

Ganges Villas





Over 18 years, Redefine Group has single-mindedly focused on innovative ideas.
Taking ordinary spaces and transforming them into something spectacular.

Building worlds beyond the imagination. Something that is evident across their residential,
office, social infrastructure, and retail properties.

Each a living testament to their style, quality, and technological adeptness.

**Redefine Group has evolved as one of the fastest premium real estate project developers
in India.**

Ganges Villas

Ganges Villas: Redefine Group's Township with future-ready amenities or property for investment near Patanjali in Haridwar.

Engulfed in the serene, divine, and mystic charm of Hardiwar, Ganges Villas will symbolize one of the finest living spaces of modern India, with the finest concepts in architecture, design, environmental engineering, and modern amenities, offering a complete blend of contemporary and divinity.

Immersed in the green and calm surroundings, Ganges Villas is not only connected with nearby cities, but it also provides easy access to famous locations of the town. The most sacred ghat, Har Ki Paudi, where thousands of devotees come in the throes of taking a holy dip in the Ganges, is just a few minutes away from this township. One of the most famous and largest yoga institutions, Patanjali Yogapeeth is at a small distance (1.4 km) where one can rejuvenate and purify his mind, body, and soul.





An unparalleled
experience
awaits you.



Come live the life you've
always dreamed of.
The lifestyle you deserve

Exclusive.
Iconic.
Sublime.



Ganges Villas

Welcome to the Ganges Villas

Crafted marvelously in the midst of enchanting greenery, Ganges villas ensure their residents the ultimate happiness and the finest of all the luxuries. Gated complex with 2-tier security assures a secure and safe life at this township. The environmentally friendly system of this venture helps to preserve the natural surroundings and provide a healthy ambience to its residents. A fantabulous and enticing clubhouse with hundreds of extravagant amenities helps to destress the tired mind and soul of its residents. Thus, Ganges Villas is an emblem of honour, pride, and satisfaction amidst the serenity.



Enjoy a lifestyle
of pure splendor.



TIMELESS ARCHITECTURE

Engulfed in the serene, divine and mystic charm of Ganges, Ganges Villas will symbolise one of the finest living spaces of modern India, with the finest concept in architecture, design, environmental engineering and modern amenities offering a complete blend of contemporary



MODERN ARCHITECTURE

Modern luxury vehicles with premium fittings & interior specifications.

Own a villa in the serenity of nature at Ganges Villas with future-ready amenities.

Am Urban Sanctuary

There is no greater luxury today than the rare chance to always be close to nature. The throughfully-planned, pedestrian friendly complex has been designed to direct vehicular traffic away from the pedestrian areas. Stroll along grassy stone pathways to the central lawn and fountain, a lovely gathering space for evening walks or jogging, cocktails and impromptu games for children. The atmosphere is rich in natural beauty - customized especially for a lifestyle of everyday luxury.





