



# ReaRCo

Real Estate Asset Resolution Company



vayU  
@KVD  
WINDPARK



  
**Rearco**  
Real Estate Asset Resolution Company

**Vayu**  
WINDPARK

\*ARTISTIC REPRESENTATION ONLY. SUBJECT TO CHANGE BY COMPETENT AUTHORITY.

# अनुक्रम

- कर्मण्येवाधिकारस्ते मा फलेषु कदाचन

## रीयरको सेलेक्ट

- योगक्षेमं वहामयहम
- वायुविश्वमिदं सर्वं प्रभुर्वायुश्च कीर्तितः।
- अन्तस्स्थितविश्वोऽहम् । अन्तः स्थितो विश्वो यस्य सः ।
- अतिथिदेवो भवः
- उत्तरं यत्समुद्रस्य हिमाद्रेश्चैव दक्षिणम् । वर्षं तद् भारतं नाम भारती यत्र संततिः ॥
- भूपृष्ठालेख्यपत्रं
- इकाई प्रारूपं योजनां

## रीयरको एक्सक्रिसिट

# *Index*

- An Introduction to ReaRCo

## ReaRCo Select

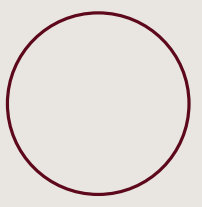
- Our Philosophy
- Homes Naturally Energised by Vāyu
- Your Self Contained Universe
- The ReaRCo SkyVilla
- Location
- The Map of Your World
- Unit Layouts

## ReaRCo Exquisite

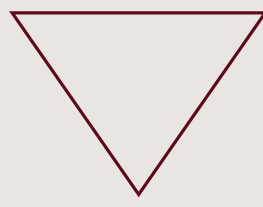
# The Panchtatva (Five Elements) Series

तस्मात् एतस्मात् आत्मनः । वै आकाशः वायुः वायो  
अग्निः अग्निः अग्नेः अग्नेः आपः अद्यः  
पृथिवी पृथिव्या ओषधीभ्यः अन्नम् । अन्नत् पुरुषः ।

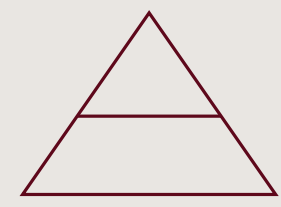
From Atman, space came into being;  
from space wind; from wind fire;  
from fire the earth; from earth plants;  
from plants food; and from food,  
man came into being.



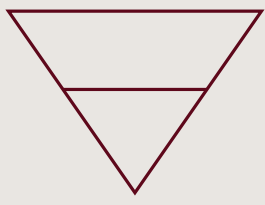
आकाश



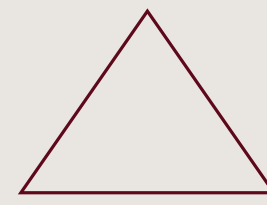
जल



वायु



पृथिवी



अग्नि

वायुविश्वमिदं सर्वं प्रभुर्वायुश्च कीर्तितः।



# ReaRCo

Real Estate Asset Resolution Company

## PRESENTS

# vayU

@KVD  
WINDPARK

वायु ही सम्पूर्ण विश्व है और वायु को ही इस संसार का स्वामी या ईश्वर माना जाता है ।

Vāyu (Air) is the source of life and holds pran, sugandhi, and swachata.

कर्मण्येवाधिकारस्ते मा फलेषु कदाचन



*An Introduction to ReaRCo*

*We work without desire for rewards*

# SHAPING SPACES THAT SHAPE LIVES

## *About us*

ReaRCo, founded by a group of seasoned professionals. The company was born out of a profound understanding of the challenges faced by homebuyers and the living and working spaces they sought.

We transform projects into vibrant spaces that resonate with SUKH-comfort and happiness experience. An immersive environment offering a residential neighbourhood, emotional well-being, warmth, community spirit, laughter, and full of joy.

## *Our Vision*

ReaRCo will create a professional ethos to lead the transformation of Real Estate development from merely selling dreams to a value based delivery of Dream Homes in vibrant communities through ethical and sustainable practices.

## *Our Mission*

To turn around projects into vibrant communities with homes where comfort, harmony and enduring value are delivered per promise.

## *Our Motto*

A rock pile ceases to be a rock pile the moment we contemplate it, bearing within us the image of a thriving community with Dream Homes and bliss - inspired by “The Little Prince”.

# BRAND PILLARS

01

## **Purpose Driven**

People are at the heart of what we do - our spaces are crafted to enhance well-being, comfort and community.

02

## **Resilience**

We thrive on challenges, using restructuring capabilities to breathe life into projects and creating lasting solutions.

03

## **Sustainable Legacy**

Our projects are designed to leave an enduring legacy, balancing environmental responsibility with long-term value.

04

## **Ensuring Delivery through the Right Means**

Reliability is our signature - on time delivery and committed quality through following of Ethical Business practices.

05

## **Creating Quality Homes for Thriving communities**

Along with Purpose, Resilience, Means and Sustainable Practices, we deliver quality homes to form the bedrock of thriving and flourishing communities.

# OUR CORE VALUES

Rainbow above, soft warm glow below - we help you Hope & Dream

Family & Friends matter the most

Having the Courage of Our Convictions

Delivering a Secure Future

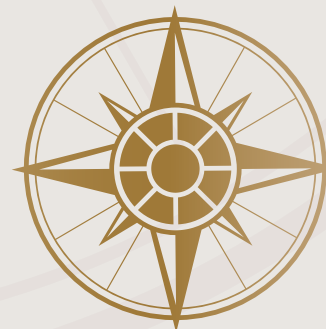
Creating a Lifetime of Joyous Memories & Experience

Ethical and Sustainable Business Practices

## OUR BRANDS



**ReaRCo**  
**SELECT**



**ReaRCo**  
**EXQUISITE**



**ReaRCo**  
**ROYALE**

CHAPTER



**ReaRCo**  
**SELECT**

योगक्षेमं वहामयहम्



*Our Philosophy*

*Your welfare is my responsibility*

सर्व परवशं दुःखं सर्वमात्मवशं सुखम् ।  
एतद् विद्यात् समासेन लक्षणं सुखदुःखयोः॥

(Everything that is in another's control is painful, all that is in self-control is happiness. This is the definition of happiness and pain in short.)



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Backed by the Government of India sponsored Fund and built on fully paid-up land, ReaRCo's Vāyu @ KVD Windpark is where you secure a future for your family, a future which is in your control.

Funding Partners



Home Loan Partners



Approving Authorities



वायुविश्वमिदं सर्वं प्रभुर्वायुश्च कीर्तितः ।



*Homes Naturally Energised by Vāyu*

वायु ही सम्पूर्ण विश्व है और वायु ही इस  
संसार का स्वामी है ।



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Situated in a low-density area, the building's proposed integrated complexes shall cater to all your needs, from comfortable residences to convenience stores, ensuring the best experience for your mind and body every day.

