

# AJNARA


PEACE OF MIND



# WHY FRAGRANCE

- ON 45 METER WIDE ROAD CONNECTING NH-58 AND EASTERN PERIPHERAL EXPRESSWAY AT DUHAI
- NON STOP CONNECTIVITY WITH CENTRAL , SOUTH , EAST AND NORTH DELHI
- OPERATIONAL METRO STATION NEARBY AND UPCOMING RAPID RAIL STATION NEARBY
- TOPMOST SCHOOLS AND COLLEGES NEARBY
- 10 MINUTES DISTANCE FROM HINDON AIRPORT
- 3 SIDE OPEN CORNER PLOT WITH 4 ENTRY / EXIT POINTS
- PMAY APPROVED PLOT & FULLY PAID UP LAND
- DOUBLE HEIGHT ENTRANCE LOBBY WITH LUXURY WAITING LOUNGE
- MIXED LAND USE PLOT WITH RETAIL SHOPS/ANCHOR STORE/BANK/RESTAURANTS WITHIN THE SOCIETY
- INVENTORY OF BIG SIZE APARTMENTS 3 AND 4 BHK AVAILABLE WITH FLOOR PREFERENCE
- FURNISHED APARTMENTS WITH LUXURY SPECS LIKE MODULAR KITCHEN,WARDROBES
- WORLD CLASS CONSTRUCTION QUALITY / BUILDING ELEVATION /LANDSCAPING/ ARCHITECTURE ( SPACE DESIGNER)
- ATTRACTIVE PAYMENT PLAN OF 30:40:30 FOR THE FIRST TIME IN RAJ NAGAR EXTENSION
- INAUGRAL DISCOUNT OF 150/SQ FT FOR FIRST 50 CLIENTS

# फिल्मे तीन वजह से चलती है



Entertainment, Entertainment Aur Entertainment

प्राँपर्टी तीन वजह से बिकती है

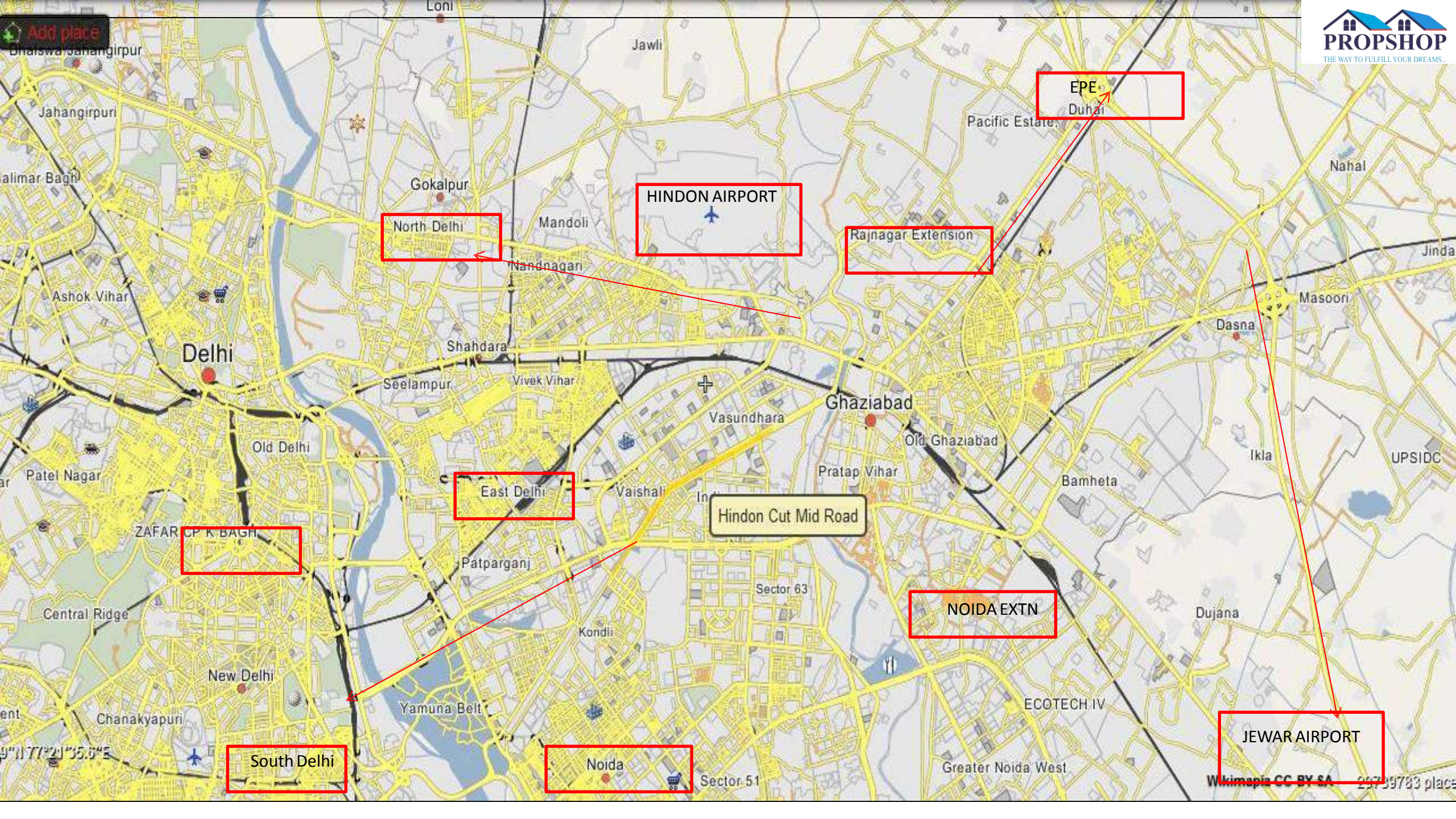
LOCATION,

LOCATION,

LOCATION.

# RAJ NAGAR EXTENSION – LOCATION BENEFITS

- ❖ Rajnagar Extension is NCR's first affordable location with more than 50 developers and 50000 apartments approx. and has NCR's largest green belt and 100 acres of city forest developed by GDA
- ❖ Located in the center of NCR with seamless connectivity to Delhi/Noida/Greater Noida/Ghaziabad/GGN/Faridabad
- ❖ Rajnagar Extension is connected to Delhi through 10 km elevated road starting from UP Toll gate.
- ❖ Elevated road and 14 lane NH24 reduces distance from South Delhi to just 25 minutes and Connaught place to 35 minutes
- ❖ NH-58 connects to KGP expressway at Duhai (5 Km from Fragrance) thus provide seamless connectivity to all other cities of North India like Chandigarh , Punjab (NH-2), Saharanpur , Dehradun ,Haridwar (NH-58) , Jaipur (NH-8) , Agra
- ❖ Topmost schools like GD Goenka , DPS, Parivarthan, Modern are in the vicinity
- ❖ For medical facilities Mohan hospital Mohan nagar and Yashoda hospital Ghaziabad are available.
- ❖ VVIP mall and great northern bazar are currently operational Many more commercials are under way.
- ❖ Well connected to Hindon metro station (5 minutes) and Ghaziabad Railway Station (10 minutes)
- ❖ Upcoming rapid rail station will be at 5 minutes distance
- ❖ Just 10 minutes drive to Indirapuram and Vaishali with less than 50% cost of apartments
- ❖ Hindon airport is only 10 Km away



Add place

HINDON AIRPORT

North Delhi

Rajnagar Extension

EPE  
Duhai

East Delhi

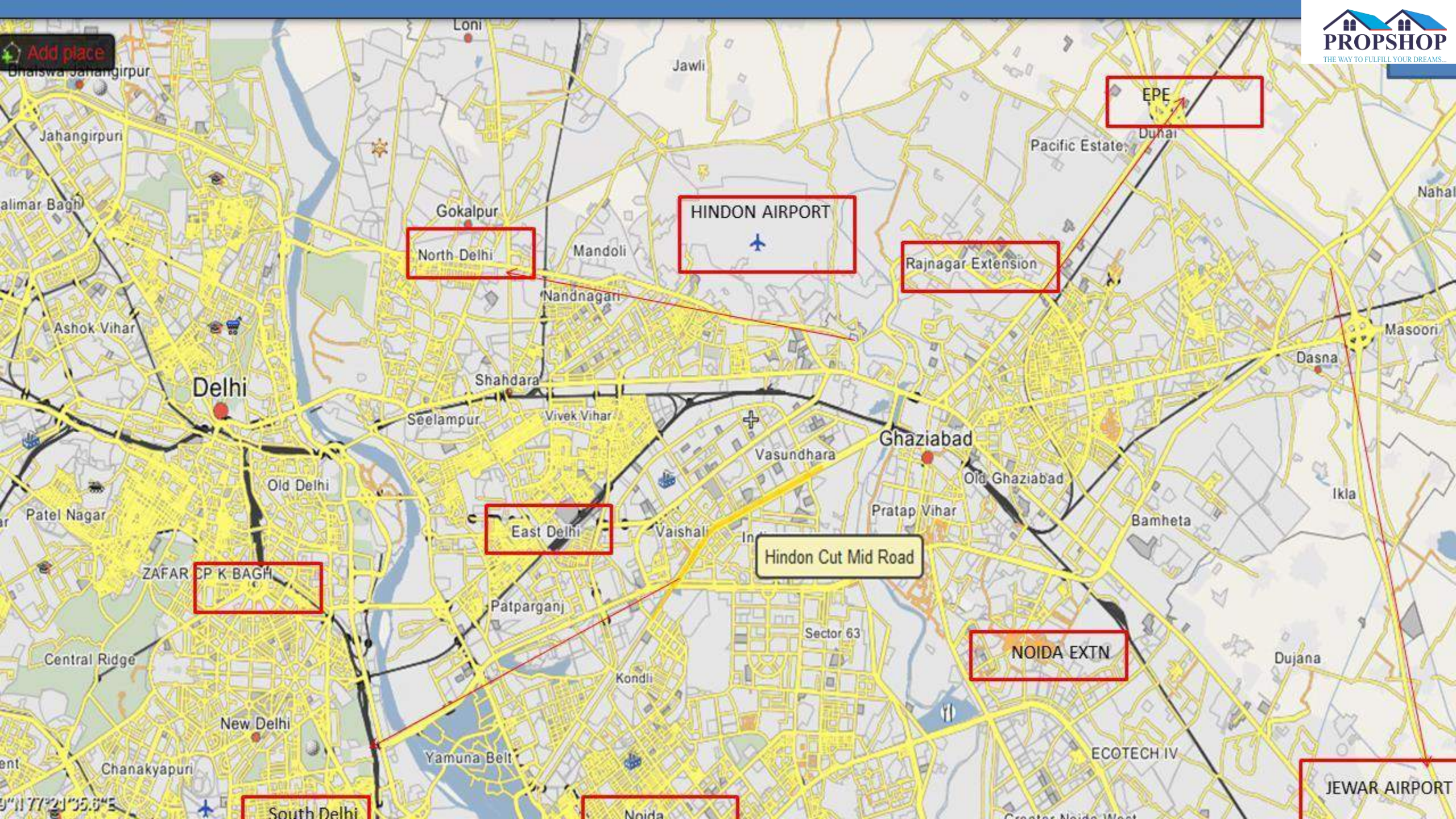
Hindon Cut Mid Road

NOIDA EXTN

South Delhi

Noida

JEWAR AIRPORT



Add place

HINDON AIRPORT

North Delhi

Rajnagar Extension

EPE

ZAFAR CP K BAGH

East Delhi

Hindon Cut Mid Road

NOIDA EXTN

JEWAR AIRPORT

South Delhi

Noida

# 10.3km flyover will take you from UP Gate to Raj Nagar Extn in 9 minutes

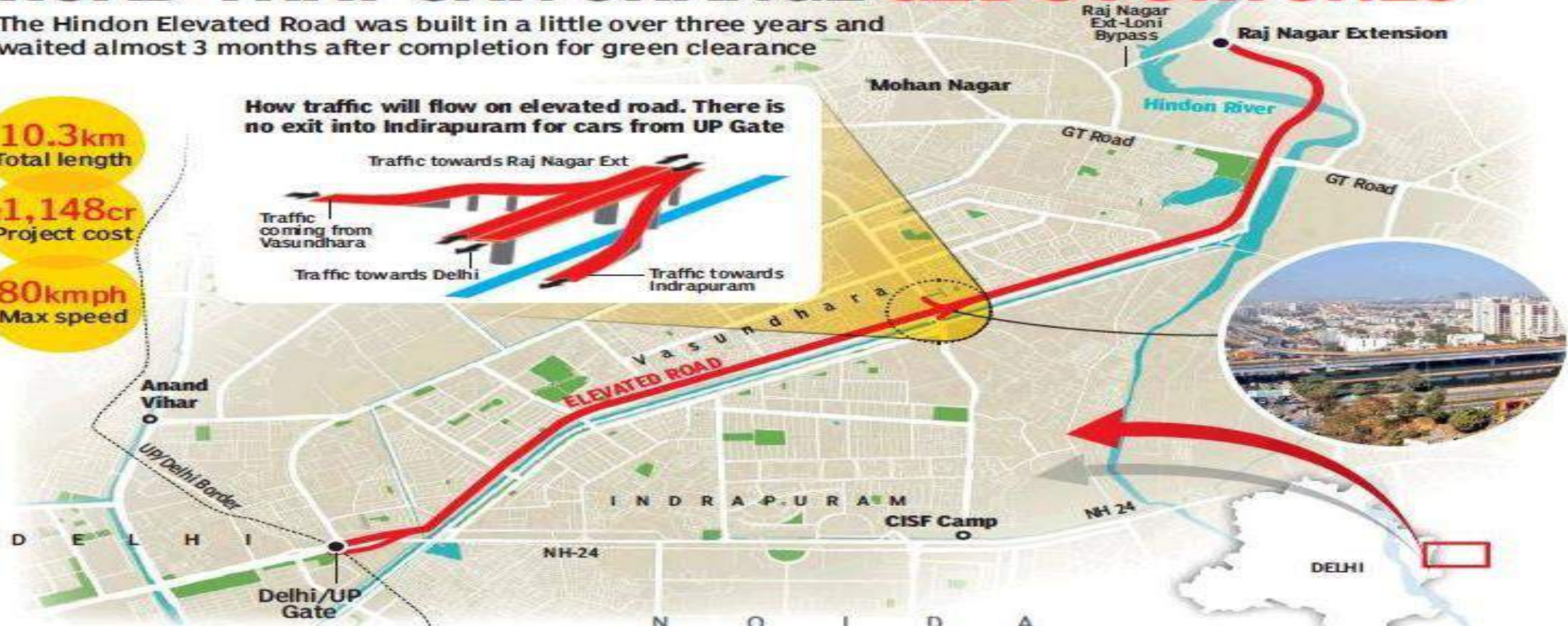
## FASTER DELHI RIDE: UP CM Yogi Inaugurates Six-Lane Elevated Road Over Hindon

### ROAD THAT CAN CHANGE GZB'S FORTUNES

The Hindon Elevated Road was built in a little over three years and waited almost 3 months after completion for green clearance

- 10.3km Total length
- ₹1,148cr Project cost
- 80kmph Max speed

How traffic will flow on elevated road. There is no exit into Indrapuram for cars from UP Gate





# RAJ NAGAR EXTENSION – NEWS

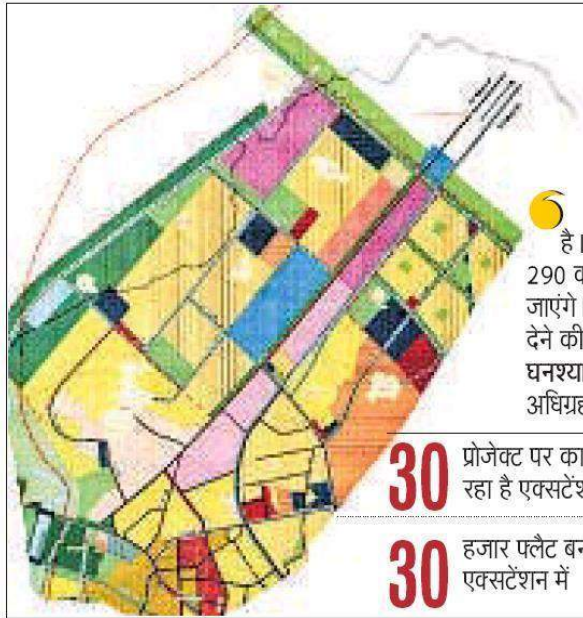
राजनगर एक्सटेंशन में छह मास्टर प्लान रोड के लिए 65 हेक्टेयर जमीन अधिग्रहीत की जाएगी, 290 करोड़ रुपये हुए जारी

