



QUÈBEC

*Passage of Possibilities*



APEX

THE MARK OF A NEW LEGACY



— THE —  
NATURE  
CALLING  
YOU



BY APEX GROUP



Sh. Satnam Singh Sachdeva  
CMD, The Apex Group



## WE COMMIT, WE DELIVER

Apex Group led by Shri Satnam Singh Sachdeva and Sons has always set new trends of architectural finesse in the contemporary global scenario touching the horizons of excellence in the real estate industry. Our dedication to utmost excellence over the last three decades has helped us envision modern concepts and designing in collaboration with the best architects and instill state-of-the-art innovation in our on-going projects to raise the bar of luxury. The continuous faith of our clients has helped us to become a credible real estate organization while maintaining our perpetual belief in commitment and timely delivery throughout the last three decades.



BY APEX GROUP



## A Dreamy *Passage of Possibilities*

A home is typically known to be a secure asset that you grow in and where you spend most of your lifetime. Owning a home also represents stability and security in a person's life. At Apex Group we dedicatedly work towards making your homes desirable and consisting of all the typical features and more for providing you and your loved ones with a better lifestyle. Quebec is another foundation towards such a vision of creating a better world where people from all walks of life can come together and experience a vast passage of possibilities under one magnificent crown.



BY APEX GROUP



Transcend into the dreamy space of  
your home with the *Possibility to prosper*



BY APEX GROUP





- Open Gym • Swimming Pool • Lawn Tennis • Snooker
- Table Tennis • Basketball • Badminton • Pool Table



BY APEX GROUP





QUÈBEC

*Passage of Possibilities*

Possibilities of success are infinite when you design your

*Passage of hope*

Within 4.9 acres of beautifully landscaped surroundings lies Quebec, your passage to wondrous possibilities for you and your loved ones. Quebec offers gateway from the hustle and bustle of daily hectic lives to peaceful and elegant abodes, comprising of 2, 3 & 4 BHK apartments, offering something for everyone. Located at the prime location of Siddharth Vihar, some of the features include Double Height Ground Floor Lobby with Italian Marble Flooring, Pollution Free Atmosphere, State-of-the-art Club and much more.



