



GRACE REALTECH DEVELOPERS  
PRIVATE LIMITED

UPRERAPRJ678898/08/2025

# GRACE WORLD



**YOUR SUCCESS STARTS WITH THE RIGHT COMMERCIAL WITH GRACE WORLD**

CIN: U70200UP2021PTC152460

DD-186-A AVANTIKA GHAZIABAD UTTAR PRADESH 201002

**Toll Free -18005693968**



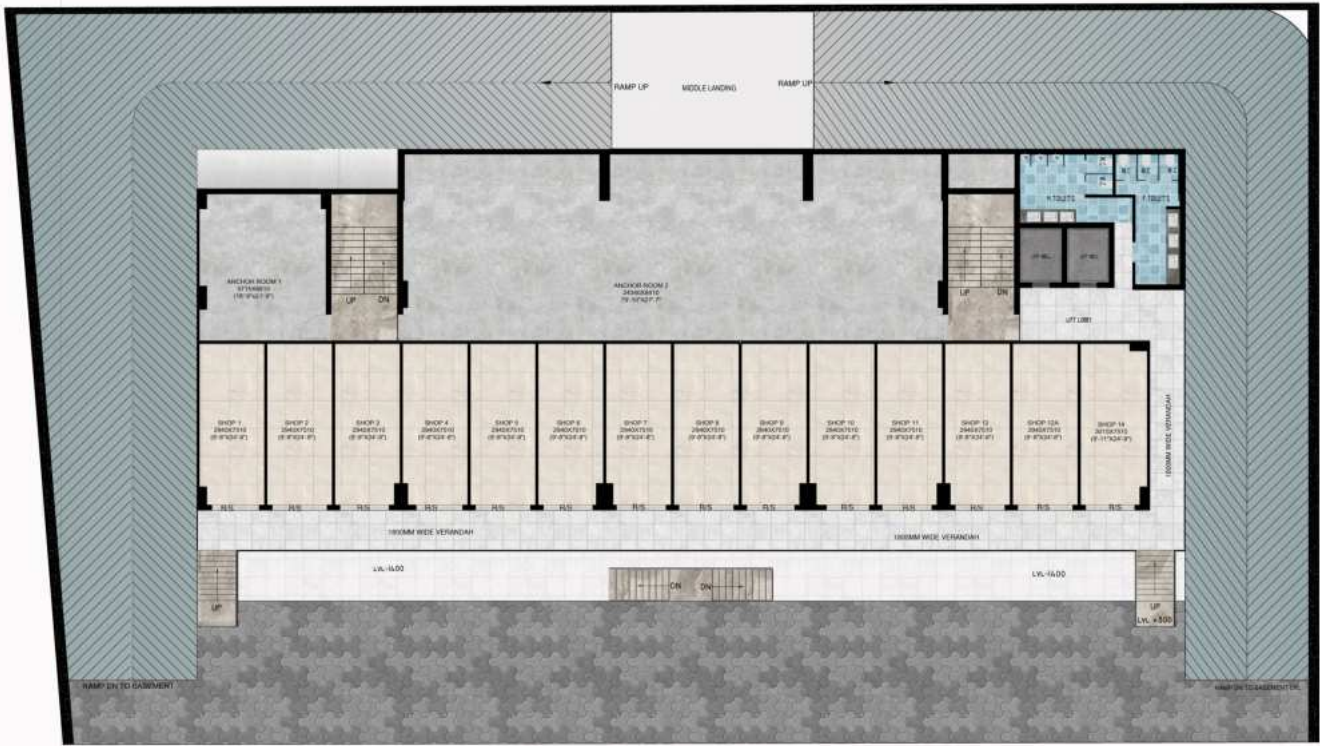
## PROJECT OVERVIEW

- Offers Best Connectivity Compared to emerging market.
- Commercial project on 45mtr road located at the central of Raj Nagar Extension.
- Surrounded by more than 60+ Group Housing Projects.
- Over 15+ Group Housing Projects which are under construction shall be delivered within 2 years.
- Catchment area of 50000 Families with in the radius of 2 Km of the Project.

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- GDA-approved and RERA-registered project on freehold land.
  - Features modern architecture with European-inspired design.
  - Equipped with high-speed elevators.
  - Ample car parking space for visitors and staff.
  - 24/7 power backup ensures uninterrupted power supply.
  - A commercial project spanning 80,000 sq. ft. of built-up area, designed for all essential commercial activities.
  - Includes a diverse product mix of retail shops, showrooms, office spaces, and studio apartments to meet various commercial needs.
  - 24x7 manned security with CCTV surveillance, firefighting system, and an alarm system.



