



HIMALAYA  
**CityCenter**  
THE CENTER OF HAPPINESS

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RERA REGISTRATION NO. UPRERAPRJ728824

## THE PEAK OF AMBITION

Nearly 20 years of rich experience, Himalaya Group is touching the peak of ambition with every project delivered with quality, timeliness, and excellence.

Our landmark housing projects like Himalaya Tanishq and Himalaya Pride offer modern living conveniences and are designed as per the principles of Vaastu Shastra to invite joy and abundance.

Taking a leap into the commercial realm, we are now ready with a blockbuster debut. Our project, Himalaya City Center at Raj Nagar Extension is all set to enhance the lifestyle of this massive neighbourhood of Ghaziabad. The only commercial complex of its size in the vicinity, the project sure will be a jewel in the city's infrastructure crown.

## OUR VISION

To build the best and safe buildings, with world-class construction quality and to make infrastructure development act as a major growth driver, in order to develop the real estate industry of the country.

We at Himalaya Group, foresee ourselves, becoming one of the most admired developers of India.

This shall be our reality, as we believe in establishing an everlasting relationship of trust, integrity and transparency with all our partners.

## OUR MISSION

To become the most sought after infrastructure developer of India, which is known for its reliability, efficiency and services and to build buildings with world-class construction quality by meeting the highest standards of professionalism, ethics, and customer service. In order to achieve this mission, Himalaya Group will focus on the quality of construction and the safety of investment, with an aim of enhancing the quality of life and living standards of people.



## LIFE'S COLOURS UNITE

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City center perfectly accommodates the vividness of the modern lifestyle. This montage of Life's Colours is evidently represented by a vivid harmony of lifestyle elements like food, entertainment, and shopping. Himalaya City Center is the new focal point of the modern lifestyle at Raj Nagar. The neighbourhood is emerging as the next habitat for the busy millennial of Delhi NCR and the project is about to make a huge impact on its lifestyle, adding vibrant colours of happiness to it.



# RAJ NAGAR EX- TENSION- NCR'S NEXT BIG NEIGHBOURHOOD

The massive area of Raj Nagar Extension, ample amount of greenery, and excellent connectivity that it offers makes it the Next Big Neighbourhood of NCR. The rapidly growing numbers of residential developments including Himalaya Tanishq makes it an apt place for a commercial development that can serve the residents. Himalaya City Center is one amongst the first such developments that can cater to the neighbourhood's demand for shopping, food, and entertainment Center.



## CATCHMENT AREA

The rich catchment area of rapidly developing Raj Nagar Extension comprises of working class and potential target audience of affluent homeowners.



100+  
Residential  
Developments



50+  
Ready-To-Move-In  
Projects



500  
Acres of green belt  
along the Hindon River



50,000+  
Families



GDA  
Approved Land



First Affordable  
housing city of NCR



UPCA  
run BCCI approved  
Cricket Stadium is  
under construction



Well-connected  
to Delhi Metro, NH24 (16-lane High  
speed corridor to Meerut), Del-  
hi-Meerut RRTS (under-construction)



Top ranked  
schools like DPS, GD Goenka,  
Modern School, Parevartan  
are already in town

# Project Highlights

High-Street commercial plaza.



9 Screen Multiplex In Ghaziabad



Two side (corner) open development.



Unlimited shopping with the best to choose from.

Ghaziabad's Largest Commercial Project



Unlimited chatter and fun with incredible food.





## Center of *Shopaholics*

Hypermarket, retail stores, brands and what not, Himalaya City Center is the perfect High-Street experience for the urbane crowd. Today, buyers seek more options than ever and a place like this certainly fulfils such aspirations. A perfect place for the shopaholics of Raj Nagar, the commercial comprises of a distinct array of retail outlets.



