SAWASDEE GEMS

Expansion always, in all ways

RERA REGISTRATION NO. DLRERA2022P0017

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About
The Company

We are a group from Delhi, NCR, with expertise in several industries. With our residential, commercial, hospitality, and industrial projects.

We are one of the fastest growing developers in the Delhi NCR region. We have completed the delivery of **5 million square feet** and currently have a base of **10,000+ satisfied clients.**

sawasdee®

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About
Management

Pradeep Kumar Agrawalla

CHAIRMAN

One of the most seasoned real estate developers in the National Capital Region.

Mr Pradeep Kumar Agrawalla, Chairman of the Galaxy Group, has close to 13 years of expertise. Born and raised in Barapali, Odisha, Mr Agrawalla, 55, launched his Diamond Firm in 1993 under the name Galaxy Diamond Company Limited.

He established industry standards while conducting business outside Bangkok, Belgium, Hongkong, Mumbai, and other nations.

Mr Agrawalla's far-sighted and diverse perspective inspired him to enter the real estate market, where he has garnered praise from customers and influential members of the sector. With the purchase of more major commercial properties and the beginning of his development plans, Mr Agrawalla is continuing his journey with dedication and enthusiasm.

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About
The Project

One of a kind shopping & entertainment & office building

History and Background

The well-established residential and business suburb of Paschim Vihar is located in middle to upper class residential area of West Delhi under the Municipal Corporation of Delhi. The population density is 753 people per square kilometre with surrounding areas being equally, if not more populated. The current retail offering is very cluttered and outdated forcing consumers to go elsewhere for shopping and entertainment purposes.

About Sawasdee Gems

Sawasdee Gems is a retail & office development that will consist of the best of facilities. It is inspired from modern architecture, and therefore will comprise of a contemporary façade which will be sleek and appealing in nature. The 2.2 lac sq ft mall will entail retail shops, a food court and restaurants along with a 4 screen multiplex which has already been tied up with Kanakia Cinemas. Furthermore, there will be office spaces from the 7th floor up till the 16th floor. The mall finishes will be of a high quality using durable and sustainable material and a large atrium area allowing for maximum natural light. Amenities include of modern restroom facilities, sophisticated security controls and CCTV surveillance and plentiful of parking spaces.

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Specifications

SHOP/UNIT	
Flooring (Shop/Unit)	Shop - Vitrified, Ceramic tiles (Brands:- Kajaria,somany or equivalent) / Unit/Office - Bare Shell Flooring (No Tiles)
Walls	Plastered Walls
Ceiling	Exposed Roof Slab
Doors (Shop/Unit)	Shop front -Toughened Glass Door. Unit/Office Front - Toughened glass, Wooden door
Front (Shop/Unit)	Shop Front - Toughened glass with space for signage/ Unit/Office Front - Wall (Tile/stone cladding/Glass/wood work/paint as per design)
Fire Fighting	As per Fire Department norms
Power Backup	24 Hrs. Power backup (On demand)
Air Conditioning	Shop - DX Package unit / VRV System for air conditioning/Unit/Office-DX Package unit / VRV System for air conditioning

LOBBY & COMMON AREAS	
Flooring (Shop/Unit)	Shop - Stone Flooring, Vitrified Tiles (Brands:- Kajaria/ somany or equivalent) Unit/Office - Vitrified tiles, Stone flooring
Ceiling	Gypsum Board/Mineral Fiber grid ceiling/Metal ceiling with paint
Walls & Painting	Emulsion Paint/shop front stone cladding
Railing	Steel & Glass Railing
Electricity	Common area electrical work with corridor lighting
Fire Fighting	As per Fire Department norms
CCTV	24x7 Security with CCTV Surveillance
Staircase	Stone flooring
LIFT & ESCALATORS	
Lift	2 Retail Lifts, 2 Nos. Office Lifts and 2 Nos. shared service lift
Escalators (shop)	7 Nos Escalators
COMMON TOILETS	
Flooring (Shop/Unit)	Stone flooring / Vitrified tiles Brand : Kajaria/Somany or equivalent
Ceiling	Gyspum Board/Mineral Fiber grid ceiling
Walls	Porcelain/Ceramic Tiles
Chinaware and C.P Fittings	Wall hung W.C., W.B.,Urinal (Brand:-Kohler/Jaquar/Roca/Toto or equivalent) and Hand Mixer, Health Faucet (Brand:-Kohler/Jaquar/Roca/Toto or equivalent)