# LOWER GROUND FLOOR



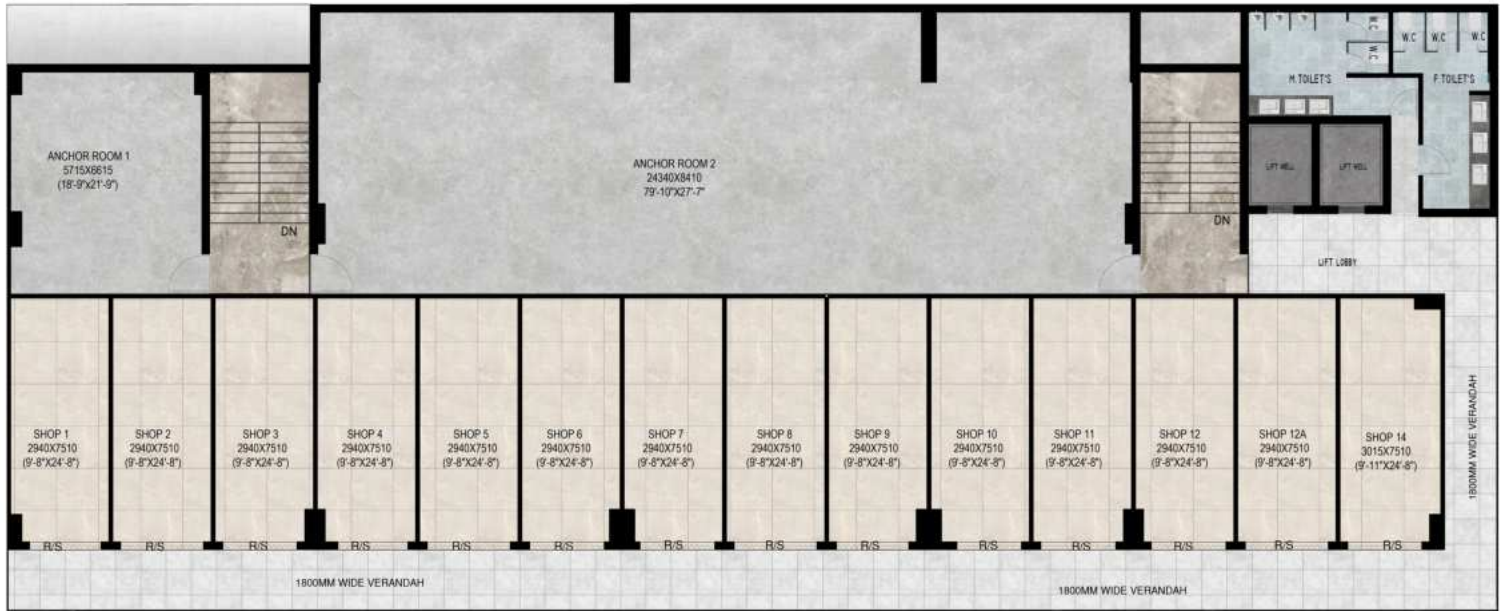
## GRACE TECH

### GROUND FLOOR

SHOP	SIZE	CARPET AREA (SQ.MT.)	CARPET AREA (SQ. FT.)	COVERED AREA (SQ.MT.)	COVERED AREA (SQ. FT.)			SELLABLE AREA
1	SHOP 1	21.62	232.72	23.55	253			507
2	SHOP 2	21.97	236.49	23.11	249			498
3	SHOP 3	21.65	233.04	23.11	249			498
4	SHOP 4	21.67	233.26	23.11	249			498
5	SHOP 5	21.97	236.49	23.11	249			498
6	SHOP 6	21.61	232.61	23.11	249			498
7	SHOP 7	21.61	232.61	23.11	249			498
8	SHOP 8	21.97	236.49	23.11	249			498
9	SHOP 9	21.59	232.39	23.11	249			498
10	SHOP 10	21.52	231.64	23.11	249			498
11	SHOP 11	21.59	232.39	23.11	249			498
12	SHOP 12	21.59	232.39	23.11	249			498
13	SHOP 13	21.97	236.49	23.11	249			498
14	SHOP 14	21.91	235.84	23.67	255			510
1	ANCHOR	37.1	399	41.13	443			804.95
2	ANCHOR	77	829	79.79	859			1561.56
3	ANCHOR	125.72	1353	134.76	1451			2637.38