# वायुविश्वमिदं सर्वं प्रभुर्वायुश्च कीर्तितः।

Discover the joy of living with nature in homes designed for living in harmony with the Vāyu Tatva.....

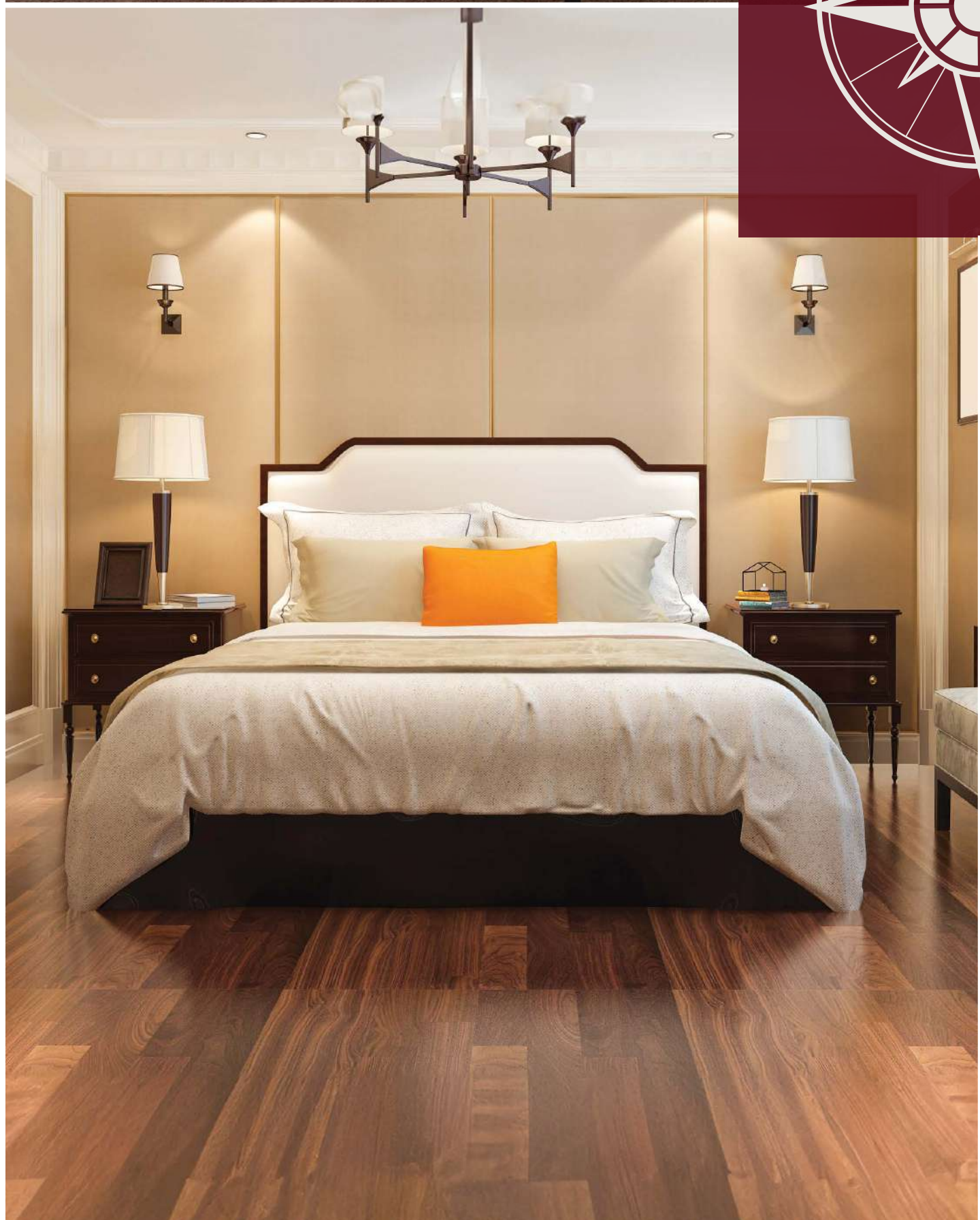
Become one with the gentlest yet the strongest element of nature. Vayu brings in new life, sustains and protects. Homes that are the pride and dignity of your family. Homes designed for sustainable living inspired by Vāyu - which is life itself.

Homes designed to bring the essence of nature into your world with life giving air channelised through thoughtful architecture and design to revitalise every aspect of your being; Large Open Podium, Terrace Gardens, and nuanced L - Shaped Balconies to ensure freshness and health in every breath.....

