

GROUP  | GRACE 2

SITE ADDRESS
Pratap Nagri,
Bhubaneswar 751019



Please note : All proposed offerings may change at the discretion of the Developer. Please refer to your agreement for exact specifications.

A TIMELESS HOME.
**BODY
HEART
& SOUL**
COME TOGETHER.

GRACE 2
A CONNECTED COMMUNITY LIVING
Pratap Nagri, Bhubaneswar

by GROUP 

They say, the toughest battle you will ever face is between what you feel, and what you know. It's the age old battle between your heart and your mind, which seldom want the same thing. And in this battle between the mind and the heart, it is often the soul that loses. Is there a dream home that exists, that could possibly unify all three?

Sometimes, you've got to listen to your **MIND**, in order to save your **HEART**. When it comes to purchasing a dream home, this is no different. A rational **MIND** expects the very best - from the reputation of the developer to the quality of the home, from modern amenities to the safety and security of your loved ones. It's always important to listen to what the **MIND** wants.



WELCOME TO YOUR OWN OASIS.

Your Mind searches for freedom from the unexpected. An assurance that can only come when your future home is from the stable of a reputed developer with a legacy of delivering the very best homes with no compromises or excuses.

Welcome to Grace 2 by Group G. We understand that our customers desire all the benefits of an apartment complex, like security, world class amenities and glorious views. But at the same time, the soul feels at home in a house that is private and spacious. Grace 2 offers 3 bedroom apartments in the heart of Bhubaneswar. Now, you never have to choose between your mind, heart and soul...A landscaped driveway with avenue trees and sculptures leads you to Grace 2 creating a buffer zone between the chaos of the city and your home.



An architectural rendering of a modern high-rise residential or commercial building at dusk. The building features a dark facade with large glass windows and balconies. The ground floor is a multi-level atrium with a wooden slat canopy and glass walls. The landscaping includes palm trees, flowering bushes, and small trees. The sky is a mix of blue and purple. A dark green text box is overlaid on the right side of the image.

Project Launch
JANUARY 2022

Project Handover
2024

STUNNING VIEWS THAT FREE YOUR MIND.

The living rooms are facing the landscaped podium with access to full sunlight and view, whereas the bedrooms are placed on the inner sides of the block with controlled sunlight. The idea of connecting nature with architecture has been our aim at Grace 2.



PEACE OF MIND IS A STATE OF MIND.



Group G in association with The Art Of Living Organisation brings you a holistic experience for your mind, body & soul. Classical Ayurveda therapies by experienced Vaidyas (Ayurvedic doctors), Satsangs & Live Raga Music at the Community space, Daily Havan in Kund to purify the air to ensure that your physical, mental and emotional well-being is always at peak.





GRACE

YOUR FITNESS IS TECHNICAL
YOUR BODY WON'T
GO
WHERE YOUR MIND
DOES NOT
PLUS

Woman in red dress sitting on a blue armchair, looking at her phone.

Blue armchair with a patterned pillow.

Blue armchair with a patterned pillow.

Blue armchair with a patterned pillow.

Man and woman walking past the reception desk.

Woman standing behind the reception desk.

Child walking with a man, holding a doll.

Man in a red shirt walking with a child.

