



The background of the image features abstract, wavy lines in various shades of blue, green, and orange, resembling water or land. In the upper left, a large yellow circle represents the sun, with several small black bird silhouettes flying around it. The overall aesthetic is minimalist and modern.

# GANGA Valley Floors



Life is Tenacious.



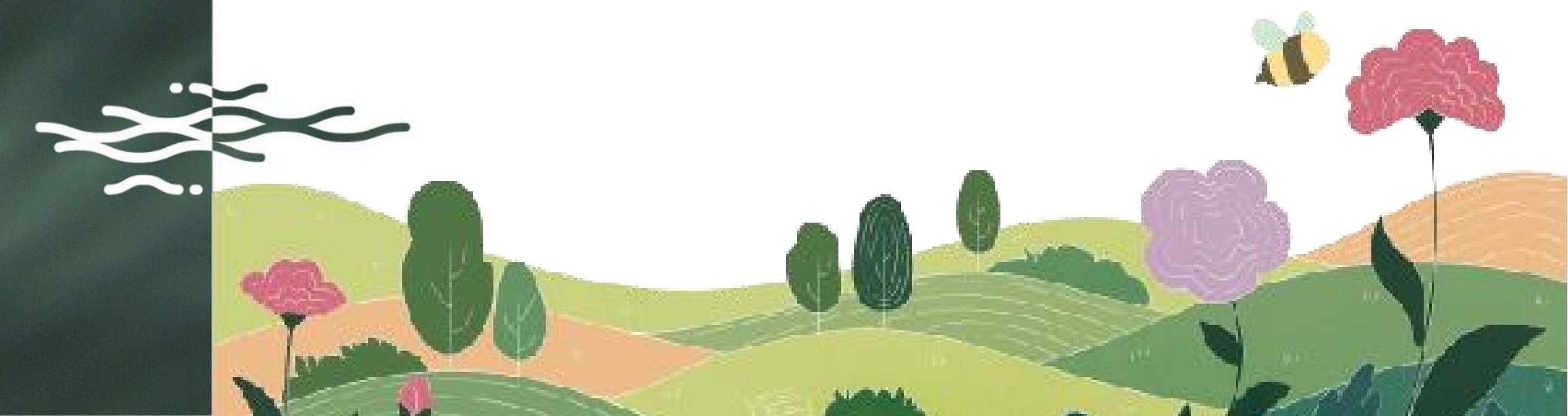
Life is Infinite.



# Life is pure.

Indeed life flows unbridled. It moves smoothly through joys, beginnings and celebrations. Through any phase of the journey, however, it doesn't stop. It is perennial. It never loses its purity.

At Ganga Realty, our vision is to deliver experiences that celebrate the freedom, journey and purity of life. Because we believe that spaces should revel in purity

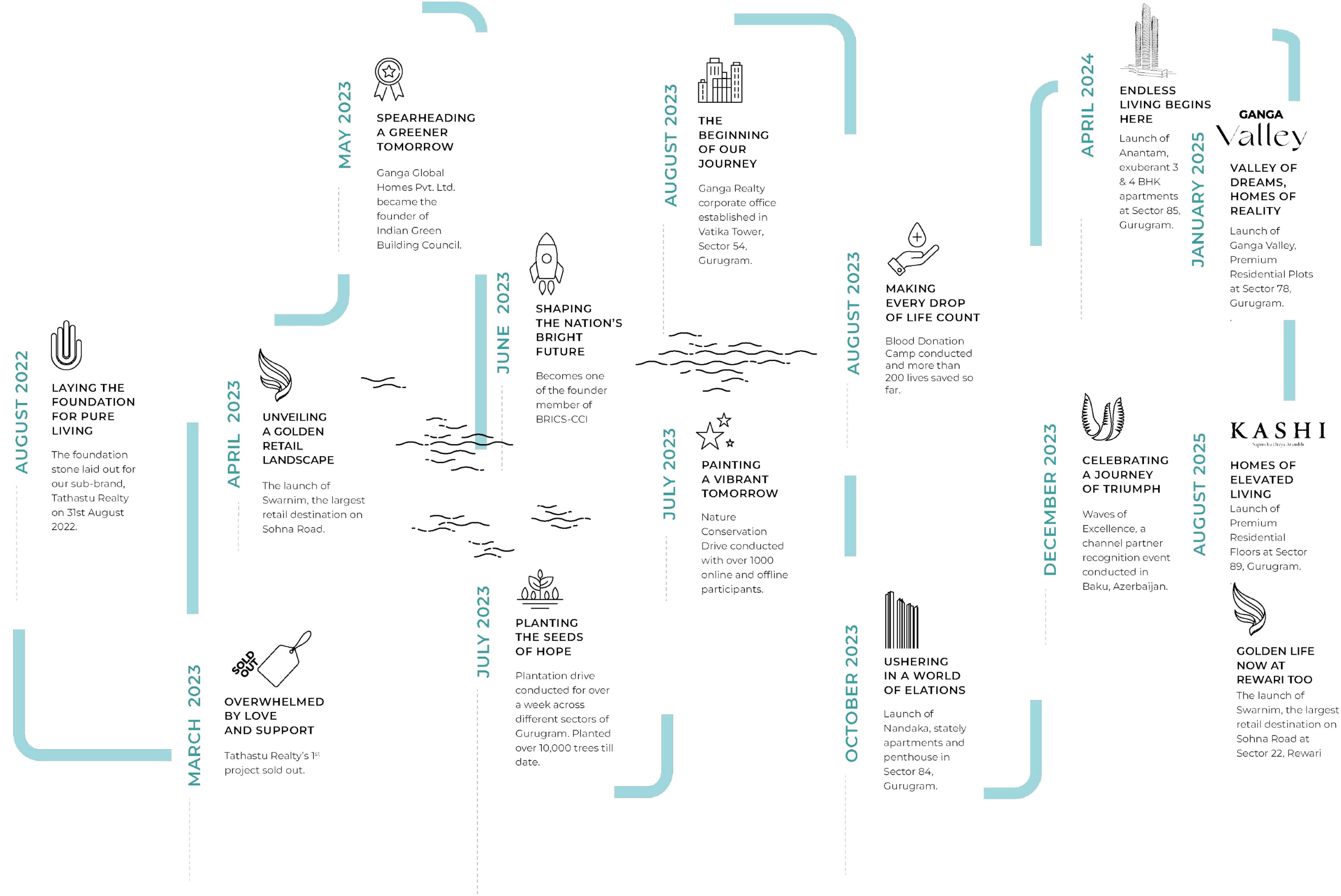


# A journey through Purity

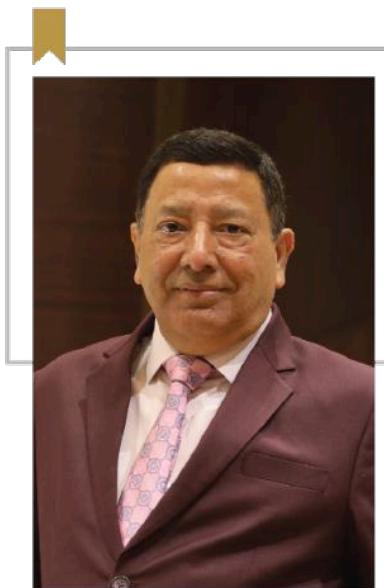
At Ganga Realty, we believe in nurturing a sustainable and holistic lifestyle. Our values stem from a promise to build an India where living standards and business growth are uncompromised.

Today, we are changing the skyline of Gurugram. From crafting residences that celebrate every way of life to building spaces that will transform the way we socialise, collaborate and celebrate. Ganga Realty is here to build a better future for all.

## GANGA REALTY: A BRIEF GLIMPSE THROUGH 2022-2025



# MEET THE MAKERS OF OUR SUCCESS



**MR. ASHOK GARG**  
CHAIRMAN

Mr. Ashok Garg has been the driving force in bringing Ganga Realty to life. With 45 years in the real estate sector, he has been in the forefront of shaping the skyline of Delhi-NCR.



**MR. SATISH GARG**  
VICE CHAIRMAN

A visionary with 30+ years of experience in building a strong foundation for multiple landmarks that adorn the real estate landscape of Delhi-NCR.



**MR. MOHIT GARG**  
MANAGING DIRECTOR

Managing Director with business interests in Real Estate, Construction and Law, he helms the role of managing the legal and planning at the group level.



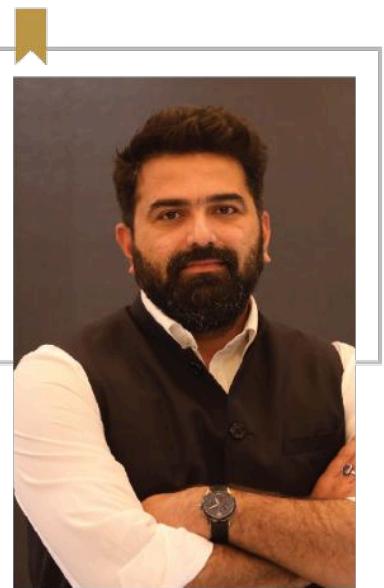
**MR. VIKAS GARG**  
JOINT MANAGING DIRECTOR

The man behind the successful conceptualization and implementation of groundbreaking marketing strategies for many acclaimed brands.



**MR. MAYANK GARG**  
DEPUTY MANAGING DIRECTOR

Mr. Mayank comes with a 07 years of professional experience in IT, Accounts and Business Administration. His sharp business acumen spearheads Ganga Realty.



**MR. NEERAJ K MISHRA**  
EXECUTIVE DIRECTOR

Mr. Neeraj K Mishra brings a wealth of experience from his 20+ year background in the architecture and construction industry.



INTRODUCING

**GANGA**

**Valley**

Floors

# New Gurugram begins at this Address



In **Sector 78's** fast-developing landscape,  
**Ganga Valley Floors** stand tall with low-rise elegance and high-growth potential.

This is more than a residential address — it's an investment in rising property values, rental income, and a lifestyle built on space, privacy, and connectivity.



# 60-meter-wide sector roads

with lush central and side verges  
create **a calm and green commute, every day**



Pathways World School

Mount Olympus School

GD Goenka Public School

Ryan International School

# World-Class Schools

Representative Image Only

A photograph of a modern hospital hallway. In the foreground, a patient transport cart is parked, featuring a green padded seat and a red and white metal frame. In the background, a man and a woman are sitting on a green and white bench. The hallway has light-colored walls and doors, with a ceiling featuring rectangular fluorescent lights. On the right wall, there are green numbers indicating room numbers: 311, 312, and 313. The overall atmosphere is clean and professional.

