



Shri Ram residency

Committed to deliver...



VISION

"At 2AB Developers, our vision is to redefine the real estate industry by becoming the foremost provider of innovative and sustainable solutions. Drawing upon the wealth of knowledge and expertise amassed by our director over a decade, we aspire to set new standards of excellence, integrity, and client satisfaction. Our vision encompasses not only delivering exceptional service but also contributing positively to communities and the environment through our operations."

MISSION

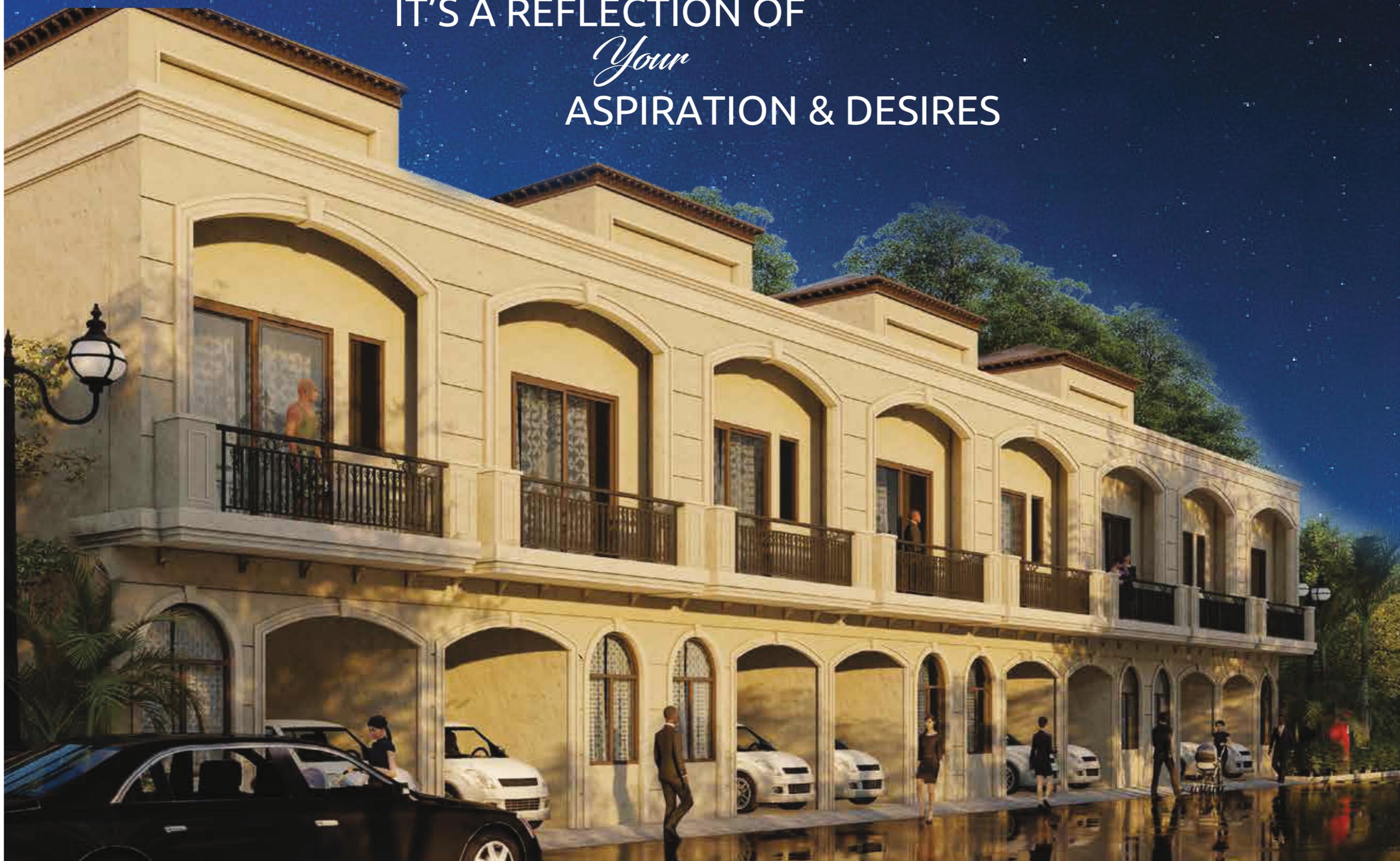
"Our mission at 2AB Developers is to leverage our director's decade of experience and industry insights to empower our clients and stakeholders to navigate the complexities of the real estate landscape with confidence and ease. We are committed to achieving this mission by:

