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

# BIBHAB GARDEN CITY





# ABOUT BIBHAB BUILDERS



75  
YEARS

Trust  
Commitment  
Quality



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

BIBHAB Group, in its constant endeavor to explore throbbing vistas of opportunities, has been a trendsetter for decades.

The group is a pioneer in the field of construction and real estate development in Agra, enjoying the trust of 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. Some of the 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 towns like Firozabad, Hatras, Tundla, and Sadabad. The group has 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 Rivera, 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 and event destinations. We own a resort in Agra, Hotel Mayur Tourist Complex. With new ventures, the group has also diversified into food processing and sustainable art. As a diversified group, we have been champions for the cause of education and run institutes for the same in Agra.

# OUR PROJECTS



BIBHAB LA CASA



BIBHAB GRANDE, AGRA



BIBHAB EXOTICA, AGRA



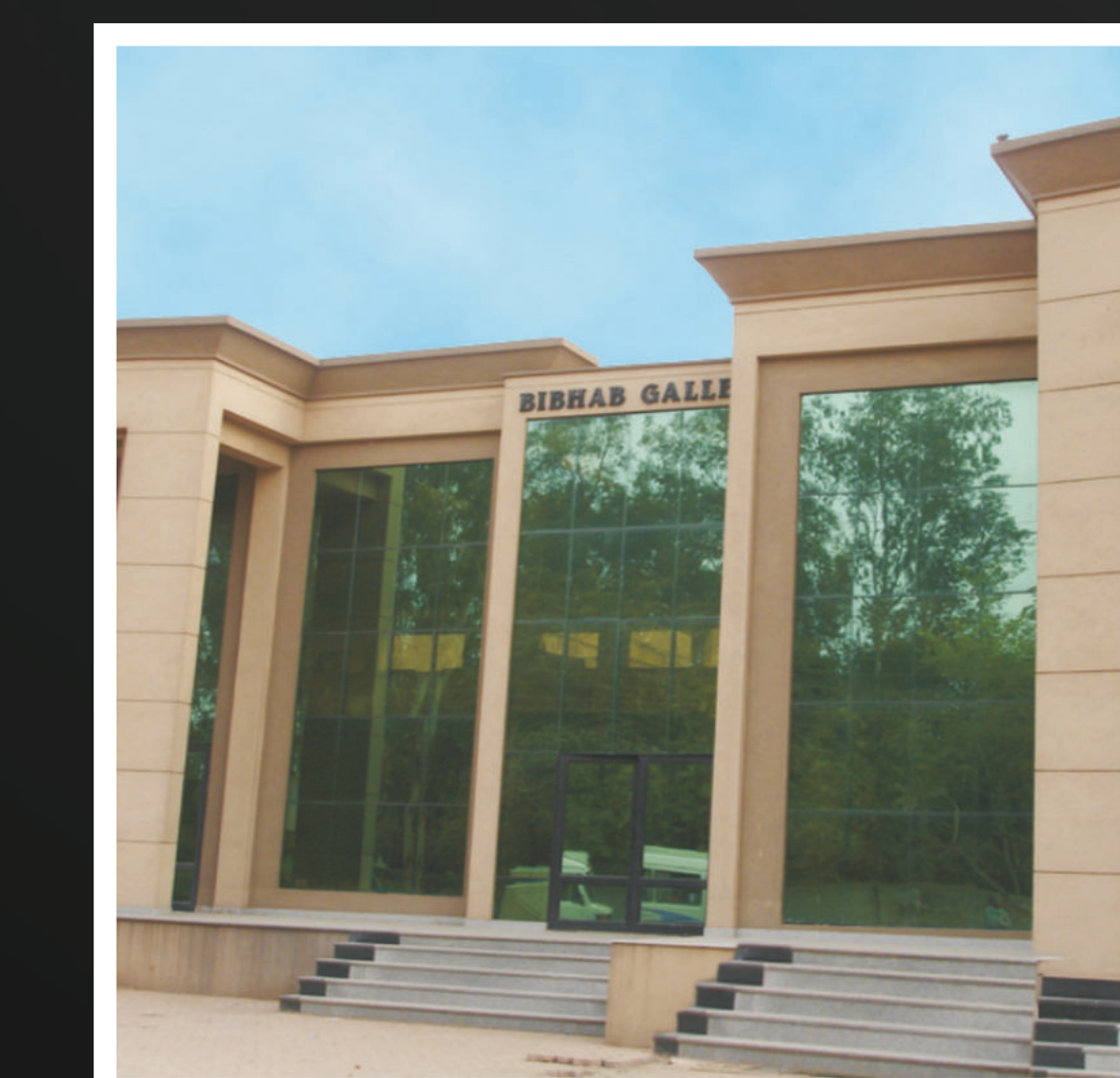
BIBHAB RIVIERA AGRA



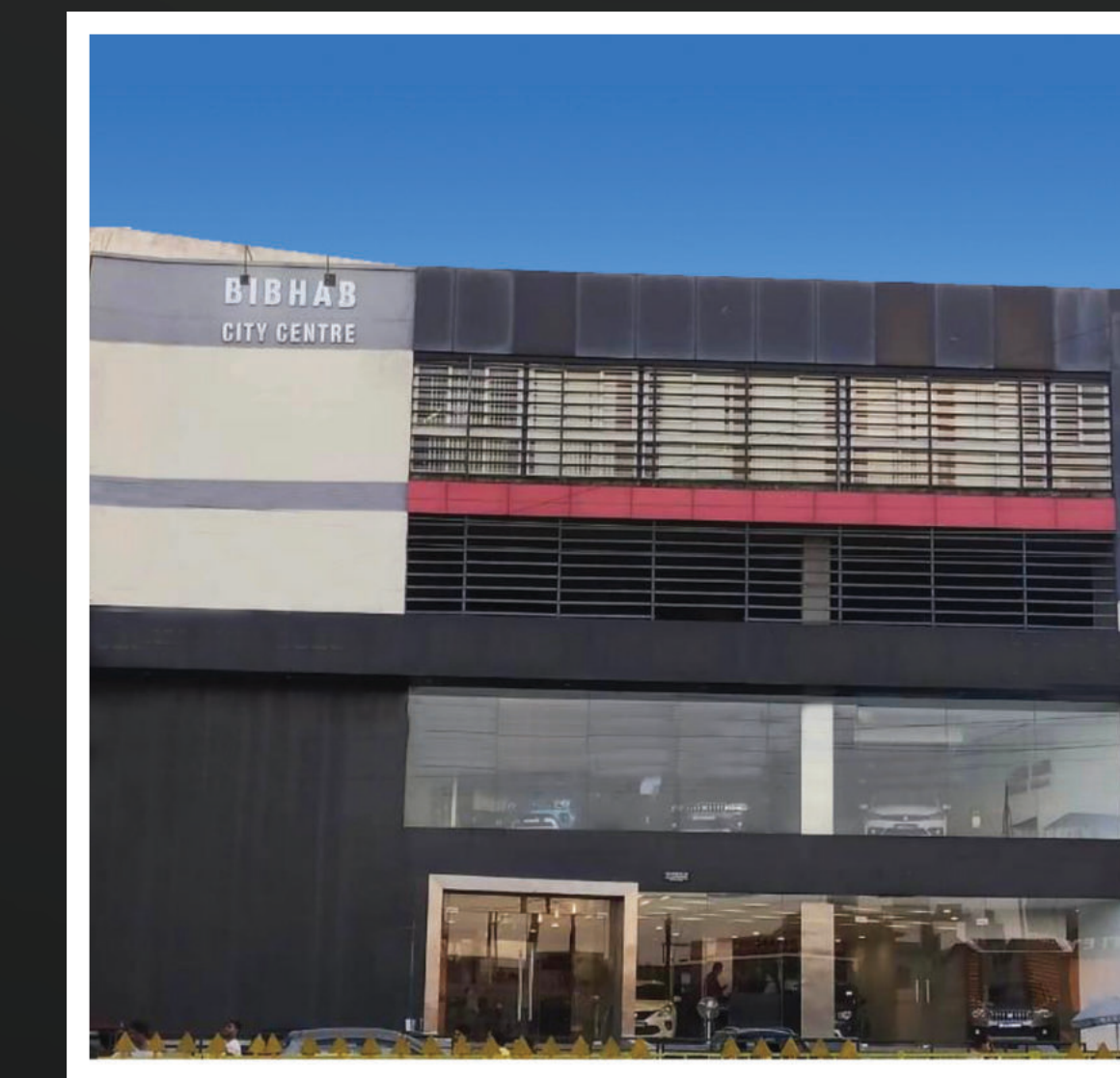
BIBHAB RESIDENCY, AGRA



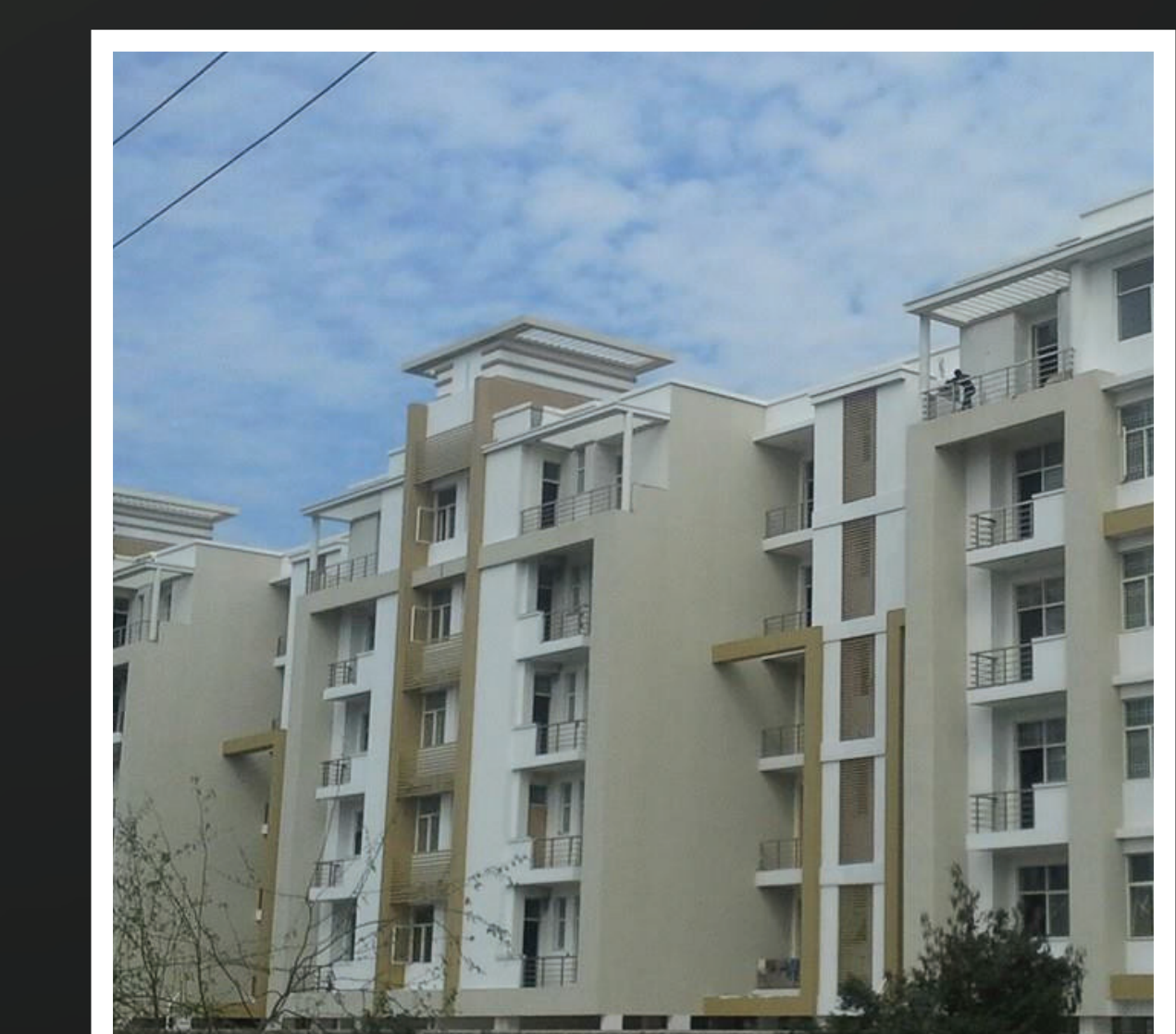
BIBHAB VILLAS, AGRA



BIBHAB GALLERY, AGRA



BIBHAB CITY CENTER, AGRA



BIBHAB HEIGHTS, AGRA

Since 1947, Bibhab Group has gained prominence and recognition as a premier, quality-conscious developer committed to building trustworthy organizations. The name 'Bibhab' itself stands for premier construction projects, benchmark townships, and a diverse range of residential and commercial buildings that stand on the solid foundation of trust. The company has successfully executed many projects over the last seven decades, including industrial and educational projects.

Bibhab Group's success is built on a strong technical base, sturdy financial backing, an unquenchable thirst for innovation and design, and a mission to deliver quality work. It is little wonder that Bibhab Group has become one of North India's fastest-growing real estate companies in its category, with a happy customer base and a reputation for excellence that is rarely experienced elsewhere.