Artemis Hospital

Medanta-The Medicity

Fortis Memorial Research  
Institute

Park Hospital

# World-Class Hospitals



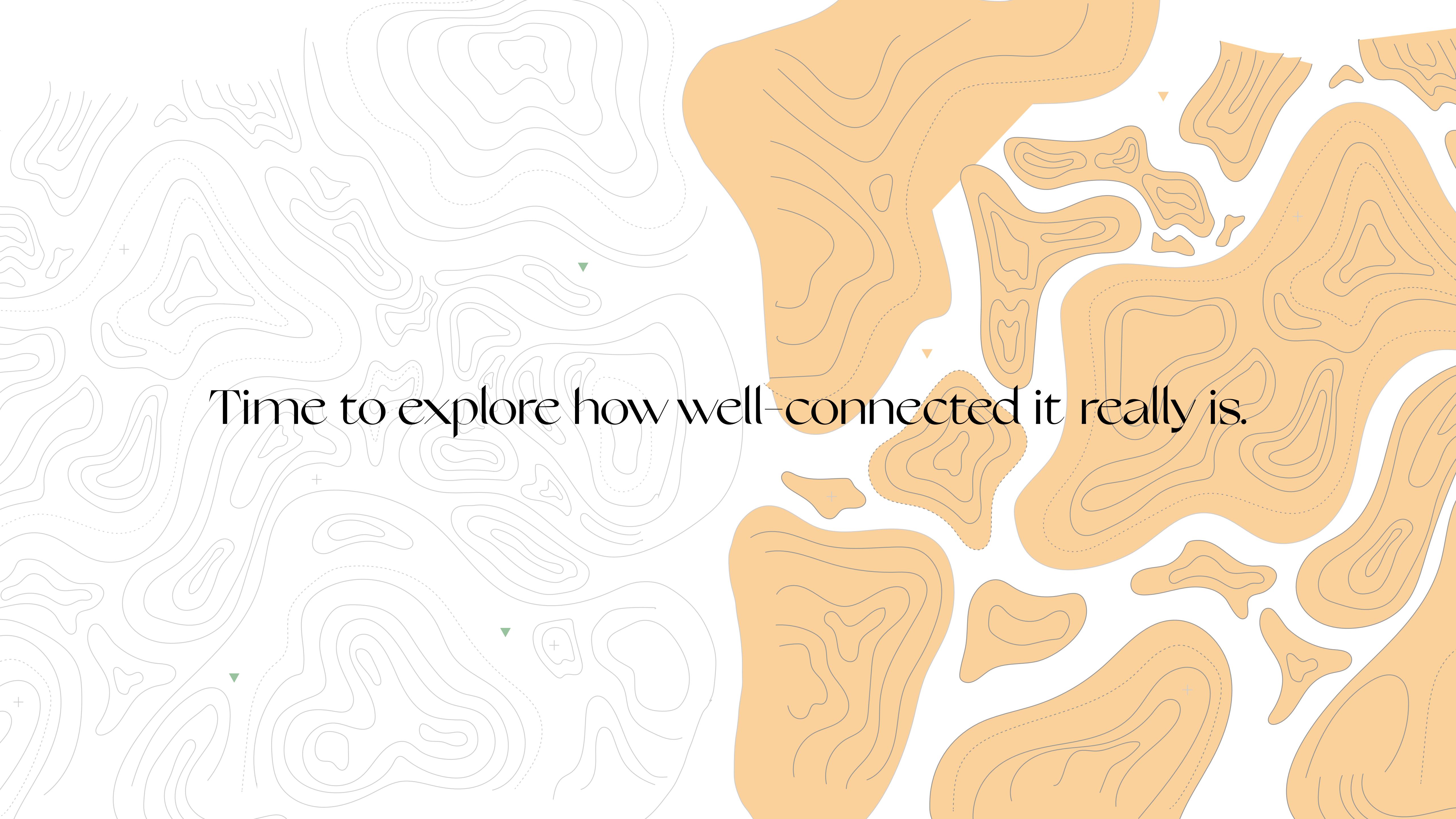
Sapphire 83

Elan Epic

Airia Mall

Aipl Joy Street

# World-Class Malls & Shopping Centres



Time to explore how well-connected it really is.



LIV89



SCHOOLS



HOSPITALS



METRO STATION



AIRPORT



SHOPPING CENTRE



GLOBAL CITY  
GURUGRAM

DWARKA EXPRESSWAY

34

35

74

TOWARDS AIRPORT

CPR



AMERICAN  
EXPRESS

GANGA  
Nandakā 84

GANGA  
ANANTAM 85

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NH-8

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BMW TRAINING  
CENTRE

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SOHNA ROAD ELEVATED EXPRESSWAY

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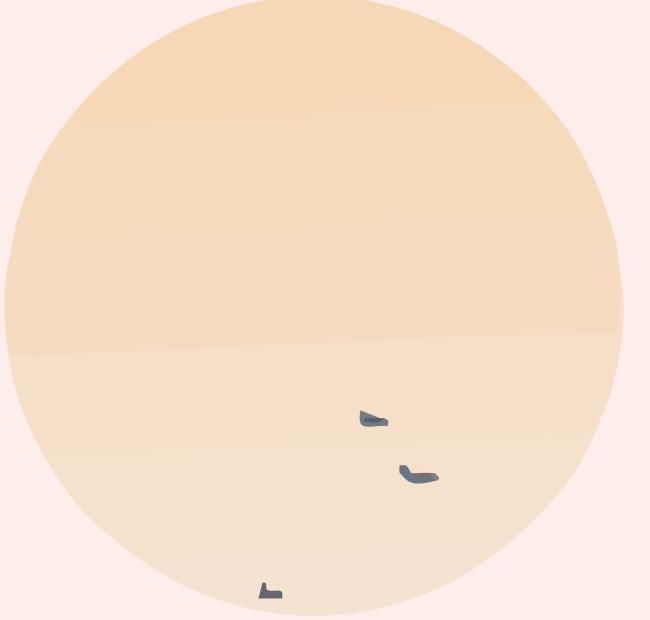
205



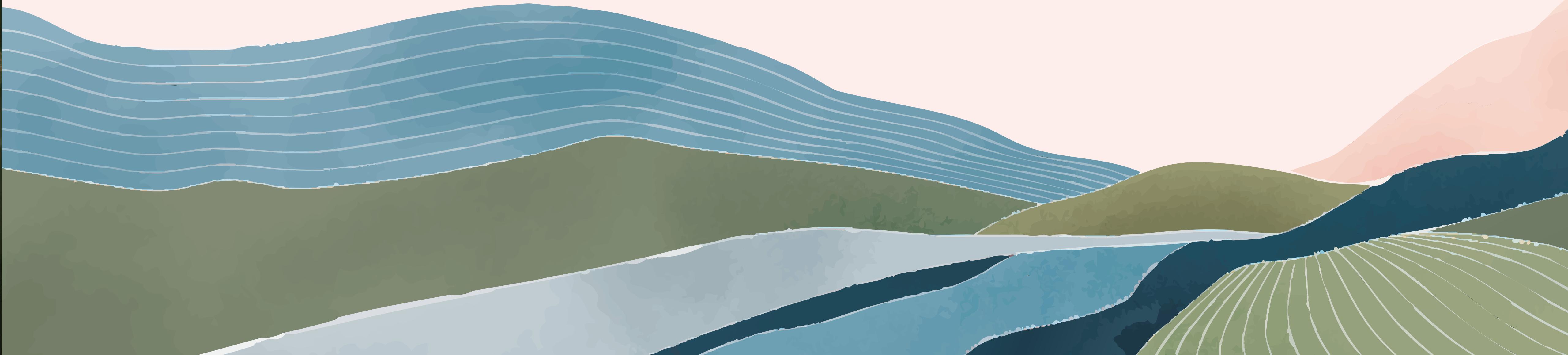
# Effortless Access, Everywhere

Strategically located near **NH48, the Delhi-Mumbai Expressway, Airport, Dwarka Expressway, and both Central and Southern Peripheral Roads**

Seamlessly connected to future transit infrastructure — from **MRTS and RRTS to Elevated SPR, Skybus, and the Delhi-Mumbai Bullet Train.**



INTRODUCING  
**GANGA**  
**Valley**  
Floors





**PREMIUM 3BHK  
FLOORS  
24 MTR NORTH  
FACING UNITS**

WITH EXCLUSIVE BASEMENT OFFICE



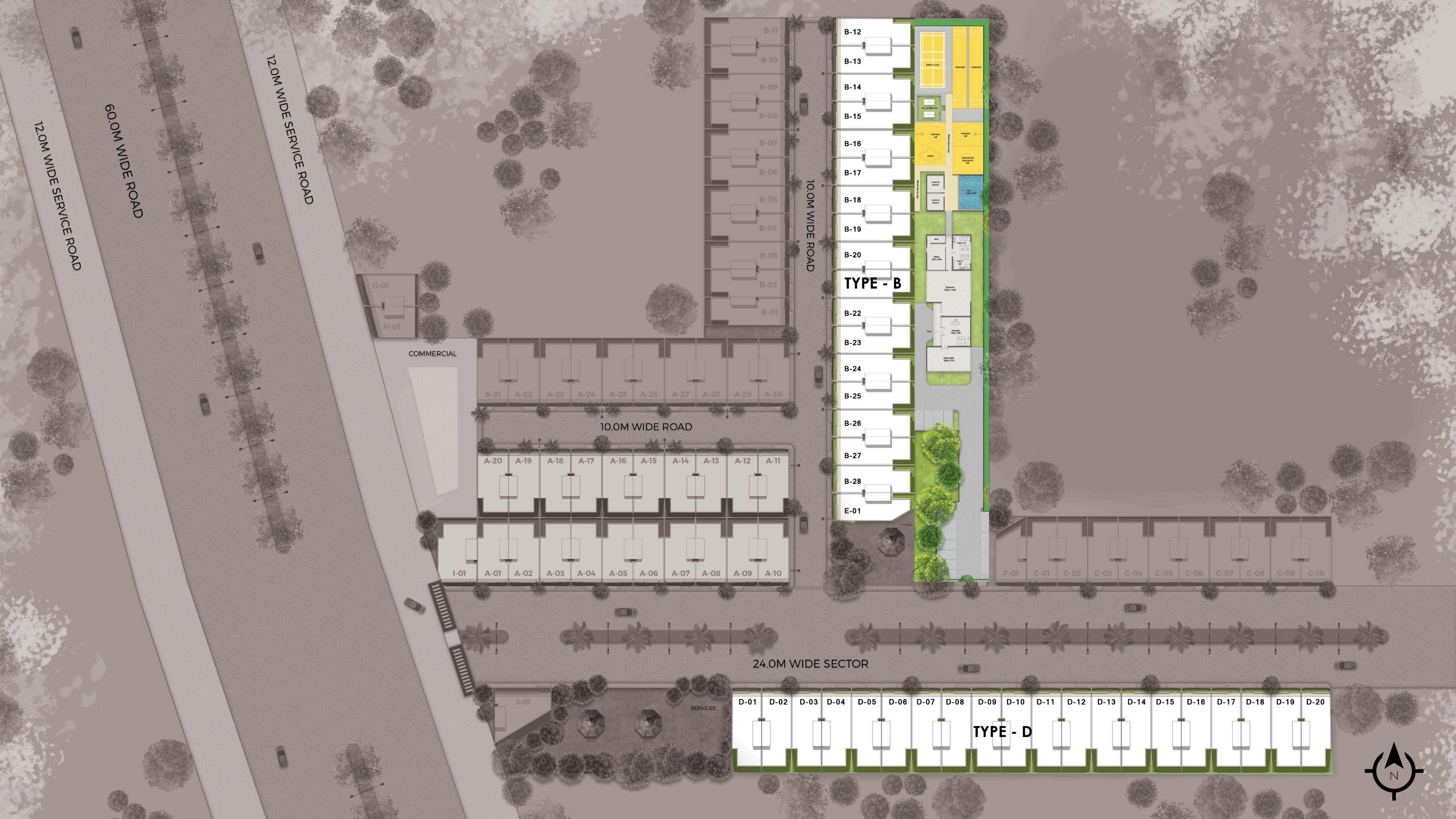
Artistic Rendition

# A **Blueprint** begins at this Address

Spread across **5 acres**, the project offers Basement + Stilt + 4 residential floors, thoughtfully planned along 24-meter wide roads and facing north direction.

