



**Prateek Realtors India Pvt. Ltd.**  
Corp. Office: Prateek Pro Menage,  
A 42, Sec-67, Noida  
Sales Office: Prateek Grand City,  
Siddharth Vihar (Next to Indirapuram), NH-24

This brochure is purely conceptual and not a legal offering. The elevation, colour schemes and/or exterior appearances specifications, design, layouts, 3D perspective views & stock images printed in this brochure are indicative and these can be changed at the sole discretion of the builder. 1 sq.mtr. = 10.764 sq. ft.



AT

GRAND CITY

THE GRAND LIFE

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

# THE *grand* LIFE IS HERE

## CONNECTIVITY & LOCATION THAT MAKES PRATEEK GRAND

### CITY STAND OUT:

- Situated At Siddharth Vihar (Next To Indirapuram) on NH-24 proposed 14 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 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.



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FEATURED  
GRAND ENTRANCE  
GATES





## THE GRAND LANDSCAPING

- Children's Play Area • Sunken Garden/Amphitheatres • Open Lawn • Living Garden • Meditation/Healing Garden • Classic Fountain
- Water Fountain • Senior Citizens Sitting Alove • Ceremonial Plaza • Fantasia Play Land • Sculpture Lawn/Party Lawn







PRATEEK  
GRAND CITY WALK

- Hyper Store for Daily needs **quick pick** by Prateek Group • Bank & ATMs • Laundromat • 24x7 Medical Store • Branded Restaurants • Leading Fast Food Chains • Commercial Shops • Entertainment Zone • Retail Stores • Cafeteria • Food Court





## THE GRAND SPORTS FACILITIES

- Tennis Court • Badminton Court • Box Cricket • Basketball • Volleyball • Multipurpose Court • Table Tennis • Squash Court • Jogging Path
- Cycling Track • Skating Area

