

# G.R. GARDEN

Greater Noida West, Sec-16



Developed By-  
Satyam Real Build Pvt. Ltd.



# Introduction

**ZRICKS**.COM

As company main motto is to provide the home to every government employee of the country. The person who are the unable to make their own homes. The company has plan to give them their dream home in easy payment mode and lowest rates for their better secure future.

The company with honest moral, sound business ethics, quality & committed team of invaluable experience and with long

Term relationship is scaling us grade height in real estate world with outstanding success & glory after grand Height in real estate sector world with the outstanding success & glory after the grand success of our project the company decided to provide easy mode of payment to its believers

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# GREAT INVESTMENT OPPORTUNITY

Free hold residential flats at unbelievable prices. Over the last few years greater Noida / Ghaziabad has undergone totally different and well planned transformation from the India Heritage City to one of the Mega cities of future India.

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# SITE PLAN



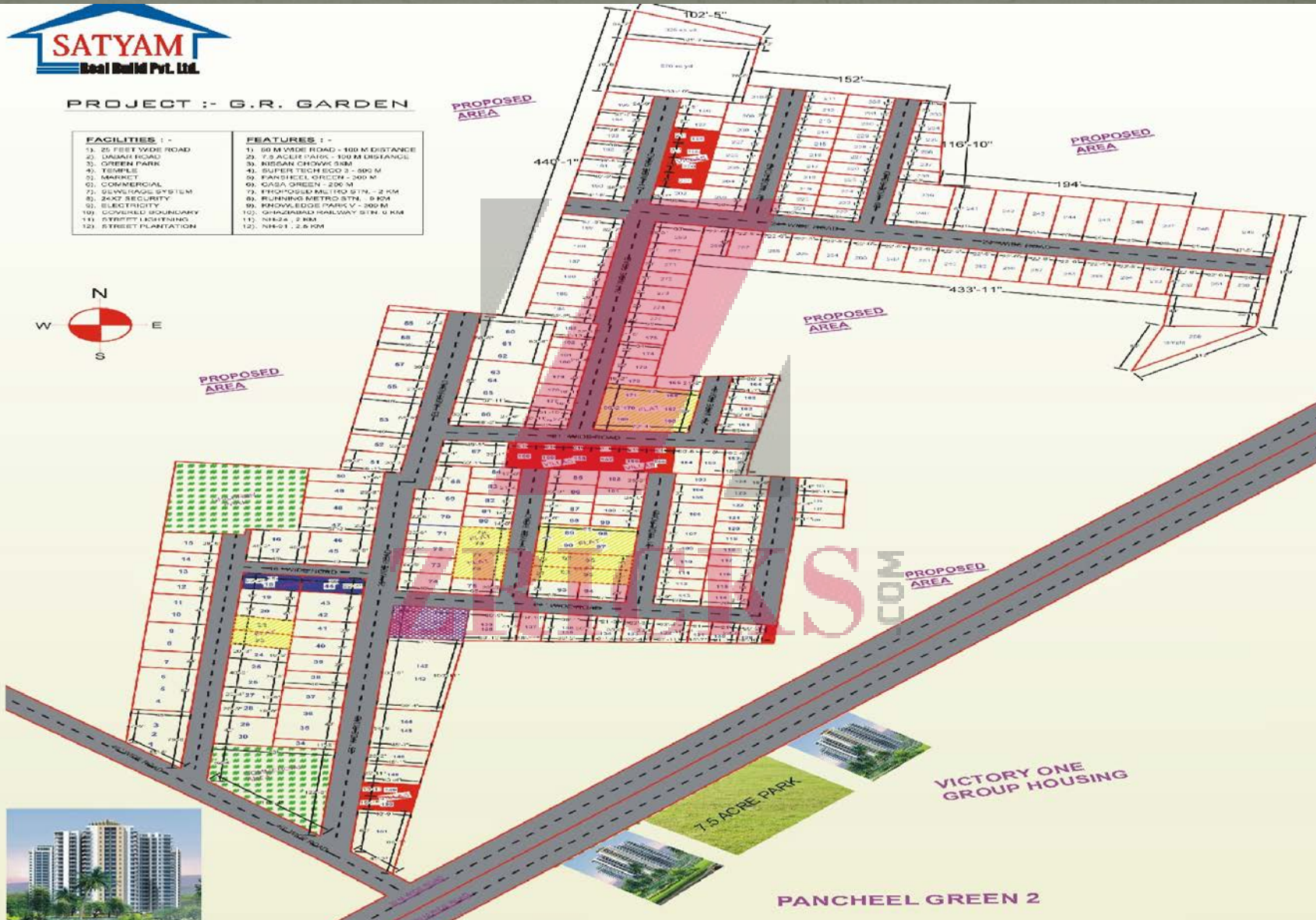
PROJECT :- G.R. GARDEN

**FACILITIES :-**

- 1. 25 FEET WIDE ROAD
- 2. DAMAN ROAD
- 3. GREEN PARK
- 4. TEMPLE
- 5. MARKET
- 6. COMMERCIAL
- 7. SEWERAGE SYSTEM
- 8. 24X7 SECURITY
- 9. ELECTRICITY
- 10. CONVEYER BELT BOUNDARY
- 11. STREET LIGHTENING
- 12. STREET PLANTATION

**FEATURES :-**

- 1. 60 M WIDE ROAD - 100 M DISTANCE
- 2. 7.5 ACRE PARK - 100 M DISTANCE
- 3. BROAD CHOWK 50M
- 4. SUPER TECH ECD 3 - 500 M
- 5. PANCHEEL GREEN - 300 M
- 6. CASA GREEN - 200 M
- 7. PROPOSED METRO STN. - 2 KM
- 8. RUNNING METRO STN. - 0 KM
- 9. KNOWLEDGE PARK V - 300 M
- 10. ORGANISAL HALLWAY STN. - 0 KM
- 11. NH-24 - 2 KM
- 12. NH-61 - 2.5 KM



