

हमारा लक्ष्य, आपका अपना घर



SG

Heights
Amritsar



Sharma & Gangahar
Builders & Colonisers Pvt. Ltd.

SCO-5, S.G. ENCLAVE, NAUSHEHRA, MAJITHA ROAD, AMRITSAR



Layout : SG Enclave & SG Enclave Phase - 1

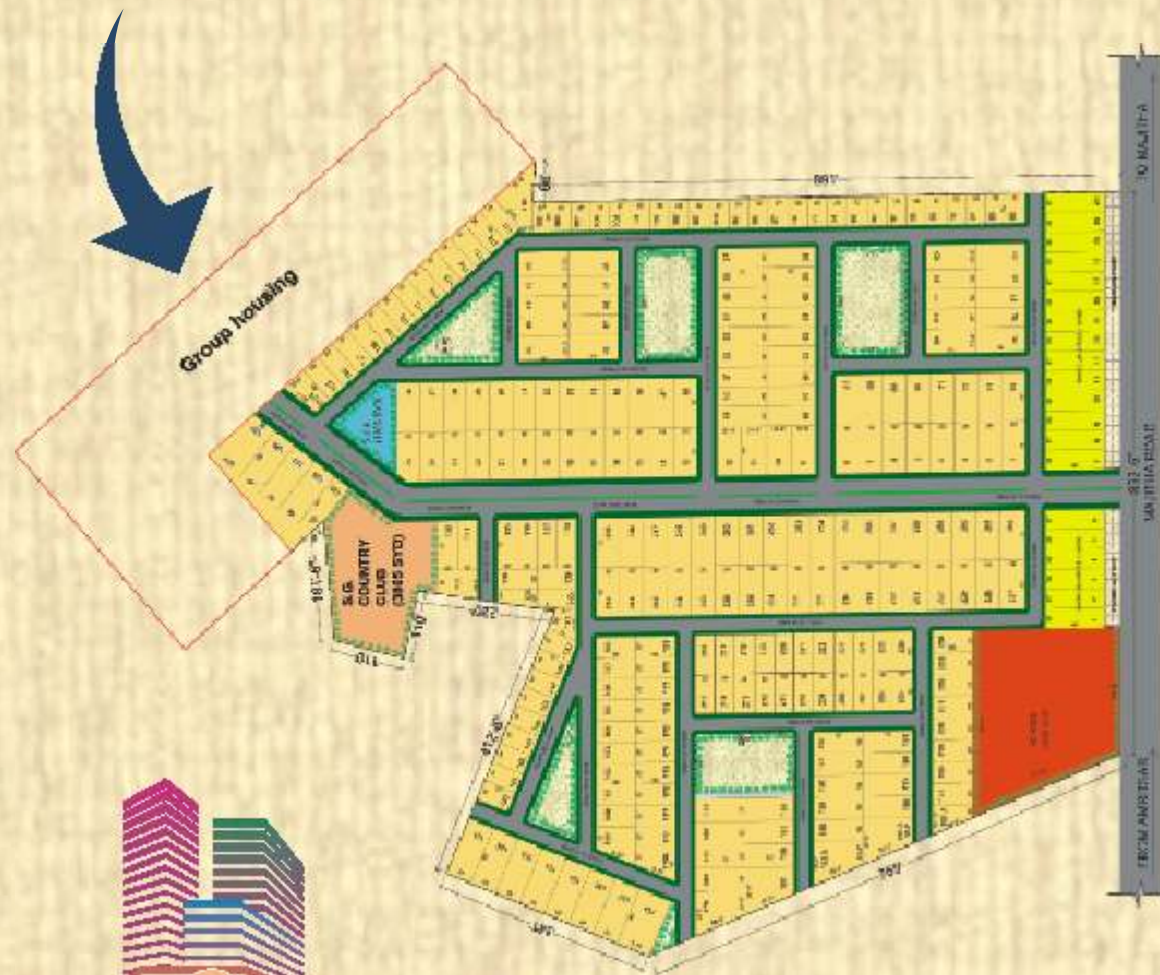
Sg Heights
Amritsar

S.G.ENCLAVE, MAJITHA ROAD,
AMRITSAR. (PUDA APPROVED
LIC.NO.LDC 2001/87)

PROMOTERS: SHARMA AND
GANGAHAR BUILDERS &
COLONISERS PVT.LTD.