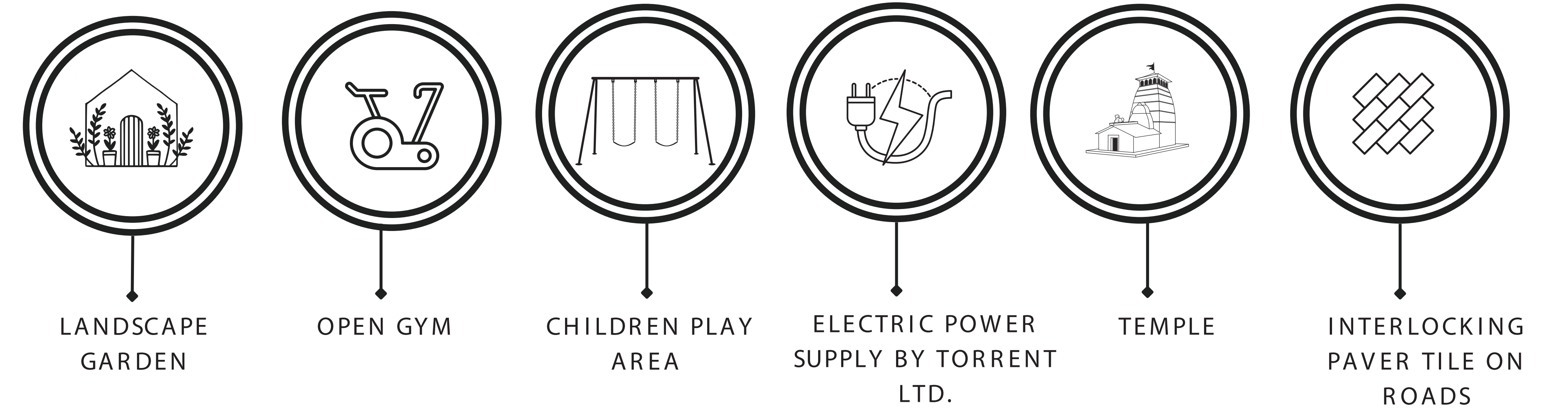
# DETAILS OF GARDEN CITY

Every space in Garden City is thoughtfully designed to embody wealth, values, and principles. The architecture integrates seamlessly with stunning natural beauty of the surrounding area, offering residents an exclusive haven of luxury and tranquility. With impeccable design, breathtaking landscaping, prime location, and exceptional value, Bibhab Group offers an unforgettable experience that surpasses all expectations.



- Closed Gate Entrance.
- Approved by Agra Development Authority and registered with RERA.
- Spacious rooms, allowing ample space for furniture and cupboards.
- 24-hour water supply via underground tank and pumping system.
- Robust security system.
- Adequate open parking facilities.
- Material testing laboratory on-site for quality control.
- Provision of landscaped parks with dedicated children's playground.
- Driveway paved with interlocking paver cement/RCC.

## AMENITIES



## ENVIRONMENTAL AMENITIES

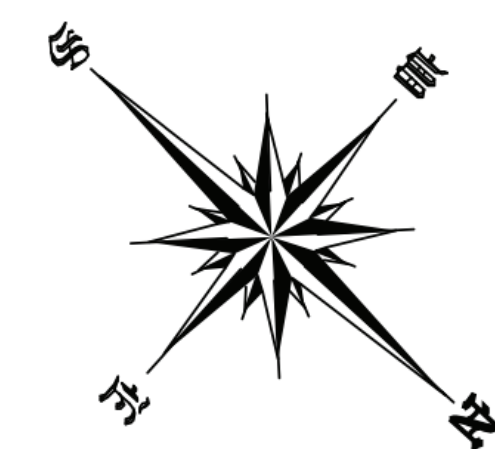




# SITE PLAN OF GARDEN CITY

## LEGEND

1. MAIN ENTRANCE
2. GUARD ROOM
3. ENTRANCE PLAZA
4. PALM DRIVE
5. TRIANGLE LIGHT COLUMN WITH SEAT
6. WATER FEATURE WITH PLANTER
7. CHAMPA WALK
8. GARDEN WALK
9. FORMAL WALK
10. BAMBOO SCREEN PLANTING
11. CHAMPA TREE SCREEN
12. FLOWER DECK PLANT- ER SEAT
13. CRAZY PATTERN
14. STEPPING STONE WALK
15. BOLLARDS
16. GRAND LAWN
17. POCKET LAWN
18. LAWN PLAZA
19. SAND PIT
20. KIDS PLAY AREA
21. TRELLIS WITH PORTAL
22. OPEN GYM
23. D. G AREA
24. STP AREA
25. PUMP ROOM
26. TEMPLE COURT
27. COMMERCIAL SHOPS
28. DRIVEWAY
29. VILLAS
30. VILLA ENTRANCE
31. EXIT PLAZA
32. EXIT





