



A Lifestyle Legacy

RAJ NAGAR EXTENSION, GHAZIABAD



*Behind
Every
Legend
Is The
Legacy*



A Legacy of Lavish Masterpiece

The tallest residential tower of Raj Nagar Extension, stands like a beacon, a shining example of unmatched legacy that will be followed by your generations to come. Immeasurable grandeur, fast connectivity, state-of-the-art amenities and branded luxury all together craft 'VVIP Mangal'. Every little detail in design has been developed to deliver sublime comfort and luxury. The facade flaunts a breathtaking display of style, elegance and novelty. A piece of sheer luxury, an exclusive piece of glorious architecture that symbolizes contemporary luxury, it is sure to fetch you admiration from one and all.

Embrace Timeless Legacy

Spread Across 2 Acres
Homes For The Privileged Few
25 Storey Iconic Tower
2, 3 & 4 BHK Luxury Residences



The awe-inspiring experience that greets you at VVIP Mangal is synonymous to the extent of luxury that is destined to be a part of your life. The ultimate amalgamation of class, comfort, luxury and modern convenience is visible right from the grand entrance lobby, which is a waiting lounge for all the visitors offering concierge services. The intricate yet modern design architecture allows you to mingle with the finest, raise a toast to opulence and revel in your grand residence.



DOUBLE HEIGHT ENTRANCE LOBBY

*A
Legacy of
Grand
Welcome*

LIVING ROOM



MASTER BEDROOM



KITCHEN



UNWIND AMIDST THE TRANQUIL VISTAS AT YOUR PORTICO

Amidst the tranquil greens, you will discover how beautiful life can be. Take a stroll or hang out with friends and family. You own the most expensive and rare luxury in the region - a huge open portico.



RAISE A TOAST TO FAMILY TIME AS YOU PREPARE TO DINE

Enjoy a splendid view of the city skyline. Relish on the most exotic cuisine at your exclusive Roof top Cafe and relax in the most exotic way. Let the surroundings take you on a fascinating odyssey of pure leisure.





CLUB & SWIMMING POOL



A Legacy That Sets you Apart

Tallest Residential Tower in Raj Nagar Extension

Terrace Homes Invoking Elevated Lifestyle

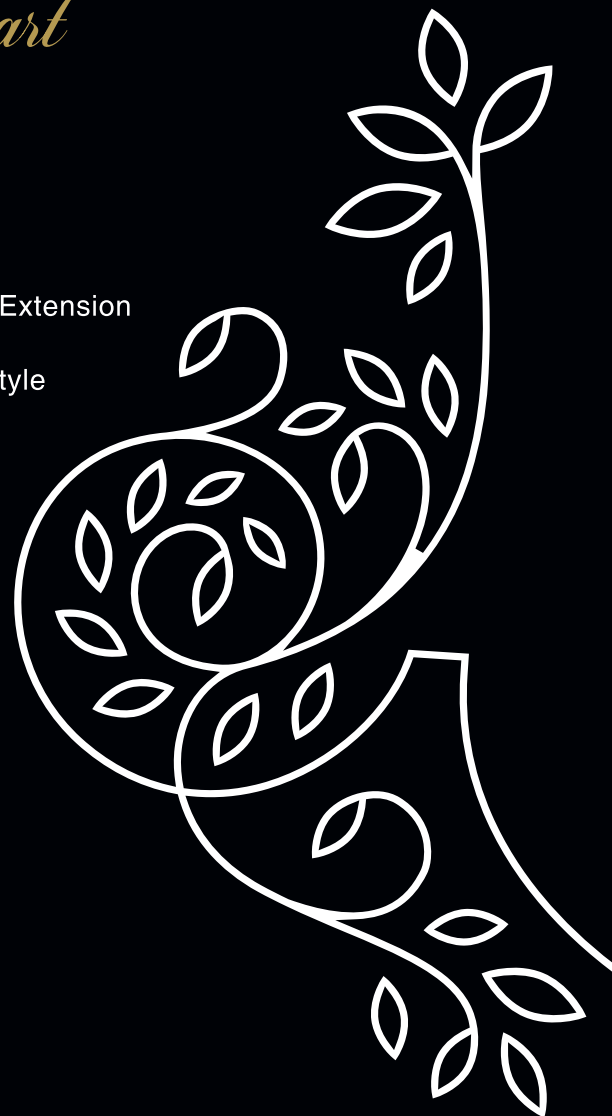
Huge Balconies with each residence

A Premium Club House

Exclusive Roof Top Café with Garden

2 Sides Entry / Exit

Niche society for 290 families only





Legacy of A Premium Club House

The exclusive Club House for the chosen few. The spa to indulge and rejuvenate your senses. A state-of-the-art Business Centre with ultra modern facilities, wifi connectivity and unobtrusive services.



