming with unparalleled energy and growth.
- The surrounding areas of the location are inhabited by various Malls, Hotels, IT Parks, Schools & Hospitals and other conveniences.

- Its proximity to industrial hubs of Noida, Patparganj & Sahibabad etc. and to the residential areas of Noida, Indrapuram, Kaushambi, Vaishali & East Delhi, collectively makes it an ideal place to operate and manage your business.
 - More than 10,000 families residing in vicinity.
 - Immediate access from Noida-Greater Noida Express Highway, close proximity to Faridabad – Noida –Ghaziabad (FNG) Express Highway and adjoining developed residential sectors are some of the additional locational features of 'SETHI BUSINESS AVENUE'.

Easy connectivity from :

- 0 KM from NH-24
- Walking distance from Vaishali & Kaushambi Metro Station
- 1 KM from Anand Vihar, Delhi - ISBT and railway station
- 5 KM from Laxmi Nagar, Delhi
- 3 KM from Indrapuram, Ghaziabad (U.P.)
- 4 KM from Noida Sec-62 & 15 mins. drive from Sector 18, Noida
- 10 mins. drive from Patparganj
- 9 KM from Akshardham Temple (Commonwealth Games Village)
- 25 mins. drive from Connaught Place, New Delhi
- 20 KM from Okhla, New Delhi
- 18 KM from South Extn. (South Delhi)
- 1 hr drive from Gurgaon (Haryana)
- 34 KM from Faridabad (Haryana)
- 55 KM from Meerut (U.P.)
- 45 KM from Hapur (U.P.)
- 15 KM from Raj Nagar – Ghaziabad (U.P.)

