



ARYAS'72

Coveted residences for the privileged 72
at Shastripuram Agra

To be one of the proud owners among 72

Contact

Booking office

Kaveri Centre

57, Sanjay Place, Agra

Ph: 0562-2520768 / 2850379

-
- Plans approved by Agra Development Authority and project is RERA registered
 - Loan facility from financial institutions available as per their norms.
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concept | design | print:
www.maximundesign.in



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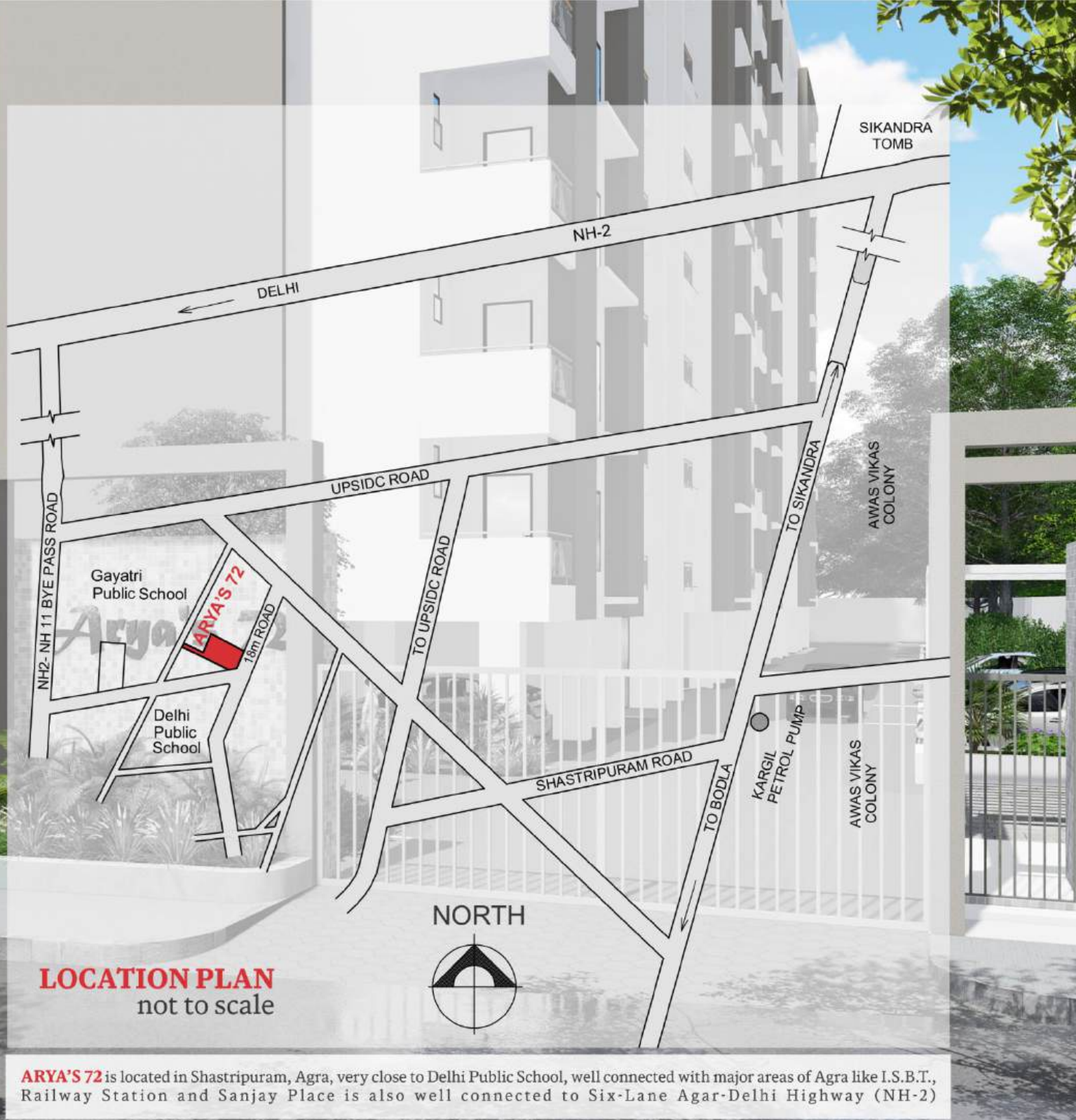
Coveted residences for the privileged 72
at Shastripuram Agra

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).

