

खरीदो अपना घर पाओ किराया भी*

5% डाउन पेमेंट* के साथ

**READY TO
MOVE IN**
APARTMENTS



जीडीए द्वारा स्वीकृत | फ्रीहोल्ड प्रॉपर्टी
एनएच-24, गाजियाबाद की बेहतरीन लोकेशन पर

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GROUP PROFILE



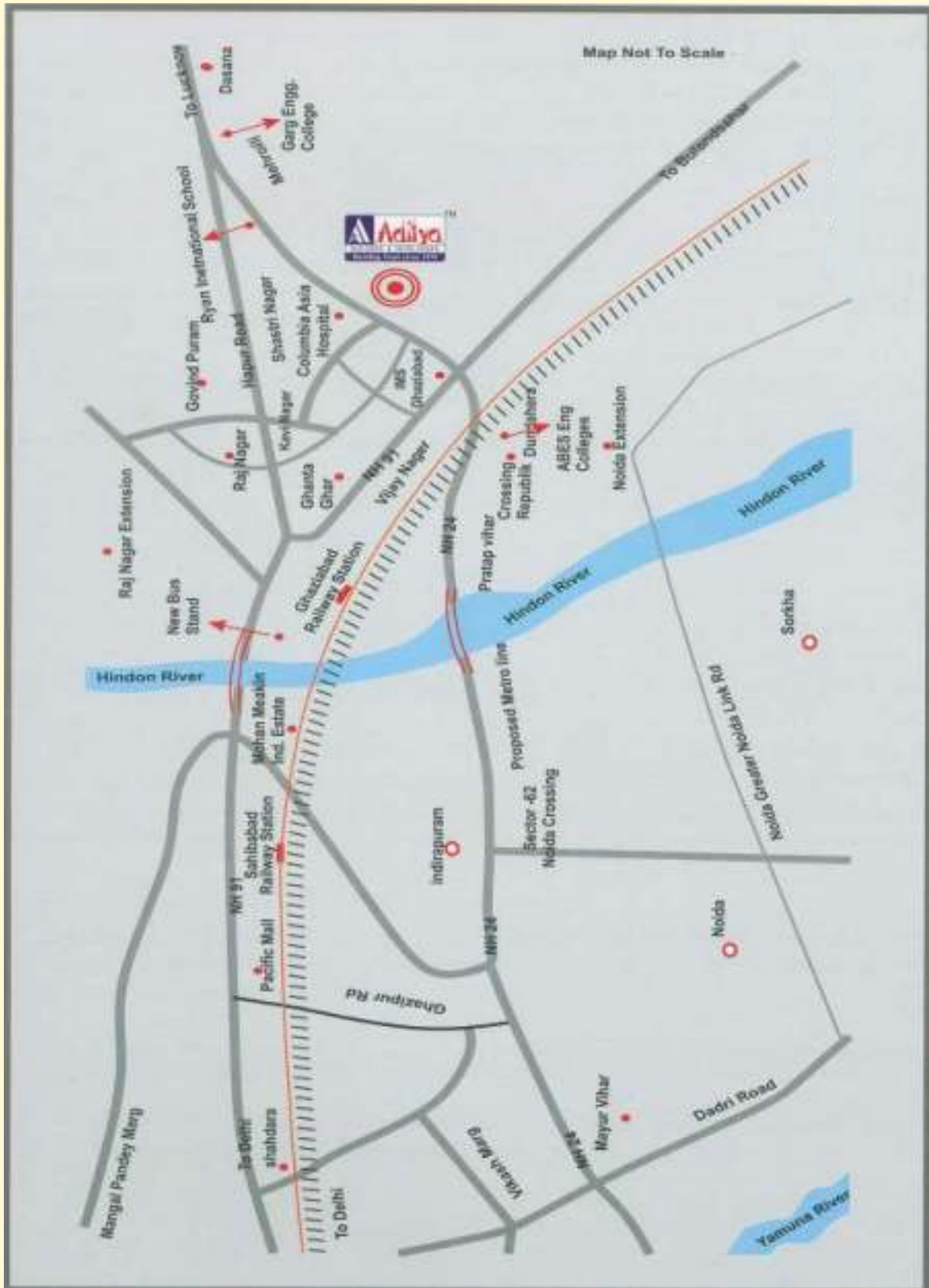
The Agarwal Associates Group popularly known as Aditya is one of the oldest Real Estate companies to bet big on the Development of Real Estate. The company literally set the corner stone, upon which you see super structures- be it the futuristic office complexes, malls or apartments - standing tall today.