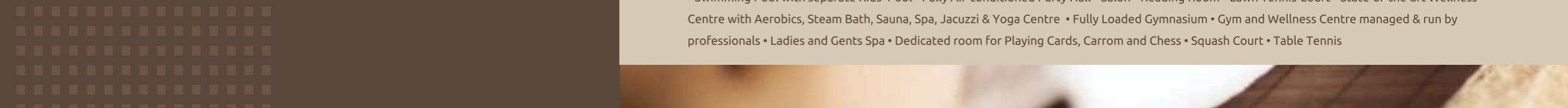




## THE GRAND CLUBHOUSE

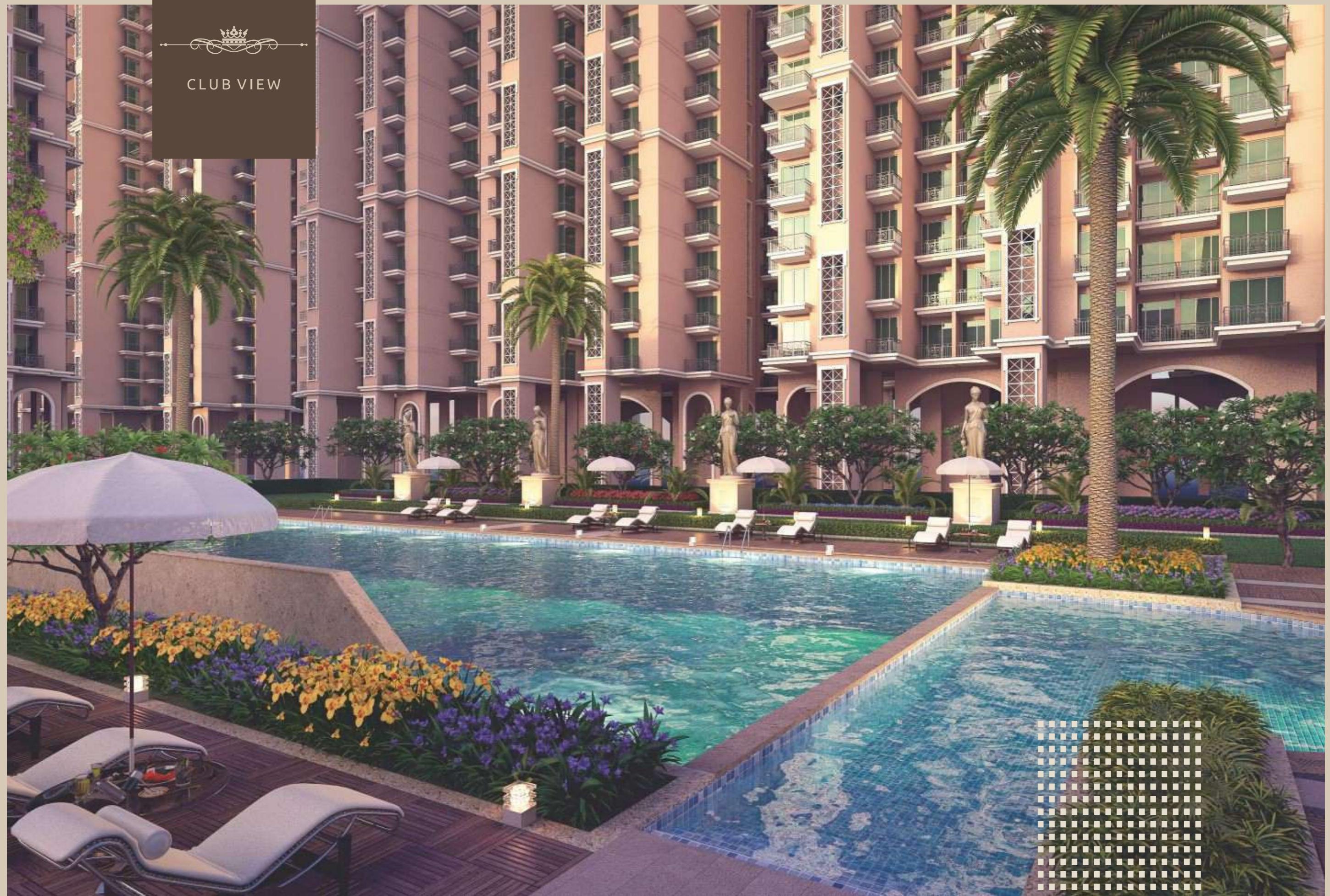
The grandness of Prateek Grand City spills over into the arena of rejuvenation in the form of not one but two Clubhouses. To do full justice to the stature of the splendour here the Clubs have been divided into two entities, one devoted to indoor activities while the other caters to rejuvenation forms of the outdoor kind.

- Entrance Lobby equipped with Reception/Waiting and Concierge Facility • Swimming Pool with Change Room and Lockers • Pool Deck
- Swimming Pool with separate Kids' Pool • Fully Air-conditioned Party Hall • Salon • Reading Room • Lawn Tennis Court • State-of-the-art Wellness Centre with Aerobics, Steam Bath, Sauna, Spa, Jacuzzi & Yoga Centre • Fully Loaded Gymnasium • Gym and Wellness Centre managed & run by professionals • Ladies and Gents Spa • Dedicated room for Playing Cards, Carrom and Chess • Squash Court • Table Tennis