S.G.ENCLAVE, PHASE-1, MAJITHA
ROAD, AMRITSAR. (PUDA APPROVED
LIC.NO.LDC 2004/141)

PROMOTERS: SHARMA AND
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About the Company

Sg Heights
Amritsar

80 FEET WIDE ROAD



ENTRANCE



SPACIOUS LUSH GREEN PARK



BUILT UP



AMENITIES



THE MILLENNIUM SCHOOL
SG ENCLAVE PHASE - 1



Sharma & Ganagahar Builders & Colonisers Pvt. Ltd. Company is incorporated with office of Registrar of companies- Jalandhar vide Incorporation No.16-17113 dated 05.10.1995. The Company was registered with PUDA on 08.11.1996 vide Registration No. ACA/PUDA/LDH/2/4232. The Company Acquired the Licence No. LDC/2001/87 to develop the colony S.G. Enclave & the Licence No. LDC/2004/141 to develop S.G. Enclave Phase -I. Sharma & Gangahar reveals an eventful history of achievements in the fields of construction and development of Colonies. Due to the prudential attitude of the Pioneers, well planned & designed Colonies have emerged with an aesthetic value and Promoters believe in contributing towards the Welfare & Upliftment of the Society.

OTHER ACHIEVEMENTS:

■ SG Enclave ■ SG Enclave Phase-1 ■ SG Greens ■ SGM Complex, Dalhousie (H.P.) ■ SG Processors ■ SG Knitfab Pvt. Ltd. ■ SG Resorts ■ AAY.KAY Hotel



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About the Project

SG Heights
Amritsar



We are offering a total of Approx. 272 luxury flats, named **SG Heights** adjoining SG enclave, Majitha Road, Amritsar. We take great pride in offering a unique living experience in this neighborhood with excellent floor plans, quality construction presented with latest features and trends in housing industry in North India. We pay great amount of attention to detail work, and have put in tremendous efforts to make daily living in SG Heights a pleasant experience.

Our floor plan and overall project layout is functionally efficient and aesthetically pleasant. We offer all the interior options for customization of your home depending upon your taste and budget.

There are three basic modules : 3 BHK named Royale, 2 BHK named Deluxe Type - 1 & Type - 2

Great Location

SG Heights
Amritsar



Location Proximity

- Colonies situated on main Majitha road & are about 1/5 k.m. from crossing National Highway - 1 (Amritsar - Delhi Road) towards Majitha side.
- Golden Temple - 7 km
- Airport - 11 km
- Bus Terminal, Amritsar - 5.5 km
- Durgiana Temple - 7.5 km
- Railway Station - 6 km
- Fortis Escort Hospital - 3 km



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Environmental

Sg Heights
Amritsar



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It's an environmental friendly location with low pollution surroundings & well developed parks with rich greenery & colourful flower beds. Wide traffic free roads, It makes you feel very close to Nature.

Features

Sg Heights
Amritsar



Finally a *home*
you always wanted,
with *value* that makes...



■ Party Hall and Fitness Center ■ Guest Rooms, Convenience Stores, Parks & Fountains, Jogging Tracks ■ Restaurants Nearby High Speed Super Sized Elevators ■ 24 Hours Power Back Up for Elevators, Street Lights, Lighting of Common Areas ■ 24 Hours Power Backup available for Apartments ■ Round The Clock Water Supply ■ Large Elevators Capable of Accommodating ■ A Stretcher for Medial Emergencies ■ Fully Furnished Apartment (turn Key) Option Available ■ Gated Community And Fully Fenced Boundary For Security



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Simplicity and functionality are the keywords of these apartments. Great care in the choice of materials, which are tough and durable that fulfil the wish for both quality and competitive prices, always with distinctive, original styling.

