उत्तर प्रदेश सरकार द्वारा स्वीकृत आवासीय योजना

LandCraft

METROHOMES

NH-58, GHAZIABAD



"प्रधानमंत्री का सपना, सबका घर हो अपना"



Late Shri Dinesh Chand Garg
5 Jan 1934 - 20 Jan 2013
Founder of Garg Group

A LEGACY OF EIGHTY YEARS

GARGGROUP

SHRI D.C GARG was THE FIRST MAYOR OF GHAZIABAD AND SERVED TWO TERMS FROM 1997 - 2007

HE WAS ALSO THE FIRST CHARTERED ACCOUNTANT OF GHAZIABAD AND AUTHOR AND PUBLISHER OF MANY TAXATION BOOKS THAT ARE PUBLISHED TILL DATE.

HIS BELIEF IN BUSINESS AS INSTRUMENT OF NATIONAL SERVICE AND HIS VALUES OF SIMPLICITY, MORALITY, TRUST ADAPTABILITY ARE THE CORE ETHOS OF THE GROUP AND ARE STILL BEING CARRIED OUT.

Garg Group

Real Estate Vertical-

River Heights
Raj Nagar Extn, NH-58, Ghaziabad



Commencement of Landcraft River Heights, a 18.7-acre Group Housing located in Raj Nagar Extn, GHAZIABAD
No. of Apartments: 1095
Built-up Area: Approx 10 Lacs sq.ft.

GolfLinks



Commencement of Landcraft GolfLinks, NH-24, GHAZIABAD—a 92-acre Lifestyle Township. When complete, GolfLinks will be home to more than 25,000 people.

DINESH NAGAR



Garg Group commences Dinesh Nagar, PILKHUWA. A landmark project with 1444 apartments in affordable housing segment. The Group launched the lowest priced Apartment in NCR at Rs. 4.5 lacs.

THE CENTER COURT
SPORTS RESIDENCES



Launch of The Center Court, GURGAON, a first-of-its-kind concept of Sports Style Residences at Dwarka Expressway.

LandCraft

Under the Samajwadi Awas Yojna of UP Government and to benefit the Middle Income Group, Landcraft Developers has launched two affordable housing projects:
- *LandCraft Metro Homes*
- *New Saket*

LandCraft METROHOMES®

Landcraft Metro Homes is a strategically located, affordable housing project in Ghaziabad. It is located on the main NH-58 and has many advantages like:
– Proposed Eastern Peripheral highway, just 1 km away
– Metro Station, just 10 Km away
– 24-hour Transportation facility available outside
– Renowned colleges & schools located nearby

NEW SAKET
MEERUT

New Saket is first-of-its-kind, budget housing project located only 4 kms away from Saket—the posh locality of Meerut.

Other Field Of Activites-

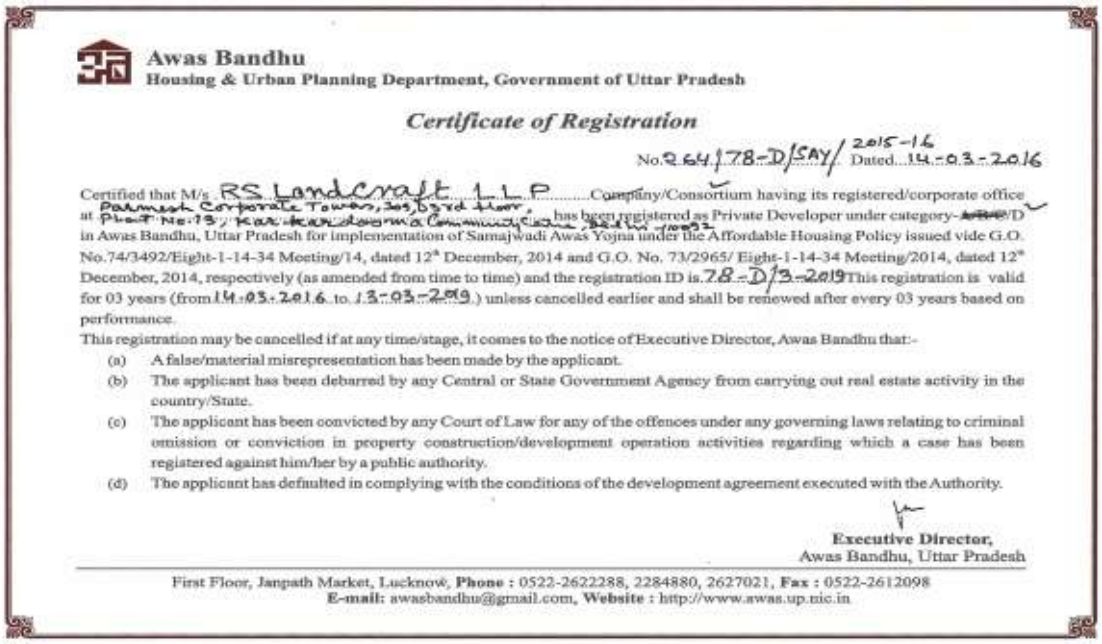
Institutions
- Krishna Institute of Engg. & Tech
- Krishna Engg. College
- Inderprastha Engg. College