GANGA VALLEY FLOORS brings a premium living experience in one of Gurugram's fastest-growing corridors.







Artistic Rendition



GANGA  
Valley



Sector 78, Gurgaon



60mt, 24mt



5 Acres



Ganga  
Realty



Basement+Stilt+4  
Approved Floors



HRERA Received



# Private Basement

Your Space, Your Way.

An exclusive private basement to create your dream office. Designed for privacy and flexibility, it's your space to make entirely your own.



# Safety and Security

Confidence begins with certainty.

A secure environment protects what matters and  
lets you live without hesitation.





# Multipurpose Community Centre

The Heart of Belonging.

Stylish, spacious, and designed for togetherness, a space for engagement, wellness, and celebration, all under one roof.





# Jogging Track

Wellness Begins at Your Doorstep.

Scenic, shaded, and refreshing, every step on the track is a step closer to healthier living.





# Green Spaces

Fresh Air, Fresh Perspectives.

Lush, open greens aren't just around your home;  
they're woven into your lifestyle.

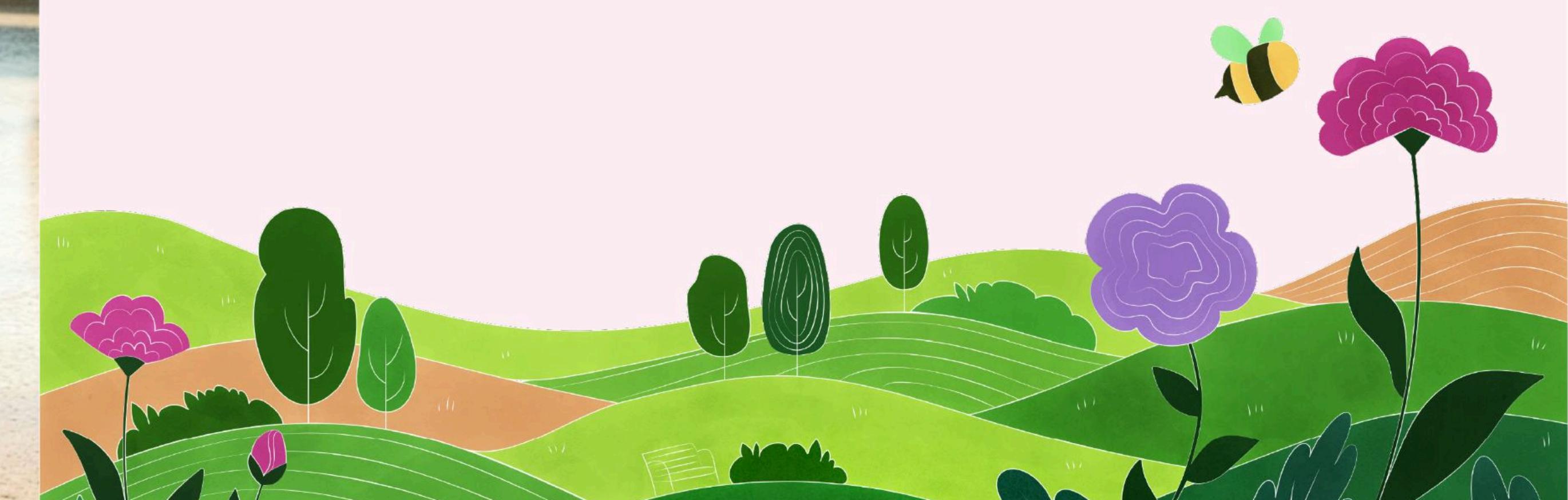




# Stilt Parking

## Hassle-Free. Home-Ready.

Well-planned stilt parking gives your vehicle safety and you direct access to your home with ease.





# Lifestyle and Leisure

Fresh energy, fresh escapes.

From lush outdoor play to refined neighbourhood leisure,  
every day opens up a new way to unwind.



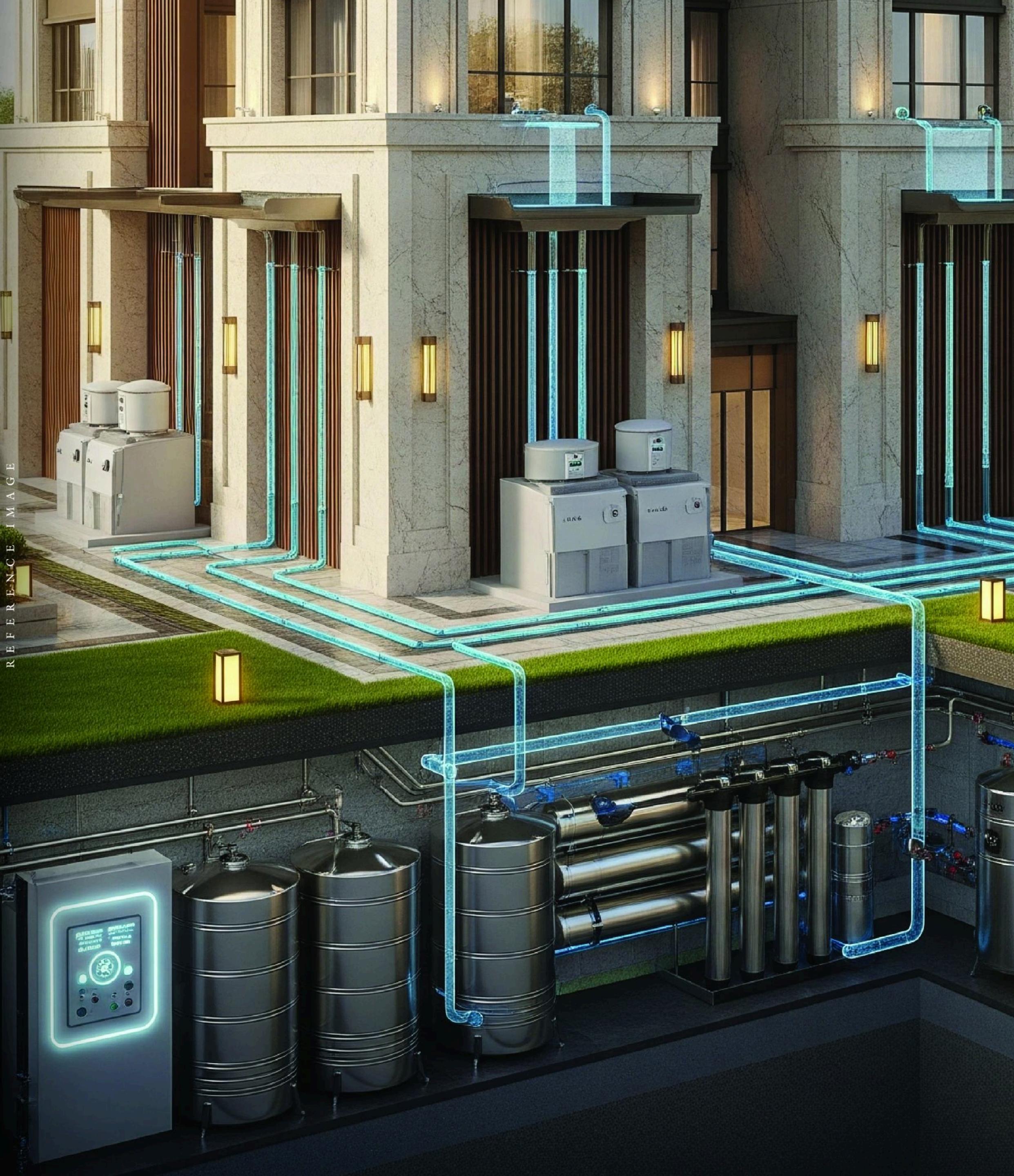


# Landscape and Infrastructure

Every detail is built to elevate daily living.

Nature softens the spaces, smart design  
strengthens them.





# Sustainability and Ecosystems

A home that creates a lifestyle that lasts.

Sustainable systems work silently to save resources every day.