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BASEMENTS AREA	
Flooring	Trimix flooring
Lighting	LED Lights/Ceiling Mounted Light
Common Parking	Mechanical Parking (As per sanctioned plan)
CCTV	24X7 Security with CCTV Surveillance
Ventilation	As per Fire Dept. norms
Fire Fighting	As per Fire Dept. norms
LANDSCAPING	
Hardscape	Tiles/Trimix/concrete pavers/kerb stone/stone
Internal Roads	Trimix flooring/Pavers
Lighting	As per design/well lit premises
Softscape	Natural grass/Plants/Trees etc.
CCTV	24x7 Security with CCTV Surveillance
SEWERAGE SYSTEM & SOLID WASTE MANAGEMENT	
Sewerage System	STP Proposed
Solid Waste Management and Disposal System	Garbage collection system at door step & compost by machine

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Ground
Floor Plan

Legends

	Shops
	Corridor
	Services/Shafts
	Toilet
	Ramp
	Core

The best time to buy a property is always five years ago.

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1st
Floor Plan

Legends

	Shops
	Corridor
	Services/Shafts
	Toilet
	Ramp
	Core

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2nd
Floor Plan

Legends

	Shops F&B
	Corridor
	Services/Shafts
	Toilet
	Core
	Food Court

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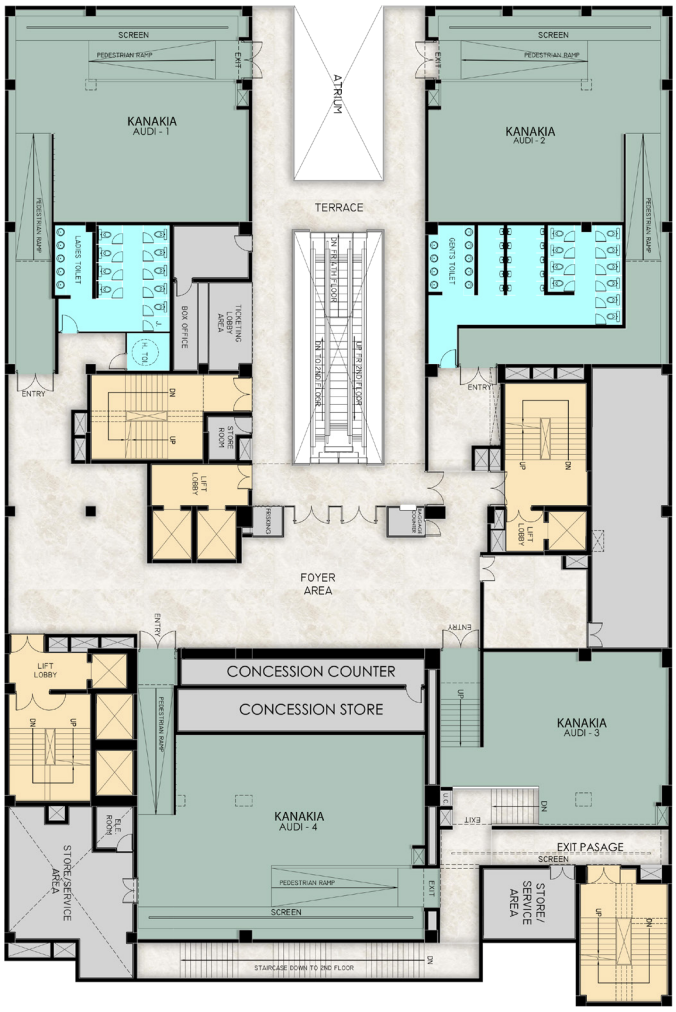
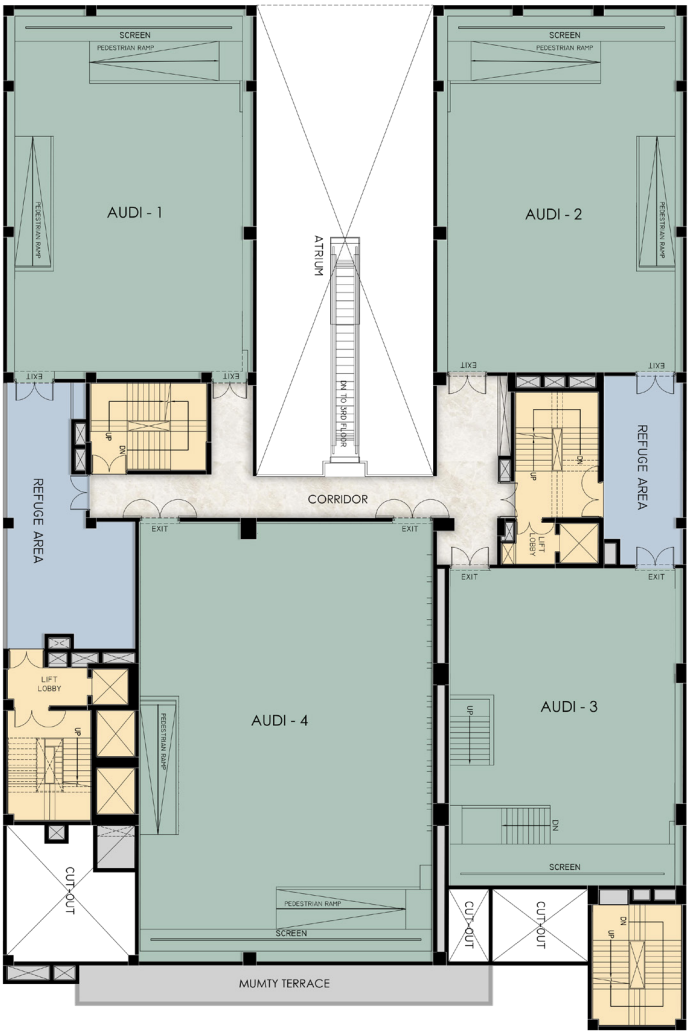
3rd, 4th(Multiplex)
Floor Plan





