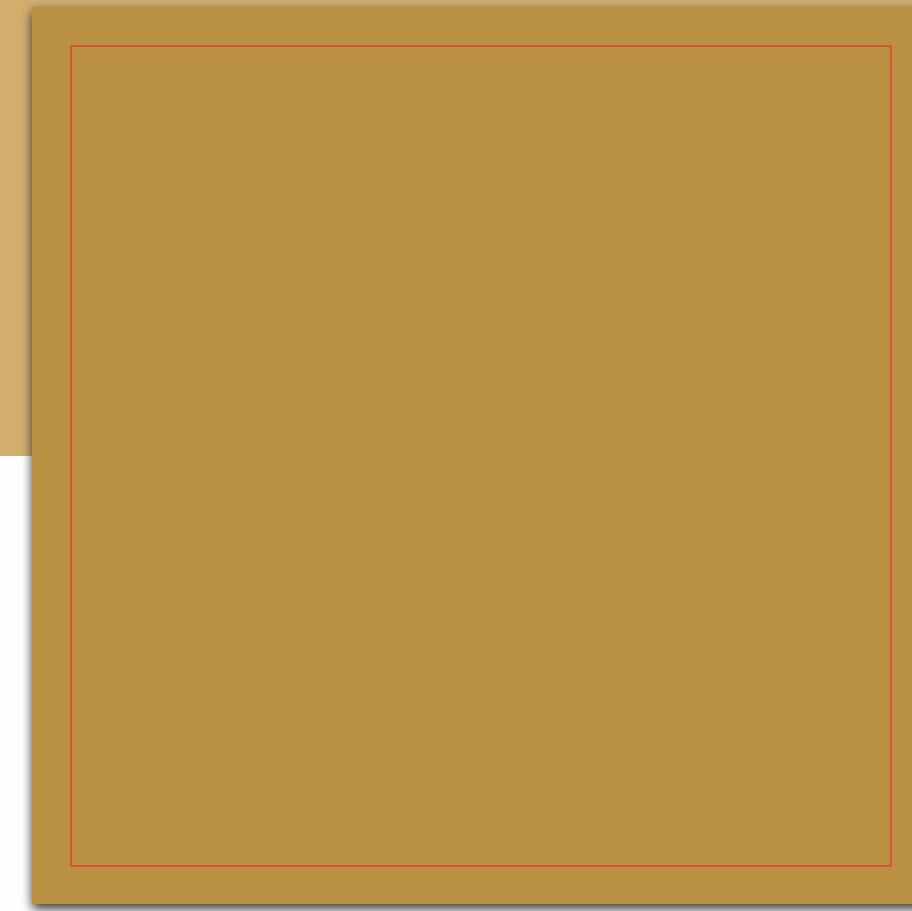




WELCOME TO THE MOST
ICONIC
LIFESTYLE ADDRESS



Corp. Office: 279, Tower-A, 7th Floor,
'The Corenthum', Plot no. A-41, Sector-62, Noida, U.P. India **Toll Free: 1800 11 9300**

Reg. Office: A-6, Yojna Vihar, Delhi - 110092, Phone: +91 11-22144745

Site Office: Sector 22D, Yamuna Expressway.
Email: sales@thenityagroup.com | www.thenityagroup.com

All specifications, design, layout & tower conditions are only indicative and some of these can be changed at the discretion of Builder/Architect. These are purely conceptual and constitute no legal offerings



**2, 3 & 4 BHK PREMIUM APARTMENTS
SEC-22D, YAMUNA EXPRESSWAY**



[THE GRAND AVENUE]

ZRICKS



DESIGNED FOR AN
[**ICONIC**]
EXPERIENCE

Two-side open with green landscape view.
Located in close proximity to 150-meter wide
Yamuna Expressway & approximately 5 minutes
away from F1 Racing Tracks.

- Proposed Metro
- Iconic Crest





GET READY FOR AN
[ICONIC]
LIVING

[] **ICONIC FEATURES**

- Entry/exit from both sides
- 24 hours power back-up
- Uninterrupted 24 hours water supply
- Natural light and cross ventilation in all units
- Rain water harvesting

[] **ICONIC LANDSCAPES**

- 70% green area
- Landscaped podium project
- Pollution free environment

[] **ICONIC ASSURANCE**

- Promoted by seasoned real estate professionals with decades of experience
- Dedicated to offer an Iconic Lifestyle that you can enjoy with your loved ones

[] **ICONIC HEALTHY LIFESTYLE**

- Swimming pool & kids pool
- Badminton court
- Gym, yoga park & meditation garden
- Special play area for kids
- Jogging path/track

[] **ICONIC SAFETY SOLUTIONS**

- Fire-fighting with alarm system
- 24x7 hi-tech security (Intercom and CCTV)
- Exclusive visitor parking within the project