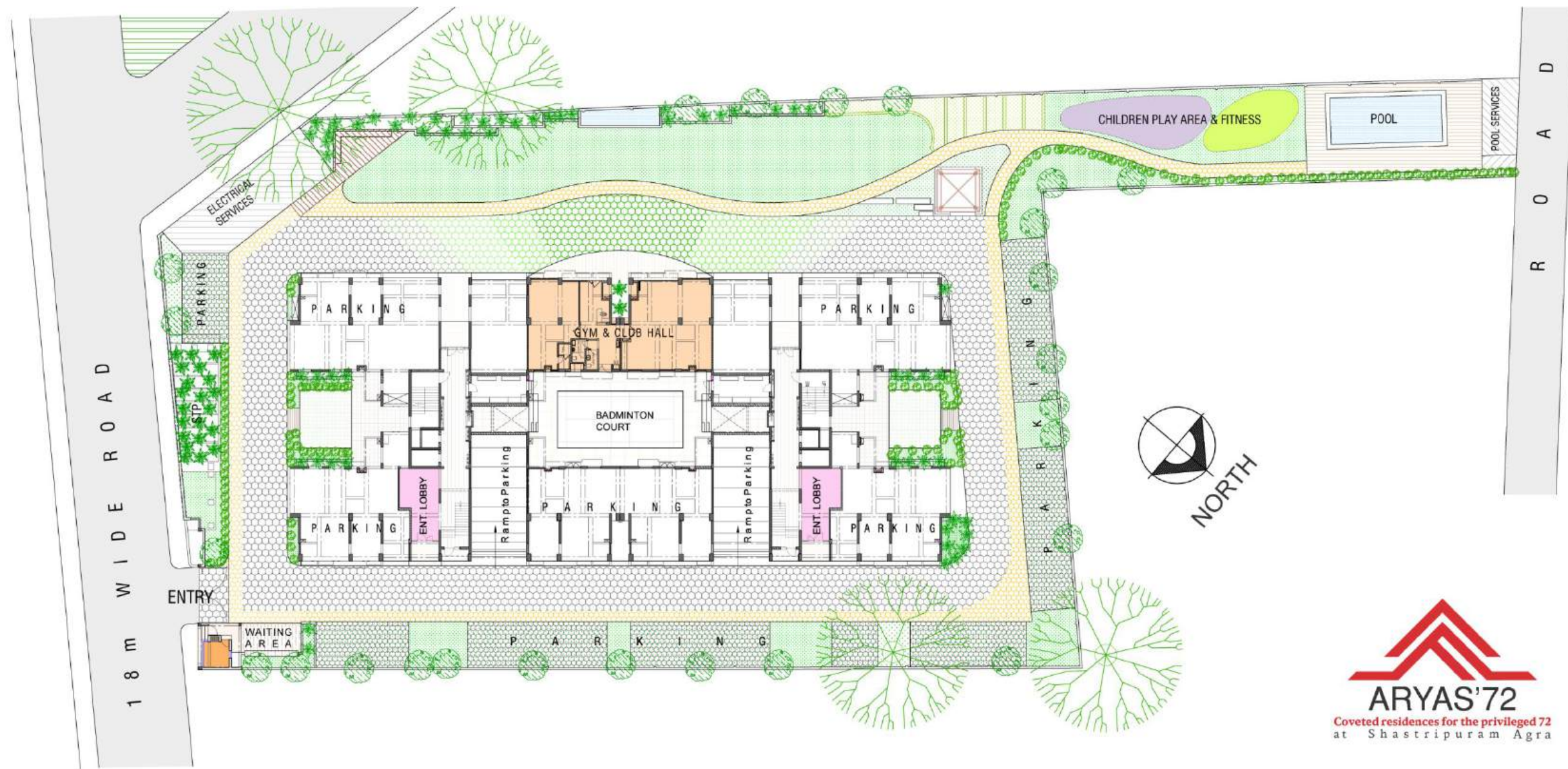
Shastripuram is well planned locality in Agra and fast emerging as the next development hub with future ready infrastructure having lots of Green Area. Many **Educational Institutions** like DPS, Gayatri, St. Francis, G.D. Goenka are already there. Also it has basic amenities like Banks, Banquet halls, 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**.