Legends

	Audi
	Corridor
	Services/Shafts
	Toilet
	Core
	Multiplex Office

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Typical Office
Floor Plan

*7th, 8th, 9th, 11th, 12th, 12th A, 14th

*10th, 15th

Legends

	Office
	Corridor
	Services/Shafts
	Toilet
	Core
	Refuge area

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16th
Office Floor Plan

Legends

	Office
	Corridor
	Services/Shafts
	Toilet
	Core
	Terrace

Tangible, solid, and beautiful - that's real estate.

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NCR Projects

Ongoing Projects

sawasdee JLG galleria
Experiences Beyond Luxury

sawasdee CENTRE

SAWASDEE Street

Delivered Projects

GALAXY NORTH AVENUE-II
2/3/4 BHK HOMES, GNIDA WEST

GALAXY VEGA
2/3 BHK HOMES, GR. NOIDA (WEST)

GALAXY royale

Galaxy Plaza
Greater Noida (West)

GALAXY diamond plaza
GR. NOIDA WEST

GALAXY BLUE SAPPHIRE PLAZA
GREATER NOIDA WEST

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Delhi Projects

Ongoing Projects

Sawasdee 18

NOVELTY STREET

SAWASDEE NSP

Other Projects

Galaxy Shoppe

GAUR CITY Greater Noida (West)

galaxy green arcade

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- Site Map -

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- Location Map -

Panch Tatva Promoters PVT. LTD.

CIN: U45200DL2010PTC208355

Corp.OFF.: 19th Floor Office Tower, Galaxy Blue Sapphire Plaza , Plot No : C-03 Sector - 4 , Greater Noida (west) U.P
Site Off.: Plot No 34, Block/Pocket A-2, Paschim Vihar, Delhi
Regd. Off.: Unit No. 105, First Floor, Vardhaman's Sidhant Shopping Plaza, LSC, Savita Vihar, Delhi - 110092

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