

RajVillas

DUPLEX LUXURIOUS VILLAS







ONGOING PROJECTS

KPG Upcoming 4* Star Hotel in Rajnagar Extension:

KPG group is coming up with 60 rooms 4* star hotel with a world class renowned brand of hotel chains. The hotel will have 2 banquets with party capacity of upto 450 people combined along with 2 multi cuisine restaurants & conference rooms. The hotel will be completed by late 2019

KPG Upcoming Luxurious Apartments in Rajnagar Extension:

KPG Group is coming up with 20 Fully Furnished Centrally Air Conditioned studio Apartments in Rajnagar Extension on the top floors of KPG Upcoming Hotel with Assured monthly return on buy back scheme plus free nights in Hotel Every Month. These apartments are the perfect choice for regular attractive return on your investment with annual increments.

UPCOMING PROJECTS

KPG Walk in (Upcoming Commercials in Rajnagar Extension)

KPG is coming up with commercials at KPG RajVillas with saleable area of 6778 SQ.FT facing the main road and below KPG upcoming 4* Hotel with saleable area of 3240 SQ. FT. The commercials are having on site parking space with all the facilities.

DELIVERED PROJECTS

KPG Townhouse Hotel and Garden Grill Restaurant:

An Economy 3* Boutique Hotel with 20 rooms and banquet capacity of upto 250 people combined with all the Modern Amenities in RDC Ghaziabad and a 100 seating Multicuisine restaurant with world class Ambience. The hotel's construction started in 2014 and hotel is well functioning from 2016.

KPG tower RDC

KPG tower is a five floors commercial Building on main road in RDC Gzb with

DELIVERED PROJECTS

total space of 20000 Sqft in carpet area and adequate parking space available on site. The Companies Associated With us are PC Jewellers, Mr. Brown and some private firms. The tower was completed in year 2011 and is well functioning from then onwards.

KPG Regal:

KPG constructed Independent 4BHK luxurious Villa floors in the heart of Ghaziabad city in Rajnagar with built up area of 3600 SQ. FT. and 2400 SQ.Ft respectively starting from 2 Cr. Onwards in year 2013 and the possession for all the 12 units were given in 2015. All the units were sold out and 12 families are residing already from 2015.

KPG Cafes and Clubs:

A Cafe By name *Arsenal: The Sports Club* in RDC Gzb with out of the box Ambience along with a British architected coffee shop and a library equipped with all the trending books. The cafe is one of a kind in the city with a personal 8 seater theatre for watching movies and having a seating capacity of upto 60 people.



ABOUT KPG GROUP

KPG Group specializes in general contracting, construction management, design-build, and self-performing interior designing services. What's that all mean? Throughout our history, we've succeeded by providing a wide range of construction solutions to our clients and delivering a whole lot of quality work.

We are confident that, our construction team members will quickly impress you with their industry expertise and passion to get the job done.

We have open and candid communications with our clients, founded on trust, honesty, and reliability. Our management team is awesome – customer-minded representatives who work hard to help your team succeed.

Reliability is built equally on credibility and responsiveness. Our customers can count on us because we know what we're talking about and we're always there to urgently deliver on what we say we're going to do. We are thorough communicators, which keeps everyone in the loop. True champions don't take shortcuts. We don't point fingers, either. We take personal ownership of our responsibilities. And, we are energized by the small victories along the way.

Your best interest is our only interest and we'll move forward using our company's core values to establish mutual trust, and give you what you need.



RajVillas

DUPLEX LUXURIOUS VILLAS





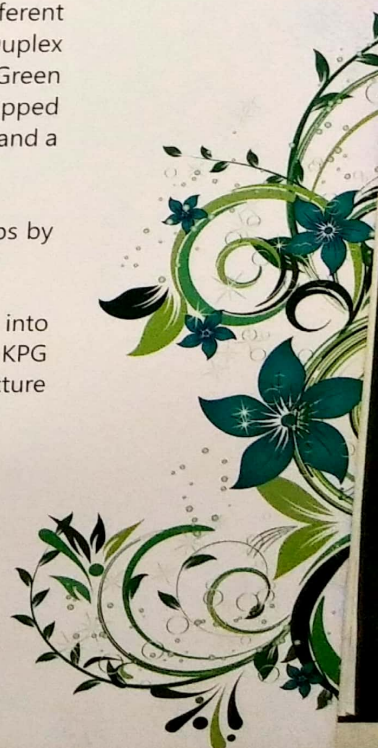
ABOUT RAJVILLAS

Love's labour is not lost and promises fruit. This is why KPG calls its creations "RajVillas".