Sports buffs can enjoy their passion for indoor games in the club room. For fitness fanatics, you've got a state-of-the-art gym and fitness centre with spa, Jacuzzi and a swimming pool.



For those seeking spiritual health, take solace at the yoga meditation centre. For the idyllic leisure seekers, there is a park for our senior members.



And there is still so much more you can enjoy... Its everything you've always wanted been woven into an all-inclusive, beautiful home.



Adjacent to 500 acres perennially green belt along the Hindon river

Smart city of NCR

12 Kms from Delhi and 15 minutes drive to Vaishali Metro Station

Situated on the GDA's newly developed Meerut Bypass six lane highway NH-58

Metro station for Rajnagar Extension approved by the Government

Connectivity to Raj Nagar Extension via a four-lane, 18km long elevated highway from UP Gate

100-acre city forest in Raj Nagar Extension on the banks of River Hindon

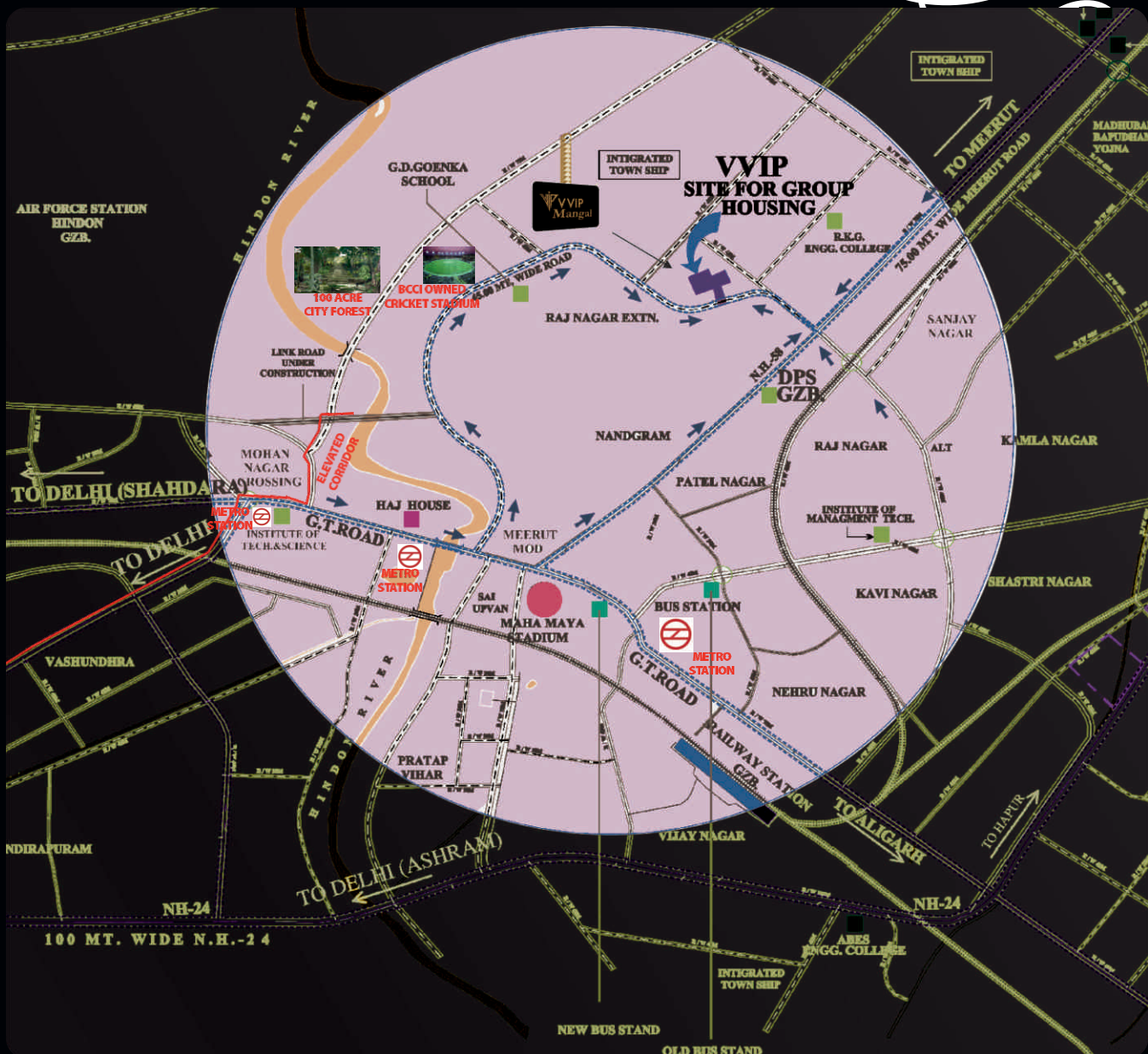
BCCI International Cricket stadium in Raj Nagar Extension