Established by the late Shri. B B Agarwal, a highly experienced civil engineer, the company has been at the forefront of real estate development in the Delhi-NCR region for more than a quarter of a century. He had the farsightedness to see the enormous potential in the property and real estate market in Delhi & NCR and build a lifelong relationship with his clients and investors by providing them with excellent services throughout his long and illustrious career. It was his vision and pioneering spirit that helped revolutionize the real estate arena with the mammoth and futuristic projects that the company undertook.

Agarwal Associates Group has constantly met and gone beyond the expectations of its clients, investors and business partners. The company today leads the real estate sector with a number of commercial and residential projects under its belt in addition to designing awe-inspiring structures in the Educational Sector.

The company today is known for its superior construction quality and commissioning of major commercial and residential complexes and shopping centers that combine the triple advantage of prime location, best investment opportunities and value for money. It's the result of these solid foundations and the living proof of numerous completed projects that differentiates Agarwal Associates from others. At the most basic level, their ability to strictly adhere to project completion schedules and meet all building laws and regulations have won them the respect and admiration of all their stakeholders - customers, business associates and investors. We are giving homes to families, business places to the entrepreneur & investment options to the investors.

LOCATION MAP



PART OF MASTER PLAN



45 M WIDE PROPOSED MASTER PLAN



NOT TO SCALE

City Apartments

Essence of being elite

NH-24, GHAZIABAD

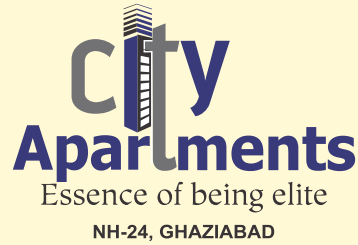
SITE PLAN



NOT TO SCALE

PRICE LIST

w.e.f. 17-09-2019



TYPE OF UNITS	TYPE I (3BHK)	TYPE II (3BHK)	TYPE III (3BHK)	TYPE IV (3BHK)	TYPE V (2BHK)	TYPE VI (2BHK)	TYPE VII (2BHK)	TYPE VI A (2BHK)	TYPE IV A (3BHK)
FLOORS									
Sale Price (In Lacs)									
19	38.50	37.39	33.62	31.39	26.50	25.78	25.81	24.55	30.69
18	38.85	37.72	33.92	31.67	26.74	26.01	26.04	24.77	30.96
17	39.19	38.06	34.22	31.95	26.98	26.24	26.27	25.00	31.24
16	39.54	38.39	34.52	32.23	27.22	26.48	26.50	25.21	31.51
15	39.88	38.73	34.84	32.51	27.45	26.70	26.73	25.43	31.79
14	40.23	39.06	35.13	32.79	27.69	26.93	26.96	25.65	32.06
13	40.57	39.40	35.43	33.07	27.93	27.17	27.19	25.87	32.34
12	40.92	39.73	35.73	33.36	28.17	27.40	27.43	26.09	32.61
11	41.26	40.07	36.03	33.64	28.40	27.63	27.66	26.31	32.89
10	41.61	40.40	36.33	33.92	28.64	27.86	27.89	26.53	33.16
9	41.95	40.74	36.63	34.20	28.88	28.09	28.12	26.75	33.44
8	42.30	41.07	36.93	34.48	29.12	28.32	28.35	26.97	33.71
7	42.64	41.41	37.23	34.76	29.35	28.55	28.58	27.19	33.99
6	42.99	41.74	37.54	35.04	29.59	28.78	28.81	27.41	34.65
5	43.33	42.08	37.84	35.32	29.83	29.01	29.04	27.63	34.54
4	43.68	42.41	38.14	35.61	30.07	29.24	29.28	27.85	34.81
3	44.02	42.75	38.44	35.89	30.30	29.48	29.50	28.07	35.09
2	44.37	43.08	38.74	36.17	30.54	29.71	29.74	28.29	35.36
1	44.71	43.42	39.04	35.45	30.78	29.94	29.97	28.51	35.64

