

Not only a Location.....  
But an aspiration



creation © ENIGMA - +91 80575 22777



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This brochure is conceptual and not a legal offer and only gives a bird's eye view of the project. The contents in this brochure, including the buildings, elevations, area, designs, layouts, specifications etc. are tentative and are merely indicative in nature and are subject to variations and modifications by Architect or the components authorities, statutory or otherwise.



# BIBHAB GRANDE





75 Years | Trust of Commitment Quality

**Bibhab Group**

Real Estate | Education | Travel & Tourism  
Hotel & Resort | Event & Sustainable Art  
Food Processing | Investment

## A Name NO ONE CAN BEAT

*The BIBHAB Group in its constant endeavor of exploring throbbing vistas of opportunities has been a trendsetter for decades*

Bibhab group are pioneers in the field of construction and real estate development in Agra enjoying the trust shown by its customers over decades of service. The group has an outstanding track record in the Real Estate business, spanning over seven decades of hard work in Real Estate business. Some prestigious colonies developed by the group include New Agra, Gandhi Nagar, Bibhab Nagar, Sharda Vihar, Bibhab Vatika, Bibhav Vihar, Chandra Nagar and many more. The group has also developed housing projects in nearby town i.e Firozabd, Hatras, Tundla, and Sadabad. We have also set a benchmark in the construction of high-rise multistoried residential and commercial complexes with projects like Bibhab Residency, Bibhab Heights, Bibhab Grande, Bibhab Exotica, Bibhab Vilas, Bibhab Reivera, Bibhab Apartments, Mayur Apartments, Sharda Apartments, Bibhab Trade Centre, Bibhab City Centre, Bibhab Mini Market, Bibhab Market, Bibhab Plaza at Greater Noida, etc., to name a few.

The group in its endeavor of exploring more throbbing vistas of opportunities has always been a trendsetter for hospitality & event destinations. We own a resort in Agra, Hotel Mayur Tourist Complex With new ventures the group has also diversified in food processing and sustainable art. We as a diversified group have been champions for the cause of education, and run institutes for the same in Agra

## OUR *Blue Chip* PORTFOLIO



BIBHAB HEIGHTS, AGRA



BIBHAB RIVERA, AGRA



BIBHAB EXOTICA, AGRA



BIBHAB RESIDENCY, AGRA



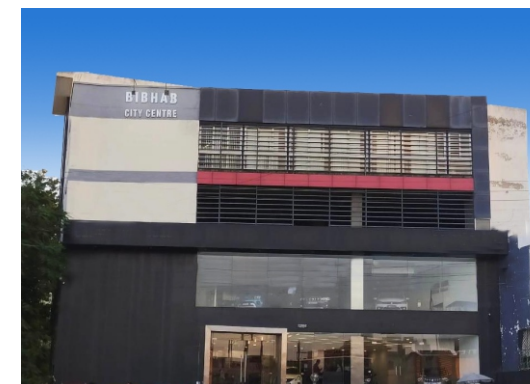
BIBHAB LA CASA, AGRA



BIBHAB VILLAS, AGRA



BIBHAB GALLERY, AGRA



BIBHAB CITY CENTER, AGRA



PARSHVNATH BIBHAB PLAZA, G. NOIDA

Since 1947 Bibhab Group has made its prominence and gained recognition from the blue-chip business house as a premier, quality-conscious developer's commitment and building organization that is trustworthy. Bibhab the name itself stands for premier construction on projects, Benchmarks Township, and a diverse range of residential & commercial buildings that stand on the solid foundation of TRUST. The company has successfully executed many projects in the last seven decades including industrial and educational projects.

Bibhab Group's success is built on the back of a strong technical base, sturdy financial backing, an unquenchable thirst for innovation, designing, and a mission to deliver quality work. Little wonder, Bibhab Group has become one of North India's fastest-growing real estate companies, in its category with happy customers and blazing a new finish that is rarely experienced elsewhere.



# BIBHAB GRANDE

## AN OPULENT LIFE STYLE

Surround yourself with unparalleled luxury. Indulge in the open spaces, both inside and outside. Enveloped by large open spaces on all sides.

Every room allows you the pleasure of stepping out into a larger balcony. Completing the magical experience is the exquisite finish.



- Adequate security provisions.
- Intercom facility linking the main guard room with each apartment
- Adequate covered & open parking facility
- Material testing lab for quality control at site.
  - Provision for landscaped courtyards with children's playground
  - Swimming Pool / Health Club.
- Jogging Track • Closed Gate entrance.
  - Interlocking paver / Cement / Black / RCC Drive way.
- Exquisite landscaping by renowned landscape architect.



## A Veteran in quality a pioneer in exclusivity



- Huge bay windows • Spacious rooms
  - Spacious balconies
  - Natural lighting and ventilation
- 2/3/4 Bedroom spacious apartments
  - Grand Entrance Lobby.
- 24 hour water supply with overhead tanks.
  - Elevators with automatic doors.
  - Adequate fire fighting provisions.
- Common services supported by genset.
  - Power backup for each flat.
  - Mandir
  - Reserved car parking
- Vast green expanses with central greens
  - Relaxing places for senior citizens
- Ample space for furniture, wardrobes and cupboards.