[] **ICONIC AMENITIES**

- High-speed elevators
- Landscaped garden
- Spacious balconies
- Club House with indoor games





SPECIFICATIONS THAT ESTABLISH
[ICONIC]
 HIGH STANDARDS

[] GENERAL

- Earthquake resistant structure and Zone IV compliant - designed by highly experienced structural engineers

[] SUPERSTRUCTURE

- Shear wall structure with columns, RCC slabs and beams with brick wall partitions in between designed by IIT Engineers (as per IS code)

[] FLOORING

- Vitrified tiles in Drawing/Dining/Bedrooms
- Laminated wooden flooring in Master Bedroom
- Anti-skid ceramic tiles in kitchen, toilet and balconies
- Marble stone flooring in common areas & corridor, lift lobby and staircase

[] DOORS AND WINDOWS

- External doors and windows made of UPVC / Powder Coated Aluminium
- Internal doors in Hardwood frames with flush doors
- Entrance door Teakwood finish

[] KITCHEN

- Granite top working platform
- Stainless steel sink
- Ceramic glazed tiles 2 feet above working platform with chrome finish sanitary ware

[] EXTERNAL FINISH/LIFT

- Modern and elegant outer finish with high quality paint
- Lobby/Entrance lobby/tiles up to 3 feet and texture paint

ZRICKS

[] EXTERNAL FAÇADE

- Exterior with superior paint finish

[] TOILETS

- Provision for hot and cold water system
- Glazed tiles in pleasing colours on walls up to door level
- European WCs, washbasins and cisterns in light shade of standard brand Chrome plated fittings of standard make

[] INSIDE WALL FINISH

- Inside wall paint with punning

[] ELECTRICAL

- Modular switches, sufficient light and power points, cable TV and telephone points
- Copper wires in concealed PVC conduits with MCB Intercom facility
- Provision for intercom facility in each flat

[] PNG GAS PIPELINE

- Provision for gas pipeline

[] WATER SUPPLY

- Underground and overhead water tanks with pumps for uninterrupted water supply

A GROUP COMMITTED
TO BUILDING
[ICONIC]
LANDMARKS

Nitya Group, founded by Mr. Bharat Kalra, with rich experience and industry reputation behind him, is poised to be a dominant player in the real estate world. With Grand Avenue project launched on Yamuna Expressway, Nitya Group is marching ahead to raise the bar on quality and architectural excellence, delivering the best to its customers, stakeholders and investors through professionalism; in the Residential, Commercial, Retail and Infrastructure.

The group is committed to offer healthy lifestyles where nature and architecture are in perfect harmony with the promise of supreme integrity, worldly amenities and modern facilities, reliable quality, transparent dealings to its clientele across sectors. It further utilises the most advanced construction equipment and technologies to ensure on-time delivery, each time.

The management includes reputed Architects, Interior Designers, Project Executioners, Chartered Accountants & Administrators who possess unparalleled experience & expertise in real estate.

Dedicated to revolutionise the way realty sector is perceived, and become the most trustworthy developer, Nitya Group is dedicated to develop projects where people can work and play smart across sectors.

VISION AND VALUES

- Develop sustainable living urban spaces for individuals and businesses to flourish
- Set new benchmarks with every project and constantly improve client advice
- Ensure an ethical, responsible and professional approach in all our endeavours without compromising on quality
- Attain a leadership position in real estate sector and deliver innovative yet affordable projects





LAYOUT PLAN
 THAT SHOWS AN
[ICONIC]
 CRAFTSMANSHIP



| APARTMENT CATEGORY | ACCOMMODATION | CLOUR CODE | SQ FT |
|--------------------|--|--------------|-------|
| TYPE 1 | 2 BEDROOMS + DRAWING/DINING HALL + KITCHEN + 2 TOILETS | (Purple) | 865 |
| TYPE 2 | 2 BEDROOMS + DRAWING/DINING HALL + KITCHEN + 2 TOILETS + STUDY | (Grey) | 1095 |
| TYPE 3 | 3 BEDROOMS + DRAWING/DINING HALL + KITCHEN + 3 TOILETS | (Light Blue) | 1475 |
| TYPE 4 | 4 BEDROOMS + DRAWING/DINING HALL + KITCHEN + 4 TOILETS + SERVANT | (Orange) | 1985 |

