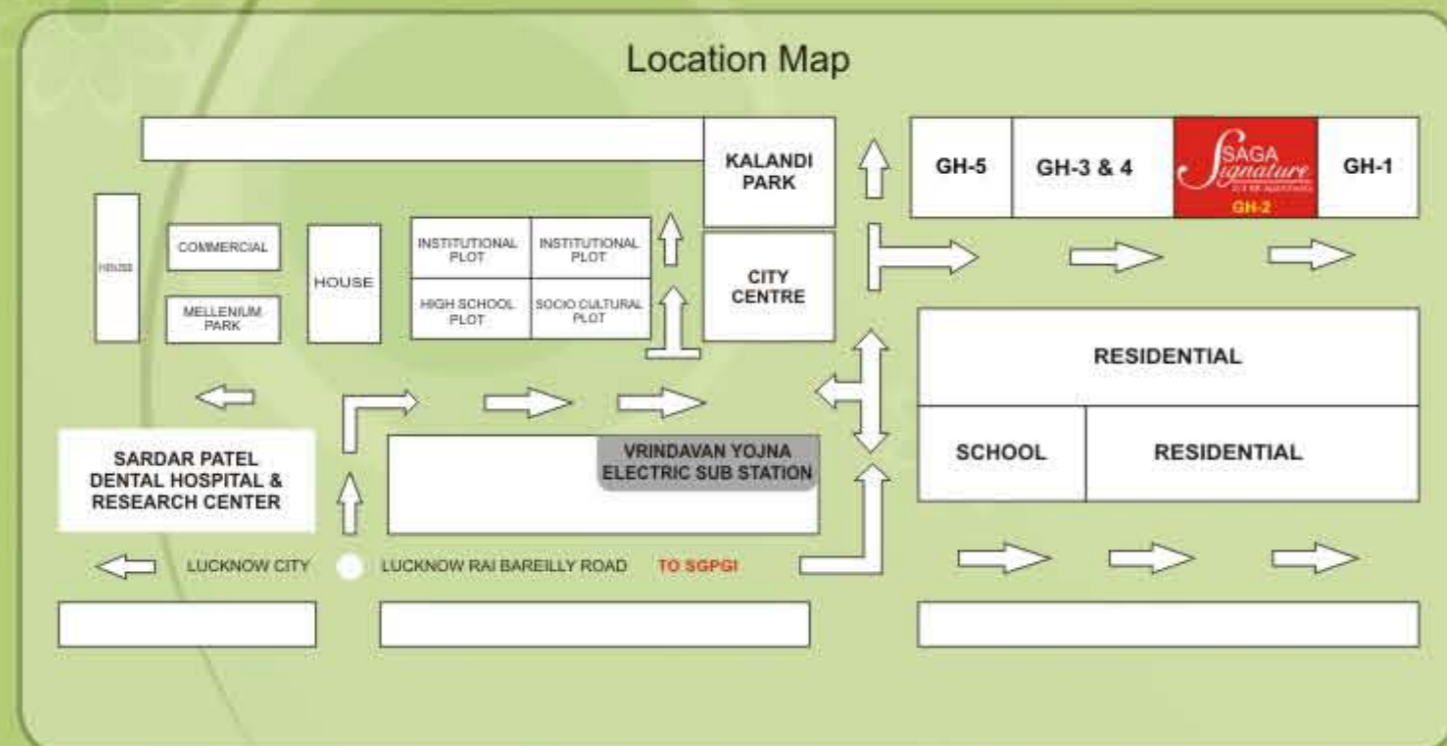


Years Of Commitments And Experience Comes To Life...



This brochure is purely conceptual. All images & maps are indicative. Specifications are subject to change without prior notice. Fixtures & Fittings shown in the sample flat are only suggestive.

