



ARYAS'72

Coveted residences for the privileged 72
at Shastripuram Agra

To be one of the proud owners among 72

Contact

Booking office

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□□■ Plans approved by Agra Development Authority and project is RERA registered

□□■ Loan facility from financial institutions available as per their norms.

concept | design | print
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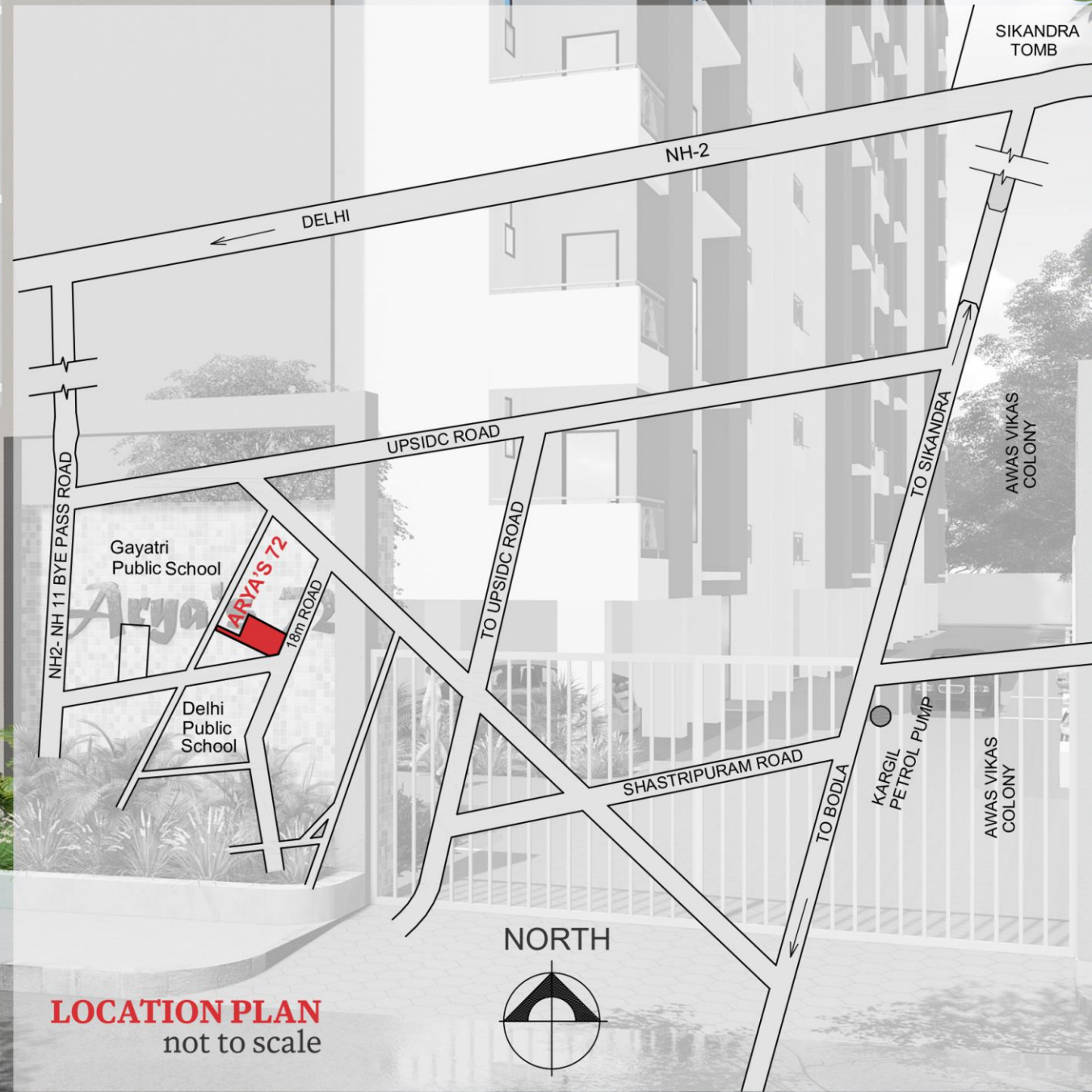
Coveted residences for the privileged 72
at Shastripuram Agra

In the last four decades having successfully delivered a number of Premier / Prestigious residential projects in Agra under the aegis of **Kaveri** now **Aadrika Infracon** is developing at **Shastripuram** adjacent to Delhi Public School, a **Premier Residential project Arya's 72**. It is just few minutes drive to major areas of Agra like I.S.B.T., Railway Station, Sanjay Place and is also well connected to 6 Lane Agra – Delhi Highway (NH-2).