## Center of *Foodies*

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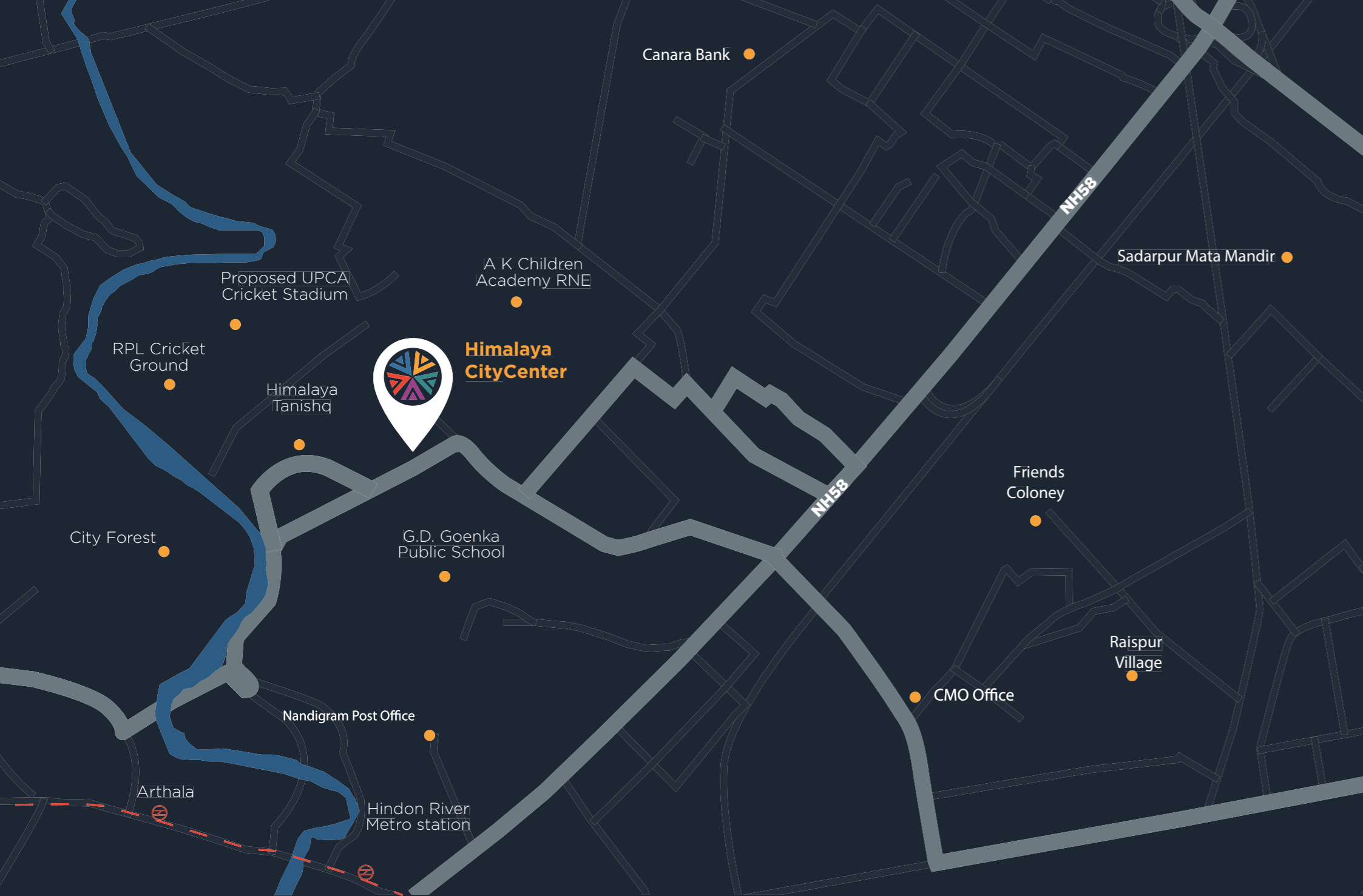
If good food is your passion then Himalaya City Center is a perfect destination. It's a platter of varied cuisines served to fulfill the foodie in you, as the High-Street is home to numerous fine dining restaurants, food chain outlets, and food joints. Whatever your taste is, something special is cooking for everyone here.