Ready to move-in offices



Sethi
Business Avenue
3rd FLOOR ANGEL MEGA MALL, KAUSHAMBI

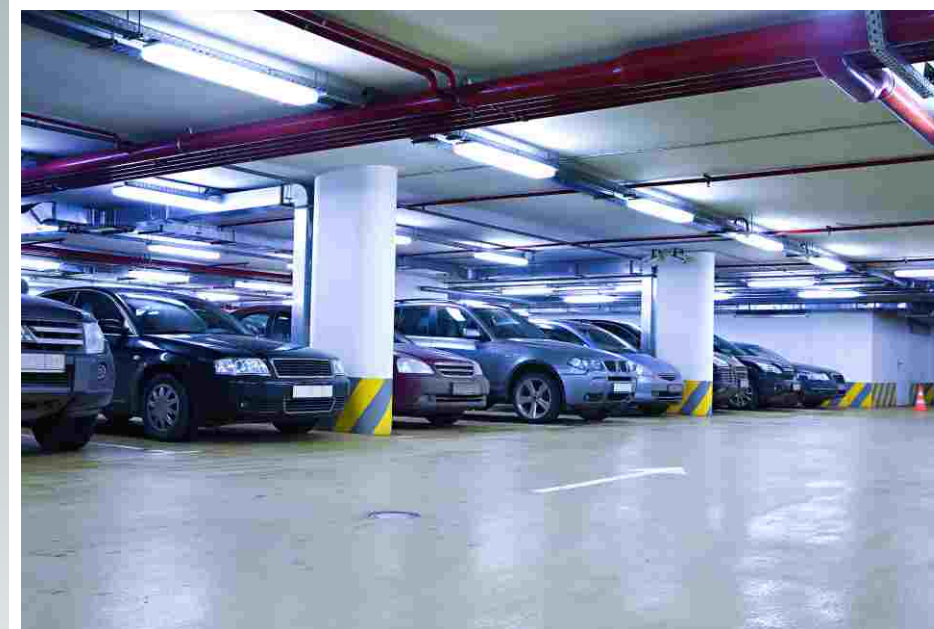


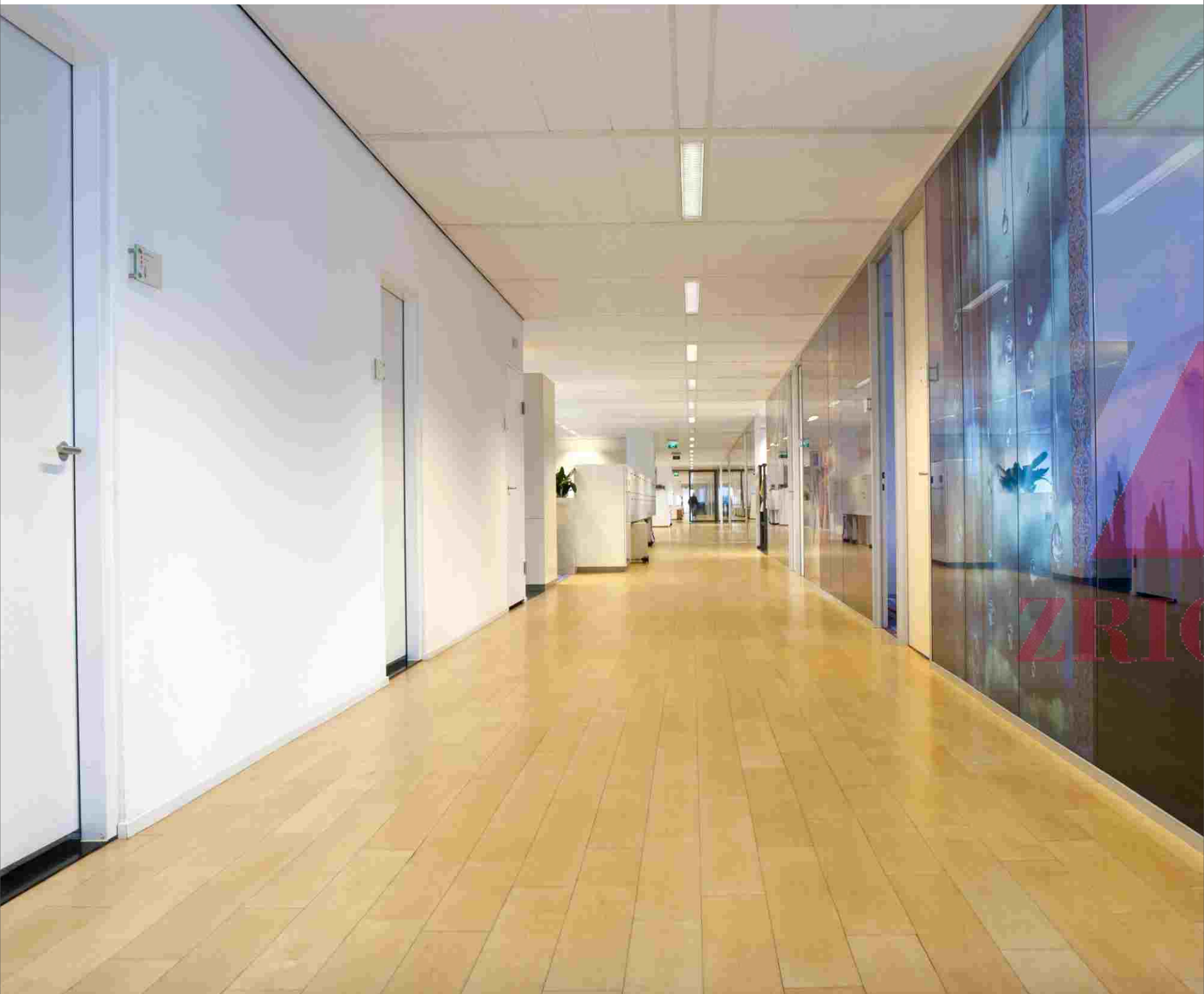
actual pic.

conveniences that satisfy all corporate concern

- Highly affordable & realistic prices for commercial offices
 - High Appreciation Value
- Atrium facing offices ranging from 500 sq. ft. to 10,000 sq. ft.
 - Two Level Basement and open parking space
 - Modern High Speed Glass Capsule Elevators

- Environment friendly building with Premium Specifications
 - High Speed Escalators
 - Excellent Ambience:
 - Unique Location
 - Low maintenance cost
 - 24x7 power backup
- Separate toilets for men and women.
 - Adequate security round-the-clock
 - CCTV surveillance
 - Cafeteria
- Music System distributed across common passage area
 - Information Desk for Sethi Business Avenue
 - Signage space on availability
 - Assured Timely Possession





replete with workplace luxuries

- RCC Framed structure
- Earthquake resistant as per IS Code
- External Façade for each office: Toughened Glass Glazing with hardware & accessories
- Internal Walls are plastered & painted in Oil Bound

- Distemper with white shade
- Option of Vitrified tiles for the office
- Individual air-conditioning system for offices with FCU
- Fire Fighting with sprinkler system and sprinkler heads
- Electrical wiring in P.V.C. concealed conduit up to
- Distribution box in each office





a one-stop family entertainment center

Angel Mega Mall is a retail & commercial complex which is located at Kaushambi, Ghaziabad (U.P.), having 4.0 lacs sq. ft of built up area, comprising of Shops, Showrooms, Restaurants, and Two level basement Parking.

The mall is located at the highway which is the gateway to U.P. leading to prominent cities of Ghaziabad, Hapur, Meerut, Lucknow, Haridwar etc. Thousands of vehicles pass through the road 24 hours besides lakhs of people commute to Delhi via this road. The project location is surrounded by the posh residential colonies of Kaushambi, Vaishali and I.S.B.T. Anand Vihar, Delhi and also at a small distance from Sahibabad Industrial Area where large number of Industrial houses are located.

- Squarish Plot with Maximum Frontage
- Built-up Area of 4.0 Lacs + sq. ft.
- Atrium of 15,000 + sq. ft.
- Grand Elevation with Huge Frontage on Both Sides
- Triple Height Entrance Lobby
- Centrally Air Conditioned Mall
- Food Courts & Restaurants
- Banquets
- Two Level Basement and open parking space
- Provision Health Club, Spa, Gym
- Provision for ATM's & Convenience Shop
- Beautifully landscaped Frontage
- Efficient Space Management.
- Vaastu friendly Layout
- Smooth Pedestrian Movement
- Wide Corridors