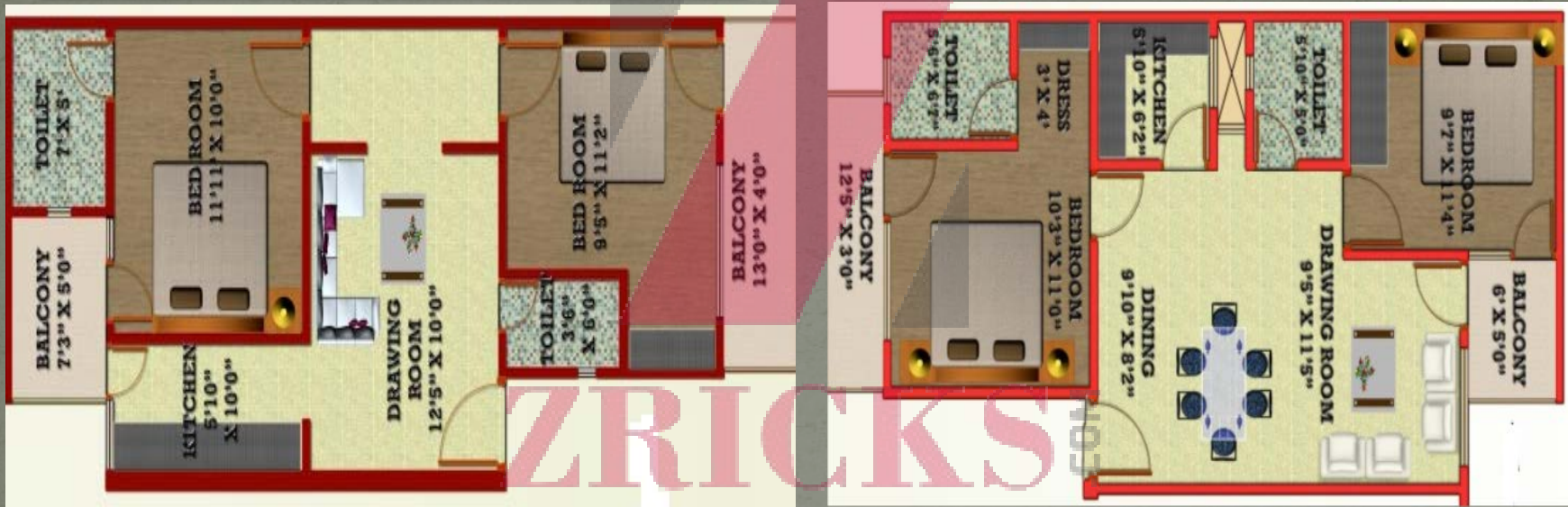
VICTORY ONE GROUP HOUSING

PANCHEEL GREEN 2

# FEATURES

- 60 Mtr. wide road-100 Mtr. Distance
- 7.5 Acres Park- Mtr. Distance
- Kissan Chowk 4 km
- Supertech Eco 300 Mtr.
- Pancheel Green 300 Mtr.
- Casa Green Project 200 Mtr.
- Proposed Metro Station 1 km. Knowledge park v 300 Mtr.
- Ghaziabad Railway Station 6 km.
- NH-24, 2km.
- NH-91, 2.5KM.

# FLOOR PLAN



2 BHK 736 SQ.FT

2 BHK 800 SQ.FT





3 BHK 940 SQ.FT

# INDEPENDENT FLOOR



Size 64/84/106 SQ.YD\*

# FACILITIES

- 25 Wide Road
- Green park
- Temple
- Market
- Commercial
- Sewerage System
- Security
- Electricity
- Covered Boundary
- Street Light
- Street Plantation





# G.R. Garden

# PRICE LIST

PAYMENT PLAN	BSP	Rs-22,000/-Sq.Yd
TWO MONTH PLAN	10% payment	At the time of Booking
	90% payment	Within 60 days of Booking (Registry)
Other Charges		
	EDC+IDC	3%
	CORNER PLC	4%

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# G.R. GARDEN

## PRICE LIST

S.NO.	APARTMENT TYPE	AREA (Sq.FT.)	BUILDING	PAYMENT PLAN			
1	2 BHK	736	Stilt + 3	Flexi payment plan	BSP Rs. 2800/- per sq.ft.(ALL INC.)		
2	2 BHK	800	Stilt + 3	S. No.	Particulars	% of BSP	Extra Charges
3	3 BHK	940	Stilt + 3	1)	Booking Amount	10%	
				2)	Within 60 Days of Booking	20%	25%
				3)	With In 90 Days of Booking	10%	25%
