

SETHI GROUP
MAX ROYAL
 2/3 BR HOMES, SEC-76, NOIDA

location map



All information, conditions are only indicative & some of them can be changed at the discretion of builder/architect/authority. These are conceptual & constitute no legal offerings. Map not to scale. 1 sq.mtr. = 10.76 sq.ft



introduce royalty
 in your lifestyle.....

SETHI GROUP
MAX ROYAL
 2/3 BR HOMES, SEC-76, NOIDA



SETHI BUILDWELL PVT. LTD

Corp. Office : Sethi Group, Second Floor, Angel Mega Mall, Kaushambi, Ghaziabad (U.P.), Site Office : GH-2B, Sector-76, Noida, (U.P.)
 Contact.No. : 7827-111999, 0120 - 4111999 Email : sales@sethigroup.in Website : www.sethigroup.in



Group Housing ■ Malls ■ Business Park

Indulge in luxury and elegance

The homes at Sethi Group - Max Royal offers 2/3 BHK apartments at the posh location of sector -76 Noida. The homes here truly replicate luxury in every way and that too at an unbelievable price. Max Royal offers the highest standard of living. The place has all modern amenities which are requisite for a residential area.

Home at Max Royal will splash you in the lap of exotic luxury and elegant comfort. Max Royal shimmers with finer style & matchless grace, leading it to dazzling architectural classiness. The homes here are planned with precision and perfection, to offer a modern lifestyle in harmony with nature. Max Royal is crafted elegantly and artfully structured. Max Royal is an ultimate destination for a great lifestyle for you and your family at an affordable cost. Open green places around "Max Royal" make it a real paradise to stay.

So, come indulge yourself in an opulent lifestyle that you have been long dreaming about.



3D ELEVATION



location with excellent connectivity

As a location, Noida is a planned, integrated, modern industrial city that is well connected to Delhi through a network of roads, national highways, and the ultra-modern DND flyover. Noida Sector -76 is just perfect for any buyer who seeks a home with all the modern amenities in NCR as the place has many location advantages. The location also has good connectivity to NH-24, Delhi Metro and fast exit routes to Delhi and NCR. The surrounding areas of the location are inhabited by various Malls, Hotels, IT Parks, Schools & Hospitals.



- 5-7 mins drive from Metro Station
 - 0 km from Sector-50 Noida
 - 1.5 km from Sai Mandir
- 06 km from Frotis Hospital Sector-62 Noida
 - 15 mins drive from DND Flyway
 - 10 mins drive from Sector-18 Noida
 - 08 km from Sector-93 Noida
- 08 km from Noida Extension (Greater Noida West)
- 15 km from Anand Vihar Delhi - ISBT and Railway Station
 - 16 km from Yamuna Expressway



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quick facts

- Prime Location
- Plot located on 45 Meter wide road
- Plot having 220 Meter of front
- Plenty of sunlight
- Affordable Luxury Homes
- Superior Specification
- Maximum utilization of space in the flat
- 726 Flats & 9 Towers
- Plot size 20,000 Sq. Mt.
- Architect : Deepak Mehta & Associates

exclusive features

- Plot allotted by Noida Authority
- Grand & Featured entrance gate
- High Speed Double Elevators for each Tower
- Provision for Gas Pipeline, Broadband, D.T.H. & Intercom
 - Individual RO unit
- Shuttle bus service for metro connectivity
- Super market for daily need "Sethi Arcade"
 - Golf carts for resident & Visitors
 - Separate Kids Playing Area
- Laundry (Door to Door Service)
 - Taxi & Doctor on call
- Earth Quake Resistant Structure
- Beautifully Landscaped Garden With Water Bodies

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clubbing now a part of your lifestyle

elizabeth
the grand club

- Health club with Spa, Sauna, Jacuzzi
- Yoga center
- Coffee Cafe' / Cafe' / Restaurant
- Cycling/Jogging track
- Swimming pool & Children Pool
- AC Gymnasium with modern equipments
- Table Tennis, Billiard/Snooker
- Badminton, Basketball Court & Skating Rink
- Business AC lounge in Club
- Chemist
- Unisex Beauty Saloon
- Party Hall/Multipurpose hall for get together

