



KSN  
SQUARE

*Living Spaces*

2&3 BHK Apartments

Plot No. - 12-14, Sector 3, Vasundhara, Gzb.



**SARVOTTAM  
GROUP**

where dreams come true  
(Formerly known as KSN Group)

# APARTMENTS ENVELOPED IN LUXURY



# A name to reckon with

KSN Group is a well recognized real estate company with a mission to provide affordable real estate solutions to its valued customers. The Group was founded by Mr. Vikas Jain, MD, who started this journey in 2005 with the aim to provide quality construction and on time delivery to attain a reputed position in the realty sector. The Group has so far been able to achieve all its

goals and has managed to earn a great amount of goodwill in the Delhi-NCR.

Till now the Group has been successful in fulfilling all its commitments towards the business and society. The Group looks forward to move ahead with the same zeal and positivity to achieve success in all its future operations.

## PAST PROJECTS

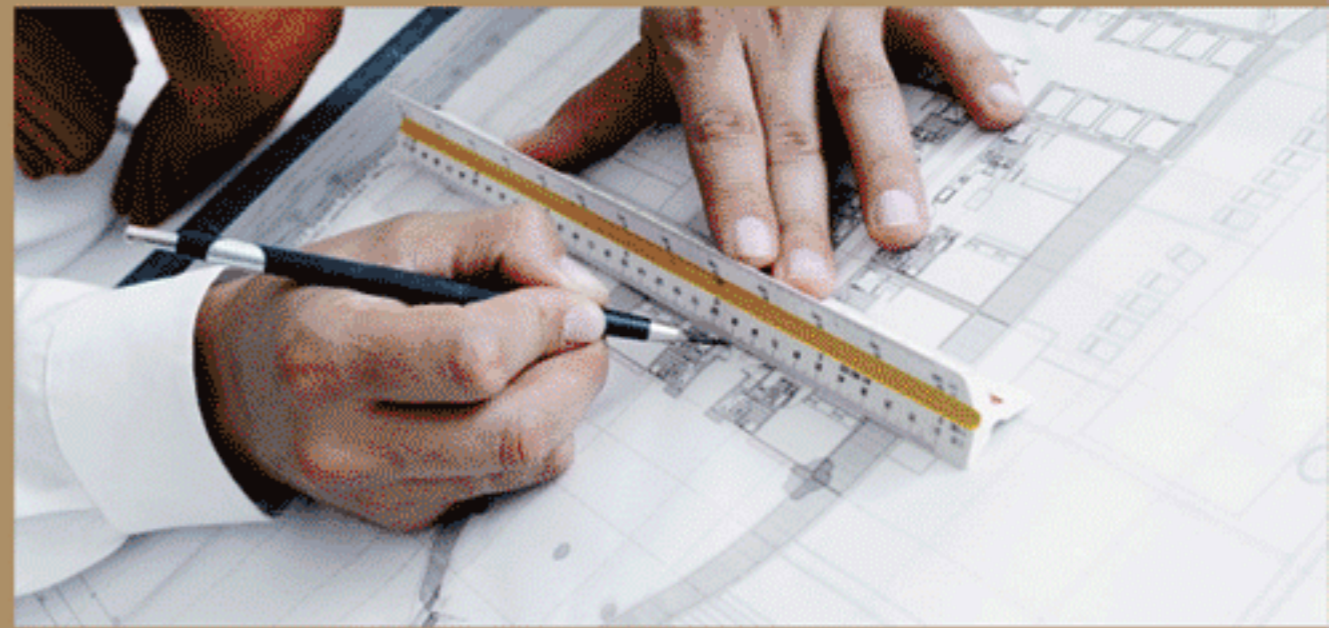
- KSN Residentia, Kaushambi.
- Golf Greens, Crossings Republik, NH-24, Ghaziabad.

## ONGOING PROJECTS

- Royal Palms, Vasundhara, Gzb.
- KSN Square, Vasundhara Gzb.
- KSN Coziome, Vasundhara Gzb.

## UP COMING PROJECTS

- Hotel in Kaushambi.
- Office cum Studio Apartments in Vasundhara
- Commercial Cum Residential Appts. in Vasundhara
- Group Housing Project in Indirapuram