The untapped location of Raj Nagar Extension offers more than what comes to the eye. Raj Nagar Extension is developed between two highways which not only connects it to Delhi but also western U.P. It is located in the vicinity of posh localities of Ghaziabad, yet buffered from the hustle and bustle of the busy township. The area is also well-planned in terms of its connectivity with Delhi through a Metro link, and to Noida & Greater Noida by way of elevated expressway.

AIRPORT	40 KMS
ISBT ANAND VIHAR	13KMS
ANAND VIHAR RAILWAY STATION	13KMS
CONNAUGHT PLACE	25 KMS
NEW DELHI RAILWAY STATION	25 KMS
ITO	20 KMS
ISBT KASHMIRI GATE	16 KMS

Legacy of Brilliant Location

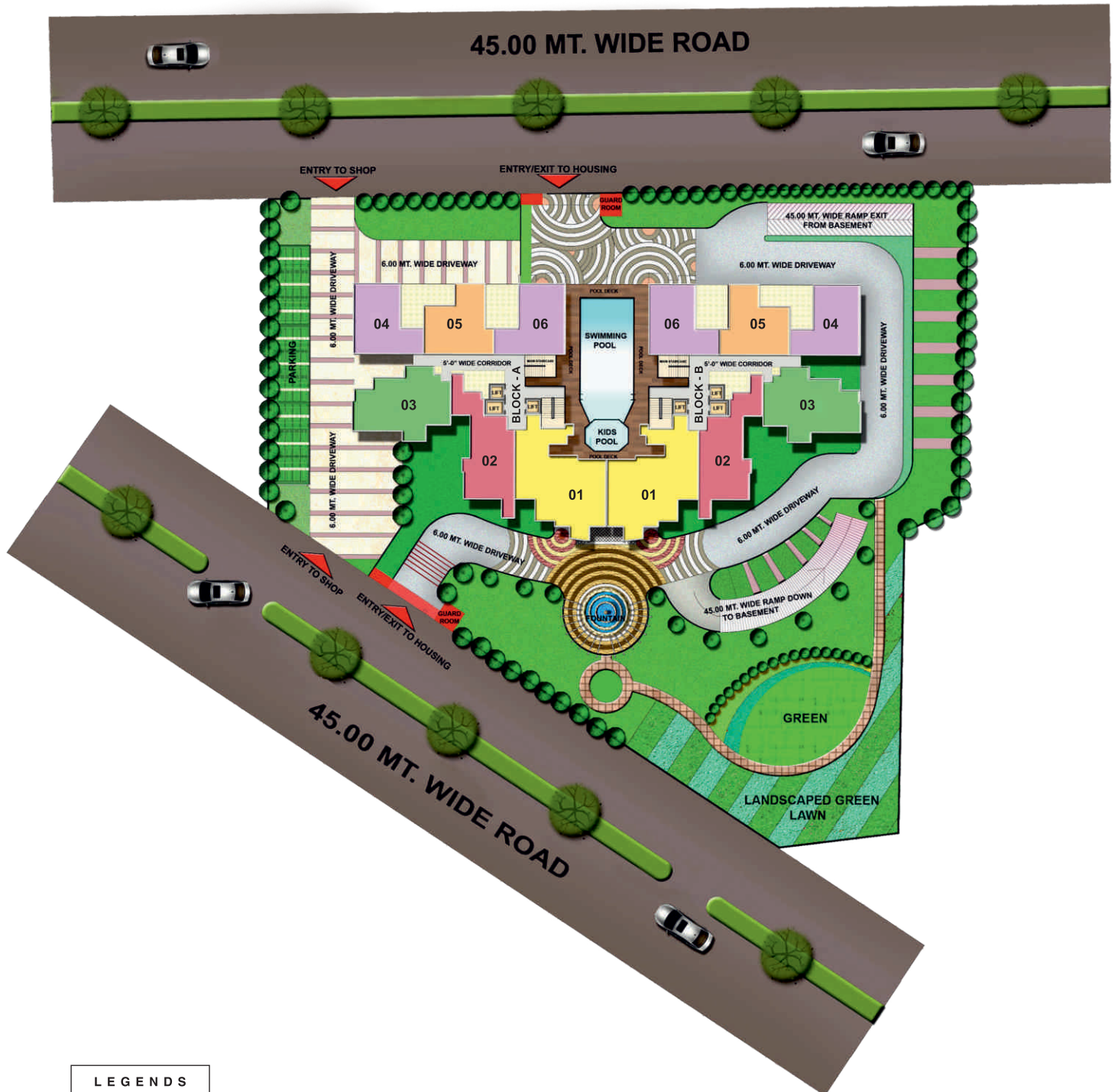


Map not to scale

*Legacy
of
Comfort
and
Peace*



The Site Plan



The Floor Plans



4 BHK + 4 Toilet + Dress + Store
Super Area - 2560.00 Sq.Ft.



3 BHK + 3 Toilet + Dress + Servant
Super Area - 2075.00 Sq.Ft.

The Floor Plans



3 BHK + 3 Toilet
Super Area - 1870.00 Sq.Ft.



2 BHK + 2 Toilet
Super Area - 1330.00 Sq.Ft.

The Floor Plan



2 BHK + 2 Toilet
Super Area - 1250.00 Sq.Ft.

The Specifications



STRUCTURE	Earthquake resistant/R.C.C. Framed
WALLS	Brick masonry/ Blocks
DOOR FRAME	Wooden door frame
EXTERNAL DOOR & WINDOWS	UPVC/Powder Coated Aluminium Sliding Doors
MAIN DOOR	Skin Door with 8 Ft. Height Entrance with appropriate fittings
FLOORING	Big size Double Charged Tiles
TOILET	Glazed tiles upto 7 ft. height with matching ceramic ware and C.P. fitting, antiskid floor tiles
KITCHEN	Granite platform, steel sink, glazed tiles in Dado upto 2'0" from platform
WINDOW FRAME/ SHUTTERS	UPVC/Powder Coated Aluminium Section with Glass
WATER SUPPLY	Concealed water lines with standard quality fittings
ELECTRICAL	Concealed copper wiring with standard quality fittings, modular switches, Fibre to the home, Semi automisation, Boards and switches (ISI Marked)
