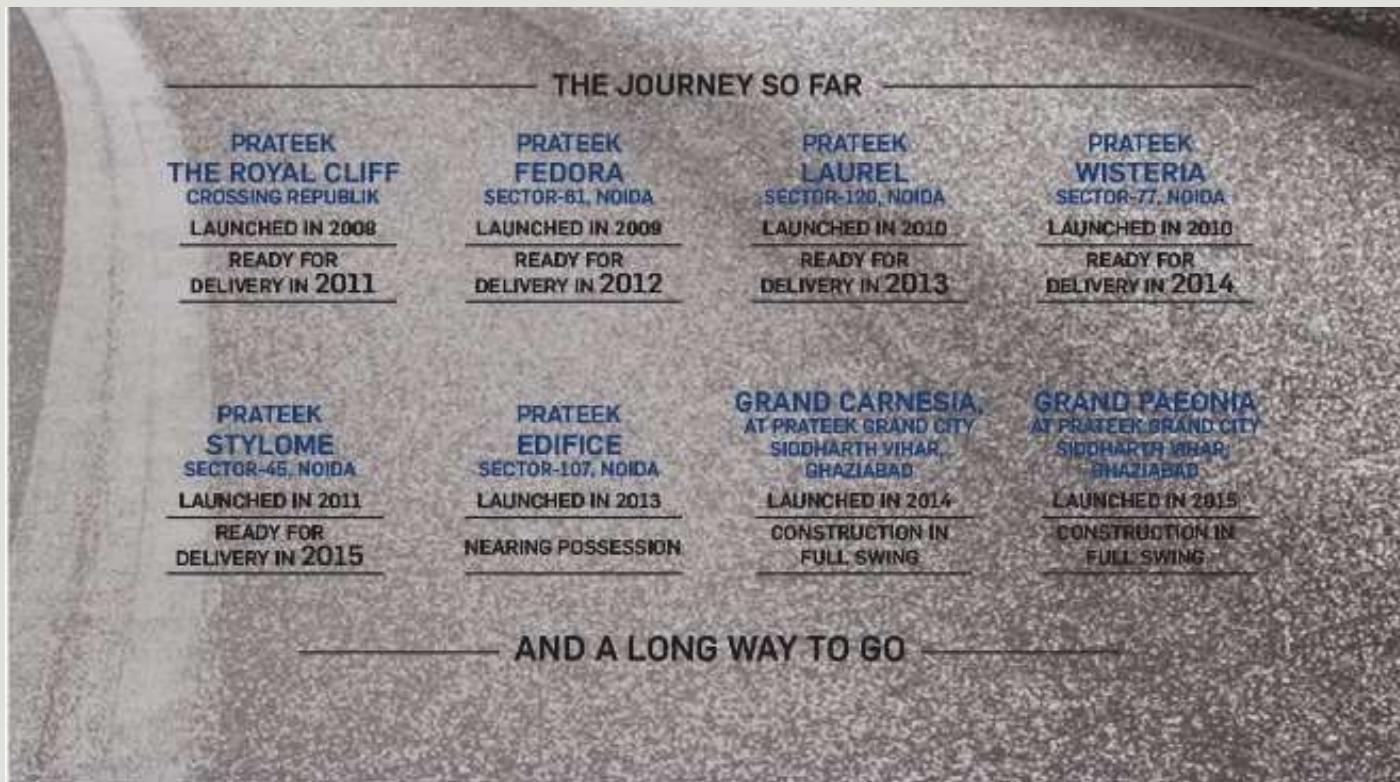




Prateek Group
Creating Landmarks, Setting Benchmarks

At Prateek Group we don't just create homes, we help in making your dreams a reality. Firmly guided by our core values of integrity, initiative and involvement, Prateek group has always tried we deliver one supreme project after another.



Chairman's Message



With a will to do that something extra for mankind we strive to achieve excellence in all our undertaken construction activities. For us the 'Sky is the limit' and we constantly strive to redefine the paradigm of affordable luxury for our consumer. We are an organization that is guided by strong principle and ethos and it is our constant endeavors to build unmatched structure with innovative design, which stands the test of time. We have an ambition to raise the bar in the way people live, work and play while improving their quality of lives.