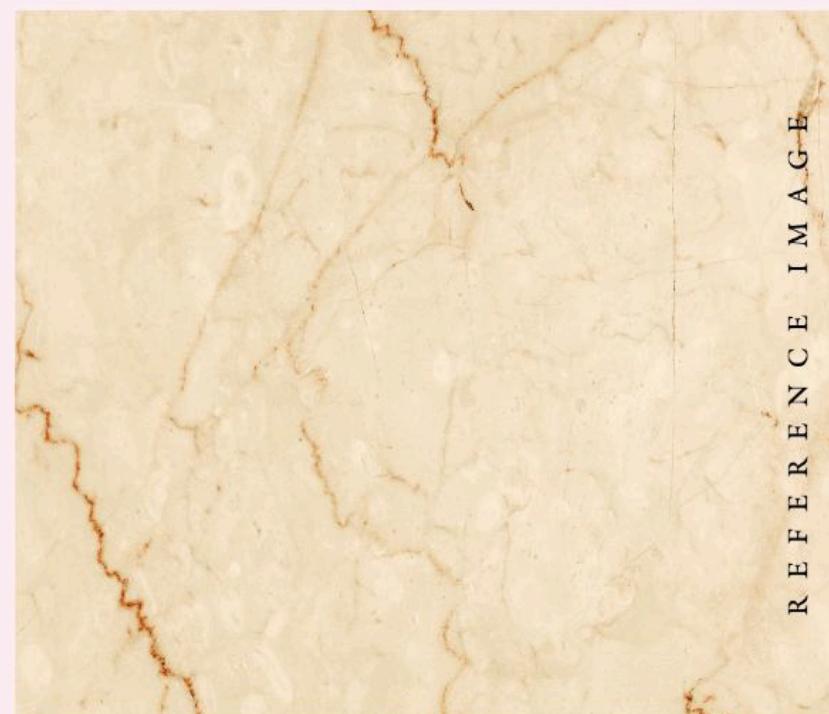


# Specifications

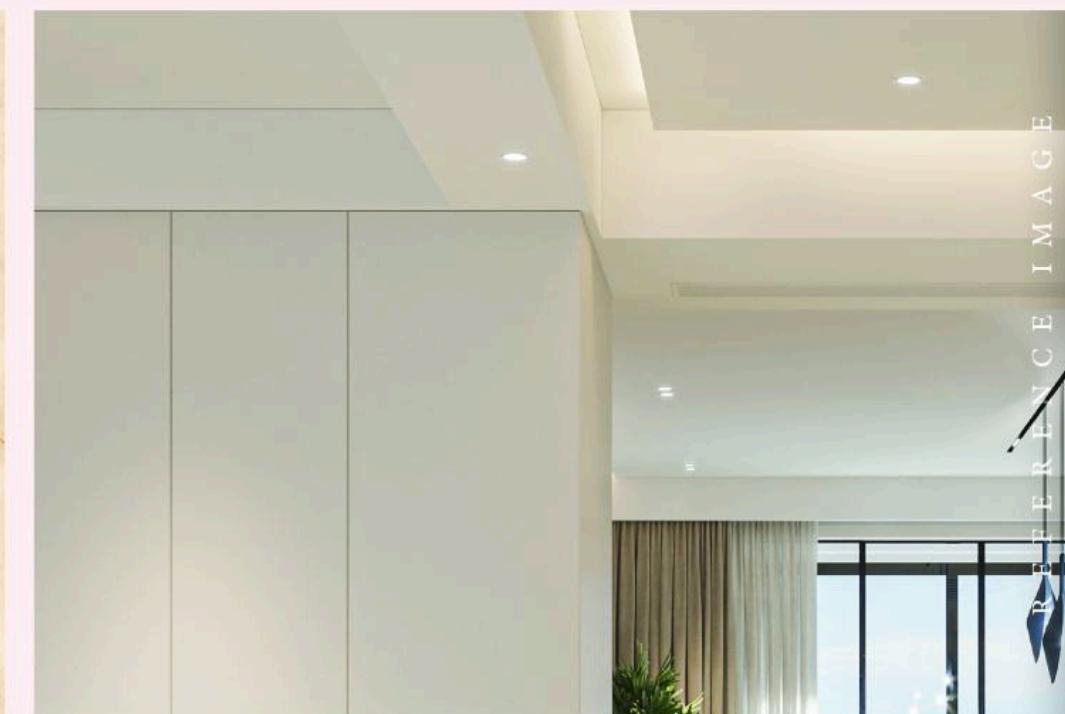
## Common Area

### Shared Spaces Designed to Welcome You In

Finishes that look polished on day one and still feel inviting years later.



**Flooring**  
Marake Flooring / Vitrified Tiles



**Ceiling**  
Oil Bond Distemper, Whitewash

#### Wall

Oil Bond Distemper  
and Whitewash



#### Main Doors

WPC / Hardwood Frame  
With Laminated Flush Door



**Air Conditioner**  
High Wall Split System AC

# Specifications

## Kitchen

### A Kitchen Ready for Real Cooking

Built for everyday use, from morning rush to weekend experiments.

Modular setup with smart storage, including a hob, chimney, and graphite countertop.



**Flooring**  
Marble Flooring / Vitrified Tiles



**Wall**  
Oil Bond Distemper, Whitewash

### Fixtures & Faucets

Modern Style CP Fittings /  
Single Bowl Sink



### Dado

Ceramic Tiles 600mm  
Above Counter



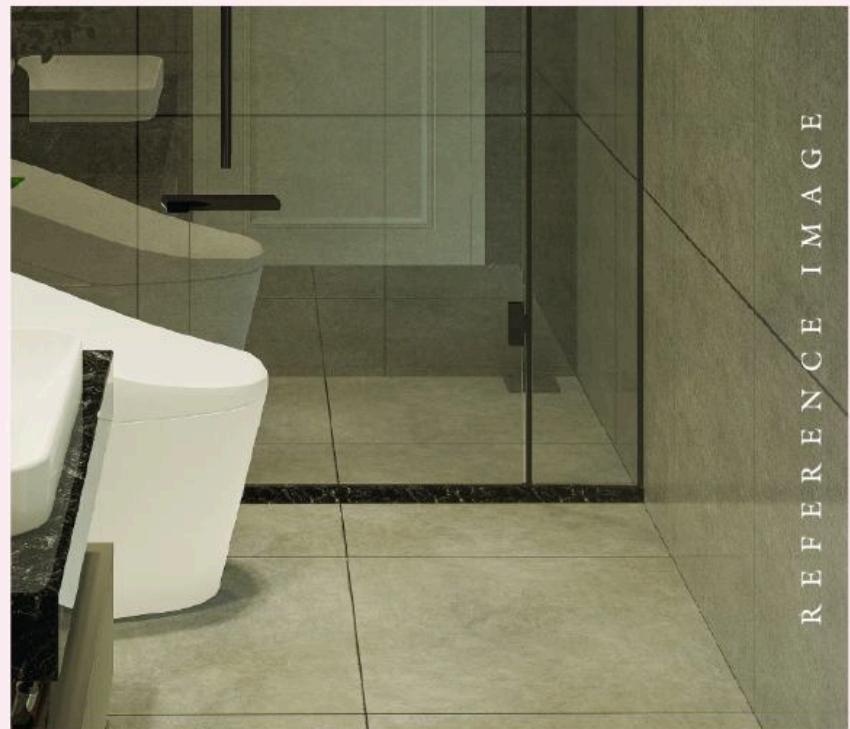
**Countertop**  
Stone

# Specifications

## Washroom

### A Washroom That Works Smoothly Every Day

Practical materials, clean finishes, and fittings that hold up to daily routines.



**Flooring**  
Anti-Skid Ceramic Tiles



**Wall**  
Ceramic Tiles

**Ceiling**  
Grid False Ceiling



**Fittings & Fixtures**  
Modern Style CP Fittings / Single Bowl Sink / W.C & Washbasin

# Specifications

## Basement

Cool, Quiet, Ready for Anything

A climate-ready basement that stays usable year-round.

### Air Conditioner

High Wall Split System AC



# Specifications

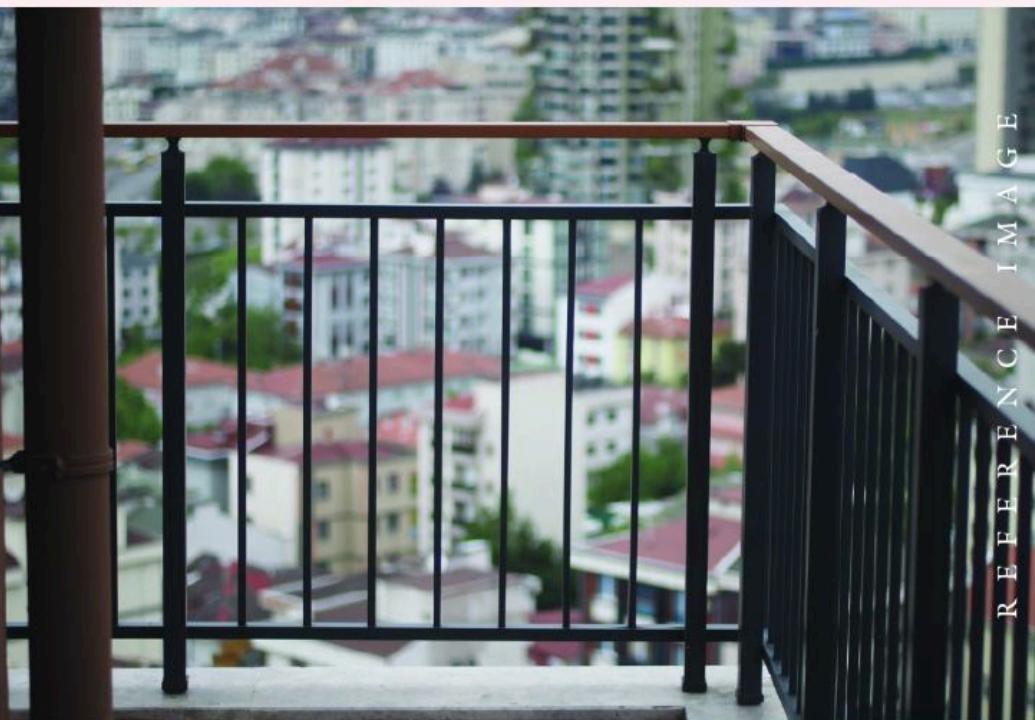
## Balcony / Terrace / Electrical & Structure

### Strength, Safety, and Open-Air Comfort

Outdoor spaces and structural elements are built to stay strong and weather-friendly.



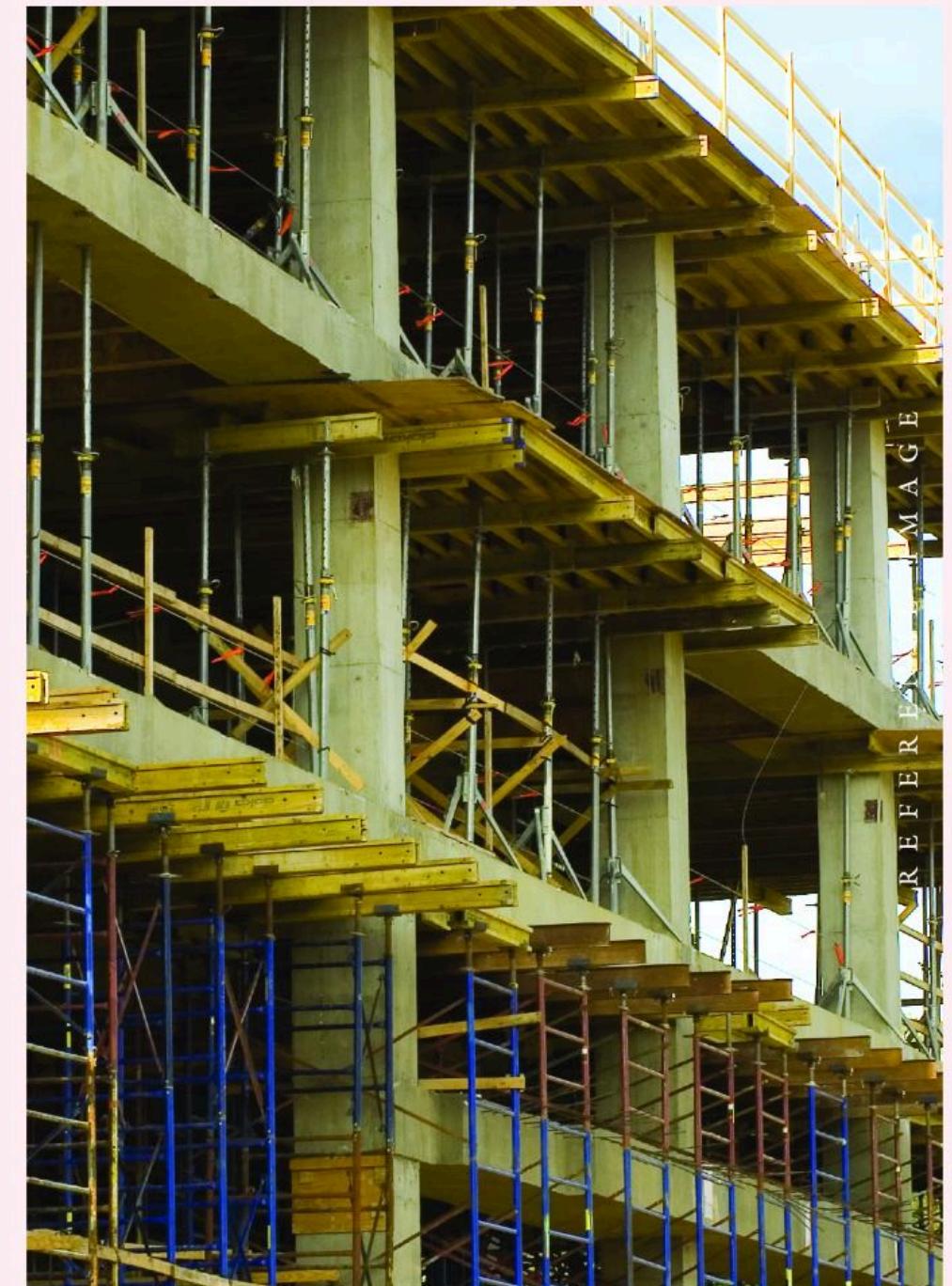
**Flooring**  
Anti Skid / Matt Finish  
Ceramic Tiles