# Design of Villa

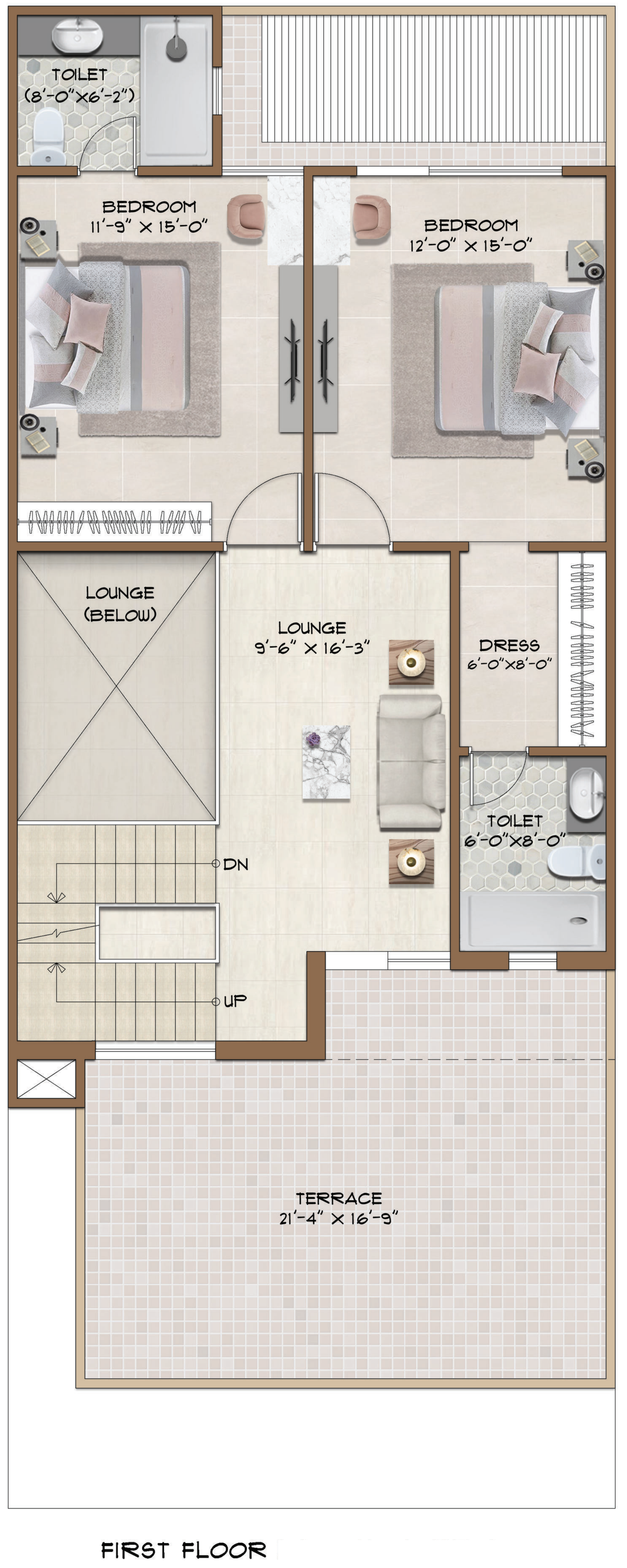
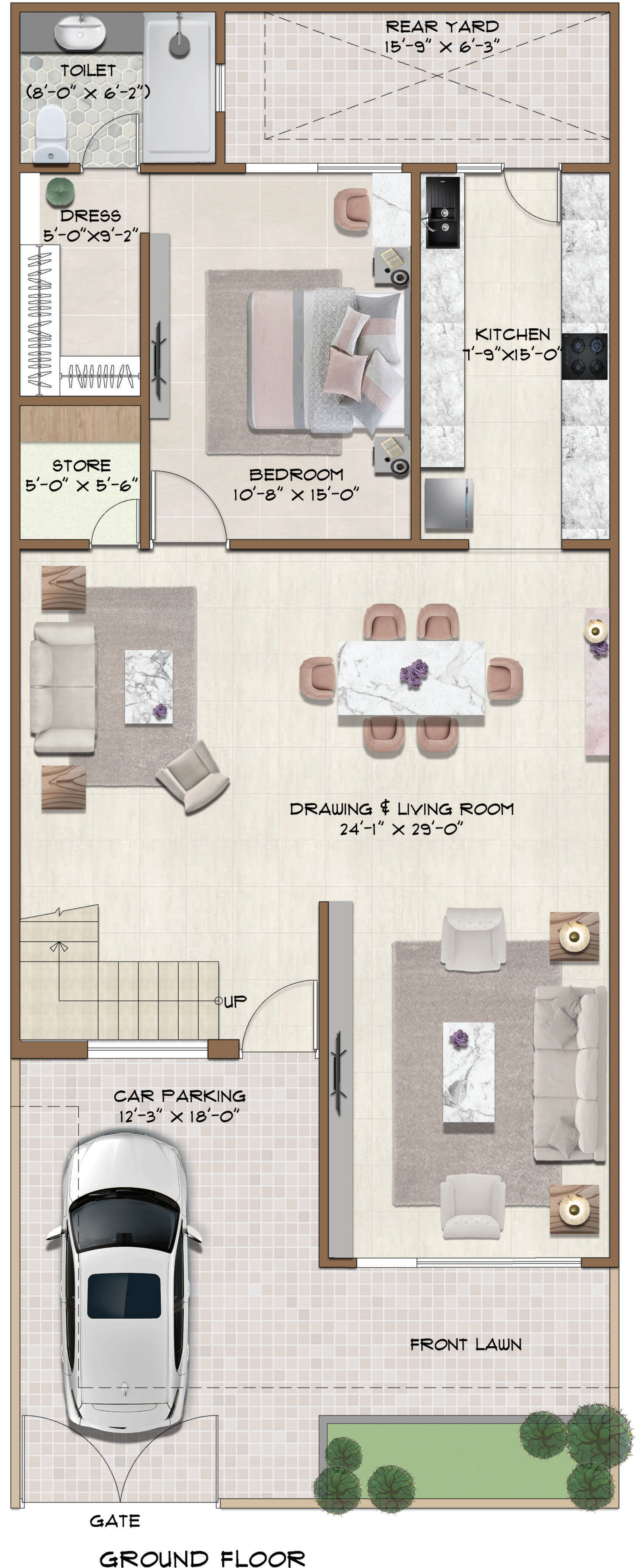
## Type- A