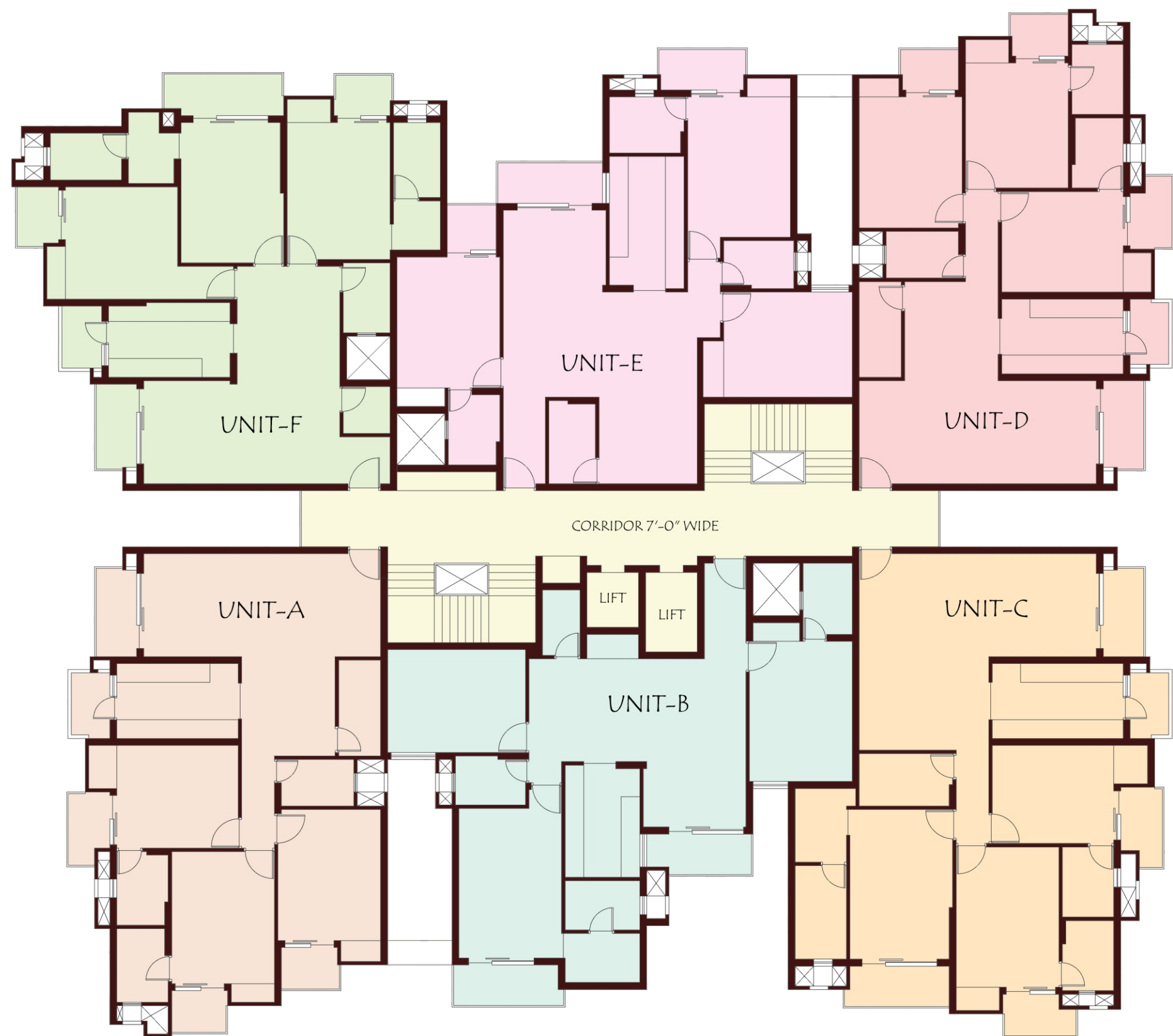








BLOCK 2  
LOWER CLUSTER  
(1st to 9th Floor)



INDIVIDUAL PLAN  
BLOCK 1  
(LOWER CLUSTER)

UNIT A  
1897.00 SQ. FT.

UNIT B  
1693.00 SQ. FT.

