



## 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

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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 Megal 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 ■ Hotels

## 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 everyway and that too at an unbelievable price.

Max Royal offers highest standard of living. The place has all modern amenities which are requisite for a residential area.

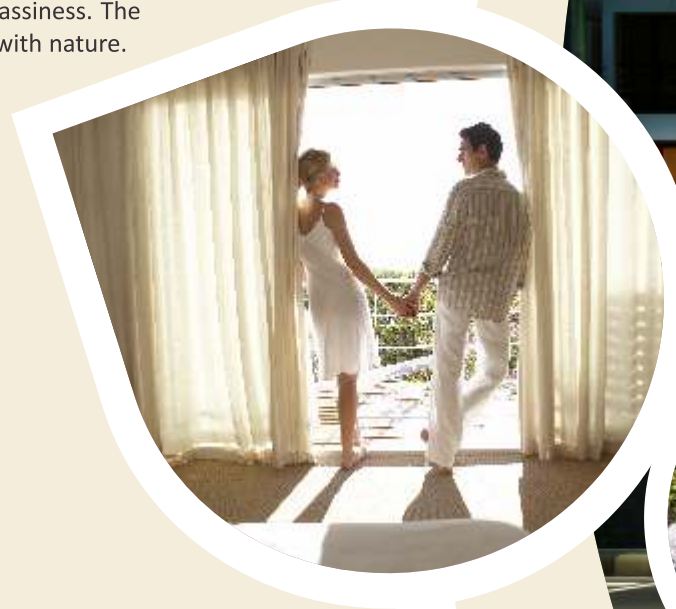
Homes at Max Royal will splash you in the lap of exotic luxury and elegant comfort.

Max Royal shimmer with finer style & matchless grace, leading it to dazzling architectural classiness. The homes here are planned with precision and perfection, to offer modern lifestyle in harmony with nature.

Max Royal is crafted elegantly and artfully structured.

Max Royal is an ultimate destination for great lifestyle for you and your family at an affordable cost. Open green place around "Max Royal" make it a real paradise to stay.

So, come indulge your self 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 Fortis 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 needs "Sethi Arcade"
  - Golf carts for residents & 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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the grand club

- Health club with Spa, Sauna, Jacuzzi
- Yoga centre
- Coffee Café / Café / 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

<b>FLOORING</b>	<ul style="list-style-type: none"> <li>Vitrified Tiles in Drawing , Dinning , Kitchen , Bedroom <b>Brand : Kajaria / Somany / Marbitto or equivalent</b></li> <li>Laminated Wooden Flooring in Master Bedroom</li> <li>Anti - Skid Tiles in Toilet &amp; Balcony <b>Brand : Kajaria / Somany /Griffine or equivalent</b></li> </ul>
<b>DOORS SLIDERS WINDOWS</b>	<ul style="list-style-type: none"> <li>Main Entrance Door - Decorative Door in laminate finish with door frame</li> <li>Internal Door – Flush Door / Skin Moulded Doors with door frame</li> <li>External Door/Slider - Powder Coated Aluminium / UPVC with glazing with provision of Wire Mesh <b>Brand : Fenesta / LG Window Expert / Window Magic or equivalent</b></li> <li>External Windows - Powder Coated Aluminium / UPVC</li> <li>Doors equipped with handles &amp; locks <b>Brand : IPSA / Dorset / Q7 or equivalent</b></li> </ul>
<b>KITCHEN</b>	<ul style="list-style-type: none"> <li>Modular Kitchen with wooden cabinets (above &amp; below counter)</li> <li>Granite Top working Platform</li> <li>Stainless Steel Sink <b>Brand : Lotus / Neelkanth/ Anupam or equivalent</b></li> <li>Ceramic Glazed Tiles above working platform <b>Brand : Kajaria / Somany /Griffine or equivalent</b></li> <li>Chrome Plated Fittings <b>Brand : Jaquar /Parryware / ESS or equivalent</b></li> <li>Independent R.O. (Reverse Osmosis) System <b>Brand : Eureka Forbes / Whirlpool / Polar or equivalent</b></li> </ul>
<b>TOILET</b>	<ul style="list-style-type: none"> <li>Designer Ceramic Tiles on walls up to door level <b>Brand : Kajaria / Somany / Griffine or equivalent</b></li> <li>European W.C. (Water Closet) with Jet Spray / Health Faucet <b>Brand : European Standard / Elegant Casa / Cera / Hindware or equivalent</b></li> <li>Washbasin on Granite Counter / Wall hung Washbasin <b>Brand : European Standard / Elegant Casa / Cera / Hindware or equivalent</b></li> <li>Single Lever Chrome Plated Fittings <b>Brand : Jaquar / Parryware / ESS or equivalent</b></li> </ul>