## छह नई सड़कों से बढ़ेगी कनेक्टिविटी

गाजियाबाद | मुख्य संवाददाता

राजनगर एक्सटेंशन में छह मास्टर प्लान रोड का रास्ता साफ हो गया है। सरकार सड़क के लिए करीब 65 हेक्टेयर जमीन अधिग्रहीत करेगी। इसके लिए 290 करोड़ रुपये जारी किए गए हैं। मास्टर प्लान रोड बनने से राजनगर एक्सटेंशन और आसपास के इलाके के पांच लाख की आबादी को लाभ मिलेगा। मास्टर प्लान रोड से एक्सटेंशन में नए प्रोजेक्ट की राह खुलेगी। मोरटी में एसटीपी (सीवेज ट्रीटमेंट प्लांट) के लिए भी रुपये जारी कर दिए हैं।

राजनगर एक्सटेंशन में करीब 30 बिल्डर प्रोजेक्ट पर काम चल रहा है। अलग-अलग प्रोजेक्ट में अभी करीब चार हजार परिवार रह रहे हैं। एक्सटेंशन में प्राधिकरण ने छह मास्टर प्लान रोड की योजना बनाई। अब तक मास्टर प्लान रोड जमीन न होने का कारण नहीं बन रही थी। शासन ने मास्टर प्लान रोड के लिए धनराशि जारी कर दी है। मंडलायुक्त ने



मास्टर प्लान रोड बनने से पांच लाख लोगों को मिल सकेगी राहत

शासन से पैसा जारी हो गया है। अलग-अलग गांवों में करीब 290 करोड़ रुपये किसानों को दिए जाएंगे। 10 दिनों में किसानों को पैसा देने की प्रक्रिया शुरू हो जाएगी।  
घनश्याम, एडीएम भूमि अधिग्रहण

**30** प्रोजेक्ट पर काम चल रहा है एक्सटेंशन में

**30** हजार फ्लैट बनने हैं एक्सटेंशन में

**15** प्रोजेक्ट हैं फिलहाल पाइपलाइन में

**1.5** लाख की आबादी है रहने की उम्मीद

मोरटी में सीवेज ट्रीटमेंट प्लांट के लिए भी रुपये जारी कर दिए गए हैं

राजनगर एक्सटेंशन में मास्टर प्लान रोड जल्दी बनने शुरू हो जाएंगे। इससे प्रोजेक्ट को रफ्तार मिलेगी और आबादी जल्दी आनी शुरू होगी। एलिवेटेड रोड का टेंडर होने के बाद यहां पजैसन बढ़ जाएंगे।  
गौरव गुप्ता, सचिव, राजनगर एक्सटेंशन डेवलेपर्स एसोसिएशन

**04** हजार परिवार इस समय हैं एक्सटेंशन में

**05** पांच गांव के लोगों को भी मिलेगा फायदा

जिला प्रशासन 10 दिनों के अंदर किसानों को पैसा देना शुरू करेगा

मास्टर प्लान रोड		
गांव	भूमि (हेक्टेयर)	जारी धन (करोड़ में)
मोरटी	<b>21.57</b>	<b>62</b>
नूरनगर	<b>29.54</b>	<b>86</b>
भोवापुर	<b>14.48</b>	<b>40</b>
एसटीपी के लिए		
मोरटी	<b>10.17</b>	<b>29</b>
मधुबन-बापूधाम के लिए		
सदरपुर	<b>24.41</b>	<b>70</b>

इस संबंध में डीएम गाजियाबाद को पत्र जारी किया है। जिला प्रशासन 10 दिनों के अंदर किसानों को पैसा देना शुरू करेगा। प्राधिकरण अफसरों का दावा है कि इसके बाद मास्टर प्लान रोड पर

जल्द काम शुरू होगा। छह मास्टर प्लान रोड से पूरे एक्सटेंशन की कनेक्टिविटी बढ़ जाएगी। प्राधिकरण वीसी संतोष यादव ने बताया कि यूपी गेट से राजनगर एक्सटेंशन तक एलिवेटेड रोड का टेंडर

जल्द जारी किया जाएगा। मास्टर प्लान रोड से मेरठ से आने वाला ट्रैफिक सीधे एलिवेटेड रोड पर पहुंच सकता है। 10 मिनट के अंदर राजनगर एक्सटेंशन से दिल्ली में एंटी हो जाएगा। मोरटी में सीवर

ट्रीटमेंट प्लांट के लिए 10 हेक्टेयर जमीन की जरूरत है। इसके लिए शासन ने करीब 29 करोड़ रुपये जारी कर दिए हैं। यह प्लांट राजनगर एक्सटेंशन के सीवर को उपचारित करेगा। मधुबन बापूधाम

योजना के बचे हुए हिस्से लिए भी धन जारी किया गया है। सदरपुर गांव में करीब 24.41 हेक्टेयर जमीन का अधिग्रहण किया जाएगा। इसके लिए 70 करोड़ रुपये खर्च होंगे।



# RAJ NAGAR EXTENSION – NEWS

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## HINDON AIRPORT READY FOR CIVILIAN FLIGHTS



The inauguration of Hindon Airport in Ghaziabad (Uttar Pradesh) for commercial civilian flights, will give Delhi-NCR a much needed second airport. Come May 15, passengers will be able to fly out to eight destinations across the country from the civilian enclave of the Hindon Airport. The new airport falls under the RCS-UDAN scheme. Meaning thereby, fliers can expect affordable airfares. Here is all that you need to know:

### HINDON AIRPORT CIVILIAN TERMINAL

**5,425 sqm** is the terminal area of the new airport

**300 passengers** is the peak hour handling capacity of the civilian terminal

**8** check-in counters

**90 cars** is the parking capacity of the new terminal

**2** arrival carrousel

### FLIGHT INFORMATION

**4 airlines** – IndiGo Airlines, Star Air, Heritage Aviation and TurboAirlines  
**8** tier-2 and tier-3 cities are connected  
**Rs 2,500 per hour** of flight is the upper cap for airfares



IANS GRAPHICS

### HINDON AIRPORT CONNECTS DELHI NCR WITH

**FAIZABAD, UTTAR PRADESH**  
**SHIMLA, HIMACHAL PRADESH**  
**NASIK, MAHARASHTRA**  
**JAMNAGAR, GUJARAT**

**PITHORAGARH, UTTARAKHAND**  
**KANNUR, KERALA**  
**KALABURAGI, KARNATAKA**  
**HUBLI, KARNATAKA**

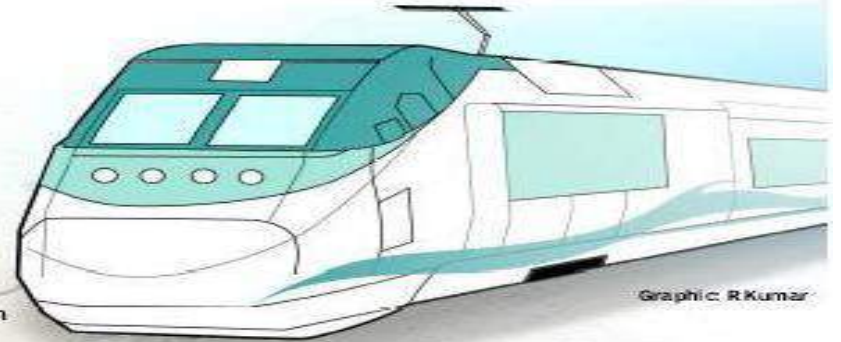
# RAJ NAGAR EXTENSION – NEWS

## RAPID CONNECT TO CAPITAL

Feasibility study of alignments from Delhi to Alwar, Meerut and Panipat already submitted

### BENEFITS TO DELHI

Reduction in private vehicles	1 lakh
Increase in revenue (VAT)	₹1,968cr
Saving in road infrastructure	₹40,908cr
Fuel saving	₹18,224cr
Accident reduction	₹9,763cr
Saving in vehicle cost	₹7,843cr
Pollution reduction	₹4,959cr



Three alignments in first phase  
Delhi to Panipat, Meerut and Alwar

### TRAIN SPECIFICATION

**SPEED**  
High-speed trains to ply on the system with operational speed | 60 kmph  
Designed speed of train | 190 kmph

**EXPECTED FARE** ₹1 per km

Sarai Kale Khan to Meerut	Kashmere Gate to Panipat	Kashmere Gate to Alwar
₹90	₹100	₹193

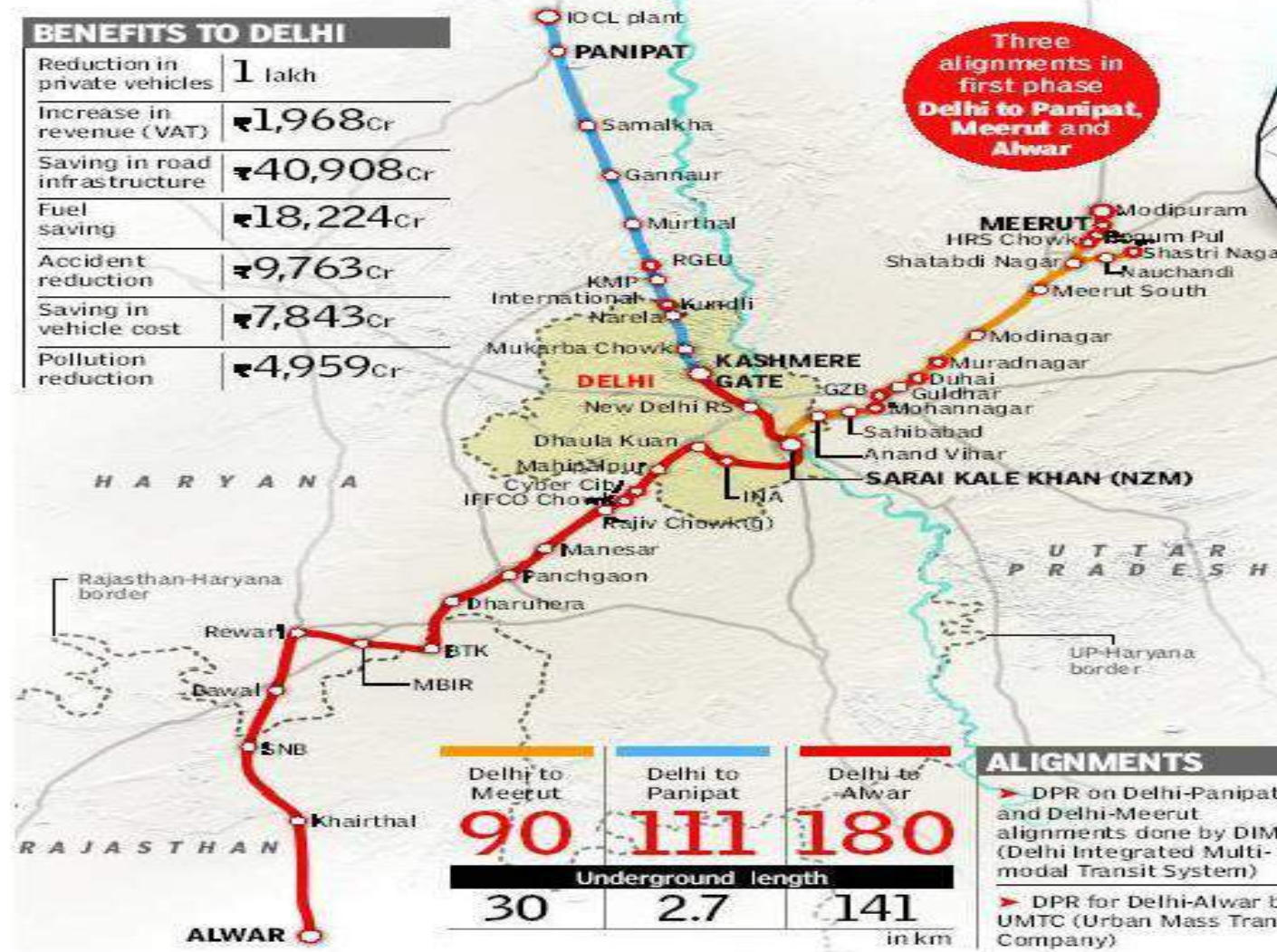
- ▶ Train will be on broad gauge, making coaches wider (3.6m) than Delhi Metro coaches
- ▶ Coaches will be long (22m) with three doors along one side, and luggage space near doors
- ▶ Trains will have, to start with, three coaches and go up in multiples of three depending on the demand

### TRANSIT-ORIENTED DESIGN

▶ The alignments will have pockets of real estate where self-contained residential, commercial space will be developed with direct access to RRTS. Such areas include:  
**Gannaur, Samalkha and Panipat depot on the Delhi-Panipat line**  
**Guldhar, Duhai, Meerut South and Modipuram on the Delhi-Meerut line**

### ALIGNMENTS

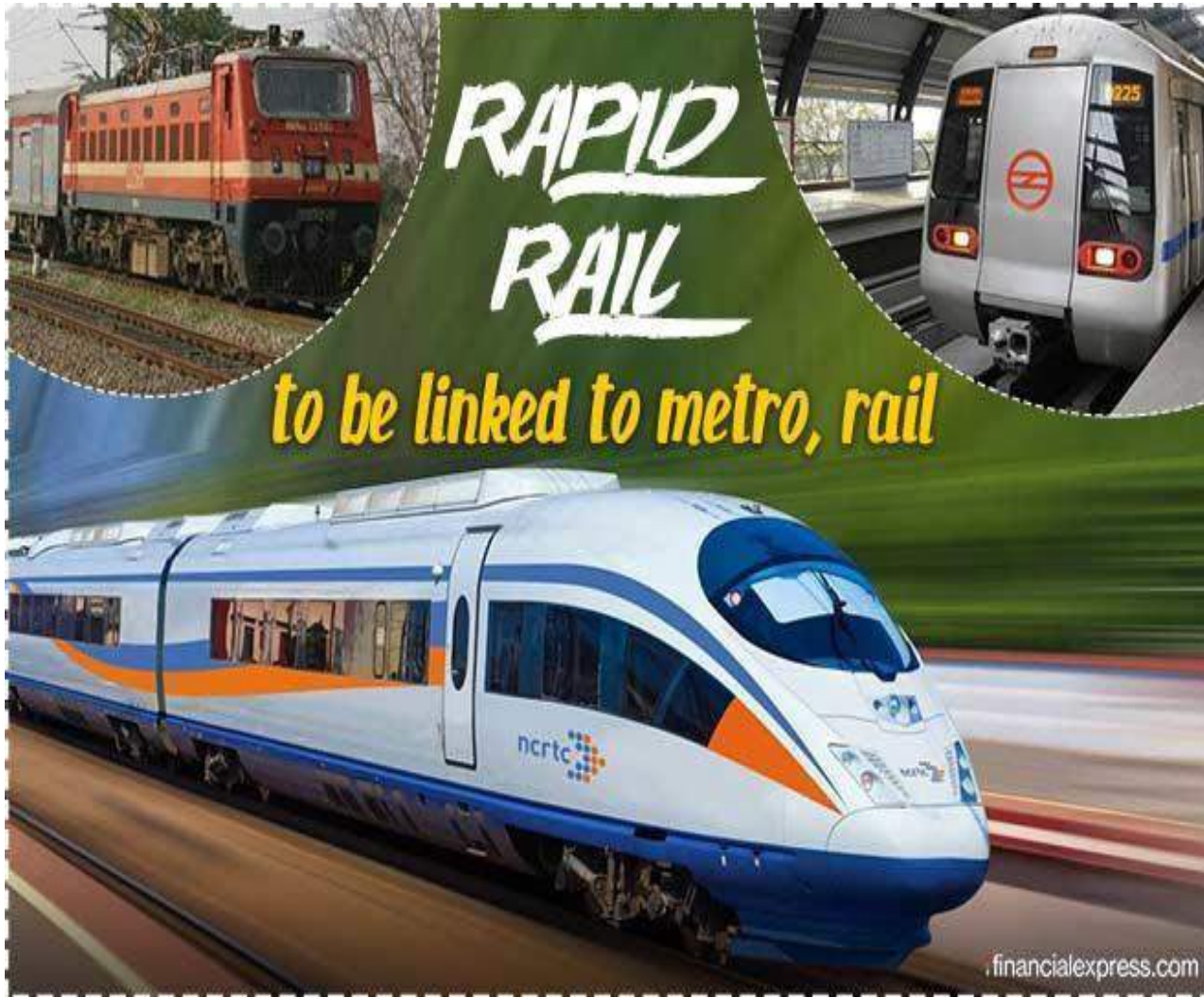
- ▶ DPR on Delhi-Panipat and Delhi-Meerut alignments done by DIMTS (Delhi Integrated Multi-modal Transit System)
- ▶ DPR for Delhi-Alwar by UMTC (Urban Mass Transit Company)



Delhi to Meerut	Delhi to Panipat	Delhi to Alwar
90	111	180
Underground length		
30	2.7	141
in km		

# Delhi-Meerut RRTS corridor to be linked with Delhi Metro, ISBT, Indian Railways

Published: Financial Express November 27, 2019



## Multi-modal integration of Delhi-Ghaziabad-Meerut RRTS:

The Sarai Kale Khan RRTS station will be integrated with the Delhi Metro Pink Line at the Sarai Kale Khan-Nizamuddin metro station and also with ISBT Sarai Kale Khan.