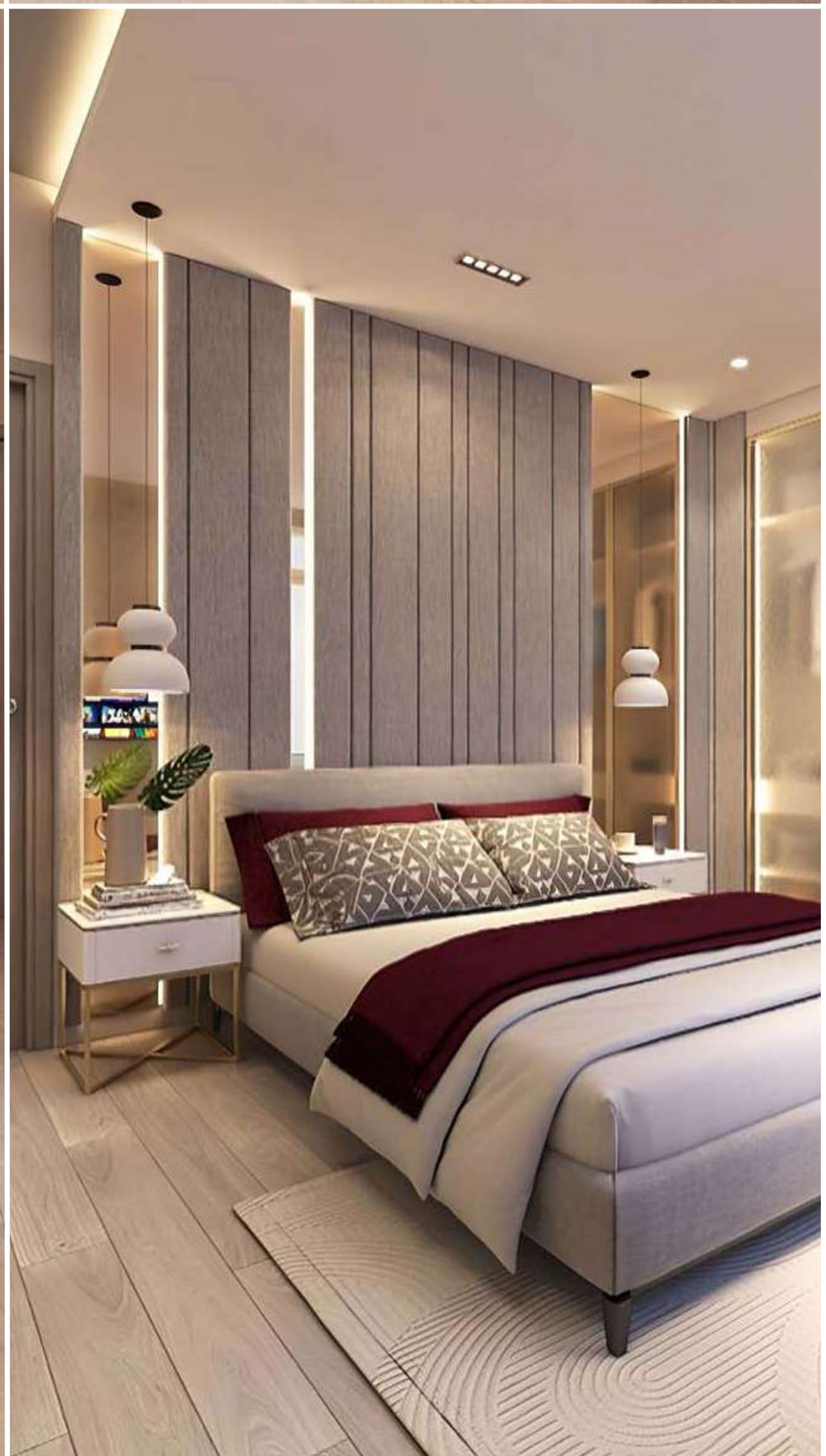


## AN ELEGANT WEAVE OF NATURE AND DESIGN

ReaRCo's Vāyu @ KVD Windpark is a refreshing take on modern living with a focus on connecting residents to nature. Located in Techzone - IV of Greater Noida (West), this project redefines how homes should breathe. Enjoy the warmth of elegant receptions and air conditioned lift lobbies that greet you upon entry, seamlessly transitioning into a modern and inviting ambience. Each bedroom boasts of stylish wooden flooring / vitrified tiles, offering both durability and sophistication, while The kitchen shines with its seamless design ready for your culinary adventures. We truly celebrate the harmony between modern architecture and the natural world, offering a peaceful living environment surrounded by greenery and fresh air.



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# SPECIFICATIONS

## **STRUCTURE**

- Earthquake-resistant RCC framed structure designed as per IS 1893: 2016 as per Seismic Zone - IV

## **FLOORING**

- High quality Glazed / Polished Glazed Vitrified tiles in living and dining (1200 mm X 600 mm) - Kajaria / Asian Granito (AGL) / Simpolo / Solorex or equivalent
  - High quality Glazed / Polished Glazed Vitrified tiles in kitchen (1200 mm X 600 mm) - Kajaria / Asian Granito (AGL) / Simpolo / Solorex or equivalent
- High quality Laminate Wooden flooring in master bedroom (at least 8 mm thick)
  - High quality Glazed / Polished Glazed Vitrified tiles in other bedrooms (1200 mm X 600 mm) - Kajaria / Asian Granito (AGL) / Simpolo / Solorex or equivalent
- High quality anti-skid ceramic tiles in bathrooms - Kajaria / Asian Granito (AGL) / Simpolo / Solorex or equivalent
- Staircases to be provided in Natural Stone / High quality Vitrified Tiles

## **FIRE SAFETY**

- Fire prevention, suppression, detection and alarm systems as per applicable fire norms

## **KITCHEN**

- Polished granite kitchen counter
  - Ceramic tiles dado upto 2 feet height on kitchen counter - Kajaria / Asian Granito (AGL) / Simpolo / Solorex or equivalent

## **PLUMBING**

- As per standard industry practice, all internal plumbing in GI / CPVC / Composite
  - STP & Ground Water harvesting provisions on site

## **ELECTRICAL**

- Modular switches with provision for adequate light & power points
- Copper wire in concealed PVC conduits (Havells / Polycab / Anchor or equivalent)
  - Electricity load as per applicable Government norms
    - Adequate power back up within apartment
- 100% power back up for emergency lifts and common areas

## **SECURITY, HIGH-SPEED INTERNET, AND EV POINTS**

- Provision for optical fibre / network
- Entrance, lift lobby and common areas security with CCTV
  - EV charging point

## **INTERNAL & EXTERNAL FINISH**

- OBD on interior walls of apartments
- Putty on walls in living, dining and bedrooms
- Granite / High Quality Stone finish tiles cladding in lift lobbies as per design
- Exterior grade weather proof paint on all external buildings

## **DOORS AND WINDOWS**

- Entrance door - 7 feet high both side laminated flush door with tower bolts
- Bedroom doors - 7 feet high both side laminated skin doors
- Bathroom doors - 7 feet high both side laminated skin doors
- External Doors & Windows in Quality Extruded Aluminum/UPVC Sections

## **TOILETS**

- Provision of hot and cold water supply in all bathrooms
- Ceramic tiles dado upto 7 ft height - Kajaria / Asian Granito (AGL) / Simpolo/ Solorex or equivalent
  - White Chinaware of premium quality

अन्तस्स्थितविश्वोऽहम् । अन्तः स्थितो विश्वो यस्य सः



*Your Self Contained Universe*

*Discover the Universe within you*



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## *For the Soul*

- ReaRCo Devalaya for peace and divinity
  - Garden of Solitude for meditation
  - Daily yog abhyasa



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## *For the Body*

- State of the Art Gymnasium
- Traditional Ayurveda Massage Therapists
  - Steam Room
  - Jogging Track
- Half Olympic Length Swimming Pool
- Basketball Court / Multipurpose Court
- Air Conditioned Tower Entrance Lobbies



## *Hospitality*

- Exclusive warmth & welcome @ the ReaRCo SkyVilla
- Exclusive Members Club House with in-house dining
- My Window to the World - Open air Leisure Lounge
  - Exclusive Laundromat Services for all residents
- At Your Service - Fresh & Hot Chapatis & Rice @ mealtimes
  - Guest Rooms for Residents Guests only
  - Valet Parking Facilities



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## *Recreation World*

- Indoor Games Galore like Foosball, Table Tennis, Carrom, Snooker
  - Amphitheatre
  - Kids Play Area
  - Kiddies Pool
  - Skating Rink



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## *We Mean Business*

- ReaRCo Works - Coworking space with fully functional work facilities and conference room for residents.



Stay active amidst the beauty of nature with our dedicated half Olympic length swimming pool, jogging track, designed to enhance your fitness journey while being surrounded by greenery and fresh air.



Enjoy serene mornings and peaceful evenings with a shrine within the complex, offering tranquillity, peace and harmony to everyday living.



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A world of fun awaits at kids playground, a safe and engaging space where your children can play, explore, and create lasting memories.



## *SPORTS MEETS ACTIVE LIVING*

Unleash your competitive spirit on our versatile basketball / multipurpose court, where active living thrives. Whether you're spiking a ball or shooting hoops, this dynamic space fosters fun, fitness, and camaraderie, making every game a joyful experience in the heart of community.

