



With *i*homes

Sarovar Branded Residences

Managed by
SAROVAR HOTELS

a dream project by ISHAAN GROUP & NIRALA INDIA PARIVAR



Towards,
*i*homes

Sarovar Branded Residences

Managed by
SAROVAR HOTELS

East of Siddharth Vihar (Pratap Vihar)
Next to Delhi-Meerut Expressway, Ghaziabad



PRESENTING



the element
ESSENCE OF LIFE

3BHK + SERVANT LUXURY APARTMENTS
TALLEST TOWER IN EAST OF SIDDHARTH VIHAR (PRATAP VIHAR), GHAZIABAD



POWER TO PERFORM



WELCOME TO THE WORLD OF *Togetheriness*

Ishaan Group for over 16 years, commitment to core values has made us the promptest organization to set up region's most forward-thinking projects.

Our success comes from a steadfast commitment to the customer's vision and a culture of balance, integrity, leadership, and loyalty.

We are distinguished, focused company with a large, well-balanced portfolio comprised of Residential, Commercial, Hospitality and mixed-use properties.

We are renowned for our impressive development of many residential landmark projects in Roorkee, Dehradun, Lucknow & Deoghar. Our journey has many successful milestone along the way.

Nirala India Parivar has more than 27 years of experience in Real Estate business. The promoter of the Group has developed many residential and commercial projects in Delhi-NCR and is the most premier Real Estate Developer.

Since the inception, thousands of satisfied customers of the promoter and brilliance in all their architectural projects have given the success to the group it deserves.





BEYOND *Extra-Ordinary*

Introducing **The Element**, where luxury transcends expectations to redefine modern living. Immerse yourself in a world beyond extraordinary, where every aspect of design and comfort has been meticulously curated to elevate your lifestyle. From exquisite interiors that blend seamlessly with panoramic views to unparalleled amenities that cater to your every needs.

The Element sets a new benchmark in luxury housing projects with harmonious blend of sophistication and functionality, where every element is crafted to exceed the ordinary.

The apartment epitomizes excellence by meticulously utilizing space, ensuring functionality without any wastage. Nestled in the prime location of Ghaziabad, these apartments boast unparalleled landscape vistas, spacious interiors, flooded with natural light, Vaastu compliance, making it ideal for investment. Besides enhancing quality of life, The Element stands out for its strategic location and exceptional affordability, making it an unbeatable choice in the real estate market.





SMART AND MODERN ENOUGH TO RELOCATE YOU FROM YOUR *Existing Home*

Discover a residence that is not just smart and modern but also compelling enough to make you reconsider your current home. Our innovative approach to design and functionality ensures a seamless transition, offering you a space that meets your evolving needs effortlessly. From cutting-edge technology to contemporary aesthetics, every aspect is tailored to enhance your lifestyle and elevate your living experience. Say goodbye to the ordinary and embrace a new standard of modern living that is smart enough to inspire you to relocate.

The Element is one of the most well connected project in Ghaziabad, you can transit to any part of Delhi-NCR very easily.



