



**Angel**  
**MEGA MALL**  
KAUSHAMBI



Lifestyle Shopping Destination

**ZRICKS**.COM



# Understanding Needs... Providing Solutions



*With life-style requirements constantly soaring high, the retail revolution has spread through out the nation, bringing in its fold sweeping changes in the traditional methods of doing business. The urbanite customer of today seeks to enjoy his shopping sprees. The customer is not merely out to buy a particular brand or a product, but he demands a host of value added services and features, which traditional markets cannot cater to. Angel Mega Mall is the best revelation of this very trend.*

*From its spacious parking area to the impeccably landscaped atrium, Angel Mega Mall has something for everyone. Whether it's a family day out for fun, movies, food and shopping or the young set out for some pubbing and dining.*

*It is one-stop family entertainment center that is going to be throbbing with life.*



## Total Quality Management

Quality at Angel Buildcon is a religion. A process of continual refinement of creative enrichment. It is this orientation that has been the motive force in building an organisation that is honed to deliver projects of unsurpassed quality. Projects that embody the very essence of perfection and that rise to meet emerging demands placed by the emerging retail scenario.

- ★ GDA Authorised Freehold Commercial Land
- ★ Built Up Area Of 3.0 Lacs + Sq. Feet
- ★ Atrium of 15000 + Sq. Feet
- ★ Grand Elevation with Huge Frontage on Both Sides
- ★ Triple Height Entrance Lobby
- ★ Centrally Air Conditioned Mall
- ★ 4 Screen Multiplex
- ★ Food Courts & Restaurants
- ★ Hotel / Banquets
- ★ Entertainment Zone
- ★ Exclusive Play Zone for Kids
- ★ Huge Covered & Open Parking Space
- ★ Assured Timely Possession

# The Shopping



Consisting of speciality shops, with an ingenious mix of brands, Angel Mega Mall will offer customers irresistible choices in products complimentary to their lifestyle.

A walk through the central atrium will bring you to every shop in one grand sweep. Making for a vibrant shopping environ and offering retailers high visibility from any corner of the mall.

# The Architecture

- ★ Beautifully Landscaped Frontage
- ★ Wide Corridors
- ★ Vaastu-Friendly Layout
- ★ Maximum Visibility of Shops from Atrium
- ★ Efficient Space Management
- ★ Squarish Plot with Maximum Frontage
- ★ Smooth Pedestrian Movement



## Intrinsically Connected Purposefully Interwined

- ★ Prime Location in Up Market Area  
Surrounded by Posh Locality
- ★ Affluent Catchment Area
- ★ High Appreciation Value
- ★ Huge Anchor Stores
- ★ Adequate Signages Space
- ★ All Shops / Showrooms Facing  
Atrium



Congenial Atmosphere - Consummatingly Developed



# The Food Courts

Good food tempts but great food attracts. The flavour of this place has to be exuberant and joyful, catering to a gargantuan fleet of food lovers that includes glitzy college goers, discerning couples and suave businessmen.

Angel Mega Mall is going to be a foodie's delight. With innumerable options to choose from - lip smacking snacks, fabulous palette of fast foods, a wide variety of delicately prepared cuisines or just a cup of finely brewed coffee, one will find a touch of finesse and class in every delicacy to tingle the taste buds.

## Some of the Brands with us



# The Atrium

Designed for exhilaration, furnished glitteringly this arcadia is an epitome of beauty and grace. With most of the shops facing atrium, the giant arcadia gives a breath-taking panoramic view.

The crafty use of space, light and patterns to create the desired effect of leisure and fun surpasses all precedents.



- ★ Glass Lifts
- ★ Efficient Space Management
- ★ Display Kiosks
- ★ Huge Space for Special Events & Shows
- ★ High Speed Escalators
- ★ Digital Music
- ★ Elegant Flooring
- ★ Glass Railing for Magnificent View of Showrooms

## An Ideal Opportunity for

- ★ Multi Cuisine Restaurants
- ★ Fast Food Chains
- ★ Speciality Restaurants
- ★ Ice Cream Parlours
- ★ Coffee Shops
- ★ Snacks Counters



Elegance Personified



The Magnificent Arcadia Surpasses All Precedents

# The Entertainment



## GLITZ CINEMA

The 4 Screen Multiplex symbolises the most poignant example of cinema watching in all its merriment.

