

सुनहरा अवसर, घर हो वहाँ
देश की पहली Rapid Rail हो जहाँ



उत्तर प्रदेश सरकार द्वारा स्वीकृत आवासीय योजना



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

A LEGACY OF EIGHTY YEARS

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

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AND PUBLISHER OF MANY TAXATION BOOKS THAT ARE PUBLISHED TILL DATE.
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SIMPLICITY, MORALITY, TRUST ADAPTABILITY ARE THE CORE ETHOS OF THE GROUP
AND ARE STILL BEING CARRIED OUT.



Garg Group Real Estate Vertical:



*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.*



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



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project with 1444 apartments in
affordable housing segment. The
Group launched the lowest priced
Apartment in NCR at Rs. 4.5 lacs.*



*Launch of the Center
Court, GURGAON, a
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concept of Sports Style
Residences at Dwarka
Expressway.*



*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 Metro Homes is a strategically located,
affordable housing project in Ghaziabad. It is located on
the main NH-58 and has many advantages like:*

- **Eastern Peripheral highway, just 500 mtrs away**
- **Metro Station, just 10 Km away**
- **24-hour Transportation facility available outside**
- **Renowned colleges & schools located nearby**



*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 Activities -

Institutions

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

Publications

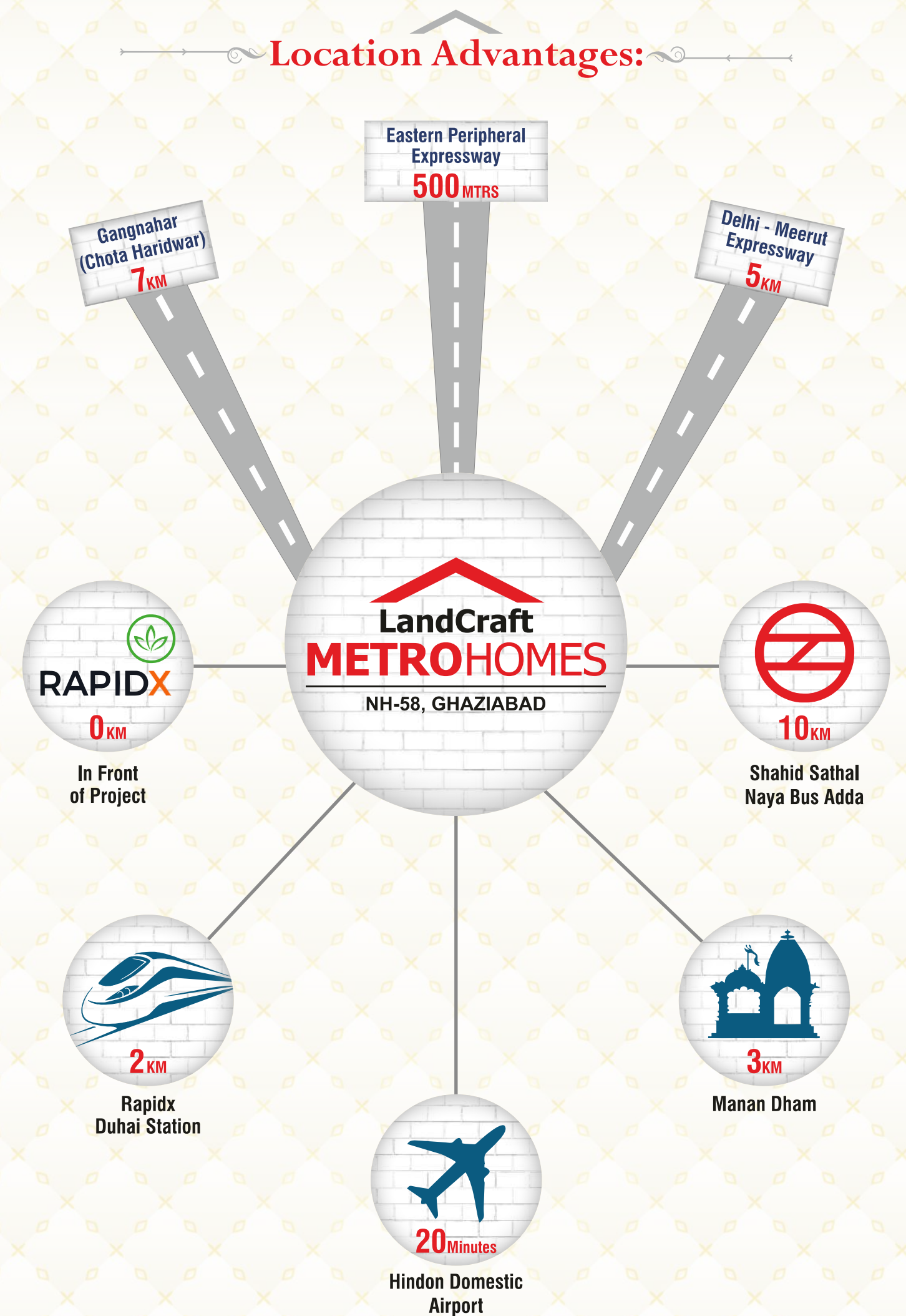
- Law & Management House
- ReMadhav Publication

Social

- Dia Initiative
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Iron & Steel