				4)	On Offer of Possession	60%	50%
PREFERENTIAL LOCATION CHARGES (PLC)							
S.No.	Floors	Rate (Per Sq.ft.)					
1	1st Floor	Rs. 50/-					
2	2nd Floor	Rs. 30/-					
3	3rd Floor	Rs. 25/-					
4	4th Floor	Rs. 40/-					
S.No.	View PLC	Rate (Per Sq.ft.)					
1	Corner	Rs. 50/-					
2	Road face	Rs. 30/-					
3	Corner & Road face	Rs. 80/-					
OTHER CHARGES							
One Time Charges (OTC)		Amount/ Per sq.ft.					
Covered Car Parking (Mandatory)		Rs.1,00,000/-					
EDC		Rs. 15/-					
IDC		Rs. 15/-					
EEC		Rs. 15/-					

1) Possession time is 6 months.

2) Cheque/Demand Draft to be issued in favour of " satyam real build pvt.ltd." payable at Delhi/ NCR.

3) This Price list is not a legal offering. The Company reserves the right to add/delete any detail/specifications if so warranted by the circumstances.

4) The above area is Super Built- Up area, which includes covered area plus proportionate common spaces, facilities, munties etc.

5) All dimensions and measurements are approximate. Floor plans, specifications, drawings, representative photos, layouts measurement calculations are preliminary and approximate in nature, contain general description only.

6) Electricity installation charges payable at the time of possession as per the prevailing rates.