Shastripuram is well planned locality in Agra and fast emerging as the next development hub with future ready infrastructure having lots of Green Area. Many **Educational Institutions** like DPS, Gayatri, St. Francis, G.D. Goenka are already there. Also it has basic amenities like Banks, Banquet halls, hospitals, retail outlets, hotels, petrol pumps etc. Many large-scale commercial and residential projects have already been built and many more are upcoming. **On business / employment** front Shastripuram is already a place for Shoe Industry, Export Promotion Park and proposed IT Hub.

Arya's 72 is one of the few first multi-storeyed (Basement, Stilts + 9 Floors each having 8 apartments) building being constructed with **monolithic RCC construction**. Synonymous to the name **Arya's 72** it has 72 spacious, secure, well-ventilated and thoughtfully designed residences. Each unit of 3 BHK + serv. room / store with split ACs for the 3 bedrooms and hall (drawing dining) will be finished in high end specifications enlisted in the brochure. Also the **customers will have the option for a semi-finished flat** and then finish the interiors as per their taste & budget.

Arya's 72 hosts list of common facilities to make residents' living comfortable and peaceful. To name a few these are **covered parking in basement and stilts**, 3 tier security systems both man guarded and CCTV surveillance, **fire fighting arrangements**, 4 lifts for vertical travel, **power back up through generator**, ample landscaped gardens, **jogging track**, children's play area, **badminton court**, gymnasium, **club hall**, swimming pool and **sit outs in the garden**.



LOCATION PLAN
not to scale

ARYA'S 72 is located in Shastripuram, Agra, very close to Delhi Public School, well connected with major areas of Agra like I.S.B.T., Railway Station and Sanjay Place is also well connected to Six-Lane Agra-Delhi Highway (NH-2)





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Choose your preferred flat from
8 identical units on any of the 9 floors.

(See the unit plans in the brochure)

TYPICAL FLOOR PLAN
Super imposed on the
landscape layout plan.