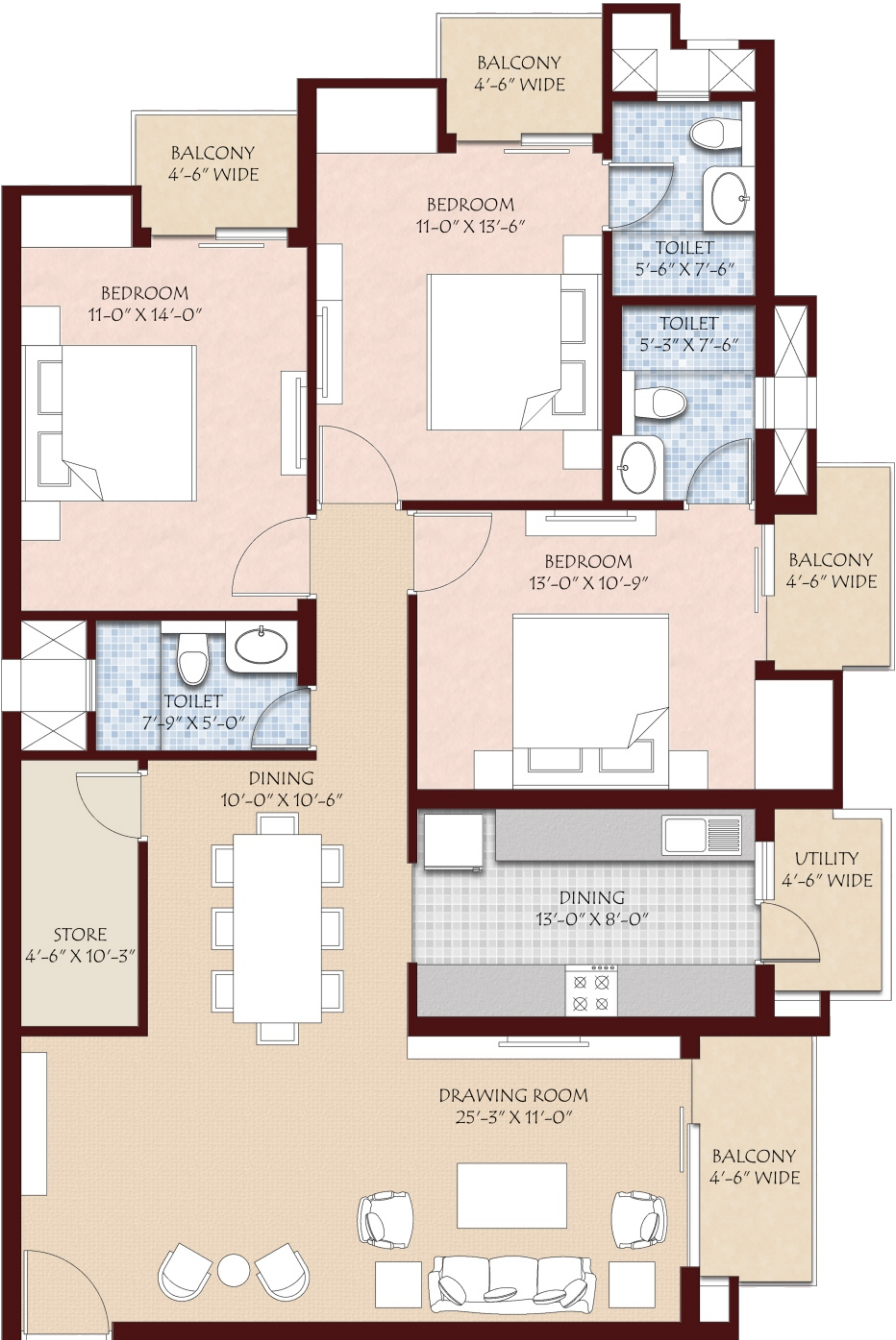
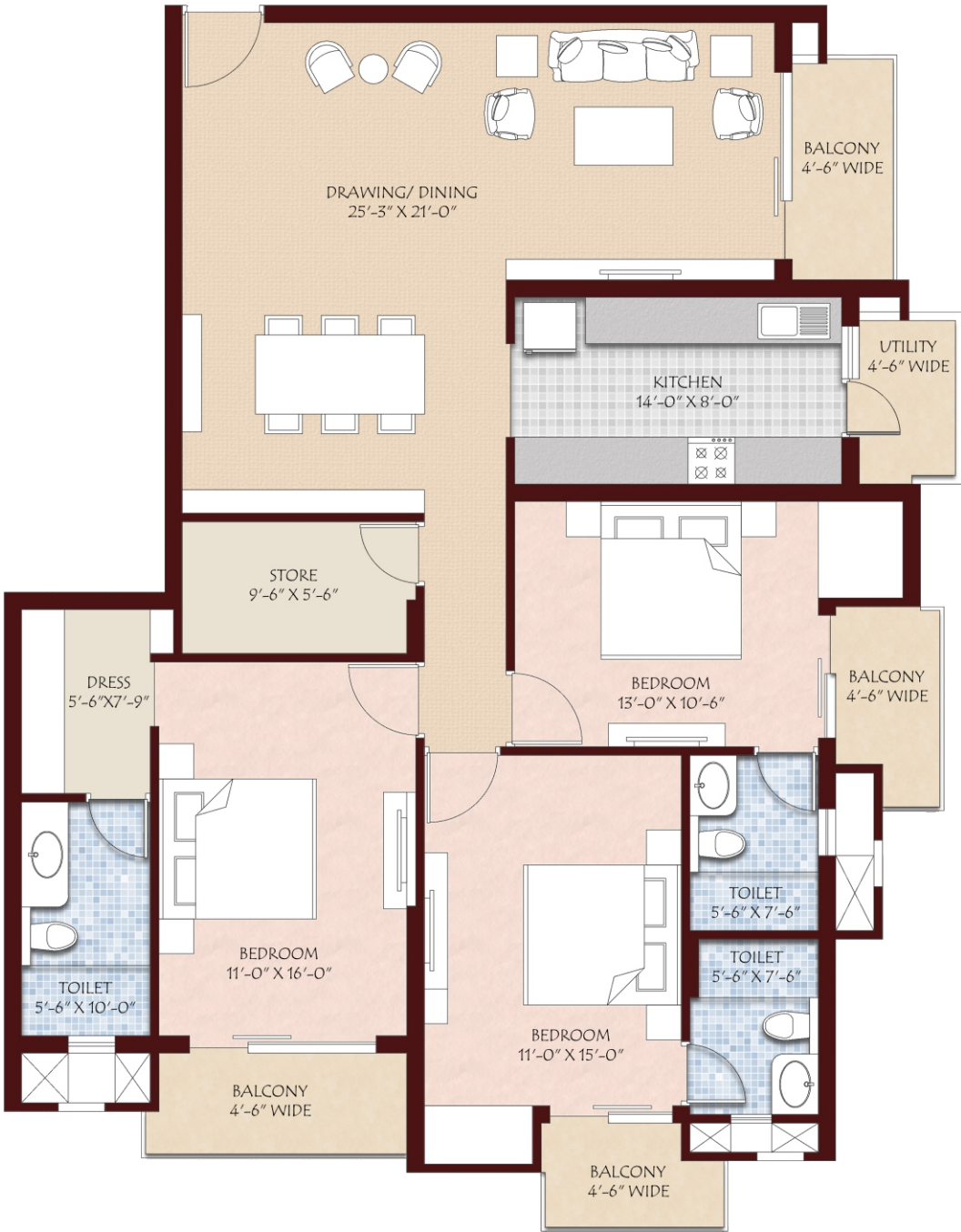