LEGEND

- 1 SOUTH ENTRANCE/ EXIT GATE
- 2 NORTH ENTRANCE/ EXIT GATE
- 3 ENTRANCE PLAZA
- 4 ENTRANCE WATER FEATURE
- 5 TOWER DROP-OFF WITH ACCENT PAVING
- 6 JOGGING TRACK/ CYCLE TRACK
- 7 CENTRAL GREEN
- 8 YOGA/ MEDITATION GARDEN WITH PAVILIONS
- 9 KIDS PLAY AREA
- 10 MAIN SWIMMING POOL
- 11 KIDS POOL
- 12 OUTDOOR FITNESS AREA
- 13 OPEN AIR THEATER (OAT)
- 14 OAT STAGE
- 15 CONNECTING FEATURE PATHWAY
- 16 STEPPED PLANTERS ALONG RAMP
- 17 SITTING UNDER PERGOLA
- 18 BADMINTON COURT WITH SITTING TIERS
- 19 HALF BASKETBALL COURT
- 20 ELDERS ZONE
- 21 WOMEN ZONE
- 22 BAMBOO GARDEN WITH SITTING
- 23 WALKWAY THROUGH PORTALS
- 24 FRAGRANCE GARDEN
- 25 REFLEXOLOGY PATH
- 26 FLOWER GARDEN
- 27 ENTRY TO CENTRAL TOWER
- 28 SITTING ALCOVES
- 29 CLUB WATER FEATURE
- 30 PLUMERIA GARDEN