CLUB VIEW





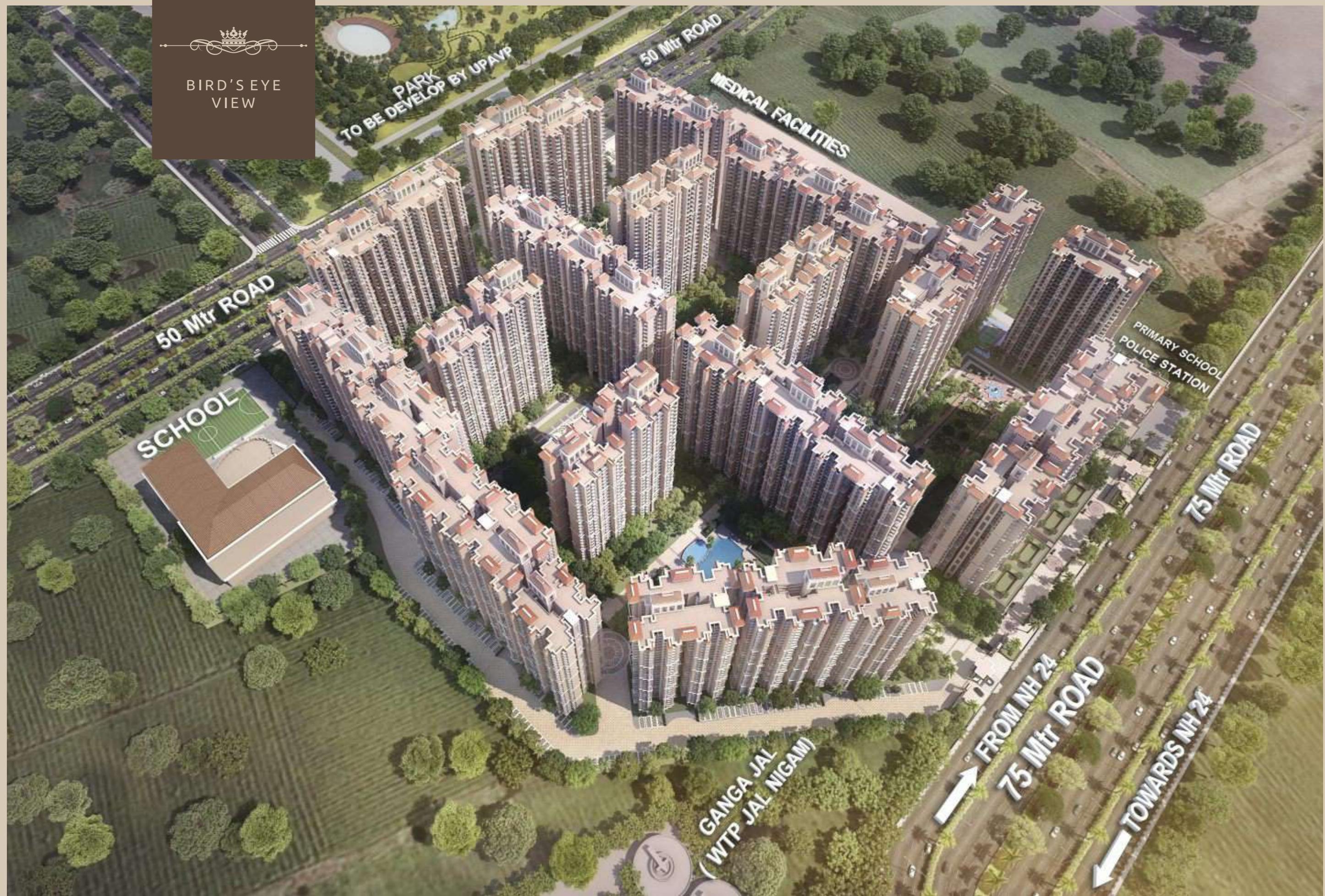
POOL FACING  
CLUBHOUSE  
PARTY DECK







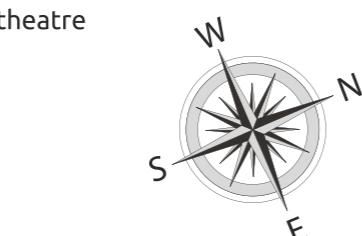
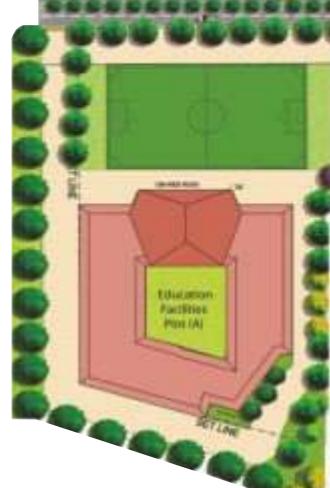
BIRD'S EYE  
VIEW



## LEGEND

1. Grand Entrance Carnesia
2. Carnesia Classical Fountain
3. School Bus Drop Off Area
4. Carnesia Sculpture Lawn/Party Lawn
5. Carnesia Roof Garden
6. Grand Fantasia Play-Land
7. Carnesia Healing Garden
8. Grand Carnesia Sitting Alcove
9. Grand Ceremonial Plaza
10. Entry Towards Club House
11. Grand Paeonia Garden
12. Multi Purpose Court
13. Grand Plaza
14. Grand Water Fountain
15. Grand Sculpture
16. Grand Entrance Paeonia
17. Grand Entrance Zinnia
18. Grand Zinnia Swimming Pool
19. Grand Zinnia Party Lawn
20. Grand Zinnia Club
21. Grand Zinnia Roof Parterre Garden
22. Grand Plumeria Court
23. Grand Begonia Play Park
24. Grand Begonia Living Garden
25. Lawn Tennis
26. Grand Galleria
27. Grand Begonia Sunken Garden/Amphitheatre
28. Grand Begonia Classical Fountain
29. Grand Entrance Begonia