OUTER VIEW

Redefining Luxury With *Spacious Living*



Enter to the

*Real World*

ENTRANCE



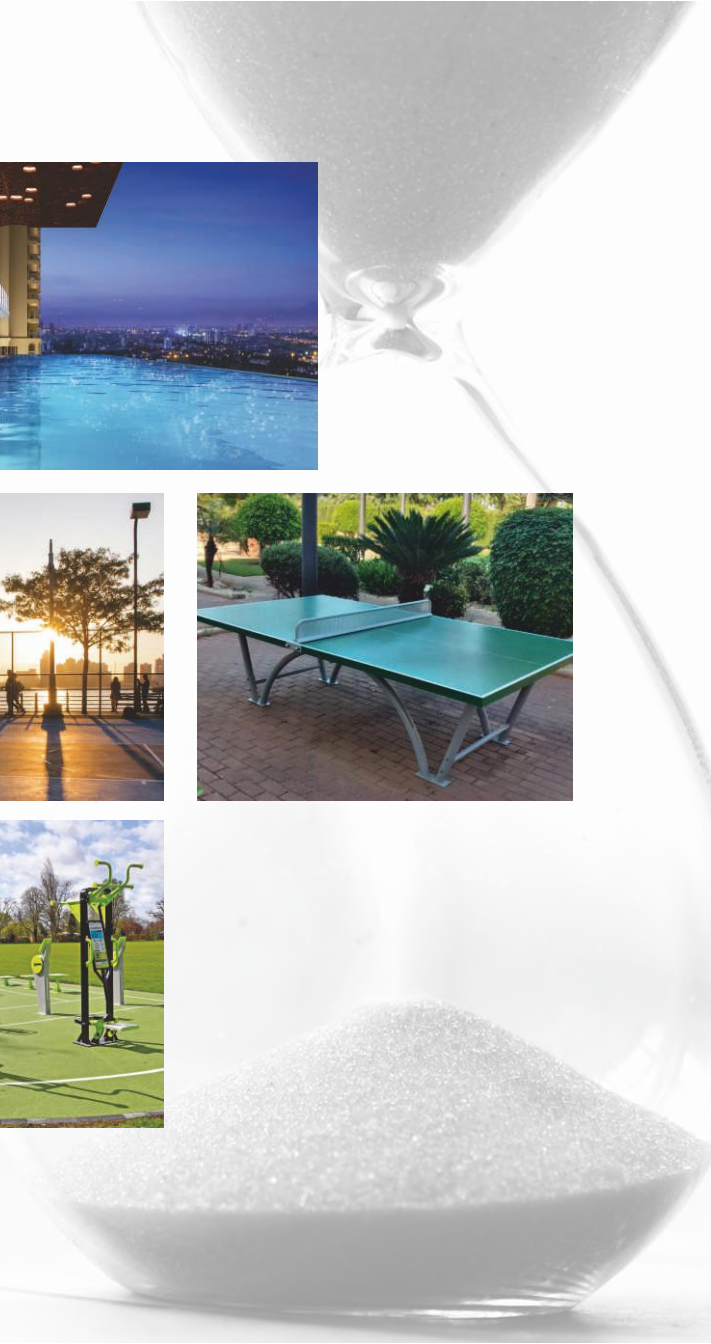
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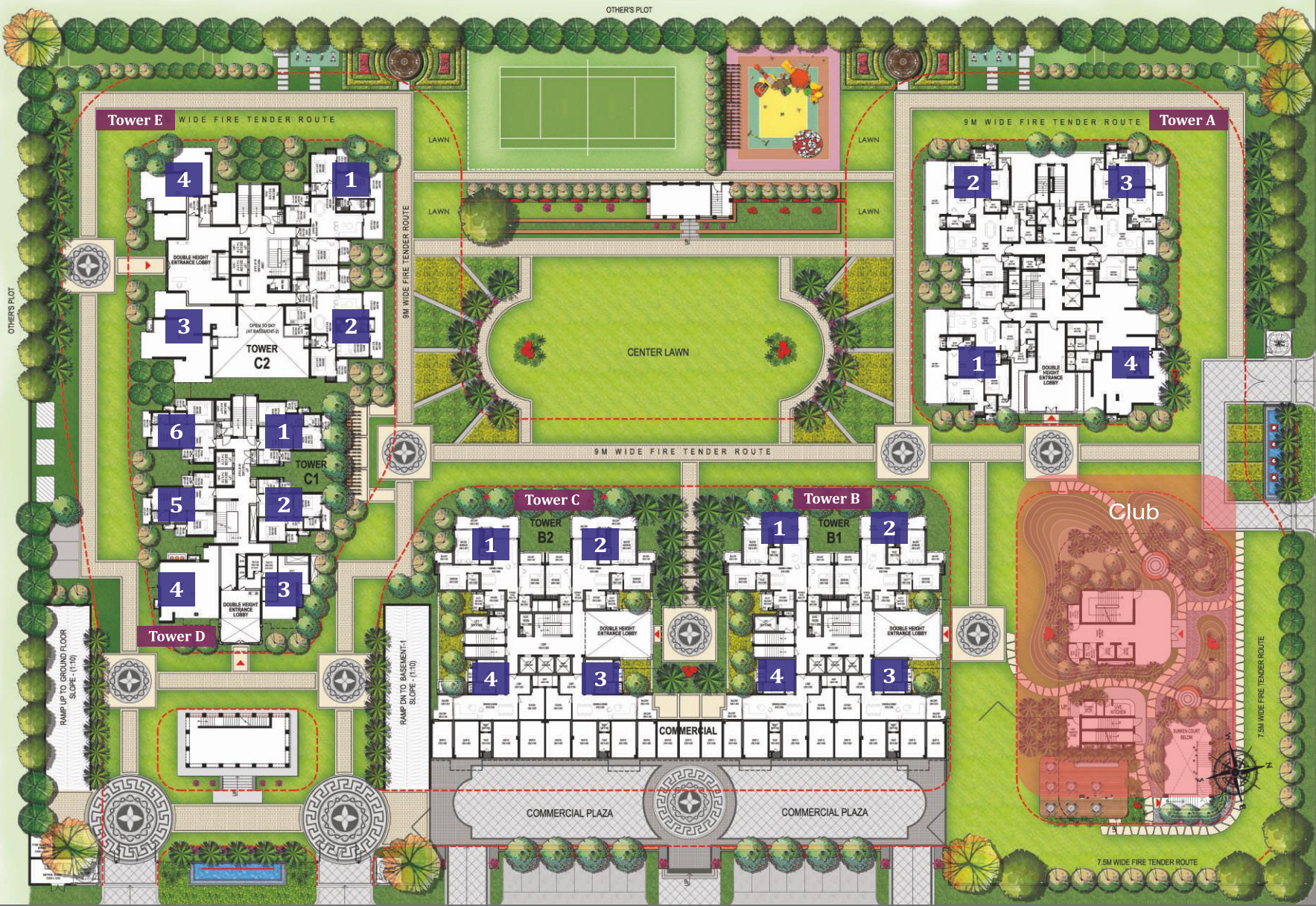
# AMENITIES

# AMENITIES

- Open Gym
- Swimming Pool
- Lawn Tennis
- Table Tennis
- Basketball
- Badminton
- Three Tier Security
- Pool Table
- Snooker







