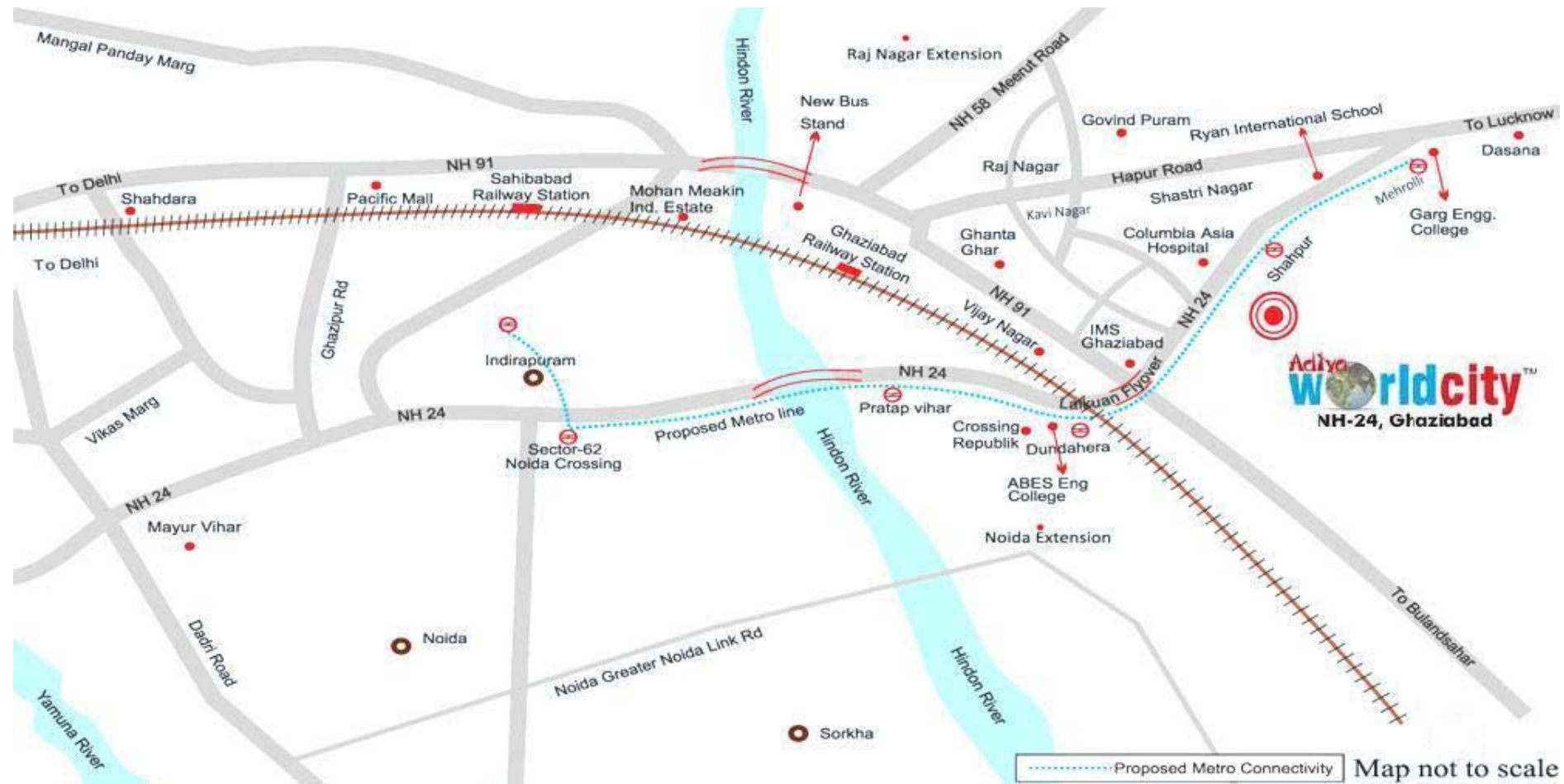




1 & 2 BHK Affordable Elegant
Apartments Aditya World City,
NH-24, Ghaziabad

www.aditya-world-city.com

LOCATION MAP



Welcome to the city that thinks for you.
स्वागत है एक ऐसे शहर में जो आप के लिए सोचता है।

Aditya wOrldcity™



Entry point of Aditya World City





LUXURIA ESTATE



WHITE COTTAGE / WILLOWS



CITY APARTMENTS



OPEN GREENS



Urban Homes Master Plan

BREATHTAKING VIEWS OF URBAN HOMES





YOUR KINGDOM OF LUXURY MADE ATTRACTIVE BY AFFORDABILITY



Agarwal Associates Group is pioneer in development of real estate projects for more than three decades. A trusted name in realty domain, the Group has delivered more than 60 world-class projects, and is developing many more. Famed for high quality construction, Agarwal Associates Group is developing **1 & 2 BHK apartment complex named Urban Homes** - A unique residential project that is luxurious as well as affordable.