**Railing**  
MS Railing with  
Enamel Paint Finish

### Terrace

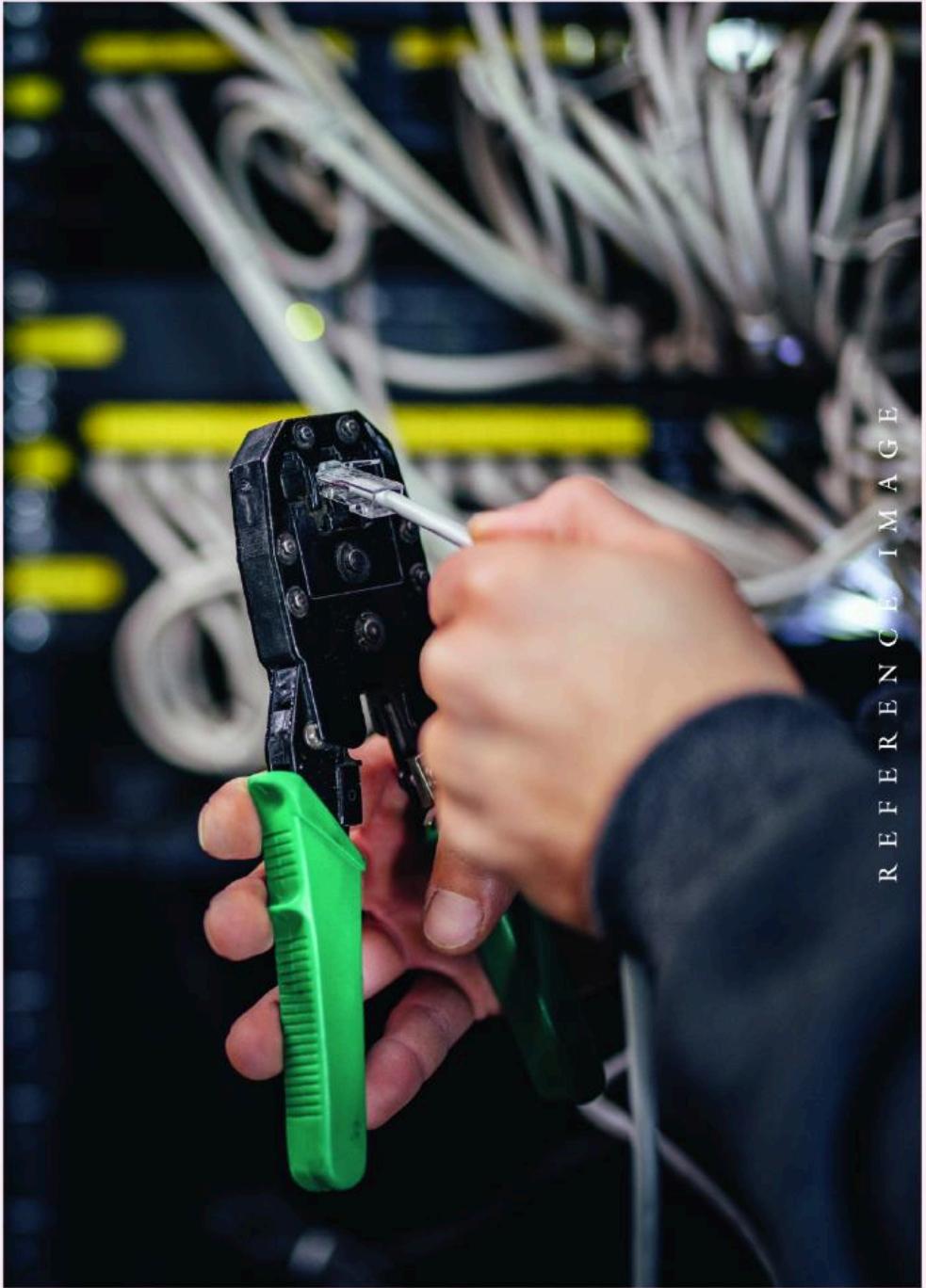
Brick Bat Coba or Water  
Proofing Treatment



**Building Structure**  
Earthquake Resistant RCC Framed  
Structure as per Sesmic Zone

### Wiring

Copper Electrical Wiring Throughout  
In Concealed Conduit (ISI Marked)



**Switches / Sockets**  
Modern Style ISI Marked  
Switches & Sockets

# Specifications

## Bedroom

### Comfort Built Into Every Corner

Materials chosen for calm, quiet, and long-lasting comfort.



**Flooring**  
Premium Vitrified / Porcelain Tiles



**Ceiling**  
Oil Bond Distemper, Whitewash

### Wall

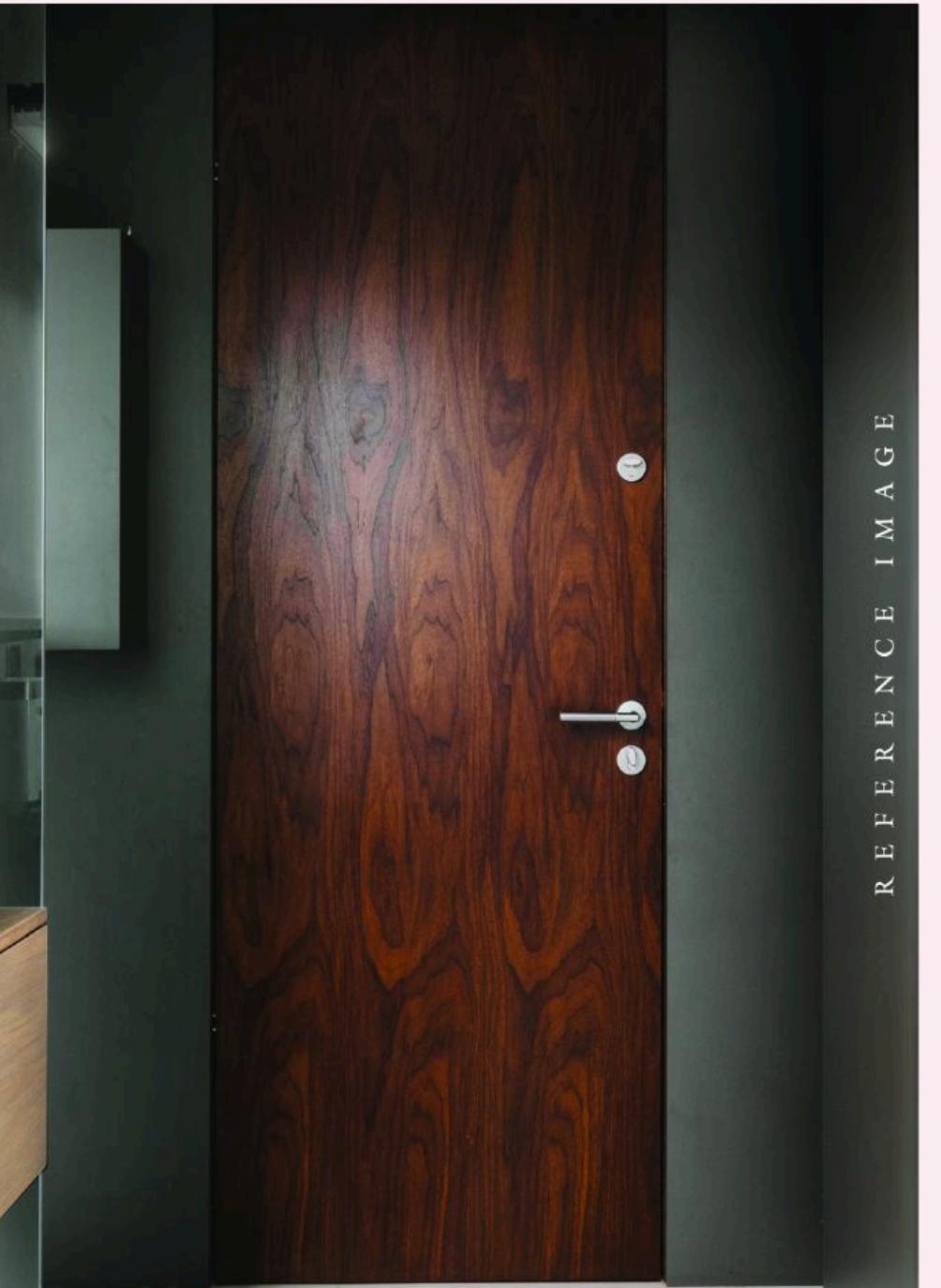
Oil Bond Distemper



**External Doors & Windows**  
Aluminium Powder  
Coated / UPVC with Glass

### Doors

Hardwood Frame with  
Laminated Finish Flush Door



**Air Conditioner**  
High Wall Split System AC



REFERENCE IMAGE

# Club and Wellness

## A World Within, For Every Mood

Every corner invites you to pause, connect, and savour the pleasures of being, from serene mornings in the yoga room to evenings spent by the pool.

- Pool Deck
- Indoor Cricket Pitch
- Badminton Court
- Open-Air Table Tennis Court
- Half Basketball Court
- Sandpit
- Hopscotch and Jump Rope for Kids
- Restaurant
- Indoor Sports Club





The background features a complex, abstract pattern of wavy, organic lines in light gray and pinkish-red. These lines create a sense of depth and flow, resembling a topographic map or a microscopic view of a biological structure. Small, dark red triangular markers with white plus signs are scattered across the pattern, appearing both on the wavy lines and within the pinkish-red regions.