OTHERS PLOT

OTHERS PLOT

24.0 M WIDE ROAD

50.0 M WIDE ROAD

RAMP UP TO GROUND FLOOR  
SLOPE: (1:10)

RAMP DOWN TO BASEMENT-1  
SLOPE: (1:10)

Tower E WIDE FIRE TENDER ROUTE

9M WIDE FIRE TENDER ROUTE Tower A

9M WIDE FIRE TENDER ROUTE

9M WIDE FIRE TENDER ROUTE

Tower C

Tower B

Club

Tower D

COMMERCIAL PLAZA

COMMERCIAL PLAZA

7.5M WIDE FIRE TENDER ROUTE

DOUBLE HEIGHT ENTRANCE LOBBY

TOWER C2

TOWER C1

DOUBLE HEIGHT ENTRANCE LOBBY

TOWER B2

TOWER B1

DOUBLE HEIGHT ENTRANCE LOBBY

CENTER LAWN



SHOULD GO BELOW

# MASTER PLAN

43 acres of lush green area opposite to Apex Quebec

## LEGEND

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- Entrance Gate Complex
- Floating Signage in Water Body
- Grand circular Arrival Court
- Grand Pavilion
- Pathway/Jogging Track
- Tower Drop- off
- Arches with Decorative Jali
- Golf Cart Parking
- Sitting Under Pergola
- Palm Plantation
- Grand Sculpture
- Center Lawn
- Elevated Pavilion
- Sculpture Garden
- Kids Play Area
- Multi-Purpose Court
- Walkway Thru Portals
- Outdoor Gym
- Garden Pavilion
- Club Arrival Court with Decorative Water Feature
- Mound with Plantation
- Outdoor sitting on Elevation Wooden Deck
- Club Party Lawn
- Housing Signage
- Boundary Plantation

# TOWER A

## GROUND FLOOR TO 5<sup>TH</sup> FLOOR

- Unit 1 or 2 - Inner Facing



**SUPER AREA = 257.8 SQM (2775 SQ.FT.)**

Carpet Area = 139.29 Sqm (1499.31 Sqft)  
 External wall area = 13.75 Sqm (148 Sqft)  
 Balcony area = 48.92 Sqm (526.57 Sqft)  
 Common area = 55.84 Sqm (601.12 Sqft)  
 Total area = 257.8 Sqm (2775 Sqft)



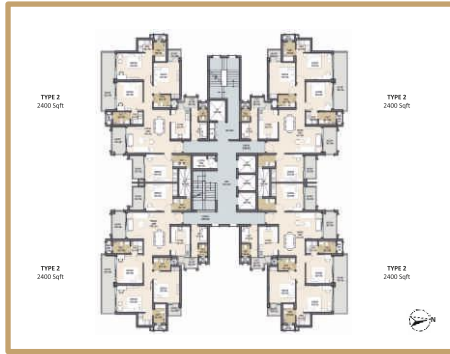
# TOWER A

## GROUND FLOOR TO 5<sup>TH</sup> FLOOR

- Unit 3 or 4 - Outer Facing

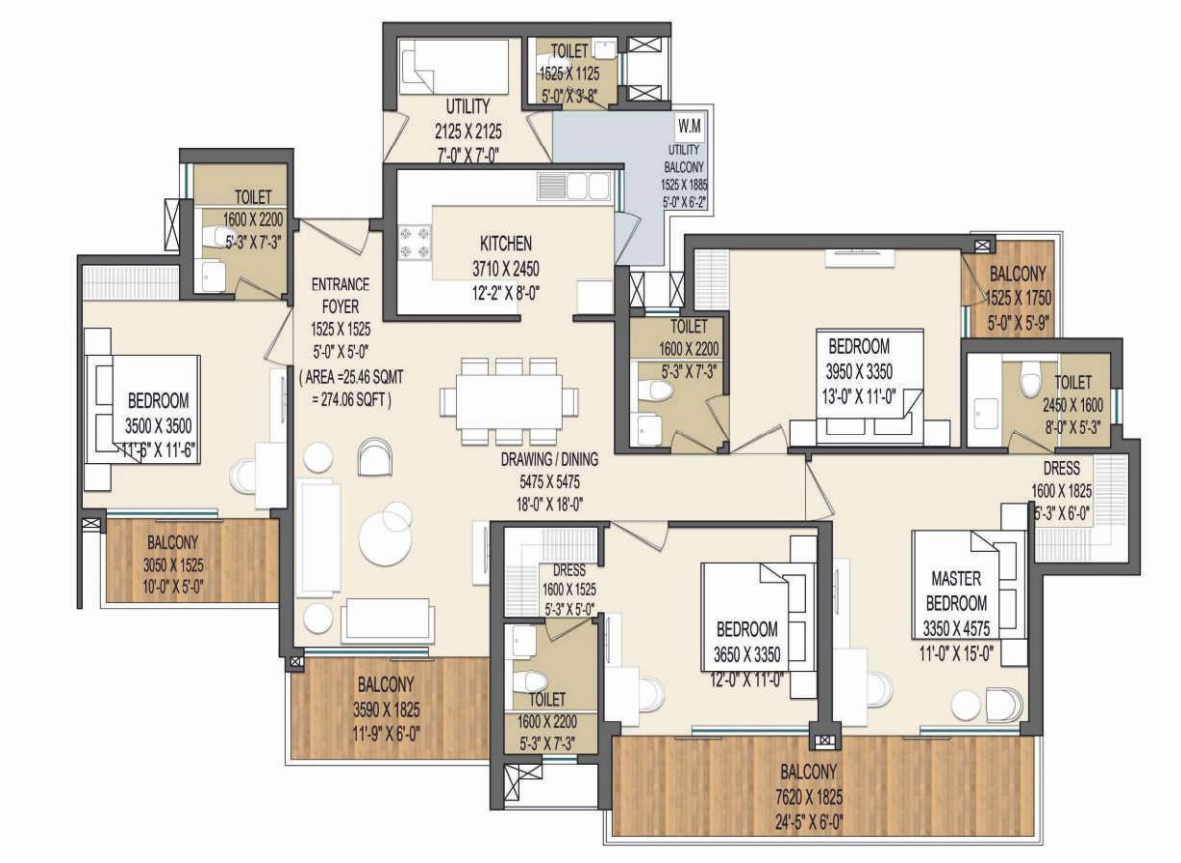
## 6<sup>TH</sup> FLOOR to 24<sup>TH</sup> Floor