Ideally located near NH 24, the project is close to all kinds of facilities, and provides many amenities within its boundary. Developed by finest architectural brains and executed by the state-of-the-art tools and manship of trusted Group, the apartments are designed to meet the modern aspirations. The interiors display a unique charm that makes life rich. Open space comprises lawns, flower beds, water bodies and various play zones. To top it all, the castle of great urban lifestyle is surprisingly affordable.

A Glimpse of Amenities: Kids zone | Clubhouse | Badminton & Basketball Court | Swimming Pool | Pool Deck | Palm Avenue | Manual & Electronic Security | Car Washing Space | Laundry Shop | Shopping Arcade

A sneak-peek into neighbourhood facilities: Health Centre | Primary School | High School | Inter College





**URBAN
HOMES**
NH-24, GHAZIABAD









*Home...
Where love flourishes,
Memories created
Friendship grow and
Laughter never ends*

**URBAN
HOMES**
NH-24, GHAZIABAD

SPECIFICATIONS

LIVING / DINING

- | | |
|--------------------------|--|
| Flooring | - Vitrified Tiles |
| Walls | - Elegantly Furnished with POP Punning & OBD |
| Internal Door | - Factory Made Panel Doors with Hardwood Frames |
| External Doors & Windows | - Powder Coated Aluminium / UPVC Doors & Windows |

BEDROOMS

- | | |
|--------------------------|--|
| Flooring | - Vitrified Tiles |
| Walls | - Elegantly Furnished with POP Punning & OBD |
| Internal Doors | - Factory Made Panel Doors with Hardwood Frames |
| External Doors & Windows | - Powder Coated Aluminium / UPVC Doors & Windows |

KITCHEN

- | | |
|----------|--|
| Flooring | - Vitrified Tiles |
| Walls | - Elegantly Furnished with POP Punning & OBD |

MASTER BEDROOMS

- | | |
|--------------------------|---|
| Flooring | - Vitrified Tiles |
| Walls | - Elegantly Furnished with POP Punning & OBD |
| Internal Doors | - Factory Made Panel Doors with Hardwood Frames |
| External Doors & Windows | - Power Coated Aluminium / UPVC Doors & Windows |

TOILETS

- | | |
|--------------------------|--|
| Flooring | - Anti-Skid Ceramic Tiles |
| Walls | - Elegantly Furnished with POP Punning & OBD |
| Internal Doors | - Factory Made Panel Doors with Hardwood Frames |
| External Doors & Windows | - Powder Coated Aluminium / UPVC Doors & Windows |

CORRIDOR / LOBBY

- | | |
|----------|--------------------------|
| Flooring | - Vitrified Tiles |
| Walls | - Granite Cladding & OBD |

EXTERNAL FINISH

- Superior Paint Finish

BALCONY

- | | |
|-----------------|---|
| Flooring | - Anti-Skid Ceramic Tiles |
| Super Structure | - Earthquake Resistant RCC Framed Structure |

ELECTRICAL

- Copper Wiring in Concealed PVC Conduits
- Sufficient Light Power Points
- Provision for TV, Telephone Point in Living Room & Bedrooms



SITE PLAN



URBAN HOMES SITE PLAN

URBAN HOMES UNIT LAYOUTS



1 BHK
SUPER AREA - 585 Sq.Ft.



PROJECT AMENITIES / USP_s

- GOVERNMENT APPROVED FREEHOLD LAND
- PLANS SANCTIONED BY GDA
- PAY ONLY 10% AS BOOKING AMOUNT - UPTO 85% HOME LOAN AVAILABLE FROM TOP NATIONALISED & PRIVATE BANKS
- EXTREMELY EFFICIENT LAYOUTS WITH MINIMAL LOADING
- 80% OPEN AREA WITH 2 ACRES CENTRAL GREEN & KIDSZONE
- MODERN CLUBHOUSE WITH BADMINTON & BASKETBALL COURT, AMPHITHEATER, JOGGING & CYCLING TRACK
- STATE-OF-THE-ART SWIMMING POOL & POOL DECK
- 3-TIER MANUAL & ELECTRONIC SECURITY, 24 x 7 POWER BACKUP
- CAR WASHING & LAUNDRY SHOP
- NEIGHBOURHOOD FACILITIES – HEALTH CENTRE, PRIMARY SCHOOL, HIGH SCHOOL, INTER COLLEGE