# Lavish homes in an elite location

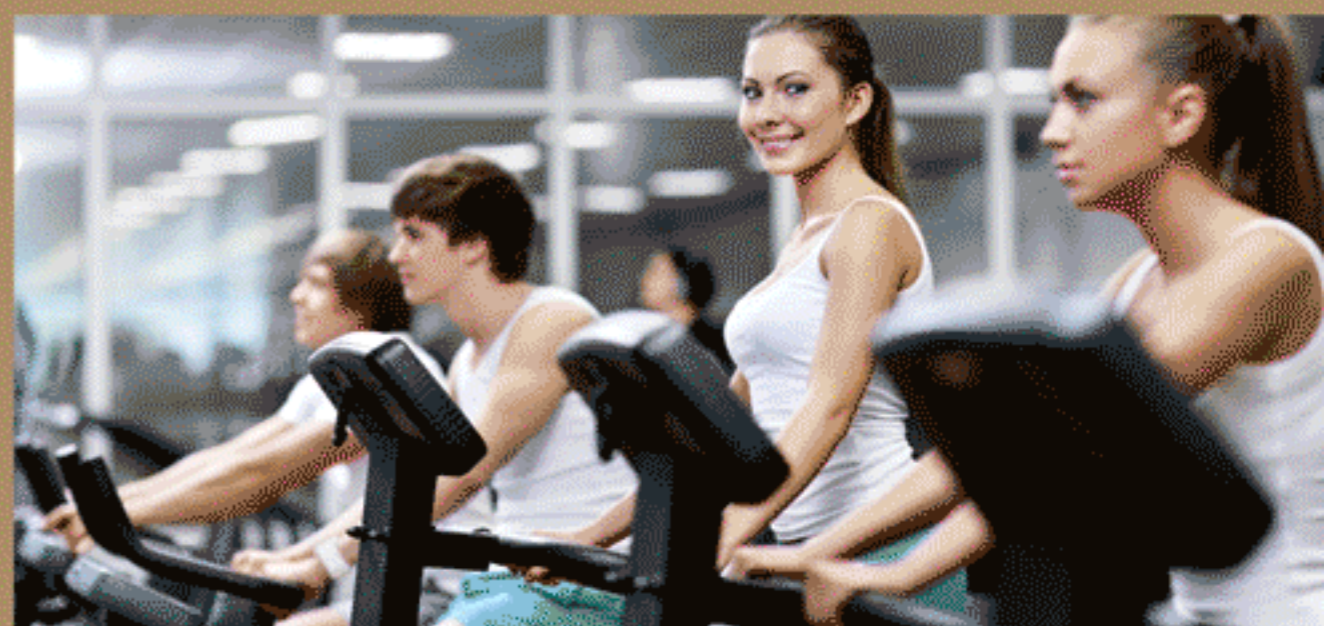
The magnificence and beauty of KSN Square welcomes you with open arms. This beautifully complex promises an entirely new dimension to luxury living. The superior amenities along with beautifully designed apartments offer you all the advantages of contemporary lifestyle. The greens at KSN Square are a sight to behold. The tasteful landscapes with multihued flower beds and luxuriant parks shall make you experience complete bliss.

The charm of KSN Square increases in respect to its alluring location. Vasundhara, situated in Ghaziabad is one of the fastest developing locality today, making it a great location to reside in. the bustling town is well-known for great infrastructure and is one of the biggest residential cum commercial hubs in Delhi NCR. This township is well connected to New Delhi via Wazirabad road and Anand Vihar ISBT.



# Features that entice

- 3 side open plot that ensures proper light & ventilation.
- Maximum open area with beautiful landscape.
- Walking track within the compound.
- Swimming pool with kids splash pool.
- Air-coditioned gym.
- Club with all modern facilities.
- Vastu compliant layout.
- 24 hours security with CCTV and intercom.
- 24 hours power back-up & water supply.
- Rain water harvesting
- Scientifically designed layout with proper ventilation.



# Complete with lush specs

- STRUCTURE** : Earthquake resistant R.C.C. frame structure duly vetted & certified.
- EXTERNAL** : Most modern & elegant finish with high quality weather proof coated texture paint.
- INTERNAL FINISH** : All internal walls plastered & painted in pleasing colors of oil bound distemper, ceiling white. Plaster of paris punning & cornices in Drawing/Dining room and Bedrooms.
- FLOORING** : Drawing/dining/kitchen to have vitrified tiles, Bedrooms to have vitrified/wooden laminated flooring. Ceramic tiles flooring in toilets and balconies.
- HARDWARE** : All shutter hinges in steel. All internal and main entrance door frames with aluminium powder coated fittings with mortise locks in Bedrooms. All external doors and windows with aluminium fittings.
- KITCHEN** : Modular Kitchen with Cabinets and Granite working platform. Up to 2 ft. glazed ceramic tiles above it with stainless steel sink.

- FIXTURES & FITTINGS** : All copper wiring in P.V.C concealed conduit. Provision for adequate light and power points as well as telephone & TV outlets with modular switches and protective M.C.B's.
- WATER SUPPLY** : Underground and overhead water tanks with pumps for uninterrupted supply of water.
- TOILETS** : Provision for Hot & Cold water system without gyser. Glazed tiles in pleasing colours on walls up to door level. European W.C's, washbasins & cisterns in white shade of Standard make. Chrome Plated fittings of standard make.
- DOORS** : Designer Flush with Polish
- BALCONIES** : MS (steel) railing with Texture paint on walls.
- LIFT LOBBIES/ CORRIDORS** : Marble flooring, wall and ceiling oil bound distemper with modern light points.
- STAIR CASE** : High quality marble.