### Constructed Area

Ground floor- 1320 sq. ft.  
 First Floor- 1059 sq. ft.  
 Total- 2633 sq. ft.

### Plot Area

169.9 sq. yds.





# Design of Villa

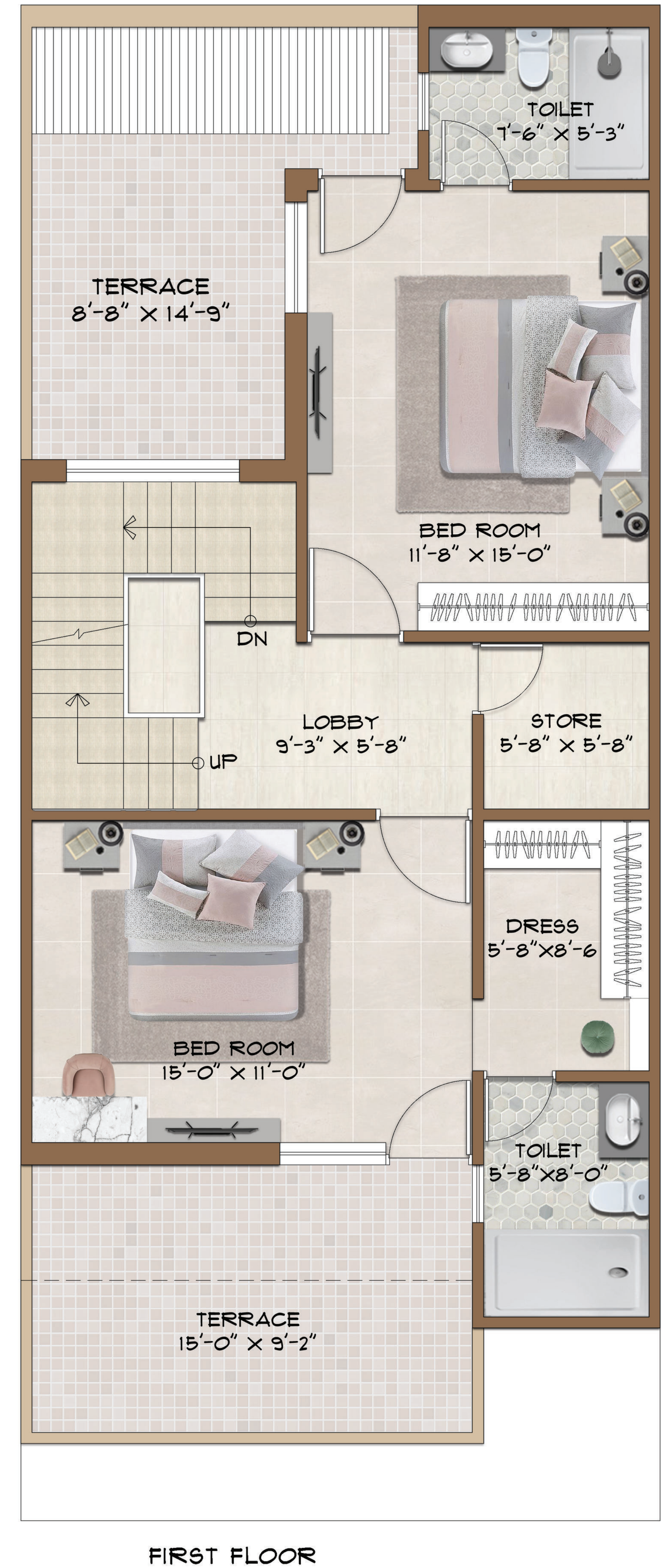
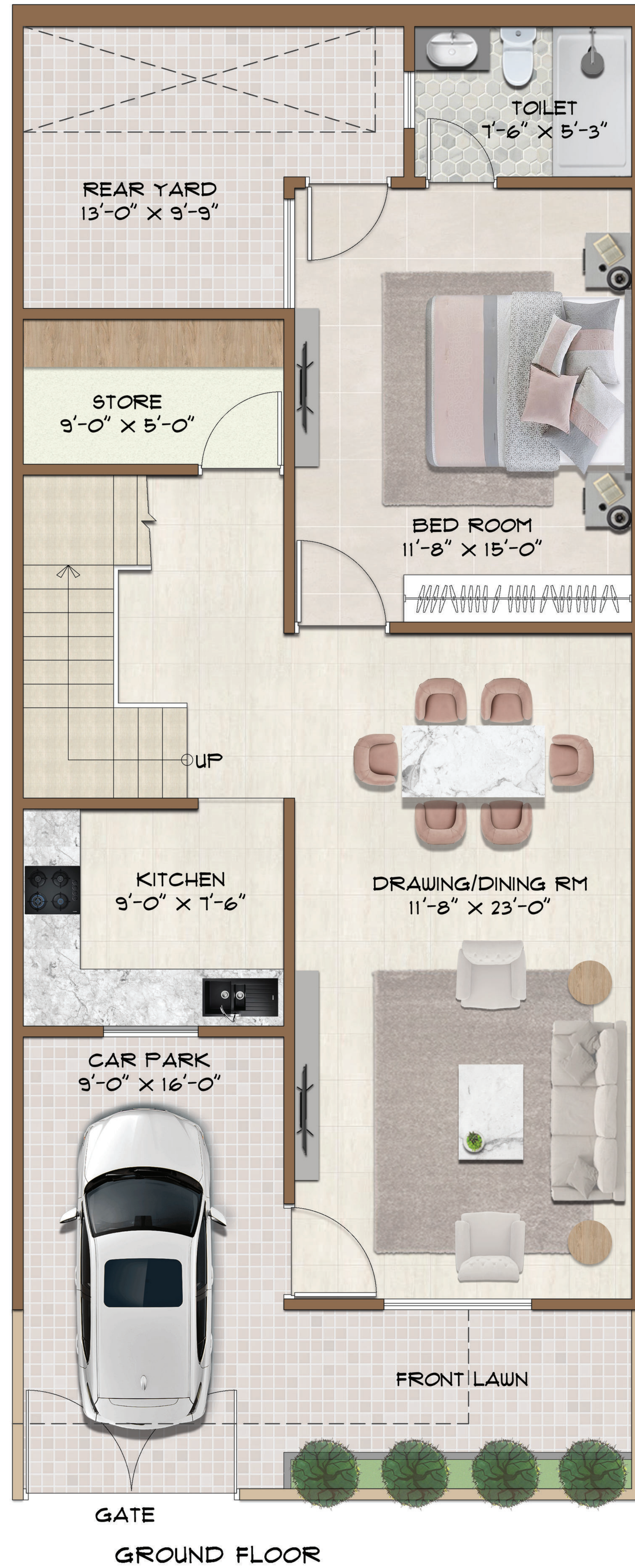
## Type- B

### Constructed Area

Ground Floor- 1012 sq. ft.  
 First Floor- 842 sq. ft.  
 Total - 2053 sq. ft.

### Plot Area

123.21 sq. yds.





# SPECIFICATIONS OF GARDEN CITY

## FLOORING DRAWING | DINING | LOBBY

- Large Sized Vitrified tiles/ Slab

## BEDROOMS

- Branded Vitrified tiles

## BALCONIES

- Floor- a combination of one or more ceramic / porcelain tiles
- SS /glass railing

## TOILETS

- Wall- a combination of one or more ceramic tiles upto 7' height
- Floor combination of one or more ceramic floor tile with decorative panels

## WALLS & CEILING WALLS

- Plastic Paint on POP Punning

## CEILING

- POP cornice/ Attractive False Ceiling

## ELECTRIFICATION

- Concealed PVC conduit, provision for sufficient lighting & power points
- Branded Modular switches
- MCB distribution panel

## KITCHEN

- Modular type kitchen
- Granite Slab
- Floor combination of ceramic floor tiles with decorative panels

