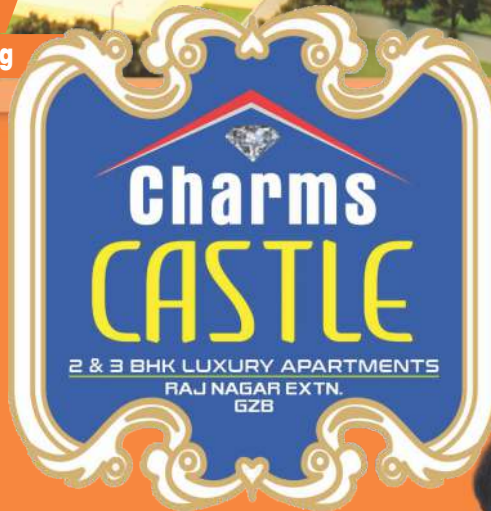




YOUR SMILES, OUR SUCCESS



Phase-I, Possession Started
Phase-II, Construction in Full Swing



Luxury Lives Here





about the company

- Charms India Pvt. Ltd. took seed in the year 1996. Promoted by Engineers, the company has been dedicatedly engaged in providing homes to thousands of its followers with a sense of purpose.
- Since its inception the Charms Castle has gained reputation of trust and faith by virtue of quality, consistency and dedication in Realty sector.
- Charms India began its journey taking tiny steps and came through a long way by achieving floors construction in Shalimar Gardens, Rajendra Nagar, Multi Storey Apartments in Indirapuram and now at Rajnagar Extension.
- Charms corporate Philosophy is determined by the core values, of achieving experience through learning and endeavoring complete clients satisfaction.

COMPANY VISION

Charms India's vision is to fulfill each clients satisfaction by workmanship, Quality, Timely delivery and utmost happiness.

THE REAL MEANING OF CHARMS





SALIENT FEATURES

SALIENT FEATURES

01	Freehold Land approved by GDA.
02	Earthquake Resistant RCC (Sharewall) frame structure with tie beams.
03	Lush green Environment / Surroundings
04	Pollution free Environment - Eco friendly
05	Ample Parking space on payment basis.
06	Proper light & Ventilation in each Flat - Suit for vastu
07	High speed Elevators / Service lift in each block.
08	Spacious Balcony with each room.
09	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 / CCTV
12	Fire Fighting System inside the campus, on each floor & in each flat as per norms.
13	Proximity to School, Colleges, Hospitals & Railway Station within 5 minutes drive.
14	Assured Timely Possession*

FLOOR PLANS



PHASE I 2BHK

2 Bedroom + 2 Toilets

Carpet Area	530.23 Sq.Ft.	49.26 Sq.Mtr. Approx
Covered Area	693.63 Sq.Ft.	64.44 Sq.Mtr. Approx
Super Area	850 Sq.Ft.	78.97 Sq.Mtr. Approx

FLOOR PLANS



PHASE I 2BHK

2 Bedroom + 2 Toilets

Carpet Area	605.26 Sq.Ft.	56.23 Sq.Mtr. Approx
Covered Area	775.65 Sq.Ft.	72.06 Sq.Mtr. Approx
Super Area	975 Sq.Ft.	90.58 Sq.Mtr. Approx



PHASE I 2BHK

2 Bedroom + 2 Toilets

Carpet Area	699.23 Sq.Ft.	64.96 Sq.Mtr. Approx
Covered Area	891.26 Sq.Ft.	82.8 Sq.Mtr. Approx
Super Area	1115 Sq.Ft.	103.59 Sq.Mtr. Approx

FLOOR PLANS





SITE PLAN

LEGEND PHASE-1

SL.NO.	TPOLOGY	CARPET AREA		SUPER AREA	COLOUR CODE
1	2BHK + 2 TOILETS (TYPE-A)	530.23 Sq.Ft.	49.26 Sq.mtr.	850 SQ.Ft.	
2	2BHK + 2 TOILETS (TYPE-B)	605.26 Sq.ft.	56.23 Sq.mtr.	975 SQ.Ft.	
3	2BHK + 2 TOILETS + DINING	699.23 Sq.ft.	64.96 Sq.mtr.	1115 SQ.Ft.	
4	2BHK + 2 TOILETS+STUDY + DINNING	797.50 Sq.ft.	74.09 Sq.mtr.	1250 SQ.Ft.	
5	3BHK + 3 TOILETS + DINING	945.08 Sq.ft.	87.8 Sq.mtr.	1500 SQ.Ft.	