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## YOGA STUDIO

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## SAUNA ROOM

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**ReaRCo**  
Real Estate Asset Resolution Company



### *General Physiotherapy*

ReaRCo plans your health  
rejuvenation



अतिथिदेवो भवः ।



*The ReaRCo SkyVilla*

*We consider the guest as God*



## Welcome to the ReaRCo SkyVilla

Not Just Our Home, But Yours too

At "The ReaRCo SkyVilla" - We welcome you to share our home and hospitality!

*Step into a tranquil residential space.  
The ReaRCo SkyVilla, a novel concept  
where we, the project promoters, invite  
the Windpark Homebuyers into our  
Home.*



Detox & Rejuvenate  
@ the expansive SkyGarden



Enjoy refreshments all day  
@ the SkyCafe



Chai Charcha aur Pyaar  
@ our cosy Tea Room



Atithi Devo Bhava - we treat  
your guests as Royalty



Indoor Games Galore like  
Foosball, Table Tennis, Carrom,  
Snooker



ReaRCo Works - Work  
facilities for those who need  
to put in that bit more



Traditional Ayurveda Massage  
Therapists / Physio Therapists  
to rest the Body & Soul



Exclusive  
Steam Room

The ReaRCo SkyVilla is a home owned by the ReaRCo family and shall be opened with the hallmark ReaRCo Hospitality to the Vāyu @ Windpark Homebuyers, as our house guests. Post formation of an RWA, the ReaRCo SkyVilla may be rented to the Windpark RWA and may be managed by ReaRCo directly for the convenience of the Homebuyers.

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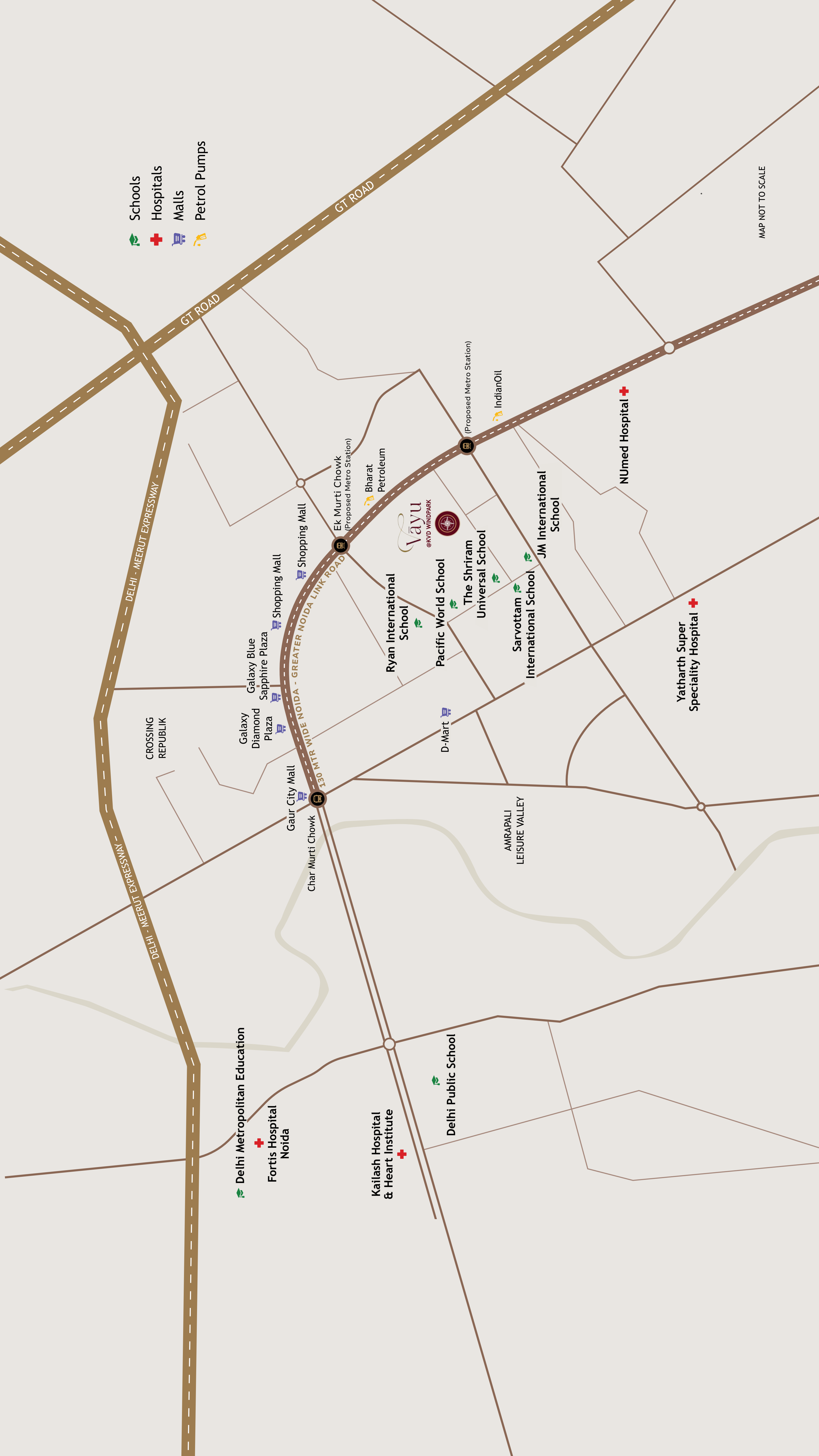


उत्तरं यत्समुद्रस्य हिमाद्रेश्चैव दक्षिणम् ।  
वर्षं तद् भारतं नाम भारती यत्र संततिः ॥



*Unlock your home at pride  
of UP Greater Noida*

-  Schools
-  Hospitals
-  Malls
-  Petrol Pumps



MAP NOT TO SCALE

# *Located in heart of Greater Noida (West)*



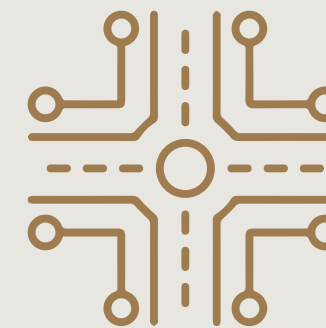
- 15 mins drive from Delhi - Meerut expressway (DME)
- On 130 Mtr Wide Noida - Greater Noida Link Road
- 7 mins drive from Char Murti / Kisan Chowk
- 3 mins drive from Ek Murti Chowk



- Adjacent to IT / Institutional sector. Various commercial buildings being developed nearby.



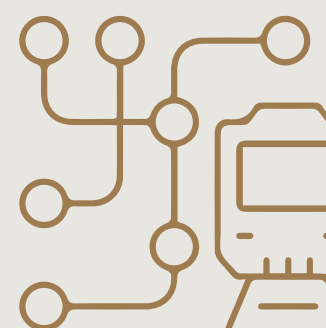
- 5 minutes walking distance from prominent schools Shri Ram Universal, Pacific World, Sarvottam International, Ryan International, & JM International, etc.



