



AARZA HEIGHTS

The Residences

at Crossings Republik, Ghaziabad.

ZRICKS.COM

homes where peace resides



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AARZA INFRATECH PVT. LTD.

a place where modernity blends with tradition.

ABOUT US

Aarza Infratech Pvt. Ltd. lays its foundation on the four pillars of quality, expertise, versatility and integrity.

At AARZA we understand that growth in life always brings PRIDE and the core focus of the company is to deliver projects that provides its customer the feeling of PRIDE FOREVER.

Delivering excellence at all times has been our motto and we make sure that every project of ours is a successful one.

THE PROJECT

After the grand success of its commercial projects AARZA SQUARE 1 & 2 at Gaur City, Greater Noida (W), AARZA INFRATECH introduces their latest exclusive residential development which allows you to live the imagination of your dream home.



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LOCATION PLAN



Master plan of Crossings Republik
Not to scale



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SITE PLAN



HIGHLIGHTS

- 2 bhk and 3 bhk apartments
- 85% Green area.
- First Podium at Crossings Republik
- In house club
- In house swimming pool
- Gymnasium
- Fire protection system
- Outdoor children's play area
- Well lit landscaped greens
- Intercom connectivity of flats with entrance guard lobby

First time Podium Concept At Crossing Republik

TOWERS	UNIT CATEGORY	TYPE	SUPER AREA
A & B	Flat No. - 1,2,3,6,7 & 8	2 BHK	1050 Sq. Ft.
A & B	Flat No. 4 & 5	3 BHK	1250 Sq. Ft.

2 BHK Type 1

Saleable area : 1050 sq. ft.

- > Living/Dining (10ft X 6ft)
- > Master Bedroom (12ft X 10ft)
- > Master Bedroom Balcony (5ft wide)
- > Master Bedroom Toilet (5ft X 7ft)
- > Second Bedroom (11ft X 10 ft)
- > Second Bedroom Balcony (5ft wide)
- > Common Toilet (5ft X 7ft.9in)
- > Kitchen (6ft X 8ft)
- > Kitchen Utility Area/Balcony (5ft wide)



2 BHK Type 2

Saleable area : 1050 sq. ft.

- > Living/Dining (10ft X 6ft)
- > Master Bedroom (12ft X 10ft)
- > Master Bedroom Balcony (5ft wide)
- > Master Bedroom Toilet (5ft X 7ft)
- > Second Bedroom (11ft X 10 ft)
- > Second Bedroom Balcony (5ft wide)
- > Common Toilet (5ft X 7ft.9in)
- > Kitchen (6ft X 8ft)
- > Kitchen Utility Area/Balcony (5ft wide)





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at Crowking's Republic, Ghazipur