PAINTING	External wall finished with cement based texture paints, internal wall with oil bound distemper. P.O.P. Cornice in drawing/ dinning. Enamel high end/ Branded paint on steel work
BOUNDARY	Gated boundary wall complex
OTHERS	Double height entrance lobby. Designer light & Fixtures in Porch, entrance gate and common areas
SECURITY	Exclusive guard at main entrance lobby

25 STOREY THE TALLEST TOWER OF RAJ NAGAR EXTENSION • AMPLE GREEN AREA • TWO LEVEL BASEMENT PARKING
TERRACE HOMES • 2 SIDE ENTRY/EXIT • NICHE SOCIETY FOR 290 FAMILIES ONLY • DOUBLE HEIGHT ENTRANCE LOBBY
KIDS PLAY AREA • CENSOR LIGHTS IN CORRIDOR • ROOF TOP CAFÉ WITH GARDEN • GARBAGE CHUTE
F.T.T.H (FIBRE TO THE HOME) • PROVISION FOR SEMI HOME AUTOMATION • RFID ENABLED BOOM BARRIER
CCTV • CENTRALIZED DISH FOR DTH • HIGH SPEED LIFT • PREPAID METER • ONT IN EVERY HOUSE
CLUB WITH GYM & SWIMMING POOL • WATER HARVESTING PLANT • SEWAGE TREATMENT PLANT • MULTI ACTIVITIES CLUB



Legacy of Excellence

It is often believed that quantity and quality seldom co-exist for long. But we at Vibhor Vaibhav Infrahome Pvt. Ltd. (VVIP), have made it possible. VVIP is a leading and growing real estate organization reckoning its position among the top-notch developers. Under the leadership of Mr. Praveen Tyagi, VVIP Group has grown exponentially and has continued to expand itself. Based in Raj Nagar Extension, Ghaziabad, we have some premium residency projects across the city that reflect our undeterred passion for excellence, perfection and detailing. We build homes to cater the discerning home buyers all across the city. Backed by a team of experienced and highly qualified professionals, we work towards creating quality and innovative projects. From conceptualization, to designing of the state-of-the-art edifices, our skillful human resources deliver outstanding services.