A firm's greatness can be measured through its ability to offer solutions tailored to everyone's needs. SG Heights is the answer to the requirements of consumers looking for quality Housing at competitive prices. Both classical and contemporary, the TYPE - 01 is able to satisfy all stylistic demands.



ROYALE



A time comes in life when each of us enters a new dimension : maturity, when we have to take decisions and make choices. And one of the many things we have to choose is our first home, that provides a place for everything, built with attention to details and the best materials, to create a comfortable, well-made, convenient room, the right setting for daily life.

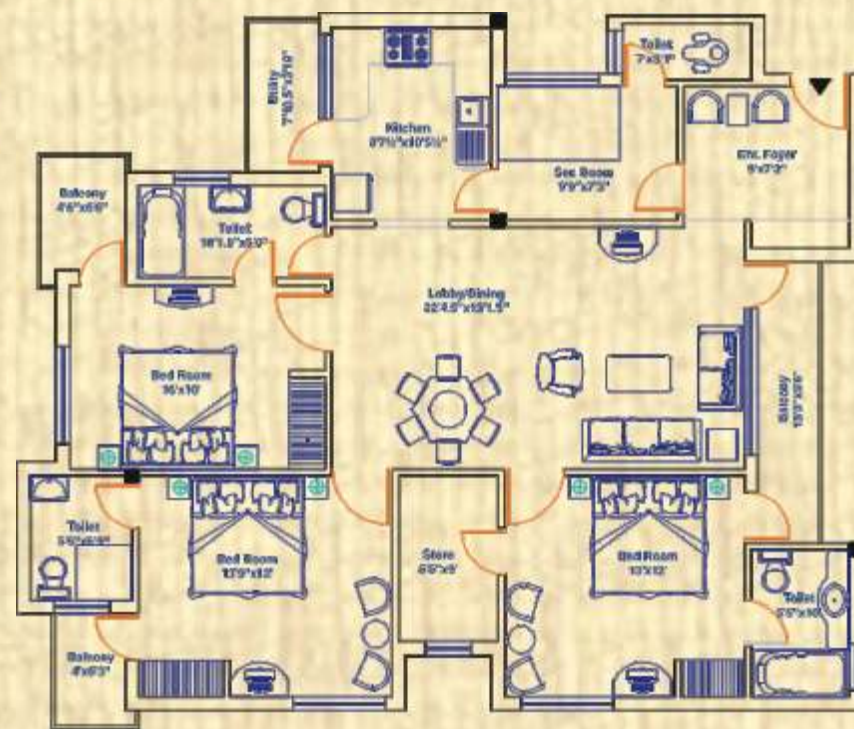
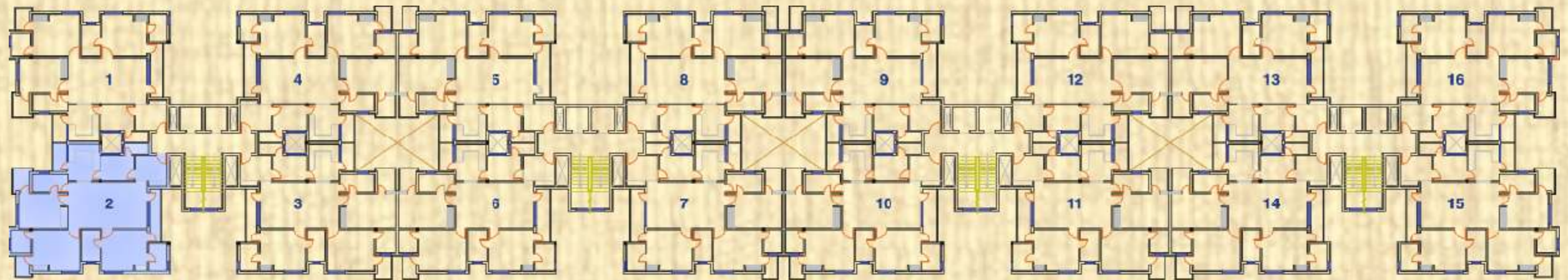