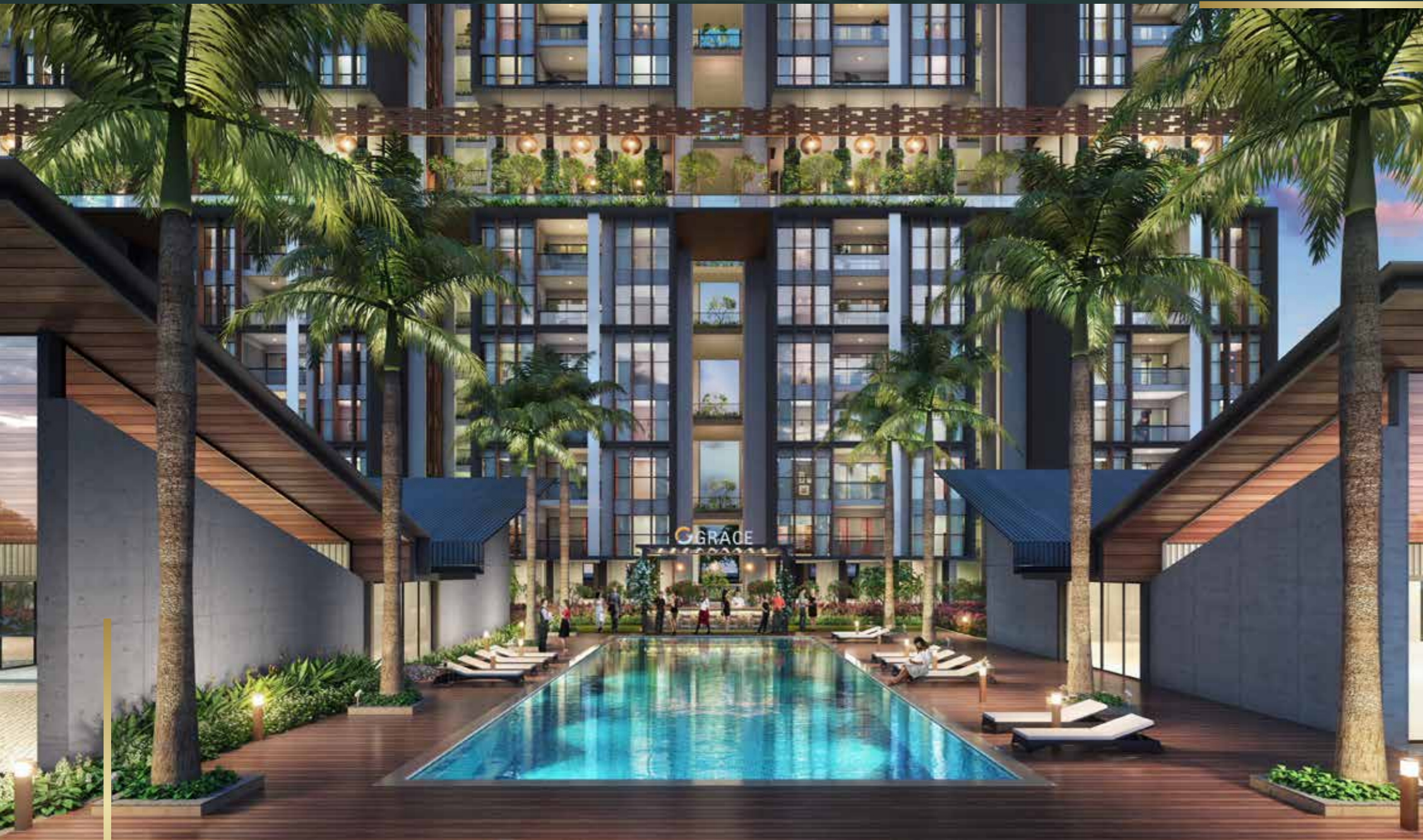
NO STEP HAS BEEN MISSED TO PUT YOUR SOUL AT EASE.

The planning and design of our apartments incorporates Vaastu Shastra to ensure an auspicious environment in your home. Your beloved family can embrace each new day confident in the blessings and good fortune to come.



MINDFUL PLANNING FOR EVERY MEMBER OF THE FAMILY.

Having somewhere to go is a house, having someone there who you love is a home. And a dream home is a place where every member of the family has amenities at their doorstep. Amenities for our elders as well as amenities for our children will ensure that a home becomes a legacy and one which transcends time itself.



Gymnasium
Snooker table
Basket ball Court
Table tennis Court
Swimming pool
Spa
Open banqueting
Havan kund
Children's play area
Toddlers play area
Jogging Track
Community Space
Sky Garden

MAGNIFICENT ARCHITECTURE TO INSPIRE YOUR MIND.