The company has a grandiose plan to build about 200 Duplex Villas in various phases at different locations in Raj Nagar Extension. In its first phase, KPG Group is coming up with 35 Duplex luxurious Villas in 2 Acres of land with more than 50% of free space including beautiful Green areas, Children play park, Jogging Track, Yoga area and a reflexology path. The society is equipped with all the services and facilities like modern club with swimming pool, Gym, Indoor games and a party hall for small group together.

The company is a forerunner in the Real estates sector and is striving ahead with giant leaps by developing apartments with all modern, world class standards, facilities & specifications.

The Company makes an effort to understand the common man's psyche and hence takes into consideration the present day residential requirement of single and multi unit families. KPG RajVillas comprises 35 Vaastu-compliant semi furnished Villas done in contemporary architecture set in a healthy environment of green space with full grown trees and rich vegetation.







KPG Group independent duplex luxurious semi furnished villas with full automation on demand.



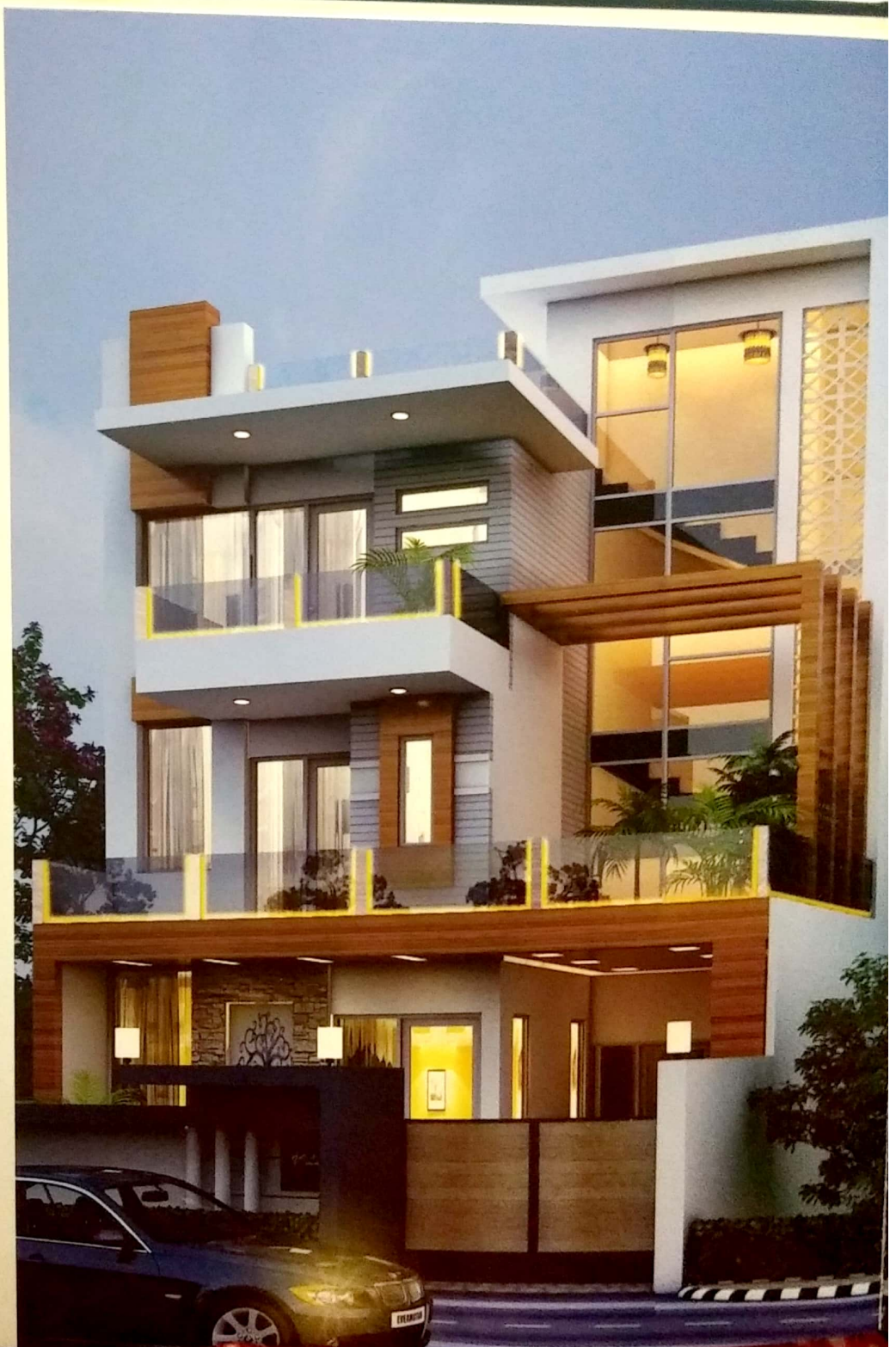


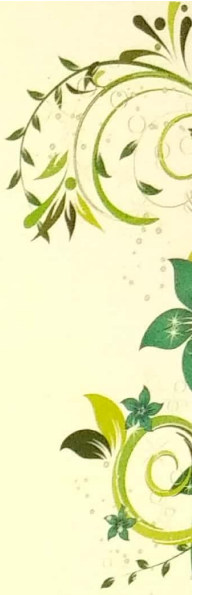
PROJECT HIGHLIGHTS

- Modern club with swimming pool, Gym, Indoor games and a party hall for get togethers
- All the Villas are park facing
- 25 feet wide roads in front of villas of both sizes.
- Proper street lights on the road in the society
- Proper security checking at the entrance of the society.
- Wide car parking space inside the villas.
- Full automation of villas on demand
- 24*7 water supply
- 24*7 power back up
- More than 50% of free space in the society.
- Beautifully planned lush green park facing all the villas.
- Children play parks, yoga area, reflexology path
- Jogging track
- Dedicated commercial of the society for Daily household needs.