Promotional Offer

- a) EARN RENTAL OF Rs.15,000/- Per Month (Inclusive of Applicable GST, if any) FOR 12 MONTHS in 2 BHK
b) EARN RENTAL OF Rs. 20,000/- Per Month (Inclusive of Applicable GST, if any) FOR 12 MONTHS in 3 BHK

Down Payment Plan

Particulars	Amount
At the time of Booking	5% of Sale Consideration
Within 45 days of Booking	80% of Sale Consideration
On Offer of Possession	15% + Other Charges

Other Charges

Particulars	Amount in INR
Power Back Up Charges	Rs. 20,000/- Per KVA plus GST
Registration Charges and any other Government Charges	At actuals
IFMS	As applicable
Advance Maintenance Charges	As applicable
Electricity Infrastructure Cost and Prepaid Meter Cost	As applicable

Notes

- Payment to be made by A/c payee Cheque(s) / Demand Draft(s) drawn in favor of "M/ s Agarwal Associates (Promoters) Limited" payable at New Delhi / Delhi / Ghaziabad.
- Booking is subject to detailed terms and conditions as given in the allotment agreement.

RERA Regn No.: UPRERAPRJ1498, UPRERAPRJ2115

UNIT PLAN

TYPE - I
3 BHK + 3 Toilets

city
Apartments
Essence of being elite
NH-24, GHAZIABAD



The Cupboard space has been provided in the flat, however wooden work is not in scope of developer.

1 Sq.Mtr. = 10.764 Sq.Ft.

UNIT PLAN

TYPE - II
3 BHK + 2 Toilets

city
Apartments
Essence of being elite
NH-24, GHAZIABAD



The Cupboard space has been provided in the flat, however wooden work is not in scope of developer.

1 Sq.Mtr. = 10.764 Sq.Ft.

UNIT PLAN

TYPE - III
3 BHK + 2 Toilets

city
Apartments
Essence of being elite
NH-24, GHAZIABAD



The Cupboard space has been provided in the flat, however wooden work is not in scope of developer.

1 Sq.Mtr. = 10.764 Sq.Ft.

UNIT PLAN

TYPE - IV
3 BHK + 2 Toilets

City
Apartments
Essence of being elite
NH-24, GHAZIABAD



UNIT PLAN

TYPE - V
2 BHK + 2 Toilets

city
Apartments
Essence of being elite
NH-24, GHAZIABAD



The Cupboard space has been provided in the flat, however wooden work is not in scope of developer.

1 Sq.Mtr. = 10.764 Sq.Ft.

UNIT PLAN

TYPE - VI
2 BHK + 2 Toilets

city
Apartments
Essence of being elite
NH-24, GHAZIABAD



The Cupboard space has been provided in the flat, however wooden work is not in scope of developer.

1 Sq.Mtr. = 10.764 Sq.Ft.

UNIT PLAN

TYPE - VII
2 BHK + 2 Toilets

City
Apartments
Essence of being elite
NH-24, GHAZIABAD



The Cupboard space has been provided in the flat, however wooden work is not in scope of developer.