For your health and well-being

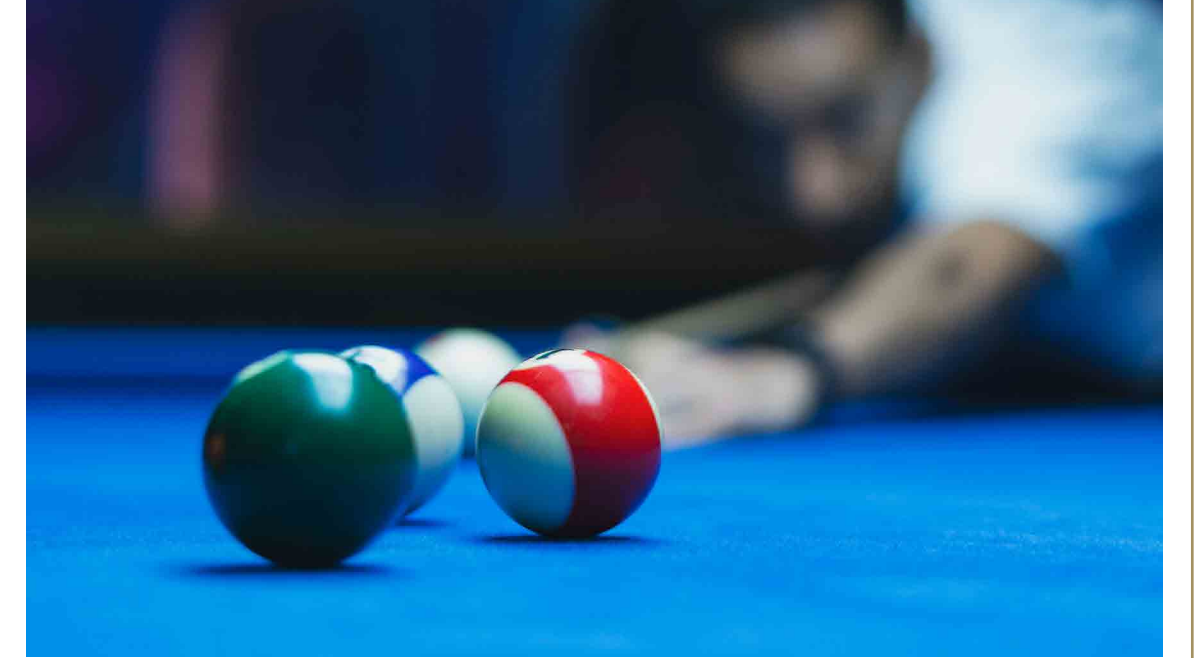
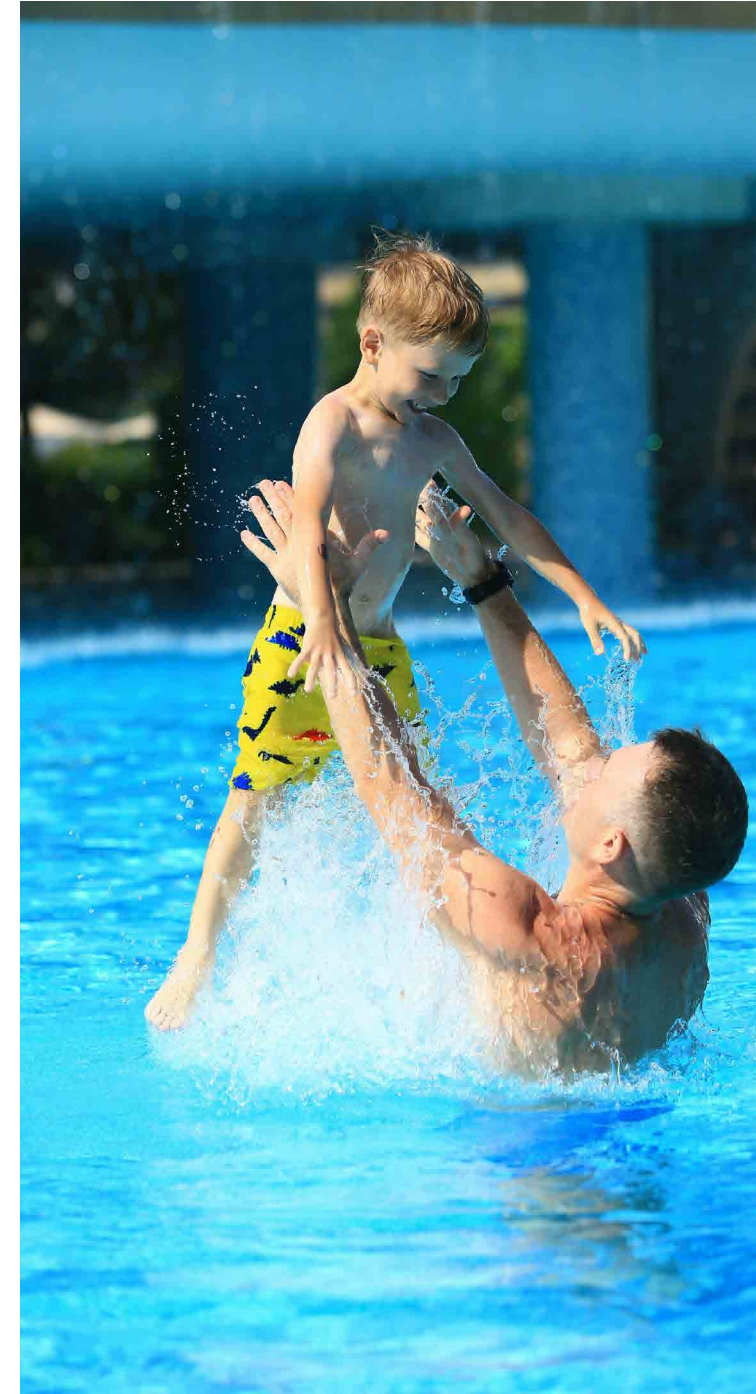
Leave the world behind with a visit to the clubhouse. Share quality time with friends and loved ones at the pool table or in the table tennis room. Enjoy a moment of solitude and quiet at the specially designated reading room and library.

Or choose to celebrate and showcase your lifestyle to your friends and loved ones by hosting special occasions at the grand community hall.