## Specifications that accentuate the interiors

<b>CEILING WALL FINISH</b>	<ul style="list-style-type: none"> <li>Ceiling - POP Punning Finish with white shade</li> <li>Internal Walls are plastered &amp; painted in Oil Bound Distemper with white shade <b>Brand : Asian / Dulux / Nerolac or equivalent</b></li> </ul>
<b>ELECTRICAL</b>	<ul style="list-style-type: none"> <li>All copper wiring in P.V.C. concealed conduit with MCB' s <b>Brand: Le Grand / ABB / Havells or equivalent</b></li> <li>Modular Switches &amp; Sockets for light <b>Brand : Philips / Wipro / Anchor / Le Grand or equivalent</b></li> <li>Telephone &amp; T.V. Outlets</li> <li>Tube light in Drawing , Dinning , Kitchen , Bedroom &amp; Toilet <b>Brand : Philips / Wipro / Bajaj / Surya or equivalent</b></li> <li>Provision for Split AC in Drawing &amp; Bedroom</li> </ul>
<b>BALCONY</b>	<ul style="list-style-type: none"> <li>M.S. Railing</li> </ul>
<b>SPECIAL OFFER</b>	<ul style="list-style-type: none"> <li>1 No Split AC in Drawing Room <b>Brand : LG / Bluestar / Onida or equivalent</b></li> </ul>

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

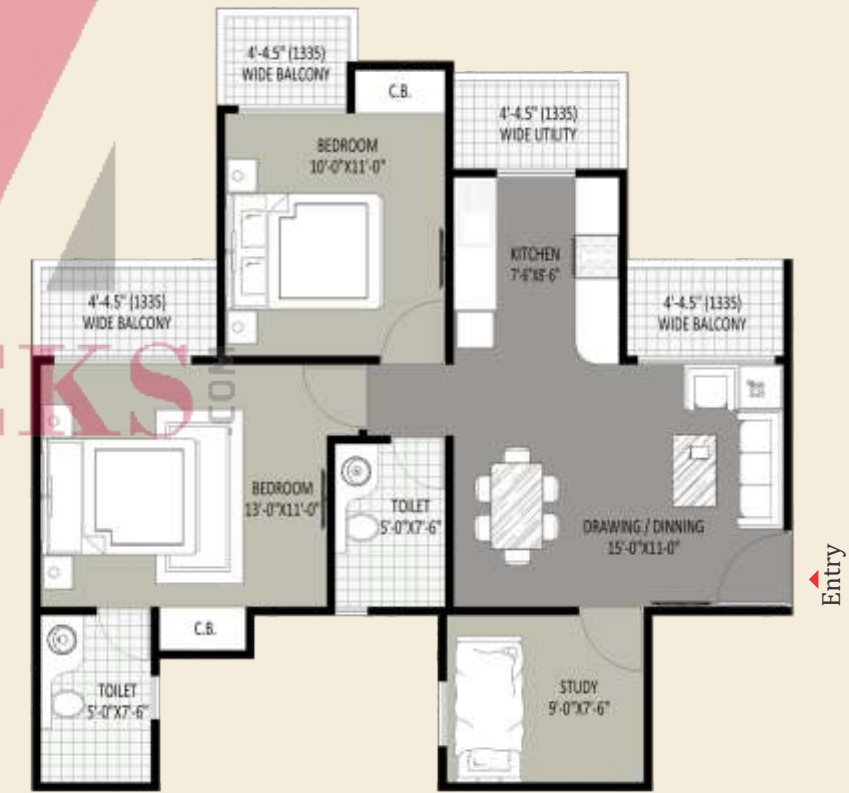
← Super Area = 895 Sq. Ft.