- Excellent connectivity with Delhi, Noida & Ghaziabad.



- Multiple shopping malls, multiplexes, restaurants, and hotels in vicinity.



- Proposed metro station nearby.

\*ARTISTIC REPRESENTATION ONLY.  
SUBJECT TO CHANGE BY COMPETENT AUTHORITY.



भूषुठलरुणुतुतु ।

*The Map of Your World*

*Your Path to Possibilities*

ReaRCo's Vāyu @ KVD Windpark offers a vibrant blend of leisure and activity. Dive into the half Olympic-length swimming pool, stay active in the state of the art gymnasium and unwind at steam rooms. Enjoy friendly matches on the basketball / multi purpose court and stroll along scenic trails. With a lively kids' play area, dedicated yoga and meditation spaces, 24/7 security and a commercial shopping complex, ReaRCo's Vāyu @ KVD Windpark is your ultimate haven for modern living.





\*Artistic impression only. Map not to scale.  
 Approved map is available at project site and UPRERA website

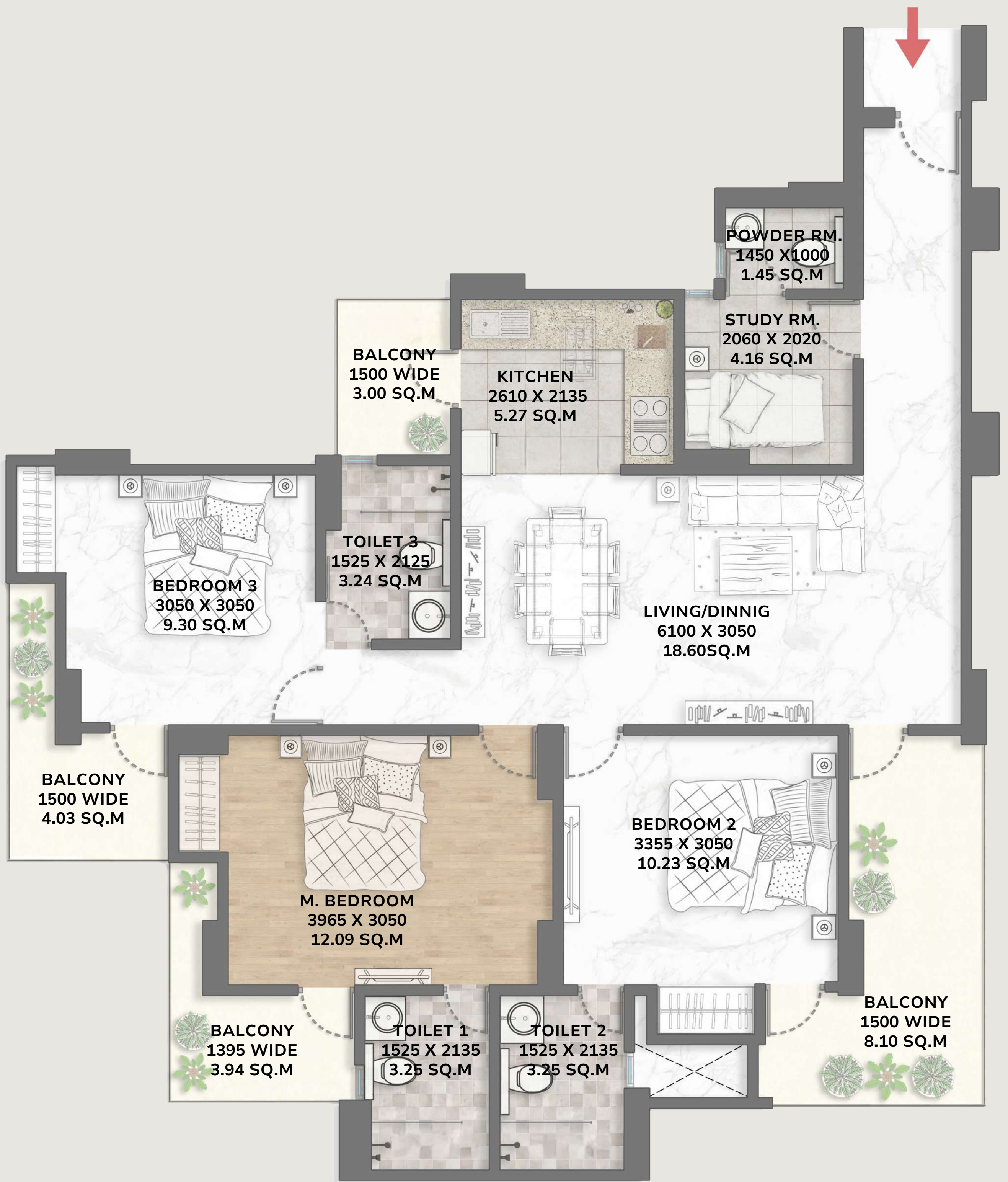
\*\* Revised plans for Tower 4, Tower 5, and commercial blocks  
 are pending for approval from GNIDA.