## MASTER ROOF PLAN



Units	Total area (Sq.Ft.)	Built up area (Sq.Ft.)	Carpet area (Sq.Ft.)
2 BHK (COMPACT)	770	607	532
2 BHK (OPTIMA)	970	766	644
2 BHK+STUDY (DELUXE)	1155	910	798
3 BHK (OPTIMA)	1380	1090	946
3 BHK (ELITE)	1585	1261	1110
3 BHK+STUDY (DELUXE)	1795	1428	1272

- Police Station
- Education Facility Plot (A)
- Reserve Plot (B) for Primary School
- Medical Facility (A)
- Medical Facility (B)
- Commercial

GRAND Carnesia | GRAND Paeonia  
2 / 3 / 4 BHK HOMES  
RERA NO. UPRERAPRJ723 | RERA NO. UPRERAPRJ1133

PRATEEK

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

# FLOOR PLAN

## 2 BHK (COMPACT)

Total Area = 770.00 sq.ft.  
Built up Area = 607.00 sq.ft.  
Carpet Area = 532.00 sq.ft.

- 2 Bedrooms
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Dry Balcony
- Balconies



## 2 BHK (OPTIMA)

Total Area = 970.00 sq.ft.  
Built up Area = 766.00 sq.ft.  
Carpet Area = 644.00 sq.ft.

- 2 Bedrooms
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Dry Balcony
- Balconies



GRAND Carnesia | GRAND Paenia  
2 / 3 / 4 BHK HOMES  
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AT

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# FLOOR PLAN

## 2 BHK + STUDY (DELUXE)

Total Area = 1155.00 sq.ft.

Built up Area = 910.00 sq.ft.

Carpet Area = 798.00 sq.ft.

- 2 Bedrooms
- 1 Study Room
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Dry Balcony
- Balconies



## 3 BHK (OPTIMA)

Total Area = 1380.00 sq.ft.

Built up Area = 1090.00 sq.ft.

Carpet Area = 946.00 sq.ft.

- 3 Bedrooms
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Dry Balcony
- Balconies



GRAND Carnesia | GRAND Paenia  
2 / 3 / 4 BHK HOMES  
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# FLOOR PLAN

## 3 BHK (ELITE)

**Total Area = 1585.00 sq.ft.**  
 Built up Area = 1261.00 sq.ft.  
 Carpet Area = 1110.00 sq.ft.

- 3 Bedrooms
- Store / Puja
- 3 Toilets
- Living Room
- Dining Room / Family Lounge
- Kitchen with Dry Balcony
- Balconies



## 3 BHK + STUDY (DELUXE)

**Total Area = 1795.00 sq.ft.**  
 Built up Area = 1428.00 sq.ft.  
 Carpet Area = 1272.00 sq.ft.

- 3 Bedrooms
- 1 Study Room
- 1 Dresser
- Store / Puja
- 4 Toilets
- Living Room
- Dining Room / Family Lounge
- Kitchen with Dry Balcony
- Balconies



