

SAWASDEE  
**GEAMS**



# Expansion always, in all ways

**RERA REGISTRATION NO. DLRERA2022P0017**

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# About The Company

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We are a group from Delhi, NCR, with **expertise in several industries.** With our residential, commercial, hospitality, and industrial projects.

We are one of the fastest growing developers in the Delhi NCR region. We have completed the delivery of **5 million square feet** and currently have a base of **10,000+ satisfied clients.**



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# About Management

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**Pradeep Kumar  
Agrawalla**

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CHAIRMAN

**One of the most seasoned  
real estate developers in the  
National Capital Region.**

Mr Pradeep Kumar Agrawalla, Chairman of the Galaxy Group, has close to 13 years of expertise. Born and raised in Barapali, Odisha, Mr Agrawalla, 55, launched his Diamond Firm in 1993 under the name Galaxy Diamond Company Limited.

He established industry standards while conducting business outside Bangkok, Belgium, Hongkong, Mumbai, and other nations.

Mr Agrawalla's far-sighted and diverse perspective inspired him to enter the real estate market, where he has garnered praise from customers and influential members of the sector. With the purchase of more major commercial properties and the beginning of his development plans, Mr Agrawalla is continuing his journey with dedication and enthusiasm.



# About The Project



## One of a kind shopping & entertainment & office building

### History and Background

The well-established residential and business suburb of Paschim Vihar is located in middle to upper class residential area of West Delhi under the Municipal Corporation of Delhi. The population density is 753 people per square kilometre with surrounding areas being equally, if not more populated. The current retail offering is very cluttered and outdated forcing consumers to go elsewhere for shopping and entertainment purposes.



### About Sawasdee Gems

Sawasdee Gems is a retail & office development that will consist of the best of facilities. It is inspired from modern architecture, and therefore will comprise of a contemporary façade which will be sleek and appealing in nature. The 2.2 lac sq ft mall will entail retail shops, a food court and restaurants along with a 4 screen multiplex which has already been tied up with Kanakia Cinemas. Furthermore, there will be office spaces from the 7th floor up till the 16th floor. The mall finishes will be of a high quality using durable and sustainable material and a large atrium area allowing for maximum natural light. Amenities include of modern restroom facilities, sophisticated security controls and CCTV surveillance and plentiful of parking spaces.



# Specifications

## SHOP/UNIT

Flooring (Shop/Unit)	Shop - Vitrified, Ceramic tiles (Brands:- Kajaria,somany or equivalent) / Unit/Office - Bare Shell Flooring (No Tiles)
Walls	Plastered Walls
Ceiling	Exposed Roof Slab
Doors (Shop/Unit)	Shop front -Toughened Glass Door. Unit/Office Front - Toughened glass, Wooden door
Front (Shop/Unit)	Shop Front - Toughened glass with space for signage/ Unit/Office Front - Wall (Tile/stone cladding/Glass/wood work/paint as per design)
Fire Fighting	As per Fire Department norms
Power Backup	24 Hrs. Power backup (On demand)
Air Conditioning	Shop - DX Package unit / VRV System for air conditioning/Unit/Office-DX Package unit / VRV System for air conditioning

## LOBBY & COMMON AREAS

Flooring (Shop/Unit)	Shop - Stone Flooring, Vitrified Tiles (Brands:- Kajaria/ somany or equivalent) Unit/Office - Vitrified tiles, Stone flooring
Ceiling	Gypsum Board/Mineral Fiber grid ceiling/Metal ceiling with paint
Walls & Painting	Emulsion Paint/shop front stone cladding
Railing	Steel & Glass Railing
Electricity	Common area electrical work with corridor lighting
Fire Fighting	As per Fire Department norms
CCTV	24x7 Security with CCTV Surveillance
Staircase	Stone flooring

## LIFT & ESCALATORS

Lift	2 Retail Lifts, 2 Nos. Office Lifts and 2 Nos. shared service lift
Escalators (shop)	7 Nos Escalators

## COMMON TOILETS

Flooring (Shop/Unit)	Stone flooring / Vitrified tiles Brand : Kajaria/Somany or equivalent
Ceiling	Gypsum Board/Mineral Fiber grid ceiling
Walls	Porcelain/Ceramic Tiles
Chinaware and C.P Fittings	Wall hung W.C., W.B.,Urinal (Brand:-Kohler/Jaquar/Roca/Toto or equivalent) and Hand Mixer, Health Faucet (Brand:-Kohler/Jaquar/Roca/Toto or equivalent)