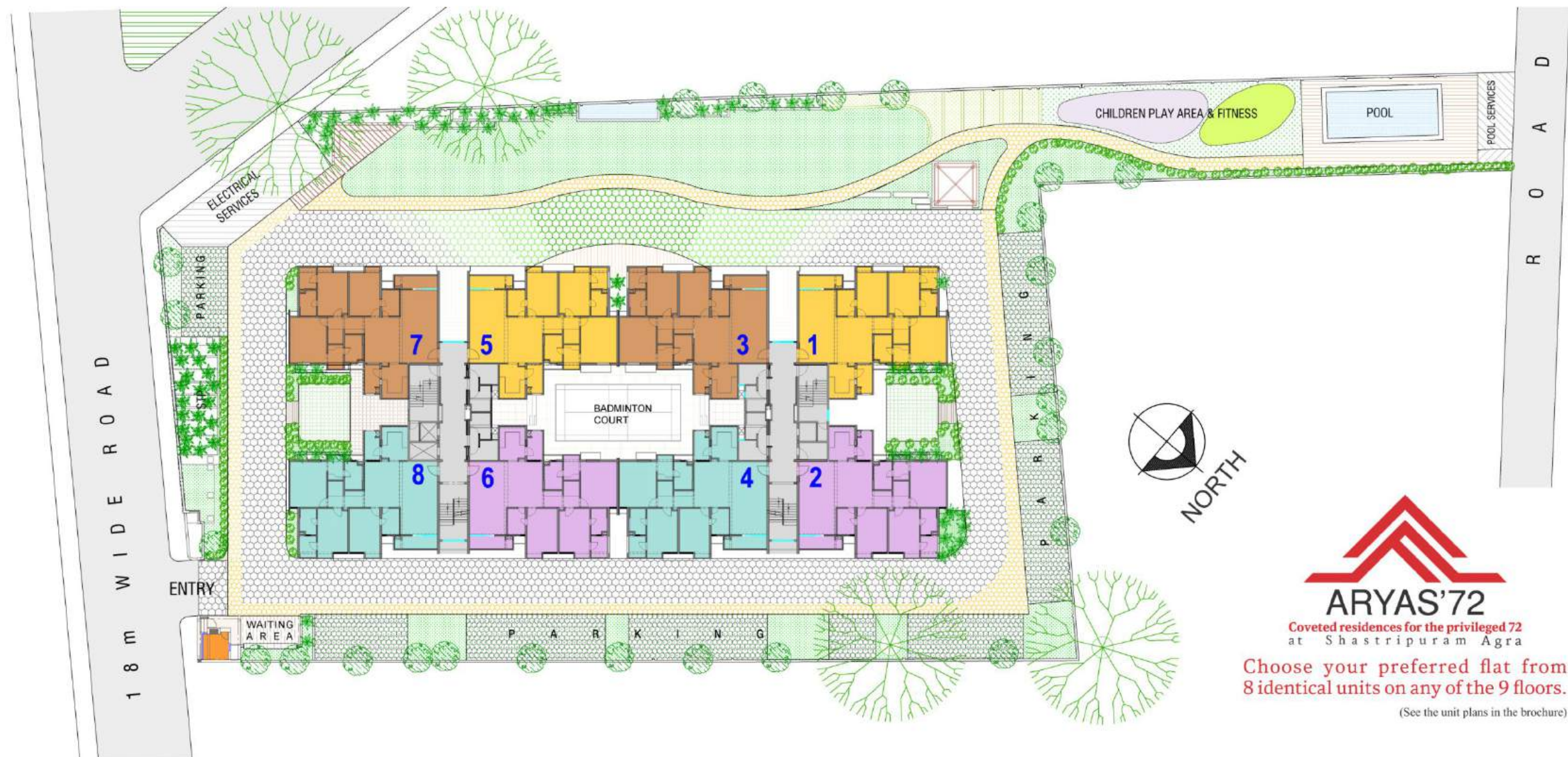




STILT FLOOR PLAN With landscape layout of the plot



□□□■ Colour rendering in the plan, 3D rendering are only for graphic representation and in no way represent any material or finish.