VVIP Group is carving a niche for itself with its finest developments across Delhi NCR. Some of them are VVIP Addresses, VVIP Homes, VVIP Style, VVIP Nest, VVIP Assets and VVIP Commercial Hub.

It now comes with its yet another brilliant architecture in the form of VVIP MANGAL. The residencies offer a timeless legacy that will be bestowed upon to your coming generations.

PAYMENT PLAN



CONSTRUCTION LINK PLAN @ ₹ 3625 PER SQ.FT.

On Booking	10% of Total Cost	On Casting of 14th Floor Slab	2% of Total Cost
within 45 days of Booking	10% of Total Cost	On Casting of 15th Floor Slab	2% of Total Cost
On Start of Excavation	7% of Total Cost	On Casting of 16th Floor Slab	2% of Total Cost
On Casting of Basement Slab	2% of Total Cost	On Casting of 17th Floor Slab	2% of Total Cost
On Casting of Podium Slab	2% of Total Cost	On Casting of 18th Floor Slab	2% of Total Cost
On Casting of 1st Floor Slab	2% of Total Cost	On Casting of 19th Floor Slab	2% of Total Cost
On Casting of 2nd Floor Slab	2% of Total Cost	On Casting of 20th Floor Slab	2% of Total Cost
On Casting of 3rd Floor Slab	2% of Total Cost	On Casting of 21st Floor Slab	2% of Total Cost
On Casting of 4th Floor Slab	2% of Total Cost	On Casting of 22nd Floor Slab	2% of Total Cost
On Casting of 5th Floor Slab	2% of Total Cost	On Casting of 23rd Floor Slab	2% of Total Cost
On Casting of 6th Floor Slab	2% of Total Cost	On Casting of 24th Floor Slab	2% of Total Cost
On Casting of 7th Floor Slab	2% of Total Cost	On Casting of 25th Floor Slab	2% of Total Cost
On Casting of 8th Floor Slab	2% of Total Cost	or Completion of Structure	
On Casting of 9th Floor Slab	2% of Total Cost	On Completion of Brick Work	2% of Total Cost
On Casting of 10th Floor Slab	2% of Total Cost	On Completion of Internal Plaster	2% of Total Cost
On Casting of 11th Floor Slab	2% of Total Cost	On Completion of External Plaster	5% of Total Cost
On Casting of 12th Floor Slab	2% of Total Cost	On the start of External Paint	5% of Total Cost
On Casting of 13th Floor Slab	2% of Total Cost	At the time of Possession	5% of Total Cost

Sr. No.	Additional Charges if Applicable (₹)	Sr. No.	Mandatory Additional Charges (₹)
1.	PLC Floor Wise Add ₹ 15 Per sq.ft. per floor from 18th floor downwards	1.	ADC Charge @₹ 180/- per sq.ft.
2.	Corner Flat @₹ 75 per sq.ft.	2.	External Electrification Charges (EEC) @₹ 35/- per sq.ft.
3.	Covered Car Parking @₹ 2,95,000/-	3.	Fire Fitting Connection Charges @₹ 35/- per sq.ft.
		4.	Power Backup @₹ 25,000/- per KVA
		5.	Club Membership @₹ 1,00,000/-

*Service Tax to be paid by customer as applicable extra.

*AMC of ₹ 1.85/- per sq.ft. will be charged at the time of possession for 30 months in advance.

*IFMS ₹ 25/- per sq.ft. will be applicable at the time of possession.

#Minimum 3KVA power backup mandatory.

Note: 1. Payment should be made in favour of "TYAG LANDSCAPE PVT. LTD." By cheque / Pay Order / Demand draft payable at any schedule bank in NCR.

