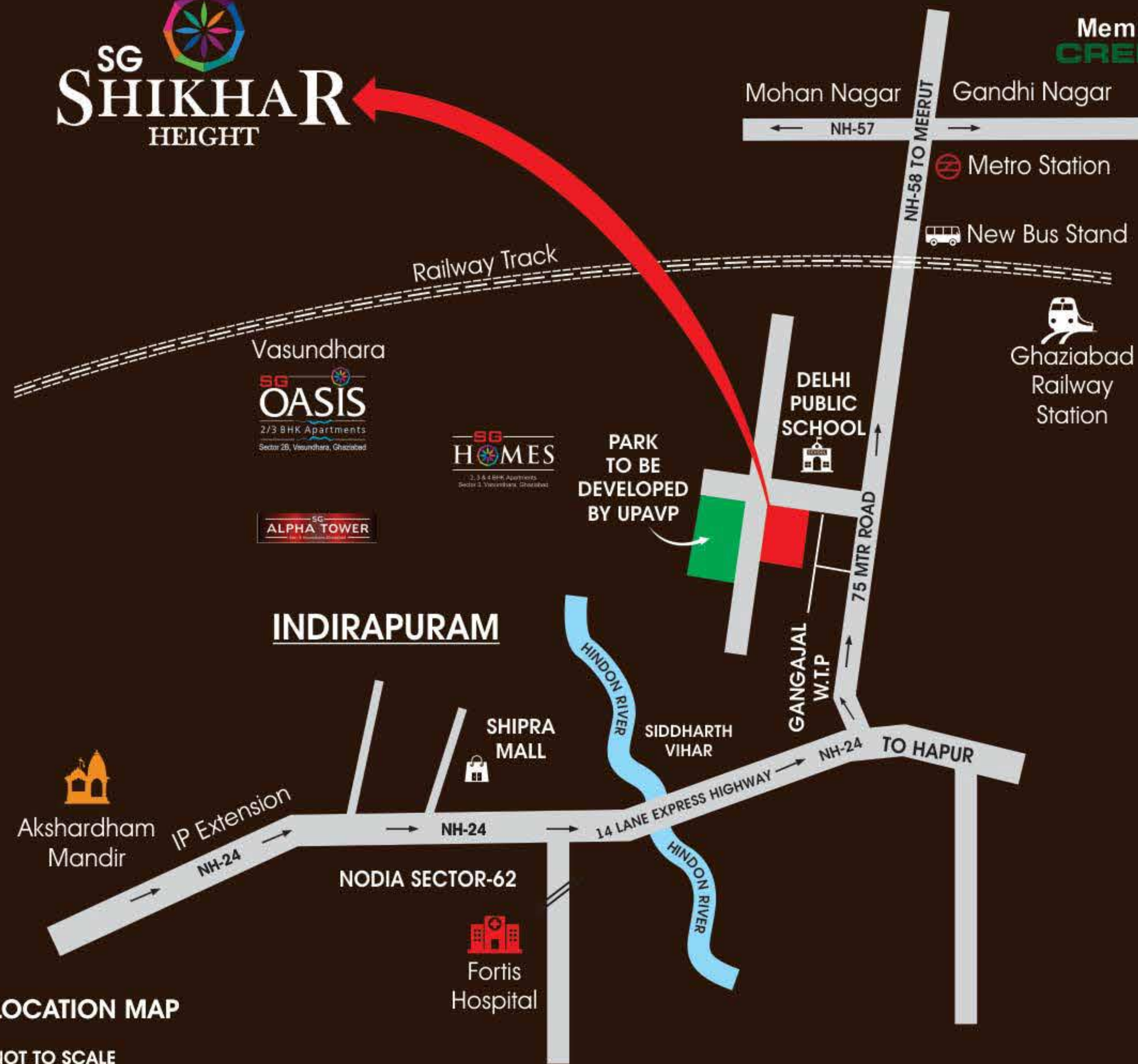


SG
SHIKHAR
HEIGHT

Member
CREDAI



LOCATION MAP
NOT TO SCALE

Shikhar Height is strategically positioned to enjoy advantages accruing from its great location that boasts of an incredibly smooth connectivity to prominent areas in and around NCR.