GRAND Carnesia | PAEONIA  
 2 / 3 / 4 BHK HOMES  
 RERA NO. UPRAERAPRJ723

GRAND  
 PAEONIA  
 2 / 3 / 4 BHK HOMES  
 RERA NO. UPRAERAPRJ1133

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## SPECIFICATIONS

AREA	WALLS	FLOOR	FALSE CEILING	DOORS		WINDOWS	SANITARY WARE	ELECTRICAL	WOOD WORK
				Finish	Hardware				
LIVING/ DINING	Designer Concept Paint With Combination of Texture & Oil Bound Distemper	Kajaria Vitrified Tiles or Equivalent	Designer POP False Ceiling Work	Decorative solid Hard Wood Entry Door of 8 ft. ht.	Godrej / Dorset or Equivalent	Powder Coated Aluminium Windows		Modular Electric Switches, Lights in False Ceiling only	
MASTER BEDROOM	Designer Concept Paint With Combination of Texture & Oil Bound Distemper	Laminated Wooden Flooring	Designer POP False Ceiling Work	Skin Moulded Paneled Door or Laminated Flush Door	Godrej / Dorset or Equivalent	Powder Coated Aluminium Windows		Modular Electric Switches, Lights in False Ceiling only	Space for Wardrobes
BEDROOM	Designer Concept Paint With Combination of Texture & Oil Bound Distemper	Kajaria Vitrified Tiles or Equivalent	Designer POP Punning Work	Skin Moulded Paneled Door or Laminated Flush Door	Godrej / Dorset or Equivalent	Powder Coated Aluminium Windows		Modular Electric Switches	Space for Wardrobes
TOILETS	Ceramic Tiles Cladded upto 7 ft. ht. from Kajaria or Equivalent	Anti Skid Ceramic Tiles or Equivalent	POP PUNNING Work	Skin Moulded Paneled Door or Laminated Flush Door	Godrej / Dorset or Equivalent	Powder Coated Aluminium Windows	Designer toilets with Branded W.C. Washbasin (Hindware or Equivalent) & C.P. fittings (Jaguar, Grohe or Equivalent).	Modular Electric Switches	
KITCHEN	Ceramic Tiles Cladded upto 2 ft. ht. above Granite Counter from Kajaria or Equivalent	Kajaria Vitrified Tiles or Equivalent	POP PUNNING Work	Powder Coated Aluminium Door	Godrej / Dorset or Equivalent	Powder Coated Aluminium Windows	C.P. fittings Jaguar, Grohe or Equivalent with double bowl Stainless Steel Sink	Modular Electric Switches	Complete Modular Wood Work & Individual R.O. System
BALCONIES	External Paint from Dulux / Asian or Equivalent	Anti Skid Ceramic Tiles Kajaria or Equivalent		Powder Coated Aluminium Door	Godrej / Dorset or Equivalent			Modular Electric Switches	
STUDY ROOM	Oil Bound Distemper	Anti Skid Ceramic Tiles Kajaria or Equivalent	POP PUNNING Work	Skin Moulded Paneled Door or Laminated Flush Door	Godrej / Dorset or Equivalent	Powder Coated Aluminium Windows		Modular Electric Switches	
STUDY TOILET	Ceramic Tiles From Kajaria or Equivalent	Anti Skid Ceramic Tiles Kajaria or Equivalent	POP PUNNING Work	Skin Moulded Paneled Door or Laminated Flush Door	Godrej / Dorset or Equivalent	Powder Coated Aluminium Windows	Branded W.C., Washbasin (Hindware or Equivalent) & C.P. fittings (Jaguar, Grohe or Equivalent).	Modular Electric Switches	



### NOTES

- The colour and design of the tiles can be changed without any prior notice.
- Variation in the colour and size of vitrified tiles/granite may occur.
- Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to ±3% without any change in cost, however, in case the variation is beyond ±3% charges are applicable.

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**Prateek Group**

## CREATING LANDMARKS, SETTING BENCHMARKS

The word 'Prateek' in Hindi means a symbol. And that's exactly what we are - a symbol of perfection. We're a symbol of the spirit that pushes on to surpass earlier benchmarks and outdo ourselves ceaselessly. At Prateek Group, we're not just building homes; we're creating a lifestyle less ordinary. Armed with passion, ambition and commitment and driven by customer satisfaction, we have created a formidable reputation in a short span of time.

Since inception, we have put our best foot forward, every single time. Being young makes us more eager to please. And it is this fervour to give more than what's promised that has earned us substantial respect in a really short span of time. We are truly thankful to our customers and associates for having trust and being with us..

Come, look at lifestyles the way we do and become a part of the Prateek Group.

MEETING DELIVERY TIMELINES  
COMPLETE TRANSPARENCY  
FLAWLESS QUALITY  
HONOURING COMMITMENT

www.prateekgroup.com

### OUR DELIVERED PROJECTS



At Crossings Republik, NH-24



E-11, Sector-61, Noida

DELIVERED IN 2011



Sector-120, Noida

DELIVERED IN 2012



Sector-45, Noida

DELIVERED IN 2014

### OUR ON-GOING PROJECTS



RERA NO. UPRERAPRJ2683



RERA NO. UPRERAPRJ723



RERA NO. UPRERAPRJ1133



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

## LOCATION MAP

### PRATEEK GRAND CITY THE GRAND LIFE

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