LOCATION USP_s

- ONLY 20 MINUTES FROM DELHI
- PROPOSED METRO STATION ON VAISHALI LINE
- STONESTHROW DISTANCE FROM COLUMBIA ASIA HOSPITAL
- 15 MINUTES FROM FORTIS, SHIPRA MALL, JAYPEE UNIVERSITY, DPS SCHOOL
- NEXT TO DENSELY POPULATED RESIDENTIAL & INDUSTRIAL AREAS
- PREVAILING PRICES IN THE VICINITY – RS.3,500/- - RS.4,000/-
- EXPECTED RENTALS OF RS.7,000/- + FOR 1 BHK & RS.12,000/- + FOR 2 BHK = YIELD OF ALMOST 6-7%, HIGHEST IN RESIDENTIAL

URBAN HOMES

- SITE SIZE APPROX 20 ACRES, STILT + 14 FLOORS
- BOOKING* AMOUNT - IN FAVOR OF “URBAN HOMES”
 - 1 BHK @ 1.5 LACS (50,000/- BY DEMAND DRAFT + 15 DAYS PDC OF 100,000/-
 - 2 BHK @ 2 LACS (75,000/- BY DEMAND DRAFT + 15 DAYS PDC OF 125,000/-
- ALLOTMENT STRICTLY ON FIRST-CUM-FIRST-SERVE BASIS
- BOOKING IS NON-REFUNDABLE

PRICE LIST

(IN RS./SQFT)	CLP / SPP	FLEXI	DP
BSP	2500	2400	2250

FLOOR	PLC	FLOOR	PLC
GRND	100	8 th	NIL
1 ST	100	9 th	-20
2 nd	75	10 th	-30
3 rd	50	11 th	-40
4 th	40	12 th	-50
5 th	30	13 th	-75
6 th	20	14 TH	-100
7 th	NIL		

OTHER CHARGES	IN RS.
EEC + FFC + CLUB	250/- PER SQFT
POWER BACK-UP CHARGES	20,000/- PER KVA

TYPE	CONFIG	SUPER AREA
I	2BHK+2T	840
II	1BHK+1T	585

SALE PRICE	SUPER AREA X BSP+PLC+EEC+FFC+CLUB
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1. Stamp Duty, Registration charges, EDC, IDC and all other applicable government charges/taxes including Service Tax and / or GST are not included in sale price and shall be charged extra and are to be borne by the Allottee(s)
2. Electricity Connection and Meter charges are not included in the sale price and would be borne & paid by the Allottee(s) before execution of sale deed.

CLP Plan

- 10% - At the time of Booking
- 10% - 45 days from Booking
- 10% - 90 days from Booking
- 10% - 120 days from booking or On Commencement of Excavation whichever is later
- 10% - On Casting of Stilt/Ground Floor Roof Slab
- 10% - On Casting of 4th Floor Roof Slab
- 10% - On Casting of 7th Floor Roof Slab
- 10% - On Casting of 10th Floor Roof Slab
- 05% - On Completion of Brickwork
- 05% - On Completion of Internal Plaster
- 05% - On Completion of External Plaster
- 05% - On Offer of Possession of your Apartment

1. All %ages are of Total Selling Price = Super Area **X (BSP+PLC+EEC+FFC+CM)**
2. All Construction Milestones are of Apartment in your Tower

PAYMENT PLANS

Flexi Payment Plan

At the time of booking	10% of Sale Price
Within 30 days of booking	30% of Sale Price
On Commencement of Excavation of tower in which your flat is located	11% of Sale Price
On casting of foundation of tower in which your flat is located	11% of Sale Price
On casting of 1 st floor roof slab of tower in which your flat is located	11% of Sale Price
On casting of 4 th floor roof slab of tower in which your flat is located	11% of Sale Price
On casting of 7 th floor roof slab of tower in which your flat is located	11% of Sale Price +PBC
On offer of possession of your flat	05% of Sale Price + IFMS + AM

Upfront Payment Plan

At the time of booking	10% of Sale Price
Within 30 days of booking	85% of Sale Price +PBC
On offer of possession of your flat	05% of Sale Price + IFMS + AM

Special Payment Plan (Valid for 1 BHK limited units only)

At the time of booking	Rs.8,00,000/-
On casting of top floor roof slab of tower in which your flat is located	95% of Sale Price minus Rs.8,00,000/-
On offer of possession of your flat	05% of Sale Price + IFMS + AM + PBC



Thank you

www.aditya-world-city.com