

- 14 Km from ISBT Anand Vihar
- 0.5 Km from Meerut Road
- 1.5 Km from Rajnagar
- 1.5 Km from DPS



All specifications, designs, layout, 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 offerings.



On a Never Ending Journey of Perfection!

an ISO 9001-2000 certified company

SG Estates Limited, a twenty three years old name in the real estate industry is a group that stands for meticulous planning and application of the consumer insights. It works on the simple philosophy of 'Working out solutions that perfectly harmonize with nature and at the same time, enhance life all-round' this philosophy has helped the group in extending complete peace of mind to all patrons and strengthen the already strong confidence with every new project. All this in turn has made the group catapult into a major force in the real estate industry in north India. With the growth it has witnessed the group has even grown in terms of investment in man, machine and material, and thereby, matching up to international standards and requirements. The group continually moves forward with its philosophy which is reflected in its commercial, residential, and corporate complexes. Its projects have always been a perfect example of comprehensiveness of approach and application.

SG Estates Limited with its residential projects, Impressions Vasundhara, Impressions Dehradun, Impressions 58 and Impressions Plus has made its presence stronger in real estate. With quality assurance, value for money, friendly features, timely construction and on-time possession, it gives you every reason to own a home of your desire within your budget. SG Estates, for its ethics and professionalism has been awarded as a PROMISE OF BRILLIANCE AWARD OF THE YEAR 2007 by the Lt. Governor of Delhi, but the biggest reward for the group is the overwhelming response of its satisfied customers. SG Estates continues its journey of developing residential flats, luxurious apartments and commercial and retail properties. Now, the Group is unfolding Phase II of Impressions 58 which has two towers under the name Ivory and Indigo, which shall mark the beginning of a revolution in the realty sector.



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Impressions Vasundhara, Ghaziabad
Possession Handed Over (Recently)



Alpha Corporate Tower, Vasundhara
Possession Handed Over (Recently)



Impressions, Dehradun
Possession Handed Over (Recently)



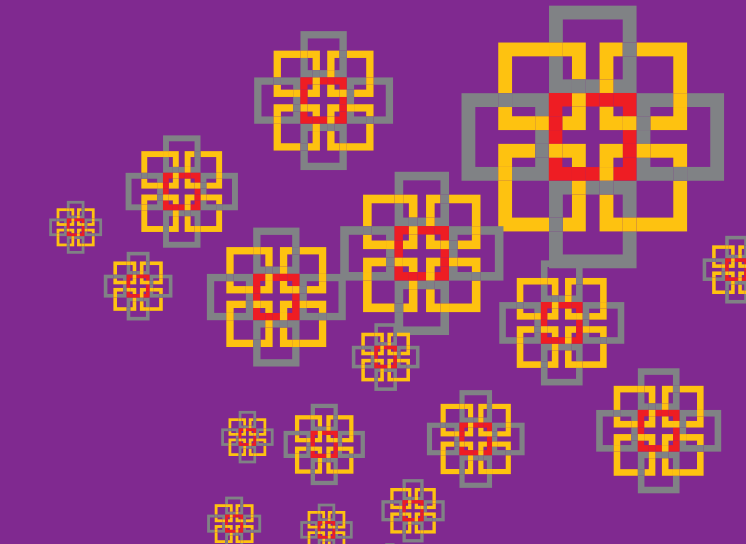
Beta Tower, Vasundhara
Possession Handed Over (Recently)



Impressions58, Rajnagar Extn., Ghaziabad
(Under Construction)



ImpressionsPlus, Rajnagar Extn., Ghaziabad
(Under Construction)



The Location That Says It All Raj Nagar Extension!

Ghaziabad is an ultimate destination for people desirous of settling in Delhi and NCR. It has become one of the favourite destinations with its accessibility from the capital and its other suburbs. With the proposed metro station, World-class infrastructure, Residential and Commercial Complexes, Shopping Malls, Multiplexes, Schools, Hospitals, Community Centre, Parks and Shopping Centres and other luxuries of modern living the place is completely accessible from various destinations. In addition, the place has got good connectivity with a newly built road that zips through this colony and connects to the Meerut Road which lies adjacent to the place. On the other end, the same road connects near the Hindon Bridge making commuting an easy proposition.

The biggest and best USP of this area is an adjoining perpetual green and unpolluted atmosphere which will remain so by virtue of the fact that an area of approximately 500 acres along with the River Hindon, has been declared as a 'Green Belt' by Ghaziabad Development Authority, which bans any construction in this area.

This location offers an opportunity for entry at an "in reach pricing" with excellent future scope of capital appreciation and a well planned location with an excellent connectivity and a huge green buffer. Amidst all this is SG Estates Limited's Impressions 58 which is moving into its second phase with the new tower called IVORY.