Mr. Prashant Tiwari
Chairman
Prateek Group

THE *grand* LIFE IS HERE

CONNECTIVITY & LOCATION THAT MAKES PRATEEK GRAND CITY STAND OUT:

- Situated At Siddharth Vihar (Next To Indirapuram) on NH-24, 16 lane expressway under construction
- City centric location
- Right on 75 Mtr, operational road – connecting NH-58 and NH-24
- 2 mins drive from proposed Metro Station, Ghaziabad (New Bus Stand)
- 12 mins. drive from Pragati Maidan
- 2 mins. drive from Ghaziabad Railway Station

PRATEEK GRAND CITY STANDS FOR LUXURY & GRANDNESS:

- High-end International school up to 12th standard
- Ultra-Modern Hospital with all modern facilities
- High-end Commercial & Retail spaces featuring world-class beauty salons, fine dining restaurants along with Banks, ATM's & lots more!
- Ultra-modern Club featuring Yoga centers, Banquet halls etc.
- World-class Sports Facilities featuring Swimming Pool, Badminton, Lawn Tennis, Basketball, Gym, Table Tennis, Skating, Jogging Tracks, Cycling Track etc.
- Provision of Police Station for safety & security
- Double Height Entrance Lobby
- Welcome Lounge in each tower
- Stilt floor height of 8meter for clear view of the landscaping of whole township
- Golf Cart services

Embrace a magnificent lifestyle which flourishes in a "World Class Township", replete with amenities that make living a pleasurable experience, everyday. Prateek Grand City - a 40 acre integrated township is the very epitome of purposeful luxury. Find a home where your family lives with peace, security and unbridled joy of true love.



PRATEEK
GRAND CITY
— THE GRAND LIFE —

Siddharth Vihar next to Indirapuram, NH-9 (NH-24)

RERA Certified Project

GRAND
Carnesia
2 / 3 / 4 BHK HOMES

RERA NO. UPRERAPRJ723

GRAND
Paeonia
2 / 3 / 4 BHK HOMES

RERA NO. UPRERAPRJ1133

AT

PRATEEK
GRAND CITY
THE GRAND LIFE

Siddharth Vihar next to Indirapuram, NH-9 (NH-24)

Prateek Grand City

Prateek Grand City is a 40 acre integrated township situated at Siddhartha Vihar, NH 24 is designed around a blend of Classical and Contemporary Architecture. Prateek Grand city is a heavenly community where dream come to reality with the poetic flow of themed classical gardens. It's a community whew neighbors become friends with the abundant amenities provided. Not to mention just garden, the philosophy of a family nucleus is well balanced in Prateek Grand City with the facility that are designed for all ages.

Connectivity & Location - Makes Prateek Grand City Stand Out

- Situated at Siddharth Vihar (Next to Indirapuram) on NH-24 Under Construction 16 lane expressway
- City Centric Location
- Right on 75 mtr. operational road – connecting NH-58 and NH-24
- 2 mins drive from proposed Metro Station, Ghaziabad (New Bus Stand)
- 12 mins drive from Pragati Maidan
- 2 mins drive from Ghaziabad Railway Station

Prateek Grand City Location Overview

Click the link to download the file:

<http://www.prateekgroup.com/lp/grand-city/location-overview/grand-city.mp4>

Prateek Grand City Stands For Luxury & Grandness

- The township is designed around a blend of Classical and Contemporary Architecture
- Beautifully Designed Classical theme Bases Landscaping
- World-class Sports Facilities featuring Swimming Pool, Badminton, Lawn Tennis, Basketball, Gym, Table Tennis, Skating, Jogging Tracks, Cycling Track etc.
- Ultra-modern Club featuring Yoga centers, Banquet halls etc.
- High-end Commercial & Retail spaces featuring world-class beauty salons, fine dining restaurants along with Banks, ATM's & lots more!
- International School up to 12th standard
- Provision of Police Station

Prateek Grand City Stands For Luxury & Grandness

- Ultra-Modern Hospital with all Modern Facilities
- Ultra-Modern Club Featuring Yoga Centers , Banquet Halls etc.
- Provision of Police Station for safety & Security
- Double height entrance lobby
- Welcome lounge in each tower
- Stilt floor height of 8 meter for clear view of the landscaping of whole township
- Golf Cart Services

Technical Partners

Architectural Design by India's leading Architectural firm - Hafeej Contractor, Mumbai. Spearheaded by their chief architect Mr. Hafeej Contractor who's credited with landmark developments across India & Middle East.