Individual View
140 SQ. YARDS

5 BHK plus drawing
room, 5 toilets and car
parking inside



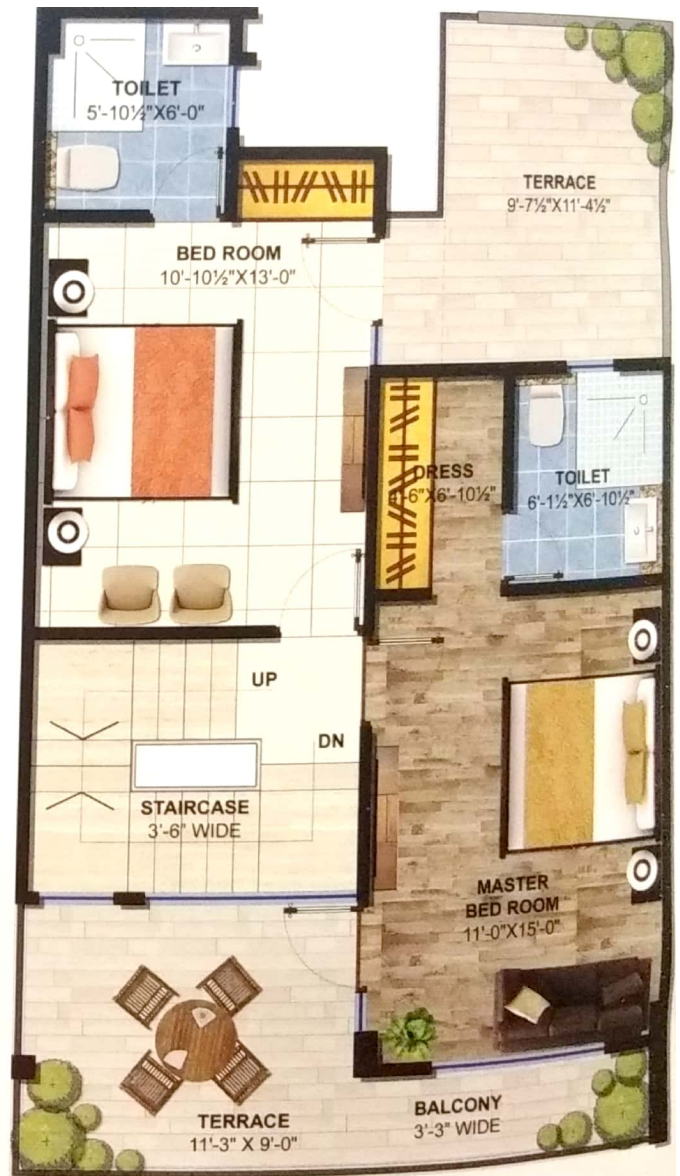