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Specifications that accentuate the interiors

FLOORING

- Vitrified Tiles in Drawing , Dinning , Kitchen , Bedroom
Brand : Kajaria / Somany / Marbito or equivalent
- Laminated Wooden Flooring in Master Badroom
- Anti - Skid Tiles in Toilet & Balcony
Brand : Kajaria / Somany / Griffine or equivalent

DOORS SLIDERS WINDOWS

- Main Entrance Door - Decorative Door in laminate finish with door frame
- Internal Door - Flush Door / Skin Moulded Doors with door frame
- External Door/Slider - Powder Coated Aluminium / UPVC with glazing with provision of Wire Mesh
Brand : Fenesta / LG Window Expert / Window Magic or equivalent
- External Windows - Powder Coated Aluminium / UPVC
- Doors equipped with handles & locks
Brand : IPSA / Dorset / Q7 or equivalent

KITCHEN

- Modular Kitchen With Wooden cabinets (above & below counter)
- Granite Top working Platform
- Stainless Steel Sink
Brand : Lotus / Neelkanth / Anupam or equivalent
- Ceramic Glazed Tiles above working platform
Brand : Kajaria / Somany / Griffine or equivalent
- Chrome Plated Fittings
Brand : Jaquar / Parryware / ESS or equivalent
- Independent R.O. (Reverse Osmosis) System
Brand : Eureka Forbes /Whirlpool / Polar or equivalent

TOILET

- Designer Ceramic Tiles on walls up to door level
Brand : Kajaria / Somany / Griffine or equivalent
- European W.C. (Water Closet) with Jet Spray / Health Faucet
Brand : European Standard / Elegant Casa / Hindware or equivalent
- Washbasin on Granite Counter / Wall hung Washbasin
Brand : European Standard / Elegant Casa / Cera / Hindware or equivalent
- Single Level Chrome Plated Fitting
Brand : Jaquar / Parryware / ESS or equivalent



Specifications that accentuate the interiors

CEILING WALL FINISH

- Ceiling - POP Pinning Finish with white shade
- Internal Walls are plastered & painted in Oil Bound Distemper with white shade
Brand : Asian / Dulux / Nerolac or equivalent

ELECTRICAL

- All copper wiring in P.V.C. concealed conduit with MCB's
Brand : Le Grand / ABB / Havells or equivalent
- Modular Switches & Sockets for light
Brand : Philips / Wipro / Anchor / Le Grand or equivalent
- Telephone & T.V. Outlets
- Tube light in Drawing, Dinning, Kitchen, Bedroom & Toilet
Brand : Philips / Wipro / Bajaj / Surya or equivalent
- Provision for Split AC in Drawing & Bedroom