**PRACTICAL, MODERN
AND AFFORDABLE.** THE BEST WAY
TO START



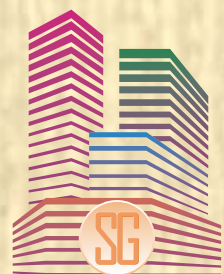
ROYALE - 3BHK

Sg Heights
Amritsar



Features:

- 3B.H.K. ■ Grandly spread lobby area with dining, attached toilet
- 3 bed room with attached toilets and balcony
- Spacious modular kitchen
- store room
- Utility and storage areas
- Servant room with attached toilets.



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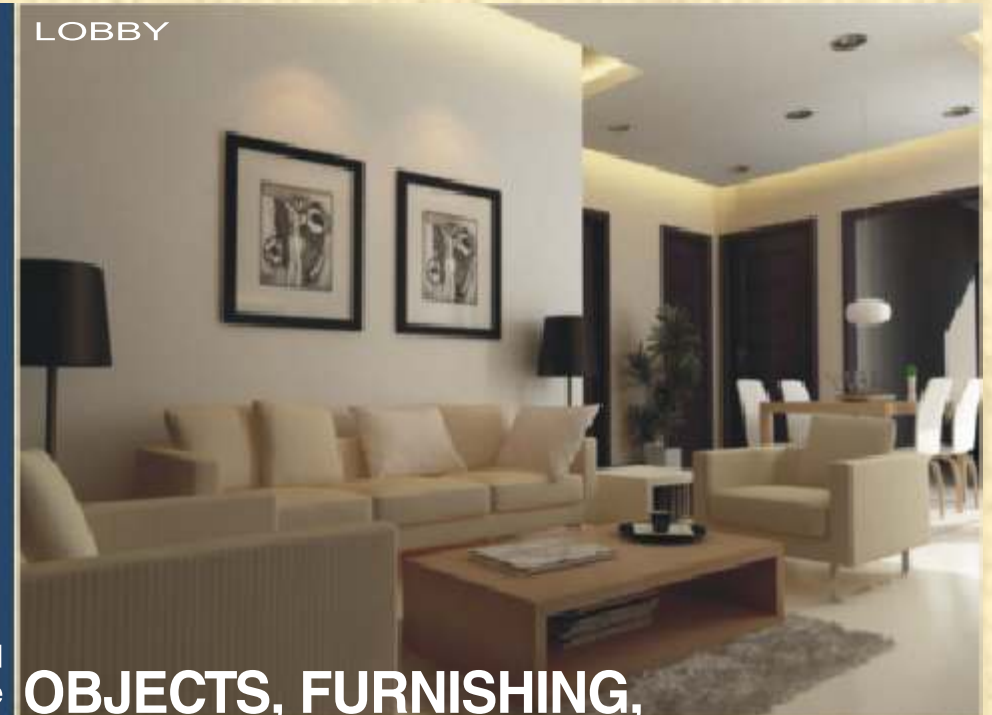


BEDROOM

DELUXE



Elegance and experimentation are given free rein to create stunning features for an even more sophisticated house. Tall units and work-tops that describe new architectural forms, drawers with handle grooves and clever interaction between gloss lacquered and wood finishes. In this collection, fashion becomes functional For those in search of a fashionable interiors, We have the Flux, Tess, Glam and Crystal designs, Streamlined design and refined touches for state-of-the-art architecture.