Hindon Airport
10 Minutes

IGI Airport
45 Minutes



Rapid Rail Ghaziabad Station
5 Minutes

Sector-62, Noida Metro Station
5 Minutes



DND Flyover
20 Minutes

Delhi -Meerut Expressway
5 Minutes







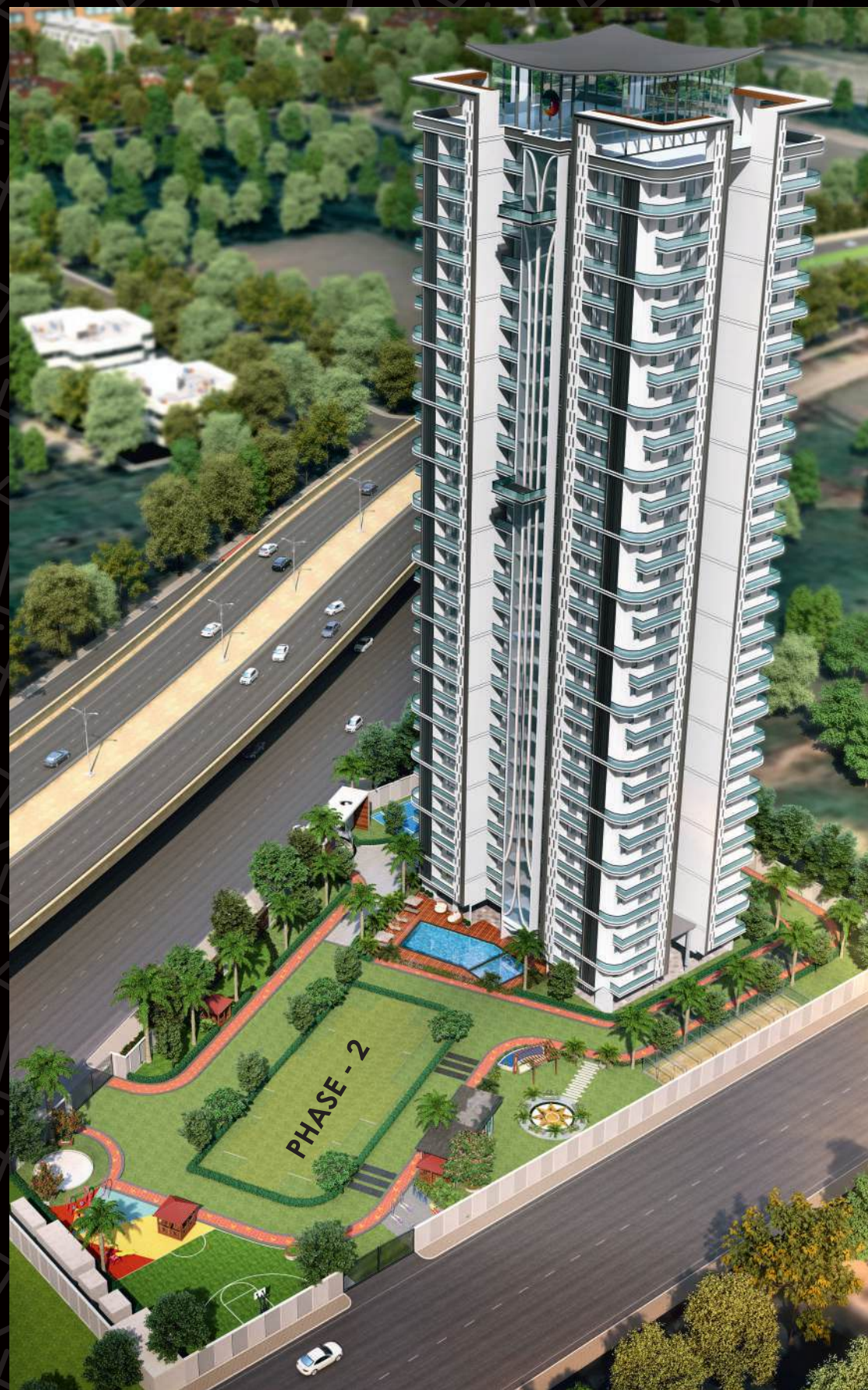
YOU'RE FINAL DESTINATION FOR

Futuristic *ihomes*



THE MOST VALUABLE SQUARE

Inch of your life!



Unit Plan



3 Bedroom + Drawing + Dinning Area + Kitchen + 4 Toilets + 4 Balconies + Servant Room



UNIT AREA

RERA Carpet Area - 110 Sq. Mtr. (1184 Sq. Ft.) | External Wall Area - 9.44 Sq. Mtr. (101.64 Sq. Ft.)
Balcony Area - 33.32 Sq. Mtr. (358.70 Sq. Ft.) | Common Area - 74.78 Sq. Mtr. (805 Sq. Ft.)
Total Area - 227.58 Sq. Mtr. (2450 Sq. Ft.)

Carpet Area (as per RERA guidelines) : The net usable floor area of an apartment , excluding the area covered by the external walls, areas under services shafts , exclusive balcony or verandah area and exclusive open terrace area, but included the area covered by the internal partition walls, column & structural walls of the apartment.
(1 Sqm = 10.764 sq.ft., 304.8 mm=1'-0")

Site Plan



- A: ENTRY GATE
B: EXIT GATE
C: TOWER ENTRANCE
D: OLD FOLK AREA
E: PARTY LAWN
F: JOGGING TRACK

G: AROMA GARDEN
H: GAZEBO
I: CYCLING TRACK
J: KIDS PLAY AREA
K : MEDITATION ZONE
L: WATER BODY

M : BADMINTON COURT
N : CRICKET PRACTICE NET
O: LAWN TENNIS
P : SKATING
Q : HALF BASKET BALL
R: SWIMMING POOL

S: KIDS POOL
T: OPEN GYM
U: RAMP
V: SERVICES YARD
W: GUARD ROOM
X: CLUB



AGNI (FIRE)



PRITHVI
(EARTH)



JALA
(WATER)



VAYU
(AIR)



AKASH
(ETHER)

BEHIND-THE-STORY OF *The Elements*

The Element is a visionary Generation next Futuristic *i*homes designed to harmonize with nature while providing a modern and sustainable living environment based on the principle of law of “Panch Mahaboot”. The concept revolves around integrating the five classical elements – **Earth**, **Water**, **Air**, **Fire** and **Space** – into every aspect of the design, creating a holistic and balanced living experience.

