

Live
in the lap of
Nature



Construction in
full swing



2 & 3 BHK APARTMENTS



**CHARMS INDIA
PRIVATE LIMITED**



Office : Charms Castle, NH-58, Main 6 Lane Highway., Raj Nagar Extn., Ghaziabad.

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Project Financed by



पंजाब एण्ड सिंध बैंक
Punjab & Sind Bank
Railway Road, Ghaziabad

Member of



About The Company



The most important aspect of any mission in the basic thought behind it, if the sense-of-purpose is strong then the result is successful as well. This sense-of-purpose, which very appropriately describes Charms, founded in the year 1996. Charms India Pvt. Ltd. has never looked back and today the company has gained reputation through quality and architectonics. Charms India Pvt. Ltd. has indeed come a long way building up a remarkable number of apartments around 600 flats & commercial complexes in Shalimar Garden, Rajender Nagar, Indirapuram, assuring the best living facilities in peaceful, lush-green atmosphere a zero pollution zone that lies in the outskirts of Delhi.

Our corporate philosophy is determined by the core values that we practice so as to achieve excellence in all what we do and achieve complete customer satisfaction.

Company Vision

For Charms India Pvt. Ltd., to construct an apartment is not merely a construction activity, but to achieve faith and support of the invaluable customers. For us work is worship and therefore it is emphasized to get better and better quality in the forth coming projects.

How we are Different?

As we are Professionally managed company which facilitates our entire construction processes to undergo stringent quality parameters so as to confirm to the highest standard of quality with the ultimate aim of talking the aspirations and satisfaction of our customers to greater heights.

We are headed by a team of quality professionals who are experienced and promise to deliver the best in construction industry. On-time project delivery is another advantage that comes with CHARMS PROJECTS.

The way we define CHARMS

C	O	M	F	O	R	T				
H	O	N	E	S	T	Y				
A	F	F	O	R	D	A	B	L	E	
R	E	P	U	T	E	D				
M	A	S	T	E	R					
S	T	A	N	D	A	R	D	S		

Floor Plan



PHASE - 1

2 Bedrooms + 2 Toilets

Super Area - 850 Sq. Ft. (78.96 Sq. Mtr. Approx)

Covered Area - 682.31 Sq. Ft. (63.37 Sq. Mtr. Approx)



ZRICK

PHASE - 1

2 Bedrooms + 2 Toilets

Super Area - 975 Sq. Ft. (90.57 Sq. Mtr. Approx)

Covered Area - 770.48 Sq. Ft. (71.58 Sq. Mtr. Approx)



Floor Plan



TRICKS.COM



Floor Plan



PHASE - I

3 Bedrooms + 3 Toilets

Super Area - 1500 Sq. Ft. (139.35 Sq. Mtr. Approx)

Covered Area - 1205.24 Sq. Ft. (111.97 Sq. Mtr. Approx)

Entry

ZRICKS



Entry

PHASE - II

3 Bedrooms + 3 Toilets + Servant Room

Super Area - 1850 Sq. Ft. (171.93 Sq. Mtr. Approx)

Covered Area - 1467.02 Sq. Ft. (136.34 Sq. Mtr. Approx)

Floor Plan



PHASE - II

2 Bedrooms + 2 Toilets + STUDY

Super Area - 1250 Sq. Ft. (116.17 Sq. Mtr. Approx)

Covered Area - 971.23 Sq. Ft. (90.26 Sq. Mtr. Approx)

Entry ↑

ZRICKS



PHASE - II

2 Bedrooms + 2 Toilets

Super Area - 950 Sq. Ft. (88.28 Sq. Mtr. Approx)

Covered Area - 736.58 Sq. Ft. (68.45 Sq. Mtr. Approx)