LEGEND PHASE-2

SL.NO.	TPOLOGY	CARPET AREA		SUPER AREA	COLOUR CODE
1	2BHK + 2 TOILETS	564.14 Sq.ft.	52.41 Sq.mtr.	950 SQ.Ft.	
2	2BHK + 2 TOILETS + STUDY	745.51 Sq.ft.	69.26 Sq.mtr.	1250 SQ.Ft.	
3	3BHK + 3 TOILETS + DINING SERVANT ROOM + TOILET	1191.79 Sq.ft.	110.72 Sq.mtr.	1850 SQ.Ft.	

LEGEND

DESCRIPTION

DROP-OFF ACCENT PAVING

PATHWAY/JOGGING TRACK

STEPPING STONES

SYNTHETIC SURFACE FOR KIDS PLAY AREA

SYNTHETIC SURFACE FOR PLAY COURTS

EXTERNAL GRADE DECK WOOD

WATER FEATURE FINISHED IN GLAZED CERAMIC TILES IN BLUE COLOUR

SEATS IN NATURAL STONES

SCULPTURE

ENTRY/EXIT POINTS

SOFT LANDSCAPE:

LEGEND

DESCRIPTION

PLANTING BED/PLANTER

LAWN

ORNAMENTAL FOLIAGE FLOWERING TREES

ORNAMENTAL PALM TREES

LEGEND: RESIDENTIAL

- 1

ENTRANCE/EXIT GATE COMPLEX
- 2

ENTRANCE WATER FEATURE
- 3

1.5WIDE PATHWAY ALONG DRIVEWAY
- 4

TOWERS DROP OFF
- 5

SURFACE CAR PARKING
- 6

BOUNDARY WALL PLANTATION
- 7

CLUB DROP-OFF
- 8

ENTRANCE PLAZA
- 9

1.8M WIDE MEANDERING JOGGING TRACK
- 10

GAZEBOX (2Nos.)
- 11

AROMATIC GARDEN
- 12

CENTRAL GREEN
- 13

HALF BASKETBALL COURT
- 14

1.2M WIDE SECONDARY PATHWAY
- 15

LILY POOL
- 16

SENIOR CITIZENS PARK
- 17

SECULPTURE PLACED ON HEDGE
- 18

BADMINTON COURTS (2 Nos.)
- 19

OPEN SIT-OUTS
- 20

WATER FEATURE WITH SPOUTS & JET
- 21

FEATURE WALL
- 22

REFLEXOLOGY PATH
- 23

KIDS PLAY AREA
- 24

TOT LOT WITH SAND PIT
- 25

OUTDOOR EXERCISE STATION
- 26

REFLECTIVE POOL
- 27

LAWN TENNIS COURT (1 No.)
- 28

SKATING RINK (1 NO.)
- 29

MINI GOLF COURSE
- 30

MAIN SWIMMING POOL WITH KNIFE EDGE
- 31

KIDS POOL
- 32

POOL DECK WITH LOUNGERS
- 33

WATERFALL AT KNIFE EDGE OF THE POOL
- 34

WALKWAY THROUGH PORTALS
- 35

CRICKET NET PRACTICE

LEGEND: COMMERCIAL

- 1

ENTRANCE/EXIT GATE
- 2

ENTRANCE PLAZA
- 3

WATER FEATURE WITH JET NOZZLES
- 4

PEDESTRIAN PLAZA
- 5

COMMERCIAL/VISITORS CAR PARKING
- 6

MULTI-PURPOSE LAWN

FLOOR PLANS



TOWER	A	3+1 BHK
3 Bedrooms + 3 Toilets + Servant Room		
Carpet Area	1191.79 Sq.Ft.	110.72 Sq. Mtr. Approx
Covered Area	1512.99 Sq.Ft.	140.56 Sq. Mtr. Approx
Super Area	1850 Sq.Ft.	171.87 Sq. Mtr. Approx

HOME LOAN AVAILABLE FROM



Aditya Birla Finance
Home Loans



DCB BANK

RELIANCE
Home Finance





SPECIFICATIONS

GENERAL

IIT (Roorkee) approved Earthquake Resistant RCC (Sharewall) frame structure with tie beams

WALL 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 Aluminized material.

