



UNFOLDING A GREEN
LUXURY
WORLD

— 2,3 & 4 BHK Apartments —



Address : Main NH-24 Highway, Near Pilkhuwa Toll Plaza

TRANSFORMING A LAND TO A

LANDMARK

Vast. Vivid. A vision. A dream. Partnering with the best of City Architects, we are developing a plot of land into a milestone of aesthetic marvel, in tandem with the latest trends and available topography. Drawing inspiration from the infinite possibilities of nature we have conceived this green building project. Our ultimate goal is to magically transform a plot of **LAND to a LANDMARK** development.



THE DEVELOPER

The Promoters are a very well-established group rooted in Ghaziabad since the 1950s with a rich legacy of business expertise in Real Estate Development (Land Banking), Education & Pharma. They have consistently expanded their influence across the Ghaziabad and Hapur regions.

KEY VENTURES & EXPERTISE

Real Estate: The promoters have made a significant mark in residential developments like Kirana Mandi Ghaziabad, Low-rise Floors on G T Road Ghaziabd, Group Housing Project Diya Greencity in Raj Nagar Extension is a prime example, featuring a 1,757-flat society and a commercial space with 240 shops, exemplifying their capacity for large-scale, community-centered real estate projects.

Land Banking: Leveraging decades of experience, the promoters have secured and managed several land banks in strategic locations, with a deep understanding of land value and development potential.

Education: The promoters have demonstrated a commitment to educational development in the region. Maharaja Agarsain Public School (MAPS), located in Sector 13, Vasundhara, serves around 1,200 students, offering CBSE curriculum education from nursery to grade 12. Maharaja Agarsain Institute of Technology, originally adjacent to their projects, was founded by the father of the current promoters, Late Sh. Peeyush Kumar Garg ji. The institute has since evolved into American Eduglobal School, continuing the legacy of quality education.

Pharma: The promoters own brands that manufacture and distribute medicines across India, showcasing their capability in health and wellness markets.

VISION & LEADERSHIP

A key promoter, a graduate of the prestigious IIT Roorkee, brings a strong vision aimed at creating flagship real estate landmarks and expanding FMCG business ventures into new areas. This forward-thinking approach is driven by a commitment to creating legacy projects and growing diversified business interests across real estate and consumer goods sectors.



AMENITIES

& HIGHLIGHTS OF THE PROJECT

Project located on Main Highway with fast connectivity to Delhi / Noida.

Many Educational Institutes, Hospitals in near vicinity.

Detailed Project Report Approved from both Central and State Govt.

All Govt. approvals from Fire, Pollution, Environment, HPDA, RERA etc. obtained.

Structural Design Vetting from IIT Roorkee.

20 ft. high Luxurious Entrance Reception lobbies in all Residential towers.

3 High Speed Lifts in most Towers.

2 Swimming Pools, 2 Gyms, Kids Indoor / Outdoor Play Areas, Yoga / Meditation Zones, Walking Trails, Jogging Track, Amphitheatre.

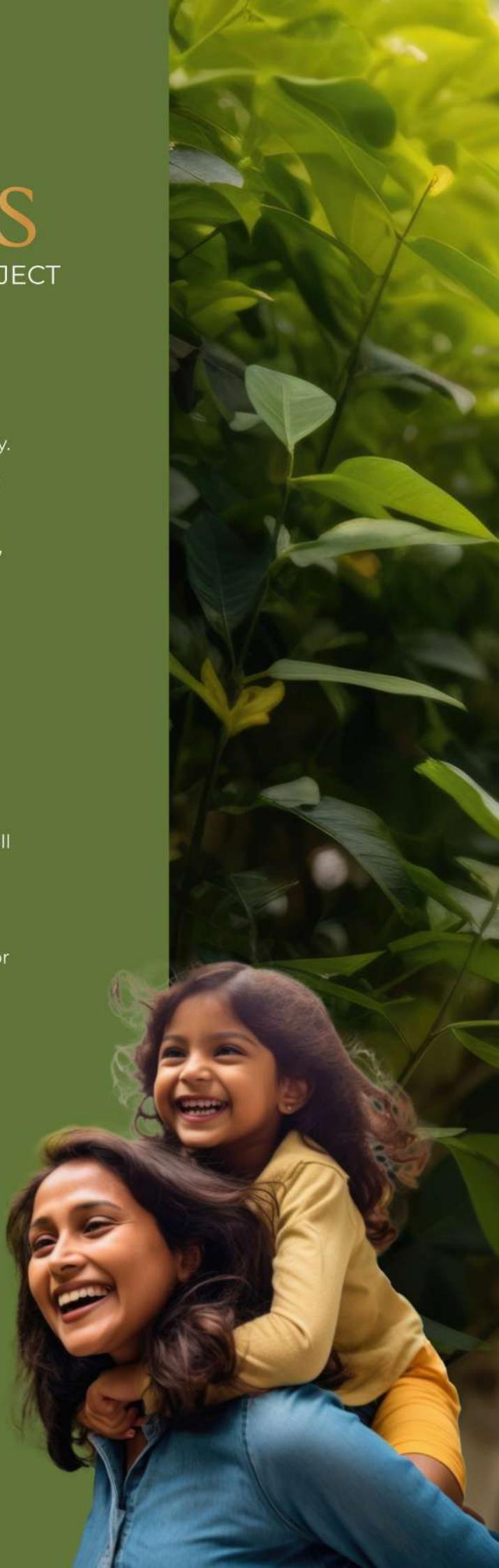
Sports Activities such as Badminton Court, Basketball Court, Volleyball, Cricket Pitches Lush Green Landscape with various Water Features, Sculptures, Mounds, Gazebos.