Publications
- Law & Management House
- ReMadhav Publication

Social
- Dia Initiative
- Dia Skills
- My Parliament

Iron & Steel
- Ravi Iron Limited

Awas Bandhu Certificate



Awas Bandhu
Housing & Urban Planning Department, Government of Uttar Pradesh

Certificate of Registration

No. 264/78-D/SAY/ 2015-16 Dated 14-03-2016

Certified that M/s RS LandCraft LLP Company/Consortium having its registered/corporate office at Parmesh Corporate Towers, 305, 3rd floor, Plot No. 13, Kar Kardooma Community Centre, Delhi-110092 has been registered as Private Developer under category- ~~A/B/C~~/D in Awas Bandhu, Uttar Pradesh for implementation of Samajwadi Awas Yojna under the Affordable Housing Policy issued vide G.O. No.74/3492/Eight-1-14-34 Meeting/14, dated 12th December, 2014 and G.O. No. 73/2965/ Eight-1-14-34 Meeting/2014, dated 12th December, 2014, respectively (as amended from time to time) and the registration ID is 78-D/3-2019 This registration is valid for 03 years (from 14-03-2016 to 13-03-2019) unless cancelled earlier and shall be renewed after every 03 years based on performance.

This registration may be cancelled if at any time/stage, it comes to the notice of Executive Director, Awas Bandhu that:-

(a) A false/material misrepresentation has been made by the applicant.

(b) The applicant has been debarred by any Central or State Government Agency from carrying out real estate activity in the country/State.

(c) The applicant has been convicted by any Court of Law for any of the offences under any governing laws relating to criminal omission or conviction in property construction/development operation activities regarding which a case has been registered against him/her by a public authority.

(d) The applicant has defaulted in complying with the conditions of the development agreement executed with the Authority.

Executive Director,
Awas Bandhu, Uttar Pradesh

First Floor, Janpath Market, Lucknow, **Phone :** 0522-2622288, 2284880, 2627021, **Fax :** 0522-2612098
E-mail: awasbandhu@gmail.com, **Website :** http://www.awas.up.nic.in

Features of Pradhan Mantri Awas Yojana - Housing for All, 2022

प्रधानमंत्री जन आवास योजना
सरल निवास, सफल विकास

- **For income up to 6 lacs p.a., interest subsidy @ 6.5% on loan amount of 6 lacs for maximum 15 years or actual term, whichever is lower.**
  6 लाख रूपये वार्षिक आय तक, 6 लाख रूपये ऋण धनराशि पर ब्याज की सब्सिडी 6.5 प्रतिशत की दर पर अधिकत्तम 15 वर्षो की अवधि या ऋण अवधि इसमें जो भी कम हो।

- **For income up to 12 lac p.a., interest subsidy @ 4% on loan amount of 9 lacs maximum 20 years actual term, whichever is lower.**
  12 लाख रूपये वार्षिक आय तक, 9 लाख रूपये ऋण धनराशि पर ब्याज की सब्सिडी 4 प्रतिशत की दर पर अधि 20 वर्षो की अवधि या ऋण अवधि इसमें जो भी कम हो।

- **For income up to 18 lac p.a., interest subsidy @3% on loan amount of 12 lacs maximum 20 years or actual team, whichever is lower.**
  18 लाख रूपये वार्षिक आय तक, 12 लाख रूपये ऋण धनराशि पर बयाज की सब्सिडी 3 प्रतिशत की दर पर अधिकतम 20 वर्षो की अवधि या ऋण अवधि इसमें जो भी कम हो।

- **Maximum subsidy amount Rs. 2.67 lakhs (approx.)**
  अधिकतम सब्सिडी लगभग 2.67 लाख होगी

✶ As per Pradhan Mantri Awas Yojna (Urban) Housing for all Credit Linked Subsidy Scheme for EWS/LIG/MIG operational guidelines January 2017 and amendment in guidelines G.O No. I-11016/15/2016-HFA-4, dated 11.03.2017 and G.O No. N-11027/19/2015-HFA-1/FTS-12985, dated /27.6.2017

Exemption of Stamp Duty

सुखद पर्यावास

- **Under the Uttar Pradesh (Samajwadi Awas Yojna) the elligible allottee shall be exempted from stamp duty.**
  उत्तर प्रदेश सरकार की (समाजवादी आवास योजना) के अंतर्गत पात्र आवंटी को स्टाम्प डयूटी मे छूट।

✶ Under affordable housing policy government order No.73/2965/8-1- 14-34/Meeting/2014 Dated 12.12.2014,Clause 6.4.