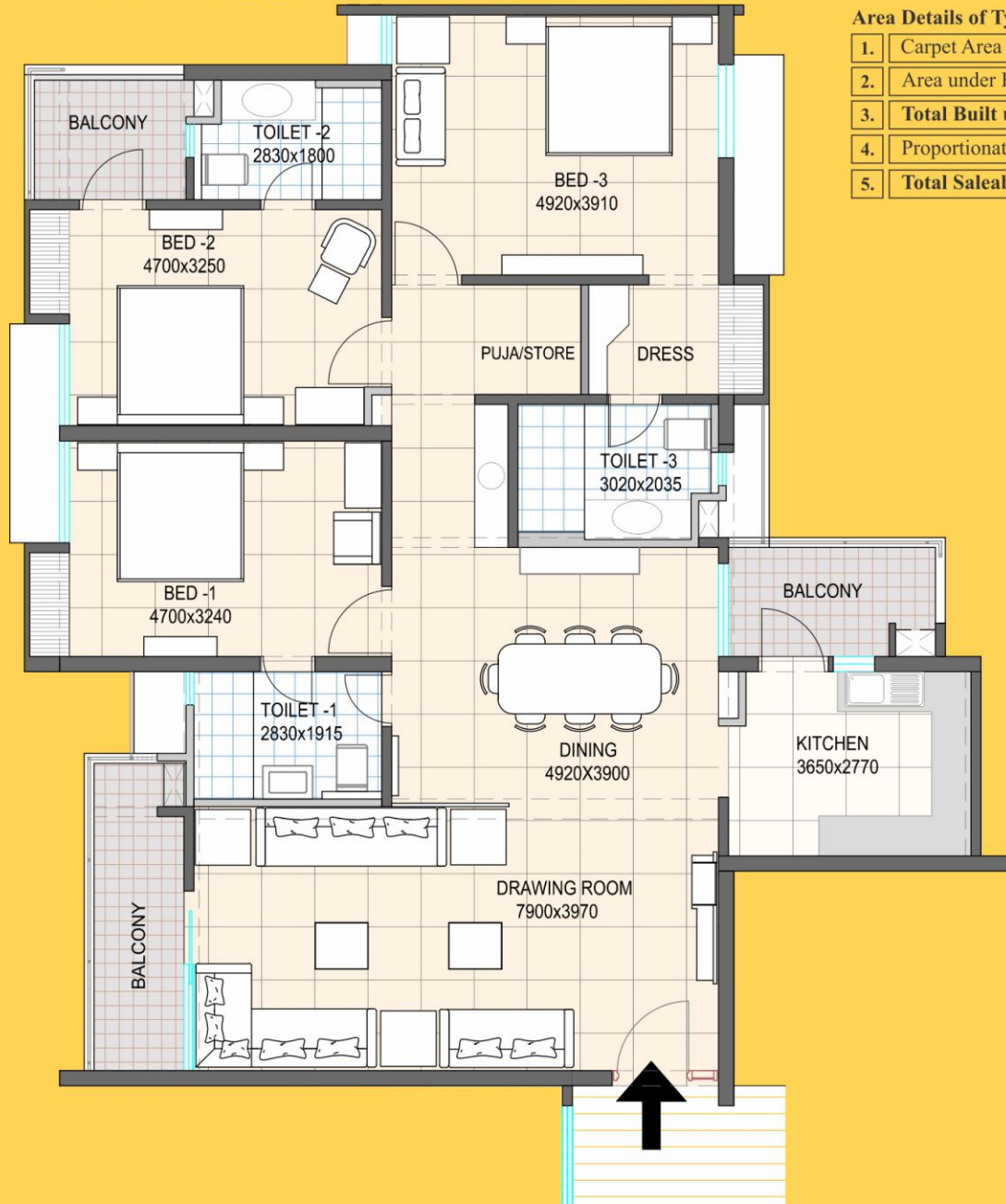


Colour rendering in the plan is only for graphic representation and in no way represent any material or finish.