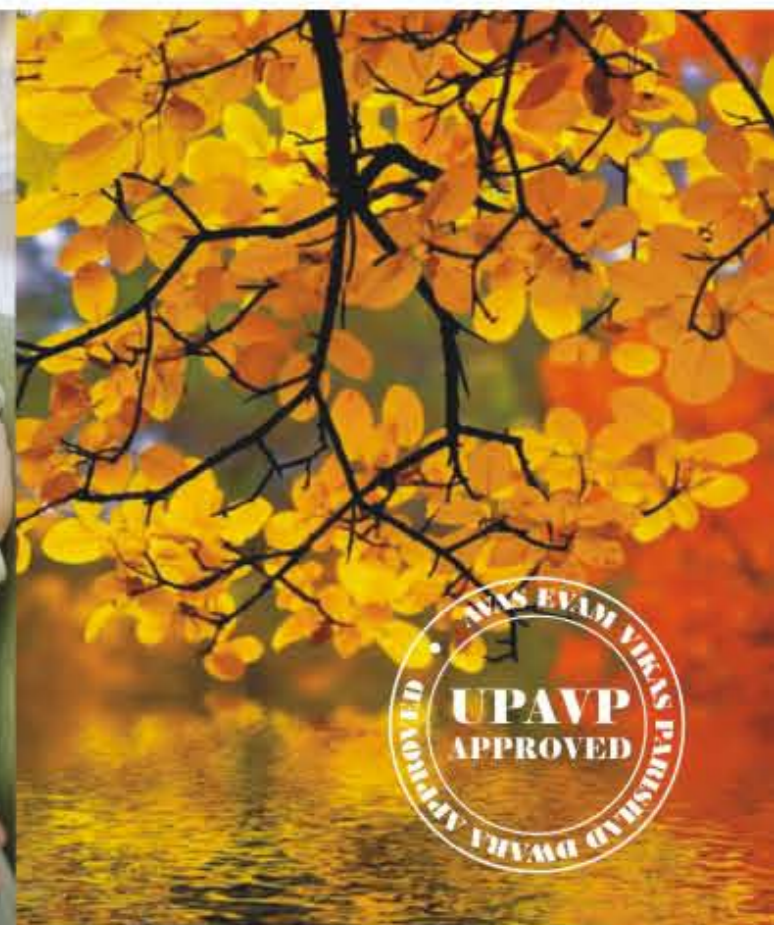
Marketing Office:
 4B – 254, HIG, Sector 4,
 Basant Kunj, Vrindavan Yojna-2,
 Rai Bareilly Road, Lucknow, U.P., India
 Near Sardar Patel Dental Hospital & Research Center
 Ph: +91 95578 96767, +91 95578 86767

Site Address:
 Vrindavan Yojna No.-2, Sector 4-A,
 Group Housing, Plot No. 2, Teli Bagh
 Rai Bareilly Road, Lucknow, U.P., India
 Near Sardar Patel Dental Hospital & Research Center
 Ph: +91 95578 96767, +91 95578 86767

Corporate Office:
 SAAMAG House, B-72, Sector-57,
 Noida – 201301, U.P., INDIA
 Ph: +91 120 4711111, Fax: +91 120 4711100/22,
 e-mail: info@saamag.com
 Web: www.saamag.com



WELCOME TO THE
 CITY OF NAWAB'S



The Power of Saamag

SAAMAG a name that redefines the idea of comfortable abodes, of luxurious lifestyle is living up to its motto of Building haven on earth by launching its SAGA SIGNATURE exclusive residential project in the capital city of Uttar Pradesh LUCKNOW – The City of Nawab's

Today SAAMAG, is no new name in the industry of Real Estate and Construction. The Company has established its name in the field of land development with complete infrastructure, Integrated Townships, construction of Luxury villas, Apartments, Duplexes, as well as Commercial Properties

As the name SAAMAG means Lord Vishnu – the giver & the provider, SAAMAG gives its bit to the environment by providing affordable & quality homes and also by designing eco-friendly townships, known for its commitment towards the environment, ecosystem & to mankind. SAAMAG develops housing projects, which are well known landmarks.

Don't stretch yourself too much with a mortgage- buy within your means...

...it's not worth the sleepless nights.



Saamag believes in:

- Quality Workmanship
- Reliability and Durability
- Customer Satisfaction
- Use of state-of-art technology
- Modern Facilities

All these believes combined together have given rise to our new venture-
SAGA SIGNATURE

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SAGA SIGNATURE

ABOUT SAGA SIGNATURE

The project spread in 5400sq.mt. approx is located at Vrindavan Yojna 2, Rai Bareilly road, Lucknow, UP. The project has been designed keeping in mind the vertical outgrowth plan of the city and its expanding skyline. **SAGA SIGNATURE** is an exclusive all-apartments project dealing in approximately 120-130 apartments. It is being designed by the reputed Architect Mr. Vijay Kachroo of Kachroo Design Consultant.

At SAGA SIGNATURE, you will find a community that includes homes built for today's lifestyles.

This diverse collection of residences includes 2BR & 3BR apartment all with state-of-the-art amenities.

SALIENT FEATURES

- Good Connectivity to all major areas around tight Security provided within the locality.
- 24 - hrs water supply by tapping ground water and providing overhead tanks.
- Full power back made available.
- Provision for Disaster Management.
- Robust designing of the buildings.
- Ample parking space for the residents.
- Open space for children's park made available affordable pricing.