Center of  
*Entertainment*

9-Screen multiplex and uninterrupted entertainment at Himalaya City Center, Raj Nagar's movie lovers now have a reason to cheer up, as blockbusters will reach them faster. Lavishly built to make the movie-going experience grander, the multiplex is a perfect hangout spot for all generations.





## Location Highlights

In proximity to fully developed group housing, top colleges, schools, banquets and hospitals.

Located on Main Road, Raj Nagar Extension, NH58 Ghaziabad.

Easy-connectivity to proposed Delhi-Meerut RRTS.

**2-min**  
drive to  
**UPCA Cricket Stadium**  
less than 1 km away.

**3-min**  
drive to  
**Hindon, Elevated road to NH 24.**

**5-min**  
drive to  
**Hindon River Metro Station.**

**8-min**  
drive to  
**Hindon Civil Airport.**

**8-min**  
drive to  
**Narinder Mohan Hospital.**

**14-min**  
drive to  
**Dilshad Garden Metro.**

**15-min**  
drive to  
**Noida Sec 62.**

**18-min**  
drive to  
**Anand Vihar ISBT.**

**20-min**  
drive to  
**Akshardham Temple.**

**25-min**  
drive to  
**Signature Bridge, Delhi**

# Project Specifications

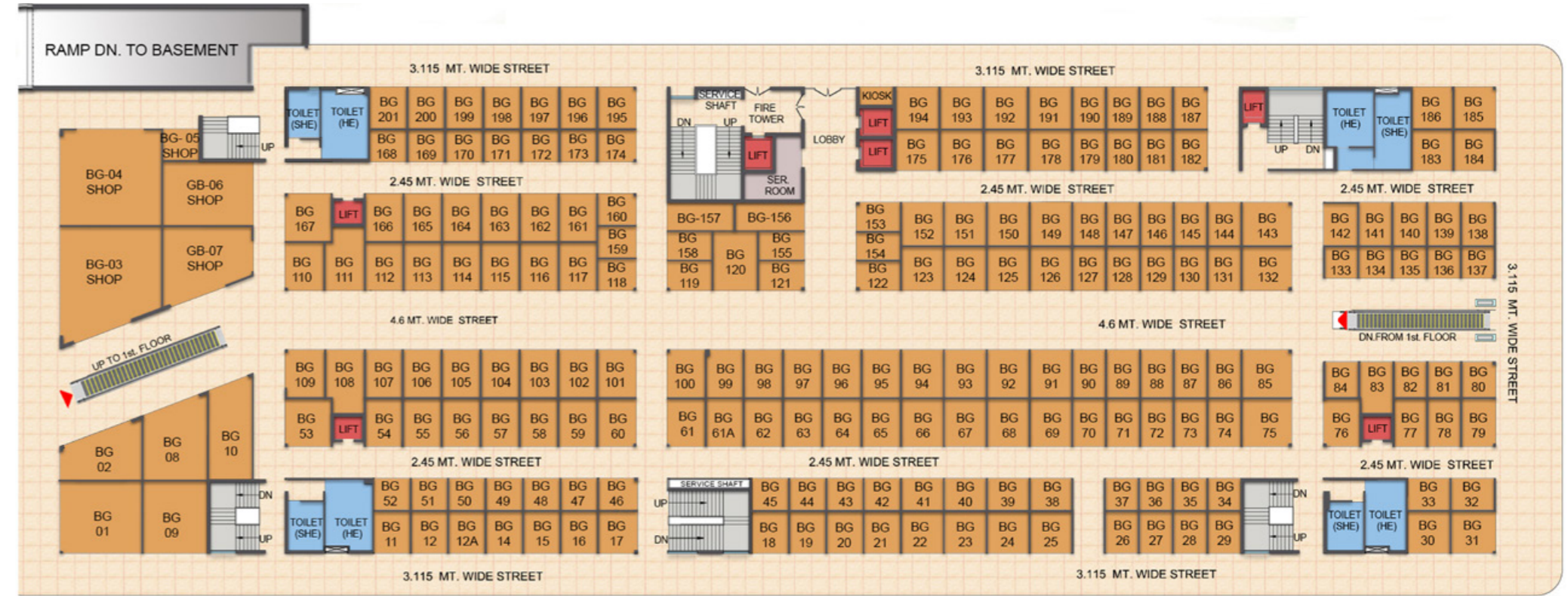
<b>VITAL INFORMATION</b>	<b>Dx System</b>	DX package of Air Conditioning for Shops, retail areas (indoor unit to be provided by the buyer / owner. Only piping tap offworks to be done till one point)
	<b>Ceiling Height</b>	4.0mt(13'-1") Clear Height under slab for Lower Basement(Parking) 4.25mt (14'-0") Clear Height under slab for Upper Basement(Parking) 5.475mt (18' - 0") Clear Height under slab for GROUND FLOOR 4.25mt (14' - 0") for FIRST and SECOND FLOOR 4.95mt (16' - 3") Clear Height of MULTIPLEX for each Lower and Upper Floor
<b>LIFTS AND ESCALATORS</b>	<b>Lifts</b>	12 No. of lifts for Shopping Area (Make Otis / Fujitec / Kone / Equivalent)
	<b>Escalators</b>	6 Nos. of Escalators catering Ground to Upper Floors
<b>LOBBY AND COMMON AREAS</b>	<b>Flooring</b>	Tile Flooring
	<b>Ceiling</b>	Exposed DECK sheet with running Service Area of Tensile Roof
	<b>Walls &amp; Painting</b>	Dry wall painting partitions OBD upto beam bottom / false ceiling which ever is lower (Make: ICI Dulux / Asian / Berger or Equivalent Quality)
	<b>Railing</b>	Glass Railing in Internal & External areas
	<b>Electricity</b>	Common Area Electrical works with Corridor Lighting
	<b>Fire Fighting</b>	As per NOC
	<b>Staircase</b>	Stone / Tile Flooring
<b>COMMON TOILETS</b>	<b>Flooring</b>	Anti-Skid Tile Flooring
	<b>Painting</b>	OBD Paints
	<b>Wall Cladding</b>	Tile Cladding on Dado upto 7' - 0" height
	<b>WC</b>	European WC as per specifications
	<b>CP Fitting</b>	As per specifications