- Unit 1 or 2 - Inner Facing
- Unit 3 or 4 - Outer Facing



**SUPER AREA = 222.96 SQM (2400 SQ.FT.)**

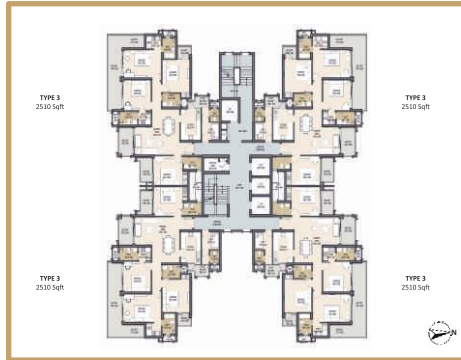
Carpet Area = 129.67 Sqm (1395.76 Sqft)  
 External wall area = 14.14 Sqm (152.2 Sqft)  
 Balcony area = 30.46 Sqm (327.87 Sqft)  
 Common area = 48.69 Sqm (524.17 Sqft)  
 Total area = 222.96 Sqm (2400 Sqft)



# TOWER A

## 26<sup>TH</sup> FLOOR TO 31<sup>ST</sup> FLOOR

- Unit 1 or 2 - Inner Facing
- Unit 3 or 4 - Outer Facing



**SUPER AREA = 233.18 SQM  
(2510 SQ.FT.)**

Carpet Area = 129.67 Sqm (1395.76 Sqft)  
 External wall area = 13.69 Sqm (150.26 Sqft)  
 Balcony area = 38.78 Sqm (417.42 Sqft)  
 Common area = 51.04 Sqm (549.44 Sqft)  
 Total area = 233.18 Sqm (2510 Sqft)



# TOWER B,C

## GROUND FLOOR TO 6<sup>TH</sup> FLOOR

- Unit 1 or 2 - Inner Facing



**SUPER AREA = 182.08 SQM**  
(1960 SQ.FT.)

Carpet Area = 97.97 Sqm (1054.54 Sqft)

External wall area = 11.05 Sqm (118.94 Sqft)

Balcony area = 32.89 Sqm (354.02 Sqft)

Common area = 40.17 Sqm (432.48 Sqft)

Total area = 182.08 Sqm (1960 Sqft)