This location is the central point of Ghaziabad, very close to Noida Sector - 62 & 63 and 20 min away from New Delhi. With metro station (New Bus Adda - Shaeed Sthal Ghaziabad) at just 5 min away it's smoothly linked to the entire NCR.

Excellent transportation facilities | Close proximity to Indirapuram, Nodia | Schools & Hospitals within 2 KMS
Well-linked to NH-24



Perigee Infratech Private Limited
Group Concern : **SG Estates Limited**
Site Address : 4/BS/2/1 Siddharth Vihar, Ghaziabad | www.sgshikharheight.in
Registered Office : 1st Floor, Rachna Building-2, Rajendra Place, Pusa Road, New Delhi-110008
Corporate Office : G.F. - 03, Alpha Tower-I, Sector -9, INS-10, Vasundhara, Ghaziabad, Uttar Pradesh-201012
www.sgestates.in | enquiry@sgestates.in | Contact No. : +91 11 42323230

RERA No. UPRERAPRJ1244 | www.up-rera.in

SG
SHIKHAR
HEIGHT



**Premium Homes
for a Better Life**



**“We Believe In Quality
That Builds An
Everlasting Value”**

SG Group was established in 1986 under the leadership of its MD Mr. Subhash Gupta. The foundation of the group is laid on the principles of honesty, integrity, transparency and discipline. Our team comprises of highly qualified, young and dynamic professionals that have a thirst to work with dedication and passion on each project.

With a Rich experience of 32 years in the construction industry, SG Estates has made a name for itself for its timely delivery of each and every project to its customers.

The company believes in building Real Estate as per the customer requirement with sustainability as an added factor.

Grand Entrance
For Your
Future Home

SG
SHIKHAR
HEIGHT

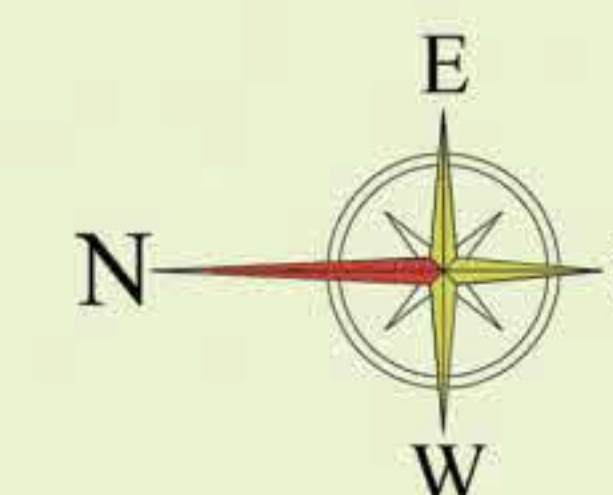


SG
SHIKHAR
HEIGHT

Smart Architecture
with a wide view

SG
SHIKHAR
HEIGHT





SITE PLAN



APARTMENTS... AT A GLANCE

ACCOMODATION	COLOUR CODE
2BED + 2TOILET (B)	
2BED + 2TOILET (C)/(A)	
3BED + 4TOILET + SERVANT	
3BED + 3TOILET + STUDY	
3BED + 3TOILET	
EWS (1)/(2)	
LIG (1)/(2)	
CLUB PLAZA	
CONVENIENT SHOP	