Our Minds want what's new, modern, state of the art, the very best in technology to make our lives better. The Mind wants a world class taste of aesthetics, which only world class architects can deliver - like they do in world class apartment complexes.





Vertical wooden Louvers

The floating wooden louvers running through the length of these identical towers on the face of the refuge area acts as a binding element holding the individual blocks together. This introduction in the front façade of each block also act as sun breakers.



Floating Sky Garden

The refuge area has been planned facing the landscaped podium between the two towers. This space introduces a concept of floating garden for each tower and is an extended arm of the podium landscape holding the apartments together.



Central Spine

The monotony of the straight lined linear architecture of the identical towers is broken by the introduction of a swooping angular roofed structure housing all amenities on the podium level. The inverted angular roof opening into each of the identical towers forms the central spine and is a lifeline of Grace 2 by Group G.

Double height breakout spaces

The idea of suburban garden apartment concept and to encourage community living, there are breakout spaces nestled in between the horizontal corridor, designed as alternating double height pocket housing a landscaped seating area with a large tree, giving the sense of open space on higher floors.





CUTTACK

URALI

GRACE 2

Grand Bazaar

PHULNAKHARA

PAHALA

RUDRAPUR

ARILO

KORKARA

GABABASTA

SH 60

Patia



FLOOR PLAN





3BHK Type 1

Saleable Area : 1625 sq.ft





3BHK Type 2

Saleable Area : 1625 sq.ft



SPECIFICATIONS

FLOORING

APARTMENT

Entrance Foyer, Living dining

Homogenous or high grade vitrified tiles flooring with skirting

Bedrooms, Study and internal staircase

Homogenous or vitrified tiles flooring with skirting

Bathrooms, WC

Homogenous or vitrified tiles or ceramic tiles flooring

Balcony, Terrace, Kitchen

Homogenous or vitrified tiles flooring with matching skirting

Store and Servants Quarter

Homogenous or vitrified tiles flooring with matching skirting

COMMON AREAS

Staircases including landings and corridors at car parking level, and typical

Finished in polished Kota stone with designated inlay works.

Lift Lobby

Homogenous tile or compressed marble or kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas

Screed concrete

KITCHEN

Black Granite top cooking platform with one stainless still sink with drain board and tap, with a provision for purifier, provision for purifier, provision for chimney/ exhaust fan

WINDOWS

Bedroom, Bathroom, Utility & Kitchen

Standard aluminium section casement windows (powder coated/ anodized) with partially fixed and partially open able shutters with 5mm to 6mm thick clear toughened float glass glazing.

TV/TELEPHONE POINTS

Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms. Telephone points in all living rooms.

CEILING

APARTMENT

Living, Dining, Bedroom Quarters

Store and other areas

Cements and Sand Plaster with neat punning.

Kitchens, Bathrooms, WC

Cements and sand plaster with neat POP punning and Gypsum ceiling in places to cover traps and pipes.

COMMON AREAS

Lift Lobby

Standard POP/ Gypsum board with or without drops

Car Park Areas: Cement and Sand Plaster finished in cement paint

Staircases, M & E services rooms/ shaft and utilities

Cement & Sands Plaster with neat POP Punning . Staircases will be finished with two coats of Plastic Emulsion Paint.

DRIVEWAY

Reinforced concrete slab with hardener to car park, car park ramp/drive away, stone and/or paver block and/or bituminous compound.

LIGHTNING PROTECTION

Lightning protection In-Compliance with IS2309

WATER PROOFING

Water proofing to floors of kitchen, bathrooms, w.c , balcony, planter boxes, terraces, landscapes deck, ultimate roof , pool and open terraces.

PAINTING

Internal Walls

Finished with plaster of paris punning/cement puti.

External Walls

Weather shield paint and or textured coated finish with glazing as per architectural drawing at designated areas.