Time to dive into the flow of space.

## **PLOT TYPE - B**

PLOT SIZE - 20.028M X 6.580M  
131.784 SQ.M (157.614 SQ.YDS.)

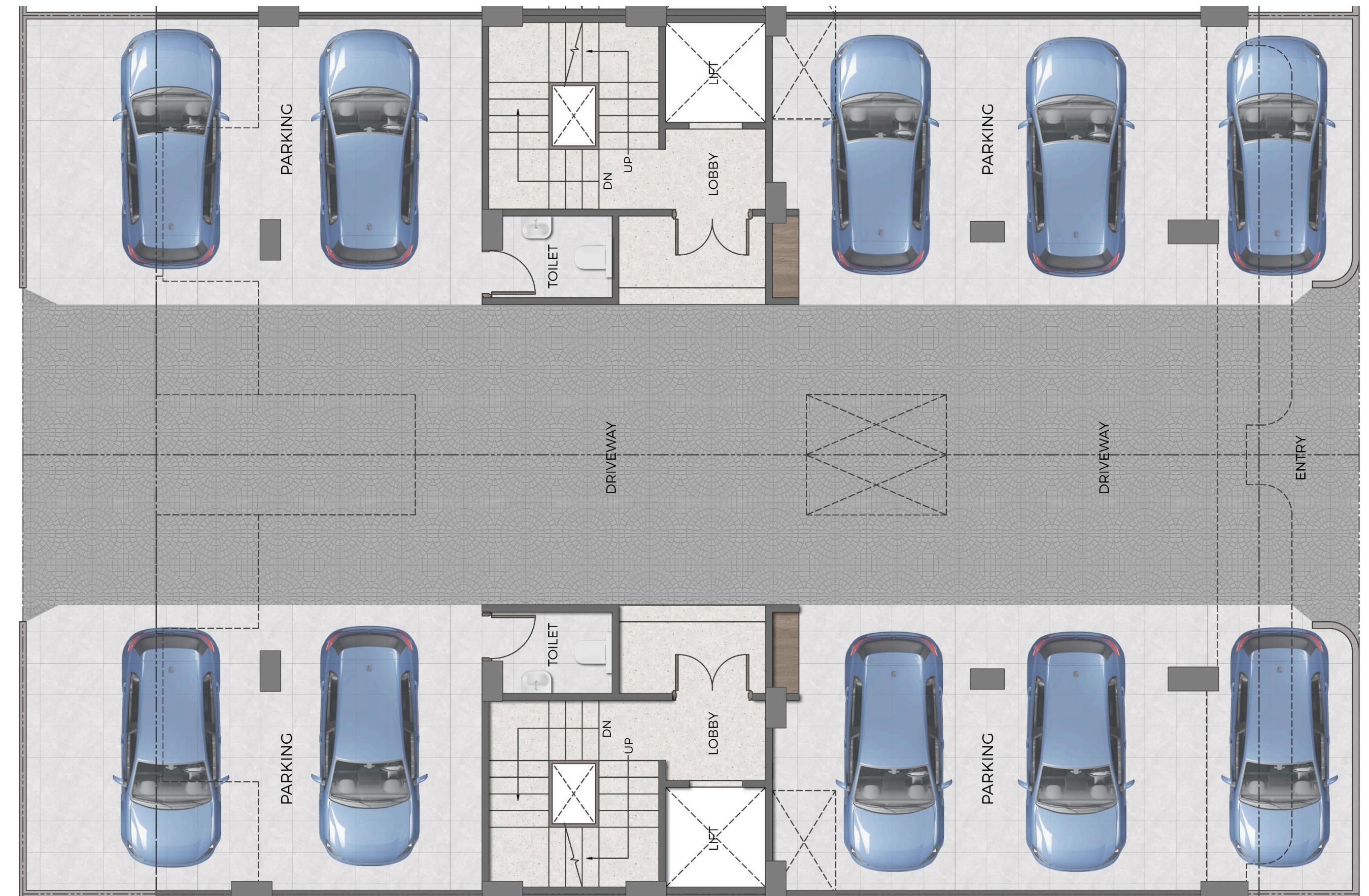
## **BASEMENT LEVEL PLAN 3BEDROOM + 3TOILETS**



## PLOT TYPE - B

PLOT SIZE - 20.028M X 6.580M  
131.784 SQ.M (157.614 SQ.YDS.)

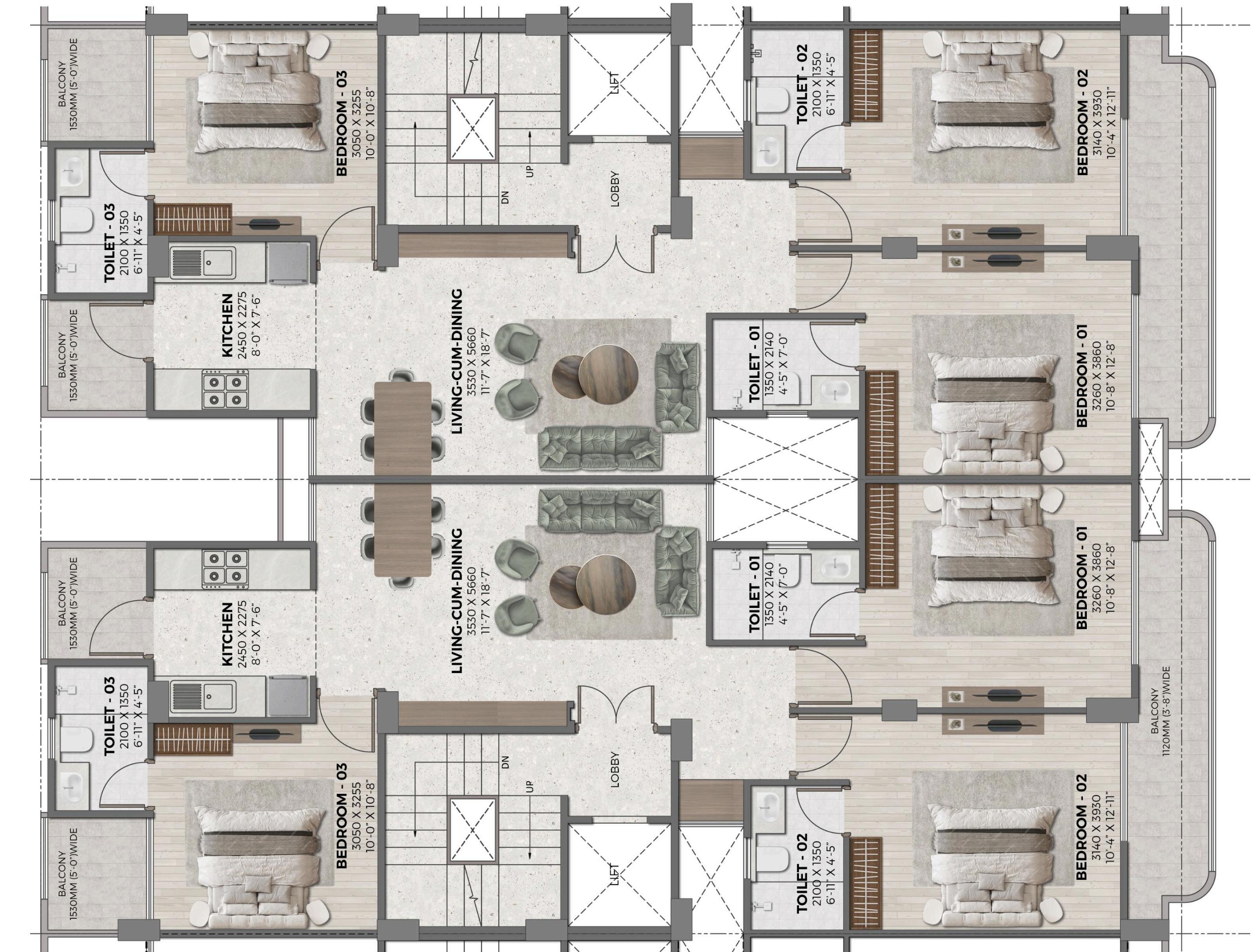
## STILT LEVEL PLAN 3BEDROOM + 3TOILETS



## PLOT TYPE - B

PLOT SIZE - 20.028M X 6.580M  
131.784 SQ.M (157.614 SQ.YDS.)

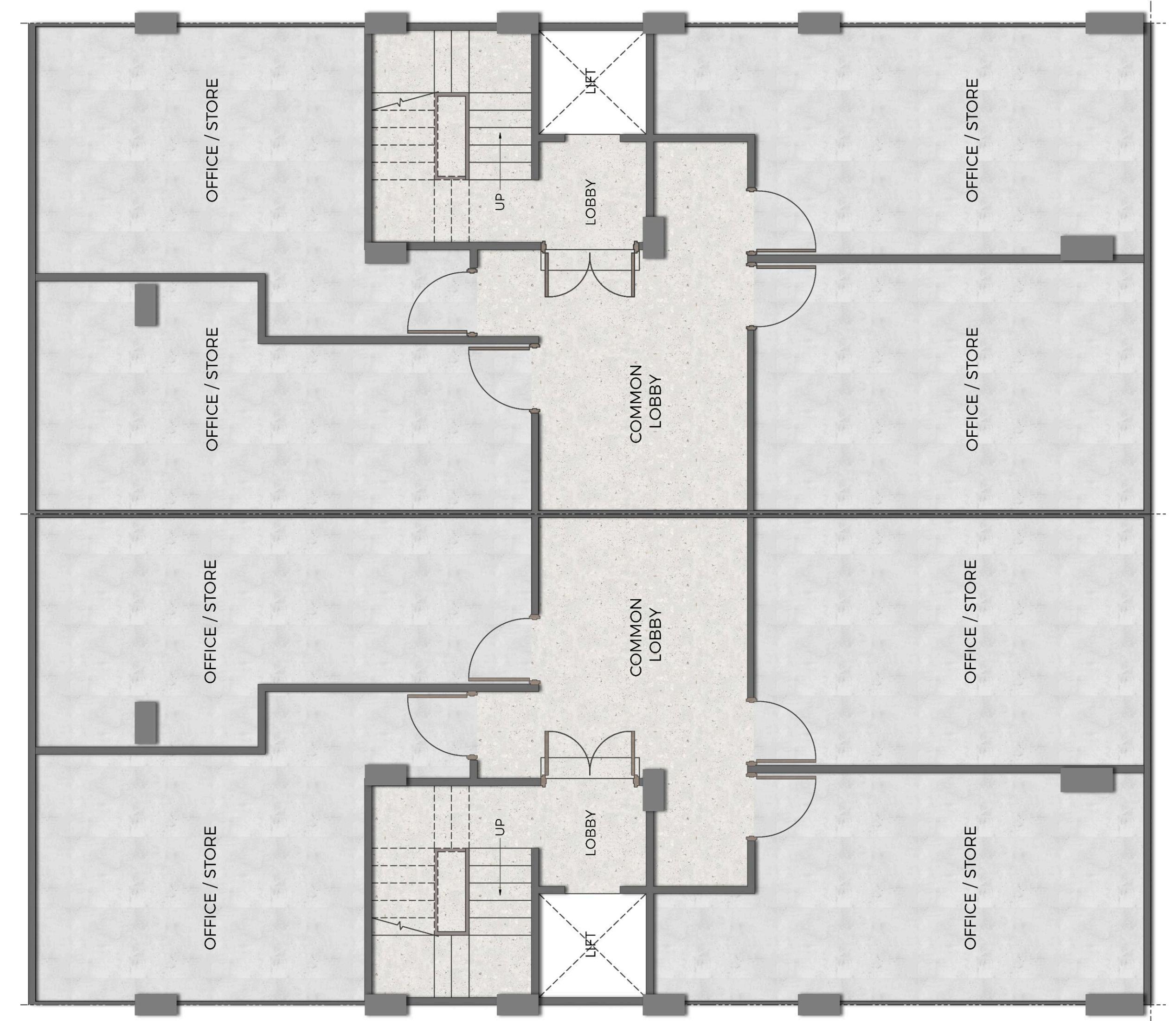
### TYPICAL FLOOR PLAN 3BEDROOM + 3TOILETS



## **PLOT TYPE - D**

PLOT SIZE - 7.052M X 19.936M  
140.589 SQ.M (168.144 SQ.YDS.)