On offer: Affordability, Connectivity, Modernity, Safety

Hassle Free Commuting:

- Situated on NH-58.
- Connectivity with Delhi as well as NOIDA (15 minutes drive).
 - Greater Noida (35 minutes)
 - Vasundhara (10 minutes).
 - Indirapuram (10 minutes).
 - Vaishali (10 minutes).
- Meerut and Hapur (40 minutes each).
- A proposed six lane expressway connecting GT Road with NH-58.
 - 25 km. from the Central Business District, Connaught Place.
 - 14 km from Delhi.
- Hindon Airbase will offer express connectivity to Delhi via Wazirabad.
 - Proposed Metro Connectivity



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PROJ



SG
impressions 58 PHASE-II
IVORY

Homes That Match Your Class!

The project Ivory is coming up at Raj Nagar Extension, Ghaziabad on NH-58. The said project is in the same location as of Impressions 58 which has been successfully sold out. The success of Impressions 58 compelled the group to launch another project in the form of a tower, under Phase II in the same locality of Raj Nagar Ext. Ghaziabad. Ivory, like other SG projects is blessed with posh location, great connectivity and affordable price. These apartments conveniently fit your budget. The apartments at Ivory will offer a choice of homes with floor area ranging from 860 sq. ft. to 1100 sq. ft. These come in 2 BHK spacious apartments with all the modern amenities strategically positioned in a world-class location. Apart from this the apartments are well ventilated and provide enough light for your well being. The features are an add-on of this project.

Reasons To Buy

- Proximity to Delhi
- Proximity to Schools, Medical Facilities, Malls etc.
- Affordable Price
- Effective Space Utilization
 - Quality Construction
- Modern Lifestyle Amenities
 - Excellent Connectivity
 - Metro* | Bus | Road



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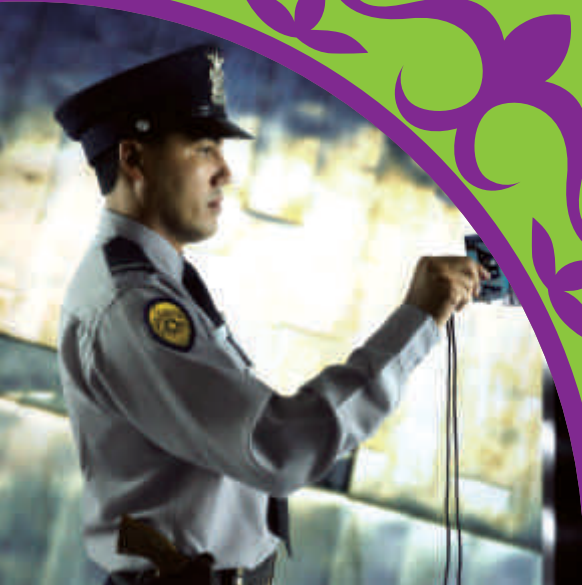
Features With a Class!

- Swimming pool
- Power back-up*
- Dedicated car parking*
 - Home loan available
- 70% green area with beautiful landscapes
 - Secured Central Park
- High speed lifts & latest fire fighting equipments
 - Planning as per vastu norms
 - Spacious and well ventilated rooms
 - Club with billiards & card room
- Landscaped garden dotted with flower beds
 - Professional maintenance*
- SAFETY FEATURES
 - 2 tier security
 - Gated complex
 - Fire fighting system
- Earthquake quality resistance structure
- Secured complex for elderly & children
 - Assurance of quality
 - Peace of mind
 - Secured Lifestyle
 - Safety of Investment



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PROJECT



Specifications, Class Apart!

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 telephone cable outlet etc.

BEDROOMS

Floors: Vitrified Tiles or equivalent flooring
Doors & Windows: M.S. Frame and Flush Door
Walls: POP Cornice & Oil bound Distemper Paint
Electrical Fittings: Modular switches telephone cable outlet
Fixtures & Fittings: Wooden Almirah in Master Bed Room only

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)

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 & wooden cabinet below the kitchen working counter

BALCONIES

Floors: Ceramic Tiles
Railing: M-Steel Railings
Ceiling: Texture Paint

LIFT LOBBIES/CORRIDORS

Lift: Make Kone or equivalent
Floors: Baroda Green with white marble or equivalent
Walls: Oil Distemper
Ceiling: Oil Distemper
Fixtures & Fittings: Adequate light points

STAIRCASE

Floors: Baroda Green with white marble or equivalent

EXTERIOR

Outer Finishing: Weather proof coating



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