Embracing a rewarding lifestyle

Go for an exhilarating workout at the yoga lounge overlooking the stunning resort pool that beckons you to splash and swim a few laps. Serve an ace on the badminton courts. Watch the kids laugh on the playground and enjoy the completely integrated club experience that is yours at Ganges Villas.



Believe in the power of green

Ganges Villas is a community designed to embrace and respect the environment around it—from the hundreds of acres of lush greenery in the vicinity to a dedication to sustainability that can be seen in the many green systems in place throughout the property.

Advanced systems include solar-powered water heaters, energy-efficient appliances, and VRF system air conditioning. Furthermore, the double-glazed tinted windows minimize demand on air conditioning and eliminate noise pollution.





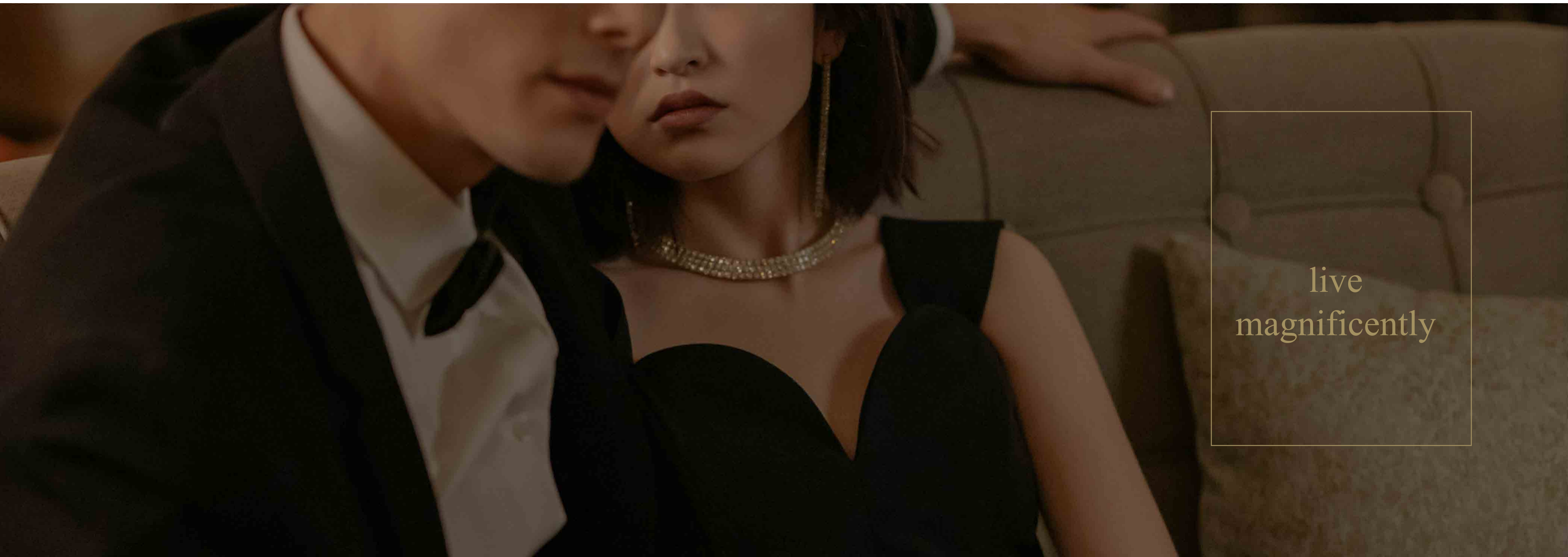
Safe and Secure for a lifetime

From the ground up and from the inside out, The Ganges Villas has been designed to deliver to you ultimate confidence and peace of mind.

Ganges Villas has been tailored for the highest standards of safety. The structure is designed for the highest seismic considerations.