## EXTERIOR FINISH

- Weather Proof Exterior Paint
- Doors and Windows

## DOOR FRAME

- Wooden door frames
- Internal Door
- Polish finished moulded skin doors/ flush door paneled with veneer

## WINDOWS

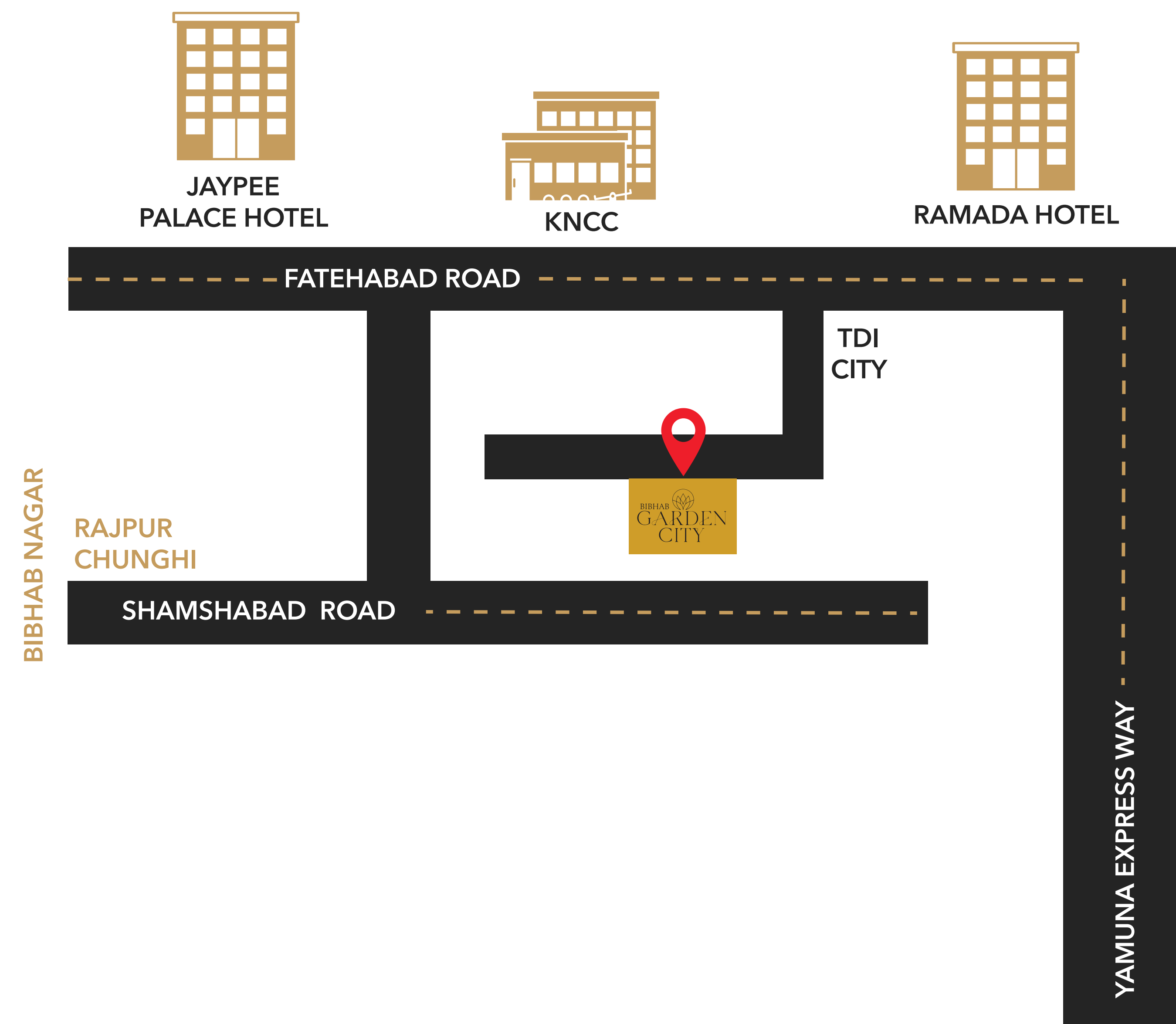
- Aluminium anodized electro coloured/ UPVC windows

## TERMS

- Registration, legal and documentation charges shall be extra.
- Cheque/Demand Draft to be issued in favour of M/s Bibhab Builders payable at Agra only.
- On delayed payment, interest @18% shall be charged.
- The other terms and conditions of sale shall be as per the standard allotment letter and the booking form of the company.
- The above payment plans are subject to revision/withdrawal at any time without notice at the sole discretion of the company.
- All the facilities and features shall be run & maintained by society/agency run by residents of Bibhab Heights. It shall be mandatory for every flatowner to be member of the society.
- The brochure is conceptual and the builder has full right to change it after the designs.







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