# FIRST FLOOR PLAN



## GRACE TECH

### FIRST FLOOR

SHOP	SIZE	CARPET AREA (SQ.MT.)	CARPET AREA (SQ. FT.)	COVERED AREA (SQ.MT.)	COVERED AREA (SQ. FT.)			SELLABLE AREA
1	SHOP 1	21.62	232.72	23.55	253			507
2	SHOP 2	21.97	236.49	23.11	249			498
3	SHOP 3	21.65	233.04	23.11	249			498
4	SHOP 4	21.67	233.26	23.11	249			498
5	SHOP 5	21.97	236.49	23.11	249			498
6	SHOP 6	21.61	232.61	23.11	249			498
7	SHOP 7	21.61	232.61	23.11	249			498
8	SHOP 8	21.97	236.49	23.11	249			498
9	SHOP 9	21.59	232.39	23.11	249			498
10	SHOP 10	21.52	231.64	23.11	249			498
11	SHOP 11	21.59	232.39	23.11	249			498
12	SHOP 12	21.59	232.39	23.11	249			498
13	SHOP 13	21.97	236.49	23.11	249			498
14	SHOP 14	21.91	235.84	23.67	255			510
1	ANCHOR	37.1	399	41.13	443			804.95
2	ANCHOR	77	829	79.79	859			1561.56
3	ANCHOR	125.72	1353	134.76	1451			2637.38



# SECOND FLOOR PLAN



GRACE TECH								
SECOND FLOOR								
	SIZE	CARPET AREA (SQ.MT.)	CARPET AREA (SQ. FT.)	COVERED AREA (SQ.MT.)	COVERED AREA (SQ. FT.)	BALCONY( SQ.MT)	BALCONY( SQ.ft)	SELLABLE AREA
1	OFFICE	21.96	236.38	23.73	255	4.67	50.27	510
2	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
3	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
4	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
5	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
6	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
7	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
8	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
9	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
10	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
11	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
12	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
13	OFFICE	22.25	239.50	23.29	251	4.58	49.30	500
14	OFFICE	22.25	239.50	24.29	261	4.78	51.45	522
15	OFFICE	14.79	159.20	16.64	179	5.57	59.96	399
16	OFFICE	13.87	149.30	15.15	163	10.60	114.10	462
17	OFFICE	20.31	218.62	22.13	238	4.80	51.67	483
18	OFFICE	20.83	224.21	21.81	235	4.50	48.44	472
19	OFFICE	20.26	218.08	21.81	235	4.50	48.44	472
20	OFFICE	20.26	218.08	21.81	235	4.50	48.44	472
21	OFFICE	20.83	224.21	21.81	235	4.50	48.44	472
22	OFFICE	20.26	218.08	21.81	235	4.50	48.44	472
23	OFFICE	20.26	218.08	21.81	235	4.50	48.44	472
24	OFFICE	21.58	232.29	22.43	241	4.78	51.45	488

# FOURTH & FIFTH FLOOR PLAN



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GRACETECH								
4th & 5th FLOOR PLAN								
	SIZE	COVERED AREA (SQ.MT.)	COVERED AREA (SQ. FT.)	CARPETARE A (SQ.MT.)	CARPETA REA (SQ.FT.)	BALCONY(SQ. MT.)	BALCONY(SQ. ft.)	SELLABLE AREA
1	STUDIO	35.28	380	32.84	353	6.92	74.49	757
2	STUDIO	34.94	376	32.88	354	6.87	73.95	750
3	STUDIO	34.94	376	32.93	354	6.87	73.95	750
4	STUDIO	34.94	376	32.93	354	6.87	73.95	750
5	STUDIO	34.94	376	32.93	354	6.87	73.95	750
6	STUDIO	34.94	376	32.93	354	6.87	73.95	750
7	STUDIO	34.94	376	32.93	354	6.87	73.95	750
8	STUDIO	34.94	376	32.93	354	6.87	73.95	750
9	STUDIO	47.60	512	44.70	481	9.36	100.75	1022
10	STUDIO	34.35	370	31.06	334	16.24	174.81	908
11	STUDIO	33.04	356	30.54	329	7.13	76.75	721
12	STUDIO	32.71	352	30.46	328	6.87	73.95	710
13	STUDIO	32.71	352	30.46	328	6.87	73.95	710
14	STUDIO	32.71	352	30.46	328	6.87	73.95	710
15	STUDIO	45.07	485	40.97	441	9.46	101.83	978