“सागा सिग्नेचर” सामग कन्सट्रक्शन लिमिटेड की एक शानदार ग्रुप हाउसिंग योजना जो लखनऊ के रायबरेली रोड, तेली बाग में स्थित है। यह योजना उ० प्र० आवास एवं विकास परिषद द्वारा मान्य है। जहाँ, 2/3 बैड रूम के अपार्टमेन्ट्स का निर्माण हो रहा है। ये आधुनिक डिजाइन के फ्लैट होंगे, और बेहतरीन निम्नलिखित सुविधाओं से परिपूर्ण होंगे।

- (1) 24 घण्टे पानी।
- (2) 1 किलोवाट पावर बैंक अप।
- (3) 24 घण्टे सिक्योरिटी।
- (4) लैंड स्कैपिंग।
- (5) क्लब।
- (6) हाईस्पीड लिफ्ट।
- (7) अग्निशामक यंत्र।
- (8) कार पार्किंग।



*Life isn't about finding yourself,
Life is about creating you with SAGA*

Destiny is not a matter of chance;

it is a matter of choice.



You only live once,

but if you do it right,

once is enough.



Why Lucknow

Lucknow is a second largest city after Delhi within the states of north, central and eastern India & is among the top ten fastest growing metro cities of India. It is quickly evolving as a real estate destination. Straddling across the river Gomti, modern Lucknow is a bustling metropolis. Now, metro Network in Lucknow has also started.

Lucknow offers world class commercial and residential property - be it apartments, retail space, builder floors or independent houses. The real estate in Lucknow is reaching sky high evident by the hectic construction activity undertaken in the city by almost every major property developer operating in North India.

The UP Avas Evam Vikas Parishad on its part has pro-actively planned infrastructure projects to support the emerging colonies. At still affordable rates, investing in any of the deluxe projects in Lucknow is sure value for money. The leading brand retailers are continuously striving to cater to the growing needs of the population by providing quality retail space.

Connectivity:

Lucknow is connected by road with all the major cities of the country. Some of the major road distances are: Agra – 363 km, Allahabad – 238 km, Ayodhya – 135 km, Calcutta – 980 km, Corbett National Park – 503 km, Delhi – 497 km, Dudhwa National Park – 207 km, Kanpur – 77 km, Khajuraho – 320 km, Varanasi – 300 km.

- Just 9.5 km from Airport
- 9kms from Charbagh Railway Station
- 3 Km from Sanjay Gandhi PGI
- NKM Public School, Lucknow Public School & Sardar Patel Dental Hospital & Research Institute at walking distance
- Well Connected from Main City
- Fully Developed Infrastructure
- Approved by U.P. Avas Evam Vikas Parishad



SAGA
Signature
2/3 BR Apartments

A PREVIEW



Specifications

STRUCTURE:

Earthquake resistant RCC framed structure.

EXTERNAL FINISH:

Long lasting paint or equivalent.

INTERNAL FINISH/ FLOORING:

POP cornice & oil bound distemper in pleasing colours. Vitrified tiles flooring in all the rooms & wooden flooring in master bedroom. Marble/ Kota Stone flooring in staircase and lift lobby.

TOILET:

Designer glazed/ Ceramic tiles dado up to 7'-0" ht. Ceramic tile flooring.

All toilets with EWC.

Provision for hot & cold water.

Modern elegant single lever CP Fitting.

KITCHEN:

Pre-polished granite counter top with stainless steel sink.

Dado up to 2'0" high above platform in designers glazed/ ceramic tiles.

Designer tiles on floor.

Modular Kitchen (optional at additional charges)

DOORS & WINDOWS:

Seasoned hard wood frame & mirandi wood shutters for doors & windows.

Rose type lock fitting with replaceable spring cartridge.

Seasoned hard wood frame with Molded doors.

ELECTRICAL:

Modular switches.

Adequate light & power points.

FRLs copper wiring in concealed PVC conduits.

Provision for 1.0 KVA power backup at extra cost.

WATER SUPPLY:

Underground and overhead water tanks with pumps.



Flat Number

Type: 2 BHK	Block	Floor	Flat No.			
	A1	1st Floor	101	102	103	104
	A1	2nd Floor	201	202	203	204
	A1	3rd Floor	301	302	303	304
	A1	4th Floor	401	402	403	404
	A1	5th Floor	501	502	503	504
	A1	6th Floor	601	602	603	604

Type: 2 BHK	Block	Floor	Flat No.			
	A2	1st Floor	105	106	107	108
	A2	2nd Floor	205	206	207	208
	A2	3rd Floor	305	306	307	308
	A2	4th Floor	405	406	407	408
	A2	5th Floor	505	506	507	508
	A2	6th Floor	605	606	607	608

Type: 2 BHK	Block	Floor	Flat No.			
	A3	1st Floor	109	110	111	112
	A3	2nd Floor	209	210	211	212
	A3	3rd Floor	309	310	311	312
	A3	4th Floor	409	410	411	412
	A3	5th Floor	509	510	511	512
	A3	6th Floor	609	610	611	612