इकाई प्रारूप योजनां ।



*Unit Layouts*

*Blueprint for New Beginnings*



## *Tower 1 Type 1505*

3 BHK + 3 TOILETS + STUDY ROOM + POWDER ROOM

**CARPET AREA**

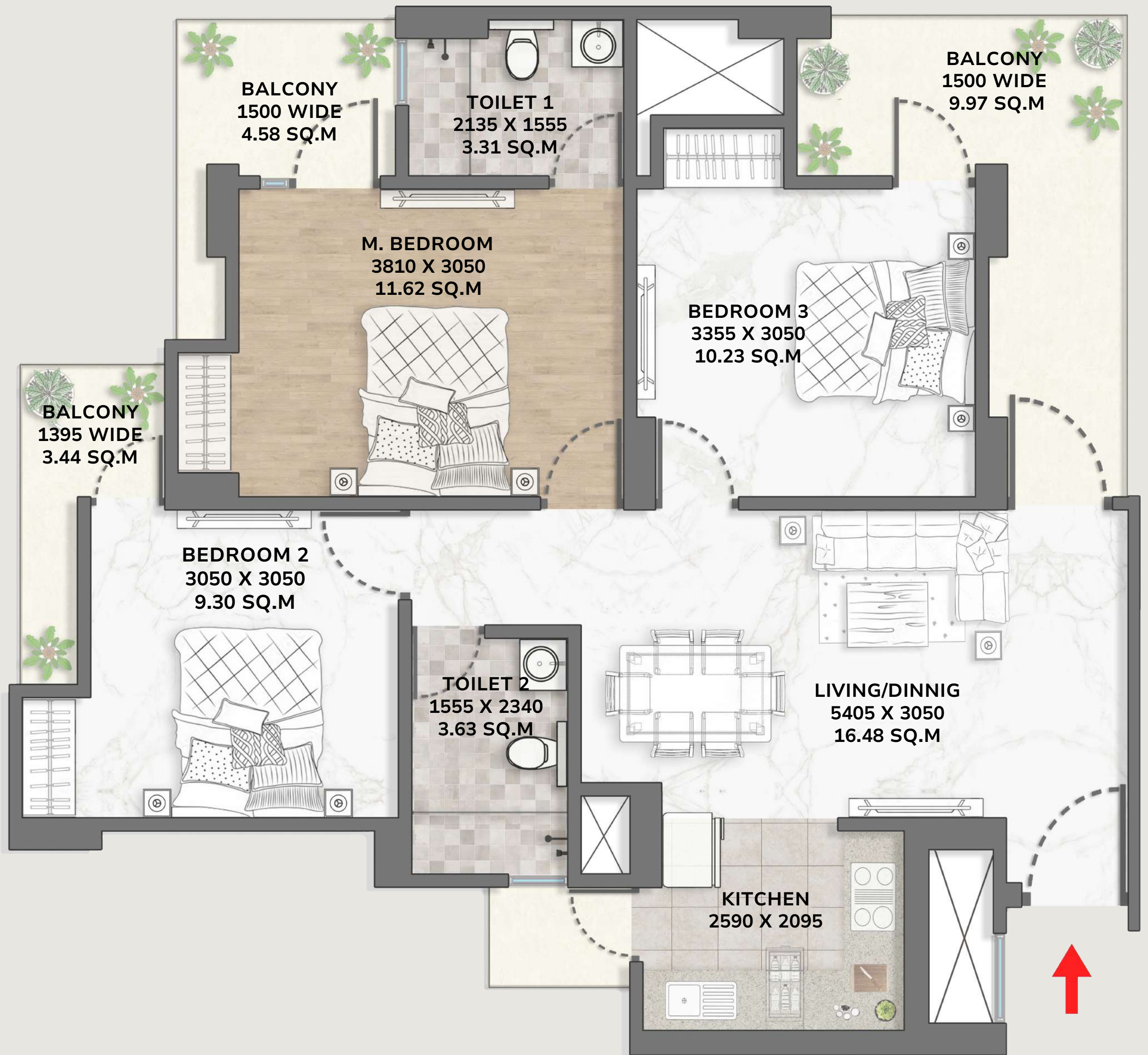
81.02 SQ.M.

**BUILT-UP AREA**

107.49 SQ.M.

**BALCONY AREA**

19.07 SQ.M.



## *Tower 1 Type 1245*

3 BHK + 2 TOILETS

**CARPET AREA**

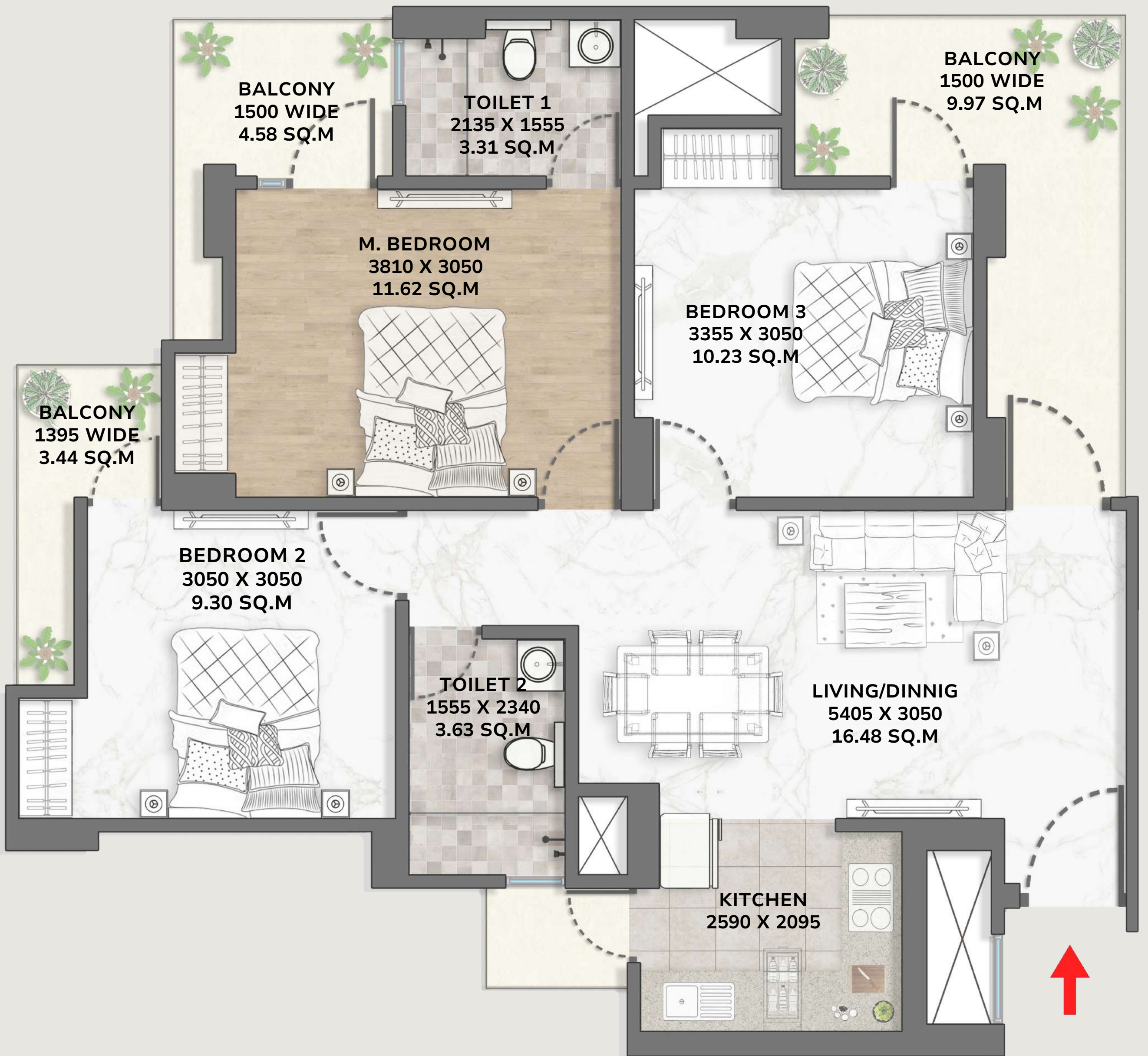
65.45 SQ.M.