Individual View
101 SQ. YARDS

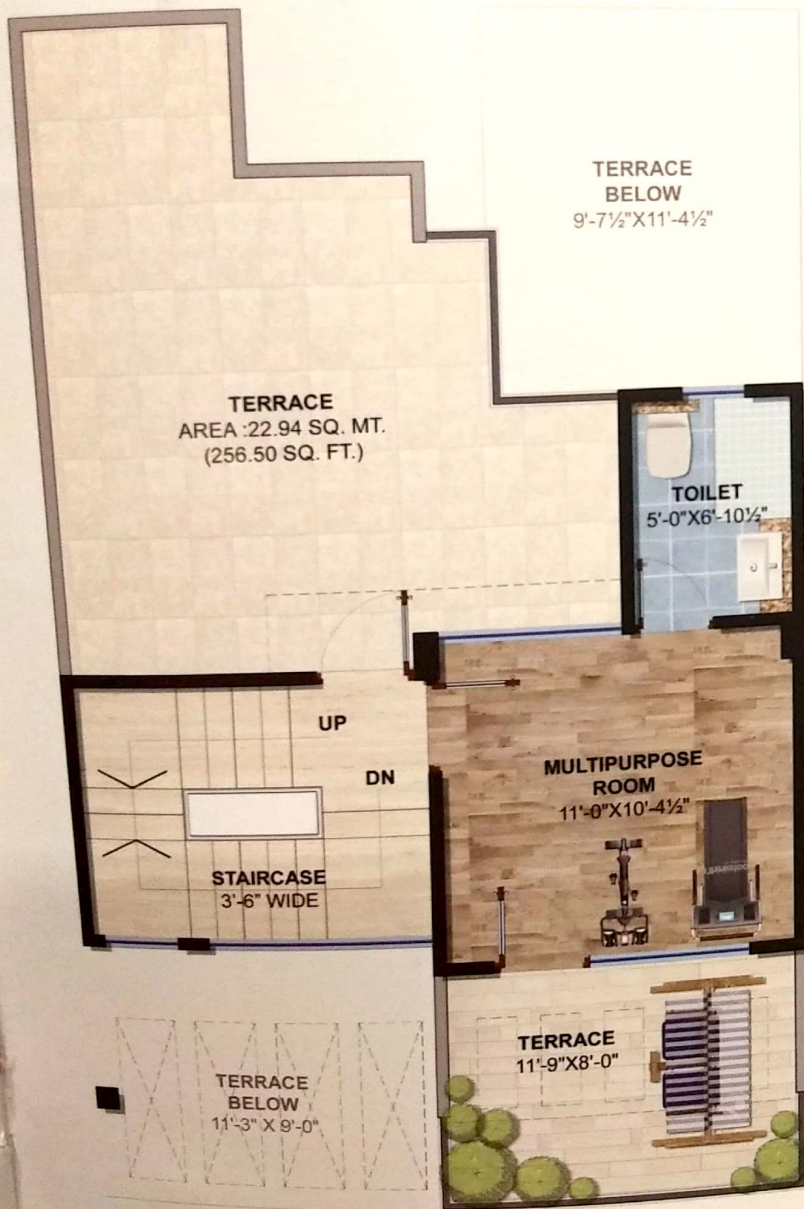
4 BHK plus drawing
room, 5 toilets and c
parking inside