Type: 2 BHK-I

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



# floor plans



Super Area = 1250 Sq. Ft. →

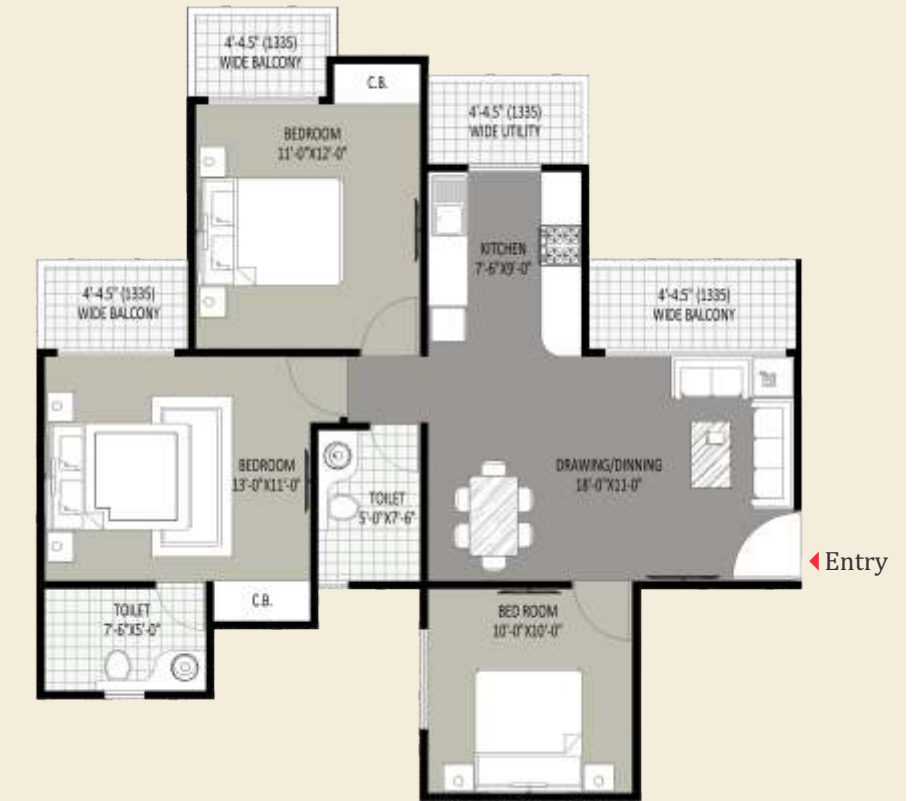
Type: 3 BHK-I

- 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 = 1440 Sq. Ft.

**Type: 3 BHK-II**  
 Unit Type:  
 ■ 3 Bedroom  
 ■ 2 Toilet  
 ■ 4 Balcony  
 ■ 1 Store Room



Super Area = 1650 Sq. Ft.

**Type: 3 BHK-III**  
 Unit Type:  
 ■ 3 Bedroom  
 ■ 4 Toilet  
 ■ 5 Balcony  
 ■ 1 Servant Room  
 ■ 1 Dressing Room



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# 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



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2/3 BHK LUXURIOUS APARTMENTS  
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**ANGEL MEGA MALL**  
Kaushambi, Ghaziabad



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Patparganj, Delhi



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SECTOR-76, NOIDA



ANGEL MEGA MALL, KAUSHAMBI  
ready to move-in offices available



3 BHK GOLF HOMES  
SEC.150, NOIDA EXPRESSWAY

**Sethi Group** of companies has revolutionized the 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 attains 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 aspires 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 relationships 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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