1 Sq.Mtr. = 10.764 Sq.Ft.

UNIT PLAN

TYPE - VI A
2 BHK + 2 Toilets

city
Apartments
Essence of being elite
NH-24, GHAZIABAD



The Cupboard space has been provided in the flat, however wooden work is not in scope of developer.

1 Sq.Mtr. = 10.764 Sq.Ft.

UNIT PLAN

TYPE - IV A
3 BHK + 2 Toilets

city
Apartments
Essence of being elite
NH-24, GHAZIABAD



The Cupboard space has been provided in the flat, however wooden work is not in scope of developer.

1 Sq.Mtr. = 10.764 Sq.Ft.

SITE PLAN



PRICE LIST

w.e.f. 17-09-2019



Type FLOOR	1BHK Cost of Flat (In Lacs)	2BHK
14	15.00	21.50
13	15.15	21.72
12	15.30	21.94
11	15.45	22.16
10	15.60	22.38
9	15.75	22.60
8	15.90	22.82
7	16.05	23.04
6	16.20	23.26
5	16.35	22.48
4	16.50	23.70
3	16.65	23.92
2	16.80	24.14
1	16.95	24.36

PBC = Power Backup Charges Rs. 20,000/- (1 KVA)

IFMS = Interest Free Maintenance Security

AM = Advance Maintenance Charges

Promotional offer

a) EARN RENTAL of Rs. 10,000/- per month (Inclusive of Applicable GST, if any) for 12 months in 1 BHK

b) EARN RENTAL of Rs.15,000/- per month (Inclusive of Applicable GST, if any) for 12 months in 2 BHK

Down Payment Plan

At the time of booking	5% of Cost of Flat
Within 45 days of booking	90% of Cost of Flat
On Offer of Possession	5%+PBC+AM+IFMS+Meter+Electricity

Notes

1. Payment to be made by A/c payee Cheque(s) / Demand Draft(s) drawn in favor of "UH Realcon Private Limited Master Rera Escrow Phase 1A Account" for C & F Blocks, in favor of "UH Realcon Private Limited Master Rera Escrow Phase 1B Account" for D, E, G and H Blocks and in favor of "UH Realcon Private Limited Master Rera Escrow Phase 1C Account" for A & B Blocks, payable at New Delhi / Delhi / Ghaziabad.
2. Payments for Other Charges is to be made by A/c Payee Cheque(s)/Demand Draft(s) drawn in favor of Company/Nominee of the Company.
3. Stamp Duty, Registration Charges and any other government charges & all other applicable taxes including GST are not included in the Cost of flat and the same would be borne & paid by the Allottee(s).
4. PBC, AM, IFMS, Electricity Infrastructure Cost and Prepaid Meter Cost are not included in the cost of flat and the same would be borne & paid by the Allottee(s) as & when demanded by the Company.
5. Overdue Payment Interest will be charged by the company @ 10% Per Annum from the allottee from the due date of payment till the actual date of payment.
6. Booking is subject to :
 - a) Payment of 10% of Cost of flat within the prescribed time period of 30 days; and
 - b) Execution and Registration of ATS within the time prescribed by the Company.

UNIT PLAN

1 BHK



The Cupboard space has been provided in the flat, however wooden work is not in scope of developer.

1 Sq.Mtr. = 10.764 Sq.Ft.

UNIT PLAN

2 BHK



EXPRESSION OF INTEREST (EOI)

M/s. Agarwal Associates (Promoters) Ltd.

'BHARAT BHAWAN',
10, New Rajdhani Enclave,
Vikas Marg,
Delhi-110092.

Dear Sir,

I/We am/are expressing my interest in your Group Housing Project, "City Apartments / Luxuria Estate", being developed at Aditya World City, **Shahpur Bamhetta, Off NH-24, Ghaziabad (U.P.)**.