**The Anand Vihar RRTS station will be integrated with the Delhi Metro Blue Line and Delhi Metro Pink Line** (planned corridor) at the Anand Vihar metro station. It will also be linked with the Anand Vihar Railway Station, Anand Vihar ISBT, as well as the Kaushambi Bus Terminal. This will provide connectivity to Anand Vihar, Kaushambi, Rishabh Vihar and Karkardooma areas of Delhi

**The Sahibabad RRTS station will be integrated with the proposed Vasundhara Sector 2 metro station as well as the Sahibabad Bus Terminal.** This will provide connectivity to Surya Nagar, Sector 16, Sector 12, Vasundhara and Ghaziabad areas of Uttar Pradesh

**The Ghaziabad RRTS station will be integrated with the Delhi Metro Red Line at the New Bus Adda metro station.** This will provide connectivity to Ghaziabad, Hindon Vihar, Patel Nagar, Mukund Nagar, Jassipura and Raj Nagar Extension areas of Uttar Pradesh

The priority section of the 82-km long Delhi-Ghaziabad-Meerut RRTS corridor has been identified from Sahibabad to Duhai. This 17 km long section has been targeted for operations by the year 2023. The civil construction work on this route is in full swing. **The complete corridor from Sarai Kale Khan of Delhi to Modipuram in Meerut has been targeted for operations by the year 2025.**

# RAPID RAIL – CONSTRUCTION WORK STARTED



# RAJ NAGAR EXTENSION – NEWS

30 एकड़ से अधिक भूमि बीसीसीआई को देने की तैयारी, ग्रामसभा की 15 एकड़ जमीन का प्रस्ताव मंडलायुक्त को भेजा

## मोहाली और ग्रीन पार्क से बड़ा स्टेडियम बनेगा

### उम्मीद - एक

गजियाबाद | मुख्य संवाददाता

राजनगर एक्सटेंशन में बीसीसीआई का प्रस्तावित क्रिकेट स्टेडियम ग्रीन पार्क स्टेडियम कानपुर और मोहाली क्रिकेट स्टेडियम से बड़ा होगा। प्राधिकरण प्रयास कर रहा है कि स्टेडियम के लिए 35 एकड़ जमीन बीसीसीआई को दी जाए। ग्राम समाज की जमीन का प्रस्ताव मंडलायुक्त के पास भेजा गया है। प्राधिकरण जमीन के लिए किसानों से सीधे वार्ता कर रहा है।

बीसीसीआई ने प्राधिकरण से क्रिकेट स्टेडियम के लिए जमीन की मांग की थी। भारतीय क्रिकेट कंट्रोल बोर्ड का कहना है कि अगर उसे जमीन मिल जाए तो वह एक शानदार स्टेडियम बनाएगा। प्राधिकरण बीसी संतोष यादव ने राजनगर एक्सटेंशन के पास नूरनगर गांव में 35 एकड़ जमीन स्टेडियम के लिए चिह्नित की है। स्टेडियम के लिए प्रस्तावित जमीन में से करीब 15 एकड़ जमीन ग्राम सभा की है। इसके पुनः अधिग्रहण के लिए मंडलायुक्त को प्रस्ताव भेजा गया है। मंडलायुक्त की मंजूरी के साथ स्टेडियम के लिए जमीन अधिग्रहण का काम भी

#### ग्रीन पार्क स्टेडियम कानपुर

- 1945 में हुआ था ग्रीन पार्क का निर्माण
- 60 हजार है मैदान की दर्शक क्षमता
- 15 एकड़ जमीन पर बना है ग्रीन पार्क
- 14 जनवरी 1952 को खेला गया था पहला मैच

#### मोहाली क्रिकेट स्टेडियम

- 1993 में हुआ था मैदान का निर्माण
- 21 एकड़ जमीन में बना है स्टेडियम
- 50 हजार से ज्यादा है दर्शक क्षमता
- 22 नवंबर, 1993 को खेला गया था पहला वन डे

“ हम लोग प्रयास कर रहे हैं कि यह स्टेडियम तीस से 35 एकड़ जमीन में बनाया जाए। स्टेडियम मोहाली और ग्रीन पार्क से बड़ा होगा। बीसीसीआई इसका निर्माण करेगा। ग्रामसभा की जमीन के लिए मंडलायुक्त के पास प्रस्ताव गया है। इसके साथ किसानों के साथ वार्ता चल रही है।  
- डीपी सिंह, ओएसडी, जीडीए



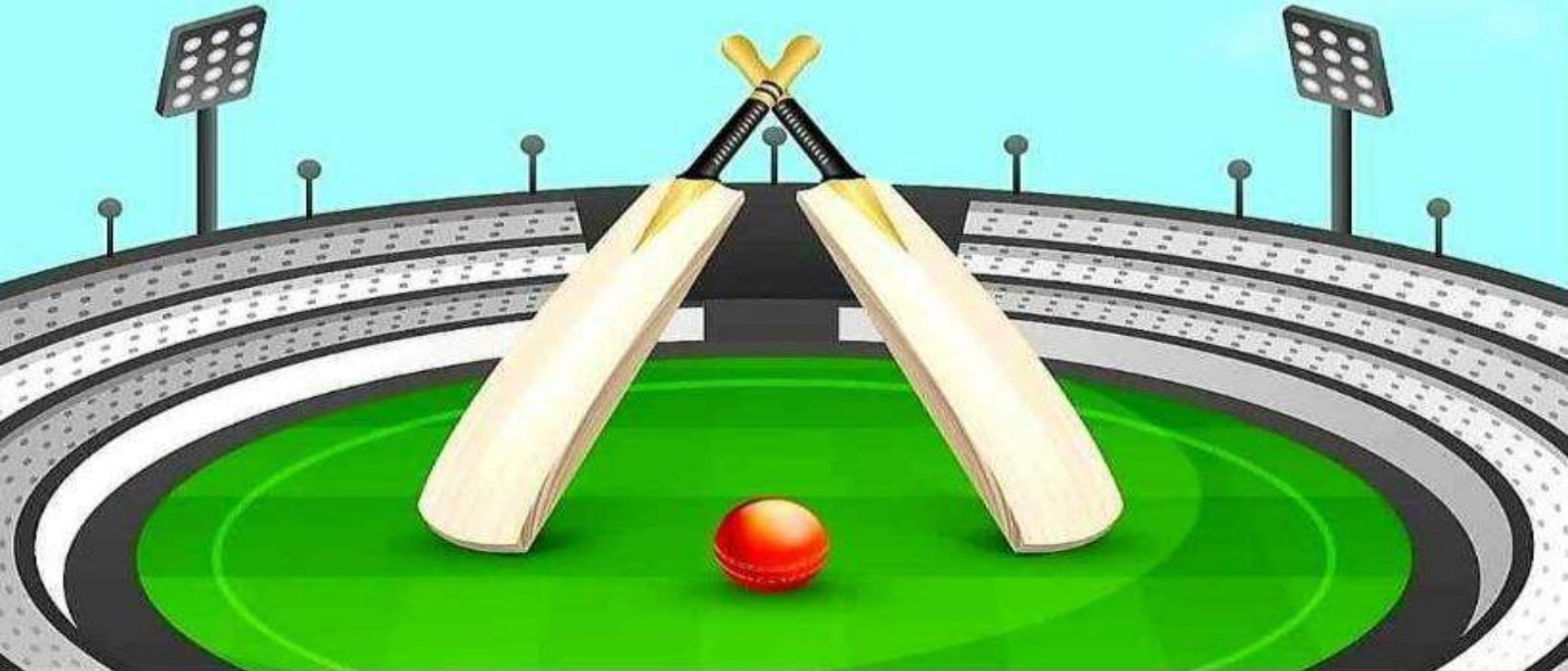
शुरू हो जाएगा। प्राधिकरण आस-पास के किसानों से जमीन के लिए वार्ता कर रहा है।

किसानों से जमीन लेकर

बीसीसीआई को दी जाएगी। प्राधिकरण का प्रयास है कि यह स्टेडियम 35 एकड़ जमीन में बनाया जाएगा। दिल्ली के नजदीक होने के चलते वहां बड़े

मैचों का आयोजन होगा। ऐसे में स्टेडियम को बड़ा बनाने का प्रयास चल रहा है। यह नॉर्थ इंडिया का सबसे बड़ा क्रिकेट स्टेडियम होगा।