Our homes are designed to purify your being and elevate your life to new heights of Health, Power, Knowledge, Wisdom, and Happiness. Each element meticulously integrated into the design ensures a harmonious balance and brings a sense of harmony to your daily life.

Welcome to a lifestyle that transcends ordinary living and embraces the **Extra-ordinary**.





Living Room



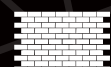
SPECIFICATIONS



HOME AUTOMATION
WITH ALEXA



EXTERNAL DOOR & WINDOWS
UPVC



WALLS
PLASTIC PAINT



11 FEET
CEILING HEIGHT
(FLOOR TO FLOOR)



FLOORS
PREMIUM VITRIFIED TILES



FIXTURE & FITTING
TOUCH SWITCHES



INTERNAL DOORS
MICA FIX ON SHUTTER
WITH HARDWARE



SPLIT
AIR CONDITONER

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Dinning Area



SPECIFICATIONS



HOME AUTOMATION
WITH ALEXA



EXTERNAL DOOR & WINDOWS
UPVC



WALLS
PLASTIC PAINT



11 FEET
CEILING HEIGHT
(FLOOR TO FLOOR)



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Bedroom



Modular Kitchen



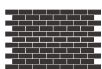
SPECIFICATIONS



HOME AUTOMATION
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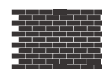
SPLIT
AIR CONDITONER



HOME AUTOMATION
WITH ALEXA



EXTERNAL DOOR & WINDOWS
UPVC



WALLS
DESIGNER CERAMIC TILES
WITH BORDER UP TO 2'-0"
ABOVE COUNTER



FLOORS
PREMIUM VITRIFIED TILES



UTILITY
DOUBLE SINK



WOODEN WORK
ABOVE AND BELOW
THE COUNTER

SPECIFICATIONS

Bath Room



SPECIFICATIONS



FIXTURE & FITTING
WASH BASIN
WALL-MOUNTED WC
PREMIUM CP FITTING



EXTERNAL DOOR & WINDOWS
UPVC



WALLS
DESIGNER CERAMIC TILES
WITH BORDER UP TO 8'-0"



FLOORS
ANTI SKID VITRIFIED /
CERAMIC TILES



INTERNAL DOORS
MICA FIX ON SHUTTER WITH
HARDWARE



CEILING
FALSE GRID CEILING

Balcony



SPECIFICATIONS



RAILING
STAINLESS STEEL WITH
TOUGHENED GLASS



WALLS
PAINT



FLOORS
PREMIUM VITRIFIED TILES



CEILING
POP



COMMON *Specifications*



STRUCTURE WORK

- ✓ EARTHQUAKE RESISTANT
- ✓ RCC STRUCTURE



LIFT LOBBIES CORRIDOR

- ✓ PREMIUM VITRIFIED TILES / MARBLE
- ✓ GRANITE TILES CLADDING UP TO 3'-0" FEET & TEXTURE PAINT ABOVE
- ✓ DESIGNER POP, DESIGNER CERAMIC TILES WITH BORDER UP TO 8'-0" FEET HEIGHT UPVC DOOR



LIFT

- ✓ HIGH SPEED PASSENGER ELEVATORS



SECURITY SYSTEM

- ✓ SECURED GATED COMMUNITY CONNECTED WITH INTERCOM



POWER BACKUP

- ✓ 100 % DG POWER BACK-UP FOR ALL COMMON AREAS
- ✓ UP TO 100% DG POWER BACK-UP AVAILABLE TO INDIVIDUAL UNIT BUYER ON PAID BASIS AS AGREED AT THE TIMES OF BOOKING



STAIRCASE

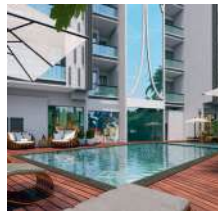
- ✓ STAIRCASE COMBINATION OF ONE OR MORE OF MARBLE / GRANITE/ VITRIFIED TILES



- Notes:**
- Unit & Common Specification is indicative subject to change if adequate material is not available easily or on sale discretion of the builder.
 - Variation in the color & design on main door/ flush door may occur.
 - Variation in the color & size of vitrified tiles / granite may occur.
 - The color and design of the tiles and motifs can be changed without any prior notice.