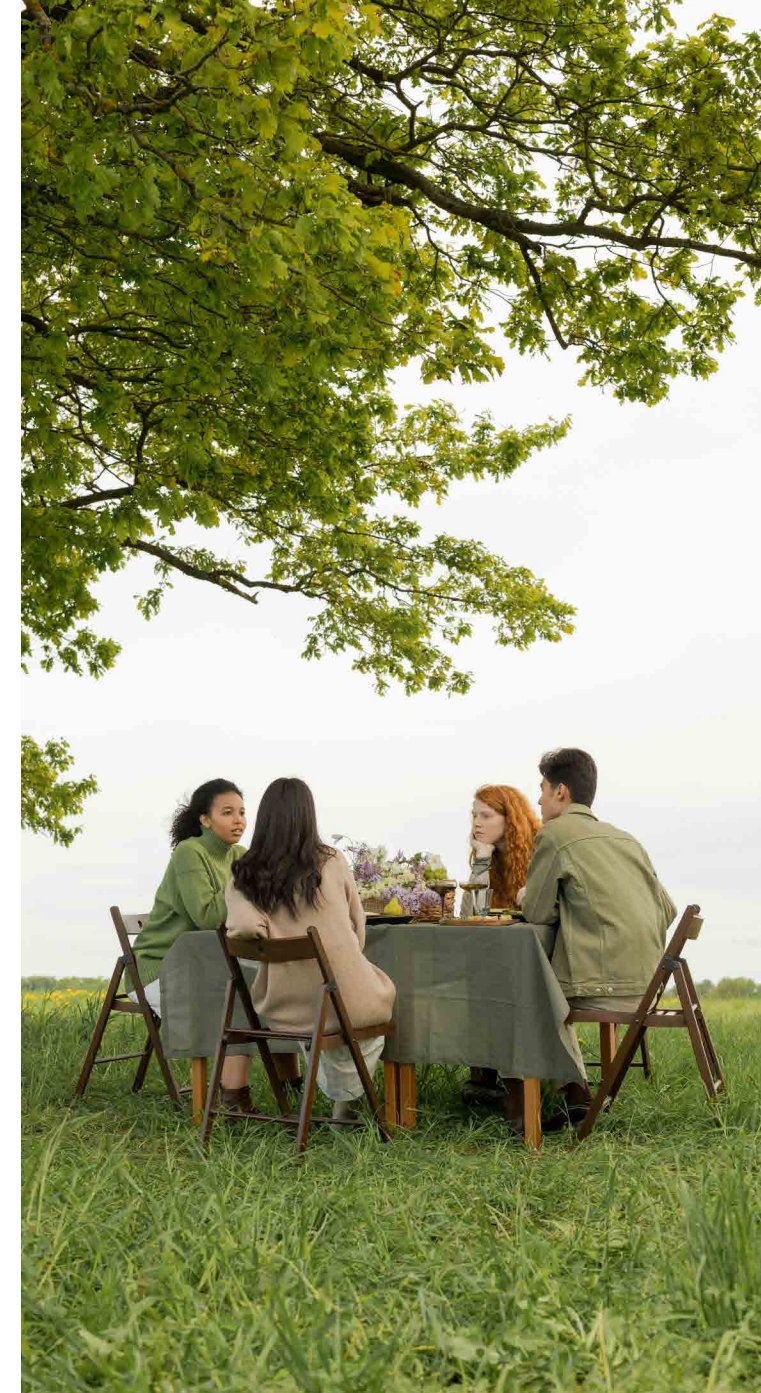
The centrally monitored multi-tier 24-hour security system will ensure that residents at Ganges Villas can leave their worries behind and simply relish the indulgent experience.

As for everyday maintenance and property management, the Crest will employ a professional estate management company to respond to the residents' needs. 24/7

A close-up, intimate shot of a man and a woman in formal evening wear. The man, on the left, is wearing a dark tuxedo jacket over a white shirt and a black bow tie. The woman, on the right, is wearing a black, sleeveless, low-cut dress. She is adorned with a multi-strand diamond necklace and long, dangling diamond earrings. They are sitting on a plush, light-colored sofa. The woman's hand is resting on the man's shoulder, and they are both looking down with soft, romantic expressions. The lighting is warm and soft, creating a romantic atmosphere.

live
magnificently

Indulge in life
on a higher plane.





The time has come to
live the life that you
have always desired.
The life that awaits you
at Ganges Villas

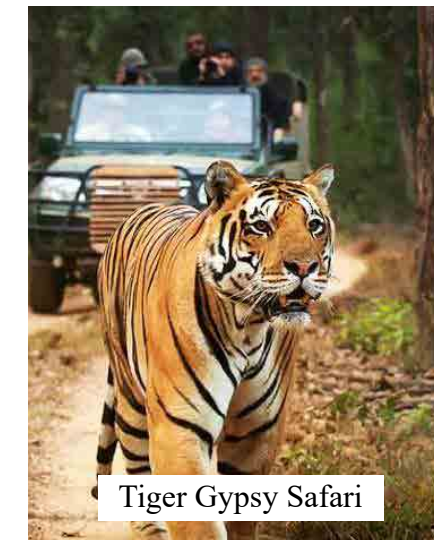
Tourist Destination



Ganga Aarti



River Rafting



Tiger Gypsy Safari



Bungee Jump



Rajaji National Park

Dehradun





Mussoorie

Water Rafting





पतंजलि योगपीठ
हरिद्वार

Baba Ramdev Residence



Maha Kumbh

Why invest in Ganges Villas?