# INTERNATIONAL CRICKET STADIUM IN RAJNAGAR EXTENSION, GHAZIABAD will complete in next two years



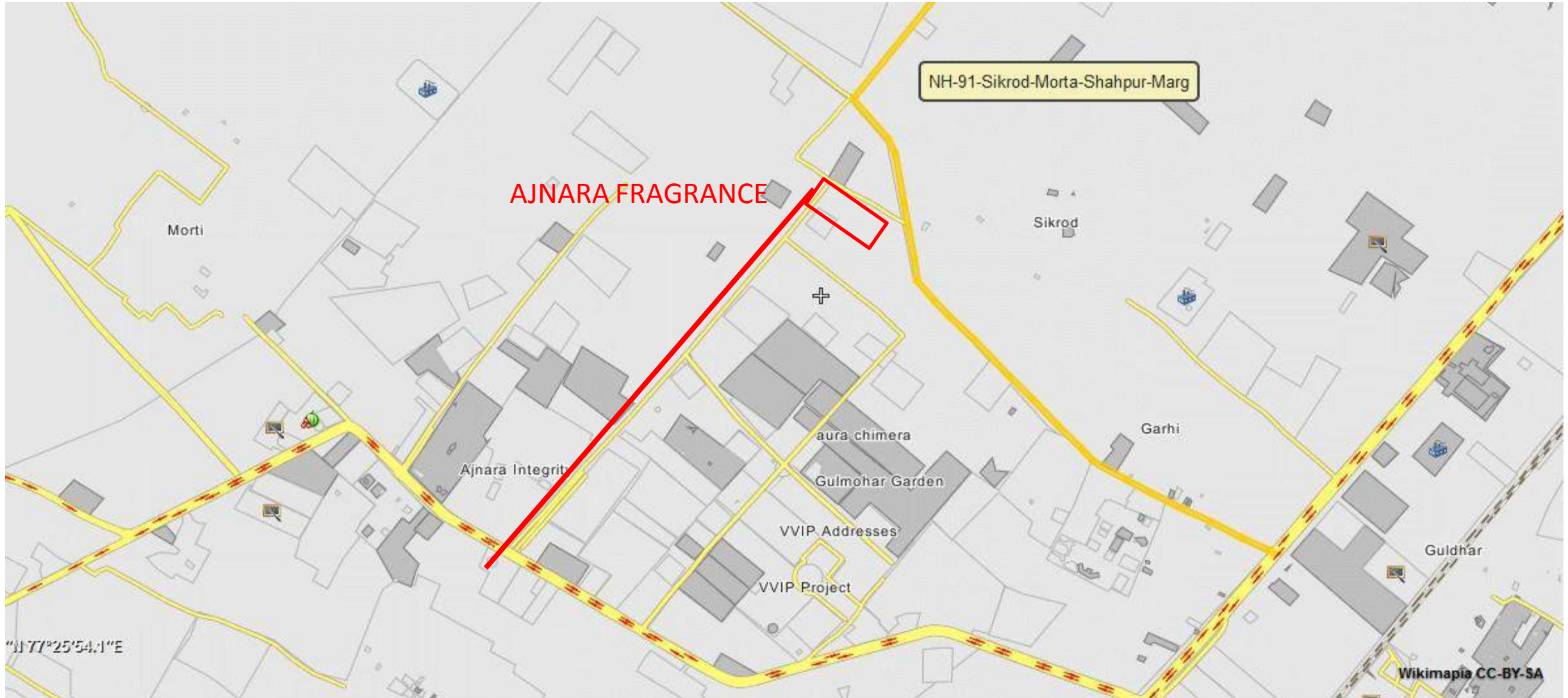


# LOCATION MAP

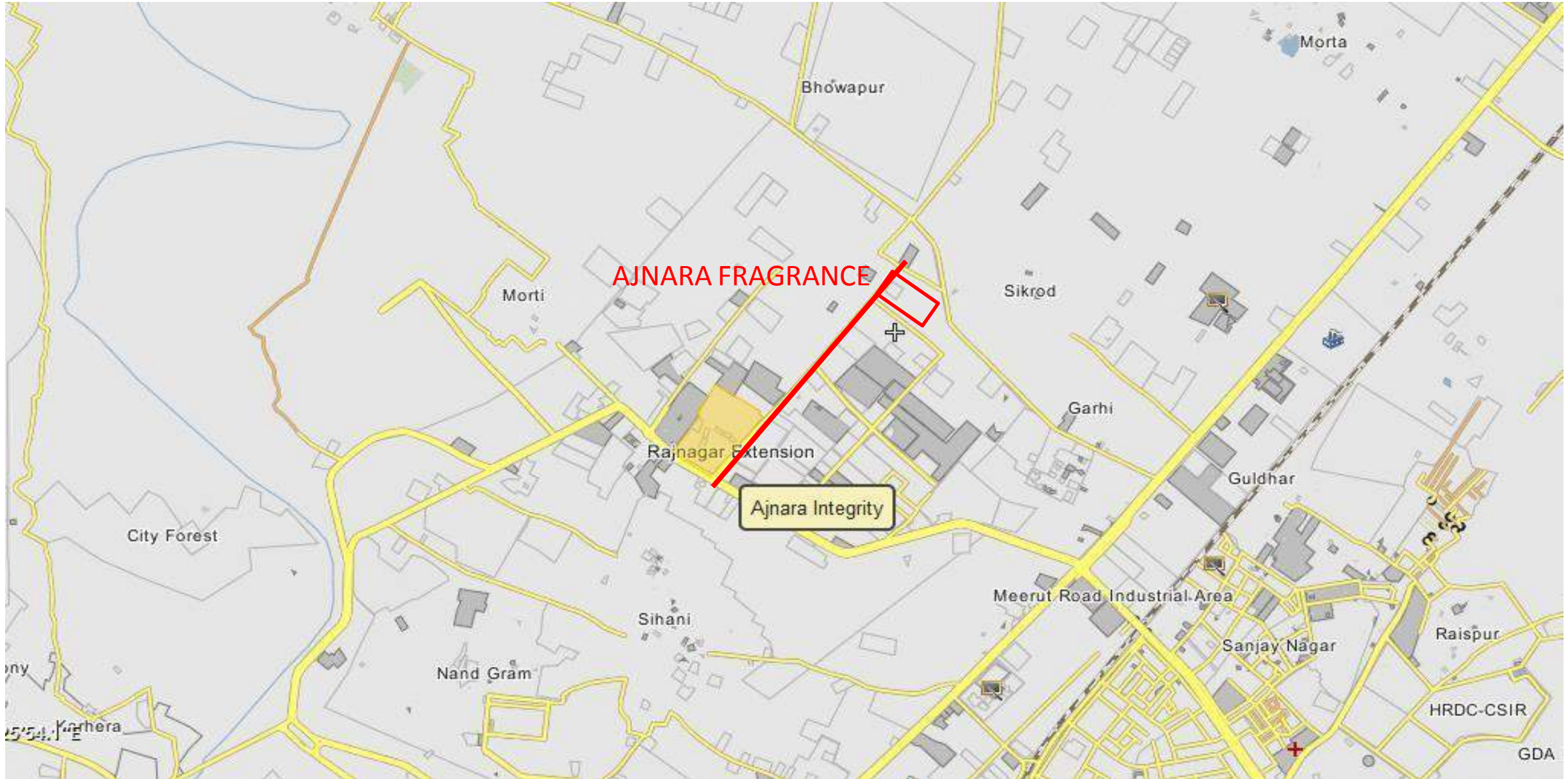
# FRAGRANCE LOCATION SITE



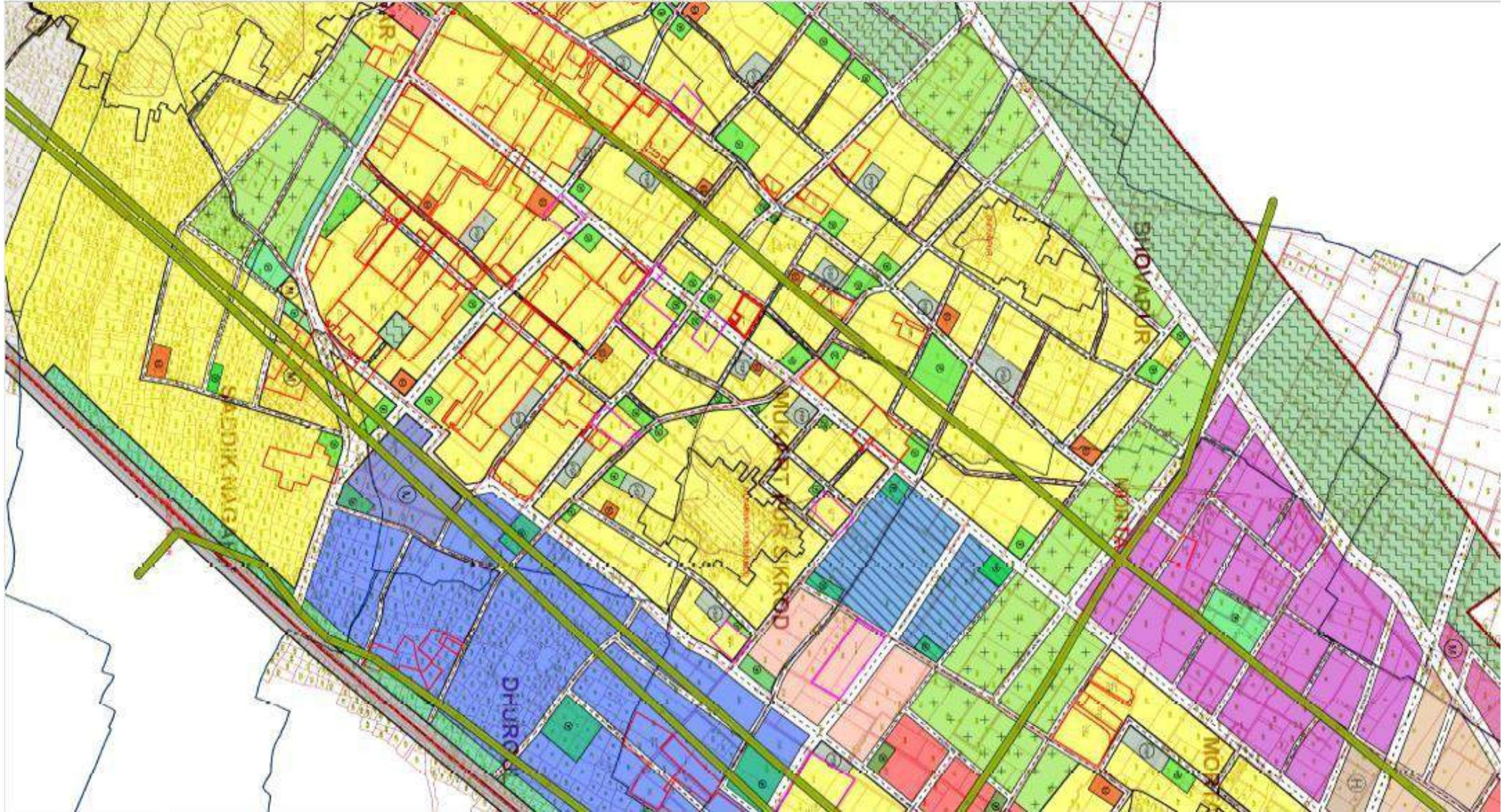
# FRAGRANCE LOCATION SITE



# FRAGRANCE LOCATION SITE



# MASTER PLAN RAJNAGAR EXTENSION



# FACT SHEET

<b>S.NO.</b>	<b>FACT</b>	<b>DISCRIPTION</b>
1.	PLOT SIZE/NO. OF TOWERS	4 ACRES/2 TOWERS A & B
2.	TOWER HEIGHT	TOWER A – G+25 , TOWER B – G+27
3.	UNITS / FLOOR	TOWER A – 8 UNITS/FLOOR - 4 LIFTS TOWER B – 10 UNITS/FLOOR – 4 LIFTS CAR PARKING – 2 LEVEL BASEMENT
4.	NO. OF APARTMENTS	
5.	CLUB HOUSE SIZE	15000 SQ FT (G+2)
6.	SPECIFICATIONS	FURNISHED APARTMENTS
7.	POSSESSION AS PER RERA	JUNE 2014
8.	PROJECT ENTRY	4 SIDE ENTRY
9.	CONSTRUCTION/ ARCHITECT /LANDSCAPING	MIVAN / SPACE DESIGNER
10.	COMMERCIAL WITHIN THE PROJECT	RETAIL SHOPS ON LG/G/1/2 FLOORS LGF/GF – BANK SPACE AND ANCHOR STORE SECOND FLOOR – 4 RESTAURANTS

# LUXURY SPECIFICATIONS

- 1) MODULAR KITCHEN
- 2) WARDROBES IN ALL ROOMS
- 3) TUFFEN GLASSES IN BALCONIES
- 4) GLASS PARTITION IN MASTER BEDROOM WASHROOM
- 5) FANS IN ENTIRE FLAT
- 6) LED LIGHT IN ENTIRE FLAT
- 7) EXHAUST IN KITCHEN AND ALL WASH ROOM
- 8) GESYSER IN MASTER BEDROOM WASH ROOM
- 9) TOWEL RACK + SOAP DISH + MIRROR IN ALL BATHROOMS
- 10) VIDEO DOOR PHONE FACILITIES

# SITE PLAN



**LEGEND**

	1305 SQ.FT.	2BHK+2TOI.+KID'S ROOM
	1565 SQ.FT.	3BHK+2TOI.+DINING
	1930 SQ.FT.	3BHK+3TOI.+DINING+ST.ROOM
	1620 SQ.FT.	3BHK+3TOI.+DINING
	1835 SQ.FT.	3BHK+3TOI.+DINING+ST.+FOYER
	2365 SQ.FT.	4BHK+4TOI.+DINING+ST.+TOI.+FOYER
	2330 SQ.FT.	4BHK+4TOI.+DINING+ST.+TOI.



RESIDENTIAL ENTRY  
COMMERCIAL ENTRY  
COMMERCIAL ENTRY

24.0 MT. WIDE ROAD

18.0 MT. WIDE ROAD



# FLOOR PLAN

# FRAGRANCE UNIT LAYOUT 1620 SQ FT

( UNIT AT TOWER-A 1ST TO 25TH FLOOR )



3BHK + 3TOI.+ DINING			
CARPET AREA	=	84.42 SQ.MT.	908.70 SQ.FT.
COVERED AREA	=	111.60 SQ.MT.	1201.26 SQ.FT.
SUPER AREA	=		1620.00 SQ.FT.

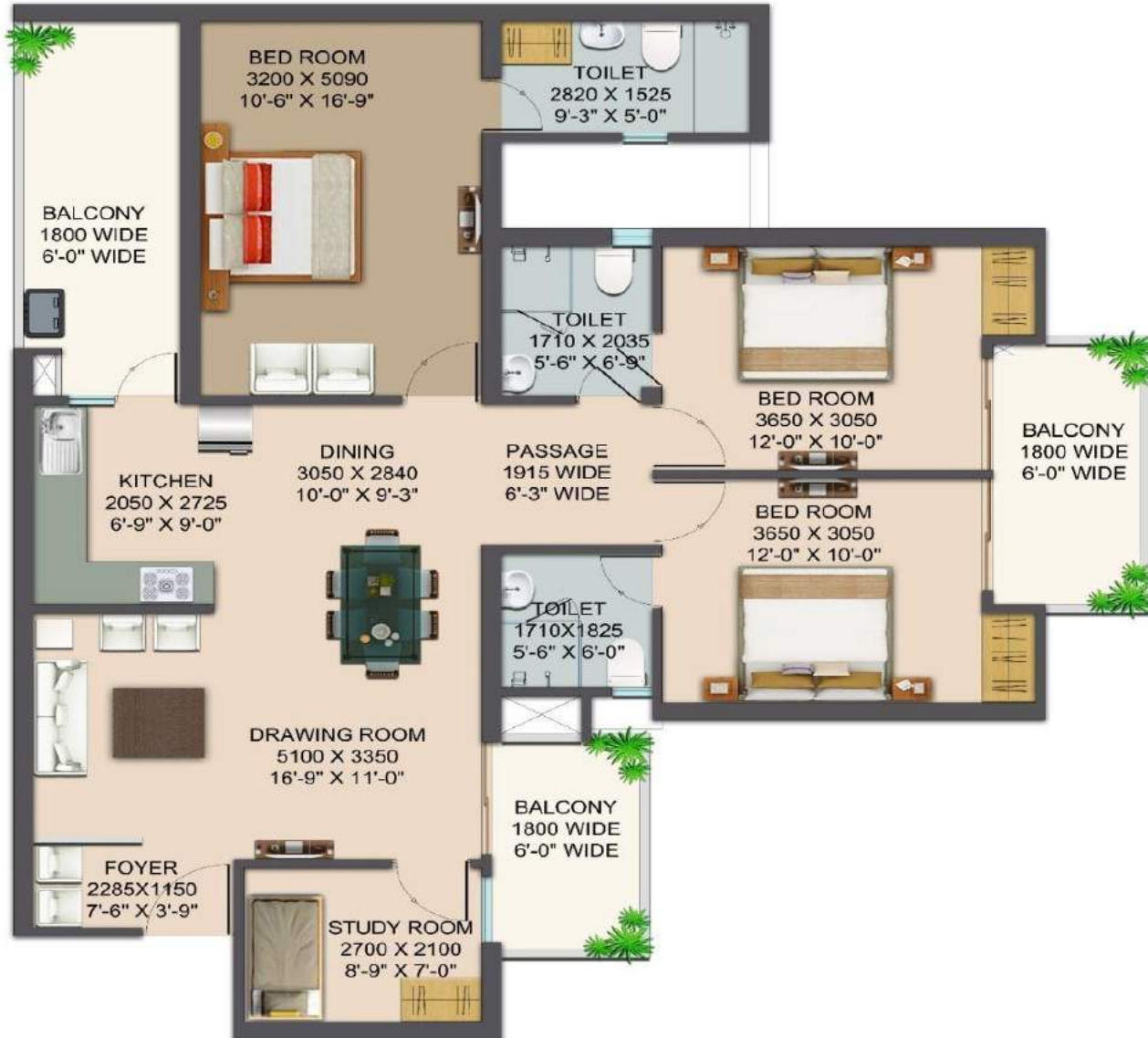
# FRAGRANCE UNIT LAYOUT 1685 SQ FT



(UNIT AT TOWER-A 1ST FLOOR )

<b>2BHK +2TOI.+DINING+FOYER+ ST.+TOILET</b>			
CARPET AREA	=	90.13 SQ.MT.	970.16 SQ.FT.
COVERED AREA	=	115.92 SQ.MT.	1247.76 SQ.FT.
SUPER AREA	=		1685.00 SQ.FT.

# FRAGRANCE UNIT LAYOUT 1780 SQ FT



( UNIT AT TOWER-A 3RD FLOOR )

3BHK + 3TOI.+ DINING+FOYER+ ST.ROOM			
CARPET AREA	=	97.57 SQ.MT.	1050.24 SQ.FT.
COVERED AREA	=	122.66 SQ.MT.	1320.31 SQ.FT.
SUPER AREA	=		1780.00 SQ.FT.

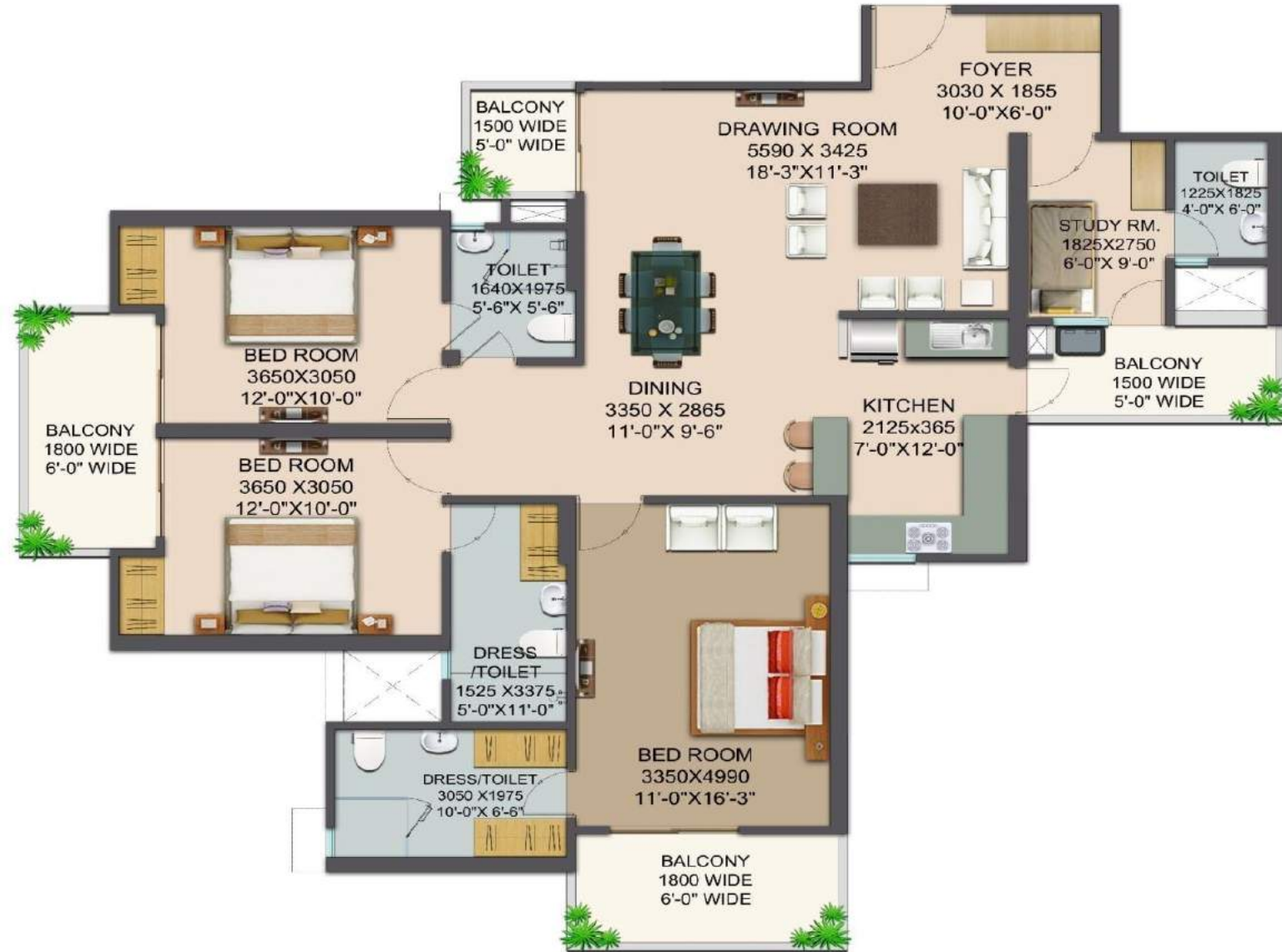
# FRAGRANCE UNIT LAYOUT 1835 SQ FT



(UNIT AT TOWER-A 2ND TO 25TH FLOOR )

<b>3BHK + 3TOI.+ DINING+ ST. ROOM+ FOYER</b>			
CARPET AREA	=	94.92 SQ.MT.	1021.72 SQ.FT.
COVERED AREA	=	126.19 SQ.MT.	1358.31 SQ.FT.
SUPER AREA	=		1835.00 SQ.FT.