BALCONY

- M.S. Railing

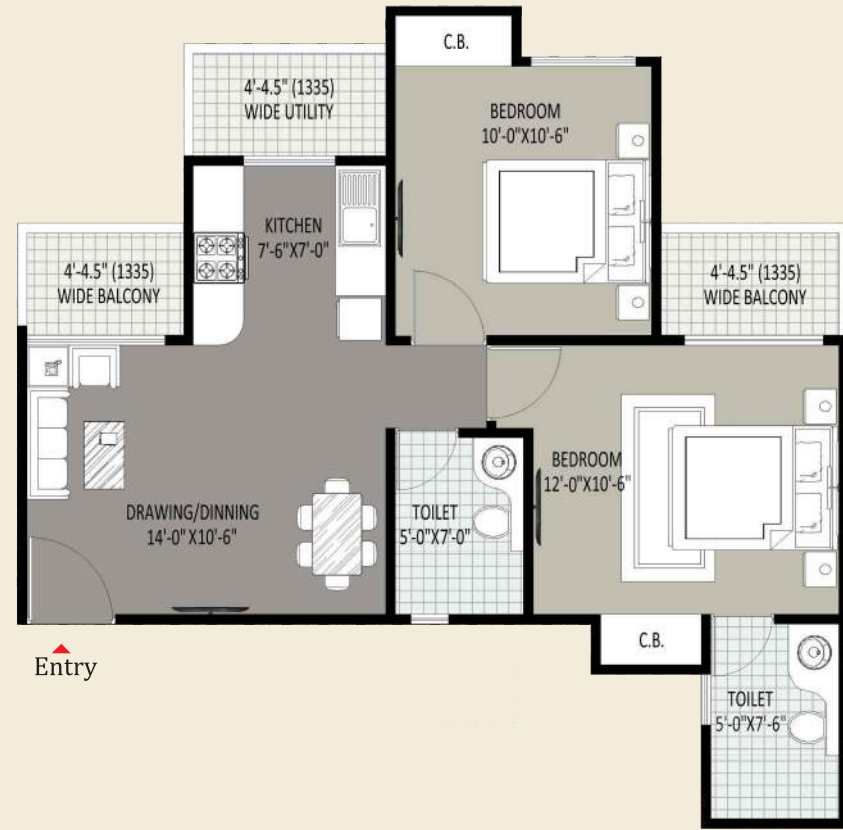
SPECIAL OFFER

- 1 No Split AC in Drawing Room
Brand : LG /Bluestar / Onida or equivalents

Disclaimer : Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture colour and grain variations and cracks and behaviour Specifications are indicative and are subject to change as decided by the Company/Architect or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/ appliances and their make/ brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.



floor plans



Super Area = 1105 Sq. Ft.

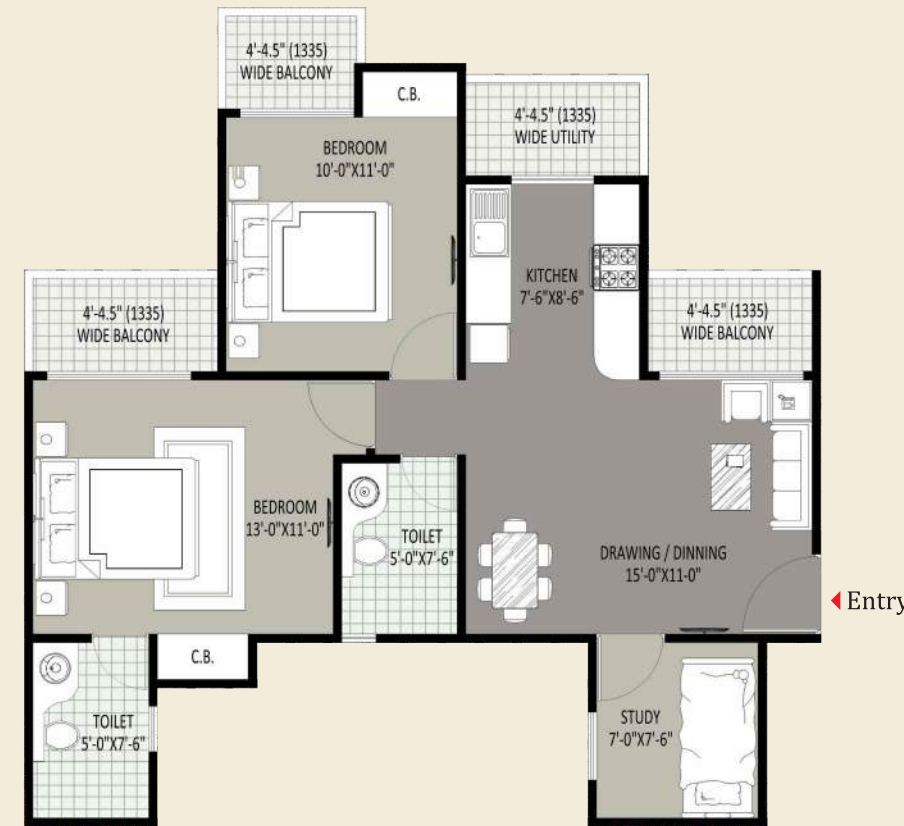
Type: 2 BHK-II

- Unit Type:
- 2 Bedroom
- 2 Toilet
- 4 Balcony
- 1 Study Room

Super Area = 895 Sq. Ft.