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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.

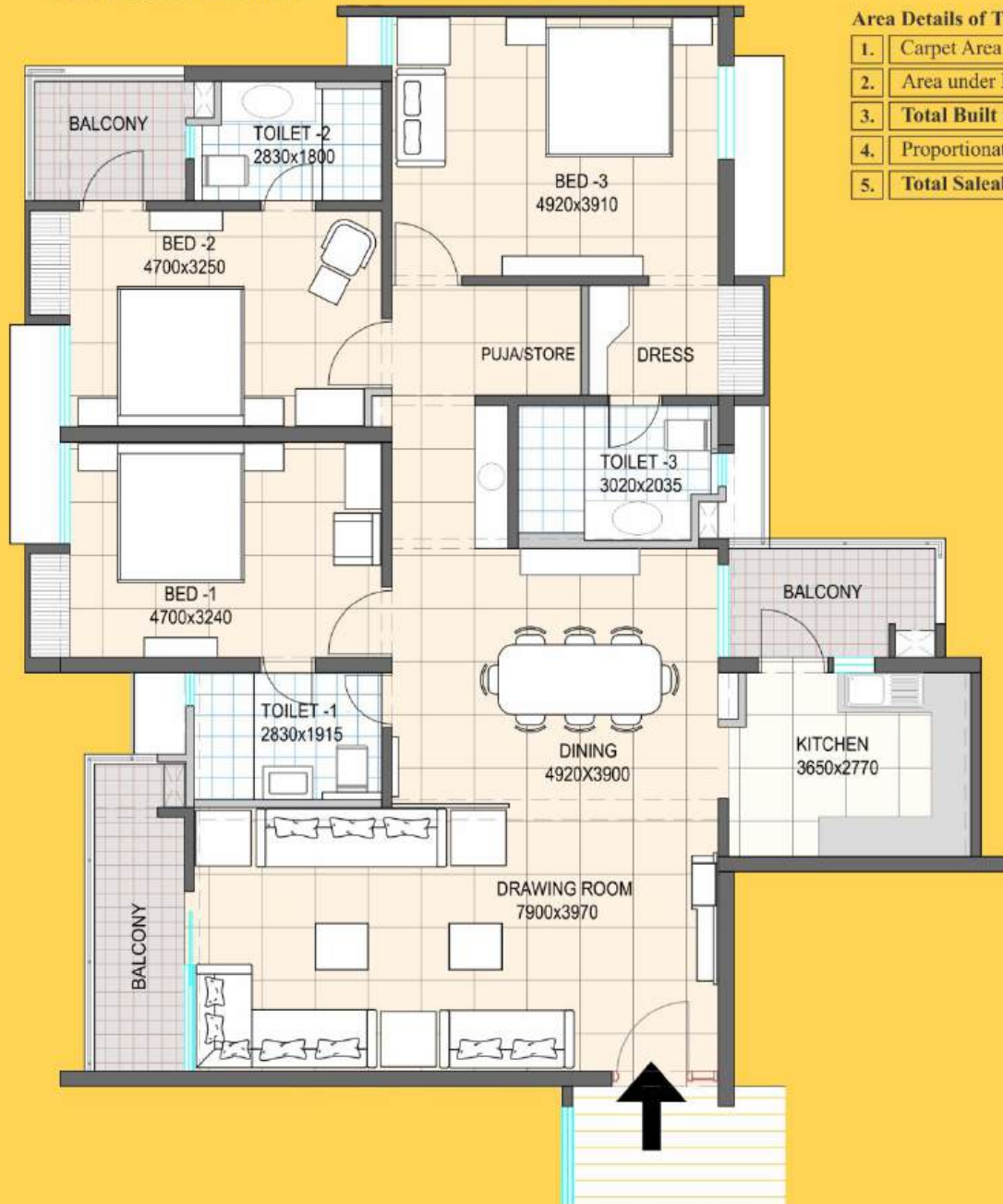


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Unit 1 & 5