No Vehicle Zone between Towers and Green Areas for pedestrian comfort & safety.

Society Club with Party, Dining Halls.

2 Large Commercial Malls in the Project having Multiplex, Food Court, Entertainment Zones, Mega Marts, Retail & High Street Shops, Office Spaces, Banquette Hall and Hotel.

24x7 Society security with CCTV Cameras, security guards and restricted vehicle entry.



SITE PLAN



FLOOR PLANS



2 BHK

SUPER AREA
1140.00 Sq. ft.

BUILT-UP AREA
949.71 Sq. ft.

CARPET AREA
567.16 Sq. ft.

FLOOR PLANS



2 BHK + STUDY ROOM

SUPER AREA

1428.00 Sq. ft.

BUILT-UP AREA

1190.07 Sq. ft.

CARPET AREA

721.30 Sq. ft.

FLOOR PLANS



3 BHK

SUPER AREA
1638.00 Sq. ft.

BUILT-UP AREA
1361 Sq. ft.

CARPET AREA
721.30 Sq. ft.

FLOOR PLANS



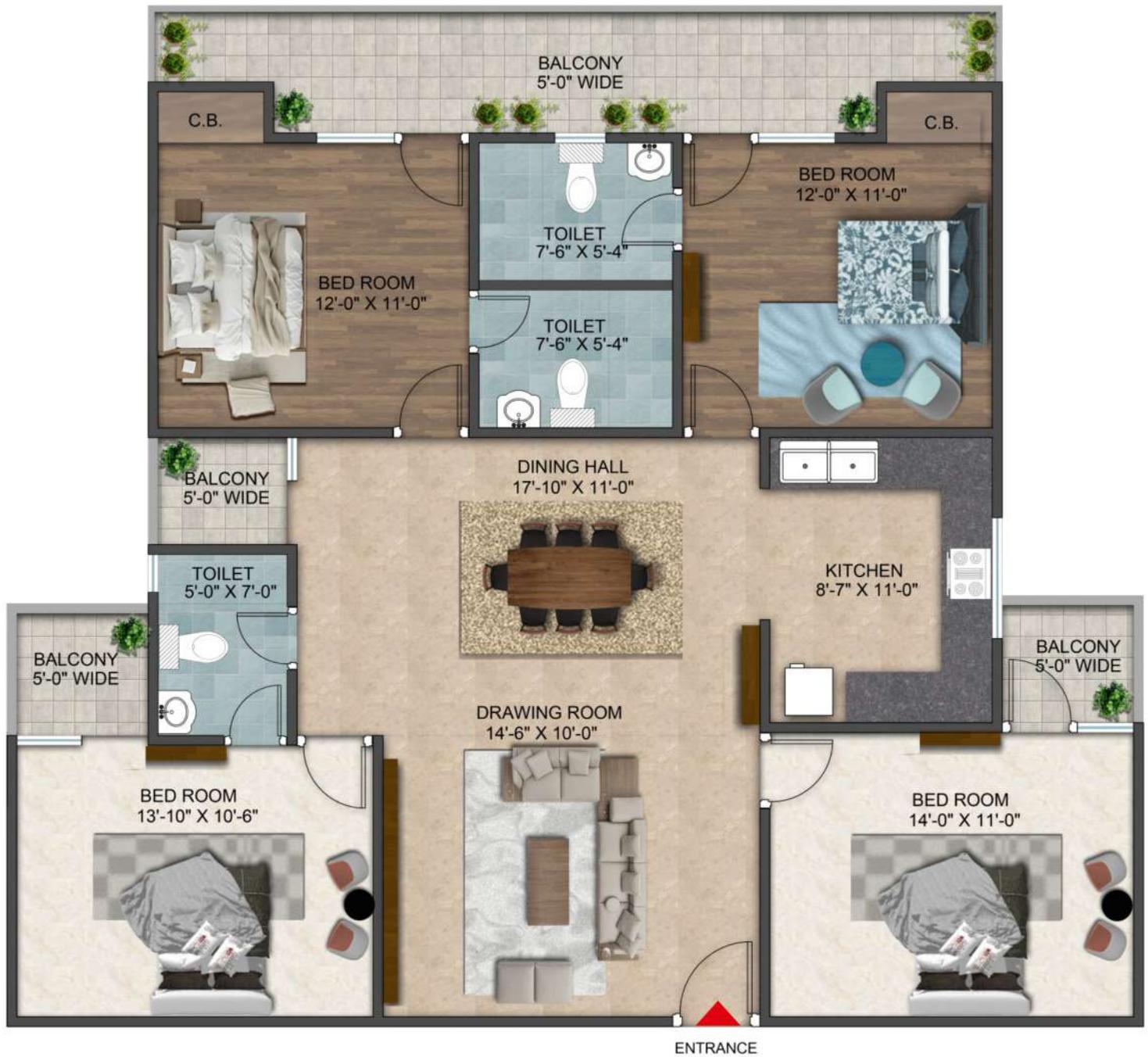
3 BHK

SUPER AREA
1660.00 Sq. ft.

BUILT-UP AREA
1383.28 Sq. ft.

CARPET AREA
870.59 Sq. ft.

FLOOR PLANS



4 BHK

SUPER AREA
1981.00 Sq. ft.

BUILT-UP AREA
1650.12 Sq. ft.

CARPET AREA
1190.61 Sq. ft.

FLOOR PLANS



4 BHK + CORNER

SUPER AREA
2243.00 Sq. ft.

BUILT-UP AREA
1868.63 Sq. ft.

CARPET AREA
1180.06 Sq. ft.

SPECIFICATIONS

Flooring in Bedrooms / Drawing Dining Room / Kitchen:

Vitrified Tiles of Branded Companies (Kajaria, Somany etc)

Flooring in Toilet and Balcony:

Anti Skid Ceramic Tiles

Flooring in Corridors / Lift Lobbies:

Strong Grade Vitrified Tiles of Branded Companies (Kajaria, Somany etc) or Granite Finishing.

Toilet:

Toilet Seats / Wash Basins of Branded Companies (Jaquar, Kohler, Parryware etc.). All CP Fittings of heavy grade or only branded companies like Jaquar, Kohler, Parryware etc. Grid Ceiling in Toilet.

Kitchen Counter:

Granite Work with Stainless Steel Sink Installed

Wiring and Switches:

All wires of Branded Companies (Havells, Finolex, Polycabs, etc.) with Switches of Branded Companies Like Havells, L&T, Anchor etc.

Interior Walls:

Putty (JK Wall / Aditya Birla / Asian) with 2 coats of Paints (Asian, Dulux or equivalent). Wall Tiling of 2 ft high above the Kitchen Counter Slab and Wall Tiles in Toilet

Exterior Walls:

Putty (JK Wall, Aditya Birla, Asian etc.) with Primer and Paint (Asian, Dulux etc.) as per design.

Internal Doors:

Panel Doors with Hardwood Frames

Windows and Balcony Doors:

UPVC/Aluminium with 5 mm Toughened Glass

Railings:

MS Railings with Elegant Designs

Super Structure:

RCC Framed Structure (Structural Design Vetted by Dr. Rajib Chowdhury, Associate Professor, Department of Civil Engineering, IIT Roorkee, Vide Letter No.: CED-6342/21-22 dated. 08.12.2021).



Site Office: Main NH-24 Highway, Near Pilkhuwa Toll Plaza
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