GROUND FLOOR PLAN



FIRST FLOOR PLAN

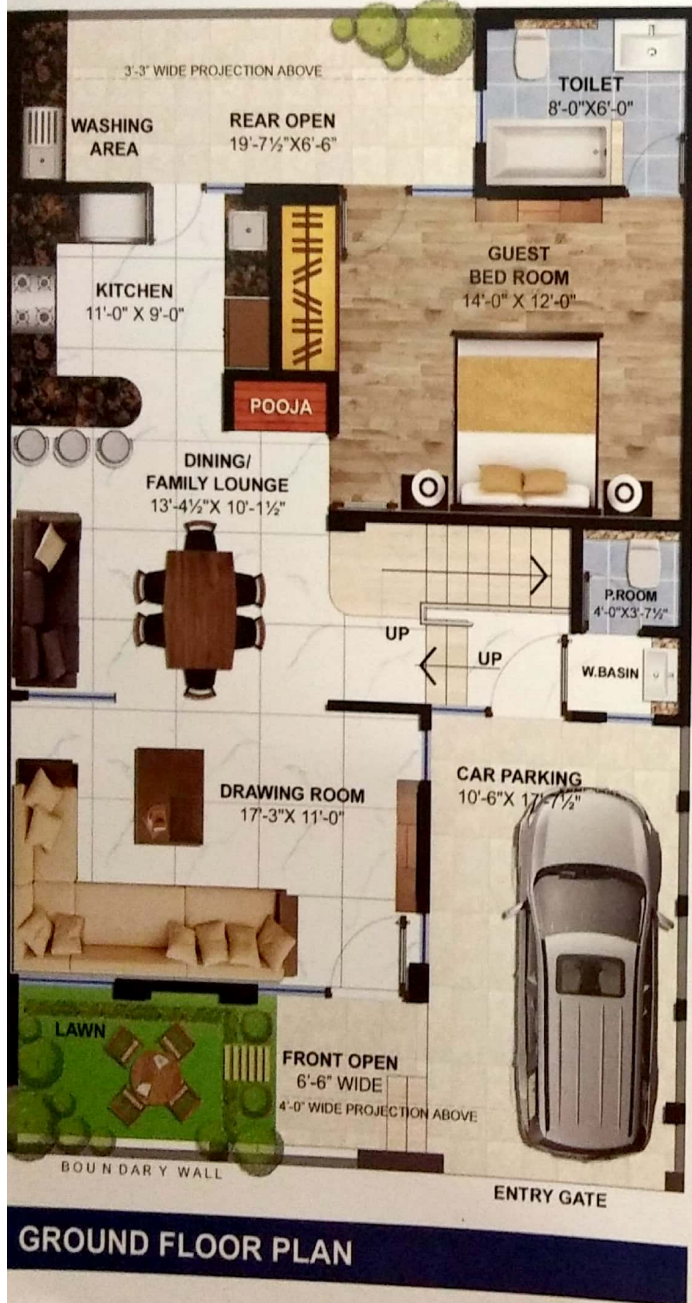


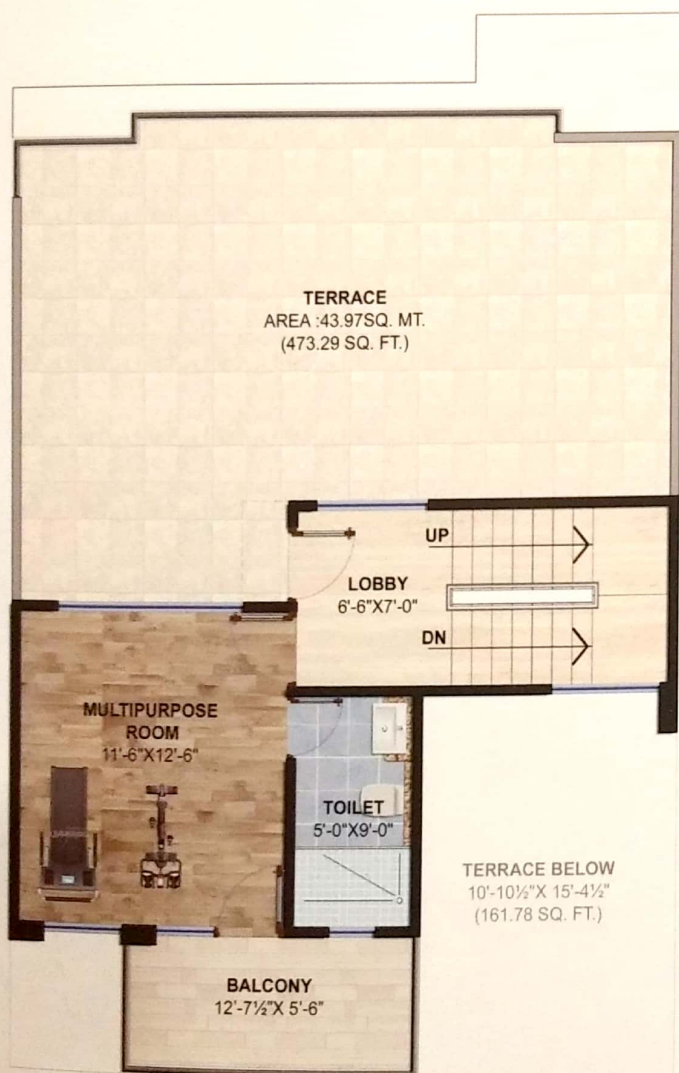
SECOND FLOOR PLAN

FLOOR PLAN

101 SQ. YARDS (84 SQ MTRS)

Built up Area: 1883 SQ FT
Terrace Area: 555 SQ FT





FLOOR PLAN

140 SQ. YARDS (117 SQ MTRS)

Built up Area: 2744 SQ FT

Terrace Area: 636 SQ FT

SECOND FLOOR PLAN

SPECIFICATION



TITLES	DESCRIPTIONS
Structure	Earthquake Resistant RCC framed structure
External Finish	Combination of long-lasting paint, glazing, alucobond / similar ultra modern style elevation.

DINNING & DRAWING ROOM

Floor	High class Satvario Tiles / Similar
Walls	Plastered and finished with pleasant colour shades
Ceiling	False Ceiling in Good designs and painted with pleasant colour shades.

STAIRCASES

Floor	Combination of Marble stones / similar
Walls	Plastered and finished with pleasant colour shades.
Ceiling	False Ceiling in Good designs and painted with pleasant colour shades

ALL BEDROOMS

Floor	Wooden Flooring / Similar in all the bedrooms.
Walls	Plastered and finished with pleasant colour shades
Ceiling	False Ceiling in Good designs and painted with pleasant colour shades
Wardrobe	Wooden Modular cupboards in all the bedrooms.

KITCHEN (Full Modular Kitchen)