INDIVIDUAL PLAN  
BLOCK 2  
(LOWER CLUSTER)

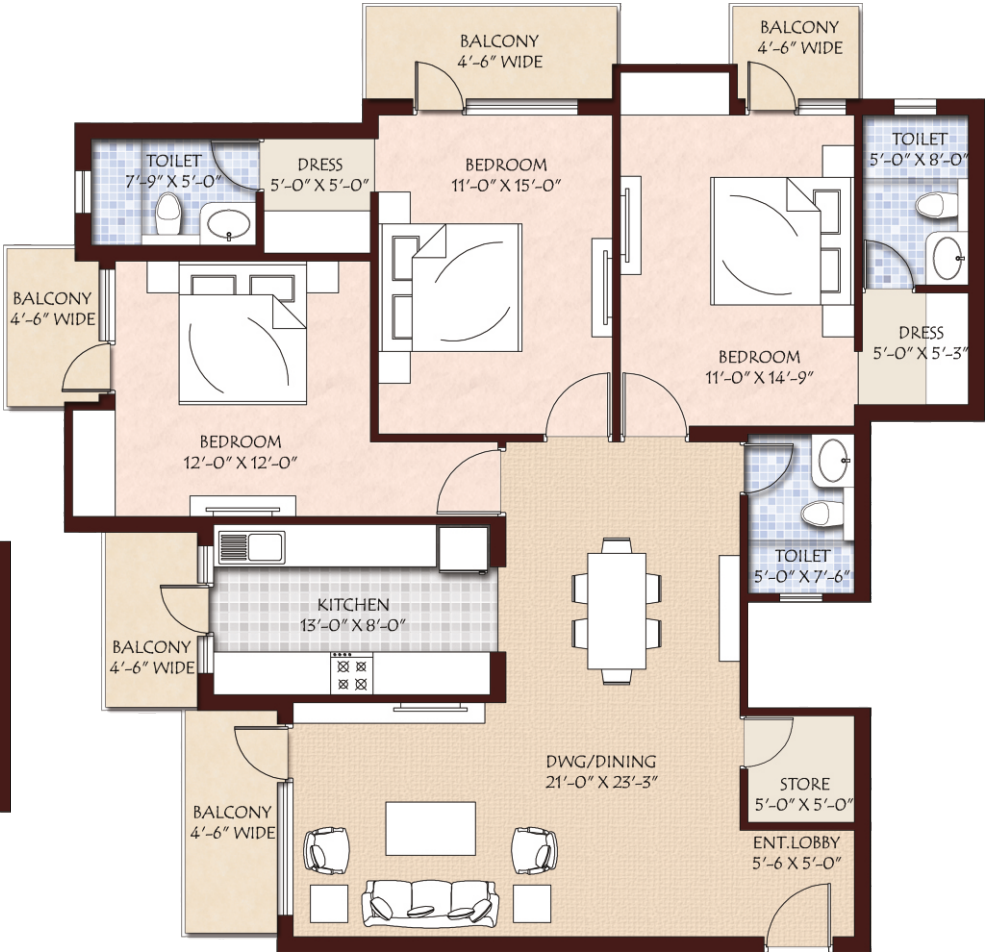
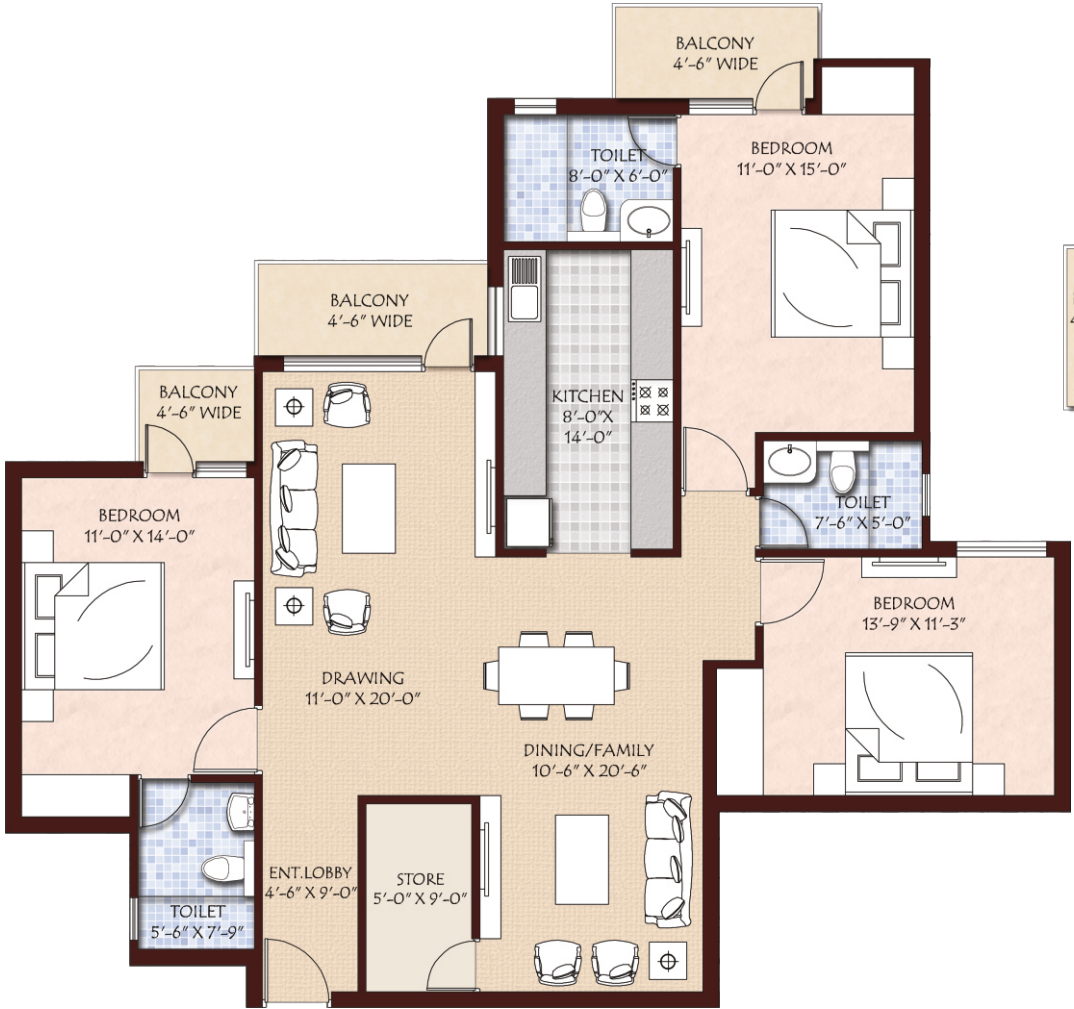
UNIT C  
1694.00 SQ. FT.