I/We remit herewith a sum of Rs. _____ Rupees _____

_____ only by Bank Draft / Cheque No. _____ dated _____ drawn on _____

_____. I hereby undertake to make payment of 10% of cost of flat as booking amount including amount deposited with this EOI within 45 days of signing of this EOI. I also hereby undertake to execute the Agreement to Sell (ATS) and get the same registered at my own cost after purchasing requisite stamp papers in respect of booking of the flat in the above said project within the time period prescribed by the company. If, I fail to deposit 10% of cost of flat within the prescribed 45 days' time period and sign the ATS within the time prescribed by the company, you may refund the amount without any interest and deduction to me. The detailed terms & conditions are contained in the ATS which will be binding upon me/us and the company.

This EOI is not creating any sort of rights or interest in my favor unless the above said 10% of cost of flat is deposited within the prescribed time period of 45 days and the ATS is signed & registered within the time prescribed by the company. Once the ATS is signed & registered as mentioned above, the booking will be considered as confirmed subject to further payment made by the Allottee as per the payment plan mentioned in the ATS.

Details of Proposer :

1. SOLE/FIRST PROPOSER

Mr./Mrs./Ms. _____

S/W/D of _____ Nationality _____

Profession _____ Designation _____

Residential Status: Resident Non-Resident Foreign National of Indian Origin

Income Tax Permanent Account (PAN) No. _____ Date of Birth _____

Residential Address _____

Tel. No. _____ Mobile No. _____ Aadhar No. _____

Office Name & Address _____

Tel. No. _____ Mobile No. _____ Email Address _____

Signature(s) of Proposer(s)

EXPRESSION OF INTEREST (EOI)

2. SECOND PROPOSER :

Mr./Mrs./Ms. _____

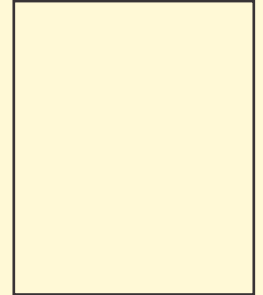
S/W/D of _____ Nationality _____

Profession _____ Designation _____

Residential Status: Resident Non-Resident Foreign National of Indian Origin

Income Tax Permanent Account (PAN) No. _____ Date of Birth _____

Residential Address _____



Tel. No. _____ Mobile No. _____ Aadhar No. _____

Office Name & Address _____

Tel. No. _____ Mobile No. _____ Email Address _____

OR

3. M/s. _____

A Company/partnership/proprietorship firm having its office at _____

through its authorized director/partner/sole proprietor Mr./Ms. _____

4. DETAILS OF THE FLAT/UNIT (1 Sq. Mtr. = 10.7639 Sq. Ft.)

Unit No.: _____ Floor: _____ Block/Tower: _____

Type of Flat: _____

5. DETAILS OF BOOKING AGENT, IF ANY

Name of Agent _____

Representative _____

Signature(s) of Proposer(s)

EXPRESSION OF INTEREST (EOI)

6. PAYMENTS :

Cost of Flat	:	_____
Rental Discount (if opted)	:	_____
Power Back Up Installation Charges (Per KVA)	:	_____
Interest Free Maintenance Security	:	_____
Advance Maintenance Charges	:	_____
Electricity Infrastructure Cost	:	_____
Prepaid Meter Cost	:	_____
Total	:	_____

Notes :

1. Payment to be made by A/c payee Cheque(s) / Demand Draft(s) drawn in favor of **"Agarwal Associates (Promoters) Limited Account"** for Blocks A to G, in favor of **"Agarwal Associates (Promoters) Limited Master Rera Escrow Phase-II Account"** for Blocks N & P and in favor of **"Agarwal Associates (Promoters) Limited Master Rera Escrow Phase-III Account"** for Blocks H, J and K.
2. Payments for Other Charges is to be made by A/c Payee Cheque(s)/Demand Draft(s) drawn in favor of Company/Nominee of the Company.
3. Stamp Duty, Registration Charges and any other government charges & all other applicable taxes including GST are not included in the cost of flat and the same would be borne & paid by the Allottee(s).
4. Other Charges as mentioned above are not included in the cost of flat and the same would be borne & paid by the Allottee(s) as & when demanded by the Company.
5. Overdue Payment Interest will be charged by the company @ 10% Per Annum from the allottee from the due date of payment till the actual date of payment.
6. Booking is subject to :
 - a) Payment of 10% of cost of flat within the prescribed time period of 30 days; and
 - b) Execution and Registration of ATS within the time prescribed by the Company.