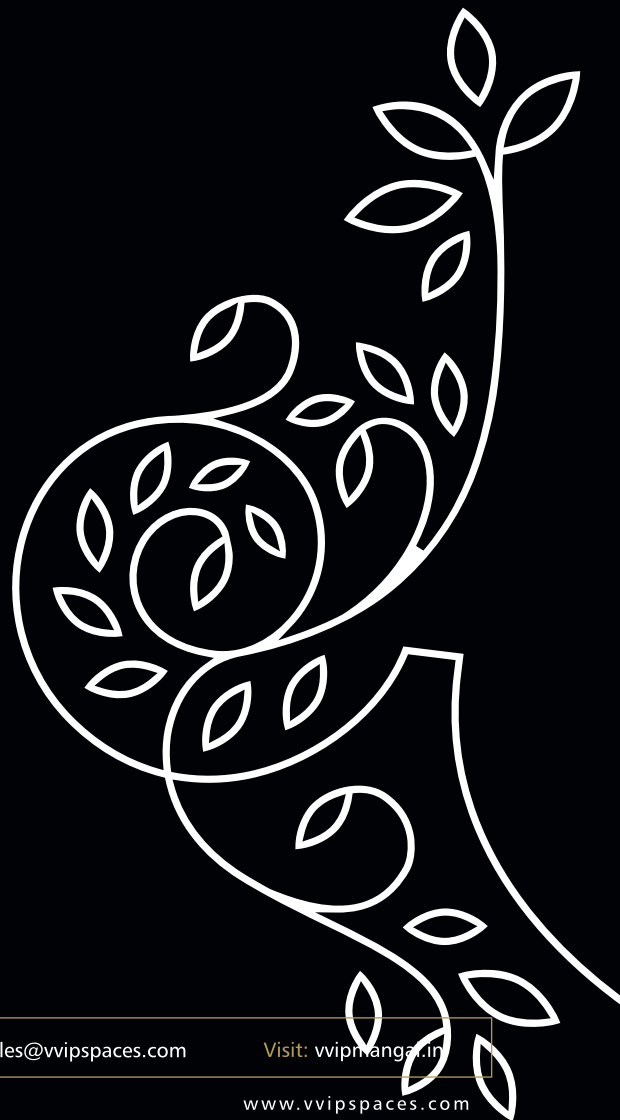
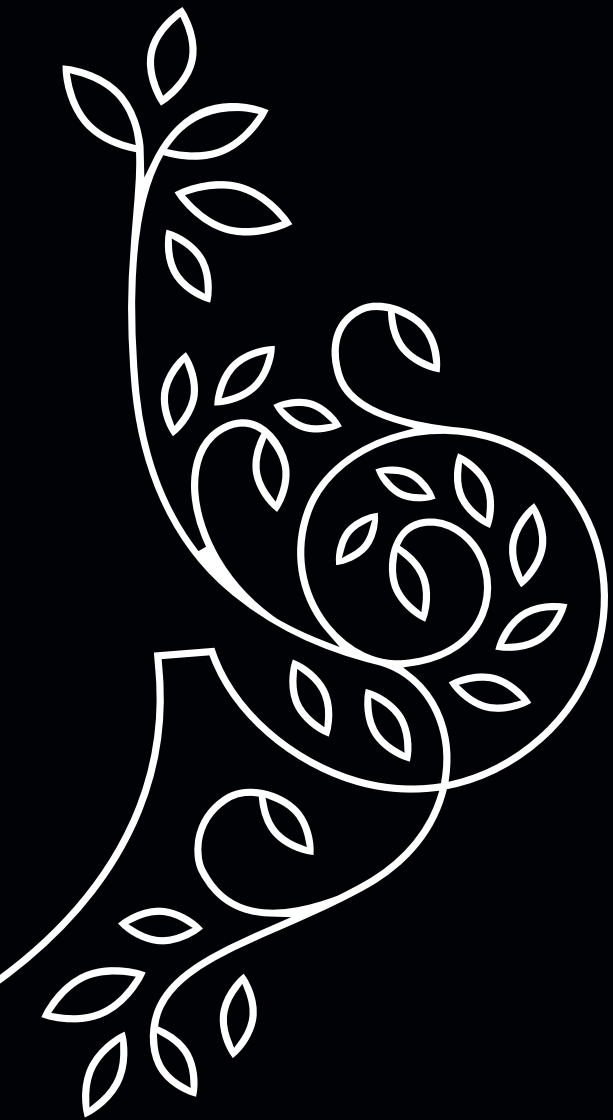
2. Above mentioned rates can be revised at any time without any prior notice.

3. Acceptance of application from is solely based on the company's discretion.

4. Other charges, registry, Stamp duty and other govt. Levy if any, will be extra and to be Borne by customer.

5. Company reserve the right to accept or reject any application without given any Reason Whatsoever.

*Service Tax to be paid by customer as applicable extra.



TYAG LANDSCAPE PVT. LTD.
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