UNIT D  
1787.00 SQ. FT.

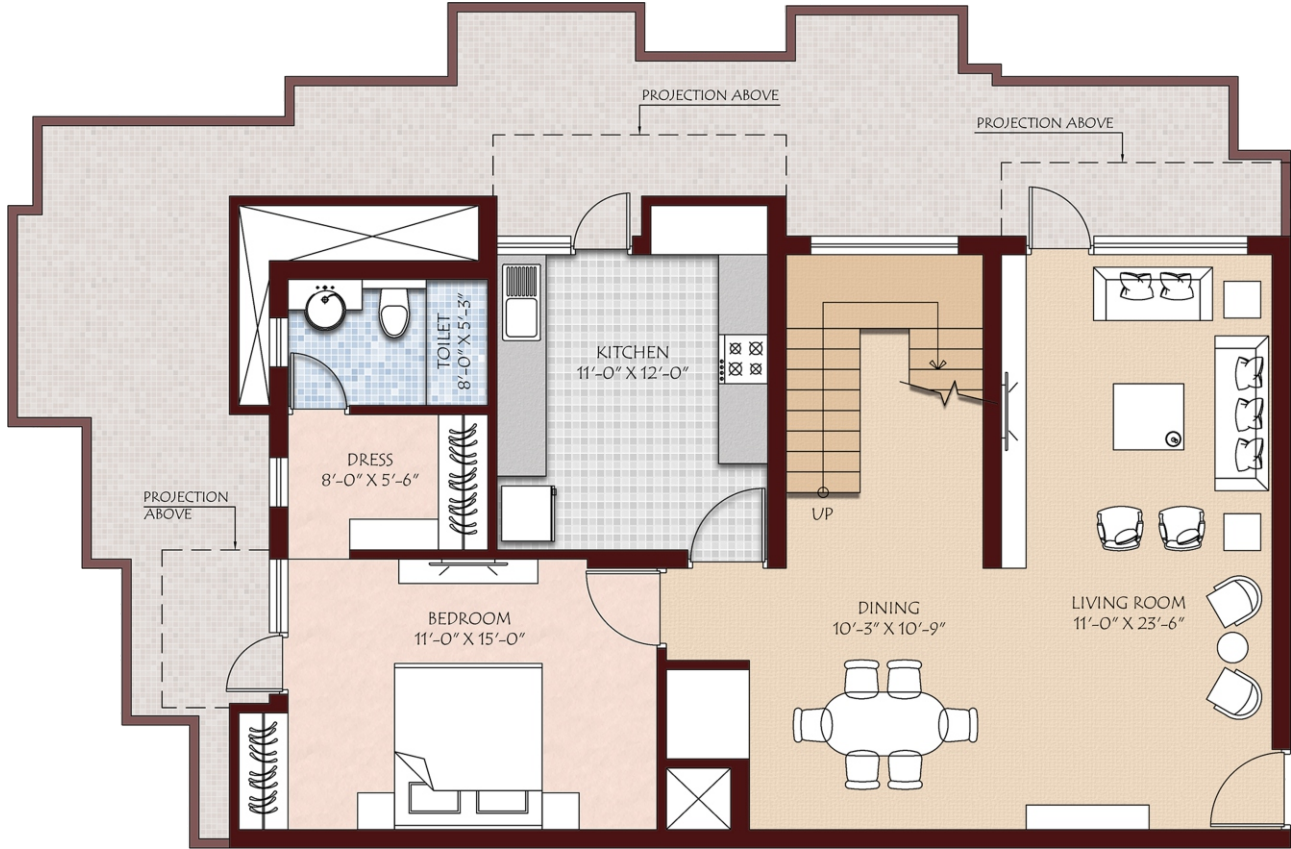


UNIT E  
1713.00 SQ. FT.