1. Providing personalized and tailored solutions that meet the unique needs and objectives of each client.
2. Harnessing the latest technologies and tools to streamline processes, enhance efficiency, and deliver superior results.
3. Cultivating a culture of transparency, trust, and open communication to foster enduring relationships with our clients, partners, and communities.
4. Upholding the highest standards of professionalism, ethics, and integrity in all our interactions and transactions.
5. Continuously innovating and adapting to market dynamics and emerging trends to stay ahead of the curve and deliver sustainable value.
6. Engaging in responsible and sustainable business practices that promote environmental stewardship, social responsibility, and economic prosperity.
7. Investing in the ongoing development and growth of our team members to ensure they possess the knowledge, skills, and expertise required to excel in their roles and deliver exceptional service.
8. Striving for excellence in everything we do and relentlessly pursuing continuous improvement and innovation to exceed the expectations of our clients and stakeholders.

Through unwavering dedication to our mission and values, we are committed to making a positive and lasting impact on the lives of our clients, communities, and the broader real estate industry."

More Than A Space...

IT'S A REFLECTION OF
Your
ASPIRATION & DESIRES



SPANISH STYLE VILLAS

Spanish-inspired homes built in the first decades of the 20th century are usually described as Spanish Colonial Style Homes, suggesting that they borrow ideas from early American settlers from Spain. However, Spanish style homes might also be called Mediterranean.

The exterior materials of Spanish-style homes hold up well to the elements, reducing maintenance and repairs.

Spanish-style homes are also an excellent option because they are more energy-efficient because of their stucco wall paints. Builders use stucco paints because it lowering your electricity bills.

Spanish-style homes have been a popular building style with corrugated red-tile roofs, off white stone finish exteriors, decorative wrought-iron detailing, and arched doorways. The architectural style is distinctive and incredibly beautiful.



OVERVIEW

Shri Ram Residency is a distinctive residential cum commercial development by 2AB Developers. These Spanish-themed state-of-the-art villas, located in Noida Extension, offer a unique blend of striking architecture and beautiful lush natural surroundings, creating an enviable address. Carefully integrated with the natural contours of the land, these features evoke a sense of authenticity and harmony with nature. Shri Ram Residency has been meticulously designed to prioritize environmental sustainability and respect for the Earth.

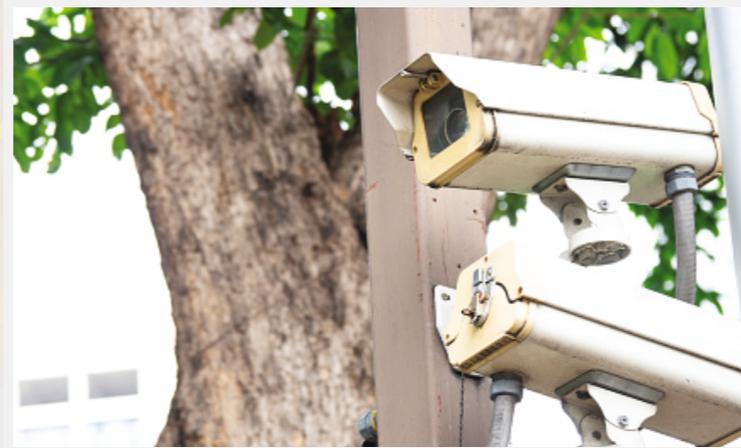
Experience an incredible lifestyle with Shri Ram Residency. Our 3 BHK Duplex villas in Noida Extension offer ample space for your personal gatherings, designed with meticulous attention to detail for an unparalleled living experience. The project is well-equipped with all the basic amenities to meet the needs of the residents. Each villa at Shri Ram Residency is enriched with high-end specifications.

Shri Ram Shopping Plaza provides you with impeccable and luxurious space to elevate your business to new heights. The commercial shop for your business should be designed to offer ample space, enhancing the overall decor and branding outlook. Our 18 feet double-height retail shops redefine concepts of service and luxury, catering to both small businesses and big anchor brands. We truly understand the core demands of businesses, and that's why 2AB Developers presents Shri Ram Shopping Plaza, a solution to all your business worries.