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Unit 1 & 5

Showing suggested furniture layout



Area Details of Typical Unit

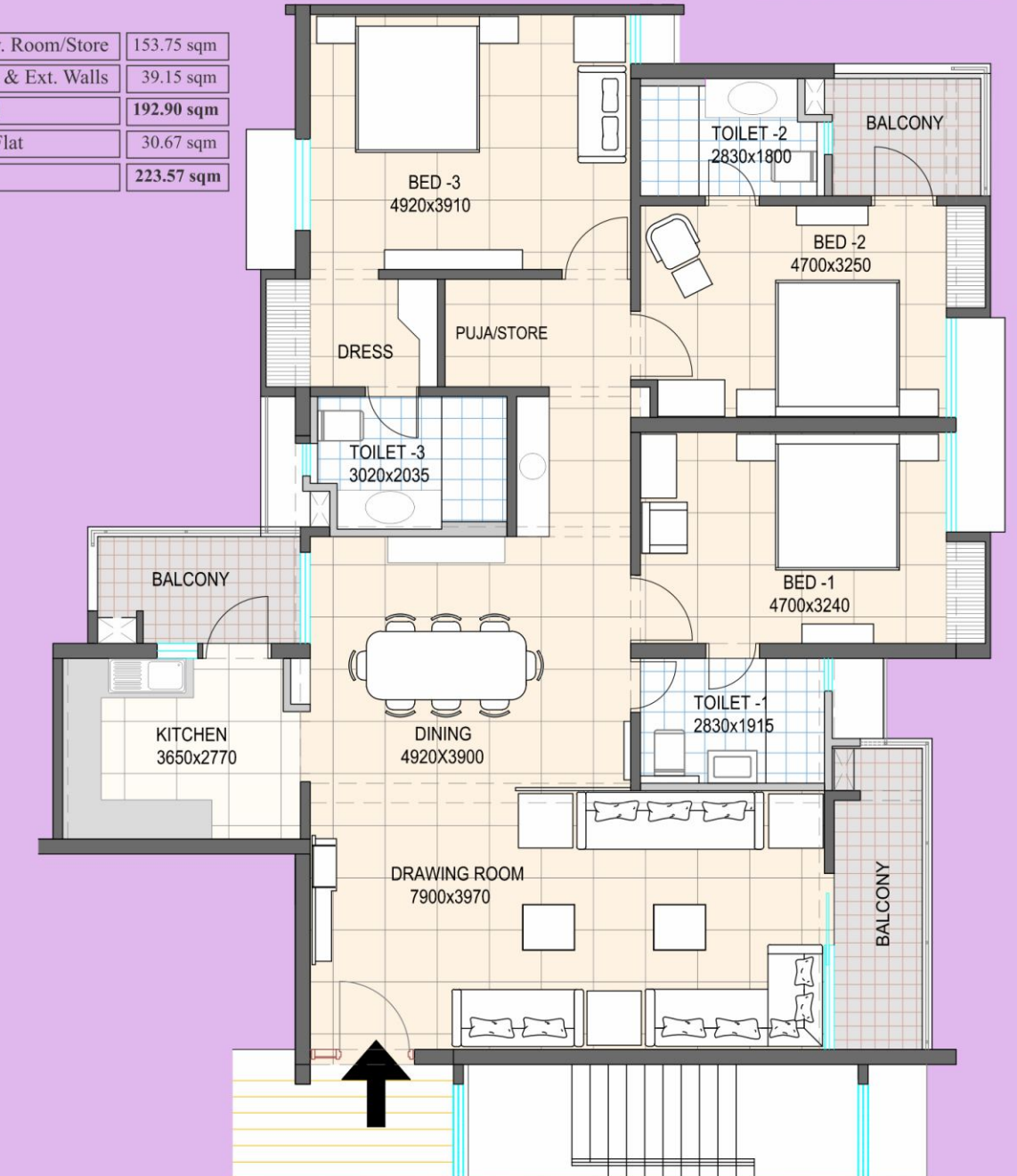
1.	Carpet Area of Flat Including Serv. Room/Store	153.75 sqm
2.	Area under Balconies, Projections & Ext. Walls	39.15 sqm
3.	Total Built up Area of Flat (1+2)	192.90 sqm
4.	Proportionate Common Area per Flat	30.67 sqm
5.	Total Saleable Area (3+4)	223.57 sqm