LEGENDS FOR PROJECT AMENITIES

- 1 - Entrance Plaza with Water Features
- 2 - Central Park of 1050 Sqmt. (11300 Sqft.)
- 3 - Peripheral Jogging Track
- 4 - Badminton Court
- 5 - Skating Rink
- 6 - Cricket Net Practice
- 7 - Open Gym
- 8 - Outdoor sitting area
- 9 - 3 no. Gazebo for sitting
- 10 - Kids Play Area
- 11 - Tower drop-off with accent paving
- 12 - Elder Zone
- 13 - Commercial plaza /Convenient Shop
- 14 - Club Entrance with accent paving
- 15 - ATM
- 16 - Club Plaza comprises of
 - : Ground Floor - Spacious Banquet Hall with Kitchen, Gents & Ladies Toilet
 - : First Floor - Table Tennis room, Kids Play area, 3C's Room with sitting, Ladies & Gents Toilet
 - : Second Floor - Yoga & Meditation Hall, Billiards Room, Misc. activities room, spacious sitting Hall
 - : Third Floor - Spacious Gymnasium with Gents & Ladies Toilet
 - : Terrace Floor - Swimming Pool for Adults, Kids Pool, Ladies & Gents changing room.
- 17 - Double Height Entrance Lobby in Towers
- 18 - Designer Pole Lights
- 19 - 70 number of Trees on Peripheral Green Belt with plants of different species :-
 - : Aloe Vera
 - : Boston Fern
 - : Golden Pathos
 - : Money Plant
 - : Senseveria Plant

3BHK TOWER A3 Unit No-1,6

3 Bedroom/ Drawing & Dinning/ Kitchen/ 3 Toilets/ Dressing Room/ 4 Balconies/ Servant room with attached WC

CARPET AREA
106.3 SQ. MTR (1144.5 SQ. FT.)

BALCONY AREA
23.8 SQ. MTR (256.8 SQ. FT.)

BUILT UP AREA
136.2 SQ. MTR (1466 SQ. FT.)

TOTAL AREA
178.4 SQ. MTR (1920 SQ. FT.)



CARPET AREA(AS PER RERA GUIDLINES): 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.

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. To convert measurements in Sq. Mtr., 1 sq.mtr = 10.764 sq.ft. and 1 mtr = 3.28 ft.

3BHK TOWER A3 Unit No-2

3 Bedroom/ Drawing & Dining/ Study/ Kitchen/ 3 Toilets/ 3 Balconies

CARPET AREA
87.3 SQ. MTR (940 SQ. FT.)

BALCONY AREA
21.2 SQ. MTR (228 SQ. FT.)

BUILT UP AREA
115.2 SQ. MTR (1240 SQ. FT.)

TOTAL AREA
150.9 SQ. MTR (1625 SQ. FT.)



CARPET AREA(AS PER RERA GUIDLINES): 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.

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. To convert measurements in Sq. Mtr., 1 sq.mtr = 10.764 sq.ft. and 1 mtr = 3.28 ft.

3BHK

TOWER A3 Unit No-3,4,5

3 Bedroom/ Drawing & Dining/ Kitchen/ 3 Toilets/ 4 Balconies

CARPET AREA

80.4 SQ. MTR (866 SQ. FT.)

BALCONY AREA

23.4 SQ. MTR (144 SQ. FT.)

BUILT UP AREA

99.3 SQ. MTR (1069 SQ. FT.)

TOTAL AREA

103.1 SQ. MTR (1400 SQ. FT.)



CARPET AREA(AS PER RERA GUIDLINES): 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.

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. To convert measurements in Sq. Mtr., 1 sq.mtr = 10.764 sq.ft. and 1 mtr = 3.28 ft.

2BHK

TOWER A2 Unit No-3,4,7,8

2 Bedroom/ Drawing & Dining/ Kitchen/ 2 Toilets/ 2 Balconies

CARPET AREA

59.0 SQ. MTR (636 SQ. FT.)

BALCONY AREA

10.5 SQ. MTR (114 SQ. FT.)

BUILT UP AREA

75.8 SQ. MTR (817 SQ. FT.)

TOTAL AREA

99.3 SQ. MTR (1070 SQ. FT.)



CARPET AREA(AS PER RERA GUIDLINES): 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.

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. To convert measurements in Sq. Mtr., 1 sq.mtr = 10.764 sq.ft. and 1 mtr = 3.28 ft.