# SIXTH & SEVENTH FLOOR PLAN



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### 6th & 7th FLOOR PLAN

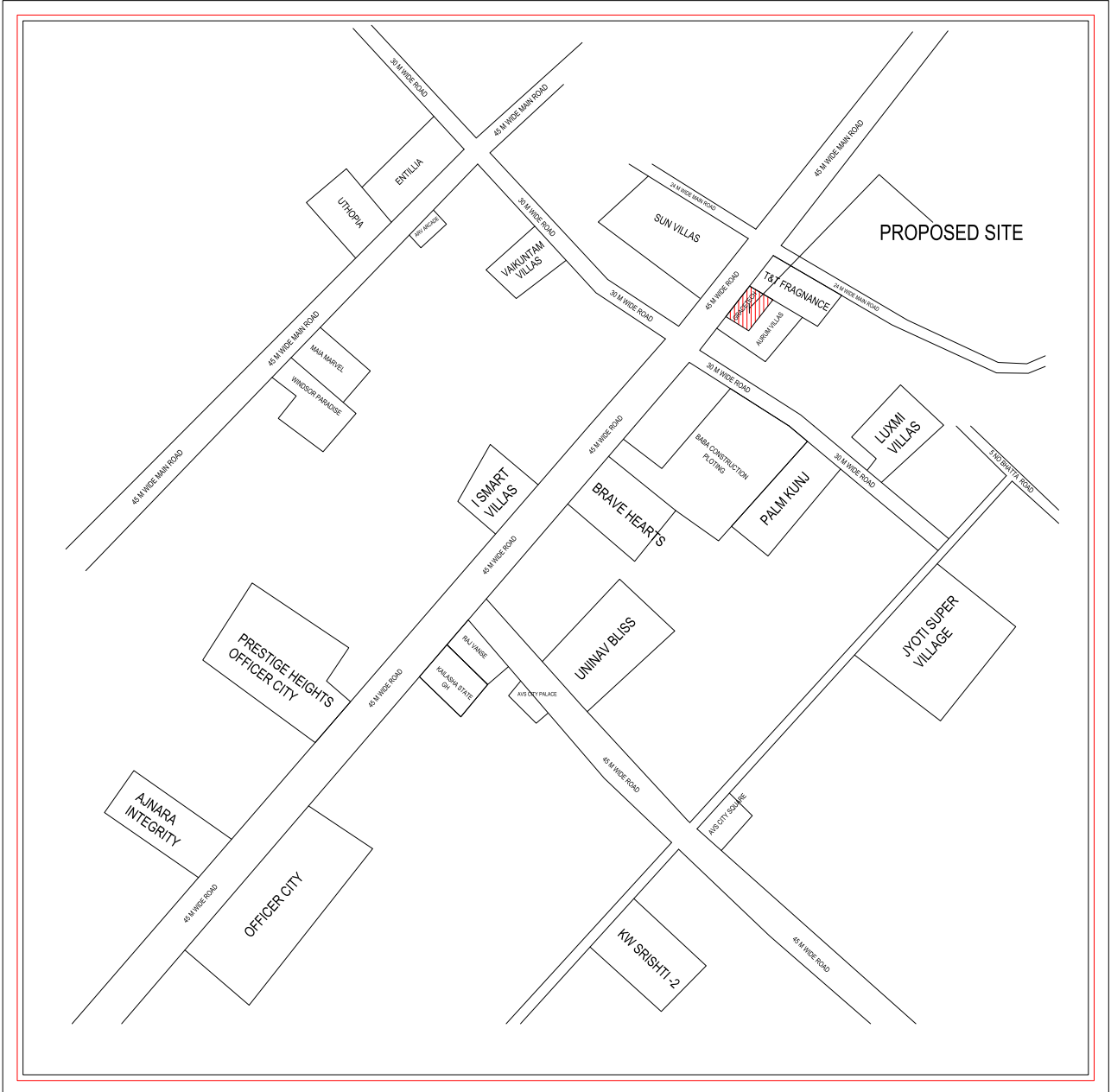
	SIZE	COVERED AREA (SQ.MT.)	COVERED AREA (SQ. FT.)	CARPETARE A (SQ.MT.)	CARPETA REA (SQ.FT.)	BALCONY(SQ. MT.)	BALCONY(SQ. ft.)	SELLABLE AREA
1	STUDIO	34.94	376	32.88	354	6.96	74.92	752
2	STUDIO	34.94	376	32.93	354	6.87	73.95	750
3	STUDIO	34.94	376	32.93	354	6.87	73.95	750
4	STUDIO	34.94	376	32.93	354	6.87	73.95	750
5	STUDIO	34.94	376	32.93	354	6.87	73.95	750
6	STUDIO	34.94	376	32.93	354	6.87	73.95	750
7	STUDIO	34.94	376	32.93	354	6.87	73.95	750
8	STUDIO	47.60	512	44.70	481	9.36	100.75	1022
9	STUDIO	24.77	267	22.68	244	6.67	71.80	564
10	STUDIO	24.50	264	22.68	244	6.42	69.10	555
11	STUDIO	24.50	264	22.68	244	6.42	69.10	555
12	STUDIO	24.50	264	22.68	244	6.42	69.10	555
13	STUDIO	33.12	357	30.75	331	8.56	92.14	748



GRACE REAL TECH DEVELOPERS  
PRIVATE LIMITED



Co. Developers Bartons Developers Pvt Ltd



M: 9266395013

SITE Add:- KHASRA NO. 1265M NOOR NAGAR, RAJ NAGAR EXTENSION GHAZIABAD