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Unit 2 & 6

Showing suggested furniture layout



Area Details of Typical Unit

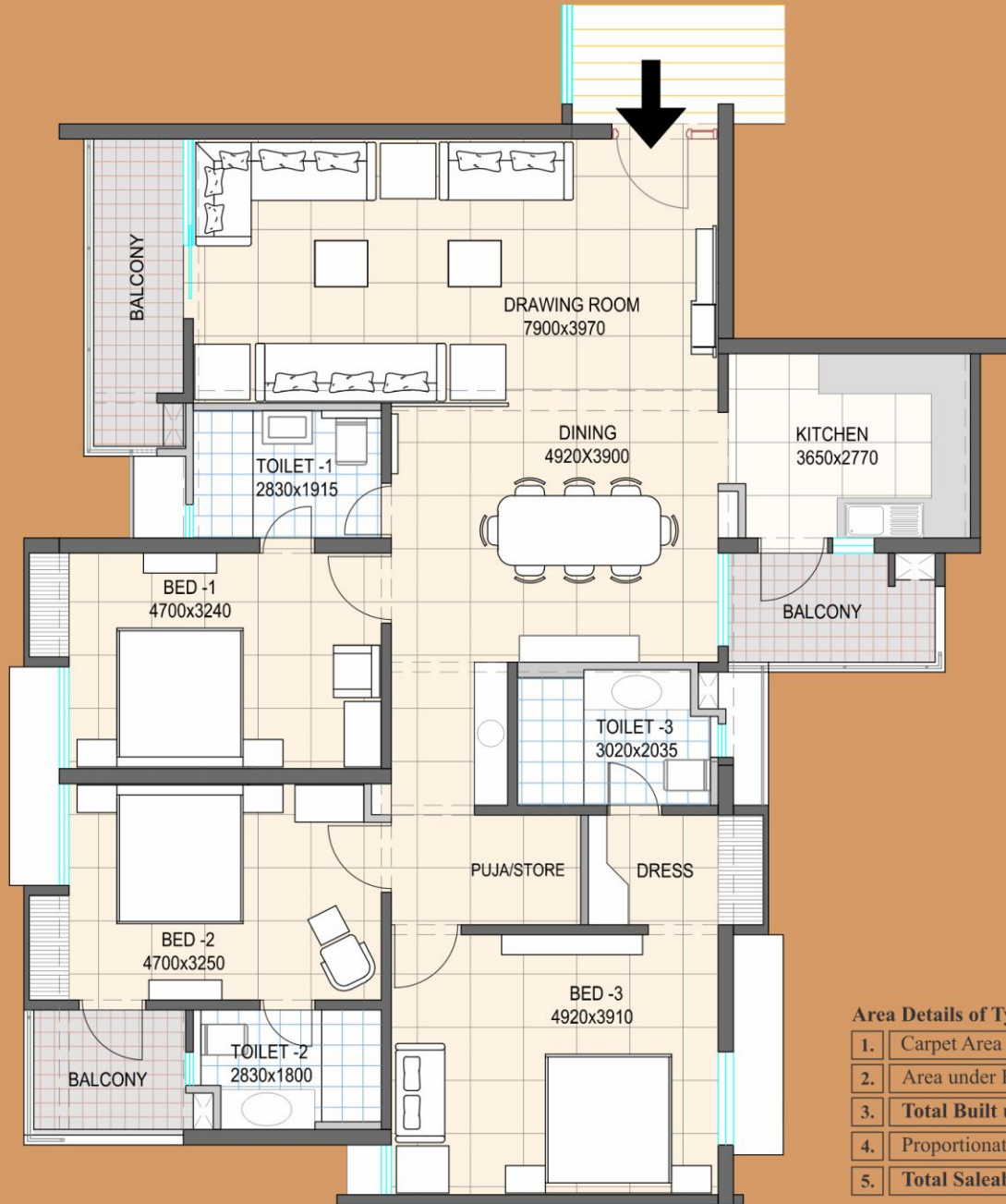
1.	Carpet Area of Flat Including Serv. Room/Store	153.75 sqm
2.	Area under Balconies, Projections & Ext. Walls	39.15 sqm
3.	Total Built up Area of Flat (1+2)	192.90 sqm
4.	Proportionate Common Area per Flat	30.67 sqm
5.	Total Saleable Area (3+4)	223.57 sqm