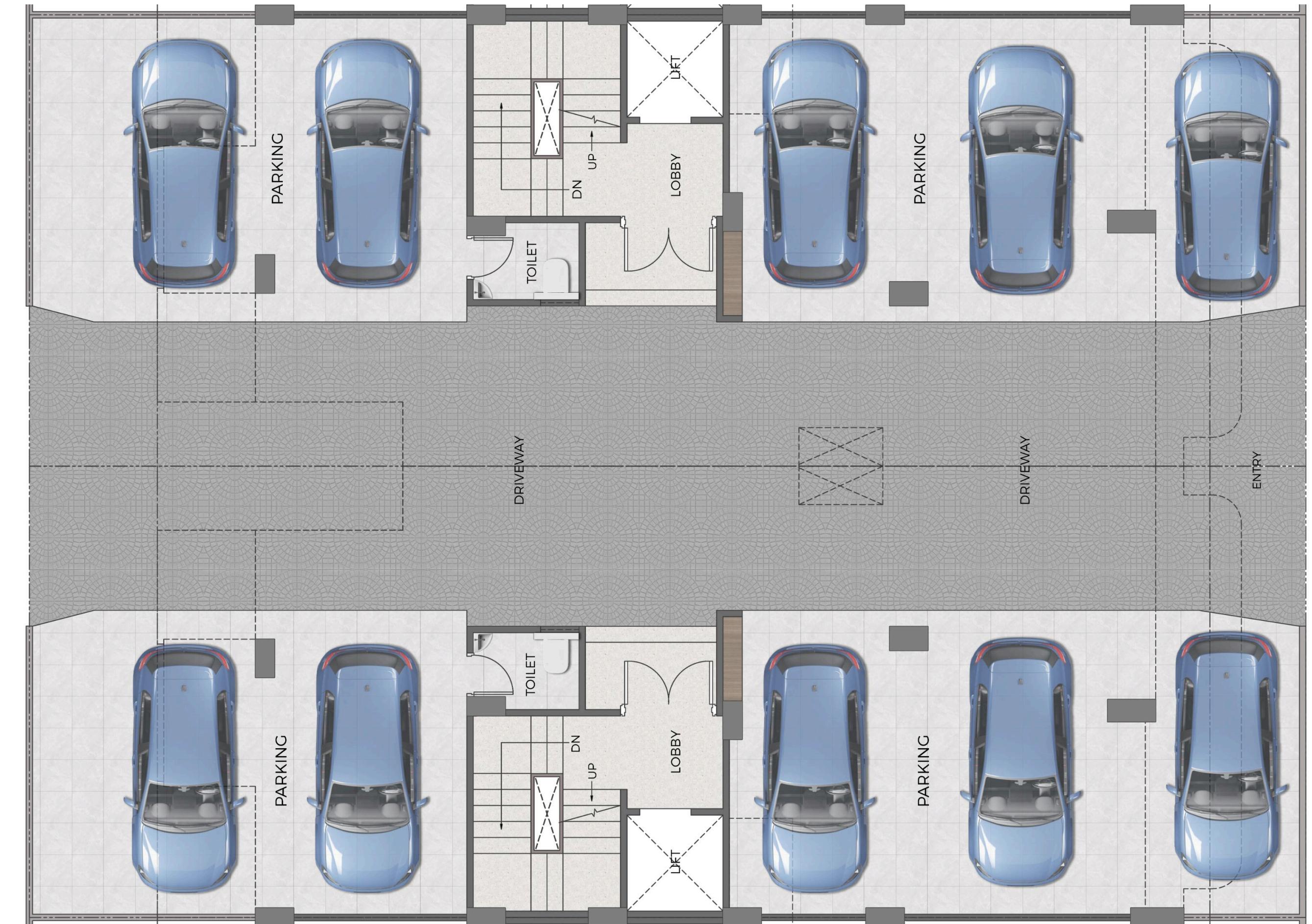
## **BASEMENT LEVEL PLAN 3BEDROOM + 3TOILETS**