All specification, size, designs, colours, layout and conditions are only indicative and some of these can be changed at the discretion of Builder/Architect. These are purely conceptual and constitute no legal offerings. 1 sq. mtr = 10.764 sq. ft



# Floor Plan 2 BHK, Type-2

Super Area: 1275 sq. ft.

- 2 Bedroom
- Drawing/Dinning
- Kitchen
- Utility
- 2 Toilets
- 2 Balconies



# Floor Plan 3 BHK, Type-3

Super Area: 1600 sq. ft.

- 3 Bedroom
- Drawing/Dinning
- Kitchen
- Utility
- 3 Toilets
- 3 Balconies



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# LAYOUT PLAN





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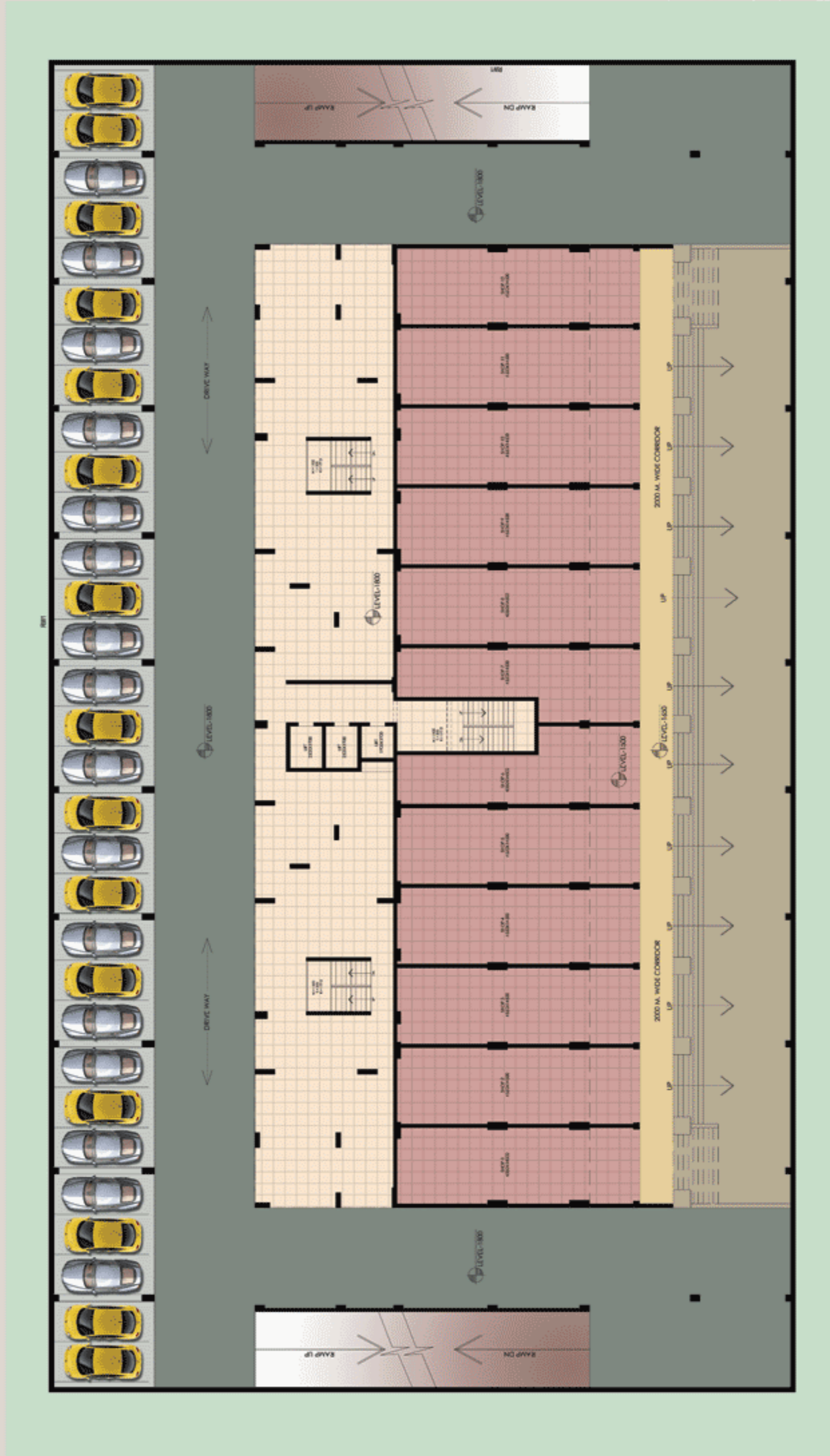


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# LOWER GROUND PLAN





# TYPICAL PLAN



# ROAD MAP



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Map Not to Scale



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**KSN Buildcon Pvt. Ltd.**

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