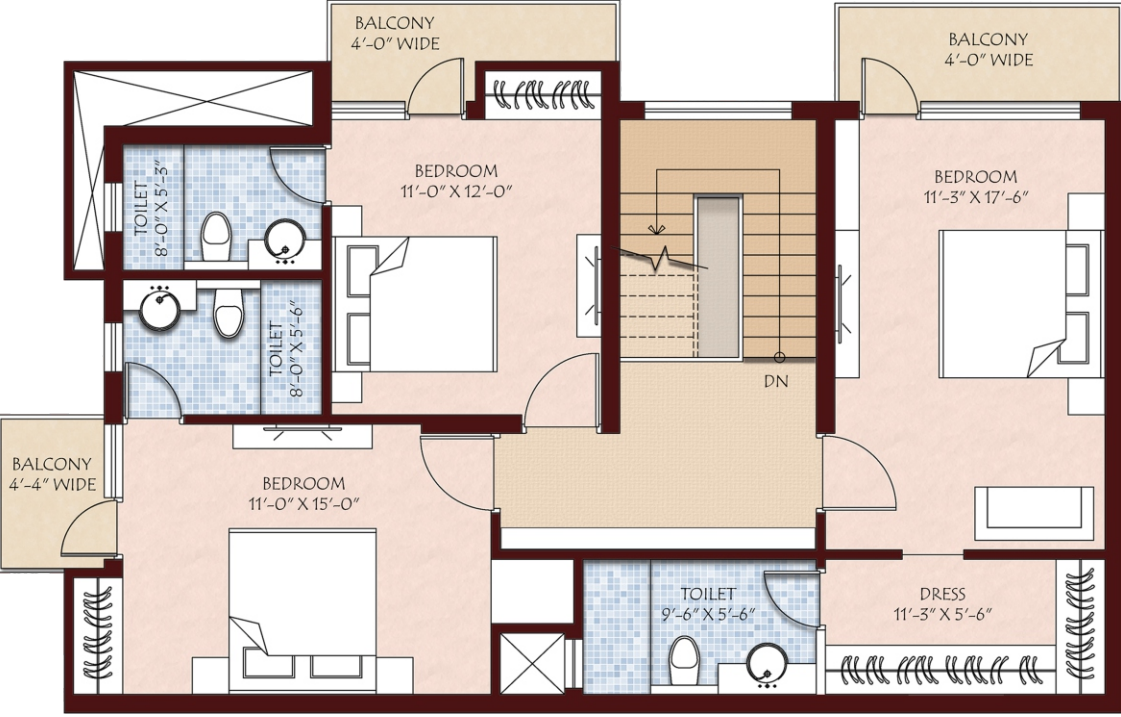
UNIT F  
1816.00 SQ. FT.







LEVEL - 1



LEVEL - 2



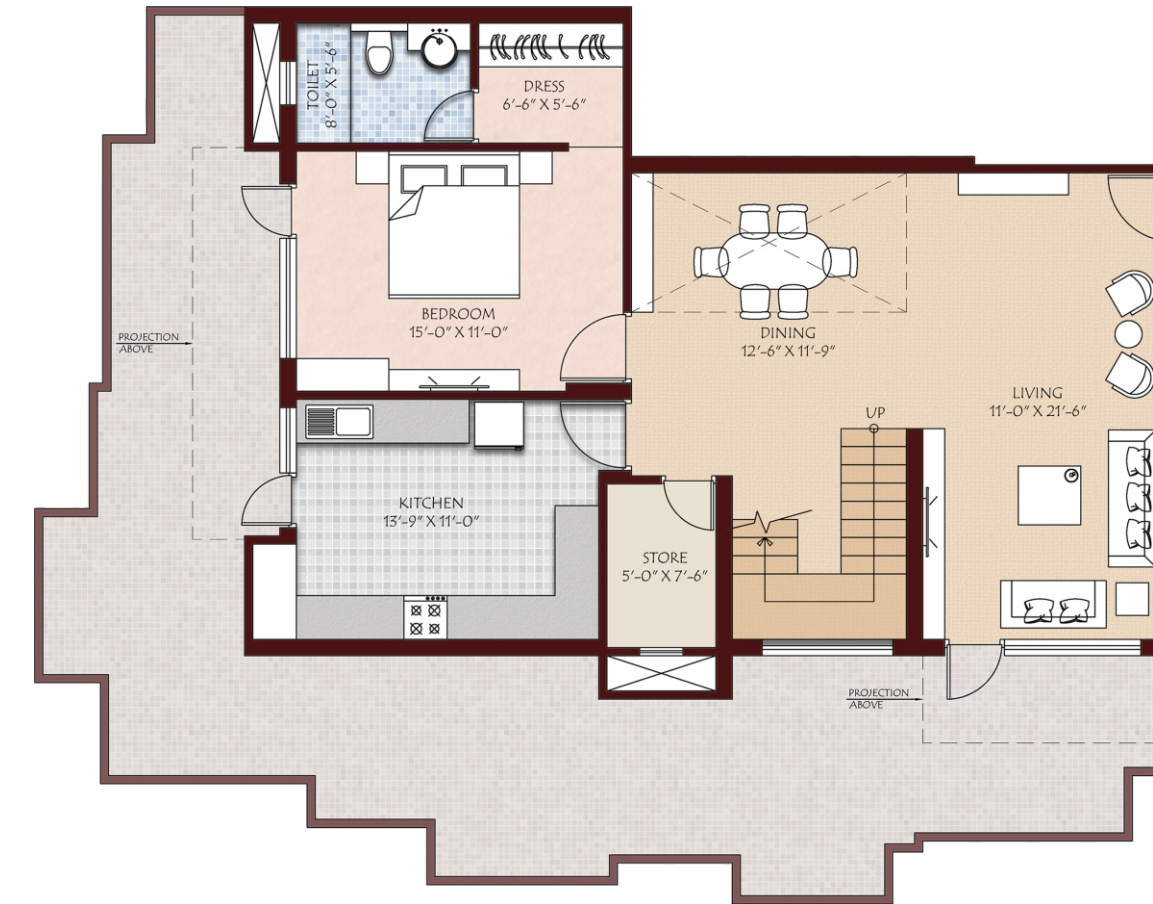
UNIT H  
1761.00 SQ. FT.