2BHK
TOWER A2 Unit No-1,2,5,6

2 Bedroom/ Drawing & Dining/ Kitchen/ 2 Toilets/ 2 Balconies

CARPET AREA

59.0 SQ. MTR (636 SQ. FT.)

BALCONY AREA

9.2 SQ. MTR (100 SQ. FT.)

BUILT UP AREA

74.7 SQ. MTR (804 SQ. FT.)

TOTAL AREA

97.8 SQ. MTR (1054 SQ. FT.)



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.

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. To convert measurements in Sq. Mtr., 1 sq.mtr = 10.764 sq.ft. and 1 mtr = 3.28 ft.

PROJECT SPECIFICATIONS
Project is divided into 2 phases

A. Total No. of Blocks	5 Nos. – A-1, A-2, A-3, A-4, A-5 EWS/LIG + Club + Convenient Shops	
B. Total No. of Units	682 Units - detail as A1 = 138 A2 = 200 A3 = 144 A4 = 200	
C. No. of Floors	Residential Tower (2 Basement) A-1- S + 23 A-2- S + 25 A-3- S + 24 A-4- S + 25	
D. No. of Flats per floor :	Tower A-1 = 6 Units Tower A-2 = 8 units Tower A-3 = 6 units Tower A-4 = 8 units	
E. No. of Lifts Per Block :	Block A-1 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.) Block A-2 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.) Block A-3 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.) Block A-4 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.)	
F. Specification of Lift	Lift Facia External Door Internal Car Number of Persons Rated Load Speed of travel Landing Doors Make Speed	Baroda Green Powder Coated Finish MS Wall & Granite Stone Flooring 8 / 13 544/884 1.5 m/s Fully Automatic Landing Doors in stainless steel hairline finish on the ground floor and powder coated finish on remaining floors. Kone / Schindler / OTIS 1.5 m/second
G. Corridor	A. Flooring - Vitrified Tiles B. Painting - OBD Paint C. Lighting - Ceiling Mounted Light Fixture/ Tube Lights	
H. Staircase-Main & Fire	A Flooring - Baroda Green C Railing- MS Railing	B Painting- OBD Paint D Lighting – Ceiling Mounted Light Fixture/ Tube Lights
I. Terrace	A. Flooring – Brick Bat Coba	B. Water Tank-R.C.C
J. Parking Area – Open / Stilt / Lower Basement /Upper Basement	A. Lighting-Ceiling Mounted Light Fixture / Tube Lights	
K. Fire Fighting	All requirements in light of Pre NOC granted by UP FIRE SERVICE, LUCKNOW vide Letter no. 30/JD/F.S./Lucknow(GZB)-17/81 dated 8th March 2017 & UPFS/2019/4420/GZB/Ghaziabad/334/DD dated 11.03.2019.	
L. LT Panel Room	Size Flooring Wall	In area and sizes as per requirement/ norms Kota stone White wash
M. Maintenance Room	Size Flooring Walls	200 sq. ft in stilt area (18.58 sq. mt) Vitrified Tiles OBD Paint

SECURITY

GATED COMPLEX WITH ELEGANT ENTRY PLAZA WITH WATER FALL + SECURITY ROOM

24X7 SECURITY PERSONNEL (AT ENTRY & EXIT POINTS) AND INTERCOM FACILITY IN APARTMENTS



24X7 SECURITY PERSONNEL



SECURITY

CCTV ON MAIN ENTRY AND EXIT POINTS

DRIVERS SITTING AREA IN STILT



KID'S PLAY AREA

GREEN AREA

CENTRAL PARK OF 11300 SQ.FT. (1050 SQ.MT.)