Floor	High class Satvario Tiles / Similar
Walls	Ceramic Tiles upto 2 Feet height above counter and rest plastered and painted with pleasant colour shades
Ceiling	False Ceiling in Good designs and painted with pleasant colour shades
Platform	Pre-Polished Granite Platform
Fixtures/Fittings	Full Modular Kitchen with Modular Kitchen Cabinets below and above the working top with Gas hub, Chimney and RO place.

BALCONIES (Terraces)

Floor	Wooden Vitrified Tiles / Similar according to the Looking
Walls	Combination of long-lasting paint, glazing and Aluminium / Similar composite panel
Ceiling (Pergola, Porches)	Plastered and finished with pleasant colour shades

TOILETS

Floor	Ceramic Tiles / Similar on the Floor
Walls	Ceramic Tiles / Similar up to Ceiling Height
Fitting/Fixtures	All Bathroom Fixtures including Wash basins, Counters, W.C's, Taps and showers of Branded company like Jaquar / Similar.
Exhaust Fans	In all Bathrooms

SPECIFICATION

DOORS & WINDOWS

Main Entrance Door	Hardwood frame of Teak wood with skin molded shutter and electronic Lock
Internal Doors	Hardwood Frame with both side Teak Finish flush doors.
Windows	Powder coated glazed aluminium / wooden / UPVC
Door Locks	All The door locks of Company Godrej / Similar.