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Unit 3 & 7

Showing suggested furniture layout



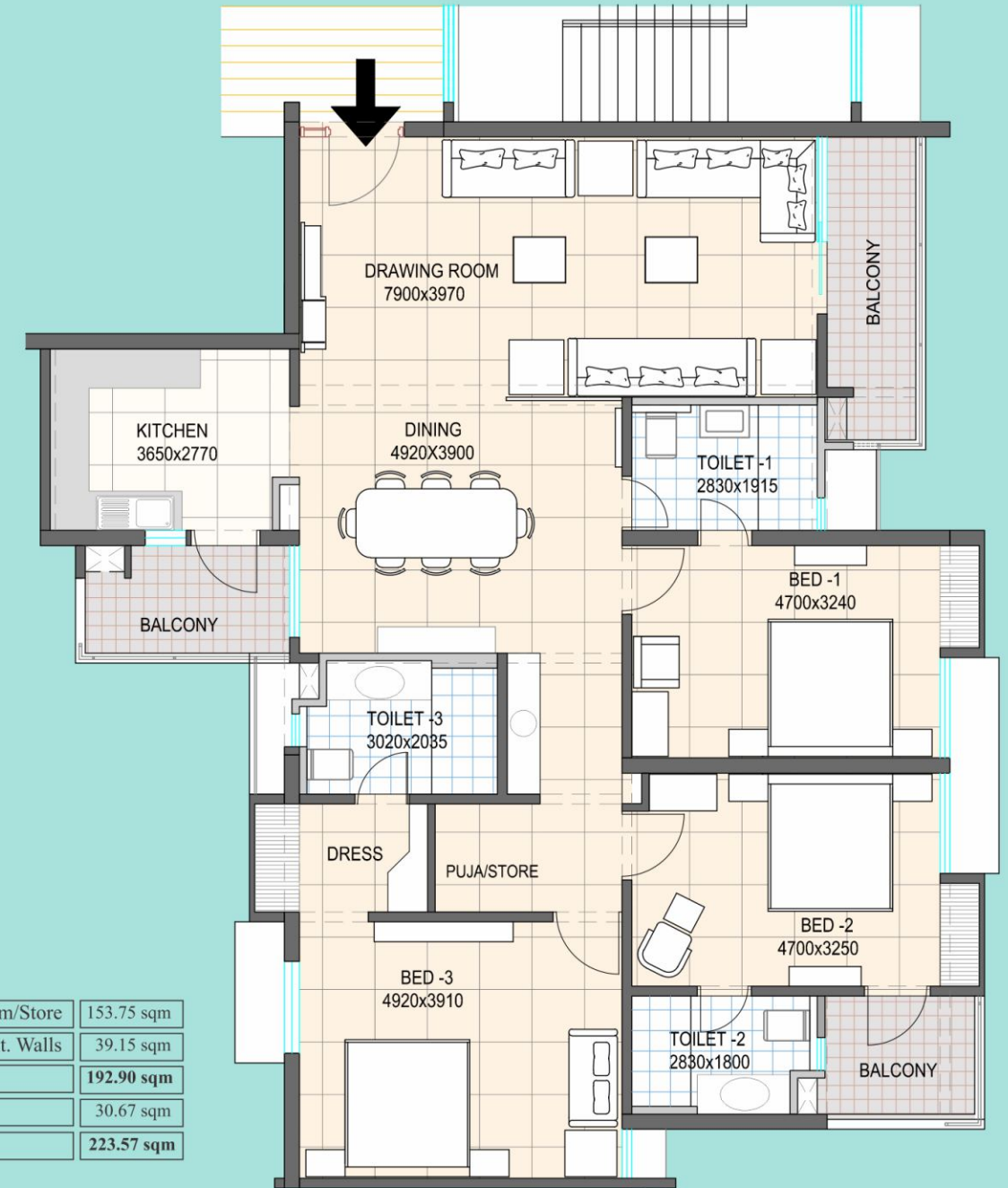
Area Details of Typical Unit

1.	Carpet Area of Flat Including Serv. Room/Store	153.75 sqm
2.	Area under Balconies, Projections & Ext. Walls	39.15 sqm
3.	Total Built up Area of Flat (1+2)	192.90 sqm
4.	Proportionate Common Area per Flat	30.67 sqm
5.	Total Saleable Area (3+4)	223.57 sqm

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Unit 4 & 8

Showing suggested furniture layout



Area Details of Typical Unit

1.	Carpet Area of Flat Including Serv. Room/Store	153.75 sqm
2.	Area under Balconies, Projections & Ext. Walls	39.15 sqm
3.	Total Built up Area of Flat (1+2)	192.90 sqm
4.	Proportionate Common Area per Flat	30.67 sqm
5.	Total Saleable Area (3+4)	223.57 sqm

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S P E C I F I C A T I O N S

Option-1 | Semi Finished Flat

Structure:- Monolithic R.C.C. Construction.