# FRAGRANCE UNIT LAYOUT 2075 SQ FT



(UNIT AT TOWER-A 19TH FLOOR )

4BHK + 4TOI.+ DINING+FOYER			
CARPET AREA	=	111.63 SQ.MT.	1201.59 SQ.FT.
COVERED AREA	=	142.72 SQ.MT.	1536.24 SQ.FT.
SUPER AREA	=		2075.00 SQ.FT.

# FRAGRANCE UNIT LAYOUT 2135 SQ FT



(UNIT AT TOWER-A 1ST TO 2ND FLOOR )

<b>4BHK + 4TOI.+ DINING+ ST.+TOI.</b>			
CARPET AREA	=	125.01 SQ.MT.	1345.61 SQ.FT.
COVERED AREA	=	159.18 SQ.MT.	1713.41 SQ.FT.
SUPER AREA	=		2315.00 SQ.FT.



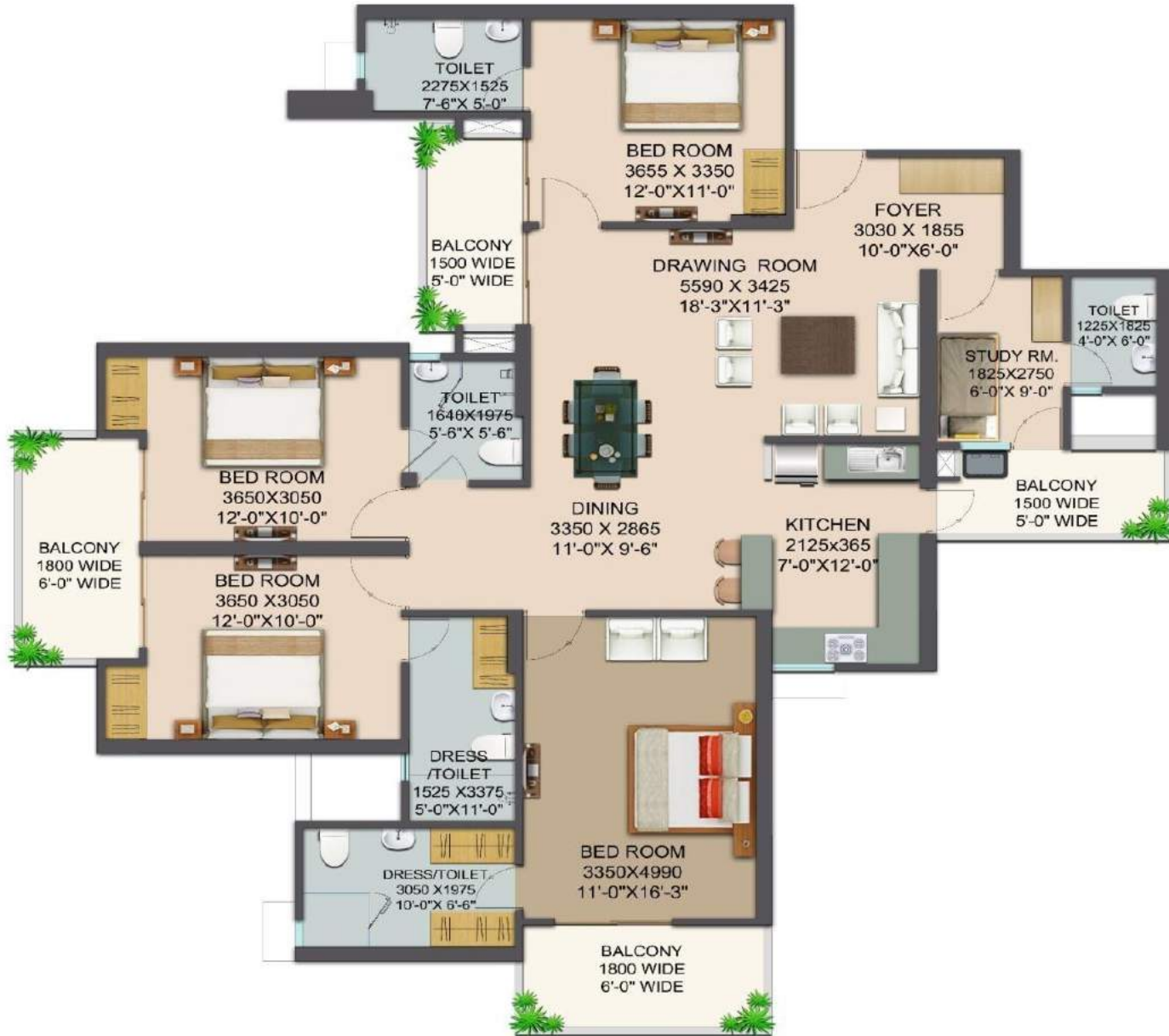
# FRAGRANCE UNIT LAYOUT 2330 SQ FT



(UNIT AT TOWER-A 3RD TO 25TH FLOOR )

<b>4BHK + 4TOI.+ DINING+ ST.+TOI.</b>		
CARPET AREA	= 125.37 SQ.MT.	1349.48 SQ.FT.
COVERED AREA	= 160.16 SQ.MT.	1723.96 SQ.FT.
SUPER AREA	=	2330.00 SQ.FT.

# FRAGRANCE UNIT LAYOUT 2365 SQ FT



(UNIT AT TOWER-A 2ND TO 18TH & 20TH TO 25TH FLOOR )

<b>4BHK + 4TOI.+ DINING+ ST. ROOM+TOI.+ FOYER</b>			
CARPET AREA	=	128.06 SQ.MT.	1378.44 SQ.FT.
COVERED AREA	=	162.77 SQ.MT.	1752.06 SQ.FT.
SUPER AREA	=	2365.00 SQ.FT.	

# FRAGRANCE UNIT LAYOUT 1150 SQ FT



(UNIT AT TOWER-B 1ST FLOOR )

1BHK +1TOI.+ ST.ROOM			
CARPET AREA	=	55.60 SQ.MT.	598.48 SQ.FT.
COVERED AREA	=	79.12 SQ.MT.	851.65 SQ.FT.
SUPER AREA	=		1150.00 SQ.FT.

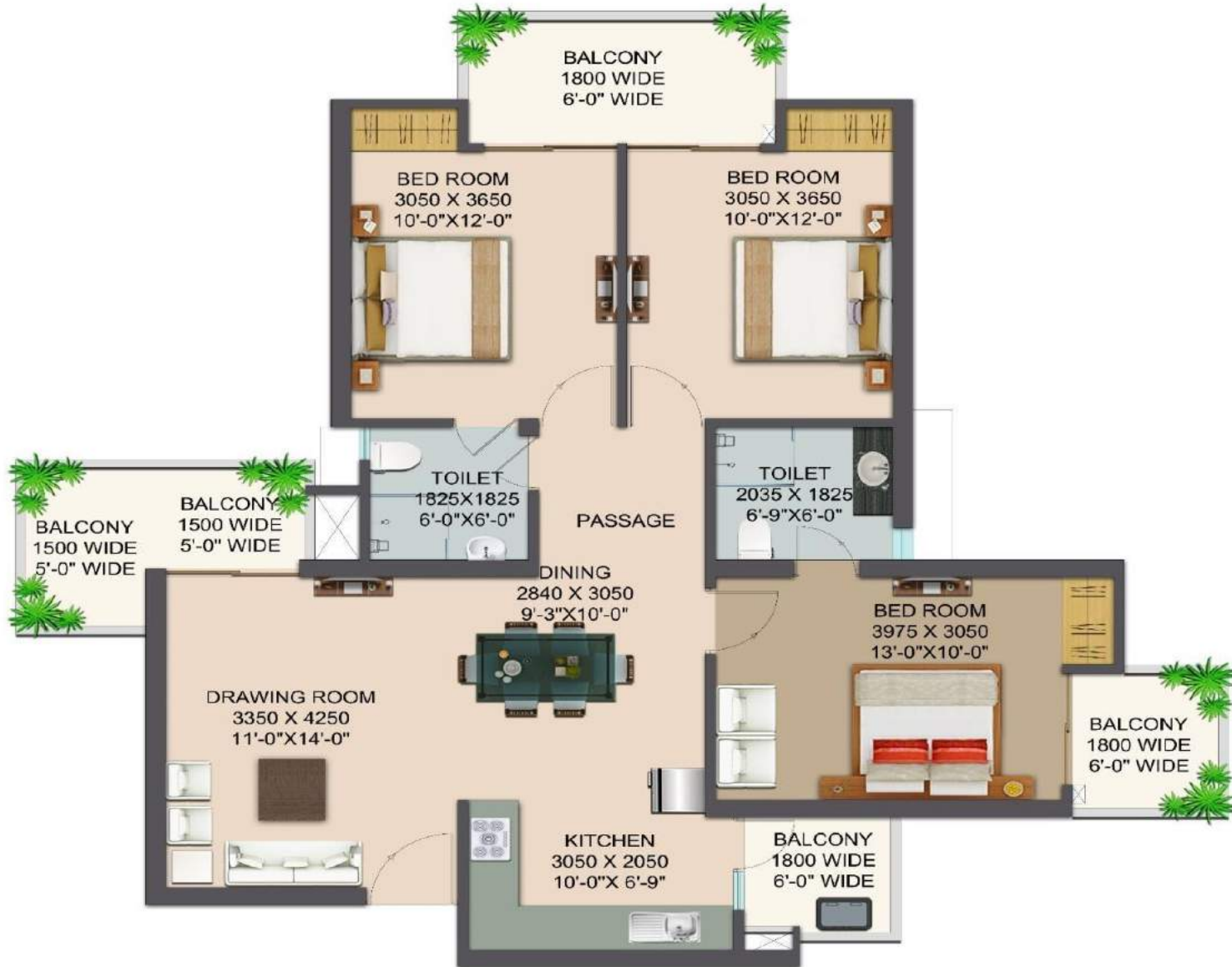
# FRAGRANCE UNIT LAYOUT 1305 SQ FT



( UNIT AT TOWER-B 1ST TO 27TH FLOOR )

2BHK + 2TOI.+ KID'S ROOM			
CARPET AREA	=	66.28 SQ.MT.	713.44 SQ.FT.
COVERED AREA	=	89.72 SQ.MT.	965.75 SQ.FT.
SUPER AREA	=		1305.00 SQ.FT.

# FRAGRANCE UNIT LAYOUT 1565 SQ FT



( UNIT AT TOWER-B 1ST FLOOR )

## 3BHK + 2TOI.+ DINING

CARPET AREA	=	79.67	SQ.MT.	857.57	SQ.FT.
COVERED AREA	=	107.81	SQ.MT.	1160.47	SQ.FT.
SUPER AREA	=			1565.00	SQ.FT.

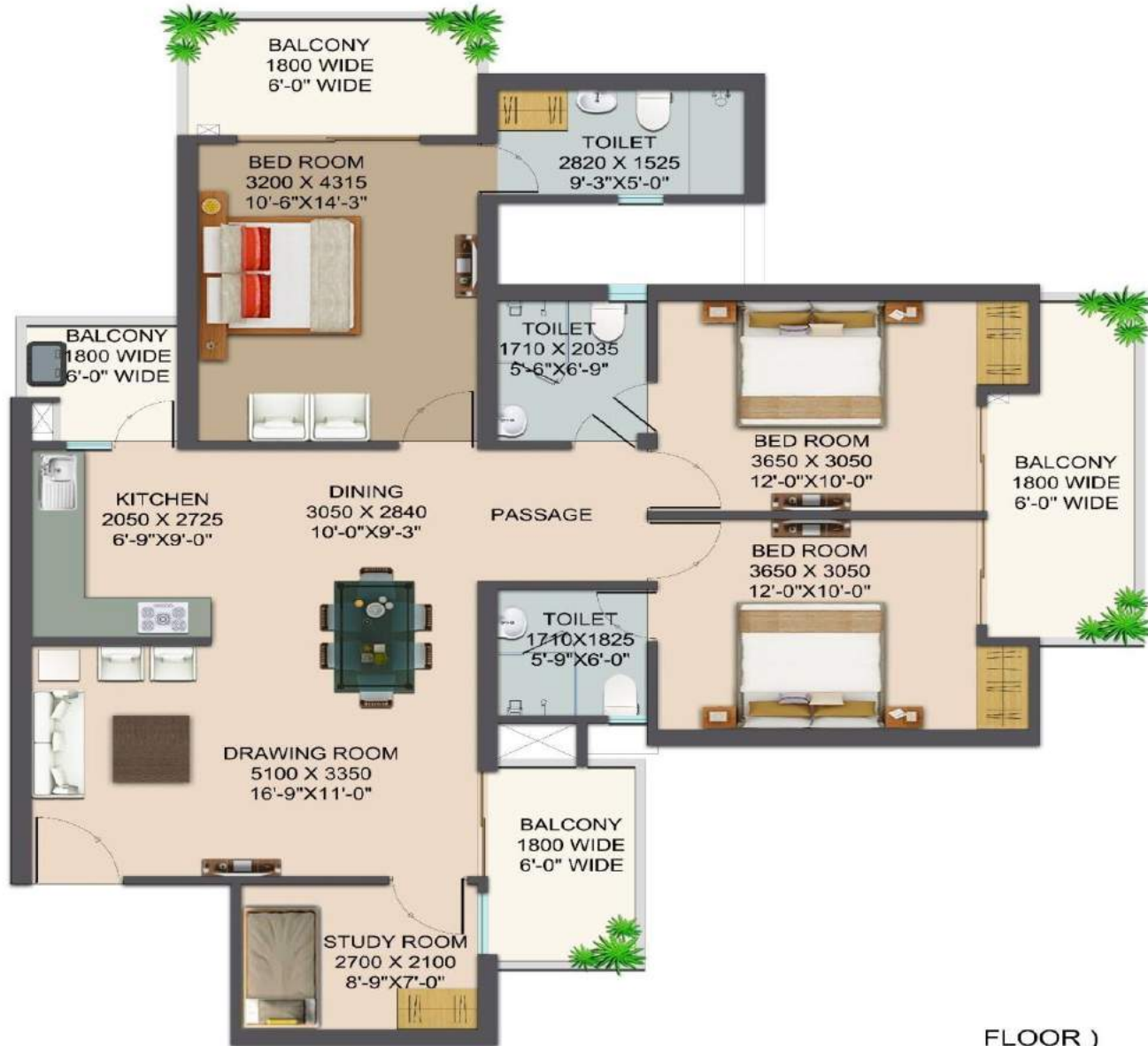
# FRAGRANCE UNIT LAYOUT 1600 SQ FT



( UNIT AT TOWER-B 1ST FLOOR )

2BHK +2TOI.+ DINING+STUDY			
CARPET AREA	=	87.08 SQ.MT.	937.33 SQ.FT.
COVERED AREA	=	110.11 SQ.MT.	1185.22 SQ.FT.
SUPER AREA	=		1600.00 SQ.FT.