Type: 2 BHK	Block	Floor	Flat No.			
	A4	1st Floor	113	114	115	116
	A4	2nd Floor	213	214	215	216
	A4	3rd Floor	313	314	315	316
	A4	4th Floor	413	414	415	416
	A4	5th Floor	513	514	515	516
	A4	6th Floor	613	614	615	616

■ Total No. of 2 BHK
Flat- 96

■ Total No. of 3 BHK
Flat- 24

Type: 3 BHK	Block	Floor	Flat No.	
	B	1st Floor	101	102
	B	2nd Floor	201	202
	B	3rd Floor	301	302
	B	4th Floor	401	402
	B	5th Floor	501	502
	B	6th Floor	601	602

Type: 3 BHK	Block	Floor	Flat No.	
	C	1st Floor	103	104
	C	2nd Floor	203	204
	C	3rd Floor	303	304
	C	4th Floor	403	404
	C	5th Floor	503	504
	C	6th Floor	603	604



2 BHK
Cluster Plan



Unit Plan
2BHK (G+6)
Area : 1150sq.ft.
2 Bed Room+2 Toilet+
Living/Dining+1 Kitchen
(2 BED ROOM UNIT)



3 BHK
Cluster Plan



Unit Plan
3BHK (G+6)
Area : 1750sq.ft.
3 Bed Room+3 Toilet+
Living/Dining+1 Kitchen
(3 BED ROOM UNIT)



4B – 254, HIG, Sector 4, Basant Kunj, Vrindavan Yojna-2, Rai Bareilly Road, Lucknow, U.P., India

Ph: +91 95578 96767, +91 95578 86767

TYPE OF FLAT	SPECIFICATION	AREA (approx)
TYPE 1 – (S+6)	2BHK + 2 Toilets	1150 sq. ft.
TYPE 2 – (S+6)	3BHK + 3 Toilets	1750 sq. ft.

PREFERENCE LOCATION CHARGES	RATES (per sq. ft.)
PLC for First Floor	₹ 50
PLC for Second Floor	₹ 40
PLC for Third Floor	₹ 30
PLC for Sixth Floor	₹ 40

OPTIONAL CHARGES	AMOUNT
Modular Kitchen and Cupboards	₹ 100 Per sq. ft.
Reserved Open Car Parking Slot	₹ 50,000
Reserved Covered Car Parking Slot	₹ 100,000
Extra Power Back Up	₹ 20,000/KW

ONE TIME CHARGES (Mandatory)	2BHK	3BHK
Covered Car Parking	₹ 1,50,000	₹ 1,50,000
Open Car	₹ 80,000	₹ 80,000
Electricity Installation Charges @ ₹20,000 per KW	₹ 60,000	₹ 80,000
Club Membership	₹ 20,000	₹ 20,000
Maintenance Charges IFMC	₹ 30/sq.ft.	₹ 30/sq.ft.

PAYMENT PLAN		
PLAN	Base Rate	Discount
A: Cash Down Plan	₹ 2100	8%
B: Installment Link Plan	₹ 2100	Nil
C: Flexi Plan	₹ 2100	6%

Note:

- All Cheques/ Demand Draft to be made in favour of "G B Buildwell Private Ltd" payable at New Delhi.
- Above mentioned Prices are subject to change at the sole discretion of the company without any prior notice.
- Terms & conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.
- Price List & payment plan can be changed without notice at the sole discretion of the company.
- There will be no escalation for the booked apartment.
- Electricity meter & Power Backup charges are compulsory as per demand.
- Service Tax @ 2.58% on basic cost & 10.3% on extra cost will be applicable.

2 % Additional Discount for Govt. Employees & Corporate Bookings.

PAYMENT PLAN

SAGA
Signature
2/3 BR Apartments

PLAN A: CASH DOWN PLAN

On booking	10%
Within 45 Days	80%
On Possession	10% + Extra Charges

PLAN B: INSTALLMENT LINK PLAN

At the Time of Booking	10%
Within 3 months from the date of Booking	10%
Within 6 months from the date of Booking	10%
Within 9 months from the date of Booking	10%
Extra Charges	50%
Within 12 months from the date of Booking	10%
Within 15 months from the date of Booking	10%
Within 18 months from the date of Booking	10%
Within 21 months from the date of Booking	10%
Within 24 months from the date of Booking	10%
On Possession	10% + 50% Extra Charges

PLAN C: FLEXI PLAN

At the Time of Booking	10%
Within 45 days of Booking	30%
Within 6 months from Booking	10%
Within 9 months from Booking	10%
Within 12 months from Booking	10%
Extra Charges	50%
Within 15 months from Booking	10%
Within 18 months from Booking	10%
On Possession	10 % + 50% Extra Charges



Festival Discount
Rs. 200 per sq. ft.
Valid for limited
period