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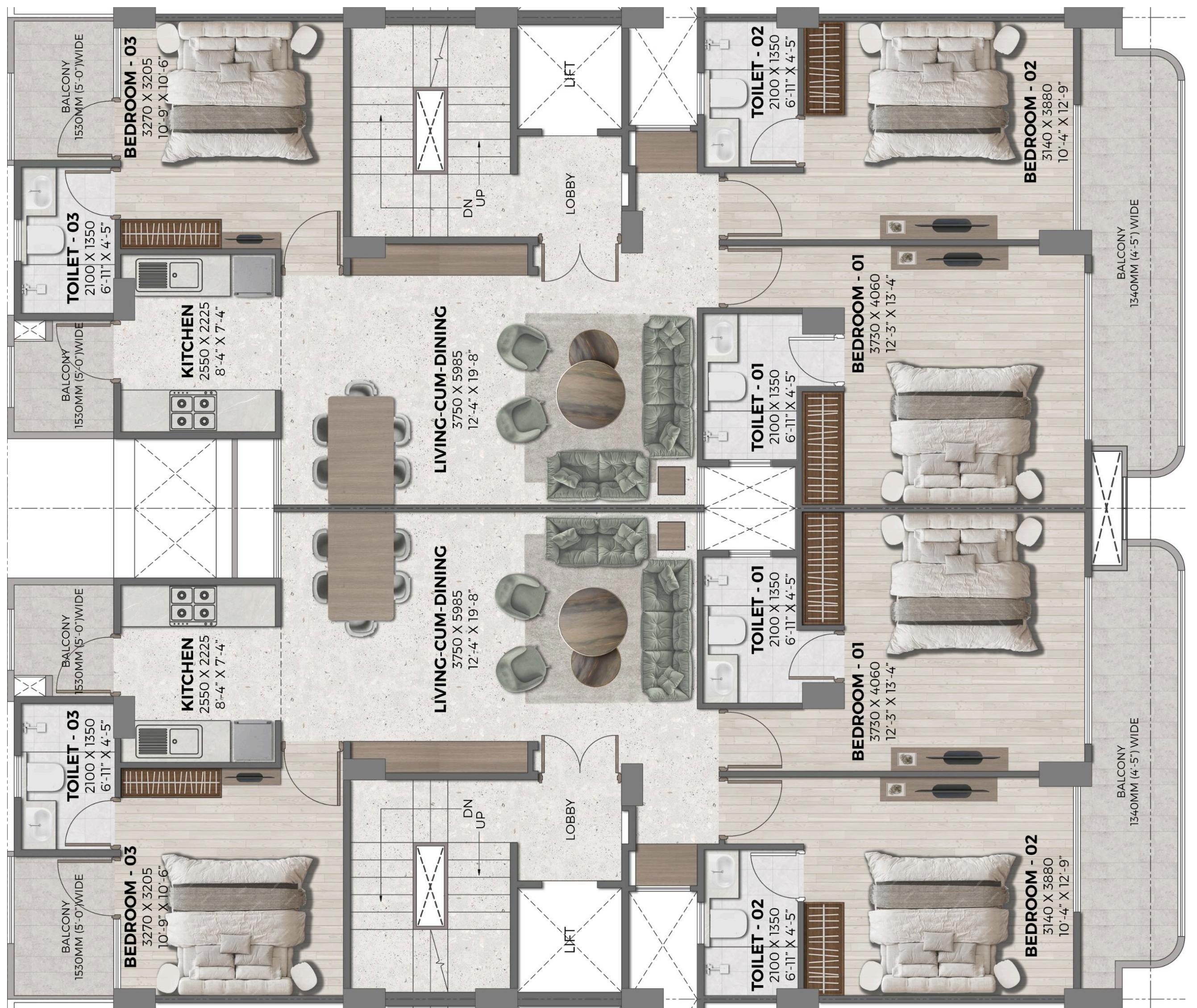
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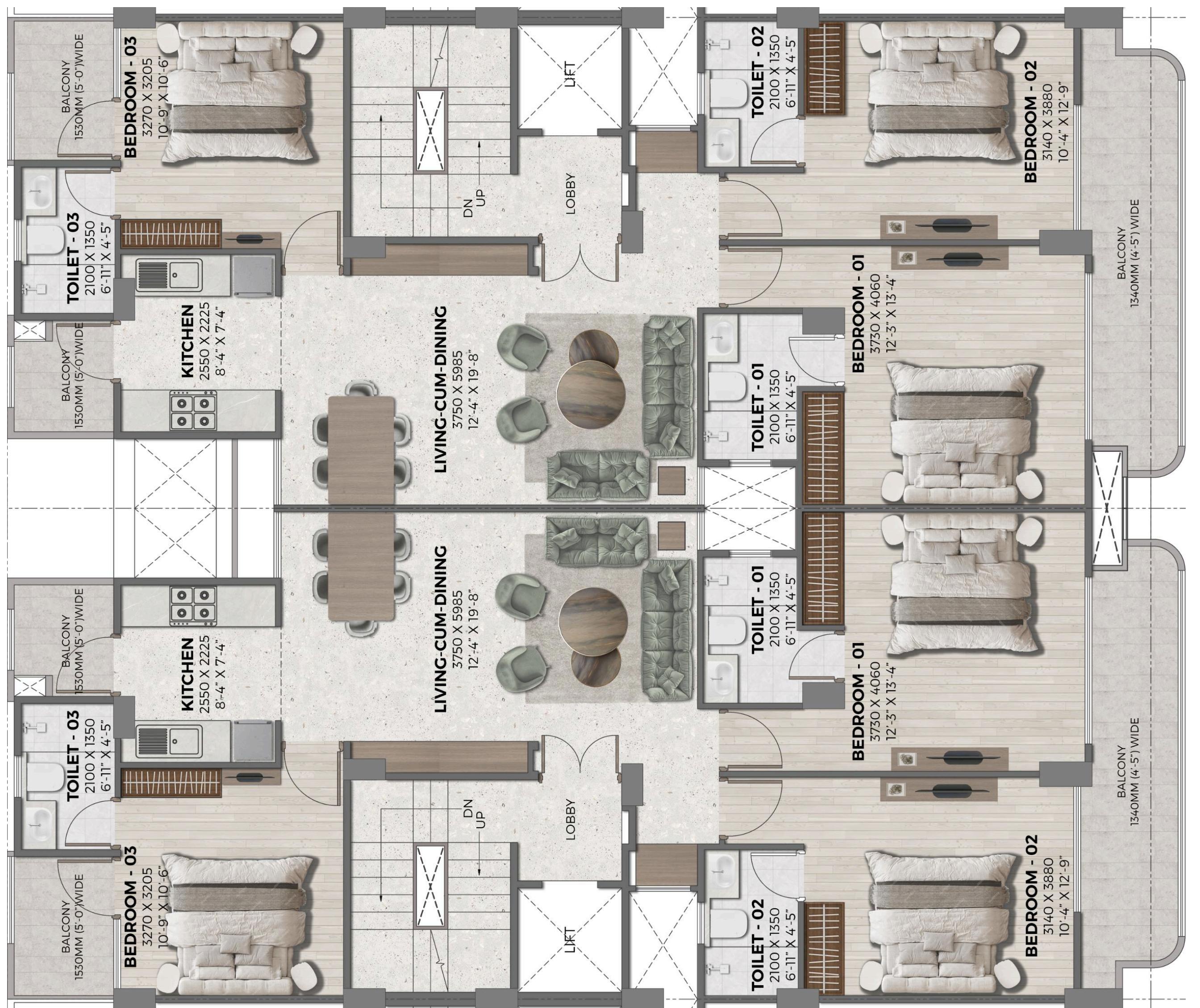
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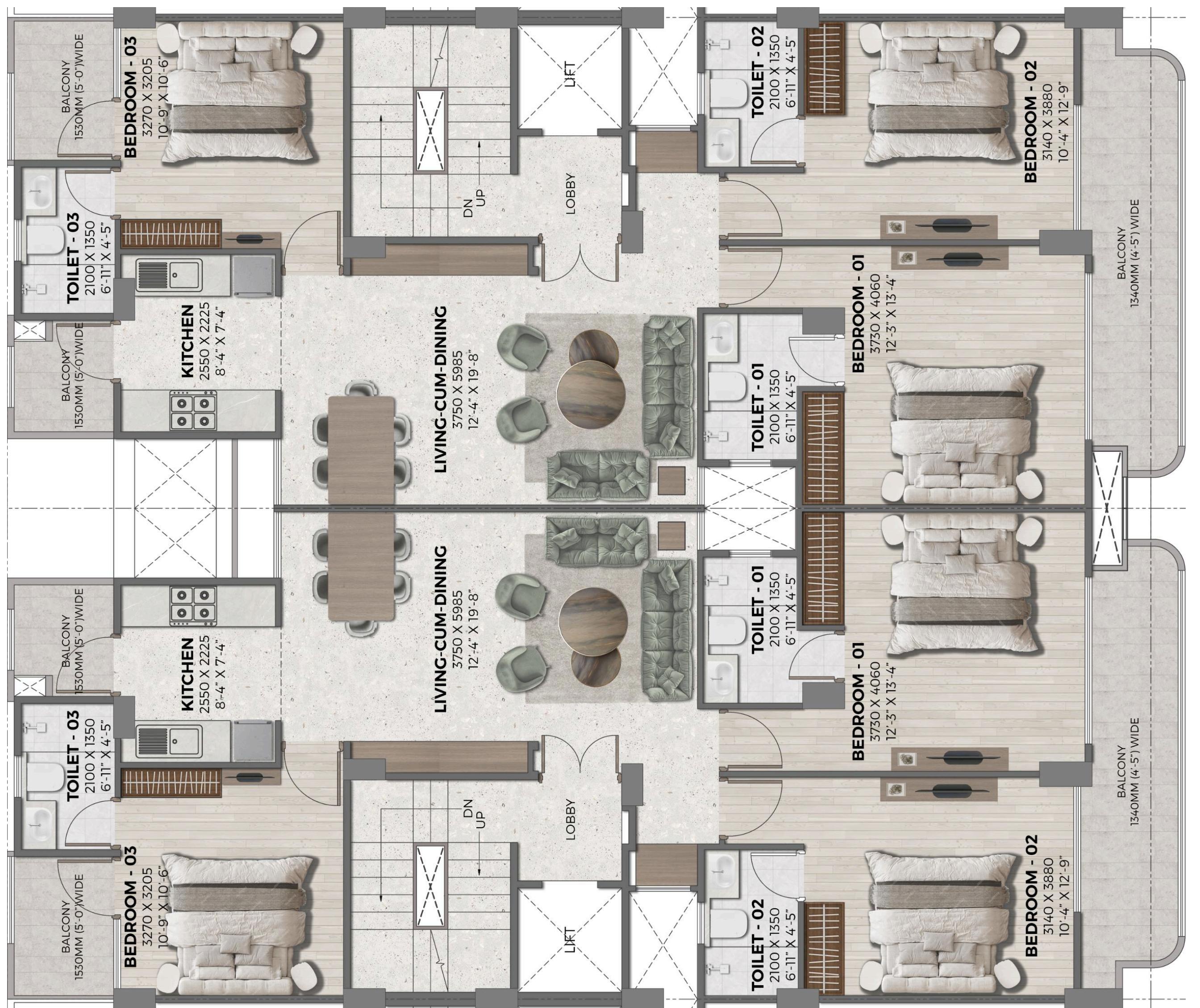
## TYPICAL FLOOR PLAN 3BEDROOM + 3TOILETS



## PLOT TYPE - D

PLOT SIZE - 7.052M X 19.936M  
140.589 SQ.M (168.144 SQ.YDS.)

## TYPICAL FLOOR PLAN 3BEDROOM + 3TOILETS



# Club and Wellness



# S P E C I F I C A T I O N S

## Bedroom



Flooring

Premium Vitrified/  
Porcelain Tiles



Wall

Oil Bond Distemper



Doors

Hardwood Frame with  
Laminated Finish Flush  
Door



Ceiling

Oil Bond Distemper,  
Whitewash



External Doors & Windows

Aluminium Powder  
Coated/UPVC with Glass



AC

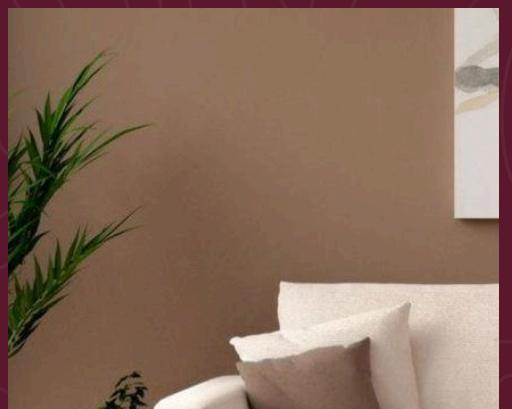
High Wall Split System  
AC

## Common Area



Flooring

Marble Flooring/  
Vitrified Tiles



Wall

Oil Bond Distemper,  
Whitewash



Main Door

WPC/Hardwood Frame with  
Laminated Finish Flush  
Door



Ceiling

Oil Bond Distemper



AC

High Wall Split System  
AC

\*The images shown above are being used here only for reference and in no manner, whatsoever, the actual product/development shall differ from the images shown above.

# S P E C I F I C A T I O N S

## K i t c h e n



**Flooring**  
Marble Flooring/  
Vitrified Tiles



**Wall**  
Oil Bond Distemper,  
Whitewash



**Dado**  
Ceramic Tiles 600mm  
above counter



**Fixtures and Faucets**  
Modern Style CP Fittings  
/Single Bowl Sink



**Counter Top**  
Stone

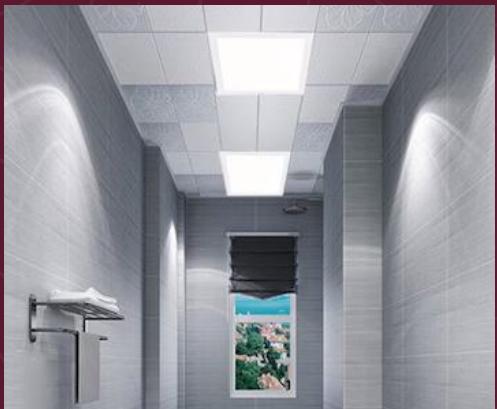
## W a s h r o o m



**Flooring**  
Anti-Skid Ceramic Tiles



**Wall**  
Ceramic Tiles



**Ceiling**  
Grid False Ceiling



**Fitting & Fixtures**  
Modern Style CP Fittings  
/Single Bowl Sink/W.C &  
Washbasin

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# S P E C I F I C A T I O N S

## Basement



AC

High Wall Split System  
AC

## B a l c o n y / T e r r a c e , E l e c t r i c a l & S t r u c t u r e



Flooring

Anti Skid / Matt Finish  
Ceramic Tiles



Railing

MS Railing with Enamel  
Paint Finish



Terrace

Brick Bat Coba or  
Water Proofing Treatment



Building Structure

Earthquake Resistant  
RCC Framed Structure as  
per Sesmic Zone



Wiring

Copper Electrical Wiring  
throughout in concealed  
conduit (ISI Marked)



Switches / Socket

Modern Style ISI Marked  
Switches & Sockets

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# Payment **Plan**

**35:35:30**

35/35/30			
Stage	Bank Contribution	Customer Contribution	%
At the time of Booking	0	15%	15%
Within 30 days from booking	20%	0	20%
On completion of super structure	35%	0	35%
On Apply of OC	15%	10%	25%
On Offer of possession	5%	0%	5%
	75%	25%	100%

# Payment **Plan**

**25 X 4**

<b>25 X 4</b>			
<b>Stage</b>	<b>Bank Contribution</b>	<b>Customer Contribution</b>	<b>%</b>
At the time of Booking	0	15%	15%
Within 30 days from booking	10%	0	10%
On Completion of 1st Floor	25%	0	25%
On completion of super structure	25%	0	25%
On Apply of OC	10%	10%	20%
On Offer of possession	5%	0	5%
	75%	25%	100%

An aerial photograph of a four-lane highway stretching into the distance. The highway is flanked by green fields and hills. In the background, a small town is visible under a sky filled with dramatic, dark clouds.

COMING SOON  
SECTOR 78

Representative Image Only