Signature(s) of Proposer(s)

7. DECLARATION :

I/We, the proposer(s) do hereby declare that by this Expression of Interest, I /We accept and agree to abide by the terms and conditions of the expression of interest & proposed ATS. The above particulars/information given by me/us are true and correct and nothing has been concealed thereof. I do hereby further declare that the company has provided me 45 days' time period to make due payment and to go through all the terms and conditions of the ATS in detail and to check all the relevant approvals in respect of the above said project. I will sign the ATS and would get the same registered within the time prescribed by the company. I do hereby agree that, the company may cancel the provisional booking before execution of ATS on any ground and in such case, the company will refund the amount deposited by me without any interest and deduction and in such cases, refund may be made in my following bank account :

Bank Account No. _____

Bank Name & Branch _____

IFSC Code _____

Note : If any of the terms and conditions mentioned above is repugnant to the applicable provisions of RERA Act and/or Rules, such terms and conditions would be deemed as suitably modified in the compliance of RERA Act and/or Rules.

Date: _____

Yours faithfully,

Place: _____

Signature(s) of Proposer(s)

EXPRESSION OF INTEREST (EOI)



M/s. UH Realcon Private Limited /
M/S Shubhhomes Realcon Private Limited,
11, New Rajdhani Enclave,
Vikas Marg,
Delhi-110092

Dear Sir,

I/We am/are expressing my interest in your Group Housing Project, "Urban Homes", being developed at **Shahpur Bamhetta, Off NH-24, Ghaziabad (U.P.)**.

I/We remit herewith a sum of Rs. _____ Rupees _____
_____ only by Bank Draft / Cheque No. _____ dated _____ drawn on _____

_____. I hereby undertake to make payment of 10% of cost of flat as booking amount including amount deposited with this EOI within 45 days of signing of this EOI. I also hereby undertake to execute the Agreement to Sell (ATS) and get the same registered at my own cost after purchasing requisite stamp papers in respect of booking of the flat in the above said project within the time period prescribed by the company. If, I fail to deposit 10% of cost of flat within the prescribed 45 days' time period and sign the ATS within the time prescribed by the company, you may refund the amount without any interest and deduction to me. The detailed terms & conditions are contained in the ATS which will be binding upon me/us and the company.

This EOI is not creating any sort of rights or interest in my favor unless the above said 10% of cost of flat is deposited within the prescribed time period of 45 days and the ATS is signed & registered within the time prescribed by the company. Once the ATS is signed & registered as mentioned above, the booking will be considered as confirmed subject to further payment made by the Allottee as per the payment plan mentioned in the ATS.

Details of Proposer :

1. SOLE/FIRST PROPOSER

Mr./Mrs./Ms. _____

S/W/D of _____ Nationality _____

Profession _____ Designation _____

Residential Status: Resident Non-Resident Foreign National of Indian Origin

Income Tax Permanent Account (PAN) No. _____ Date of Birth _____

Residential Address _____

Tel. No. _____ Mobile No. _____ Aadhar No. _____

Office Name & Address _____

Tel. No. _____ Mobile No. _____ Email Address _____

Signature(s) of Proposer(s)