LOBBY

OBJECTS, FURNISHING, ARCHITECTURE: THE NEW RULES
ON DESIGN DEMAND
RIGOUR, PURITY, SIMPLICITY

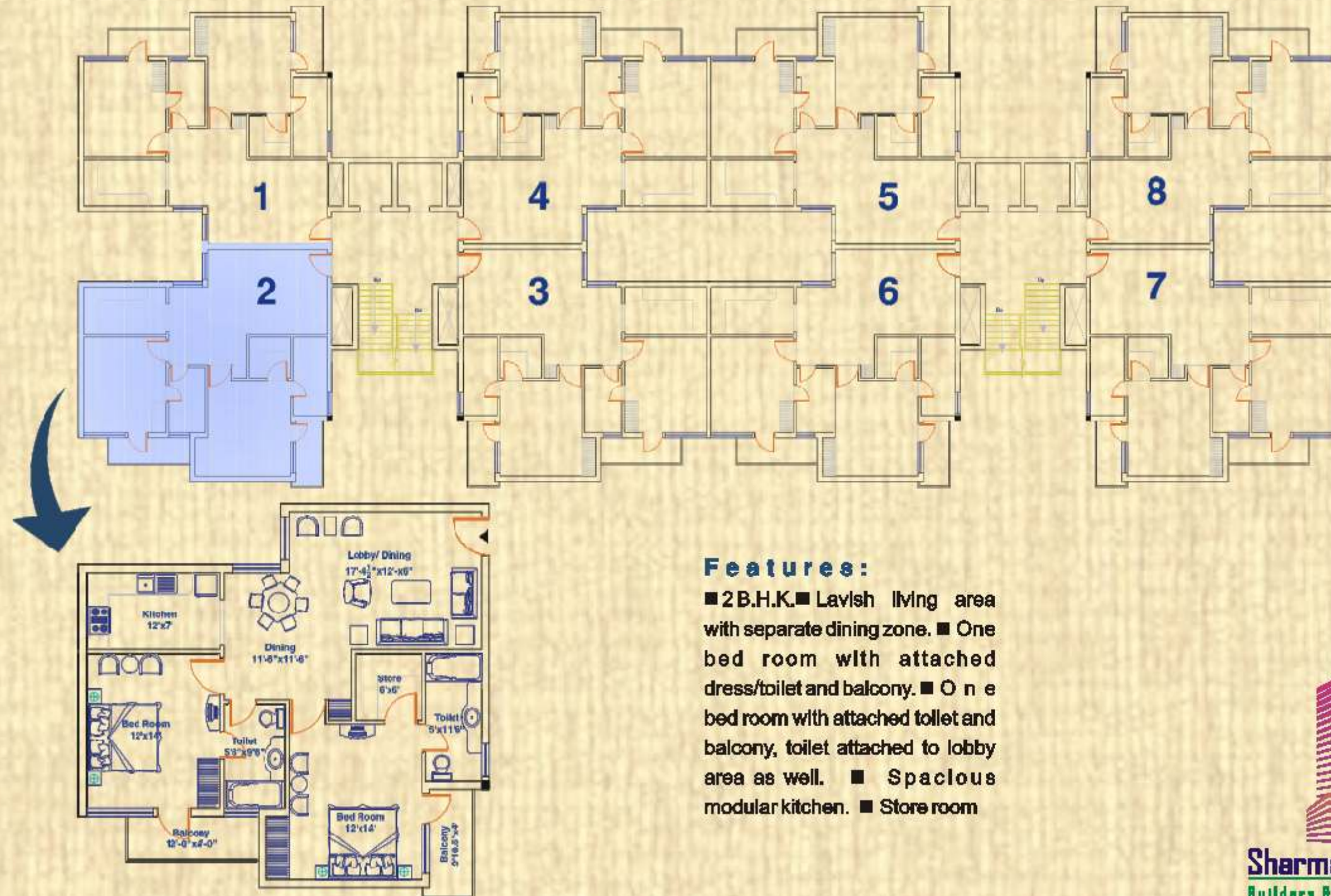


KITCHEN



DELUXE - 2BHK

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THE HOME ..