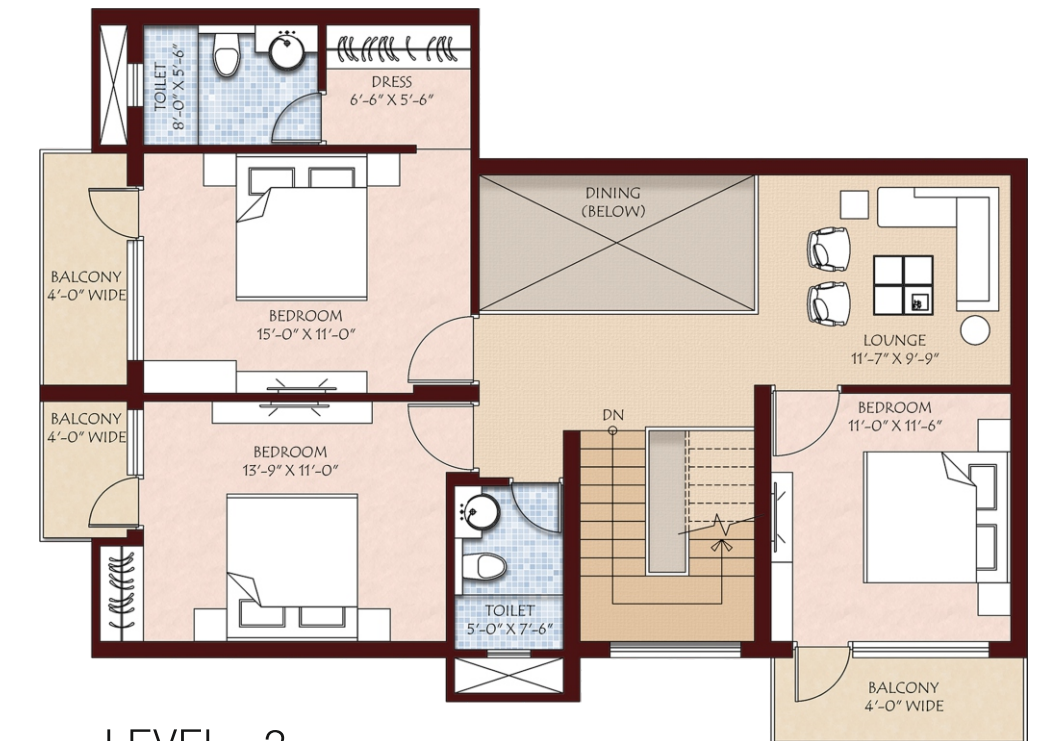
UNIT L  
1695.00 SQ. FT.

INDIVIDUAL PLAN  
BLOCK 2  
(UPPER CLUSTER)

UNIT J  
2682.00 SQ. FT.