Type: 2 BHK-I

- Unit Type:
- 2 Bedroom
- 2 Toilet
- 3 Balcony



floor plans



Super Area = 1250 Sq. Ft.

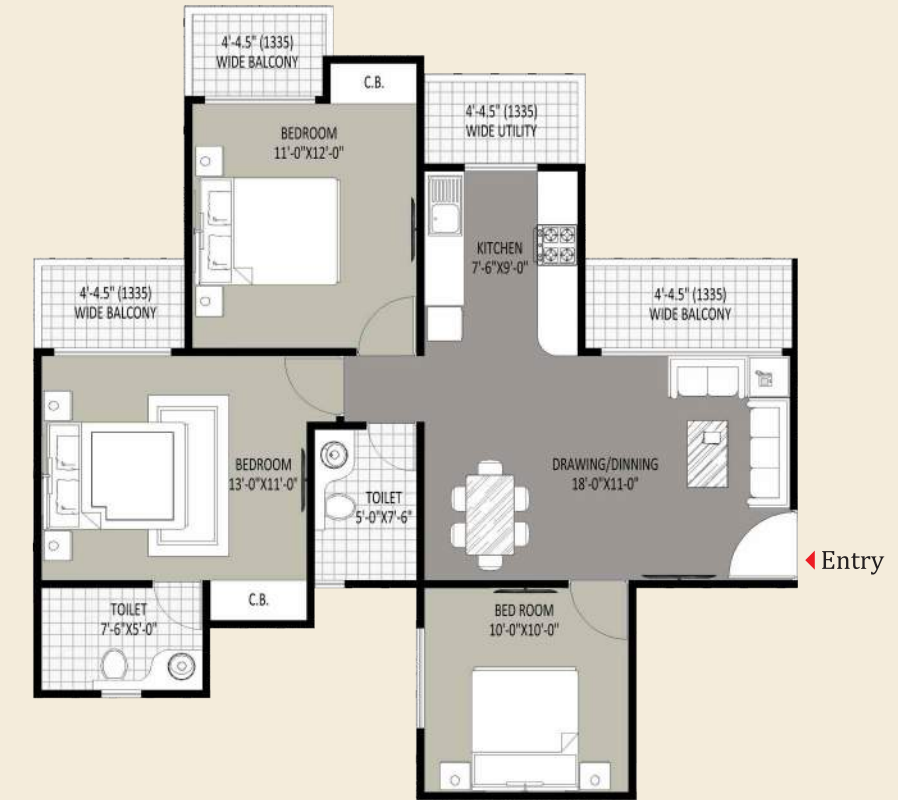
Type: 3 BHK-I

- Unit Type:
- 3 Bedroom
- 2 Toilet
- 4 Balcony

Super Area = 1125 Sq. Ft.

Type: 2 BHK-III

- Unit Type:
- 2 Bedroom
- 2 Toilet
- 4 Balcony
- 1 Study Room



floor plans

Super Area = 1650 Sq. Ft.