..YOUNG DESIGN

WITH SIMPLICITY
IN FORMAL DRESS



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CLASSIC



Nowadays, the trend in youthful design is to reject the superfluous and instead to use colour to express great freshness. The finishes of the chosen materials, with the reflection effects of the lacquers and laminates, also play a part in making the surfaces express personal creativity. The house which is a key place for socialisation, is feeling the effects of this desire for elegance. So the essential lines and bright shades define and colour the domestic environments of the new young-people's luxury.



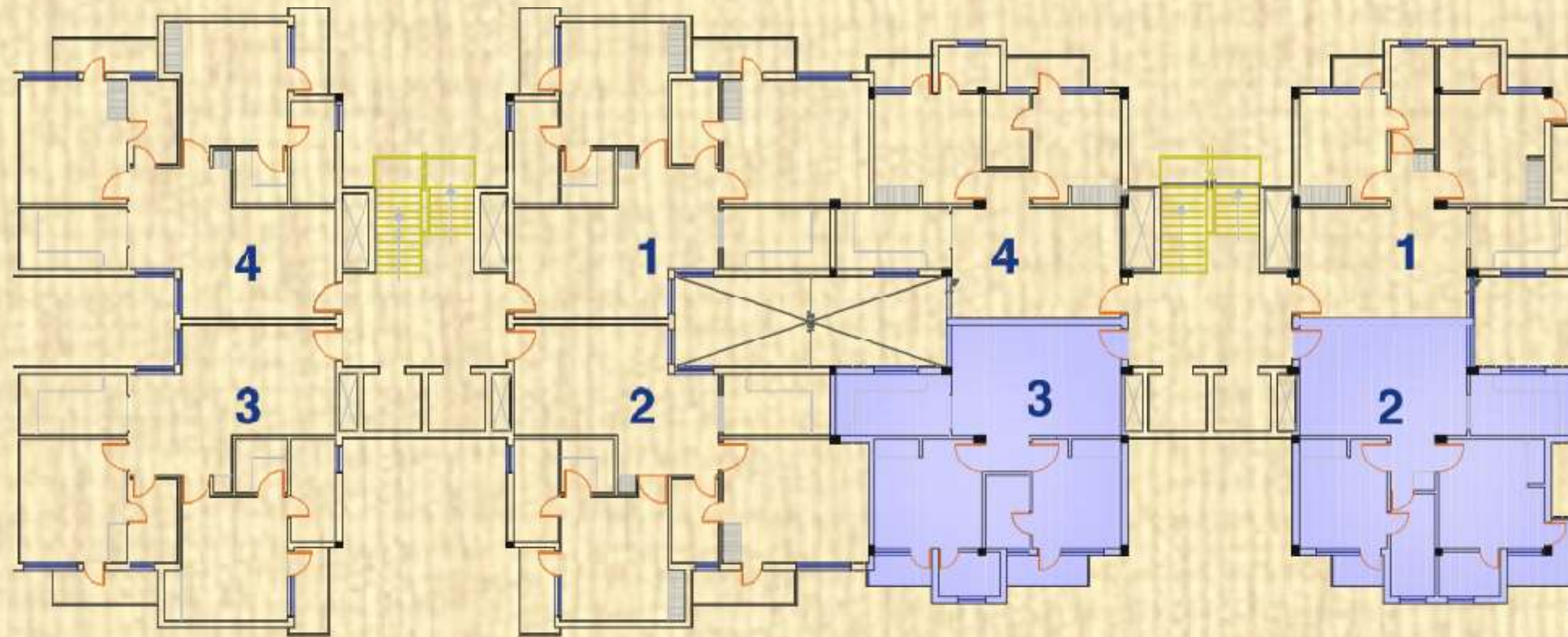
BEDROOM



LOBBY

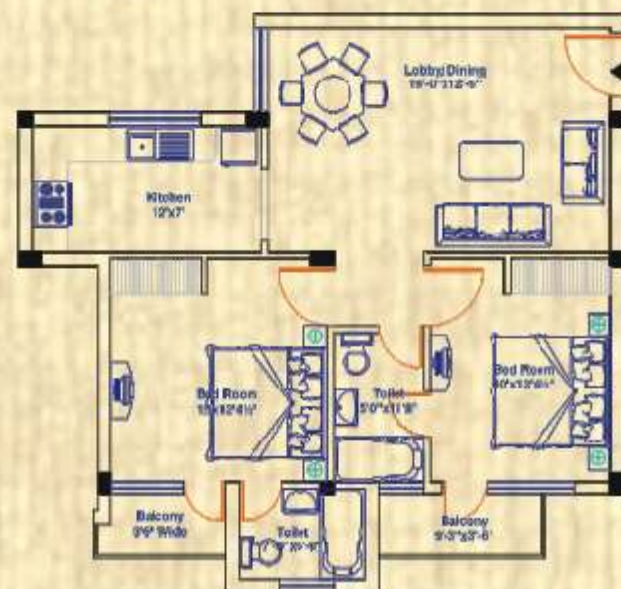
CLASSIC - 2BHK

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Features:

- 2 B.H.K. ■ Grand living area with space for dining, attached toilet
- 2 Spacious bed rooms with attached toilets and balcony