## BASEMENTS AREA

Flooring	Trimix flooring
Lighting	LED Lights/Ceiling Mounted Light
Common Parking	Mechanical Parking (As per sanctioned plan)
CCTV	24X7 Security with CCTV Surveillance
Ventilation	As per Fire Dept. norms
Fire Fighting	As per Fire Dept. norms

## LANDSCAPING

Hardscape	Tiles/Trimix/concrete pavers/kerb stone/stone
Internal Roads	Trimix flooring/Pavers
Lighting	As per design/well lit premises
Softscape	Natural grass/Plants/Trees etc.
CCTV	24x7 Security with CCTV Surveillance

## SEWERAGE SYSTEM & SOLID WASTE MANAGEMENT

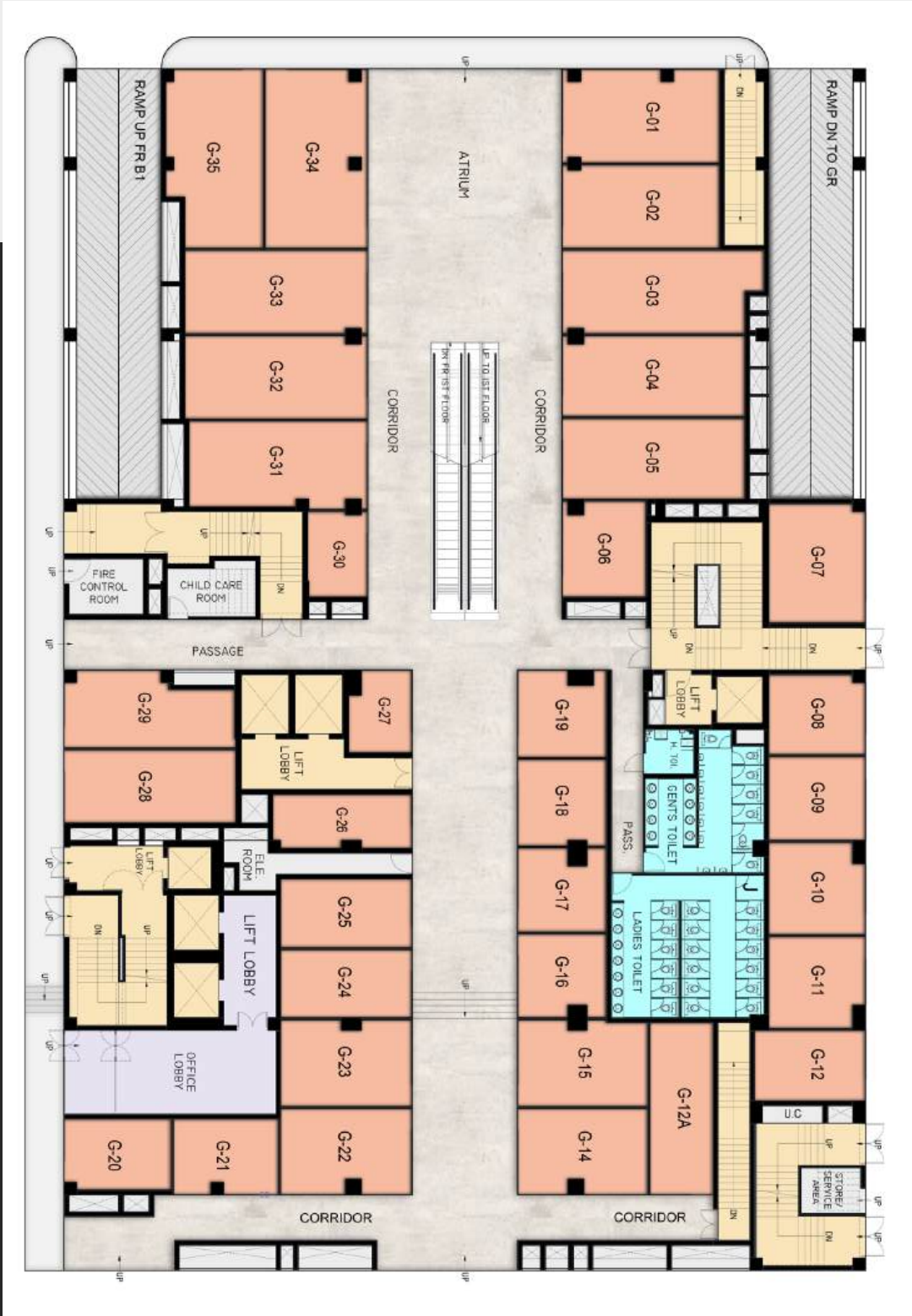
Sewerage System	STP Proposed
Solid Waste Management and Disposal System	Garbage collection system at door step & compost by machine



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# Ground Floor Plan



## Legends

	Shops
	Corridor
	Services/Shfts
	Toilet
	Ramp
	Core

The best time to buy a property is always five years ago.

