



## Agarwal Associates (Promoters) Limited

(CIN: U51909DL1986PLC023729)

We, Agarwal Associates (Promoters) Limited is known for providing a combination of triple advantages to its customers with each project i.e. location, quality and value for money, the group believes in transparency and delivering quality, timely possession, commitment, compliances, law adherence, customer satisfaction and trust.

Site Address: Part of Plot No: GH-06, Sec-06, Aditya World City, Ghaziabad, UP 201002

# Call Us For Free Site Visit: 87 99 7234 77

Disclaimer: The brochure is purely conceptual and constitute no legal offering. The viewer /prospective buyer may seek all information including sanctioned plans, approvals, development schedule, time of delivery, specifications, facilities, amenities, terms & conditions as may be applicable thereon and scheme detail (s) from the company in respect of the concerned project/phase that he/she may be interested in, before any such booking/registration, etc. Further, details of the project(s)/phase are available on the website of UP Rera, Regn. No. UPRERAPRJ787285 | (www.up-rera.in)



— KEY TO A —  
*Graceful life*

RERA REGN. NO. UPRERAPRJ787285 | (www.up-rera.in)



# 1979 to 2024...

# FOUR DECADES+

## We have the power of deep roots...

A journey of inspiration

An Eventful Journey of Four Decades & More in Delhi-NCR and Northern India in the Real Estate Industry. Excelled in developing Residential, Commercial, Industrial, Townships, etc.

- Gaining Trust of Customers
- Spreading Joy and Changing Lives
- Provided Dream Homes to thousands of Customers
- Continuously Excelling in our Performance
- Endeavour to Deliver beyond Commitments
- Providing Value for Money to our Customers
- Our Customers are enriched with lifestyle and lengthening smiles
- Competitor to Self
- Beyond Ordinary



Aditya Door Shire, Dehradun



Aditya Suntech city, Ghaziabad



Aditya Royal Crescent, Lucknow



Aditya Garden City, Ghaziabad



Mega City, Indirapuram, Ghaziabad



Aditya Urban Casa, Sec 78, Noida



Celebrity Homes, Sec 76, Noida



Aditya Royal Heights, Lucknow



Aditya Imperial, Aligarh





## About Project

Name itself speaks volumes about the project. It is Gracious, Precious and Priceless. City Grace is High Rise Towers comprising of 2 BHK, 3 BHK and Studio Flats being developed by Agarwal Associates (Promoters) Limited. City Grace is GDA Approved & RERA Registered Project enriched with graceful amenities and facilities.

It is conveniently approachable from Delhi-Meerut Expressway. It is situated in the Heart & Extension of City Apartments, a Fully Developed Project in the Integrated Township, Aditya World City, Ghaziabad.



# A JOURNEY TOWARDS A GRACEFUL LIFE

City Grace is a way to an upgraded life

Take this leap towards life molded in modern amenities

Enter an enhanced living where life will have an extra  
feel of exuberance







# A LEAP OF FAITH TOWARD YOUR INNER PERSONA

Live a life full of all that you deserve

Live to the fullest with the delight of excuse-free luxury

Live what you desire

Live who you are...



# *The evolution of luxury starts here*

Life deserves upgrades and living deserves a touch of luxury

Meet a lifestyle emphatically curated to give you the right feel of opulence

**At City Grace, know the true essence of luxury**







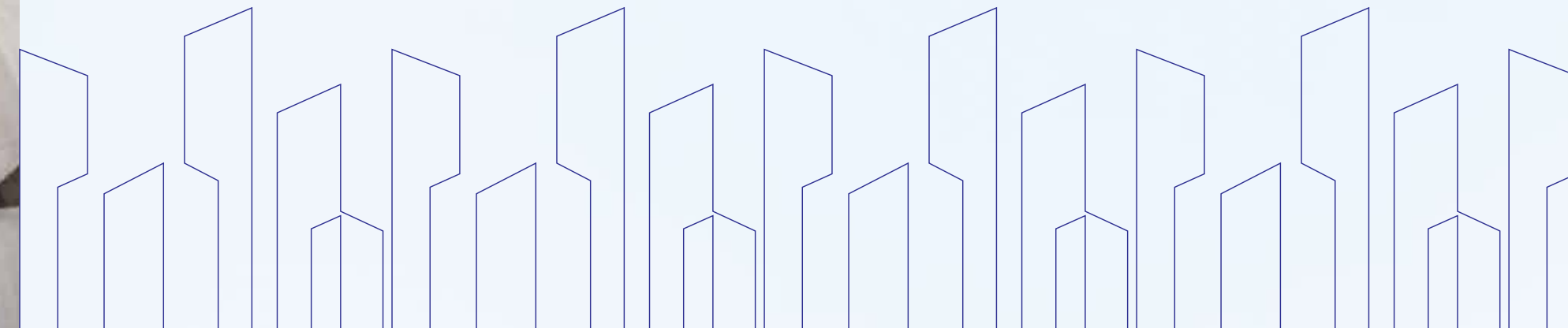
# IT'S YOUR TURN TO GET A SLICE OF THAT LUXURIOUS LIFESTYLE