**BUILT-UP AREA**

91.00 SQ.M.

**BALCONY AREA**

19.62 SQ.M.



## *Tower 2 & 3 Type 1505*

3 BHK + 2 TOILETS

**CARPET AREA**

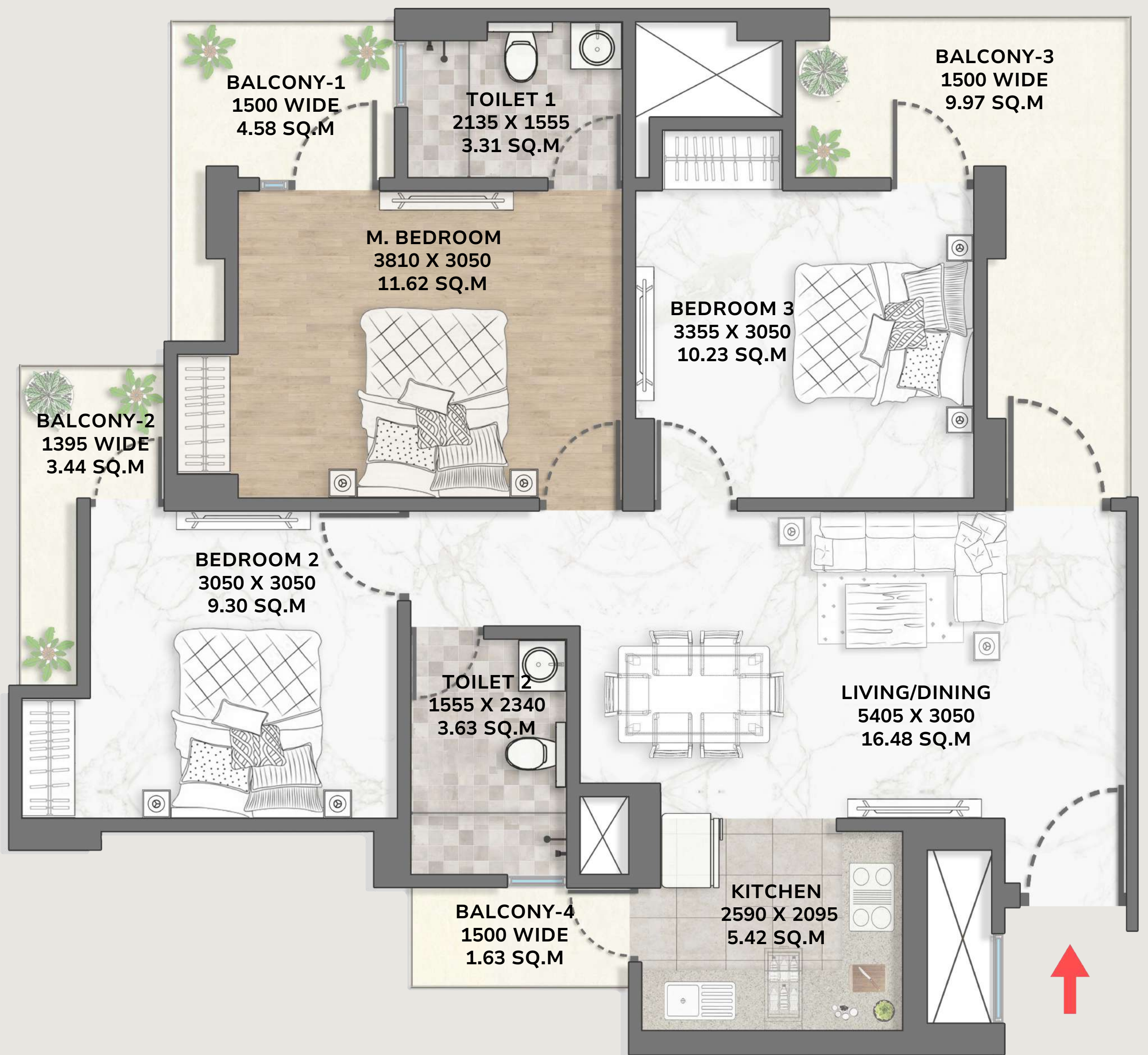
82.76 SQ.M.

**BUILT-UP AREA**

108.05 SQ.M.

**BALCONY AREA**

19.07 SQ.M.



## *Tower 2 & 3 Type 1245*

3 BHK + 2 TOILETS

**CARPET AREA**

66.15 SQ.M.

**BUILT-UP AREA**

91.66 SQ.M.

**BALCONY AREA**

19.62 SQ.M.



## *Tower 6 & 7 Type 997-1*

2 BHK + 2 TOILETS

**CARPET AREA**

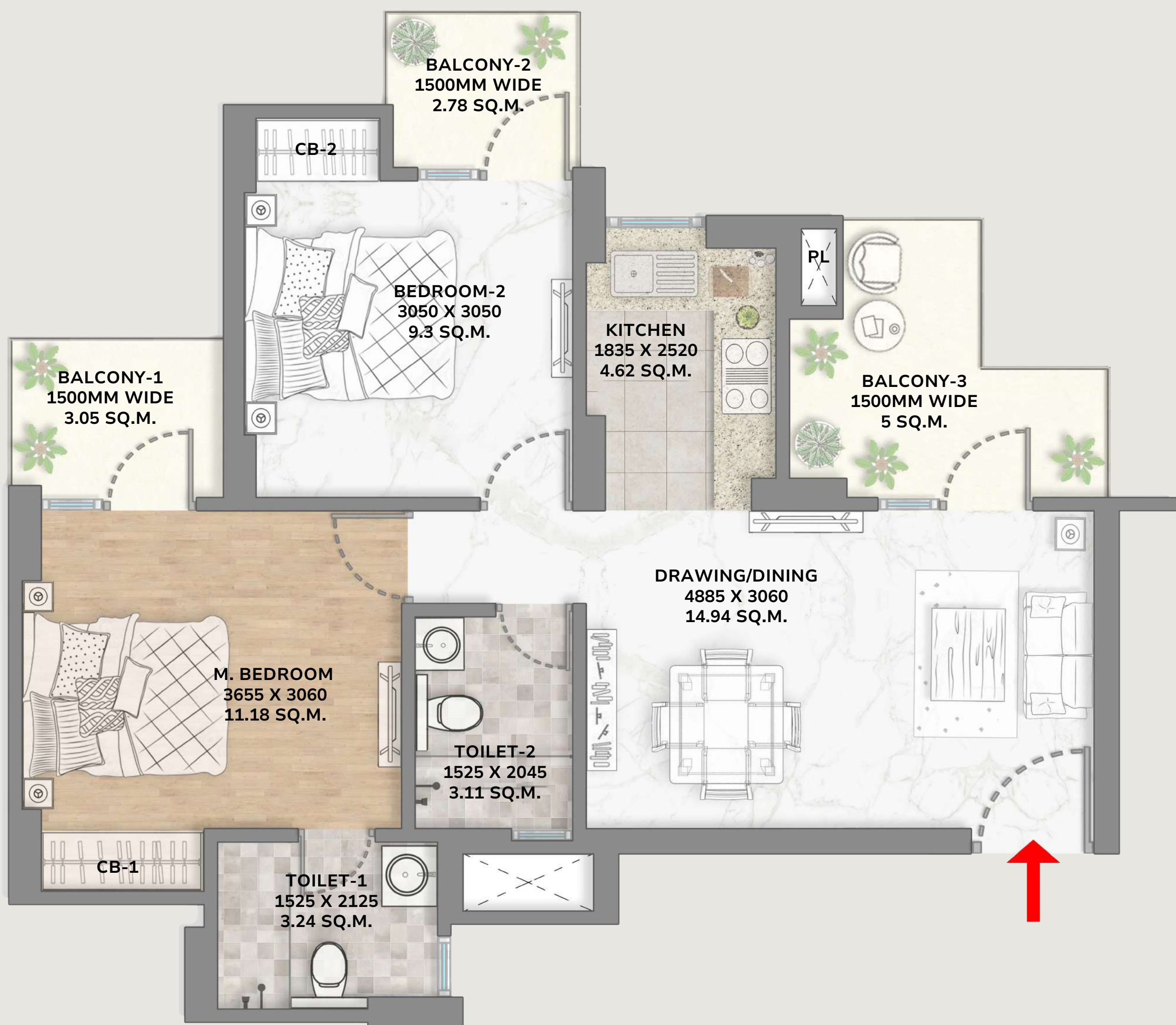
51.85 SQ.M.