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



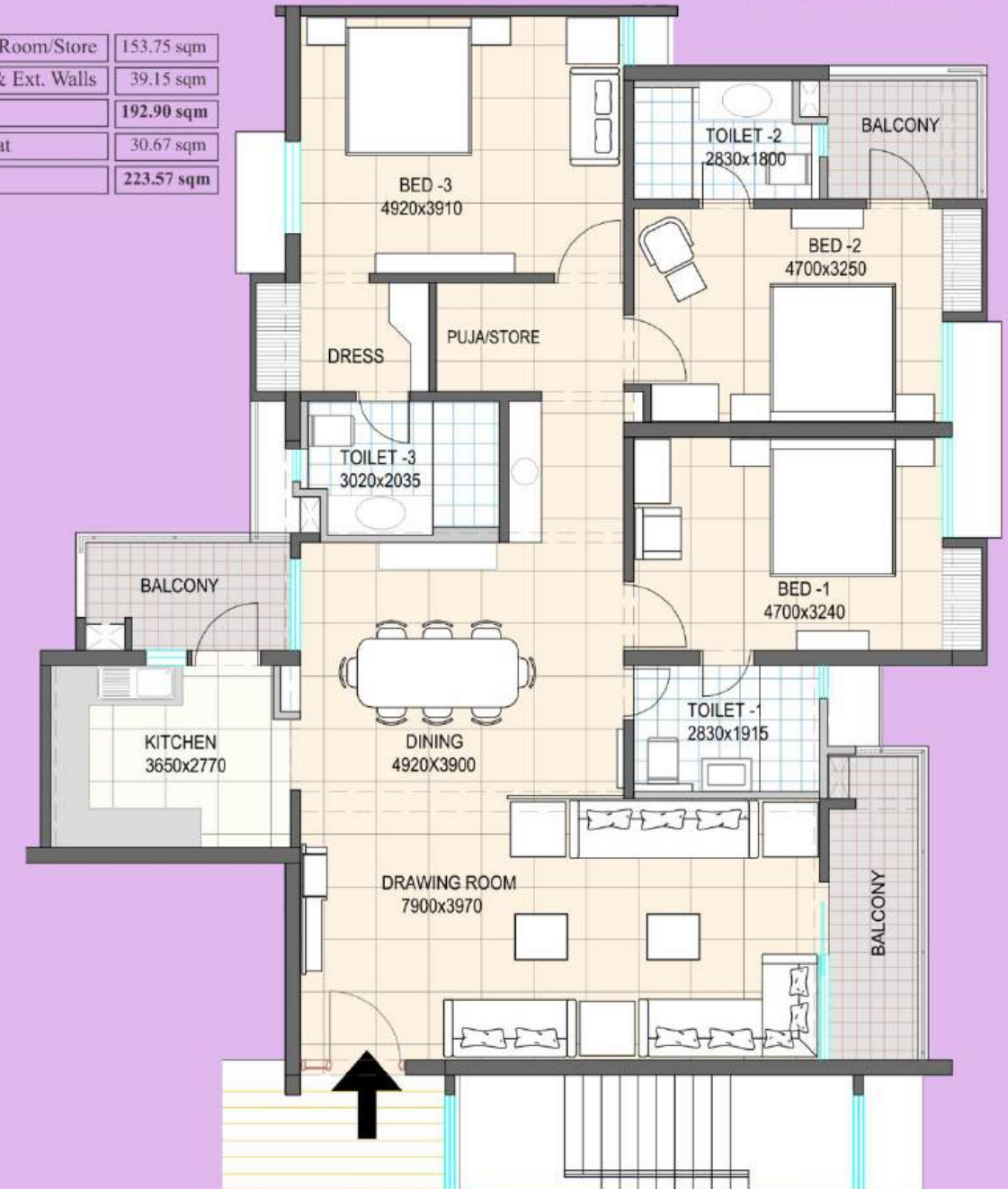
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Unit 2 & 6