A dream home is everyone's hearty desire

We have built the place where you will meet that dream

It's time for you to choose a life that suits you

It's time for you to move on to a better life





# Living Excellent

City Grace is situated in City Apartments, a group housing project with thousands of residents already living in their apartments and enjoying excellence.

## KEY FEATURES

- Open Air Theatre
- Swimming Pool
- Deck
- Lawn
- Basketaball Court
- Badminton Court
- Tot Lot
- Elders Meeting Point
- Kids Play Area
- Exercise Station
- Jogging Track





## About Close Vicinity

Aditya World City is an Integrated Township Project having thousands of families living therein and commercial ventures, school, temple etc. are situated and operational surrounded by lush green areas.



TYPE A

3BHK 2TOILET

| AREAS          | SQM.  | SQ.FT. |
|----------------|-------|--------|
| CARPET AREA =  | 68.04 | 732.37 |
| BALCONY AREA = | 10.81 | 116.35 |



1 sq. mtr. = 10.7639 sq. ft

Disclaimer: The Furniture and Fixtures shown in floor plans are only for Indicative Purposes.

TYPE B

2BHK 2TOILET

| AREAS          | SQM.  | SQ.FT. |
|----------------|-------|--------|
| CARPET AREA =  | 52.53 | 565.42 |
| BALCONY AREA = | 11.99 | 129.05 |



1 sq. mtr. = 10.7639 sq. ft

Disclaimer: The Furniture and Fixtures shown in floor plans are only for Indicative Purposes.



TYPE C

2BHK 2TOILET

| AREAS         | SQM.  | SQ.FT. |
|---------------|-------|--------|
| CARPET AREA=  | 52.45 | 564.56 |
| BALCONY AREA= | 11.92 | 128.30 |



1 sq. mtr. = 10.7639 sq. ft

Disclaimer: The Furniture and Fixtures shown in floor plans are only for Indicative Purposes.

TYPE D

2BHK 2TOILET

| AREAS          | SQM.  | SQ.FT. |
|----------------|-------|--------|
| CARPET AREA =  | 55.45 | 596.85 |
| BALCONY AREA = | 11.45 | 123.24 |



1 sq. mtr. = 10.7639 sq. ft

Disclaimer: The Furniture and Fixtures shown in floor plans are only for Indicative Purposes.



TYPE E  
STUDIO FLAT

| AREAS          | SQM.  | SQ.FT. |
|----------------|-------|--------|
| CARPET AREA =  | 44.70 | 481.14 |
| BALCONY AREA = | 8.96  | 96.44  |