Structural Consultant: By VMS Consultant Pvt Ltd, India has been associated with some of the best known structure in India, like Eden Garden Stadium, IIMA College, Duravit Factory, Reliance Petroleum Refinery etc to name a few.

Landscape Consultant: Landscaping by Taib Landscape, renowned leader of the new age landscape architecture.

Possession Schedule

TOWER NUMBER	EXPECTED DATE
Grand Carnesia	December 2019
Grand Paeonia	June 2020

Payment Plan & Home Finance

Payment Plans: Tower wise Payment Plan & Special Payment Plan on offer to cater carrying requirement of the customers.

Home Finance: Home Finance available from all the major lenders including Nationalized, PSU and NBFC, such as

1. HDFC LTD.
2. BANK OF INDIA
3. PNB HFL
4. PIRAMAL HOUSING FINANCE LTD



PRATEEK
GRAND CITY WALK
Commercial, Residential

PRATEEK
GRAND CITY
THE GRAND LIFE
Suburb (Phase 1) to 5, Sakinaka, Noida, NCR, India

Walk along commercial and retail shops
in the uniquely designed walkway with
double height corridor of 8 mtr.

16 meter wide plaza in front of
Prateek Grand City walk (Grand Poesonia).

12 meter wide plaza in front of
Prateek Grand City walk (Grand Carnesia)
with lush landscaping and
modern contemporary design.



PRATEEK
GRAND CITY WALK
Commercial Destination

at

PRATEEK
GRAND CITY
THE GRAND LIFE
Siddharth Vihar next to Indirapuram, NH-9 (NH-24)

- Hyper Store for Daily needs – Quick Pick by Prateek Group
- Prominent Bank & ATMs
- 24 x 7 Medical Store
- Restaurant of Leading Brands
- Fast Food Chains of Leading Brands
- Entertainment Zone
- Retail Stores
- Cafeteria

Multi Specialty Hospital in Close Proximity

- Hospital at Prateek Grand City (0 Km)
- Max Health Care, Vaishali Ghaziabad (10 Km)
- Fortis Hospital, Sec 62, Noida (7.6Km)
- Yashoda Super Specialty Hospital , Kaushambhi Ghaziabad (10.8Km)
- Shanti Gopal Hospital, Indirapuram Ghaziabad(5.8Km)

School by Prateek Group



Schools in Close Proximity

- School by Prateek Group
- Dav Public School, Pratap Vihar, Ghaziabad (3.1 Km)
- DPS , Siddhartha Vihar, Ghaziabad (1.6Km)
- GD Goenka, Indirapuram, Ghaziabad (7.6Km)
- Presidium School, Indirapuram, Ghaziabad (5.8Km)



Shopping Malls in Close Proximity

- Shipra Mall (5.9 km)
- Mall Of India (15 km)
- Great India Place (15 km)

Grand City Master Layout



2 BHK (COMPACT)

Total area = 770.00 sq.ft.

Built Up Area = 607 sq.ft.

Carpet Area = 532.00 sq.ft.





2 BHK (OPTIMA)

Total Area = 970.00 sq.ft.

Built Up Area = 766.00 sq.ft.

Carpet Area = 644.00 sq.ft.





2 BHK + STUDY (DELUXE)

Total Area = 1155.00 sq.ft.

Built Up Area = 910.00 sq.ft.

Carpet Area = 798.00 sq.ft.





3 BHK (OPTIMA)

Total Area = 1380.00 sq.ft.

Built Up Area = 1090.00 sq.ft.

Carpet Area = 946.00 sq.ft.





3 BHK (ELITE)

Total Area = 1585.00 sq.ft.

Built Up Area = 1261.00 sq.ft.

Carpet Area = 1110.00 sq.ft.



Apartment Details

Type	Apartment Type	Total Area (sq.ft.)	Built up Area (sq.ft.)	Carpet Area (sq.ft.)
I	2 BHK (COMPACT)	770	607	532
II	2 BHK (OPTIMA)	970	766	644
III	2 BHK+STUDY (DELUXE)	1155	910	798
IV	3 BHK (OPTIMA)	1380	1090	946
V	3 BHK (ELITE)	1585	1261	1110
VI	3 BHK+STUDY (DELUXE)	1795	1428	1272



Prateek Group
Creating Landmarks, Setting Benchmarks

Trust, We know what it
means!

Thank You