HIGH ON DEMAND PROJECT WITH MORE THAN 25+ DEMANDABLE LUXURY AMENITIES



SWIMMING POOL



LANDSCAPE PARK



THE CLUB



AEROBICS & YOGA HALL



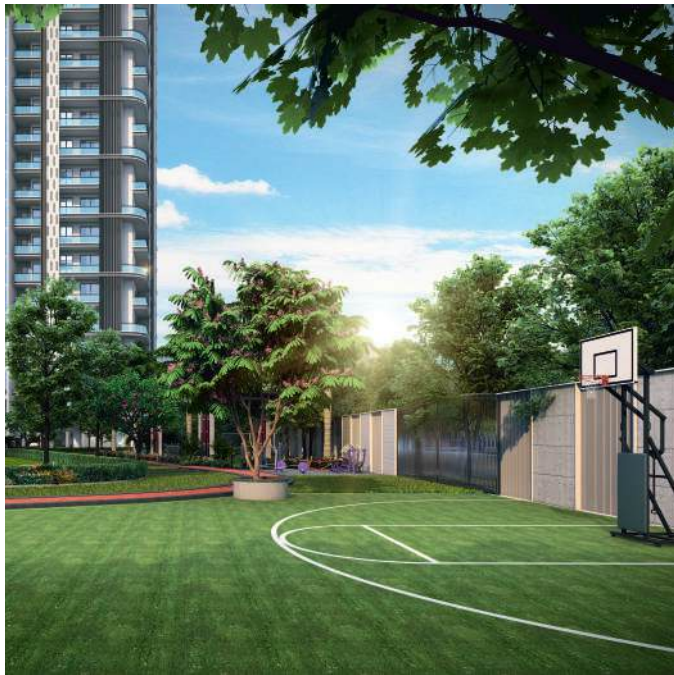
GYMNASIUM



AC IN ALL ROOMS



11 FEET CEILING



SENIOR CITIZEN FRIENDLY HOME



KIDS PLAY AREA



EV CHARGING STATION



SENSOR BASED LIGHTING



HALF BASKETBALL COURT



CRICKET PRACTICE NET



COMMUNITY HALL



WATER FOUNTAIN



WAITING LOUNGE



GRAND ENTRANCE



LIBRARY



LAWN TENNIS COURT

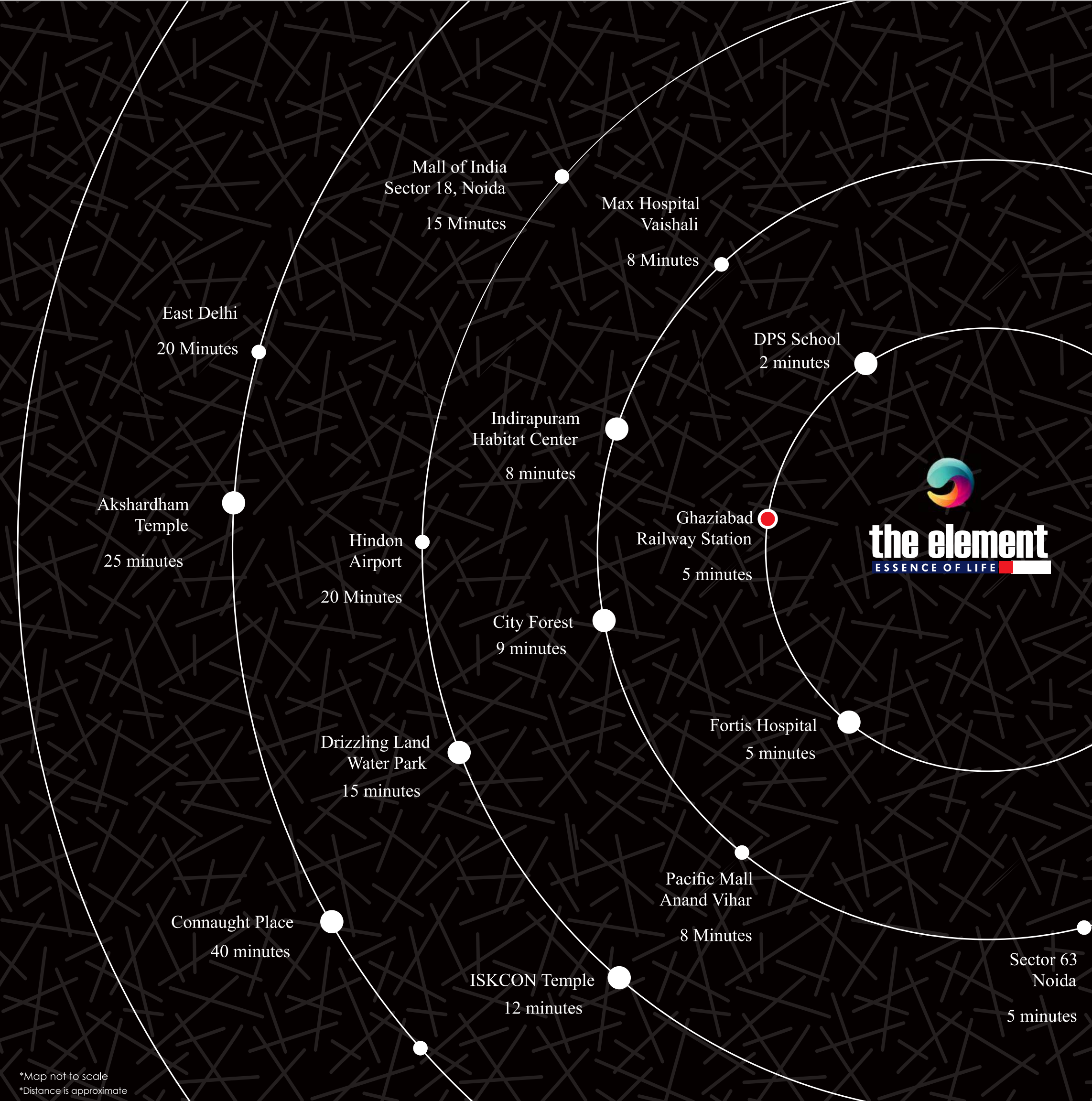


OPEN GYM



SKATING RINK





EASY *Connectivity*

“BE CENTRALLY LOCATED”

Nestled in one of the most coveted locations in Delhi-NCR, East of Siddharth Vihar (Pratap Vihar), **The Element** stands as a beacon of convenience and connectivity.

This burgeoning area next to Indirapuram & Noida pulsates with vibrant energy, making it an ideal choice for your dream home. The verdant greenery enveloping the project enhances its tranquillity, creating an oasis amidst the urban hustle.

With Metro stations, Highways, and Airports in close proximity, commuting becomes a seamless experience, saving your precious time. Beyond its exceptional connectivity, the locale offers a refreshing escape from the city's concrete landscape, boasting expansive green spaces in nearby that rejuvenate the soul.

OUR COMPLETED PROJECTS



DOON
PARADISE DEHRADUN
3 BHK APARTMENT



ISHAAN
CORPORATE LOWER
VASUNDHARA



ISHAAN
AVENUE ROORKEE
3 Bedroom Apartments
Phase I & II