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# 1st Floor Plan





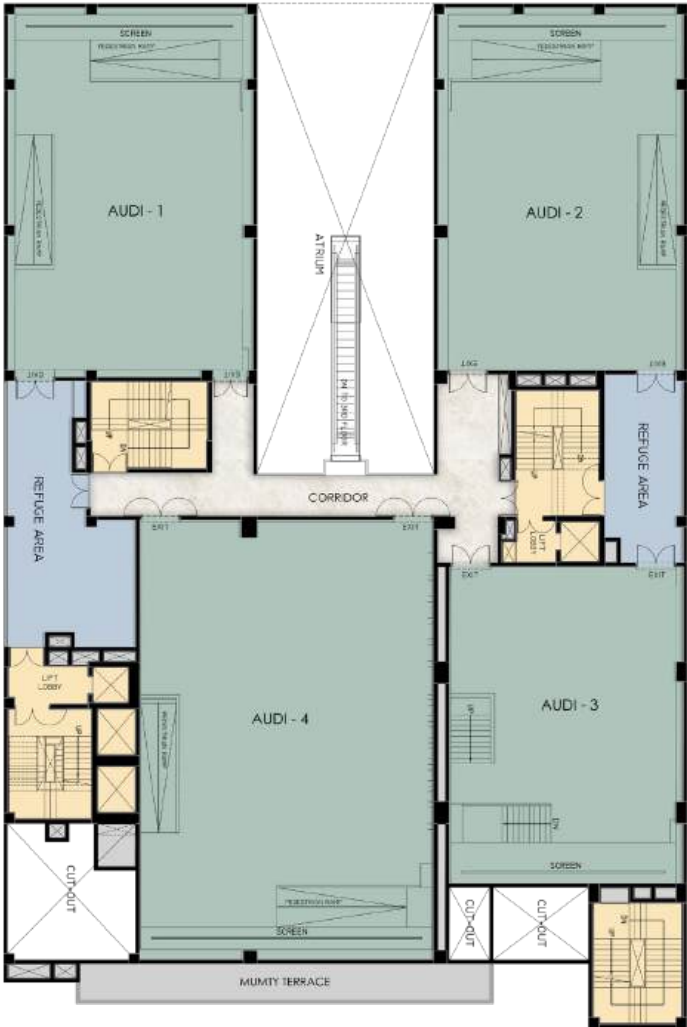
# 2nd Floor Plan



## Legends

<span style="background-color: #f8a4a4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Shops F&B
<span style="background-color: #f8f8f8; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Corridor
<span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Services/Shfts
<span style="background-color: #a4f8f8; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Toilet
<span style="background-color: #f8f8a4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Core
<span style="background-color: #f8a4f8; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Food Court

# 3rd, 4th(Multiplex) Floor Plan



## Legends

	Audi
	Corridor
	Services/Shfts
	Toilet
	Core
	Multiplex Office



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# Typical Office Floor Plan



\*7th, 8th, 9th, 11th, 12th, 12th A, 14th



\*10th, 15th

## Legends



	Office
	Corridor
	Services/Shfts
	Toilet
	Core
	Refuge area



# 16th

## Office Floor Plan



### Legends

	Office
	Corridor
	Services/Shfts
	Toilet
	Core
	Terrace

Tangible, solid, and beautiful - that's real estate.

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# NCR Projects

## Ongoing Projects



sawasdee JLB  
**galleria**  
Experiences Beyond Luxury



  
sawasdee  
**CENTRE**



  
SAWASDEE  
**Street**

## Delivered Projects



  
GALAXY  
**NORTH AVENUE-II**  
2/3/4 BHK HOMES, GNIDA WEST



GALAXY  
**VEGA**  
2/3 BHK HOMES, GR. NOIDA (WEST)