- Spacious modular kitchen.



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Facilities :

Sg Heights
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■ SUPER MARKET



■ CLUB & PARTY HALL



■ GYM



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Finance

Sg Heights
Amritsar



Don't you think you are buying problems and botheration by paying money as rent so why don't you buy A FLAT once for a life time here on Earth your own HOUSE with an easy money & affordable repayments suiting every pocket. We provide you every service from estimation to arrangement of Finance right here in our office or even at your doorsteps, if need be, through India's best leading Banking Channels.



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Ideal Planning

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Amritsar



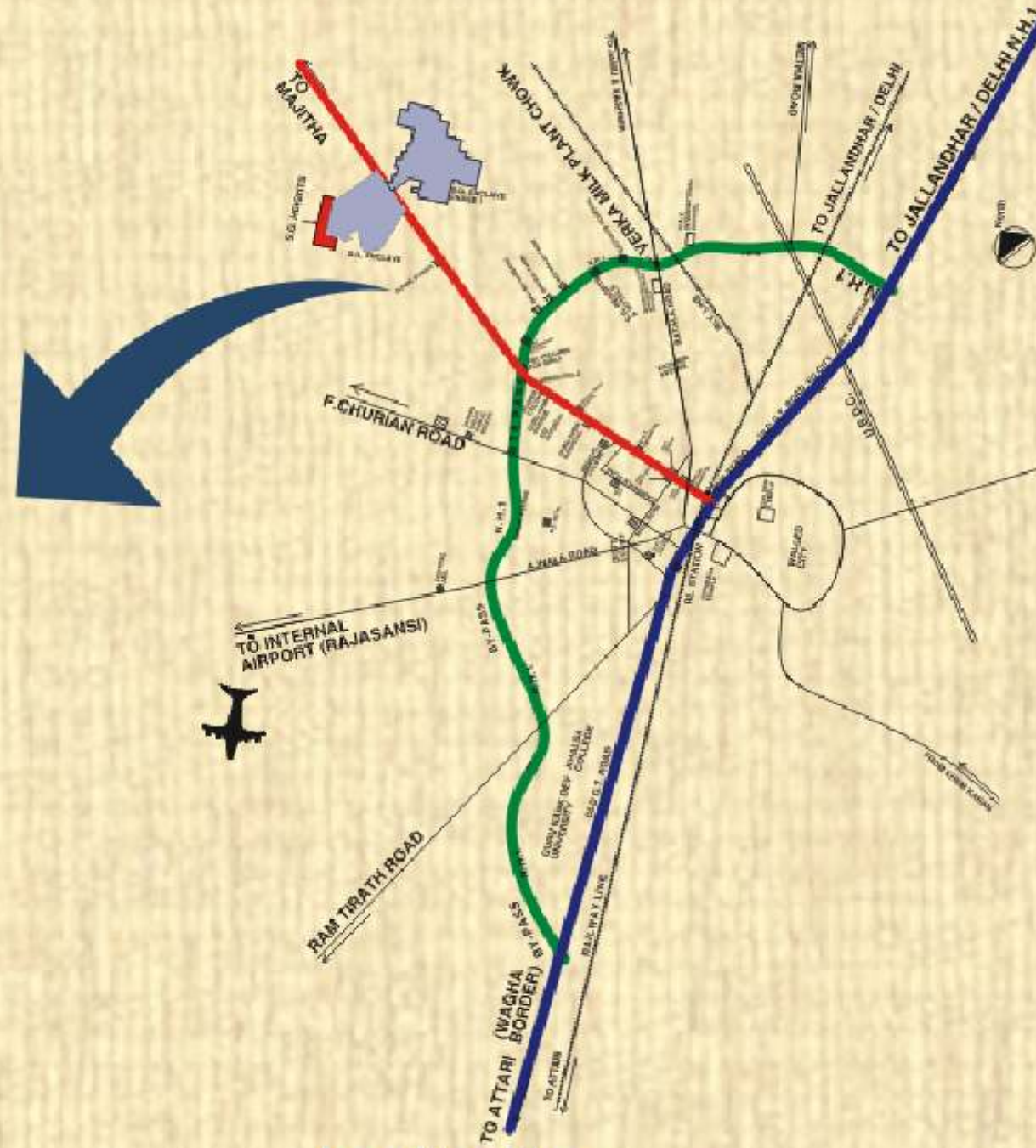
Sharma & Gangahar
Builders & Colonisers Pvt. Ltd.