Ganges Villas is situated near Patanjali Yoga Peeth.

Home to Maha Kumbh Mela



Expressway connectivity from Delhi to Haridwar



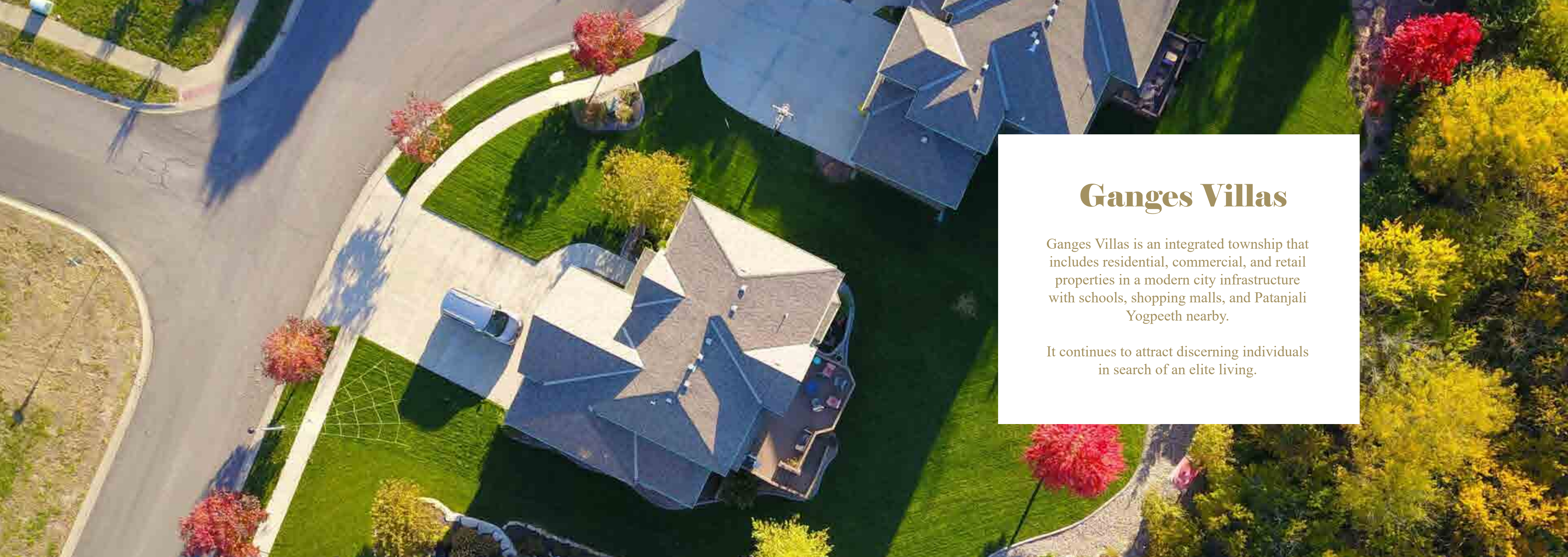
New Gateway of Char Dham and Himalaya

Haridwar is one of the top 5 tourist destinations in India.



Situated near the surrounding crystal water park, Sarovar 4-star Hotel and Food Court and 600 mtr from Baba Ramdev residence



An aerial photograph of a modern residential development. The image shows several large, multi-story houses with complex rooflines and multiple gables. The houses are surrounded by well-maintained green lawns and landscaped gardens with various trees, including some with vibrant red and yellow foliage. A paved road curves through the scene, and a blue car is parked on a driveway. The overall impression is one of a high-end, planned community.

Ganges Villas

Ganges Villas is an integrated township that includes residential, commercial, and retail properties in a modern city infrastructure with schools, shopping malls, and Patanjali Yogpeeth nearby.

It continues to attract discerning individuals in search of an elite living.