# TOWER B,C

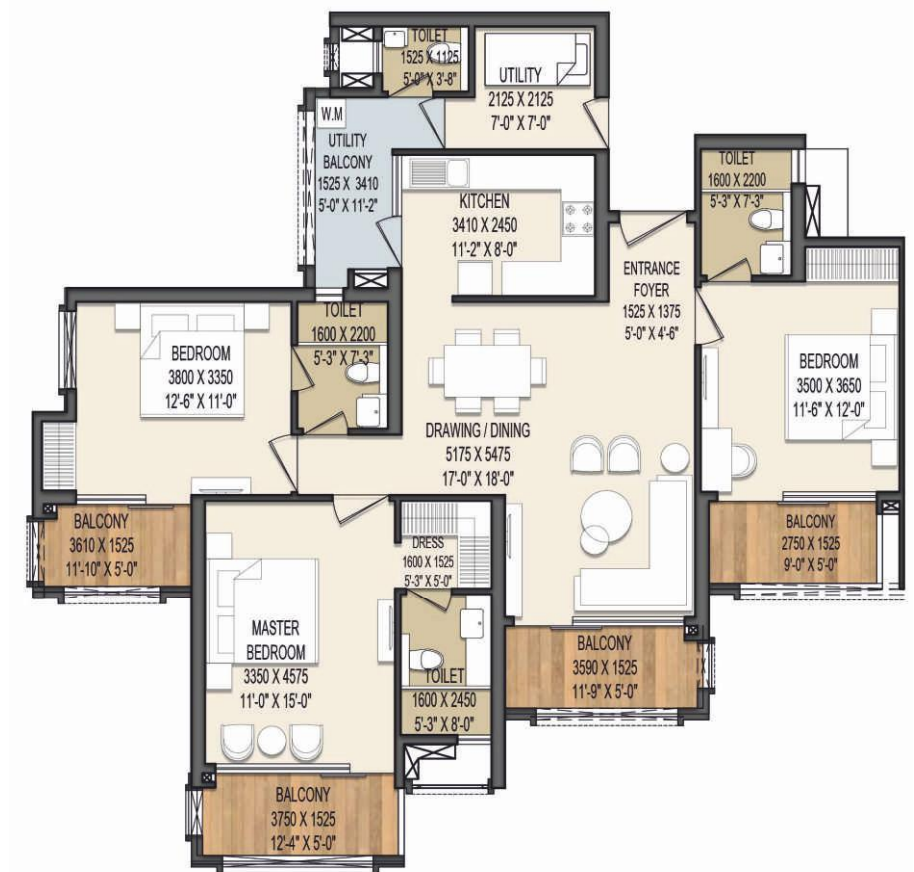
## GROUND FLOOR TO 25<sup>TH</sup> FLOOR

- Unit 3 or 4 - Outer Facing



**SUPER AREA = 182.08 SQM  
(1960 SQ.FT)**

Carpet Area = 104.87 Sqm (1128.87 Sqft)  
External wall area = 12.41 Sqm (133.58 Sqft)  
Balcony area = 24.9 Sqm (268.02 Sqft)  
Common area = 39.9 Sqm (429.57 Sqft)  
Total area = 182.08 Sqm (1960 Sqft)



# TOWER B,C

7<sup>TH</sup> FLOOR TO 25<sup>TH</sup> FLOOR

- Unit 1 or 2 - Inner Facing



**SUPER AREA = 156.07 SQM  
(1680 SQ.FT.)**

Carpet Area = 88 Sqm (947.23 Sqft)

External wall area = 11.33 Sqm (121.95 Sqft)

Balcony area = 21.63 Sqm (232.82 Sqft)

Common area = 35.11 Sqm (377.98 Sqft)

Total area = 156.07 Sqm (1680 Sqft)



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# TOWER B,C

26<sup>TH</sup> FLOOR TO 31<sup>ST</sup> FLOOR

- Unit 1 or 2 - Inner Facing



**SUPER AREA = 164.43 SQM  
(1770 SQ.FT.)**

Carpet Area = 88 Sqm (947.23 Sqft)

External wall area = 11.06 Sqm (119.04 Sqft)

Balcony area = 29.54 Sqm (317.96 Sqft)

Common area = 35.83 Sqm (385.74 Sqft)

Total area = 164.43 Sqm (1770 Sqft)



# TOWER B,C

26<sup>TH</sup> FLOOR TO 31<sup>TH</sup> FLOOR

- Unit 3 or 4 - Outer Facing



**SUPER AREA = 193.32 SQM  
(2080 SQ.FT.)**

Carpet Area = 104.58 Sqm (1125.69 Sqft)  
 External wall area = 12.67 Sqm (136.37 Sqft)  
 Balcony area = 33.63 Sqm (362 Sqft)  
 Common area = 42.35 Sqm (455.92 Sqft)  
 Total area = 193.32 Sqm (2080 Sqft)