LEVEL - 1

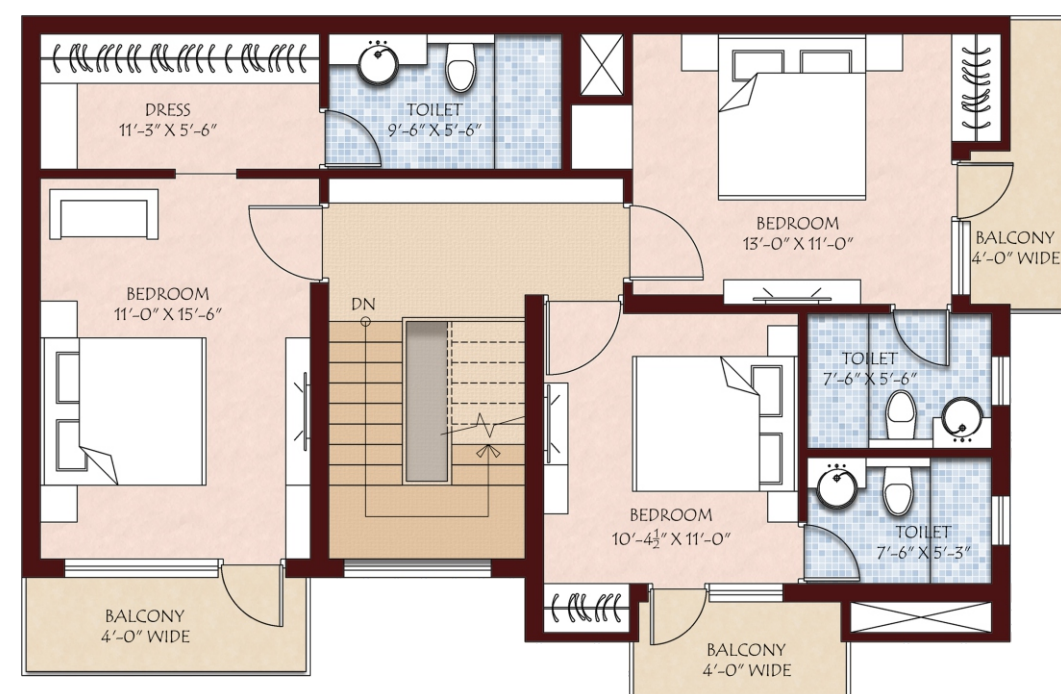


LEVEL - 2





LEVEL - 1

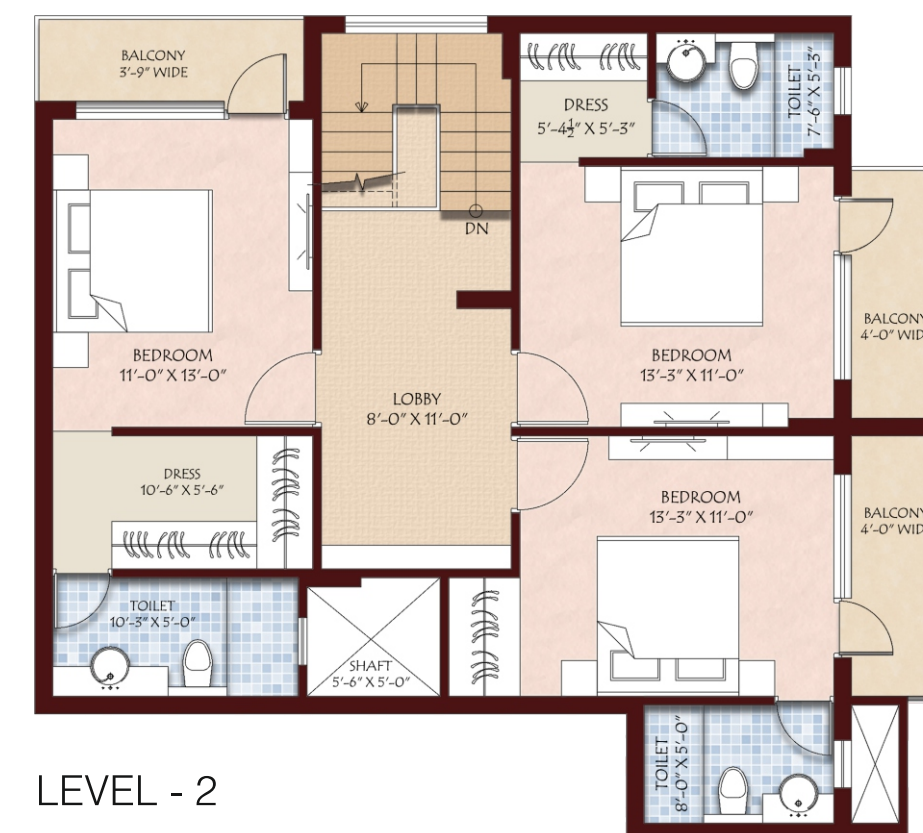


LEVEL - 2

UNIT K  
2688.00 SQ. FT.



LEVEL - 1



LEVEL - 2

UNIT M  
2517.00 SQ. FT.

### Terms

- Registration, legal, documentation charges, all Govt. taxes & levies shall be extra.
- Cheque/Demand Draft to be issued in favour of M/s Bibhab Buildwell payable at Agra only.
- On delayed payment, interest @ 24% shall be charged.
- The order terms and conditions of sale shall be as per the standard allotment letter of the company.
- All the facilities and features shall be run & maintained by society/agency run by residents of Bibhab Grande. It shall be mandatory for every flat owner to be member of the society.
- Loan facility available from reputed Banks / Institutions.



BIBHAB  
GRANDE

SPECIFICATION

Top of the line specification, which will make you feel like a Maharaja

Structure	Earthquake resistant RCC structure.
Living/Dining/Lobby Floor	Large sized branded vitrified tiles.
Bedroom Floor	Laminated wooden flooring branded vitrified tiles flooring.
Walls	Plasic Paint on POP Punning.
Ceiling	POP cornice / Attractive false ceiling.
Door Frame	Saal wood door frames.
Internal Doors	Polish Finished Moulded Skin Doors/Flush door paneled with veneer.
Entrance Doors	Decorative polished flush shutter.
Hardware	Branded mortice Lock.
Windows	Aluminum Anodized electro coloured/UPVC windows with MS Grill.
Kitchen	- Italian Style Modular Kitchen, Granite Slab with Stainless steel Sink - Ceramic tiles above slab and 7' high on one wall. - Flooring porcelain floor tiles/marble.
Toilets	Wall- combination of one or more of ceramic tiles upto 7' height Floor Combination of one more Ceramic floor tiles with decorative panels.
Fitting/ Fixtures	- Branded Single lever CP Fitting and Standard sanitary fixtures., Concealed cistern with w.c.
Balcony	Floor – Combination of one more of ceramic/porcelain tiles. SS /Glass railing
External Finishers	- Weather proof exterior paint
Electrification	Concealed PVC conduits, Provision for sufficient lighting & power points, Branded modular Switches & Sockets, Telephone & TV Points in each Bedroom. Drawing /Dinning Room
Air-conditioning	Provision for split air conditioners in all rooms. (Copper wiring and drain lines)