Showing suggested furniture layout

Area Details of Typical Unit

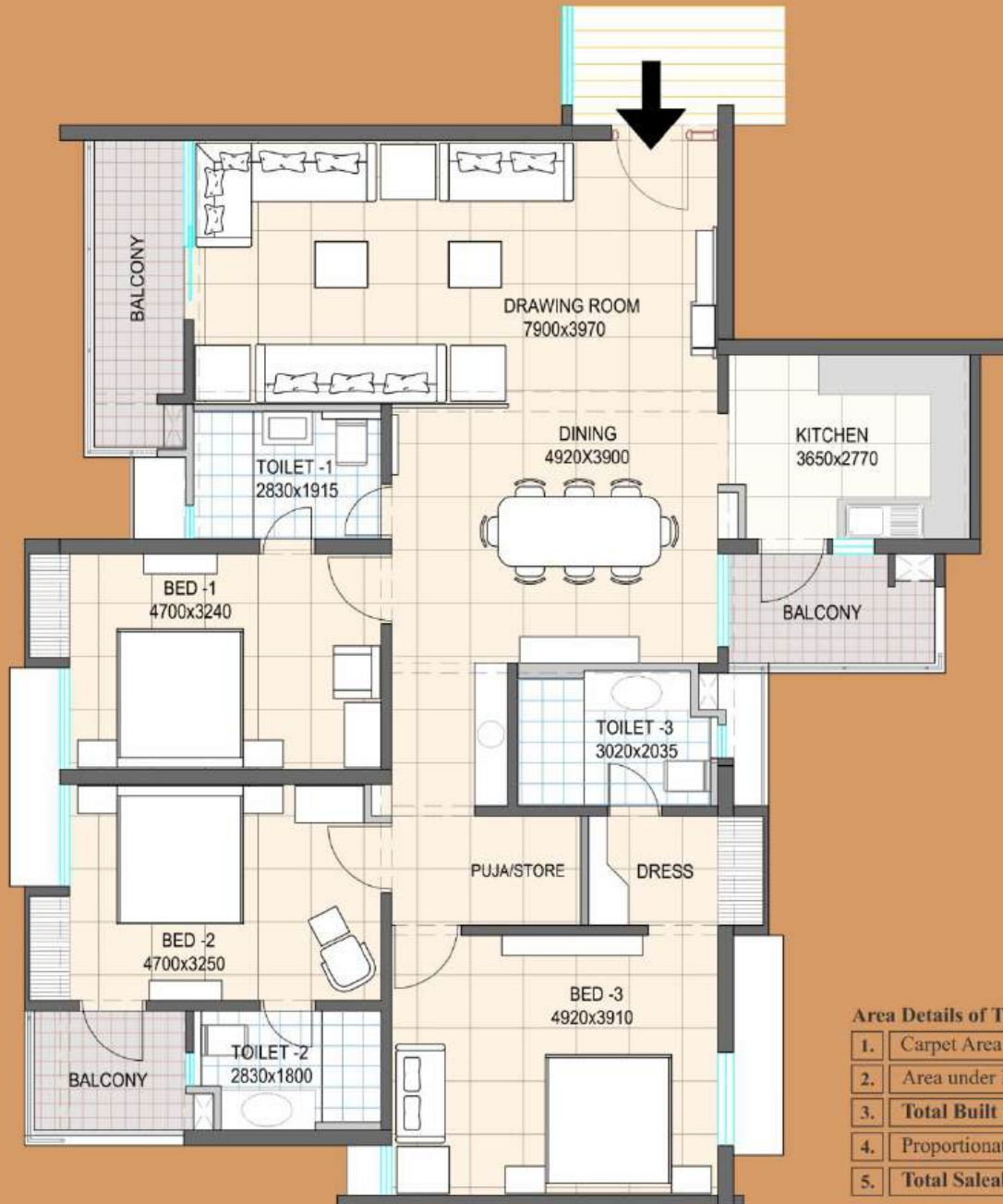
1.	Carpet Area of Flat Including Serv. Room/Store	153.75 sqm
2.	Area under Balconies, Projections & Ext. Walls	39.15 sqm
3.	Total Built up Area of Flat (1+2)	192.90 sqm
4.	Proportionate Common Area per Flat	30.67 sqm
5.	Total Saleable Area (3+4)	223.57 sqm