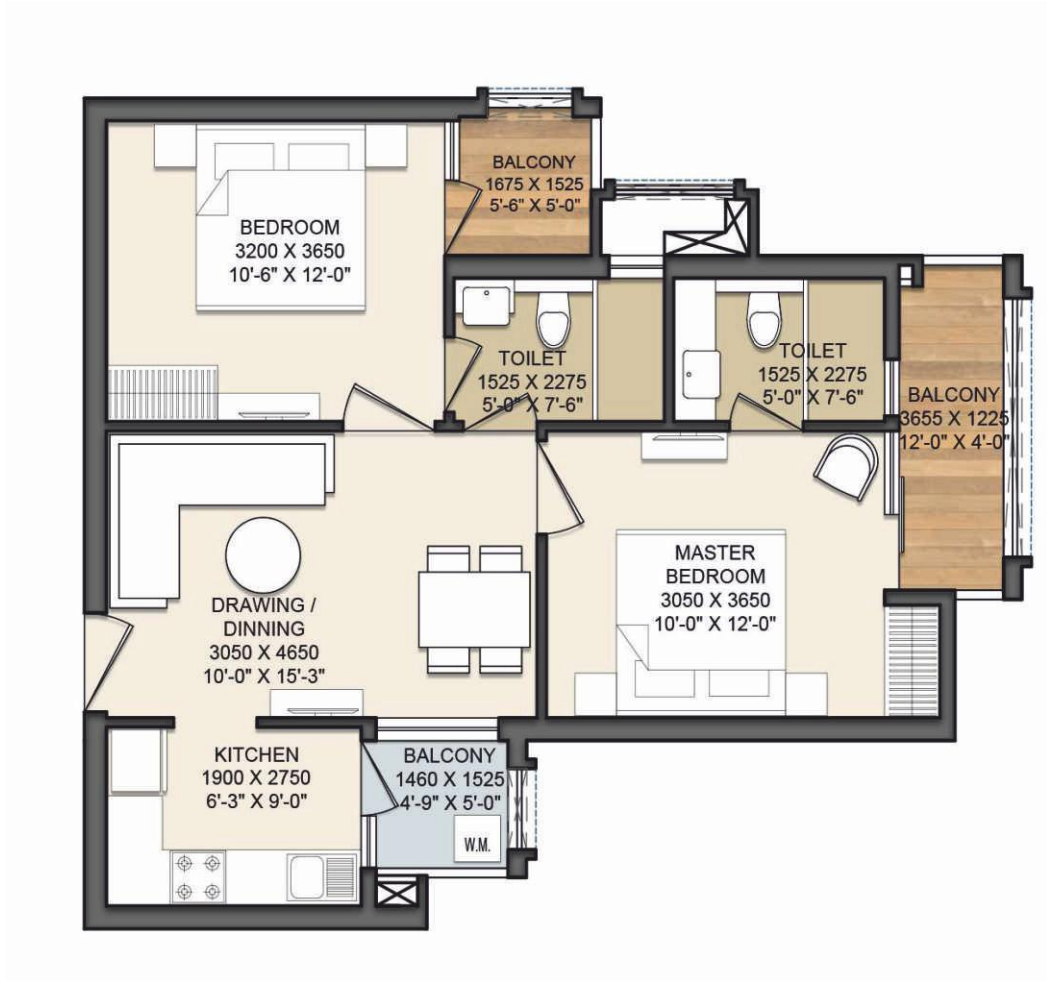
# TOWER D

29<sup>TH</sup> FLOOR TO 30<sup>TH</sup> FLOOR



**SUPER AREA = 88.25 SQM  
(950 SQ.FT.)**

Carpet Area = 51.6 Sqm (555.42 Sqft)  
 External wall area = 8.36 Sqm (89.98 Sqft)  
 Balcony area = 9.11 Sqm (98.06 Sqft)  
 Common area = 19.18 Sqm (206.53 Sqft)  
 Total area = 88.25 Sqm (950 Sqft)



# TOWER D

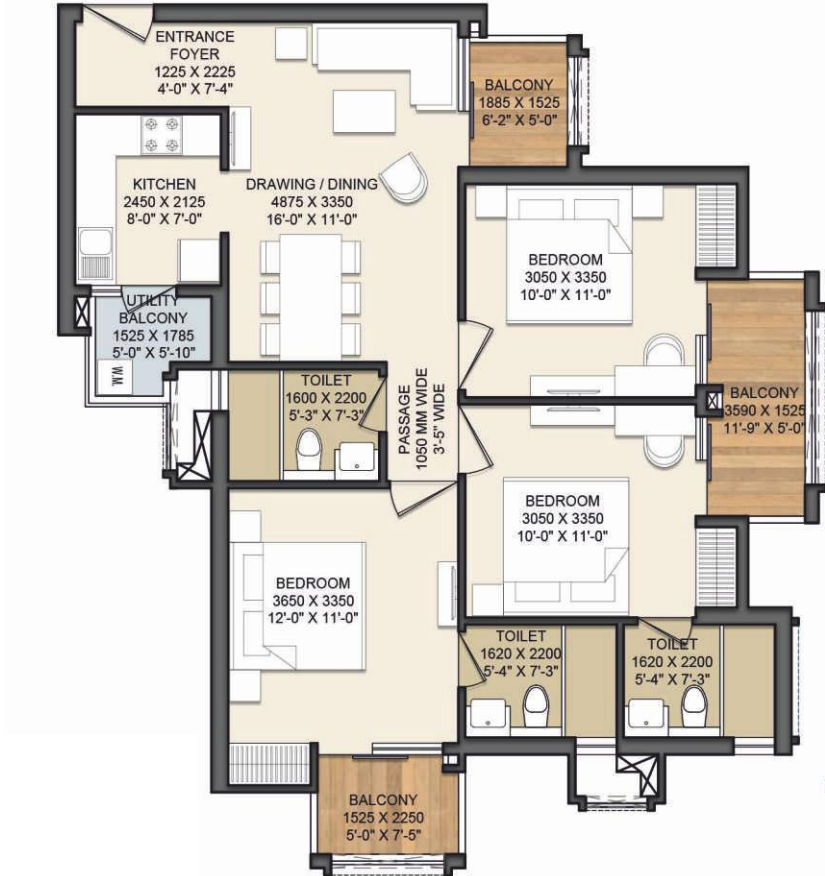
1<sup>ST</sup> FLOOR TO 30<sup>TH</sup> FLOOR