<b>SHOPS / FOOD OUTLETS</b>	<b>Flooring</b>	Concrete Floor laid on deck sheet - ready to receive an flooring by owner/buyer
	<b>Walls</b>	115 mm thick Dry Wall Partition
	<b>Ceiling</b>	Steel structure in deck area
	<b>Doors</b>	Glass doors at Shop Front
	<b>Electricity</b>	(Metered electricity with cable tap provided as per load sheet at one point) with DG backup
	<b>Fire Fighting</b>	As Per Fire NOC
<b>BASEMENT AREA</b>	<b>Flooring</b>	Finishing (Concrete)
	<b>Lighting</b>	Tube Light / Ceiling Mounted LED Light Fixture
	<b>Common Parking</b>	As per Drawings with provision for Video surveillance
	<b>Ramp</b>	Trimix Concrete Flooring
<b>LANDSCAPING</b>	<b>Hard Landscape</b>	Tiles / Trimix Concrete / Pavers / Kerb Stone / Chequered Tiles
	<b>Soft Landscape</b>	Natural Grass / Artificial Grass Pad / Shrubs / Plants / Trees
	<b>Lighting</b>	As per Design
<b>ESS AND DG (MAX CAPACITY)</b>	<b>DG Set</b>	As Per Load Requirement (for common areas and common essential services)
	<b>Transformer</b>	As Per Load Requirement
<b>STP</b>	<b>Capacity (In Basement)</b>	As per Design (138 KL approx.)
<b>ELECTRICITY PANEL</b>	<b>Capacity (In Basement)</b>	As per Design