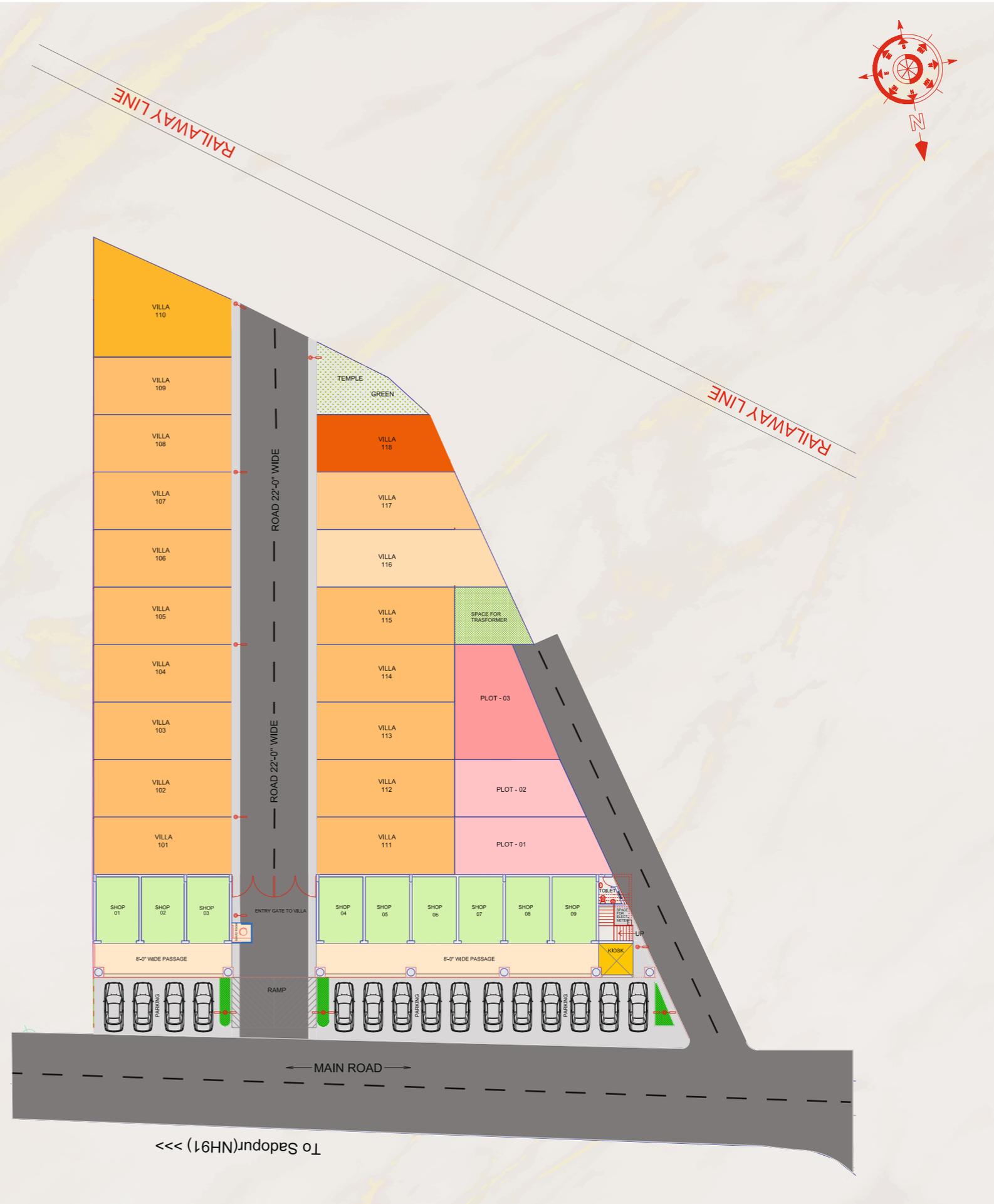
FEATURES

- ★ Gated community with 24X7 security and CCTV surveillance
- ★ Each villa comes with dedicated parking
- ★ Kids play area and temple within the premises
- ★ Wide internal CC road of 22 feet along with vertical greenery
- ★ Shopping Plaza within the society for daily use
- ★ 18 feet double height shops for commercial use gets to broader entry
- ★ Power backup for common area
- ★ Wardrobe in each bedroom
- ★ High-end Washroom fittings and fixture
- ★ Spanish theme villas comes with 8 feet height Entrance
- ★ Provision for Internal drainage
- ★ Internal Electrification Wiring
- ★ EV charging point in each villa parking