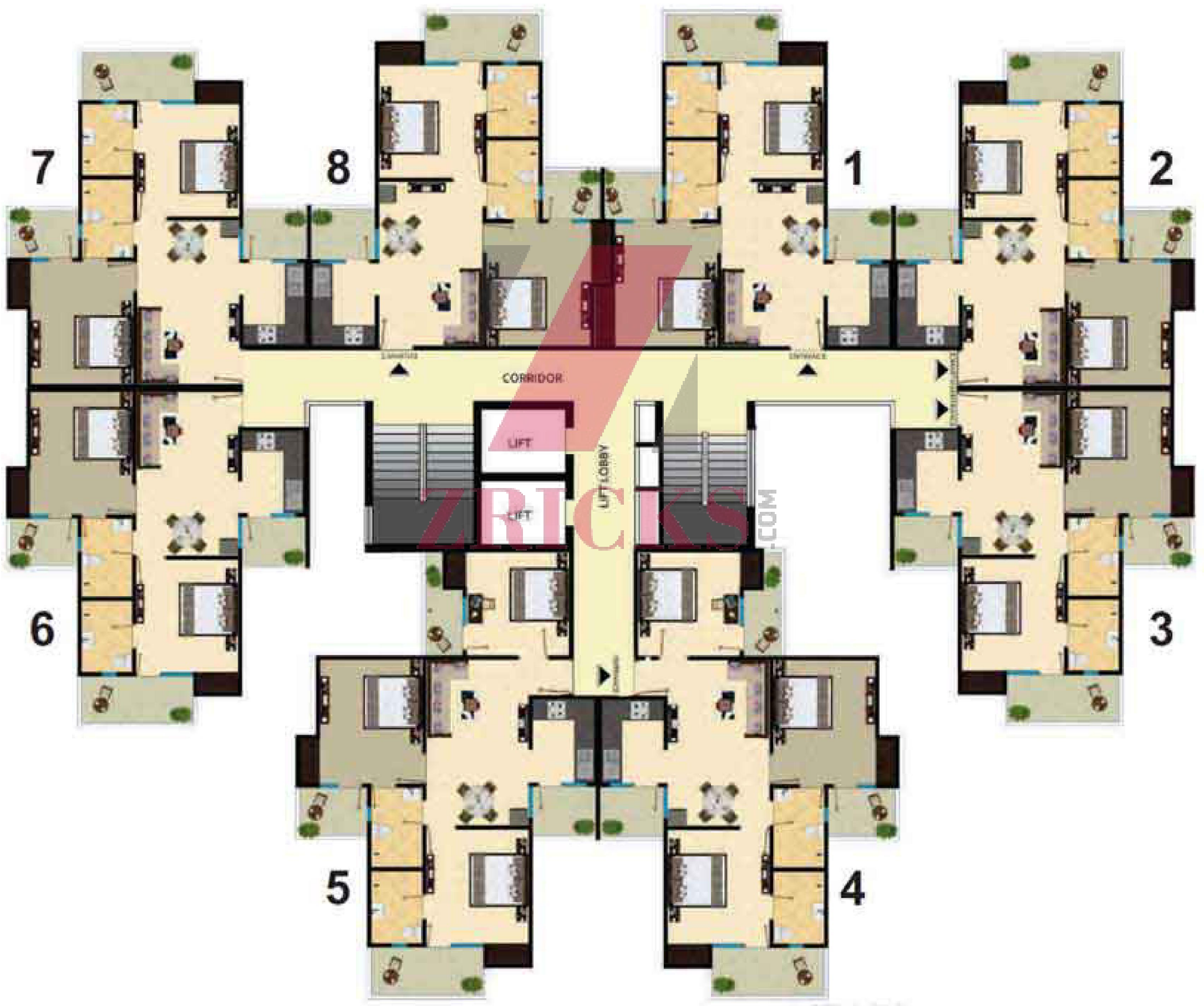
3 BHK Type

Saleable area : 1250 sq. ft.



- > Living/Dining (10ft X 6ft)
- > Master Bedroom (12ft X 10ft)
- > Master Bedroom Balcony (5ft wide)
- > Master Bedroom Toilet (5ft X 7ft)
- > Second Bedroom (11ft X 10 ft)
- > Second Bedroom Balcony (5ft wide)
- > Common Toilet (5ft X 7ft.9in)
- > Third Bedroom (10ft X 10ft)
- > Third Bedroom Balcony (5ft Wide)
- > Kitchen (6ft X 8ft)
- > Kitchen Utility Area/Balcony (5ft wide)

Cluster Plan



Flat No. 1,2,3,6,7 & 8 : 2 BHK Types
Flat No. 4 & 5 : 3 BHK Types



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Gymnasium

Our state-of-the-art gymnasium shall be an absolute heaven for the health and fitness enthusiasts with all the latest cardio and strength training equipments.

Yoga

If you want to recuperate from stress of this hectic world then the soothing ambiance of our close to nature amenities will give you the perfect rejuvenation warped in luxury. So come, feel the magical touch of nature and experience the de-stressed, nourished and re-shaped you.



Swimming Pool

Whether it is an early evening, weekend or a holiday, an In-house swimming pool shall give you the freedom to enjoy your leisure time with your family and give you the pleasure to live in a healthy environment.



Club

Choose, variety of indoor and outdoor recreational facilities like chess table, badminton, pool table etc for your family recreation.

Our in house club gives you the option of celebrating the Birthdays, Anniversaries, and other social events and festivals along with your loved ones.





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Specifications

STRUCTURE

- Earthquake resistant RCC framed structure.
- External finish in combination of long lasting paint.

FLOORING

- Vitrified tiles in dining & drawing room and bedrooms with an option Of wooden laminated flooring in any one of the bedrooms.
- Anti skid ceramic tiles in kitchen, bathrooms and balconies.
- Ceramic glazed tiles upto 2 feet height above counter in kitchen.
- Pre-polished granite platform with stainless steel sink in kitchen.
- Ground floor entrance lobby with elegant marble flooring.
- Corridors with vitrified flooring.
- Staircase - elegant marble flooring.

PAINT

- Pleasing shades of O.B.D on walls and ceiling.

DOORS & WINDOWS

- Entrance door : Seasoned hardwood frame and hardwood shutter with duly polished designer paneling.
- Internal doors : duly polished flush door shutter.
- External doors & windows : powder coated glazed aluminum / wooden.

ELECTRICAL

- Concealed copper wires and modular switches/sockets in all bedrooms, drawing, dining, toilets & kitchen.
- Intercom/TV Intercom facility & provision for DTH connection.

SANITARY

- All taps chrome plated ISI MARK, wash basin, w.c. In all toilets.
- Provision for hot & cold water system.