# FRAGRANCE UNIT LAYOUT 1825 SQ FT

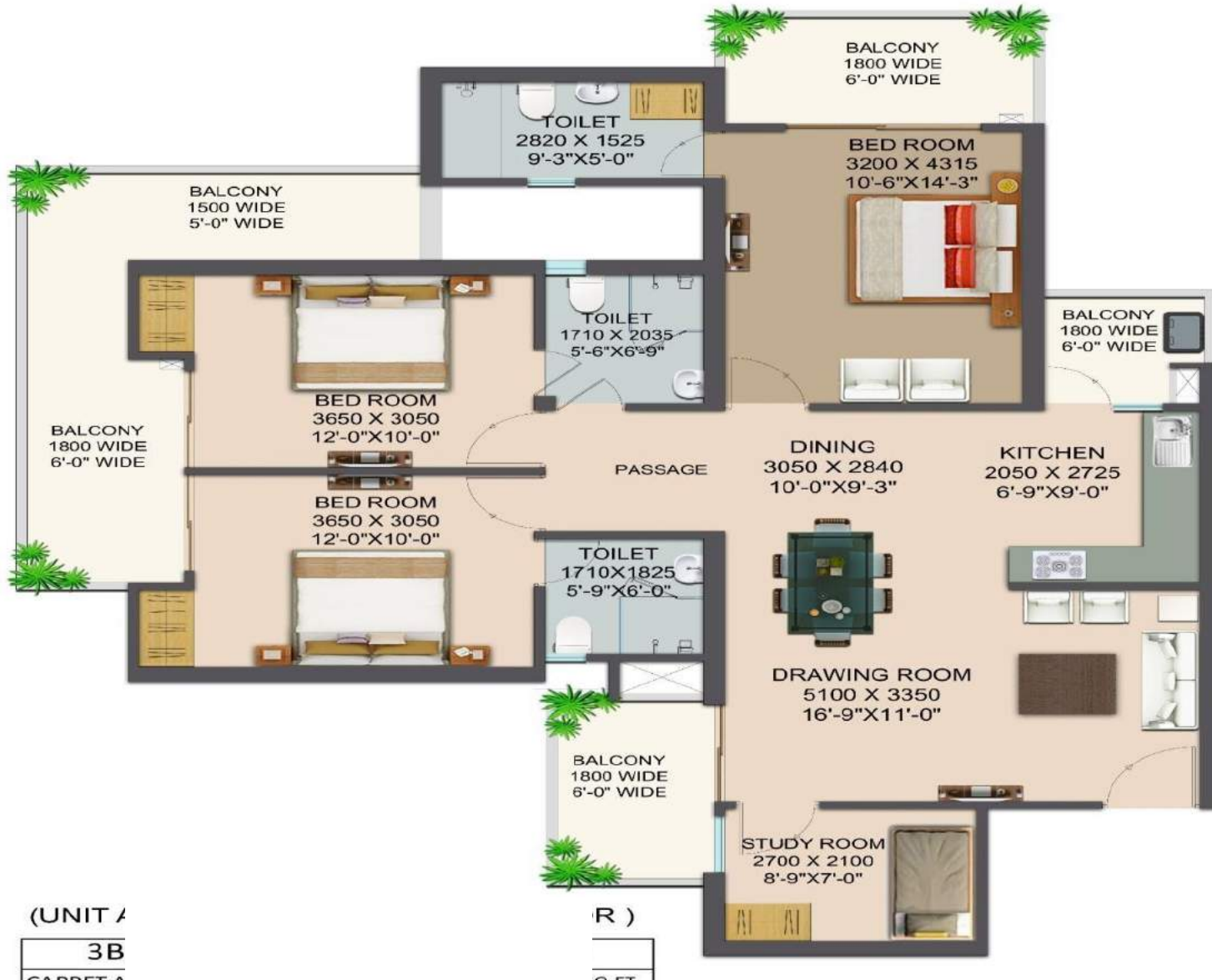


(UNIT AT TOWER-B 2ND TO 27TH FLOOR )

3BHK +3TOI.+ DINING+STUDY			
CARPET AREA	=	92.69 SQ.MT.	997.72 SQ.FT.
COVERED AREA	=	125.70 SQ.MT.	1353.03 SQ.FT.
SUPER AREA	=		1825.00 SQ.FT.

FLOOR )

# FRAGRANCE UNIT LAYOUT 1930 SQ FT



(UNIT AT TOWER-B 2ND TO 27TH FLOOR )

3BHK + 3TOI.+ DINING+ ST. ROOM			
CARPET AREA	=	92.69 SQ.MT.	997.72 SQ.FT.
COVERED AREA	=	132.61 SQ.MT.	1427.41 SQ.FT.
SUPER AREA	=		1930.00 SQ.FT.



# FRAGRANCE UNIT LAYOUT 1965 SQ FT

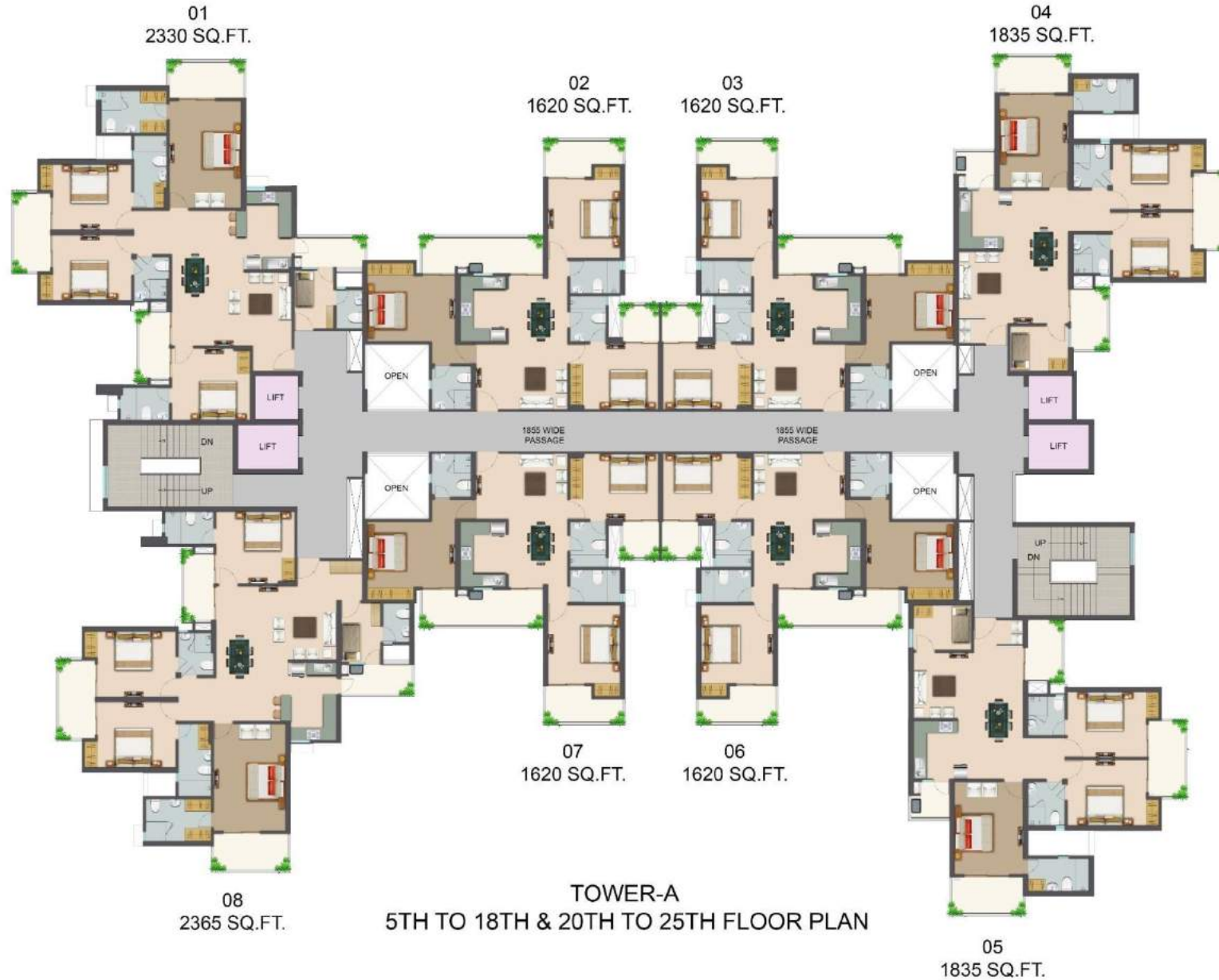


(UNIT AT TOWER-B 1ST FLOOR )

3BHK +3TOI.+ ST.ROOM			
CARPET AREA	=	101.30 SQ.MT.	1090.39 SQ.FT.
COVERED AREA	=	135.32 SQ.MT.	1456.58 SQ.FT.
SUPER AREA	=		1965.00 SQ.FT.

# CLUSTER PLAN

# FRAGRANCE CLUSTER PLANS



# FRAGRANCE CLUSTER PLANS

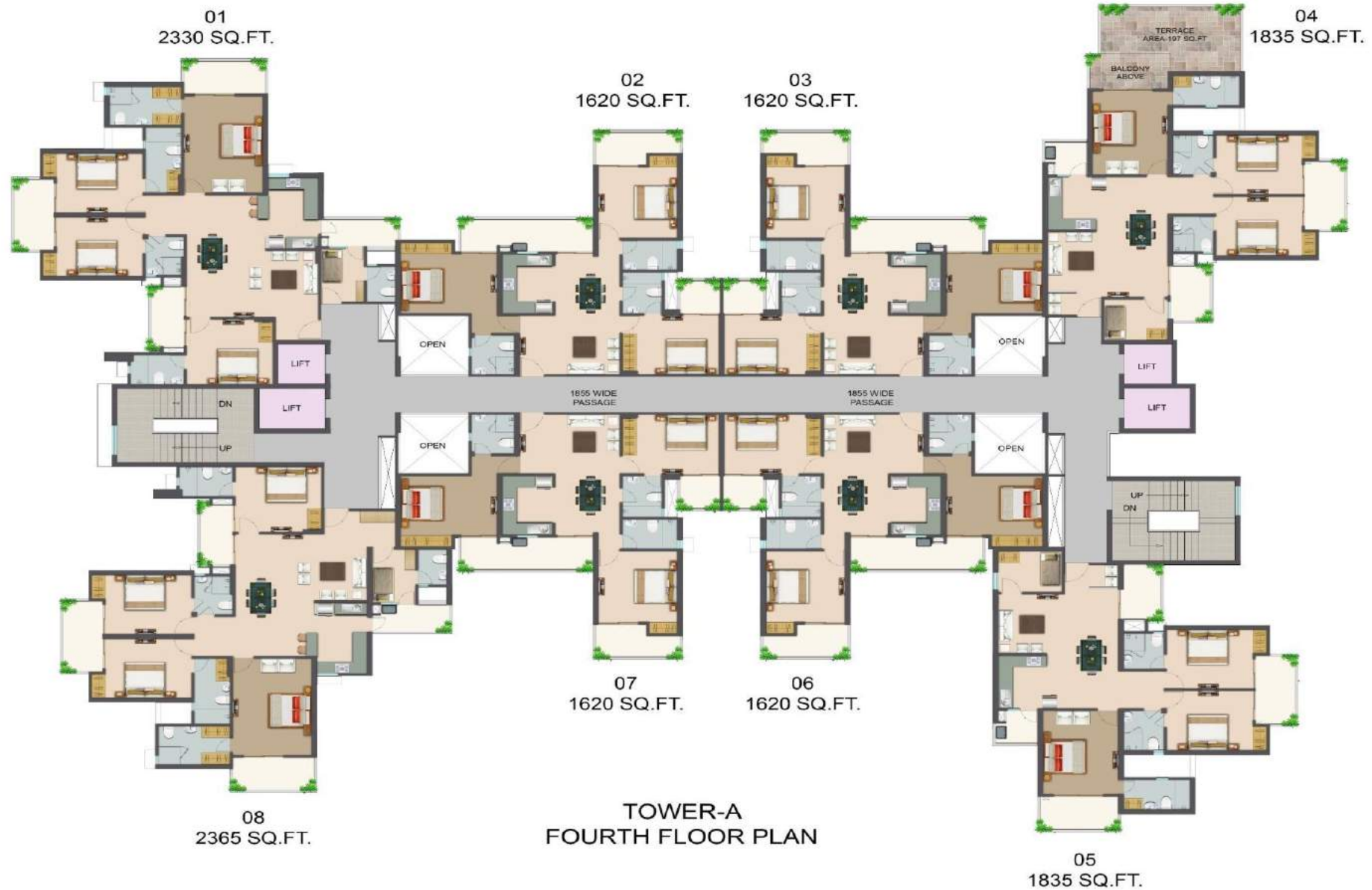


TOWER-A  
19TH FLOOR PLAN

# FRAGRANCE CLUSTER PLANS



# FRAGRANCE CLUSTER PLANS



# FRAGRANCE CLUSTER PLANS

01  
2315 SQ.FT.