WALLS

APARTMENT

Living, Dining, Bed Rooms, Study, Entrance Foyer, Servant Quarter, Store and other areas

Cement & Sand Plaster with neat POP punning/branded cement puti.

Kitchen, Bathroom, W.C

walls ceramic tiles of approved make up to a height of three feet above the counter. Toilets & W.C's will have Designer ceramic tiles on the walls up to ceiling.

WALL-EXTERNAL

Cement and sand plaster with cement paint and / or texture finish.

WALL-INTERNAL

Corridors, Staircases, landing and other areas

Cement & Sand Plaster with net POP branded cement puti punning inished two coats of plastic emulsion paint.

Car Park Areas

Cement & Sand Plaster finished in cement paint.

Ground Floor Entrance Lobby

Cement & Sand Plaster finished in combination of neat POP branded cement puti punning, texture paint and granite cladding at designated areas.

ELECTRICAL INSTALLATION

All bedrooms fitted with ceiling fans.

Total concealed electrical wiring for all the rooms provided with electrolytic copper conductors

Electrical outlet for air conditioners in all bedrooms.

Electrical outlet for storage water heater in all toilets and kitchens.

Stipulated light and plug point in dining/drawing and bedrooms, as per architectural drawings

Electrical call bell at main entrance door.

Through generator power will be provided in the said unit during power failure for lighting and other domestic purpose to the extent of 1 (one) watt per square foot of the built-up-area of the said unit controlled by an auto changeover system cum limiter.

DOORS

Main Entrance

Salwood door frame with 35mm stick lush shutters having spirit polish teak veneer finish on both faces. The shutters will be hung with brass bolts. Shall have night latch door stopper and magic eye.

Living, Dining

Aluminum sliding/ hinged shutters with anodized or power coated finish. Glazing will be of 9mm thick clear toughened float glass.

Roof Terrace

Salwood door frame with 30mm thick both side commercial flush shutter with white enamel paints. The shutters will be hung with brass barrel bolts.

Bathroom and Store

Salwood door frame with 30mm thick flush shutters having spirit polish teak veneer finish on one face. The inner face will be commercial faced painted with white enamel paint. The shutters will be hung with brass barrel bolts. Kitchens shall have mortise lock and doorstopper and toilet will have bathroom latch.

Servants Quarter

Salwood door frame with 30mm thick commercial flushed shutters with painted finish.

SANITARY FITTINGS

Master Bathrooms

- Standard wash hand basin with basin mixer with a Granite counter. Sunken bathing tray complete with concealed divertor mixture, shower and spout.
- European type closed couple closet with cistern.
- Towel rail and soap tray.
- Silvered glass mirror with acrylic shelf.
- All C.P fittings will be of jaguar or equivalent make.
- Concealed piping system for hot and cold pipe line.

Other Bathrooms

- Standard wash hand basin without pedestal with basin mixer
- Sunken bathing tray complete concealed divertor mixer, shower and spout. European type closed closet with cistern.
- Towel rail and soap tray.
- Silvered glass mirror with acrylic shelf.
- All C.P fittings will be of jaguar or equivalent make.

Storage water heater

- Concealed piping system for hot and cold water line.

VAASTU FEATURES

All flats at Grace 2 have been aesthetically and functionally designed keeping in mind two important aspect of construction that is Vaastu and Ventilation.

Flat is open on all sides having independent boundaries shared with no other flats.

Your flat corners form a square with 90 degree, the most vital requirement for Vaastu.

No toilet is situated at north east direction of flat which is considered the auspicious direction.

Lots of breathing space in all rooms in your flat.

Kitchen is at southeast OR northwest as per Vastu and lot of space to move around as a house wife will spend most of her time there.

Stove is east facing as per Vastu with attached wash.

Dining is near the kitchen.

The flats have attached bathrooms as well as common bathrooms are designed in such a way that its not visible from drawing room but still easily accessible.

Sizes has been designed keeping liveability, functionality and affordability in mind.

Your balcony is designed to get maximum ventilation and most of them are open to openness.