GALAXY  
  
**royale**



**Galaxy**  
**Plaza**  
Greater Noida (West)



  
GALAXY  
**diamond**  
**plaza**  
GR. NOIDA WEST



  
GALAXY  
**BLUE**  
**SAPPHIRE**  
**PLAZA**  
GREATER NOIDA WEST

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# Delhi Projects

## Ongoing Projects



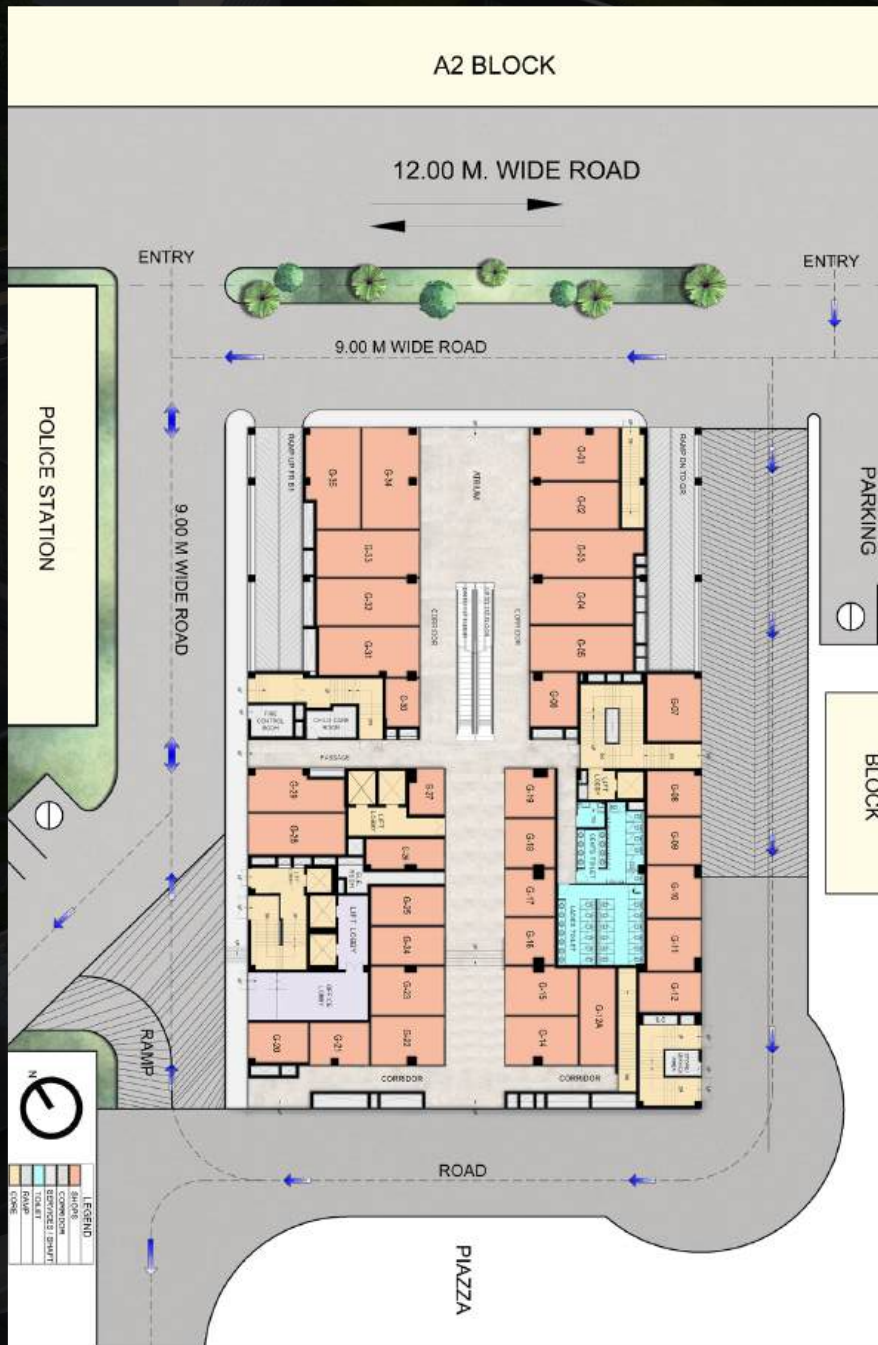
## Other Projects



You will be moving in the right direction with Sawasdee Gems.



## - Site Map -



You will be moving  
in the right direction with  
**Sawasdee Gems.**

## - Location Map -



## Panch Tatva Promoters PVT. LTD.

CIN: U45200DL2010PTC208355

Corp.OFF.: 19th Floor Office Tower, Galaxy Blue Sapphire Plaza , Plot No : C-03 Sector - 4 , Greater Noida (west) U.P

Site Off.: Plot No 34, Block/Pocket A-2, Paschim Vihar, Delhi

Regd. Off.: Unit No. 105, First Floor, Vardhaman's Sidhant Shopping Plaza, LSC, Savita Vihar, Delhi - 110092

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