TOWER-A  
2nd FLOOR PLAN

# FRAGRANCE CLUSTER PLANS



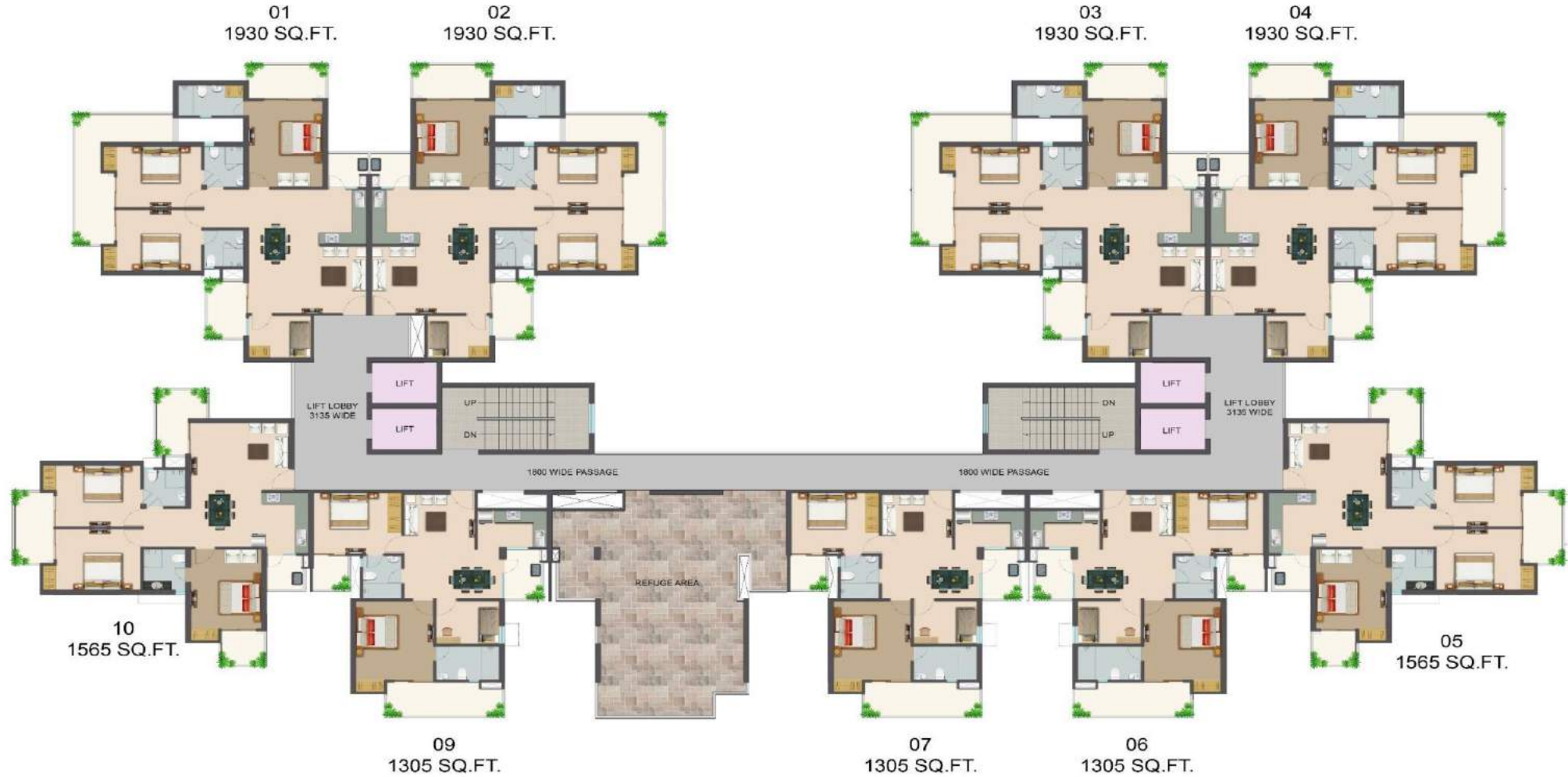


# FRAGRANCE CLUSTER PLANS



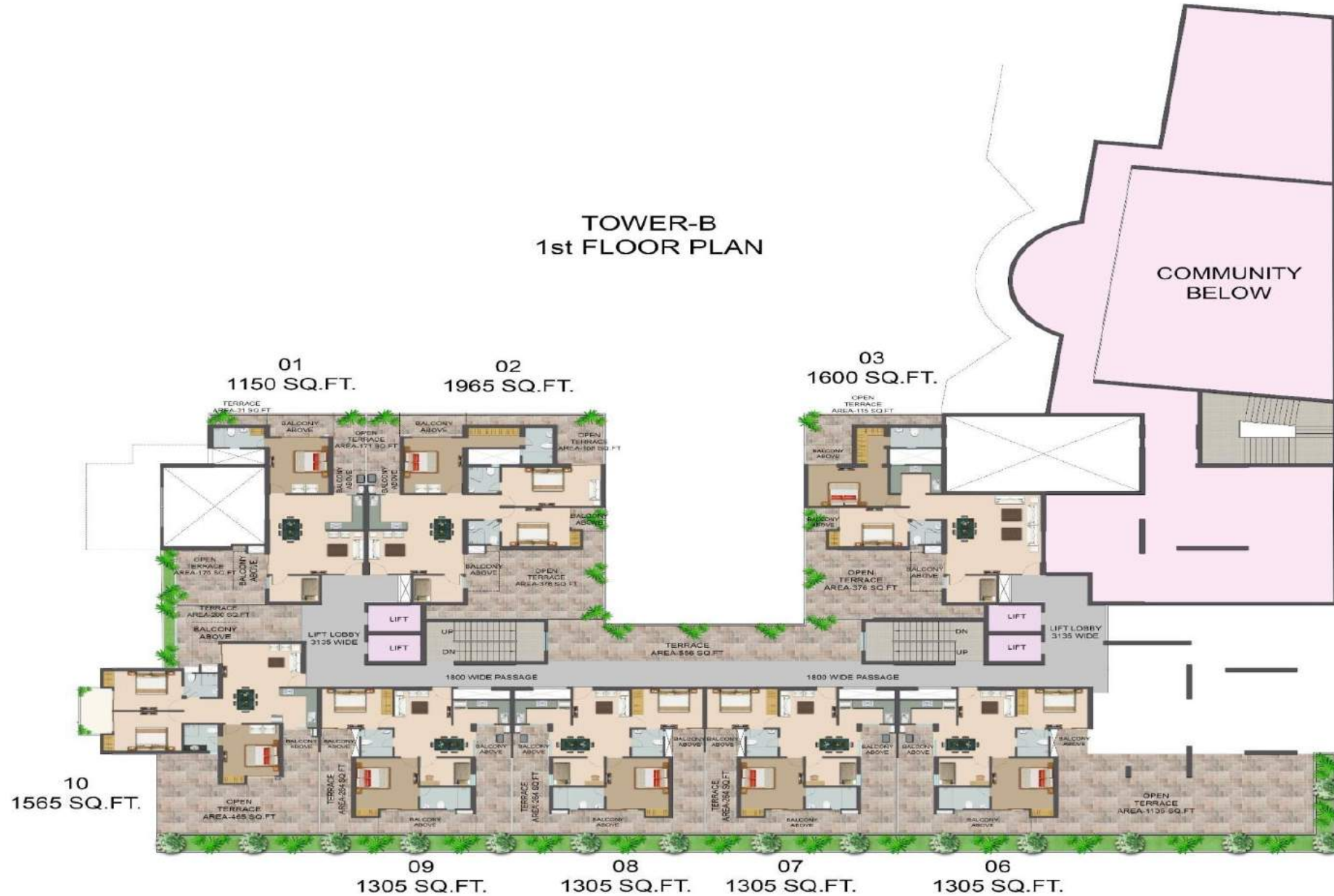
TOWER-B  
4TH TO 18TH & 20TH TO 27TH FLOOR PLAN

# FRAGRANCE CLUSTER PLANS



TOWER-B  
19th FLOOR PLAN

# FRAGRANCE CLUSTER PLANS



# FRAGRANCE CLUSTER PLANS

## TOWER-B 2nd FLOOR PLAN



# FRAGRANCE CLUSTER PLANS



TOWER-B  
3rd FLOOR PLAN

# DEVELOPER BACKGROUND

- 27 YEARS EXPERIENCE IN REAL ESTATE
- 64 PROJECTS DELIVERED
- 21000+ UNITS DELIVERED
- 4000+ UNITS TO BE DELIVERED IN CURRENT FINANCIAL YEAR
- 15 MILLION SQ FT AREA UNDER CONSTRUCTION
- 19 MILLION SQ FT AREA DELIVERED

----- ONGOING RESIDENTIAL PROJECTS -----



----- ONGOING COMMERCIAL PROJECTS -----



----- DELIVERED PROJECTS -----



# PRICE LIST

S.NO.	FLOOR DESCRIPTION	COST/SQ FT
1.	27 <sup>TH</sup> FLOOR	2995/-
2.	21 <sup>ST</sup> – 26 <sup>TH</sup> FLOOR	3195/-
3.	16 <sup>TH</sup> – 20 <sup>TH</sup> FLOOR	3295/-
4.	11 <sup>TH</sup> – 15 <sup>TH</sup> FLOOR	3395/-
5.	6 <sup>TH</sup> – 10 <sup>TH</sup> FLOOR	3495/-
6.	GROUND – 5 <sup>TH</sup> FLOOR	3595/-

S.NO.	OTHER CHARGES	COST
1.	CLUB MEMBERSHIP	FOC
2.	EEC/FFC	FOC
3.	EDC/IDC	100/SQ FT
4.	CAR PARKING	295000
5.	1 KVA POWER BACKUP	20000/KVA
6.	DUAL METER	25000/-
7.	IFMS	FOC
8.	PLC – PARK FACING	100/-
9.	ROAD FACING	75/-
10.	CORNER FACING	50/-

**GST 5% WILL BE CHARGED EXTRA**  
**ELECTRICITY CONNECTION – 15000/KW**  
**2 KW – 2BHK , 5KW – 3 BHK , 7.5 KW-4BHK**  
**POSSESSION – JUNE 2024**



# PAYMENT PLAN

<b>SPECIAL PAYMENT PLAN</b>	<b>30:40:30</b>
<b>AT THE TIME OF BOOKING</b>	<b>10%</b>
<b>WITHIN 45 DAYS</b>	<b>20%</b>
<b>ON CASTING OF TOP FLOOR</b>	<b>40%</b>
<b>ON OFFER OF POSSESSION</b>	<b>30%</b>

# COMPETITION COMPARISON

S.NO.	PROJECT	SIZE IN SQ FT – 3BHK /4 BHK	PRICE / SQ FT FRESH/RESALE
1.	GAUR CASCADES	1530/1750/2175	4000-4200/SF in Resale
2.	MCC SIGNATURE HEIGHT	1500	3500-3600/SF
3.	CHARMS CASTLE	1500	3650/SF
4.	STAR RAMESHWARAM	1430	3500/SF
5.	UNNAV HEIGHTS	1580	3500/SF
6.	KW SRISHTI	1500	3700/SF
7.	VVIP ADRESS	1400/1850	4100-4800/SF
8.	GULMOHAR GARDEN	1590	3400/SF
9.	LANDCRAFT RIVER HEIGHTS	1600	3300/SF
10.	MR PLATINUM	2995	4100/SF
11	OFFICER CITY	1475	3500/SF
12	ASHIANA PALM COURT	1275	3900/SF
13	AGGARWAL HEIGHTS	1425	3300/SF
14	S G GRAND	1395	3300-3500/SF
15	AJNARA GRACE	1695	3800/SF
16	AJNARA INTEGRITY	1265	3400-3800/SF

# READY TO MOVE V/S FRAGRANCE

S.N.	DESCRIPTION	COST
1.	AVG BSP	3328
2.	INAUGRAL DISC	150
3.	NET BSP	3178
4.	INITIAL PAYMENT 10%	6149430
5.	LOAN DISBURSEMENT 20%	1229886
6.	PRE EMI FOR 30 MONTHS	9000/MONTH
7.	AFTER 30 MONTHS AT STRUCTURE COMPLETION	2459772
8.	TOTAL LOAN	3689658
9.	PRE EMI FOR 1 YEAR	36000/MONTH
10.	INCREASE IN INCOME 40%	140000
11.	REDUCTION IN EMI	45000

S.N.	DESCRIPTION	COST
1.	AVG BSP	3700
2.	COST OF APARTMENT	7159500
3.	INITIAL PAYMENT 20%	1431900
4.	LOAN AMOUNT	5727600
5.	EMI	54000/MONTH
6.	TOTAL MONEY SAVED IN 30 MONTHS ( EMI+INITIAL FUNDING)	816957+1350000 = 2166957
7.	SAVING TILL POSSESSION INCLUDING INTEREST	3000000
8.	RENTAL FOR 42 MONTHS	560000
9.	MONEY TO BE PAID AT POSSESSION	1200000
10.	NET SAVING	1200000



# LOWER GROUND FLOOR PLANS



**SHOPS AREA STATEMENT OF LOWER GROUND FLOOR**

UNIT NO.	SALE AREA	CARPET AREA	DIMENSIONS	HEIGHT (FLOOR TO FLOOR APPROX.)
	(SQ.FT.)	(SQ.FT.)	(FT.)	(FT.)
1	530	265	25'-0" X 11'-3"	12'-6"
2	485	243	25'-0" X 10'-0"	12'-6"
3	485	243	25'-0" X 10'-0"	12'-6"
4	485	243	25'-0" X 10'-0"	12'-6"
5	478	239	25'-0" X 10'-0"	12'-6"
6	359	180	13'-9" X 13'-9"	12'-6"
7	488	244	25'-0" X 10'-0"	12'-6"
8	711	371	29'-0" X 15'-2"	12'-6"
9	391	196	10'-0" X 19'-11"	12'-6"
9A	3710	1855		12'-6"
10	411	216	10'-0" X 22'-0"	12'-6"
11	432	216	10'-0" X 22'-0"	12'-6"
11A	3589	1795		12'-6"
12	181	90	13'-0" X 6'-11"	12'-6"
12A	356	178	10'-0" X 18'-7"	12'-6"
14	478	239	14'-0" X 17'-5"	12'-6"
15	280	140	10'-7" X 14'-7"	12'-6"
16	321	160	11'-4" X 14'-7"	12'-6"
17	282	141	10'-0" X 14'-7"	12'-6"
18	608	304	31'-1" X 10'-0"	12'-6"
19	583	292	29'-10" X 10'-0"	12'-6"
20	508	284	28'-0" X 10'-0"	12'-6"
21	530	265	27'-3" X 10'-0"	12'-6"
22	506	253	26'-11" X 10'-0"	12'-6"
23	271	135	14'-5" X 10'-0"	12'-6"
24	248	124	13'-2" X 10'-0"	12'-6"
25	248	124	11'-10" X 11'-5"	12'-6"
26	628	314	10'-0" X 32'-2"	12'-6"
27	628	314	10'-0" X 32'-2"	12'-6"
28	328	164	18'-0" X 10'-0"	12'-6"
29	387	193	18'-0" X 11'-5"	12'-6"
30	343	171	18'-0" X 10'-0"	12'-6"
31	550	275	28'-2" X 10'-0"	12'-6"
32	550	275	28'-2" X 10'-0"	12'-6"
33	549	275	28'-2" X 10'-0"	12'-6"
34	521	275	28'-2" X 10'-0"	12'-6"
35	549	275	28'-2" X 10'-0"	12'-6"
36	444	222	16'-5" X 14'-7"	12'-6"
37	321	161	11'-4" X 14'-7"	12'-6"
38	414	207	15'-7" X 14'-7"	12'-6"
39	282	141	10'-0" X 14'-7"	12'-6"

40	499	250	26'-0" X 10'-0"	12'-6"
41	506	253	26'-0" X 10'-0"	12'-6"
42	506	253	26'-0" X 10'-0"	12'-6"
43	506	253	26'-0" X 10'-0"	12'-6"
44	505	253	26'-0" X 10'-0"	12'-6"
45	501	251	26'-0" X 10'-0"	12'-6"
46	505	253	26'-0" X 10'-0"	12'-6"
47	559	279	26'-0" X 11'-5"	12'-6"
48	538	269	12'-7" X 21'-10"	12'-6"
49	522	264	13'-0" X 21'-10"	12'-6"
50	501	251	26'-0" X 10'-0"	12'-6"
51	505	253	26'-0" X 10'-0"	12'-6"
52	506	253	26'-0" X 10'-0"	12'-6"
53	505	253	26'-0" X 10'-0"	12'-6"
54	506	253	26'-0" X 10'-0"	12'-6"
55	499	250	26'-0" X 10'-0"	12'-6"
56	413	207	19'-7" X 14'-7"	12'-6"
57	282	141	10'-0" X 14'-7"	12'-6"
58	194	197	20'-9" X 10'-0"	12'-6"
59	417	209	20'-9" X 10'-0"	12'-6"
60	402	202	20'-9" X 10'-0"	12'-6"
61	407	203	20'-9" X 10'-0"	12'-6"
62	406	203	20'-9" X 10'-0"	12'-6"
63	406	203	20'-9" X 10'-0"	12'-6"
64	406	203	20'-9" X 10'-0"	12'-6"
65	405	203	20'-9" X 10'-0"	12'-6"
66	406	203	20'-9" X 10'-0"	12'-6"
67	406	203	20'-9" X 10'-0"	12'-6"
68	406	203	20'-9" X 10'-0"	12'-6"
69	406	203	20'-9" X 10'-0"	12'-6"
70	406	203	20'-9" X 10'-0"	12'-6"
71	403	202	20'-9" X 10'-0"	12'-6"
72	404	202	20'-9" X 10'-0"	12'-6"
73	406	203	20'-9" X 10'-0"	12'-6"
74	406	203	20'-9" X 10'-0"	12'-6"
75	406	203	20'-9" X 10'-0"	12'-6"
76	403	202	20'-9" X 10'-0"	12'-6"
77	403	202	20'-9" X 10'-0"	12'-6"
78	408	204	20'-9" X 10'-0"	12'-6"
79	135	68	6'-2" X 11'-3"	12'-6"
80	138	69	6'-7" X 11'-2"	12'-6"
81	403	201	20'-9" X 10'-0"	12'-6"
82	404	202	20'-9" X 10'-0"	12'-6"
83	405	202	20'-9" X 10'-0"	12'-6"
84	406	203	20'-9" X 10'-0"	12'-6"
<b>TOTAL</b>	<b>43870</b>	<b>21935</b>		