Ganges Villas

Simplex with all modern luxury specifications

Luxury Villas Ganges, Opposite Patanjali | HRDA

Approved

Ganges villas

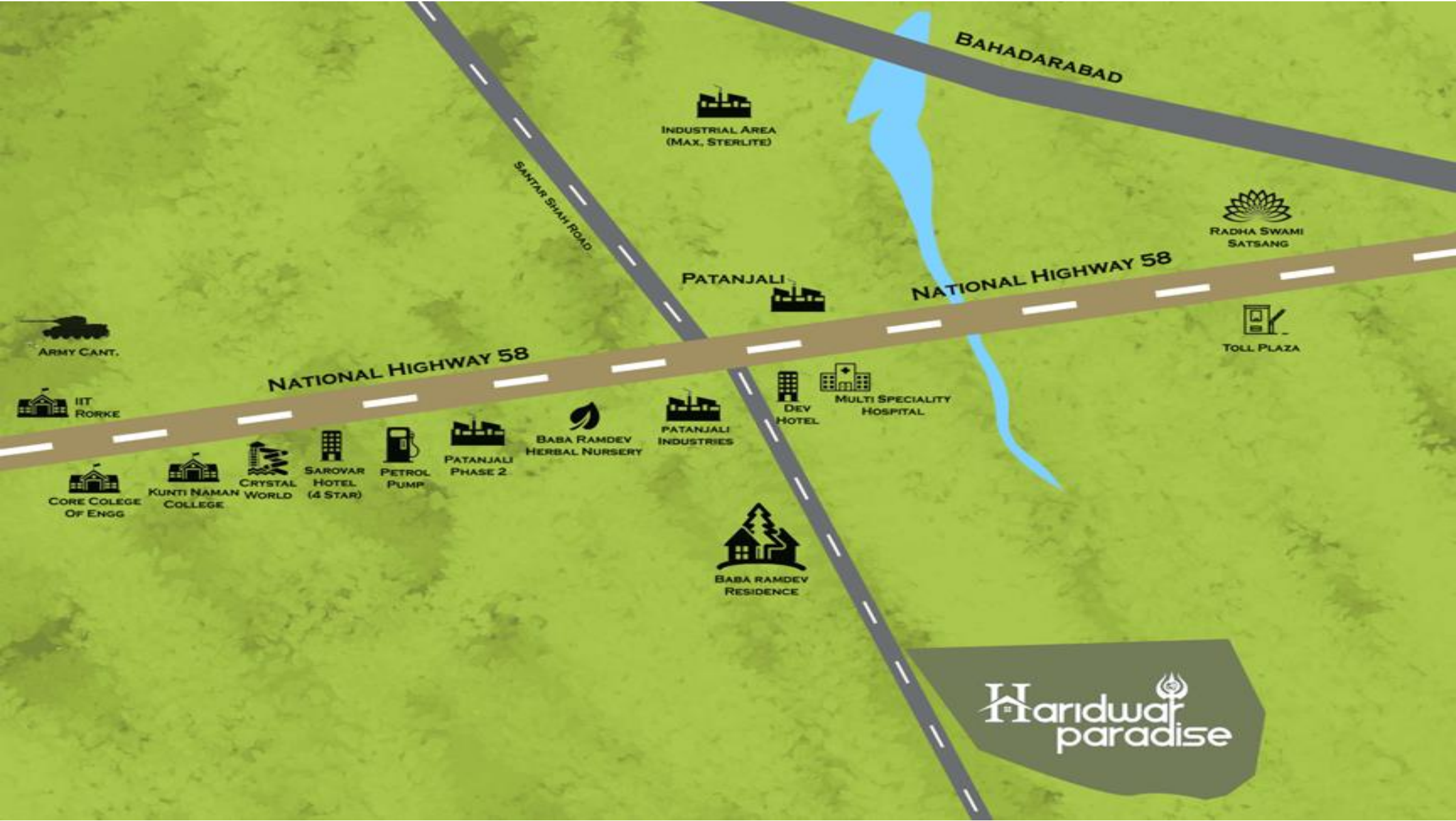
Duplex with all modern luxury specifications



Location

Connectivity

Baba Ramdev Residence	0 Km
Patanjali Industries	1.4 Km
Patanjali Yogpeeth	1.5 Km
Sarovar Ambrosia Hotel	2 Km
Crystal Water Park	2 Km
Food Court	2 Km
Inter State Bus Stand	3 Km
Railway Station	6 Km
Roorkee	15 Km
Har Ki Pauri	15 Km
Airport	25 Km
Rajaji National Park	30 Km
Rishikesh	39 Km
Dehradun	70 Km
Mussoorie	100 Km
Delhi	185 Km



Over 18 years
of pioneering
development



Vision

To contribute significantly to building the new India and become the world's most valued real estate company.

Mission

To build world-class real estate concepts across six business lines, with the highest standards of professionalism, ethics, quality, and customer service.

Values

Continual efforts to enhance customer value and quality. Ethical and professional service. Compliance and respect for community, environmental, and legal requirements.