Entry →

Specification



GENERAL	IIT(Roorkee) approved Earthquake Resistant RCC (Sharewall) frame structure with tie beams.
WALLS FINISH	
Internal :	Paint in pastel shades of Oil Bound Distemper / Tractor Emulsion, ceiling white. Wall to wall P.O.P.
External :	Exclusive finish with weather proof coating.
FLOORING	
Drawing / Dinning :	Vitrified tiles.
Bedrooms :	Vitrified tiles.
Balconies :	Ceramic floor tiles.
Lift Lobbies / Stairs :	Selected Granite / Marble and Ceramic tiles.
TOILET	
Walls :	Ceramic glazed tiles up to door level height.
Flooring :	Anti skid Ceramic tiles.
Fittings :	Provision for Hot & Cold water supply with CP (Chrome plated) fittings.
Sanitary ware :	Ceramic sanitary ware of Cera or equivalent.
KITCHEN	
Platform :	Granite polish top working platform with Stainless steel sink.
Wall :	Ceramic Glazed tiles 2 feet dado above working platform.
Flooring :	Vitrified tiles.
Fittings :	Provision for Hot & Cold water supply with CP (Chrome plated) fittings.
Provision :	Provision for R.O.System, Natural gas pipe line & Electrical point for Chimney.
DOOR / WINDOW	
External :	All External doors & windows with U.P.V.C. (Unplasticized Polyvinyl Chloride).
Internal :	All internal doors factory made flush doors duly painted.
Main Doors :	Designer flush door at main entrance.
ELECTRICAL	Copper wiring in concealed P.V.C. conduits. Modular switches and socket for light and power points of branded quality with protective MCB's. Provision for TV., Telephone and Internet point in Drawing / Dinning and all bedrooms.
WATER SUPPLY	Overhead and underground water tanks with pumps for uninterrupted supply for Water.
POWER BACHUP	100% power backup for common area & for individual flats as on payment basis.
ELEVATORS	High speed elevators.
FIRE FIGHTING	Fire fighting arrangements in the Building as per norms.

Salient Features

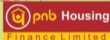


1. Freehold Land approved by GDA.
2. Earthquake Resistant RCC (Sharewall) frame structure with tie beams.
3. Lush green environment.
4. Pollution free environment.
5. Ample Parking space on payment basis.
6. Proper light & Ventilation in each Flat.
7. High speed Lifts in each block.
8. Spacious Balcony with every room.
9. 24 Hours Power Backup & Uninterrupted water supply.
10. Well developed landscaped garden in the entire complex, Gymnasium, Pool & Jogging Path/Track.
11. Hi-tech security with intercom facility.
12. Fire Fighting System inside the campus on each floor.
13. Proximity to School, Colleges, Hospitals & Railway Station.
14. Assured Timely Possession with Penalty Clause.

Home Loan Available From :



ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ
Punjab & Sind Bank



State Bank of Patiala



Axis Bank



Location Features



1. Corner Plot Located on NH - 58, main 6 Lane Highway.
2. Near to planned Metro Station.
3. 12 Km. from Delhi's Anand Vihar Railway Station & ISBT.
4. 3 Km. from Ghaziabad Railway Station.
5. Proposed BCCI Cricket Stadium close proximity.
6. 2 Km. from proposed Golf Course & Amusement Park.
7. 1 Km. from G.D. Goenka School.
8. 2 Km. from DPS School.
9. 5 Km. from Narender Mohan Hospital & Yashoda Hospital.
10. 3 Km. from IMT Main Campus.
11. Close to City Forest. Project of GDA .
12. Near to Sanctioned Elevated Connectivity (connecting NH- 58 Meerut to Delhi /U.P.Gate).



Sample Flat Pic.



Sample Flat Pic.



Sample Flat Pic.



Location



National highway-58 is the next destination of urban development, infra-structure, self-reliance and lifestyle elements in NCR Raj Nagar Extension, easily accessible from the expressway and through proposed Metro connectivity has already emerged as the never center of area.



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Note: All above features and layouts are tentative and subject to change. They are purely conceptual and constitute no legal offering.