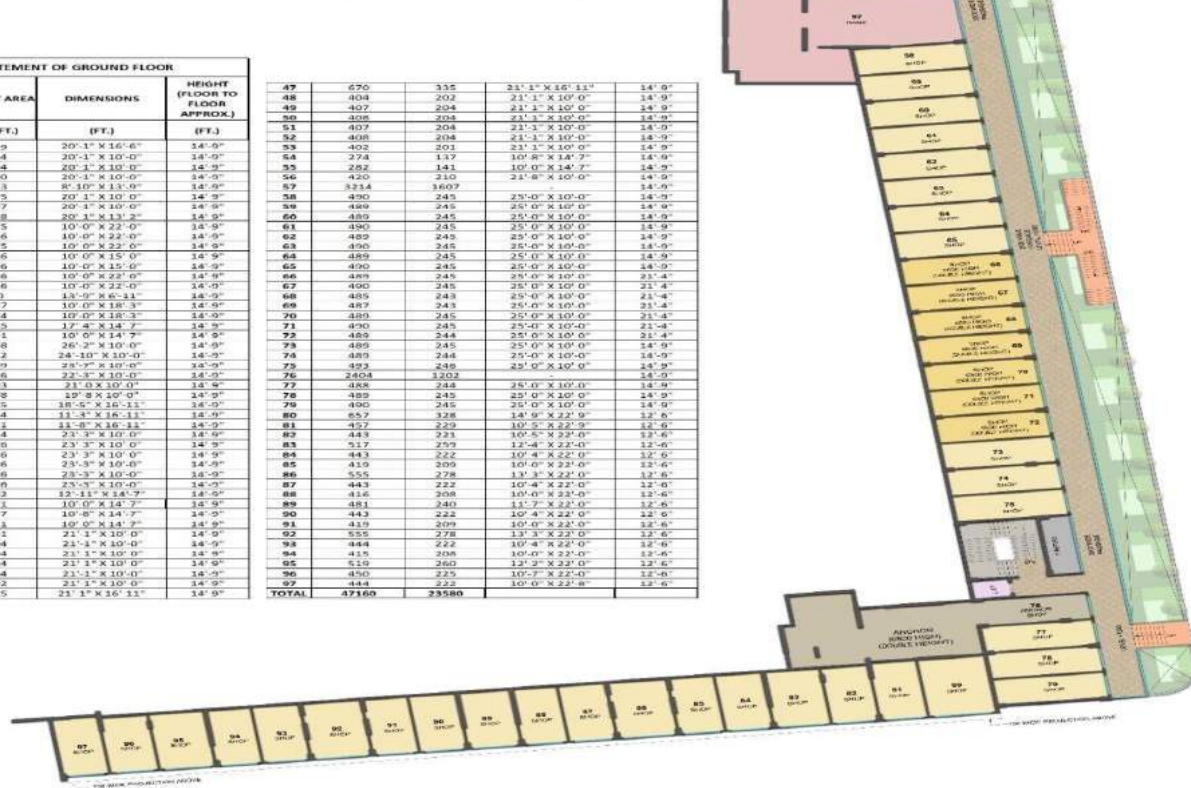
# GROUND FLOOR PLANS



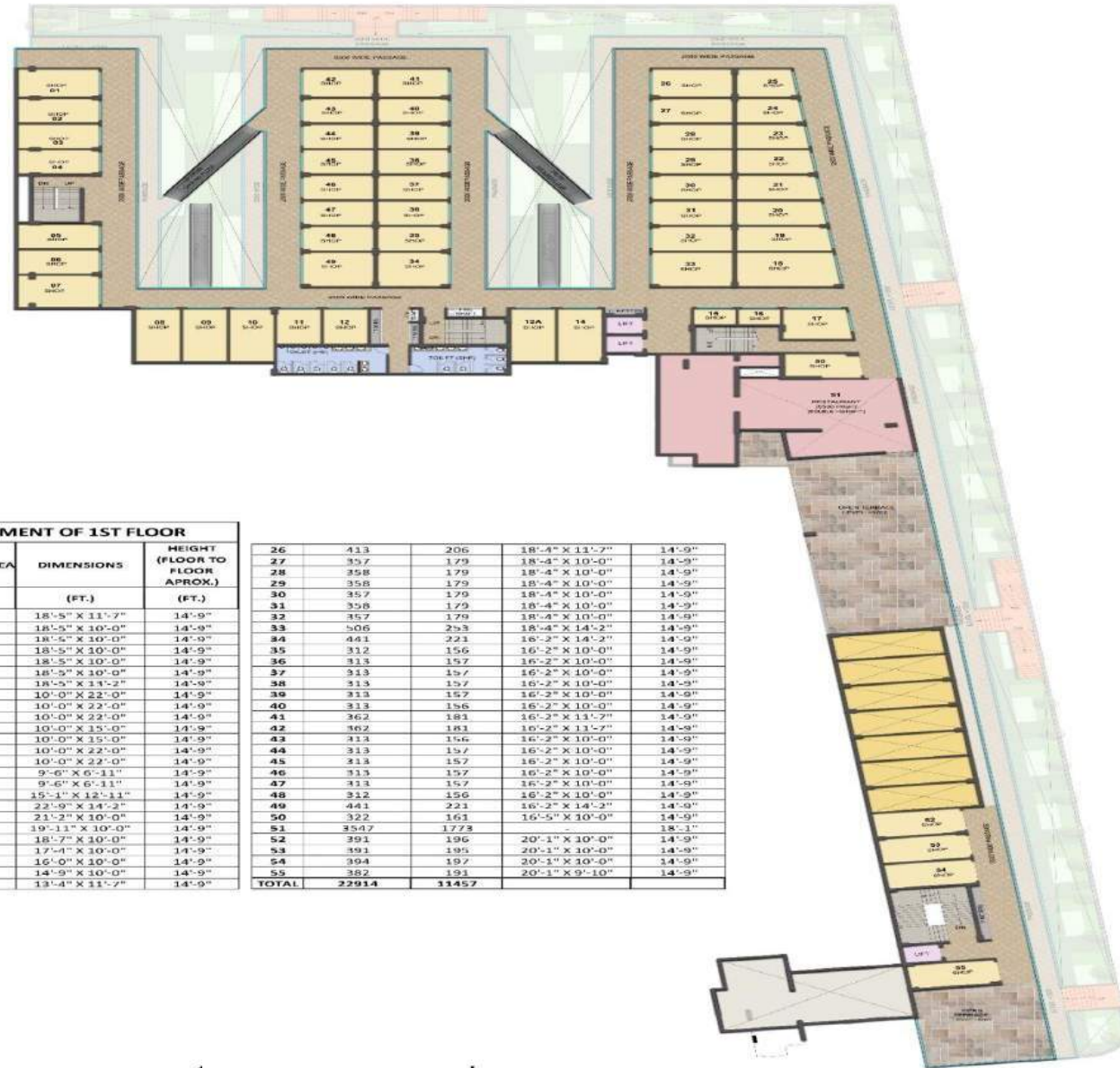
**SHOPS AREA STATEMENT OF GROUND FLOOR**

UNIT NO.	SALE AREA	CARPET AREA	DIMENSIONS (FT.)	HEIGHT (FLOOR TO FLOOR APPROX.) (FT.)
	(SQ.FT.)	(SQ.FT.)		
1	637	319	20'-1" X 16'-6"	14'-0"
2	387	194	20'-1" X 10'-0"	14'-0"
3	387	194	20'-1" X 10'-0"	14'-0"
4	380	190	20'-1" X 10'-0"	14'-0"
5	226	113	8'-10" X 11'-0"	14'-0"
6	350	195	20'-1" X 10'-0"	14'-0"
7	294	197	20'-1" X 10'-0"	14'-0"
8	517	258	20'-1" X 11'-0"	14'-0"
9	431	215	10'-0" X 22'-0"	14'-0"
10	432	216	10'-0" X 22'-0"	14'-0"
11	430	215	10'-0" X 22'-0"	14'-0"
12	292	146	10'-0" X 15'-0"	14'-0"
12A	293	146	10'-0" X 15'-0"	14'-0"
14	432	216	10'-0" X 22'-0"	14'-0"
15	432	216	10'-0" X 22'-0"	14'-0"
16	151	75	13'-0" X 8'-3"	14'-0"
17	355	177	10'-0" X 18'-3"	14'-0"
18	348	174	10'-0" X 18'-3"	14'-0"
19	400	200	17'-4" X 14'-7"	14'-0"
20	253	141	10'-0" X 14'-7"	14'-0"
21	516	258	26'-0" X 10'-0"	14'-0"
22	484	242	24'-10" X 10'-0"	14'-0"
24	480	240	24'-0" X 10'-0"	14'-0"
24	431	216	22'-0" X 10'-0"	14'-0"
23	407	203	21'-0" X 10'-0"	14'-0"
26	377	188	19'-0" X 10'-0"	14'-0"
27	589	295	18'-5" X 16'-11"	14'-0"
28	368	184	11'-8" X 18'-11"	14'-0"
29	363	181	11'-8" X 18'-11"	14'-0"
40	449	224	23'-3" X 10'-0"	14'-0"
31	452	226	23'-3" X 10'-0"	14'-0"
32	453	226	23'-3" X 10'-0"	14'-0"
33	451	226	23'-3" X 10'-0"	14'-0"
38	453	226	23'-3" X 10'-0"	14'-0"
35	451	226	23'-3" X 10'-0"	14'-0"
36	344	172	12'-11" X 14'-7"	14'-0"
37	283	141	10'-0" X 14'-7"	14'-0"
38	275	137	10'-0" X 14'-7"	14'-0"
39	282	141	10'-0" X 14'-7"	14'-0"
40	402	201	21'-1" X 10'-0"	14'-0"
41	408	204	21'-1" X 10'-0"	14'-0"
42	407	204	21'-1" X 10'-0"	14'-0"
43	408	204	21'-1" X 10'-0"	14'-0"
44	407	204	21'-1" X 10'-0"	14'-0"
45	404	202	21'-1" X 10'-0"	14'-0"
46	670	335	23'-1" X 16'-11"	14'-0"

47	670	335	23'-1" X 16'-11"	14'-0"
48	404	202	21'-1" X 10'-0"	14'-0"
49	407	204	21'-1" X 10'-0"	14'-0"
50	408	204	21'-1" X 10'-0"	14'-0"
51	407	204	21'-1" X 10'-0"	14'-0"
52	408	204	21'-1" X 10'-0"	14'-0"
53	402	201	21'-1" X 10'-0"	14'-0"
54	274	137	10'-0" X 14'-7"	14'-0"
55	282	141	10'-0" X 14'-7"	14'-0"
56	420	210	21'-0" X 10'-0"	14'-0"
57	3244	1602		
58	430	215	23'-0" X 10'-0"	14'-0"
59	480	240	24'-0" X 10'-0"	14'-0"
60	480	240	24'-0" X 10'-0"	14'-0"
61	480	240	24'-0" X 10'-0"	14'-0"
62	480	240	24'-0" X 10'-0"	14'-0"
63	480	240	24'-0" X 10'-0"	14'-0"
64	480	240	24'-0" X 10'-0"	14'-0"
65	480	240	24'-0" X 10'-0"	14'-0"
66	480	240	24'-0" X 10'-0"	14'-0"
67	480	240	24'-0" X 10'-0"	14'-0"
68	480	240	24'-0" X 10'-0"	14'-0"
69	480	240	24'-0" X 10'-0"	14'-0"
70	480	240	24'-0" X 10'-0"	14'-0"
71	480	240	24'-0" X 10'-0"	14'-0"
72	480	240	24'-0" X 10'-0"	14'-0"
73	480	240	24'-0" X 10'-0"	14'-0"
74	480	240	24'-0" X 10'-0"	14'-0"
75	480	240	24'-0" X 10'-0"	14'-0"
76	2404	1202		
77	480	240	24'-0" X 10'-0"	14'-0"
78	480	240	24'-0" X 10'-0"	14'-0"
79	480	240	24'-0" X 10'-0"	14'-0"
80	857	428	14'-0" X 22'-0"	12'-6"
81	427	213	10'-0" X 22'-0"	12'-6"
82	443	221	10'-0" X 22'-0"	12'-6"
83	517	259	12'-0" X 22'-0"	12'-6"
84	443	221	10'-0" X 22'-0"	12'-6"
85	419	209	10'-0" X 22'-0"	12'-6"
86	528	264	11'-0" X 22'-0"	12'-6"
87	443	222	10'-0" X 22'-0"	12'-6"
88	416	208	10'-0" X 22'-0"	12'-6"
89	481	240	11'-0" X 22'-0"	12'-6"
90	443	222	10'-0" X 22'-0"	12'-6"
91	419	209	10'-0" X 22'-0"	12'-6"
92	528	264	11'-0" X 22'-0"	12'-6"
93	444	222	10'-0" X 22'-0"	12'-6"
94	419	209	10'-0" X 22'-0"	12'-6"
95	520	260	11'-0" X 22'-0"	12'-6"
96	850	425	10'-0" X 22'-0"	12'-6"
97	444	222	10'-0" X 22'-0"	12'-6"
<b>TOTAL</b>	<b>47160</b>	<b>23580</b>		



# FIRST FLOOR PLANS



SHOPS AREA STATEMENT OF 1ST FLOOR				
UNIT NO.	SALE AREA	CARPET AREA	DIMENSIONS	HEIGHT
	(SQ.-FT.)	(SQ.-FT.)	(FT.)	(FLOOR TO FLOOR APPROX.) (FT.)
1	414	207	18'-5" X 11'-7"	14'-9"
2	358	179	18'-5" X 10'-0"	14'-9"
3	358	179	18'-5" X 10'-0"	14'-9"
4	355	177	18'-5" X 10'-0"	14'-9"
5	359	180	18'-5" X 10'-0"	14'-9"
6	358	179	18'-5" X 10'-0"	14'-9"
7	468	234	18'-5" X 11'-2"	14'-9"
8	431	215	10'-0" X 22'-0"	14'-9"
9	432	216	10'-0" X 22'-0"	14'-9"
10	430	215	10'-0" X 22'-0"	14'-9"
11	292	146	10'-0" X 15'-0"	14'-9"
12	293	146	10'-0" X 15'-0"	14'-9"
12A	432	216	10'-0" X 22'-0"	14'-9"
14	431	215	10'-0" X 22'-0"	14'-9"
15	125	63	9'-6" X 6'-11"	14'-9"
16	125	63	9'-6" X 6'-11"	14'-9"
17	370	185	15'-1" X 12'-11"	14'-9"
18	631	315	22'-9" X 14'-2"	14'-9"
19	414	207	21'-2" X 10'-0"	14'-9"
20	389	195	19'-11" X 10'-0"	14'-9"
21	363	181	18'-7" X 10'-0"	14'-9"
22	317	169	17'-7" X 10'-0"	14'-9"
23	312	156	16'-0" X 10'-0"	14'-9"
24	285	142	14'-9" X 10'-0"	14'-9"
25	207	149	13'-4" X 11'-7"	14'-9"

26	413	206	18'-4" X 11'-7"	14'-9"
27	357	179	18'-4" X 10'-0"	14'-9"
28	358	179	18'-4" X 10'-0"	14'-9"
29	358	179	18'-4" X 10'-0"	14'-9"
30	357	179	18'-4" X 10'-0"	14'-9"
31	358	179	18'-4" X 10'-0"	14'-9"
32	357	179	18'-4" X 10'-0"	14'-9"
33	506	253	18'-4" X 14'-2"	14'-9"
34	441	221	16'-2" X 14'-2"	14'-9"
35	312	156	16'-2" X 10'-0"	14'-9"
36	313	157	16'-2" X 10'-0"	14'-9"
37	313	157	16'-2" X 10'-0"	14'-9"
38	313	157	16'-2" X 10'-0"	14'-9"
39	313	157	16'-2" X 10'-0"	14'-9"
40	313	156	16'-2" X 10'-0"	14'-9"
41	362	181	16'-2" X 11'-7"	14'-9"
42	362	181	16'-2" X 11'-7"	14'-9"
43	413	156	16'-2" X 10'-0"	14'-9"
44	313	157	16'-2" X 10'-0"	14'-9"
45	313	157	16'-2" X 10'-0"	14'-9"
46	313	157	16'-2" X 10'-0"	14'-9"
47	313	157	16'-2" X 10'-0"	14'-9"
48	312	156	16'-2" X 10'-0"	14'-9"
49	441	221	16'-2" X 14'-2"	14'-9"
50	322	161	16'-5" X 10'-0"	14'-9"
51	3547	1773	-	18'-1"
52	391	196	20'-1" X 10'-0"	14'-9"
53	391	195	20'-1" X 10'-0"	14'-9"
54	394	197	20'-1" X 10'-0"	14'-9"
55	382	191	20'-1" X 9'-10"	14'-9"
<b>TOTAL</b>	<b>22914</b>	<b>11457</b>		

# SECOND FLOOR PLANS

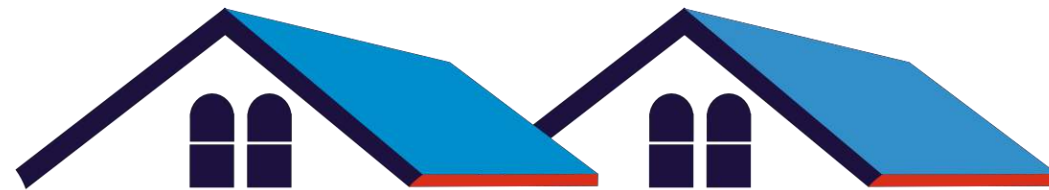


SHOPS AREA STATEMENT OF 2ND FLOOR					
UNIT NO.	SALE AREA	CARPET AREA	DIMENSIONS	HEIGHT (FLOOR TO FLOOR APROX.)	TERRACE
	(SQ.FT.)	(SQ.FT.)	(FT.)	(FT.)	(SQ.FT.)
RESTAURANT-1	1332	666	18'-8" X 36'-5"	14'-9"	1094
RESTAURANT-2	1332	666	18'-8" X 36'-5"	14'-9"	1094
RESTAURANT-3	1457	729	20'-10" X 35'-8"	14'-9"	1234
RESTAURANT-4	1672	836	23'-1" X 35'-8"	14'-9"	1085
<b>TOTAL</b>	<b>5793</b>	<b>2897</b>			<b>4507</b>



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