HARIDWAR

A gateway of char Dham yatra & a famous Ganga on the Maa Ganga
River





HRDA APPROVED

LOAN AVAILABLE FROM BANKS



Club House

Real Image

Swimming pool

Real Image



Park

Real Image





Park

Real Image

Lobby

Real Image





Lobby

Real Image

Wide Roads

Real Image





Park & Shops

Real Image

Wide Roads

Real Image



Society Amenities



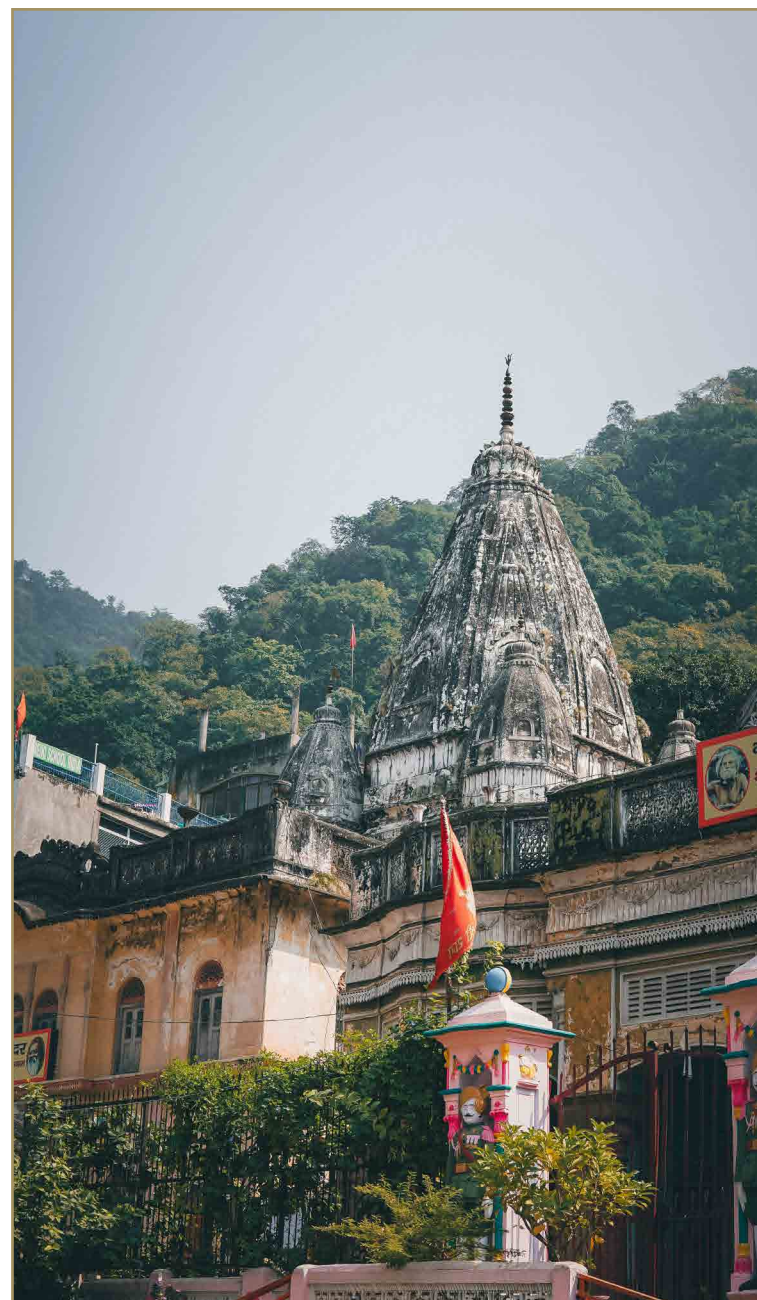
Club



Security Guards



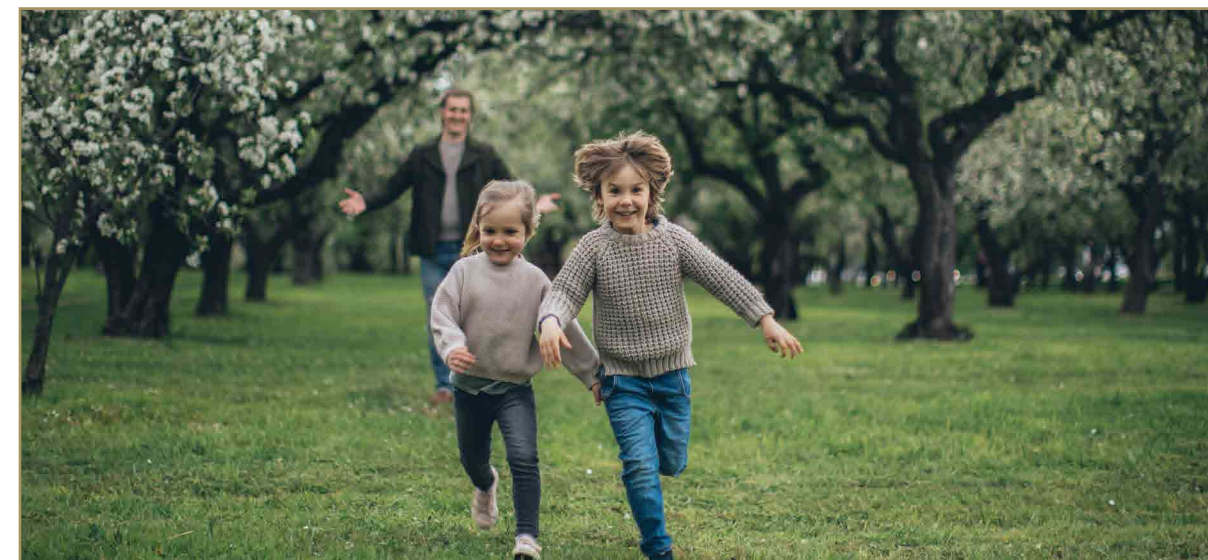
Solar Lights



Temple



Temple



Parks



Duplex Layouts

Rental Assistance





Kitchen

Semi modular Kitchen

Bathroom

Modern Bathroom with Jaguar Fittings





 **Jaquar** **Fittings**
Bathroom

UPVC Windows





Flooring

4 X 2 Premium Tiles

Specifications

WATERPROOFING: The entire roof will be waterproofed by URP (Dr. Fixit).

INTERNAL WALLS AND CEILING: Bedroom ceilings and internal walls will be done with plastic paint. (Asian Paints or equivalent)

EXTERNAL WALLS AND ROOF: The external walls will have tiles/ACP sheets on one side and an exterior facade on the front wall according to the conceptual design. Will provide 02 Ways lights. Railing will be used as per design.

INTERNAL AND EXTERNAL FLOOR: Flooring will be 4X2 tiles.

DOORS AND WINDOWS: All internal doors are 8-foot-high flush doors. Windows are made of UPVC sections with 5mm-thick toughened glass.

PLUMBING AND TOILET FIXTURES: The toilet in the villa comes complete with all internal pipe lines of CPVC or UPVC along with wall mixture and tap fixtures from Jaguar & accessories of stainless steel. The toilet is fitted with Pressure pump, which is included in the price.

BRICK WORK: Bricks will be class-1/ACC blocks.

RC WORK: Tehri Gold, Kamdhenu, Rathi, or equivalent will be used.
Cement: Ultratech, Birla, Ambuja, JK, or equivalent.

WOOD WORK/UPVC: A) windows will be of UPVC. Window glass will be of 5MM toughened glass. The heights of the entry doors will be 8 ft. Flush doors will be used with mica sheets.