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PAYMENT SCHEDULE

w.e.f 1st Aug, 2013

Flat Size

- a) TYPE 1050sq. ft. – 2bhk
- b) TYPE 1250sq. ft. – 3bhk

Basic Selling Price (BSP) = Rs.3190 + other charges per sq. ft.

PLAN A - DOWN PAYMENT PLAN (10% Discount)

At the time of booking	10% of BSP
Within 45 days from the date of booking	85% of BSP + 75% of Other charges
On the offer of possession	5% of BSP + 25% of Other Charges

PLAN B - CONSTRUCTION LINKED PLAN

At the time of booking	10% of BSP
Within 45 days from the date of booking	10% of BSP
On start of excavation	10% of BSP
On start of basement slab	10% of BSP
On start of first floor slab	5% of BSP
On start of third floor slab	5% of BSP
On start of fifth floor slab	5% of BSP + 25% Other Charges
On start of seventh floor slab	5% of BSP
On start of ninth floor slab	5% of BSP
On start of eleventh floor slab	5% of BSP + 25% Other Charges
On start of thirteenth floor slab	5% of BSP
On start of fifteenth floor slab	5% of BSP
On start of seventeenth floor slab	5% of BSP + 25% Other Charges
On start of Internal Plaster	5% of BSP
On start of flooring and tiles	5% of BSP
On the offer of possession	5% of BSP + 25% Other Charges

PLAN C - FLEXI PAYMENT PLAN (5% Discount)

At the time of booking	10% of BSP
Within 45 days from the date of booking	30% of BSP
On start of basement slab	15% of BSP + 25% Other Charges
On start of second floor slab	10% of BSP
On start of seventh floor slab	10% of BSP
On start of twelfth floor slab	10% of BSP + 25% Other Charges
On start of seventeenth floor slab	5% of BSP + 25% Other Charges
On start of flooring and tiles	5% of BSP
On the offer of possession	5% of BSP + 25% Other Charges

Mandatory charges

Charges	Amount (in rupees)
Car Parking	Rs 250000/-
Power Backup*	Rs 20000/Kva
Club membership	Rs 75000/-

Additional charges

Charges		Amount(in rupees)
EEC	External Electrification Charges	Rs 25 per sq. ft.
FFC	Fire Fighting Charges	Rs 25 per sq. ft.
EDC	External Development Charges	Rs 70 per sq. ft.

PLC (Preferential Location Charges)

PLC	Amount (in rupees)	Flat Nos (on Tower-A)	Flat Nos (on Tower-B)
Central Park facing	100 per sq. ft.	2,3,4 of all floors	5,6,7 of all floors
Green facing	50 per sq. Ft.	5,6 of all floors	2,3, of all floors
Floor PLC			
Ground Floor	200 per sq ft.	All Flats	All Flats
First floor	150 per sq ft.	All Flats	All Flats
Second floor & Third floor	100 per sq ft.	All Flats	All Flats
Fourth to ninth floor	75 per sq ft.	All Flats	All Flats
Tenth to seventeenth floor	nil	N/A	N/A

Terms and Conditions

- Price prevailing at the date of booking applicable
- Stamp duty, Registration, Legal/miscellaneous etc. shall be payable by the allottee at the time of offer of possession at the prevailing government price
- Government taxes, if any, are payable in addition to the price listed above will be paid by the allottee
- Service tax as applicable will be charged extra
- All plans, layouts, specifications are approximate & subject to change as decided by the company or any competent authority.
- The elevations, landscaping and green area are artistic view and subject to legal approvals
- Booking Amount is non-refundable
- Prices are subject to change from time to time at the sale discretion of the company without any prior notice
- All plans are under the process of being sanctioned by GDA, the above information is not meant for legal offerings
- * Power Backup of 2KVA mandatory for 2BHK, 3KVA mandatory for 3BHK
- IFMS (interest free maintenance security) would be charged at the time of possession @ Rs20 per sq. Ft. Approx.
- Cheque/draft to be issued in the name of "AARZA INFRA TECH PVT. LTD."

Location Map



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Our Other Projects :



**AARZA
SQUARE-1**

&



**AARZA
SQUARE-2**

THE FIRST CONVENIENT SHOPPING CENTRE OF NOIDA EXTN.
AT
MAIN GAUR CIRCLE, GAUR CITY - I, GREATER NOIDA (WEST)

AARZA INFRA TECH PVT LTD.

Corp. Office : First Floor, Gaur Green Vista, Main NH-24, Indrapuram, Ghaziabad-201 014
Regd. Office : KD-81/1, Kohat Enclave Main Road, Pitam Pura, New Delhi-110 034 (INDIA)

Marketed By:



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