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Unit 3 & 7

Showing suggested furniture layout



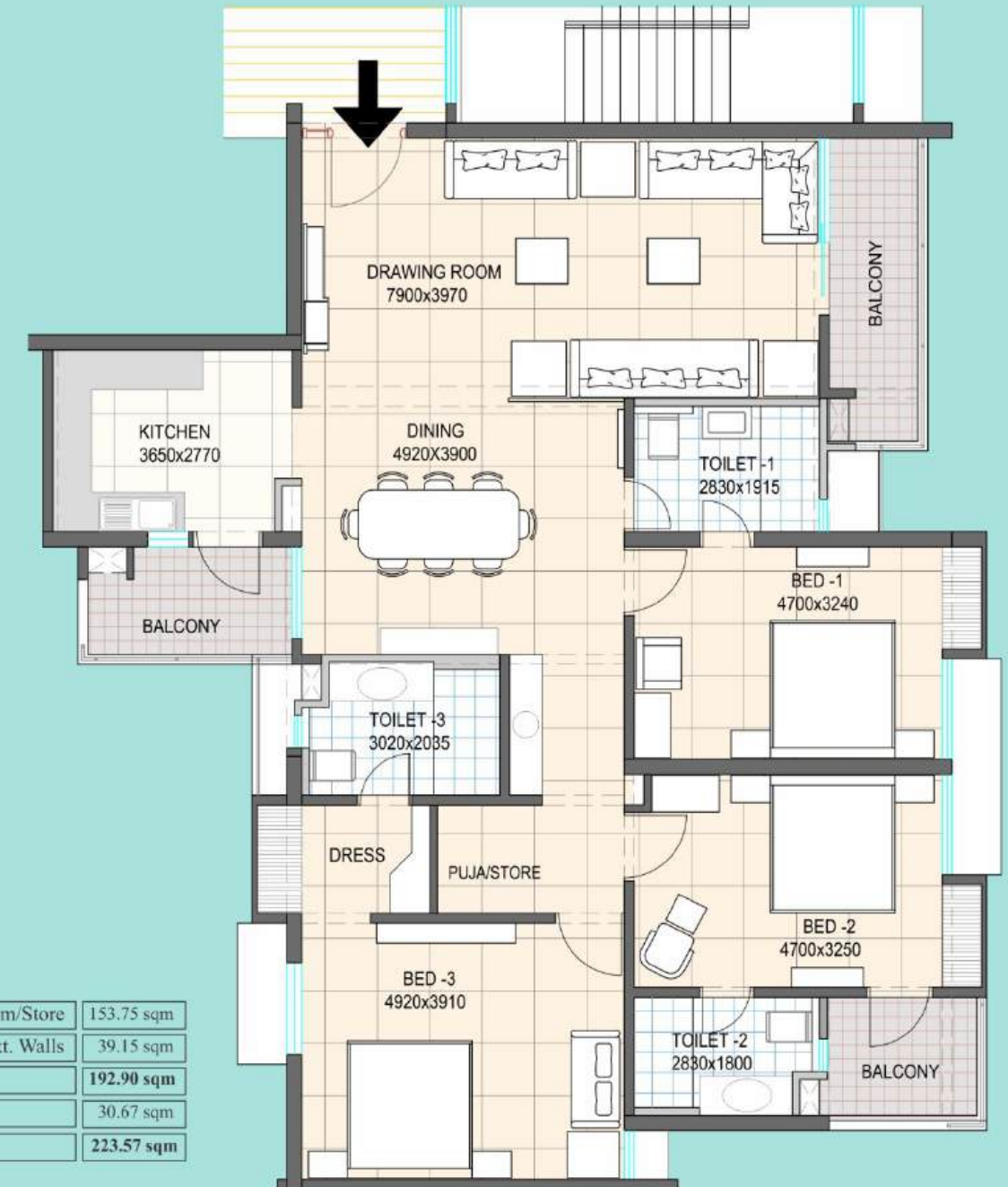
Area Details of Typical Unit

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
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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/ dinning/ 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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