The PMAY & Samajwadi Awas Yojana are respective schemes of Central and Uttar Pradesh State government. LandCraft Metro Homes (Developer) shall follow the govt. scheme as it is, and the Developer shall not be liable for any change/modification/ extension/deletion to these schemes by the Central or State Government. The Allottee shall be solely responsible for the eligibility and availment the benefits under the above Govt.Schemes and the Developer shall not be liable for the same.

SITE PLAN



TYPE -1 (1 BHK + STUDY + BATH + W.C)

TYPE -2 (2 BHK + BATH + W.C)

TYPE -3 (2 BHK + 2 TOILET)

TYPE -4 (2 BHK + STUDY + 2 TOILET)

TYPE -5 (3 BHK + 2 TOILET)

The above is a picturcistic view of the group housing and the specifications,designs, images and condition are only indicative and conceptional and do not constitute any legal offering.

UNIT PLAN

TYPE - 1

1 BHK + STUDY + BATH + W.C

CARPET AREA = 380 sq. ft.



1sqm = 10.764 sq. ft.

Disclaimer: The images of furniture and fixtures including other finishing items in the unit plan are only indicative and conceptual and does not constitute any legal offering.

UNIT PLAN

TYPE - 2

2 BHK + BATH + W.C.

CARPET AREA = 419 sq. ft.



1sqm = 10.764 sq. ft.

Disclaimer: The images of furniture and fixtures including other finishing items in the unit plan are only indicative and conceptual and does not constitute any legal offering.

UNIT PLAN

TYPE - 3

2 BHK + 2 TOILET

CARPET AREA = 468 sq. ft.



1sqm = 10.764 sq. ft.

Disclaimer: The images of furniture and fixtures including other finishing items in the unit plan are only indicative and conceptual and does not constitute any legal offering.

UNIT PLAN

TYPE - 4

2 BHK + STUDY + 2 TOILET

CARPET AREA = 551 sq. ft.



1sqm = 10.764 sq. ft.

Disclaimer: The images of furniture and fixtures including other finishing items in the unit plan are only indicative and conceptual and does not constitute any legal offering.

UNIT PLAN

TYPE - 5

3 BHK + 2 TOILET

CARPET AREA = 655 sq. ft.



1sqm = 10.764 sq. ft.

Disclaimer: The images of furniture and fixtures including other finishing items in the unit plan are only indicative and conceptual and does not constitute any legal offering.

Disclaimer: All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.

SPECIFICATIONS

DOOR CHAUKHATS	Mirandi
WINDOWS	Aluminium
DOORS Main door Other doors Bathroom doors	 Skin-moulded door Flush doors PVC door with PVC chaukhat
FLOORS Living/Dining/Kitchen & Bedrooms Balcony & Corridors	 Vitrified tiles Anti-Skid Ceramic Tiles
BATH / TOILET Floor Tiles Wall Tiles (up to 7' height)	 Anti-Skid Ceramic Tiles Glazed Ceramic Tiles
WC Floors Walls (up to 4 feet height)	 Anti-Skid Ceramic Tiles Glazed Ceramic Tiles
KITCHEN Walls (up to 2 feet above working platform) Working platform	 Glazed Ceramic Tiles Granite
RAILING IN BALCONY & STAIRS	M.S. Railing
STAIRS	Kota stone
TOILET & KITCHEN FIXTURES WC Wash basin Kitchen Sink Bathroom and Kitchen Taps	 European type with flushing cistern Vitreous China ware with PVC Drain Pipe Stainless Steel Chrome plated
STRUCTURE	Earthquake resistant RCC framed structure with brick walls in between
INTERNAL FINISH	Wall plastering and painting with OBD
ELECTRICAL	All copper wiring in PVC concealed conduit All switches ISI mark with modular switches
EXTERNAL FINISH	Modern and elegant finish with weather shield paint

LOCATION MAP



Map not to scale

➢ Eastern Peripherial Express Way	1 km
➢ DPS HRIT Campus	2 Km
➢ Drizzling Land	2 Km
➢ Manan Dham	3 Km
➢ Raj Nagar Extension	6 Km
➢ Nearest Metro Station	10 Km

Approximate

Home Loan:

RERA REGISTRATION NO. - UPRERAPRJ4635
AWAS BANDHU Licence No:- 264|78-D|SAY| 2015-16

RS Landcraft LLP (LLPIN : AAE-0741)

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The Power of Experience

LandCraft
SOLID FOUNDATION FOR GOOD LIVING