BADMINTON COURT

SKATING RINK

CRICKET NET PRACTICE

PERIPHERAL JOGGING TRACKS

3 NO. OF GAZEBO FOR SITTING

OPEN GYM

KIDS PLAY AREA CAPACITY OF MULTI PLAY STATION - SEA-SAW

MERRY GO ROUND

TODDLER CLIMBER



OPEN GYM



JOGGING TRACK

COMMERCIAL SECTOR

CONVENIENT SHOPS

ATM

CONVENIENT SHOPS CORRIDOR

CLUB INDEPENDENT TOWER

GROUND FLOOR

SPACIOUS MULTIPURPOSE HALL WITH KITCHEN, GENTS & LADIES TOILETS

FIRST FLOOR

TABLE TENNIS ROOM, SPACIOUS KIDS PLAY AREA, 3C'S ROOM WITH SITTING LOUNGE, LADIES & GENTS TOILETS

SECOND FLOOR

YOGA & MEDITATION HALL, BILLIARDS ROOM, FACILITY AREA, SPACIOUS SITTING LOUNGE



GYMNASIUM



YOGA

THIRD FLOOR

SPACIOUS GYMNASIUM ROOM WITH LADIES & GENTS TOILET

TERRACE FLOOR

SWIMMING POOL FOR ADULTS, KIDS POOL, LADIES & GENTS CHANGING ROOM, POOL SIDE LOUNGE ETC.

PROJECT AMENITIES



BILLIARDS ROOM



KIDS PLAY ROOM

SG
SHIKHAR
HEIGHT



SWIMMING POOL

Specifications of Units

Our Rich History of Delivered Projects

1. Structure

Earth Quake Resistant - RCC framed structure as per applicable seismic zone

2. Living Cum Dining Room Floor

External Door and Window Walls

Main Entry Door

Hardware

Electrical

Vitrified Tiles

Powder Coated Aluminium with glass

OBD of appropriate colour/ Asian paints make or equivalent

Main Entrance Door Laminated with Solid Wooden Frame

Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows

Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television and TV outlets with modular switches and protective M.C.Bs

3. Bed Rooms

Floor

External Door and Window Walls

Internal Door

Hardware

Electrical

Vitrified Tiles

Powder Coated Aluminium with glass

OBD of appropriate colour/ Asian paints make or equivalent

Finish 7' High Wooden Frame with enamel painted flush door

Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows

Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television and TV outlets with modular switches and protective M.C.Bs

4. Kitchen

Floor

Window

Walls

Fittings

Internal Door

Electrical

Wood Work

Vitrified Tiles

Powder Coated Aluminium with glass

Ceramic tiles of 2' height from the platform and granite on top

C.P fittings with double bowl Stainless steel Sink

Open

Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs

Wood Work-Lower & Upper Level Cabinets

5. Toilet

Floor

Walls

Fittings

Internal Door

Hardware

Electrical

Anti skid ceramic tiles

Ceramic tiles upto ceiling height

White sanitary China Ware with EWG & CP fittings

Flush Shutter

Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows

Concealed Copper Wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs

Water Supply

Underground and Overhead water tanks with pumps and 24 hours water supply

6. Balconies

Floor

Walls

Electrical

Ceramic Tiles

Oil Bound Distemper

Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs

Intercom facility with instrument

7. Telephone



SG Oasis
Sec.-2B, Vasundhara, Ghaziabad
Year of Delivery : 2019



SG Benefit
Govindpuram, Ghaziabad.
Year of Delivery : 2018



SG Homes
Sec.-3, Vasundhara, Ghaziabad
Year of Delivery : 2015



SG Impression 58, Phase II
Raj Nagar Extn., Ghaziabad
Year of Delivery : 2014



SG Impression Plus
Raj Nagar Extn., Ghaziabad
Year of Delivery : 2012



SG Alpha Tower (Commercial)
Sec.-9, Vasundhara, Ghaziabad
Year of Delivery : 2011



SG Impression 58
Raj Nagar Extn., Ghaziabad
Year of Delivery : 2010



SG Impression
Sec.-4B, Vasundhara, Ghaziabad
Year of Delivery : 2009



SG Beta Tower (Commercial)
Sec.-3, Vasundhara, Ghaziabad
Year of Delivery : 2008

On Going Project (Phase 1 Delivered)



SG Grand
Raj Nagar Extn., Ghaziabad



SG Grand
Raj Nagar Extn., Ghaziabad



SG Grand
Raj Nagar Extn., Ghaziabad