MASTER PLAN

- ★ 18 Lavish Villas
- ★ 9 Retail Shops
- ★ 22 Feet wide Road with Street lights
- ★ Ample Parking Space
- ★ Single Gate Entry/Exit
- ★ Guard Room

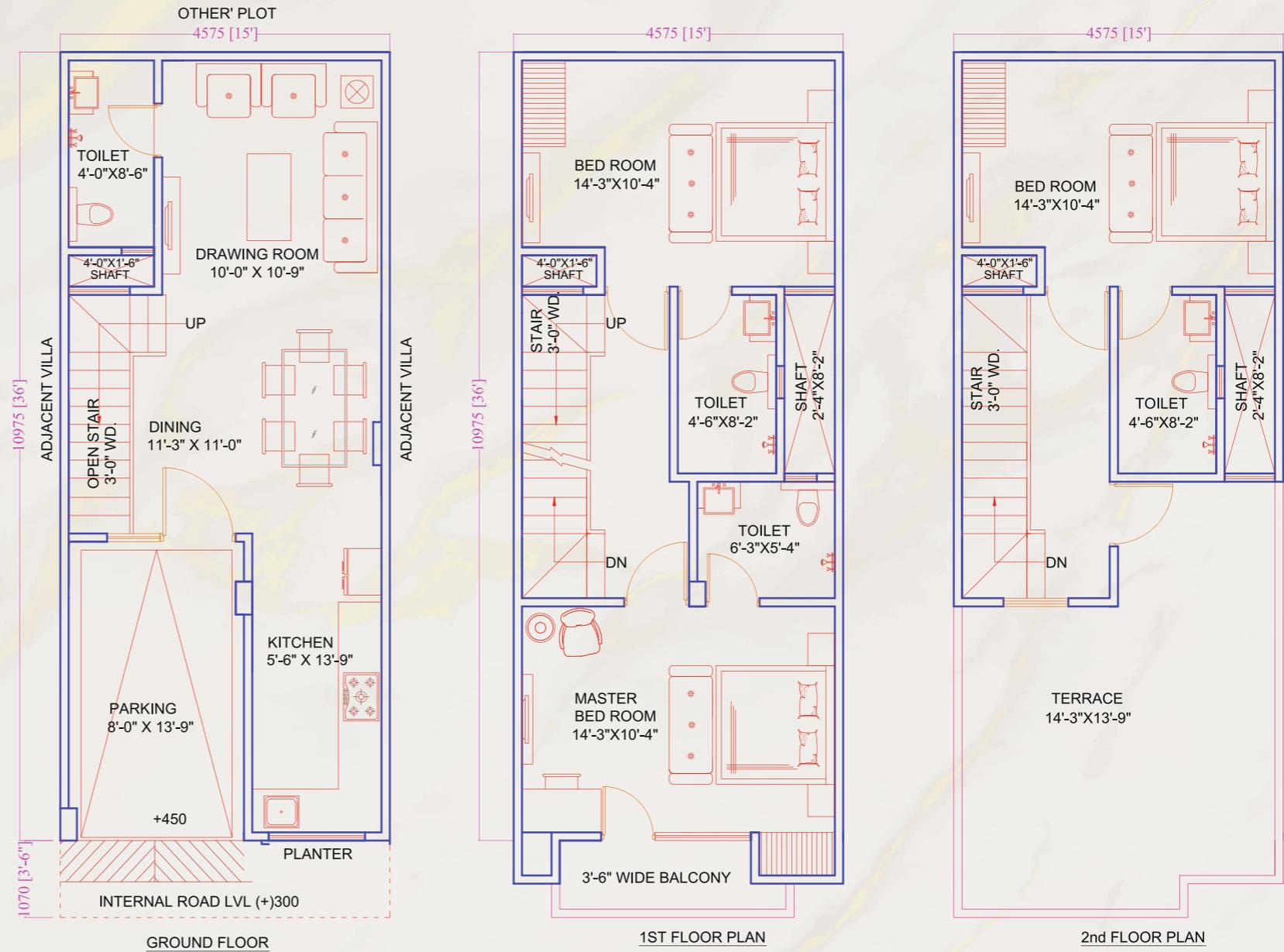


All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard. The Dimensions are rounded off to the nearest inch. 1 sq. mtr. = 10.764 sq. ft, 304.8 = 1'-0