ELECTRICAL

Light	Decorative Lights in all Bedrooms inclusive of Living, Dining and Kitchen in the False ceiling.
Wire	Copper electrical wiring throughout in concealed conduit with provision for light points, power points, TV and telephone sockets With protective MCB's
Plug	Plug Point in each Bedroom, Drawing/ Dining, Toilets and Kitchen
External Lights	All the necessary external lightings in the Villas including Balcony/Terrace Area, Car parking and Garden space.
Switches	All the light switches and equipments of Company Le Grand/Similar
Security	24 Hours Manned Perimeter Security for the Society, Video door Phone with Intercom Facility with Each Villa
Technology	Wi-Fi Broadband facility in the Society

FACILITIES

Car Parking	Wide covered Car Parking Inside every Individual Villa on ground floor.
Play Ground	Children play ground with Yoga area, reflexology path and Jogging track
Club & Other	Modern Club House with Swimming Pool, Gym with all the necessary equipments, Indoor games like Snooker/Pool and Table Tennis Table, Community Hall for small get together.
Features	Beautifully planned lush green park with proper seating facing all the Villas.



PAYMENT PLAN



Down Payment Plan for Villas LIMITED PERIOD OFFER* (5% DISCOUNT ON BASIC PRICE)

On Booking	10% of BP
On Start of Construction	80% of BP
On completion in all respects and on Offer of Possession	10% of BP + Other charges (Club Charges, Power Backup charges, Electric meter charges)

Construction Linked Payment Plan For Villas

On Booking	10% of BP
On Start of Construction	10% of BP
On Completion of Foundations Till Plinth	10% of BP
On Casting of GF Roof slab	10% of BP
On Casting of FF Roof slab	10% of BP
On Casting of SF Roof slab	10% of BP
On completion of Brickwork and Plaster works	10% of BP
On completion of Tiling & Flooring works	10% of BP
On completion of Painting works	10% of BP
On completion in all respects and on Offer of Possession	10% of BP + Other charges (Club Charges, Power Backup charges, Electric meter charges)

BP Stands for Basic Price

Note:-

- * Booking is subject to the detailed terms and conditions as given in the company's application form/allotment letter.
- * Prices and payment plans can be changed without prior notice at the sole discretion of the company.
- * In downpayment plan, as an offer for limited period 5% discount will be given to the buyer on basic price of the villas.
- * For automation of villas, the buyer will have to pay extra according to the requirement in addition to the basic price of the villas.
- * Government taxes as applicable from time to time shall be payable by the buyer in addition to the basic price of the villas.
- * Government Stamp Duty and Registration charges will be payable by the buyer in addition to the basic price of the villas.
- * One time Club charges and Power backup charges are extra in addition to the basic price of the Villas and shall be payable by the buyer.
- * Electric meter and installation charges as per the State Government power corporation will be payable by the buyer in addition to the basic price of the villas.
- * 1 Sq.Mtr = 10.764 Sq.Ft



LOCATION & DESCRIPTION

Khasra No: 1022, Opposite to Diya Green City and adjacent to Nilaya Greens, NH: 58, Rajnagar Extension, Ghaziabad, Uttar Pradesh.

Description: (KEY FEATURES)

- On 80 feet wide road
- Exact Opposite to Rajnagar extension only proposed Commercial area by GDA.
- 10 minutes from Proposed BCCI first privately Owned International Cricket stadium in India.
- 15 minutes from Elevated road leading to Delhi in 15 minutes.
- 15 Minutes from Rajnagar extension Metro station.
- 30 minutes from Delhi
- 5 Minutes from DPS Rajnagar, Modern School and DPS Ghaziabad school.
- 10 Minutes from various engineering and management colleges.
- 20 minutes from Upcoming Domestic airport from November 2017 for domestic flights in India currently as Hindon Airforce Airport.
- 5 minutes from Proposed Delhi to Meerut Rapid Rail Station (RRTS)



BE THE PART OF A
LUXURIOUS LIFESTYLE



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Note: This Brochure is purely conceptual and is not a legal offering. Further, the Promoters/Architects/Government officials reserve the right to add/delete any details/specifications/elevations mentioned, if so warranted by the circumstances

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