FLOOR PLANS
THAT EXHIBIT
[ICONIC]
BLEND OF
INDOOR-OUTDOOR
LIVING SPACES

TYPE 3
SQ FT 1475



FLOOR PLANS
THAT EXHIBIT
[ICONIC]
BLEND OF
INDOOR-OUTDOOR
LIVING SPACES

TYPE 2
SQ FT 1095

TYPE 1
SQ FT 865



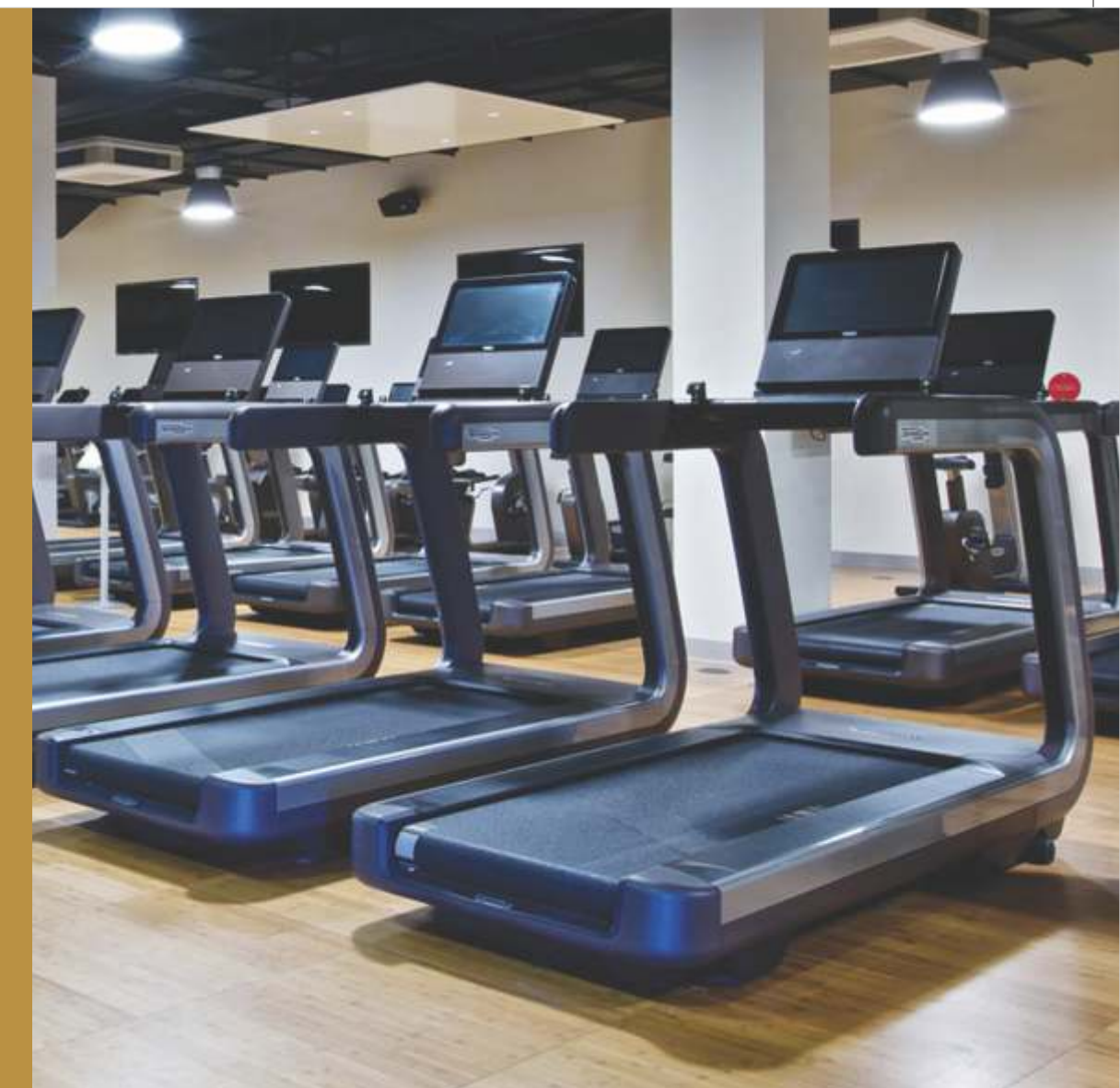
INDULGE IN AN
[ICONIC]
LIFESTYLE



Our 'Iconic Crest' truly represents the Iconic status Grand Avenue stands for. The landscape view of Yamuna Expressway green belt and F1 racing tracks offered from this 21-storey Iconic Crest comes along with fancy green area and world-class amenities including swimming pool on terrace, club house with modern facilities.

This unique and remarkably sculpted 'Iconic Crest' offers 4 BHK flats that come with state-of-the-art facilities including:

- Exclusive club house
- Exclusive rooftop swimming pool
- Exclusive gym
- Exclusive hi-speed elevators



FLOOR PLANS
THAT EXHIBIT
[ICONIC]
BLEND OF
INDOOR-OUTDOOR
LIVING SPACES

TYPE 4
SQ FT 1985



THE
[ICONIC]
LOCATION THAT YOU
DREAM OF



BUDDH INTERNATIONAL
F1 CIRCUIT



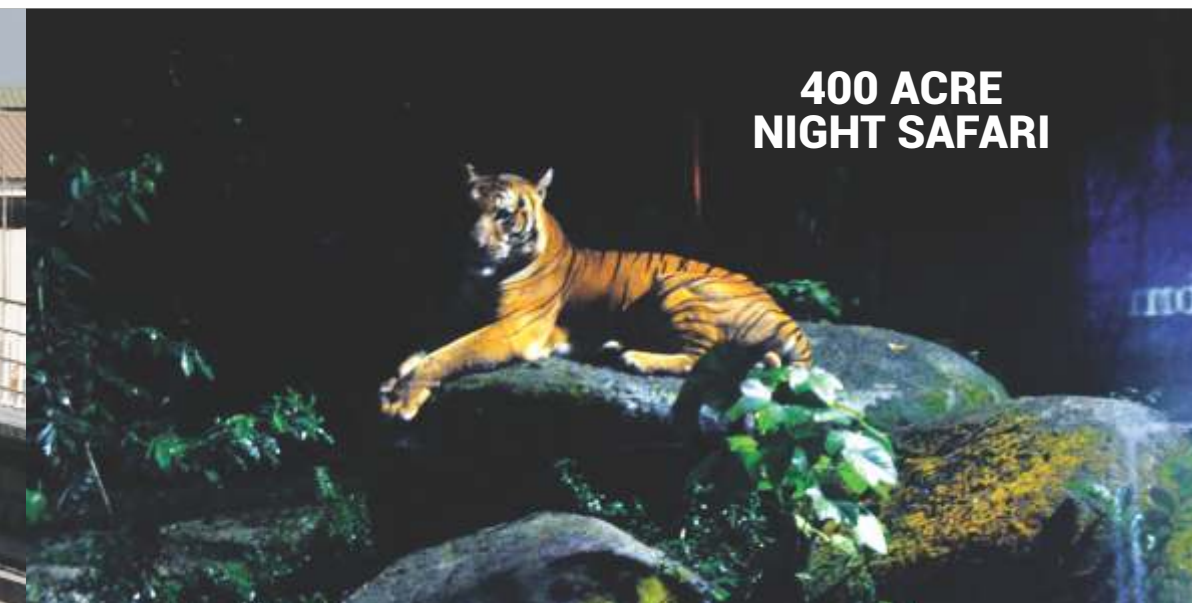
EDUCATION
HUB



GOLF COURSE



PROPOSED METRO
CORRIDOR



400 ACRE
NIGHT SAFARI

PROJECT LOCATION MAP



- Located in close proximity to 150-meter wide Yamuna Expressway
- Just 5 minutes away from F1 Racing Tracks
- 5 minutes drive from Proposed Metro Station
- 10 minutes drive from Schools, Universities, Market Places, Hospitals
- 10 minutes drive from ICC Cricket Stadium
- 15 minutes drive from Commercial Belt and Night Safari
- 30 minutes drive from Atta Market, Sec-18, Noida
- Connectivity from Delhi by DND Flyway, Expressway & Highway
- Close to Business and Employment Hub
- Complete infrastructure and roads in place
- No traffic red light to reach Delhi
- Parallel to Proposed Eastern Peripheral Road

All distances mentioned above are approximate.