ISHAAN
GREENS
DEOGHAR



ISHAAN
IMPERIAL
COURT ROORKEE
2 / 3 / 4 BHK FLATS & DUPLEX



ishaan
Residency
ROORKEE
2 Bedroom Apartments



ishaan
Executive Floor
3 Bed Room Independent Floor



ISHAAN
IMPRESSION
LUCKNOW
3 BHK INDEPENDENT HOUSE



ISHAAN
ashok residences
2 & 3 BHK APARTMENTS, DEOGHAR



ISHAAN
SHRISHTI
3 BHK APARTMENTS, DEOGHAR



nirala's
Eden Park
Indrapuram



NIRALA
Greenshore
Greater Noida West
Phase - I (G+25)



NIRALA
ASPIRE
Greater Noida West
2/3/4 BHK APARTMENTS
Phase - I (G+21)



NIRALA
HILLS
AJMER
2/3/4 BHK APARTMENTS



NIRALA
Greenshore
mart
Greater Noida West



ASPIRE
PLAZA
shop for all your need

OUR ON-GOING PROJECTS



Radisson



Ishaan Sanskriti
4 BHK CONDOMINIUM, DEOGHAR
A DREAM PROJECT BY ISHAAN GROUP



DEMOD
MALL OF DEOGHAR



ISHAAN ATULYAM
2 & 3 BHK LUXURY FLATS



ISHAAN
SAROVAR PORTICO
DEOGHAR
A SAROVAR HOTEL



NIRALA
ASPIRE
Greater Noida West
2/3/4 BHK APARTMENTS
Phase - IV & V



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GOOD THINGS ARE

Secured Here!



Disclaimer: All information provided herein, including but not limited to property details, pricing, and availability, seems authenticated but not guaranteed. Prospective buyers are advised to verify all information independently. The images, renderings, and floor plans provided are for illustrative purposes only and may not accurately represent the actual property.

Project By : IN INFRAESTATES LLP



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