

RERA NO.: **UPRERAPRJ710489/10/2025**

<https://up-rera.in/projects> | Project launch date: 4/10/25

Promoter name: Green Bay Infrastructure Pvt. Ltd.

Collection A/C No.: 6064002900000016 | IFSC code: PUNB0606400

Bank name: Punjab National Bank | Address: Shiv Mandir Market Complex,
Bhangel, Noida, Phase-2, Gautam Buddh Nagar, U.P. - 201304



THE MONARQUE

SECTOR-22D, YAMUNA EXPRESSWAY

THE SPECIFICATIONS

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LIVING/ DINING/FOYER/ LOUNGE/ PASSAGE

Floor	Large Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish

MASTER BEDROOM

Floor	Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish
Balcony	Jaccuzi

OTHER BEDROOM/ MULTIPURPOSE ROOM

Floor	Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish

MASTER TOILET

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Wall Tile, Dado up to 7 feet
Ceiling	Grid Ceiling with Provision of Geyser
Fixture /Fittings	Vanity Counter with Top, Shower Partition
Sanitary Ware	Jaquar, Somani or Equivalent Make
CP Fittings	Jaquar, Somani or Equivalent Make
Toilet Accessories	Jaquar, Somani or Equivalent Make

OTHER TOILETS

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Wall Tile, Dado up to 7 feet
Ceiling	Grid Ceiling with Provision of Geyser
Fixture /Fittings	Vanity Counter with Top
Sanitary Ware	Jaquar, Somani or Equivalent Make
CP Fittings	Jaquar, Somani or Equivalent Make
Toilet Accessories	Jaquar, Somani or Equivalent Make

KITCHEN

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Combination of Stone/ Vitrified Tiles 2 fit Above Counter & Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Counters	Granite/Engineered Stone Counter Top or Equivalent
Fixture /Fittings	Modular Kitchen with Chimney Hob Sink + Drain Board CP Fittings - Jaquar, Somani or Equivalent Make

UNIT BALCONIES

Flooring	Anti Skid Vitrified tiles / Equivalent
Ceiling	OBD
Railing	MS Railing with Toughened Glass
Wall	Combination of Texture Paint/Cement Paint/ External Emulsion Paint

SERVANT/UTILITY ROOM

Floor	Anti Skid Vitrified Tiles / Equivalent
Wall	Emulsion Paint
Ceiling	Emulsion Paint

SERVANT/UTILITY TOILET

Floor	Anti Skid Vitrified Tiles / Equivalent
Wall	Emulsion Paint
Ceiling	Emulsion Paint
Sanitary Ware & CP Fittings	Roca/ Hindware or Equivalent Make
Fitting	CP Fittings Local make

LIFT LOBBY

Lift	3 High Speed Lift & 1 Normal Speed Service Lift for Each Tower
Floor	Anti Skid Vitrified Tiles /Engineered Stone/ Equivalent
Wall	Combination of Engineering Stone/ Marble Equivalent/Paint - Local Make
Ceiling	POP/Gypsum Boxing as and Where Required

OTHER

Power Back Up	A min of 5 KVA Mandatory Power Back-up for each Unit/Apartment to be Provided at Additional Cost & Shall be Calculated at 50% diversity, i.e. Genset of Capacity 50% of Total Shall be Installed. Provided that the Allottee may request the Promoter for additional load sanction and the Promoter may permit the Allottee additional load as may be required subject to permissible available load and additional costs on pro rata basis.
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DOORS

Main Door	9 Feet Large Hardwood/ Engineered Door Frame with Veneer Flush Door in High Gloss Finish or Equivalent
Internal Doors	Standard Hardwood/ Engineered Door Frame with Laminated Flush Doors or Equivalent

EXTERNAL GLAZING

Windows/Glazing	UPVC Frames with Clear Toughened Glass
External Wall Finish	Combination of Texture Paint/Cement Paint/ External Emulsion Paint

AIR CONDITIONING

Air Conditioning	Split A/C in all Bedrooms, Living & Dining Area
Fixtures/ Fittings	Switches (Havells/Northwest/ Schneider or Equivalent Make)

COMMON AREAS

Basement Floor	RCC Trimix Floor
Walls & Ceiling	OBD
Parking	Signages & Markings
Corridors - Flooring	Combination of Stone/ Vitrified Tiles
Corridors - Ceiling and Wall	OBD
Main Staircase & Fire Staircase	Tile / Kota Stone
Railing	MS Railing with Paint

Note: Specifications mentioned herein under are indicative & subject to change to equivalent substitutes due to non availability of the material. There might be color variation in flooring due to different manufacturing lots.

THE
MONARQUE
SECTOR-22D, YAMUNA EXPRESSWAY

Site Office Plot No. GH-2, TS 06, Sector-22D, Yamuna Expressway, Gautam Buddh Nagar, Uttar Pradesh

Corp. Office J-10/5, DLF Phase-II, M.G. Road, Gurugram - 122 002

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Lease deed dated 27.03.2012 | Project name-The Monarque | License number-YEA/PLNG/685 dated 19.09.2024



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