**BUILT-UP AREA**

69.19 SQ.M.

**BALCONY AREA**

10.84 SQ.M.



## *Tower 6 & 7 Type 997-2*

2 BHK + 2 TOILETS

**CARPET AREA**

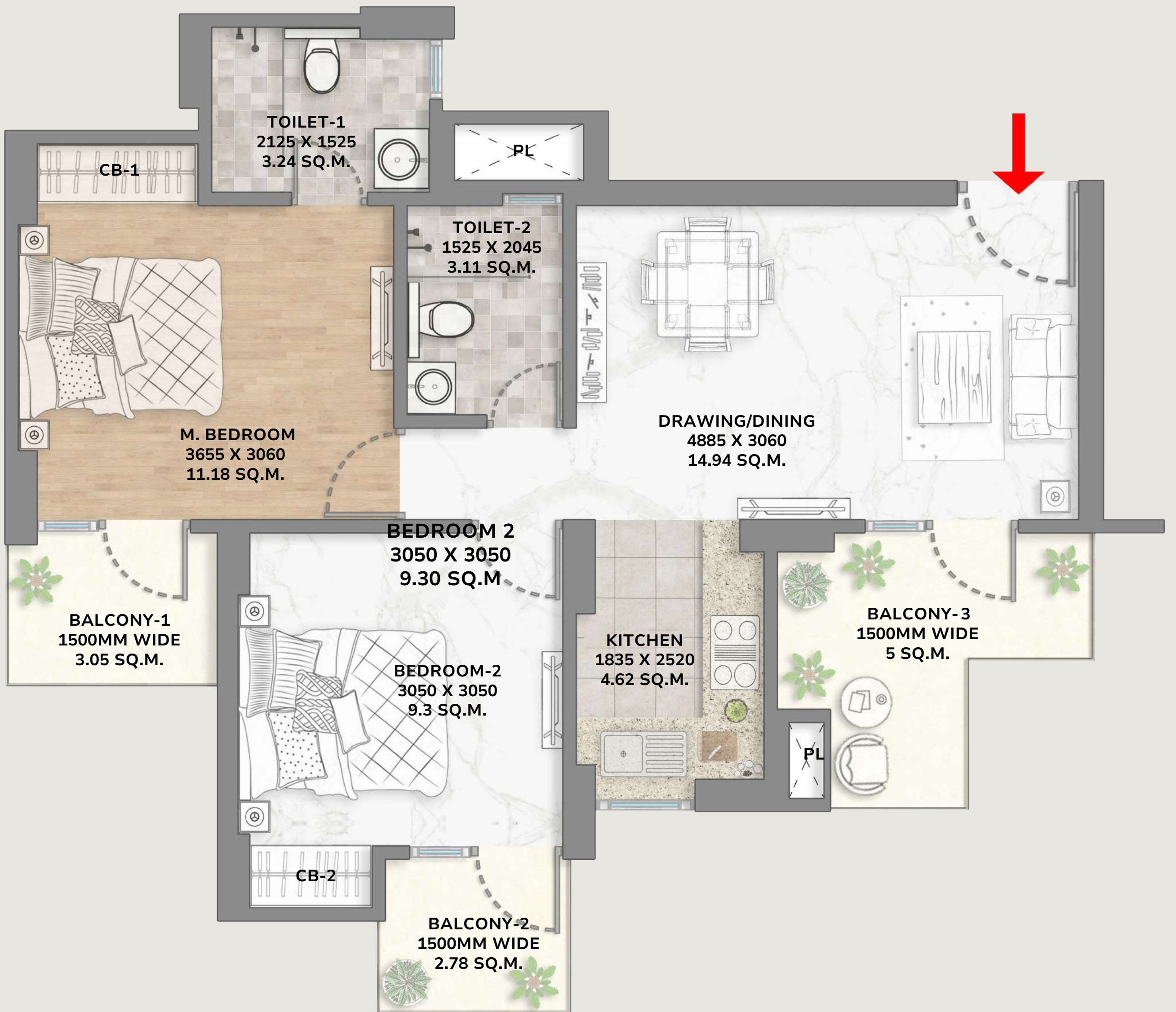
51.85 SQ.M.

**BUILT-UP AREA**

69.19 SQ.M.

**BALCONY AREA**

10.84 SQ.M.



## *Tower 6 & 7 Type 997-3*

2 BHK + 2 TOILETS

**CARPET AREA**

51.85 SQ.M.

**BUILT-UP AREA**

69.19 SQ.M.

**BALCONY AREA**

10.84 SQ.M.



VayU  
WINDPARK

DRESHAPE

UNICP

# CHAPTER



...and then we embellish the  
Select...Exquisite homes with  
Premium designs for those who  
need more of everything...space,  
design, specifications...



**ReaRCo**  
**EXQUISITE**

COMING SOON...



**ReaRCo**  
Real Estate Asset Resolution Company

PROJECT RERA REGISTRATION NO:UPRERAPRJ3122  
HTTPS://WWW.UP-RERA.IN/PROJECTS



# vayu@KVD WINDPARK

#### Funding Partners



#### Home Loan Partners



#### Approving Authorities



ALL PAYMENTS TO BE MADE IN FAVOR OF "M/S K. V. DEVELOPERS PVT. LTD. - COLLECTION ACCOUNT", PAYABLE AT NOIDA. AC/ NO: 57500001513875, HDFC BANK, IFSC: HDFC0000088, ANSALS FORTUNE ARCADE, K-BLOCK, SECTOR-18, NOIDA U.P. - 201301.

[vayu@rearco.co.in](mailto:vayu@rearco.co.in)

[www.rearco.in](http://www.rearco.in)

**Plot No: DV-GH09B, Sector: Tech Zone - IV, Greater Noida (West), U.P.**

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