A crowd puller in its own right there is no reason why other retail units would not make a bounty from the gathering of the shining audience.

With its cutting edge cinema dynamics, ultra luxury seating, digital stereo sound and wide screens, the multiplex is going to be a hot destination for the hip and happening crowd of East Delhi and Ghaziabad.

### Rekindle Instinct Rejuvenate Passion...

- ★ Multiplex with 4 Screens
- ★ Higher and Wider Screens
- ★ Ultra Luxury Auditorium Seating
- ★ Digital Stereo Sound
- ★ State-of-the-Art Projection Systems
- ★ Option of Private Viewing in "Red Lounge"
- ★ Snacks Counters
- ★ Display Panels



At Angel Mega Mall, we have created some of the finest indoor amusement arena and entertainment zone which takes the visitors to a totally new world.

Special care has been taken to cater to the needs of the tiny toddlers. With special kids zone and play areas being developed, you can be rest assured of a very pleasant experience for the kids while you are on a shopping frenzy.

It is the arena where boredom cease to exist. Taking visitors on a flight of fantasy, offering various avenues of fun and excitement that infuse a new life, relieving the stress and transforming the mind-set to creative, pulsating vibrant environment.

### Get Ravished by the Aura and Options Galore

- ★ Video Game Parlours
- ★ Discotheque & Entertainment Centre
- ★ Recreational Facilities
- ★ Pubs & Lounge Bars
- ★ Play Equipment & Rides

# ZRICKS



★ ★ ★  
**4**  
★ ★ ★  
Screen  
Multiplex



# Key Plan

Strategically located in Kaushambi, surrounded by thriving township of Vaishali, Vasundhara, Indirapuram, Surya Nagar and Ramprastha.

The close proximity to the posh & affluent location of East Delhi, satellite towns of Ghaziabad, Noida and easy access to transportation offers it a unique advantage in terms of fast approach and better logistics.



# Work in Progress

Actual Site Photographs of Angel Mega Mall

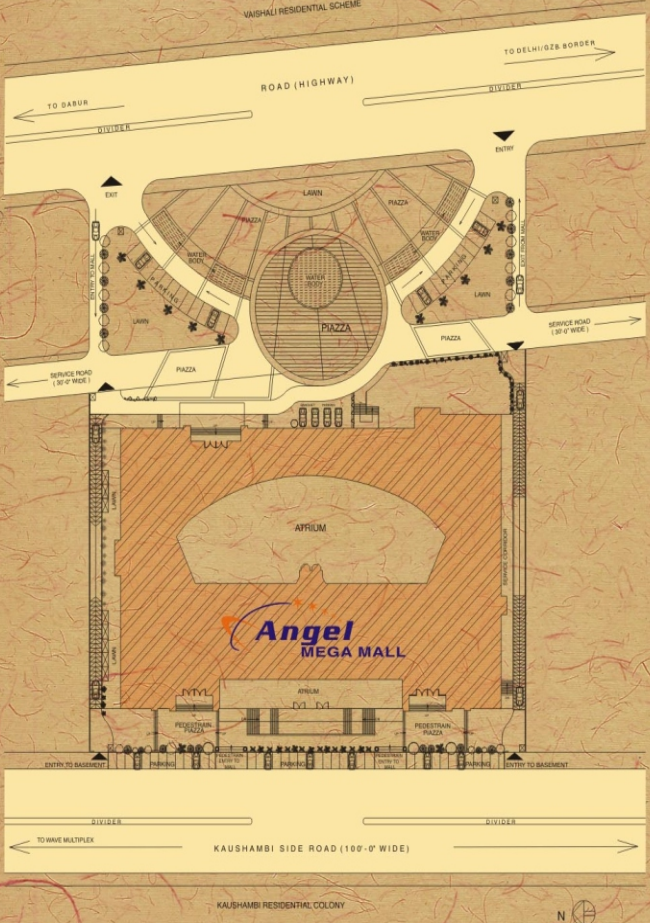


# Layout Map

The lush green environs and the affluent customer base seeking leisure, fun, entertainment and shopping - Angel Mega Mall is destined to become a hot spot, offering everything a family seeks in a complete lifestyle shopping destination.