Flooring:- Ready base for Flooring of Tiles or Stones (No Tiles or Stone provided).

Walls & Ceiling Finish:-

Walls and ceiling inside the flat with POP punning and ready for painting.

Kitchen:-

- a) Provision of water supply and water disposal
- b) Walls ready for tiles fixing.
- c) Base ready for flooring

Toilets:-

- a) Internal sanitary/waste pipes fittings as per company's lay out.
- b) Walls plastered and ready for tiles fixing (Tiles not included).
- c) Base ready for flooring.

Doors & Windows:-

- a) External doors and windows in wooden painted/Aluminum/UPVC.
- b) Internal door frames of wood excluding Paint/Polish.
- c) Main entry door frame & Flush door shutters with lock and fittings.

Electrical:-

- a) Concealed Conduit & switch boxes with modular switches & sockets as per drawing but excluding light fixtures, fans AC fittings.
- b) Internal electrical wiring.
- c) DB with MCBs.

TV/ Telephone :- Internal wiring for TV and Telephones.

Railings:- M.S. painted Railings.

Option-2 | Completed Flat

Structure:- Monolithic R.C.C. Construction.

Flooring:- a) Vitrified Tiles flooring in bedrooms and drawing/ dining/ kitchen.
b) Anti skid Tiles in Toilet and balcony.

Walls & Ceiling Finish:-

- a) Acrylic Emulsion paint on POP punning.
- b) Paint / Wall Paper Bed backdrop in Bedrooms.

Kitchen:-

- a) Kitchen cabinets above & below the stone top working platform.
- b) Stainless steel Sink in the kitchen.
- c) Ceramic/ Vitrified Tiles above Counter (2 Ft. high).
- d) Vitrified tiles on floor.

Toilets:-

- a) Fully functional Toilets with branded sanitary & CP fittings.
- b) Glass panel for Shower Area.
- c) Ceramic/ Vitrified Tiles up to Door height.
- d) Anti skid tiles on floor

Doors & Windows:-

- a) External doors and windows in wooden painted/Aluminum/UPVC.
- b) Wooden Internal door frames and flush doors in Paint/Polish finish with locks & fittings.
- c) Main entry door wooden frame & Flush door in paint/polish with lock and fittings.

Electrical:-

- a) Concealed Conduit & switch boxes with modular switches & sockets as per drawing.
- b) Internal electrical wiring.
- c) DB with MCBs.
- d) Fans + light fixtures as per drawing.
- e) Exhaust fans in toilets & kitchen.
- f) 5 nos. of 1.5 Tr. each Split Air Conditioners in Bedrooms & Drawing dining.

TV/ Telephone :- Internal wiring for TV and Telephones.

Railings:- M.S. painted Railings.

Common Area Specification & External finishes

1. Lift Lobby/Corridor /Staircases):-

- a) Flooring - Tiles / Stone or combination.
- b) Paint- OBD Paint.
- c) Railings- MS painted Railings.
- d) Light fixture- Surface Mounted Light fixtures.
- e) Staircase- Marble/ Granite Flooring

2. Parking at Stilt/Basement:-

- a) Flooring - Tiles/ cement concrete flooring or combination.
- b) Paint- OBD Paint.

3. External Finishes:-

Weather Proof Paint.

4. Lifts:-

- of branded Company like (KONE / OTIS / SCHINDLER)

5. Multi Purpose Hall & Gym:-

- a) Flooring-Tiles/ Wooden or Combination.
- b) Paint- OBD Paint.
- c) AC- Split Air Conditioners.

Common Facilities

Gymnasium with exercise equipment, **Swimming Pool**, Badminton Court, **Jogging Track**, Children play area, **Landscaped Lawn**, Power Backup through Generator, **External Lighting & CCTV Surveillance**, Club hall, **Covered parking**, Entrance lobbies, **Water supply through U.G. / O.H. Tank**, Fire fighting system as per norms and **Sewage treatment plant**.



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Your flat Interior
with suggested
furniture layout



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