RERA NO.: UPRERAPRJ877
www.up-rera.in

30 YEARS OF BUILDING TRUST

# SG OASIS

SECTOR-2B, VASUNDHARA




ONE OF A KIND

SG OASIS

SECTOR-2B, VASUNDHARA




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

## KIDS PLAY AREA

WITH SWINGS

## PARKING

AMPLE PARKING

## SECURITY

GATED COMPLEX
24 X 7 SECURITY
PERSONNEL AND
INTERCOM

# 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.



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.


12 M WIDE SERVICE ROAD
DOWN TO UPPER BASEMENT
1
2
3
4
9
8
5
7
6
6 M WIDE ROAD
12 M WIDE ROAD
ESS / DG
GUARD ROOM
ENTRY/EXIT
45.0 M WIDE ROAD

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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SG OASIS

SECTOR-2B, VASUNDHARA

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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SG OASIS

SECTOR-2B, VASUNDHARA

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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SG OASIS

SECTOR-2B, VASUNDHARA

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<br>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 ± 5% without any change in the cost. However, in case the variation is beyond ±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.




# 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

## OTHER ONGOING PROJECTS



SG Grand
Rajnagar Extn., Ghaziabad



SG Benefit
Govindpuram, Ghaziabad

SG OASIS
SECTOR-2B, VASUNDHARA

**SG ESTATES LTD**
Corporate Office: G.F.-03, Alpha Tower-I, Sector-9 / INS-10
Vasundhara, Ghaziabad, Uttar Pradesh-201012
Registered Office: 1st Floor, Rachna Building,2,
Rajender Place, pusa Road, New Delhi 110008

**TEL.** 011-42323230
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**CIN NO.** U70101DL1984PLC17265

**SITE ADDRESS**
**SG OASIS**, Sector 2B
Vasundhara, Ghaziabad
Uttar Pradesh-201006

Sales Enquiry **9910 050 600** www.SGESTATES.in / www.SGOASIS.com

**LOAN FACILITY AVAILABLE FROM:** pnb Housing Finance Limited | HDFC HOME LOANS | SBI

**RERA REGN. NO.: UPRERAPRJ877**

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