**EXPRESSION
OF INTEREST
(EOI)**



2. SECOND PROPOSER :

Mr./Mrs./Ms. _____

S/W/D of _____ Nationality _____

Profession _____ Designation _____

Residential Status: Resident Non-Resident Foreign National of Indian Origin

Income Tax Permanent Account (PAN) No. _____ Date of Birth _____

Residential Address _____

Tel. No. _____ Mobile No. _____ Aadhar No. _____

Office Name & Address _____

Tel. No. _____ Mobile No. _____ Email Address _____

OR

3. M/s. _____

A Company/partnership/proprietorship firm having its office at _____

through its authorized director/partner/sole proprietor Mr./Ms. _____

4. DETAILS OF THE FLAT/UNIT (1 Sq. Mtr. = 10.7639 Sq. Ft.)

Unit No.: _____ Floor: _____ Block/Tower: _____

Type of Flat: _____

5. DETAILS OF BOOKING AGENT, IF ANY

Name of Agent _____

Representative _____

Signature(s) of Proposer(s)

EXPRESSION OF INTEREST (EOI)



6. PAYMENTS :

Cost of Flat	:	_____
Rental Discount (if opted)	:	_____
Power Back Up Installation Charges (Per KVA)	:	_____
Interest Free Maintenance Security	:	_____
Advance Maintenance Charges	:	_____
Electricity Infrastructure Cost	:	_____
Prepaid Meter Cost	:	_____
Total	:	_____

Notes :

1. Payment to be made by A/c payee Cheque(s) / Demand Draft(s) drawn in favor of "UH Realcon Private Limited Master Rera Escrow Phase 1A Account" for C & F Blocks, in favor of "UH Realcon Private Limited Master Rera Escrow Phase 1B Account" for D, E, G and H Blocks and in favor of "UH Realcon Private Limited Master Rera Escrow Phase 1C Account" for A & B Blocks, in favor of "Shubhhomes Realcon Private Limited Master Rera Escrow Phase 2A Account" for K Block, in favor of "Shubhhomes Realcon Private Limited Master Rera Escrow Phase 2B Account" for M Block and in favor of "Shubhhomes Realcon Private Limited Master Rera Escrow Phase 2C Account" for N Block payable at New Delhi / Delhi / Ghaziabad
2. Payments for Other Charges is to be made by A/c Payee Cheque(s)/Demand Draft(s) drawn in favor of Company/Nominee of the Company.
3. Stamp Duty, Registration Charges and any other government charges & all other applicable taxes including GST are not included in the Cost of flat and the same would be borne & paid by the Allottee(s).
4. Other Charges as mentioned above are not included in the Cost of flat and the same would be borne & paid by the Allottee(s) as & when demanded by the Company.
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6. Booking is subject to :
 - a) Payment of 10% of Cost of flat within the prescribed time period of 30 days; and
 - b) Execution and Registration of ATS within the time prescribed by the Company.

Signature(s) of Proposer(s)

7. DECLARATION :

I/We, the proposer(s) do hereby declare that by this Expression of Interest, I /We accept and agree to abide by the terms and conditions of the expression of interest & proposed ATS. The above particulars/information given by me/us are true and correct and nothing has been concealed thereof. I do hereby further declare that the company has provided me 45 days' time period to make due payment and to go through all the terms and conditions of the ATS in detail and to check all the relevant approvals in respect of the above said project. I will sign the ATS and would get the same registered within the time prescribed by the company. I do hereby agree that, the company may cancel the provisional booking before execution of ATS on any ground and in such case, the company will refund the amount deposited by me without any interest and deduction and in such cases, refund may be made in my following bank account :

Bank Account No. _____

Bank Name & Branch _____

IFSC Code _____

Note : If any of the terms and conditions mentioned above is repugnant to the applicable provisions of RERA Act and/or Rules, such terms and conditions would be deemed as suitably modified in the compliance of RERA Act and/or Rules.

Date: _____

Yours faithfully,

Place: _____

Signature(s) of Proposer(s)



Marketing Office: Aditya World City, Near Columbia
Asia Hospital, NH-24, Ghaziabad

Marketed by



RERA Regn. No.
UPRERAAGT10129

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