Type: 3 BHK-III

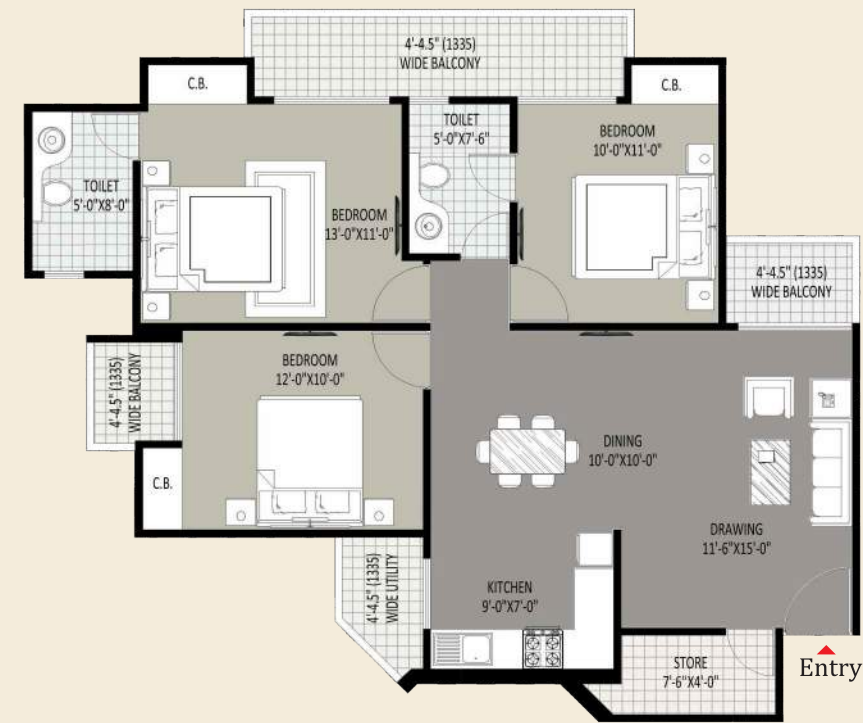
- Unit Type:
- 3 Bedroom
 - 4 Toilet
 - 5 Balcony
 - 1 Servant Room
 - 1 Dressing Room



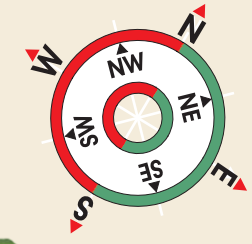
Super Area = 1440 Sq. Ft.

Type: 3 BHK-II

- Unit Type:
- 3 Bedroom
 - 2 Toilet
 - 4 Balcony
 - 1 Store Room



site layout plan



- Legend**
- a. Main Entrance/Exit
 - b. Parking
 - c. Palm Plaza
 - d. Bamboo Court
 - e. Club House
 - f. Jogging Track
 - g. Lawn
 - h. Water Tunnel with jets
 - i. Yoga/Meditation Area
 - j. Basketball Court
 - k. Badminton Court
 - l. Drop-Off Area
 - m. Pavillion
 - n. Children's Play Area
 - o. Jacuzzi
 - p. Pool
 - q. outdoor Gathering Area





shaping your living and working space

Our Projects



MAX CITY
2/3 BHK LUXURIOUS APARTMENTS
Vaishali, Ghaziabad



ANGEL MEGA MALL
Kaushambi, Ghaziabad



IPEX MALL
Patparganj, Delhi



Sethi Group of companies has revolutionized Real Estate arena in commercial and Residential Projects over the Period of last 20 years. The Group has developed and successfully completed various project in Delhi, Ghaziabad, Noida & NCR.

Sethi Group is a trusted name in real estate business under the leadership of Mr. C.M. Sethi (Chairman & Managing Director).

The Group is Managed by professionals of long standing in real estate development. Group attain the highest level of Professionalism.

The Sethi Buildwell Pvt. Ltd. is leading real estate company.

The Company has set new trends and benchmarks of architectural excellence. Company aspire to attain strong intensification and investment ventures. Company has attained innovative management and dynamic leadership in expanding, updating and diversifying its operations in real estate development with a keen eye on relevant skill, technology and resources.

It is the mission of the organization not just focus on the quality of construction but also safety of investment and integrity of commitment by providing people with improved quality of life and living standards. Company builds loyal relationship with customer. Group Possesses with reliability, stability, sound business ethics, honesty, integrity and transparency. The group is proud of its commitment as per time schedule. This has contributed to the immense trust and confidence.

Sethi Group is committed to create, construct and manage world class lifestyles.





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