• Unit 4



**SUPER AREA = 125.97 SQM  
(1356 SQ.FT.)**

Carpet Area = 74.44 Sqm (801.27 Sqft)  
 External wall area = 9.83 Sqm (105.81 Sqft)  
 Balcony area = 13.97 Sqm (150.37 Sqft)  
 Common area = 27.73 Sqm (298.54 Sqft)  
 Total area = 125.97 Sqm (1356 Sqft)



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# TOWER E

27<sup>TH</sup> FLOOR TO 33<sup>RD</sup> FLOOR



**SUPER AREA = 192.3 SQM  
(2070 SQ.FT.)**

Carpet Area = 98.96 Sqm (1065.2 Sqft)  
 External wall area = 11.87 Sqm (127.76 Sqft)  
 Balcony area = 39.33 Sqm (423.34 Sqft)  
 Common area = 42.14 Sqm (453.67 Sqft)  
 Total area = 192.3 Sqm (2070 Sqft)



# FEATURES

- Siddharth Vihar is a township planned by up awas vikas parishad (upavp) & spanned over 700+ acres of land.
- The lowest density area where only 20% of the entire area is allocated to be developed as a multistory apartments.
- 43 acres of lush green area opposite to Apex Quebec.
- Well connected to most of the major roads and highways of the NCR like NH-24, NH-9, NH-58 & EPR.
- Nearby it sectors-62/63, employed population of 2 lakhs.
- 2 side open corner plot on so adjoining NH-24.
- Vaastu compliant north east facing plot.
- Surrounded by malls multiplexes, topmost schools and hospitals, metro station and railway.
- Huge deck space balconies.
- Central landscaped park with no vehicular movement on ground.
- Located amongst the fully developed infrastructure and inhabited sectors free from bottlenecks.
- Easy access from Meerut Expressway.
- In the vicinity of 43 Acres Park developed by UPAVP.
- Corner plot with good frontage on two roads.
- Hassle free post possession experience.
- 3 Tier International Standard security with COU.
- Fully furnished club with contemporary sport facilities, Swimming Pool, Gymnasium and Party Hall.
- Extensive Landscape with international standard design and features.
- Stamp of quality from Apex.
- Construction by aluminum foam work for speedy delivery with best quality.



SPECIFICATIONS

DINING ROOM & PASSAGE	Structure	Earthquake resistant RCC frame structure
	External Finish	External quality paint system, glazing, aluminium louvres at roof level
DRAWING ROOM	Floor	Vitrified tiles
	Walls & Ceiling	Plastered surface, painted with pleasing shade of OBD
MASTER BEDROOM	Floor	Vitrified tiles
	Walls & Ceiling	Plastered surface, painted with pleasing shade of OBD
	Toilet	Branded CP fittings, premium sanitaryware and ceramic tiles dado
OTHER BEDROOM	Floor	Laminated wood flooring/Vitrified tiles
	Walls & Ceiling	Plastered surface, painted with pleasing shade of OBD
	Toilet	Branded CP fittings, premium sanitaryware and ceramic tiles dado
KITCHEN	Floor	Vitrified tiles
	Walls & Ceiling	Designer ceramic tiles above the centre level, rest plastered surface & painted with pleasing shade of OBD & Granite counter top and sink
SERVANT'S ROOM	With attached / separate toilet	
BALCONIES	Floor	Anti-skid ceramic tiles
	Ceiling	As per exterior



# SPECIFICATIONS

## DOORS & WINDOWS

Interior Frames

Designer flush/moulded wood doors with painted finish & SS finished accessories on wood doors inside the apartment

External Doors & Windows

UPVC/ aluminum with insulated glass on the external side for energy saving and noise reduction

## SECURITY

State-of-the-art gadgetary Entry & Exit Gates

Boom barriers to block vehicular access through a controlled point


## FACILITIES

Latest high-speed lifts with stainless steel finish, intercom, camera connected to security, 100% power back-up wi-fi enabled complex, ample parking space, landscaped DTH satellite TV