# Site Plan

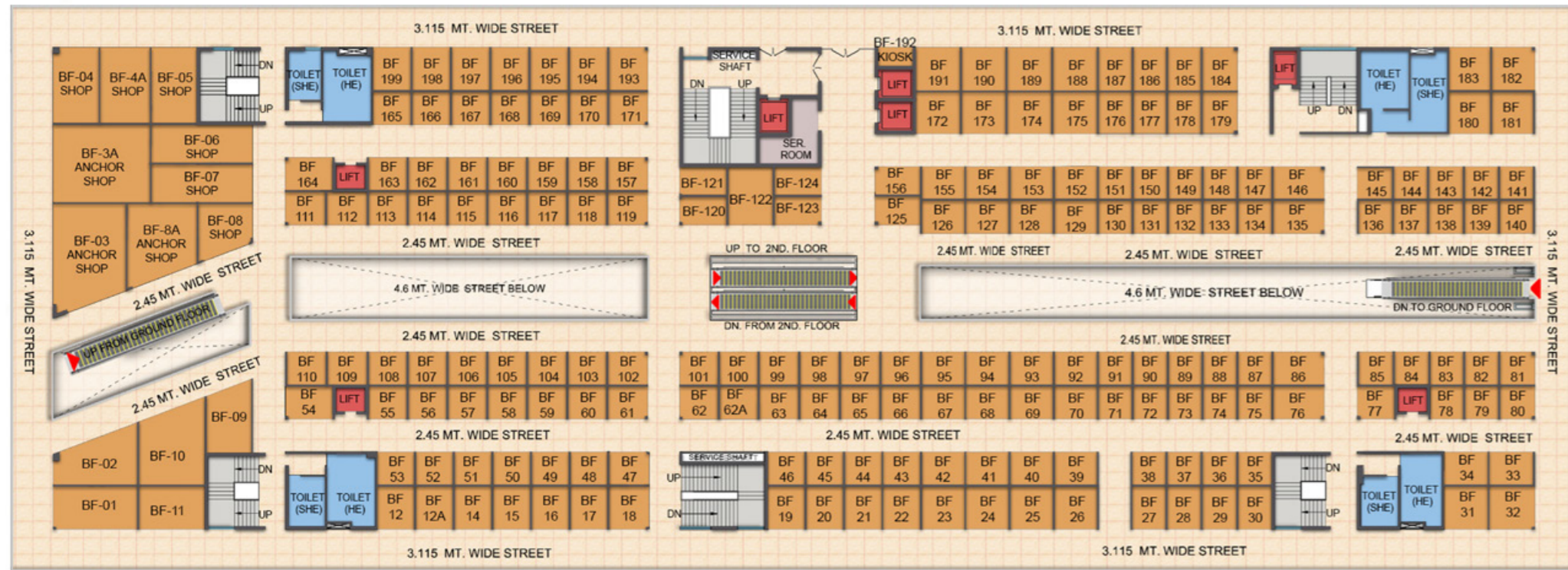


# Floor Plan



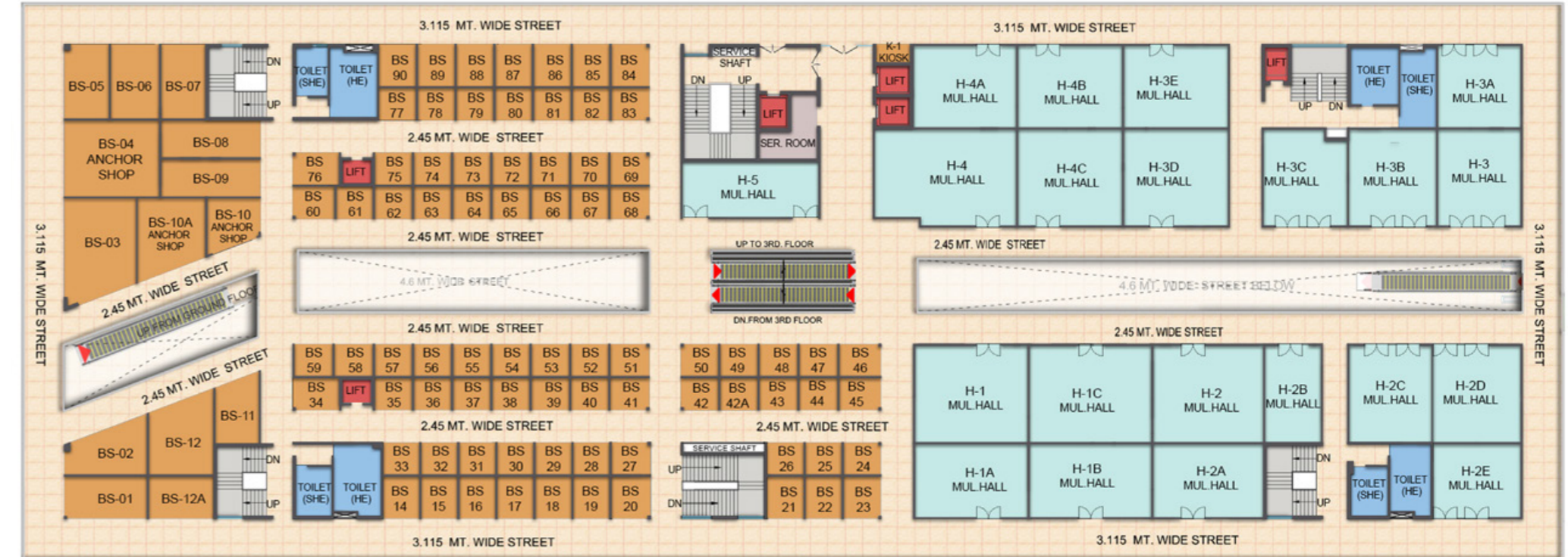
Ground Floor

# Floor Plan



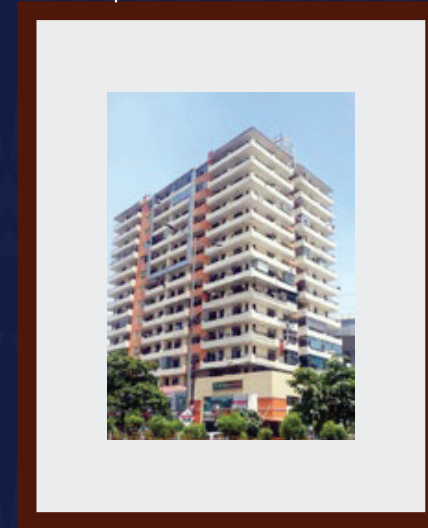
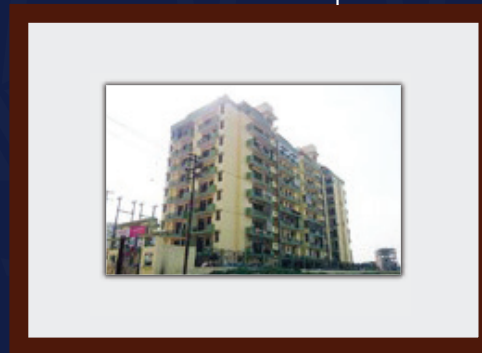
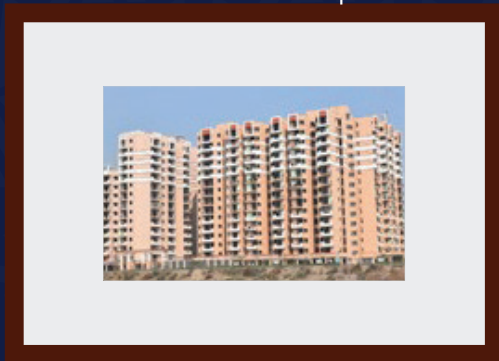
1st Floor

# Floor Plan



2nd Floor

# Delivered Projects



Drone  
Interactive  
Video  
QR Code

## Address:

Himalaya City Center, Khasra No. 524, Raj Nagar Extension Ghaziabad, Uttar Pradesh- 201017

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