Master bedroom is designed in south west and is the largest room of all as required by Vaastu Shastra.





Group G is part of the RP Garg group of companies, who have over 60 lakh sq.ft of residential and commercial space under construction across India in 2021. They also are in other business of Veneer manufacturing under the brand name 'Everest'. Everest has been the largest selling 'commercial Veneer' in India for many years. The group also owns eight large tea estates with over 10,500 acres of land under tea plantations and 5,000 people directly employed with them.



2000+ PLOTS SOLD



2000+ APARTMENTS SOLD



4000+ HAPPY CUSTOMERS



8+ AWARDS WON

ISO 9001 CERTIFIED

ODISHA'S FINEST DEVELOPMENTS BY ODISHA'S LARGEST DEVELOPER



GRAND IS A JOINT VENTURE WITH JRG GROUP

Tirumala | GRACE | GLORY

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Other projects by Group G



LAVANYA Orissa

Lavanya, a maiden venture of residential layout land and Mr. Ashish Garg's first ever, brainchild, has proven to be a shining beacon in the journey of Group G. Land being the most logical form of investment, with a guaranteed cash flow, people responded to Lavanya like it was a hot cake! Contrary to popular practice prevalent during those days (2014), Lavanya conducted 100% business through bank transactions in its very first phase! Lavanya went on to see 6 successful phases, all complete & delivered on time, creating a customer base of 2700 for Group G and the number is still growing.





GLORY Vishakhapatnam

Created to embrace 55 families, Glory with its premium customized skyvillas is aimed at creating a family beyond family. The perfect square land with a natural slope from West to East, blessed with ideal Vaastu, finest surroundings, and an enviable pin code is a jewel in Group G's crown.



GrAND BAZAAR Bhubaneswar

Grand Bazaar is envisaged to be eastern India's largest commercial hub. The logic behind this project was to create a win-win synergy by combining the advantages of 'mandi culture', i.e accumulated trade within a defined boundary and the modern day mall culture of the convenience of infrastructure and shopping experience. The already sold out project meets the need of the trader community for a modern working space with minimal op-ex that will be ready by mid 2019. The construction was started in January 2017 and, in a record period of 2 years, is already in its finishing stage.

MANI TIRUMALA Bhubaneswar

Group G started its real estate journey in Odisha with the prestigious 625 residential condominiums under the name Mani Tirumala, which today stands as one of the largest residential projects of the state. After the successful completion and handing over of the project, Group G sold 25% equity to its partner Mani Group and now holds 25% equity in the project. The project was then renamed as Mani Tiruvubhuvam which till date holds the distinction of being one of the best residential projects.



GrAND RIVIERA Cuttack

The ultimate address of luxury. From enormous themed landscapes, lavish amenities, to luxurious apartments in towers that kiss the skies, Grand Riviera offers perfect blend of riverview, connectivity to all parts of the city, great views of the city's skyline, abundant green spaces, and a lot of charm.



GRAND AWAAS Bhubaneswar

Another of company's ventures, Grand Awaas, are premium residential condominiums spread over a 10 lac sq.ft area with its main focus being on Vastu, ventilation & functionality.

The project sold of 90% of its first phase within 2 months of its public announcement and without a single advertisement, displaying our strength of in-depth planning.



GRAND KASHI Varanasi

Inspired by the greatness of Varanasi, Group G offers 350 acres of clean titled, unencumbered land in possibly one of the best locations of Benares, on the banks of the Ganges, where the holy river takes its first crescent moon like curve. Led by a team of the most prestigious names in the industry, the state-of-art team is deeply committed to the development of this land that will eventually act as a strong, underlying foundation for the most revered city according to the Indian Shastras - the ancient and glorious Kashi while also bolstering its upkeep and maintenance. Shri Kashi is conceptualized with a deeper mission than 'just another real estate project' but a great landmark immaculately planned for holistic living and sustainability.

It has 3 District Master Zones : OM, NAMAHA, SHIVAAY.