## CLUB

Swimming pool, gym, kiddies area, indoor/outdoor games, community hall

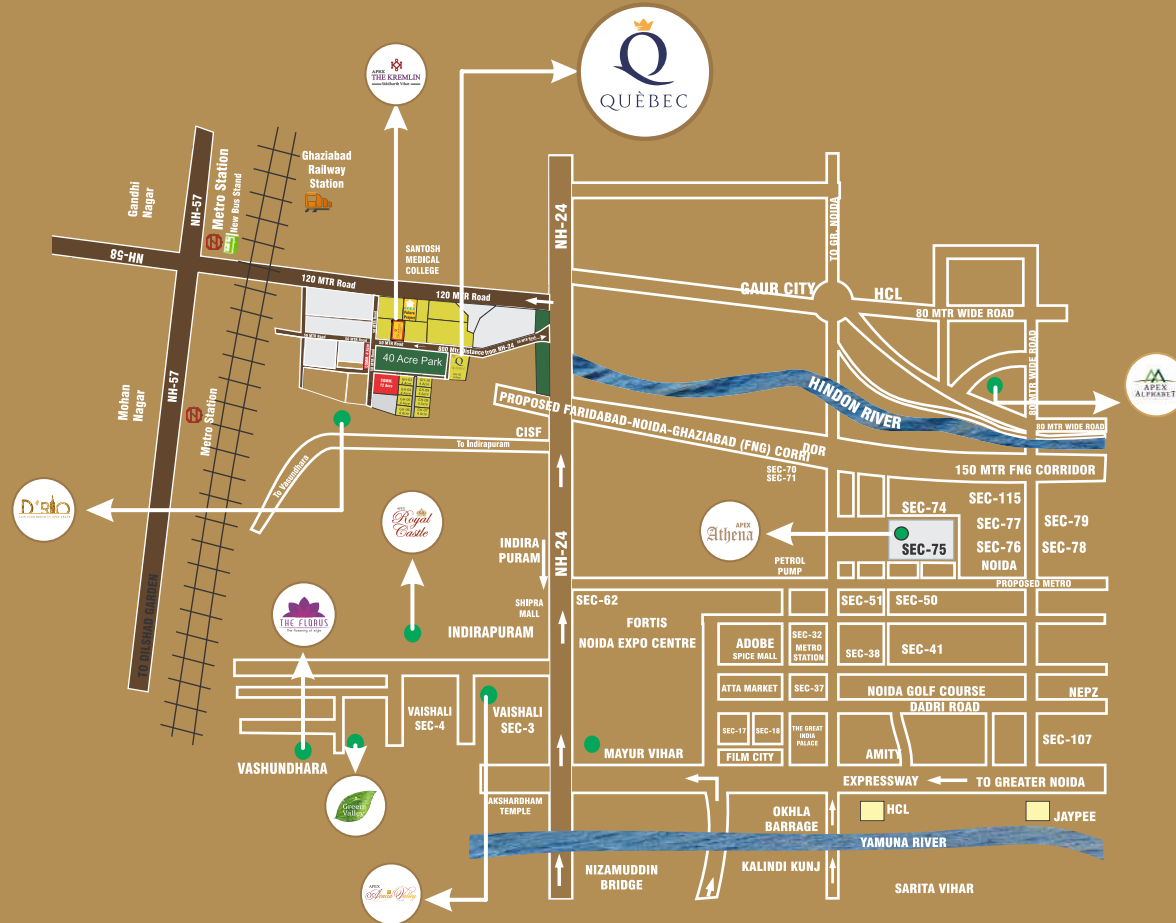
**Note:** Visual representations shown in the brochure are purely conceptual. Building plans, specifications, layout plans, etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.

An hourglass with pink sand is the central focus of the image. The sand is in the upper bulb, with a thin stream falling into the lower bulb. The background is a soft-focus, warm-toned scene with a white and brown patterned fabric and a wooden object. The overall mood is serene and contemplative.

Possibilities of happiness are infinite  
when dreams turn into

*Realities*

# LOCATION MAP



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## COMPLETED PROJECTS

MORE THAN 23 PROJECTS DELIVERD



Sector-75, Noida

Indirapuram, Ghaziabad

Vasundhara, Ghaziabad

Sector 9 Vaishali, Ghaziabad

Siddharth Vihar, Ghaziabad

Sector 4 Vaishali, Ghaziabad

## (ON GOING PROJECTS}



Sector 1, Noida Extension



Indirapuram, Ghaziabad

Scan to know more



## VISIT US

SHADBOLT BUILDWORLD PRIVATE LIMITED

Address: Plot No. 3/SP-10 Siddharth Vihar Yojna, Ghaziabad (UP) - 201009

PROJECT RERA NO. : UPRERAPRJ239050 | CIN NO. : U70200HR2018PTC075541

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APEX

WE COMMIT, WE DELIVER