It has always been the focus of the organisation to deliver its projects on time. The frenetic pace of construction activity taking place on site and the progress made, has set a benchmark for others to follow.

A dedicated team of architects and engineers supported by skilled supervisors have been devoted to the project by the groups architectural wing to assure that all deadlines are met and the quality of construction not only meets but exceeds expectations.








## The Group

Angel Buildcon Pvt. Ltd. has been promoted by a group of young, highly qualified and experienced professionals who have contributed significantly in orchestrating the development of emerging skyline of Delhi & NCR.

The company is a collaborative infrastructure development venture from the promoters of:

**RISHABH BUILDCON PVT. LTD.** The company has become a well known organization in real estate sector. It's multifaceted arena includes development and construction of Residential, Commercial, Institutional, Industrial, Office Buildings & Shopping Malls.

**SETHI ESTATES PVT. LTD.** The company is managed by professionals and has vast experience in residential and commercial projects. The secret of success lies in quality construction, modern design and total customer satisfaction.

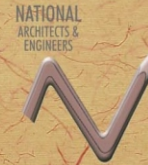
**DAP ESTATES PVT. LTD.** The company has developed many land mark projects in East Delhi and NCR. The company is steadily growing and developing lacs of sq.ft. of Residential and Commercial space.

*With the sound backing of these leading companies, Angel Buildcon Pvt. Ltd. is all set to create a landmark project - Angel Mega Mall in Kaushambi.*

## The Architects

Over a period of more than decade M/S National Architect & Engineers, has left a distinct mark, covering a wide gamut of architectural projects.

With the support of their associates in Mumbai and their in-house dedicated team of professionals with outstanding capabilities NAE has once again delivered a modern day architectural marvel in the shape of Angel Mega Mall.



M/S NATIONAL ARCHITECTS & ENGINEERS  
Plot No. 16, Rishabh Corporate Tower  
Community Center Karkardooma, Delhi  
Ph : 22375508, 22376608



Rishabh Ipex Mall, Patparganj



Angel Prime Mall, Panipat



Sethi Group, Angel Business Centre, Meerut



Rishabh Corporate Tower, Karkardooma



Sethi Group, Max City, Park Sapphire, Vaishali



Rishabh Platinum, Indirapuram



Rishabh Paradise, Indirapuram

# Specifications



## Type of Construction

RCC framed structure.  
Earthquake resistant as per IS Code.



## Exterior Finish

A transparent design with a glazed glass facade providing visibility to most of the shops.  
Permanent finish including stone cladding, aluminium composite panel and reflective glass curtain walls.



## Internal Finish

Aluminium glass glazing for show windows / False ceiling in public places.  
Stone/vitrified Tile flooring in public places to create lasting effects.



## Plumbing and Toilets

Sanitary fixtures, such as wall hung WC with concealed water saving flush valve, infra red automated basin taps, hand driers and automatic urinal flushing systems.  
Water treatment system / Storage tank / Rain water harvesting system.



## HVAC System

An HVAC system that is 100% integrated with the integrated building management system that controls...  
Thermostats, FCU's and AHU's, Chillers, Pumps, Cooling towers, Mechanical Ventilation system.  
Air-conditioning system that includes...  
Energy efficient Chillers, Water cooled system / Basement parking ventilation using centrifugal fans.



## Fire Fighting and Detection Systems

Integrated with the BMS / Shutdown of HVAC system in case of fire / Intelligent addressable fire alarm systems.  
Provision of hose reel, wet riser, fire hydrant, fire extinguishers, sprinkler systems and sprinkler heads.



## Electrical System

DG sets for uninterrupted power supply / Intelligent PLC Based system  
Electrical wiring upto DB in each outlet.