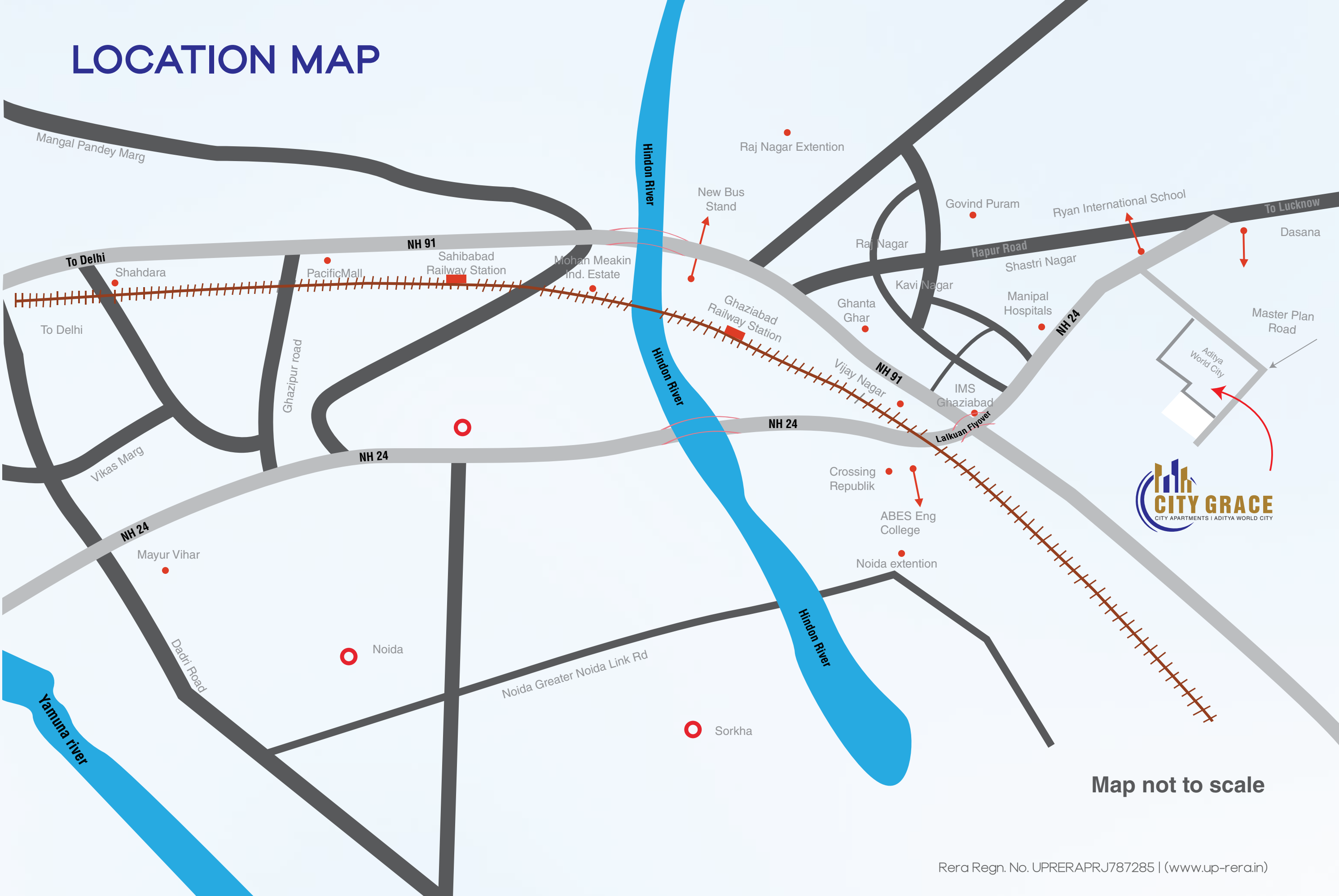
Type E Unit At 1, 8, & 13  
Floors Only

1 sq. mtr. = 10.7639 sq. ft

Disclaimer: The Furniture and Fixtures shown in floor plans are only for Indicative Purposes.



LOCATION MAP



Map not to scale



**TOWER MN UNIT D IS AVAILABLE AT 2-7, 9-12 & 14-19TH FLOORS ONLY**



Site plan is indicative only

**TOWER MN UNIT E IS AVAILABLE AT 1ST, 8TH & 13TH FLOORS ONLY**



Site plan is indicative only



SPECIFICATION

|                      |  |
|----------------------|--|
| SUPERSTRUCTURE       | Earthquake Resistant RCC Framed Structure as per Seismic Zone IV   |
| FLOORING             | Vitrified Tiles Flooring in Drawing/Dinning, bedrooms and Kitchen.   |
| DOORS & WINDOWS      | Main and internal Doors made with hardwood frames and flush doors and hardware of reputed brands.<br>External Doors /Windows made of powder coated Aluminum/ UPVC. |
| KITCHEN              | Granite top working platform. Stainless Steel Sink.<br>Ceramic glazed tiles upto 2 feet above working counter.   |
| WASH ROOMS           | Antiskid Ceramic tiles in Wash Rooms.<br>Ceramic tiles on walls up to 7'6" feet height<br>Branded Sanitary and CP fittings   |
| INTERNAL WALL FINISH | Internal Walls finish with POP punning and Oil Bound Distemper   |

|                 |   |
|-----------------|---|
| EXTERNAL FAÇADE | Paint Finish  |
| CORRIDOR        | Vitrified Tile in floor and walls finished with POP punning and OBD   |
| STAIRCASE       | Finished with Udaipur Green in floor.<br>Walls finished with POP punning and Oil Bound Distemper<br>MS Enamel Paint railing as per design                       |
| ELECTRICAL      | Copper wiring in concealed P.V.C Conduits with modular switch sockets for.  |
| PROVISION FOR   | Light and Power Points<br>Geyser/Exhaust Fan/Washing Machine Points in Wash Rooms<br>RO Point in Kitchen<br>T.V., Telephone Points in Living Rooms and Bedrooms |
| SECURITY        | CCTV Camera Surveillance for Entrance Lobby of towers.<br>**AIRTEL BROADBAND FACILITY AVAILABLE<br>**IGL CONNECTION FACILITY AVAILABLE                          |

**\*\*Note : Subject to third party Services Conditions**