To Sadpur(NH1) >>>

FLOOR PLAN

- ★ Duplex Villas
- ★ Terrace Area
- ★ Private Car Parking
- ★ Drawing Room
- ★ Dining Area
- ★ Modular Kitchen
- ★ 3 Bedrooms with attached bathroom



SUPER AREA	1765.00	SQFT
TOTAL BUILT UP AREA	1412.59	SQFT
TOTAL CARPET AREA	1251.75	SQFT
TERRACE AREA AT 2ND FLOOR	231.14	SQFT

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SPECIFICATION

STRUCTURE

- Earthquake Resistant RCC framed structure designed by qualified structural engineer

RAILINGS AND GRILLS

- Balcony: MS Railings with MS Handrail.
- Shaft: MS Pipe / Strip Grill with Black Paint.

DOORS AND WINDOWS

- Doors : Painted or polished press doors/ Flush Doors with Door skin mica/Polished Teak Flush Doors with Handle Locks.
- Windows : Powder Coated Aluminium/ UPVC shutters and Fittings.

WALL FINISH

- Living/Dining/Bed Rooms : Wall putty and OBD Paint.
- External Facade of Walls : Weather Coat/Apex or Equivalent Paint.
- Kitchen : Designer Ceramic Tiles upto 2' above Granite Platform/counter and OBD Paint coats in remaining area.

ELECTRICAL WORK/POINTS

- **Wire and Switches:** Copper wiring and modular switches with ISI mark.
- **Living/Bed Rooms :** Tube Light, Ceiling Lights and points for AC and Fans.
- **Kitchen:** Tube Light and Points for Refrigerator, Exhaust, Mixer, R.O. etc.
- **Toilet :** Tube Light and Point for Exhaust and Geysers.
- **Utility Balcony :** Tube Light/ Ceiling Lights and Point for Washing Machine.
- **Corridors & Parking :** Tube Light Penal Light and points for Fans.
- **Visor :** Penal Lights/Concealed Lights

CP FITTINGS / FIXTURES

- **Kitchen:** Wall/Top Mounted Mixer and Stainless-Steel Sink with Platform, Angle Valve points for Geysers and R.O.
- **Toilets :** Wall Mounted Mixer, Shower, Basin Mixer, Angle Valves Points for Geysers. (All Medium Range C.P. Fittings)
- **Balcony :** Washing Machine Tap

CEILINGS

- Living Room : Wide Gypsum Duct with Cobbe in outer sides
- Bedrooms and Others : Wall putty and OBD Paint Only.

FLOORING

- Living/Dining Bed Room : Vitrified Tiles
- Balcony/Toilets: Anti-Skid Ceramic Tiles
- Stairs : Selected Marble/Granite
- Corridor : Anti-Skid Ceramic Tiles
- Parking area : Paved/Concrete/Kota Stone/Tiles.

SANITARY WARE

- In all Toilets EWC Pots and Basins with White or off-white Colour of medium range

LOCATION ADVANTAGE

★ Station/Metro

- 2 Mins from Maripat Rly. Station
- 20 Mins. from GZB. Rly. Station
- 20 Mins. from Sec.52 Metro Station



★ Connectivity

- 5 Mins. from NH-91
- 15 Mins. from Meerut Exp. Way
- 15 Mins. from Eastern Peripheral
- 35 Mins. from Kalindi Kunj



★ Hospitals

- Numed Hospital
- Yatharth Hospital
- LYF Hospital



★ Shopping Complex & Malls

- Galaxy Diamond Plaza
- Galaxy Blue Sapphire
- Gaur City Mall
- PKS Mall



★ Work Place

- 20 Mins. from Sec.62/63
- 20 Mins. from SEZ Phase-II
- 30 Mins. from Sec.125 Exp. Way



★ Schools/ Colleges

- Shri Ram Bharat Public School
- Shri Ram Global School
- BGS Vijnatham School
- Indus Valley Public School
- Florence International School



LOCATION MAP

★ Key Location

- 10 Mins. from Gaur Chowk
- 15 Mins. from Lal Kuan
- 30 Mins. from Sec.18 (Noida)
- 25 Mins. from Pari Chowk





2 A B D E V E L O P E R S

Shri Ram Residency

Site Address : Plot No-2, Maripat Railway Crossing, Greater Noida West

Office Address : B-204, Sector -3, Greater Noida West

Contact : +91-9990205577, 8377015647

 www.2abdevelopers.com/shri-ram-residency-shop.php

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