## Lighting

External lighting activation based on sky luminance, facade lighting, site lighting, basement parking and well designed internal lighting. Lighting fixtures include 24 hour compact fluorescent burners, task lighting in the form of dark light mirror optical fixtures, energy efficient lamps, effect lighting in atrium.



## Security System

CCTV system and other Hi-tech controls  
Round the clock manned security.



## Common Facilities

Public address system with speakers distributed across the entire building.  
Announcement facility and paging facility / Reception / Control desk / Toilets / Lights and Escalators.  
Piped music in all public areas / Parking in basement.

# Terms & Conditions

- 1 Prices are firm and escalation free.
- 2 Prices indicated are subject to revision at the discretion of the company. Price ruling on the date of booking and acceptance by the company shall be applicable.
- 3 Prices, terms and conditions stated herein are merely indicative.
- 4 The prices are exclusive of External Development Charges (EDC). In case of any upward revision thereof by any Govt. agencies in the future, the same shall be recovered on pro-rata basis.
- 5 Registration charges (stamp duty) against purchaser's area/shop and Electrification charges will be borne by the buyers.
- 6 The rates quoted are for super built up area i.e. for covered area plus proportionate area of atrium, stairs, lifts, escalators, common passage, toilets, walls, cupboard and balcony etc.
- 7 Allied charges @ 8% will be charged extra on sale price which also includes land free hold charges etc.
- 8 Flooring will be in designer combination of Italian/ Granite/ Marble/ Vitrified Tiles. Flooring inside shops will be rough R.C.C. at 2" below the finished corridor level so that the allottee can lay his choice of flooring at his own cost.
- 9 The building will have 100% power backup. Provision will be made for 1KW per 100 sq.ft. of carpet area. The load required will be charged @ Rs. 12,500/KW (One time additional infrastructure cost).
- 10 A 3-phase connection including MCB's & ELCB will be provided in the shop. The cost of electrical meter and security deposit towards electricity will be payable as per actuals.
- 11 Common car parking shall be provided in basement however allottee shall inform if reserved basement parking is required at time of booking. Reserved parking shall be provided @ Rs 2,75,000/- for single car park.



**ANGEL**  
BUILDCON PVT. LTD.

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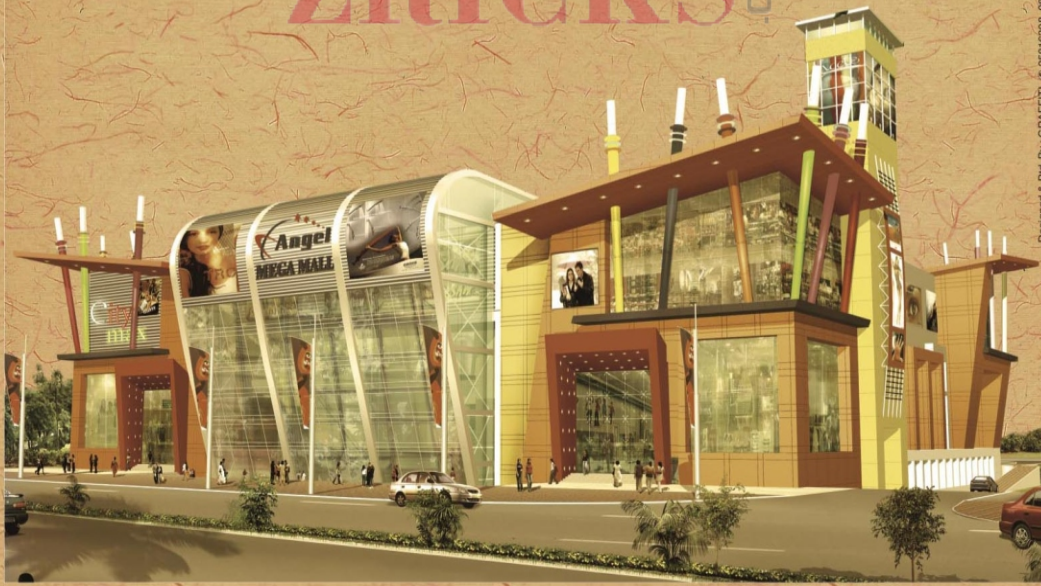
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