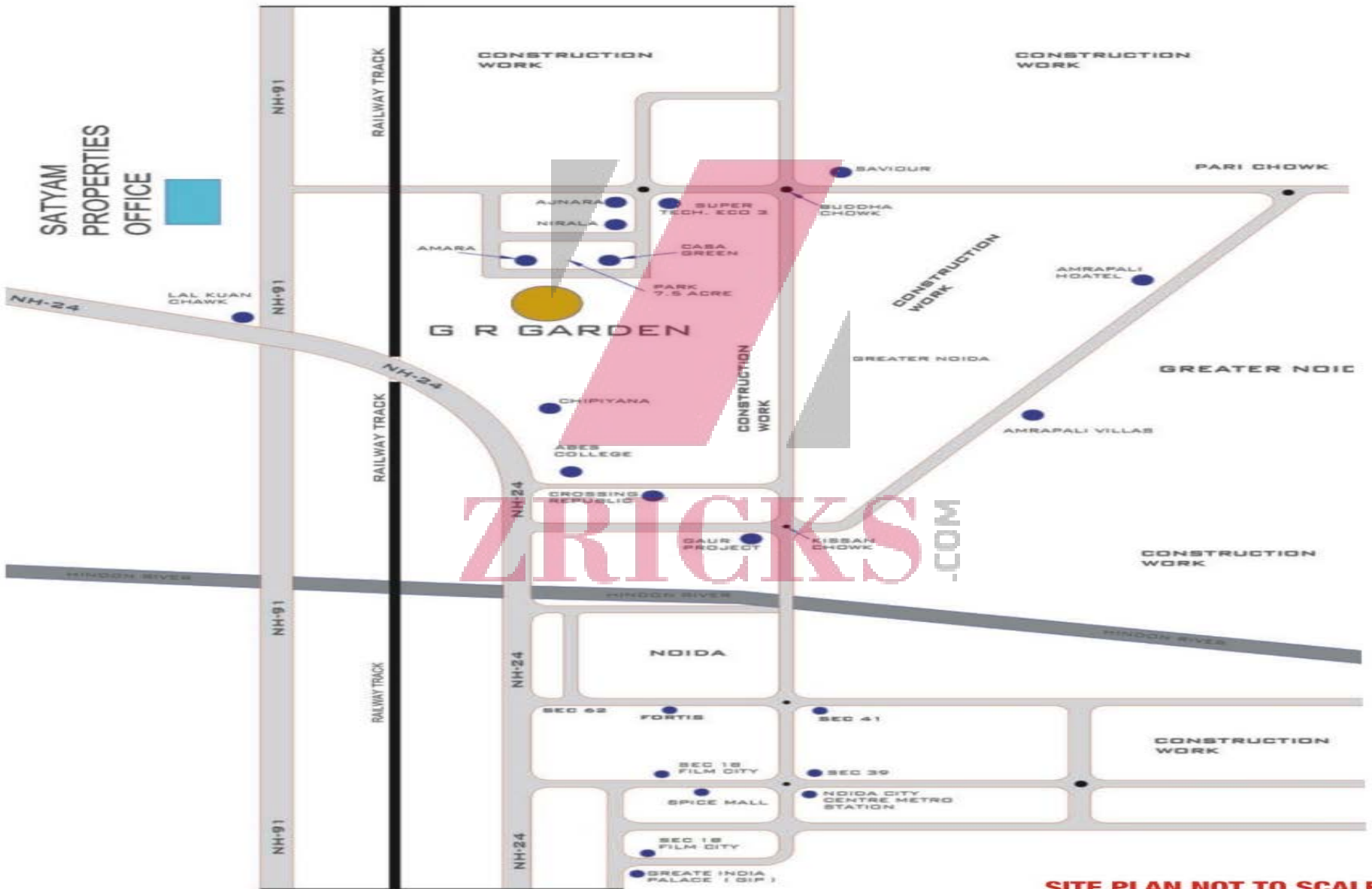
7) Prices are subject to change without any prior notice at sole direction of the company.

8) The company and its agents do not endorse any kind of credit note.

9) \*1 sq. mtr. = 10.764 sq.ft.



# LOCATION MAP



**SITE PLAN NOT TO SCALE**



Add:-

Opp. Samtal Colour Ltd. NH-91, G.T. Road,  
Chhaprolla, Ghaziabad(U.P.)

Website: [www.satyamproperty.in](http://www.satyamproperty.in)

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Thanks  
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