What you call is the best planned Real Estate is here with unmatched facilities.
We had been providing and have planned for the best suitable residential atmosphere with all the basic amenities round the clock.

Site Plan & Location Plan :



Site Plan



Location Plan



S P E C I F I C A T I O N S



Structure	Earthquake resistant framed structure as per codes applicable to seismic zone-IV
Flooring	Vitrified tiles in living, dining and bedrooms
	Wooden flooring (AC-3) in one bedroom (guest or kids)
	Group-V non-skid tiles in toilets
	Baroda Green Marble / Katni Stone / Jaisalmer Stone / Karrapa Stone / Mandana Stone patterns in stair / lift lobby
Joinery	Wooden joinery (frames, glazed as well as wire mesh shutters)
	Masonite make doors finished with Duco paint as per architects specification
	Reflected glass (brown / blue tint) for additional privacy, heat insulation in summers and substantial savings in energy bills
	Stone cills under all windows for cleanup friendly finish and to avoid usual seepage of rain water
Finishes	All walls, ceilings finished with P.O. Paris and emulsion paint
	P.O.P. cornice / cove at the junction of walls / ceilings as per design
Toilets	Glazed tiles up to door height (6'-9") in toilets
	Chinaware/ Sanitary fittings of approved make
	Wall hung seats with flush valves (environment friendly device to conserve water)
	Depressed floor under shower area to ensure dry toilet and least maintenance hassles
	Concealed niche lights in toilets for soothing ambience
Kitchen	Modular kitchen with overhead storage cabinets, wall tiles up to top of overhead cabinets
	Four burner gas stove and electric chimney
	Granite / marble work top
	Double bowl Stainless Steel / Composite Quartz Sink
Electrical	Fire resistant Copper wiring (BIS) of reputed brands
	100% power back up for essential services i.e. water supply, elevators, street lighting and lighting of common areas (stairs, elevator lobbies, stilts)
	Power back up available to residents at a reasonable rate

** All specifications will comply with ISI / BIS norms



***While all reasonable care has been taken in the preparation of this brochure and the information contained herein is believed to be correct, it can not be guaranteed and is provided in good faith without liability. This brochure is a guidance only and does not constitute an offer or contract. Photographs, illustrations and artist's impressions are indicative only.



*Just realize that we are here
to ..*



Locate.. Your *move*





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