Internal

All Internal doors factory made flush doors duly painted.

Main Doors

Designer factory made 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 T.V., 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 BACKUP

100% power backup for common area & for individual flats on payment basis

ELEVATORS

High speed elevators

FIRE FIGHTING

Fire fighting arrangements in the building as per norms

LOCATION FEATURES

- | | |
|----|--|
| 01 | Corner Plot Located on NH - 58, main 6 Lane Highway, on 45 mtr. wide road. |
| 02 | Near to under construction Metro Station. |
| 03 | 12 Km. from Delhi's Anand Vihar Railway Station & ISBT. |
| 04 | 3 Km. from Ghaziabad Railway Station. |
| 05 | Sanctioned BCCI Cricket Stadium in close proximity. |
| 06 | 2 Km. from proposed Golf Course & Amusement Park. |
| 07 | 1 Km. from G.D. Goenka School. |
| 08 | 2 Km. from DPS School. |
| 09 | 5 Km. from Narender Mohan Hospital & Yashoda Hospital. |
| 10 | 3 Km. from IMT Main Campus. |
| 11 | Close to City Forest Project of GDA |
| 12 | Walking distance from under construction Elevated Road. |
| | (connecting NH-58 Meerut to Delhi / U.P. Gate) |

LOCATION ADVANTAGE



METRO



BCCI APPROVED CRICKET STADIUM



SHOPPING MALL



HUGE GREEN BELT



TOP CLASS SCHOOL



ELEVATED ROAD UPTO DELHI



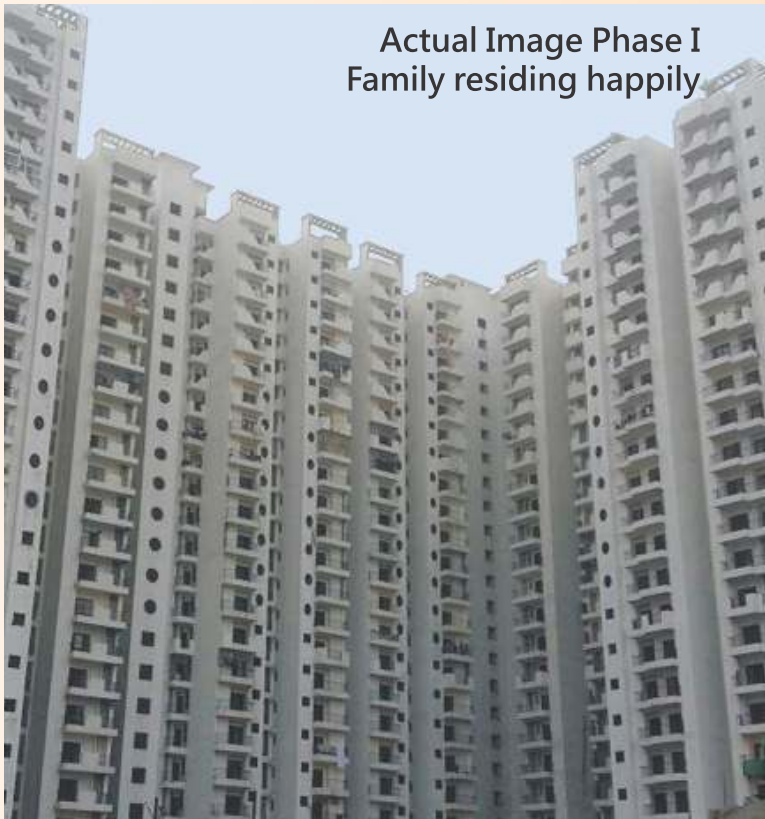
Day View - Prospective



Night View - Prospective



Actual Image Phase I
Family residing happily



SAMPLE FLATS



Bedroom



Master Bedroom



Living / Dining

LOCATION

National highway-58 is the next destination of urban development, infra-structural 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 nerve center of area.



Project Financed by –



CHARMS INDIA PRIVATE LIMITED

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

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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