FLOORING: A) The entire area will be of vitrified tiles.

NAME PLATE: A laser-cut steel nameplate will be provided.

RALLINGS: SS Railling with 304 grade with glass.

STAIRS: Granite will be provided. Double molding & side skirting will be provided.

KITCHEN: A modular kitchen will be provided (without a hob and chimney).
Granite stone will be used in the kitchen counter. A stainless steel sink with a single bowl will be provided. The kitchen counter will have up to 2-foot tiles.

PLUMBING: A) UPVC/PVC pipe will be used of standard ISI quality. An individual overhead tank of 1000 liters will be provided. The motor of Crompton will be provided.
Saftik Tank will be provided.

Specifications

ELECTRICALS: All conductors and concealed wiring shall be of copper and polycap/Havels from 1MM to 4MM.
MCB of Indoasian will be provided.
Modular switches will be provided by Havels or an equivalent.
Conceal lights will be provided as per the drawings.
Philips lights will be used.
Geysers of 15 L will be provided.
All the main switches will be Havels or equivalent.

BATHROOM:
PCC will be laid with waterproofing.
We shall provide WC on the floor.
Looking mirror with SS brackets.
Tiles will be used in the bathroom over walls and the floor.
A wash basin will be provided.
All bathrooms will have exhaust fans.
An overhead shower will be provided.
A diverter will be provided.

Boundary of Plot & Main Gate at Extra Cost.

Dishwasher in the Kitchen





Dish Washer in the Kitchen



Wardrobe in Master Bedroom

Havels Switches

Decorate your home with a vibrant range of Havels switches.





Simplex Villa Duplex Villa

Payment Plan

Registration Amount	Rs 5 Lac
Within 30 Days	10% (including 5 Lacs
Within 45 Days	40%
After Civil Work	45%
On Possession	5%



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