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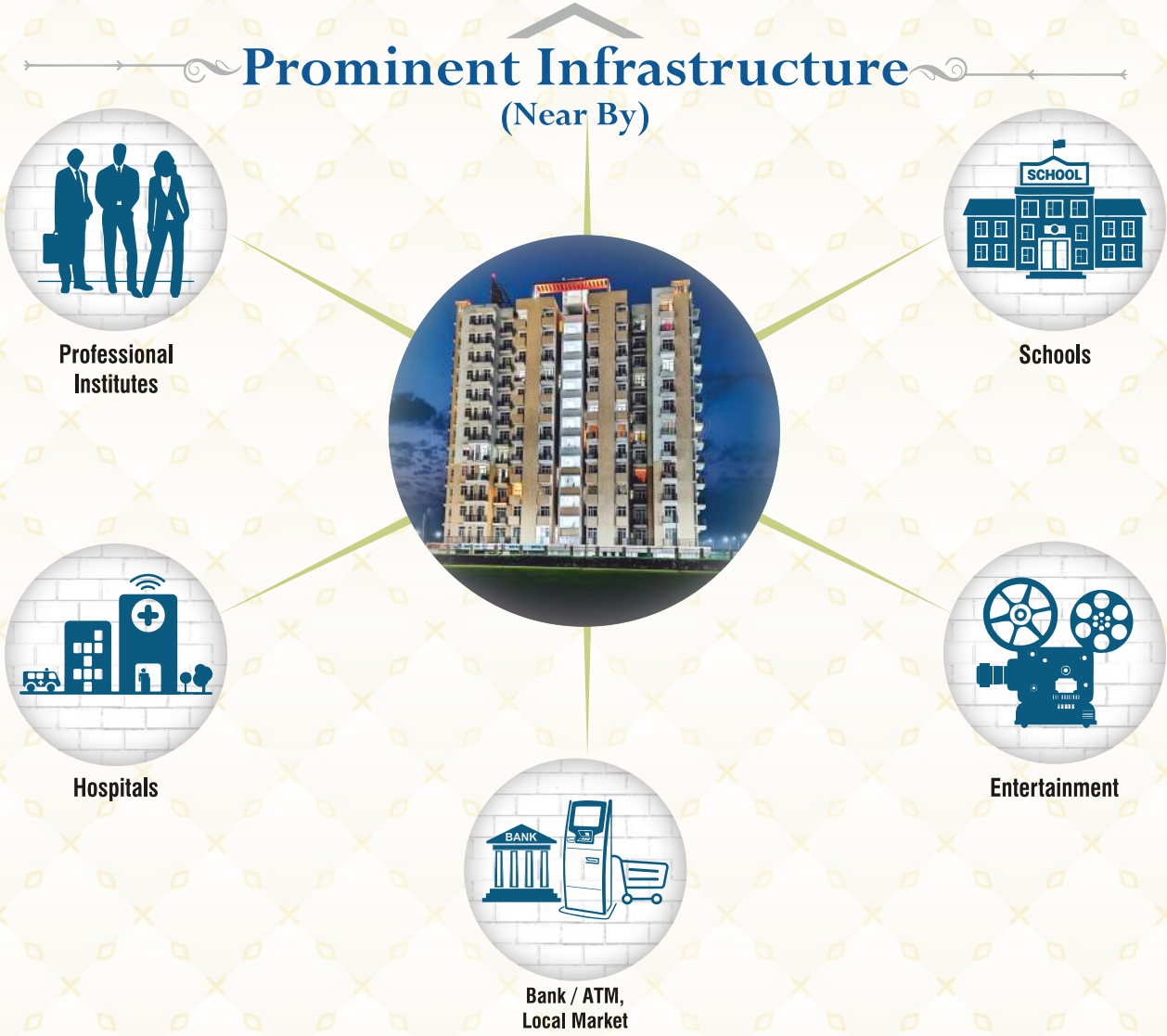


Site Plan



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

SPECIFICATIONS				
Particulars	Flooring	Electrical	Wall & Ceiling Finish	Doors & Windows
Bedrooms	Vitrified Tiles in all Bedrooms	Copper Wire in PVC conduit with MCB support	OBD Paint	Internal Doors & Frames with good quality Hardware Fittings, Aluminum Doors and Windows with Glass.
Drawing and Dinning	Vitrified Tiles	Copper Wire in PVC conduit with MCB support	OBD Paint	Main Doors & Frames with good quality Hardware Fittings, Aluminum Doors and Windows with Glass.
Kitchen	Vitrified Tiles	Copper Wire in PVC conduit with MCB support	OBD Paint Counter with Granite Top + 2 feet tiles above Kitchen Counter with Kitchen Sink and CP Fittings	Aluminum Doors and Windows with Glass.
Toilet	Anti Skid Floor Tiles on Floor and Wall Tiles	Copper Wire in PVC conduit with MCB support	OBD Paint on Walls	Aluminum Windows with Glass
	With all CP Fittings and Chinaware		With Falseceiling	UPVC Doors with Frames



UNIT PLAN

TYPE - 4
2 BHK + STUDY + 2 TOILET
CARPET AREA = 551 sq. ft.



UNIT PLAN

TYPE - 5
3 BHK + 2 TOILET
CARPET AREA = 644 sq. ft.



1sqm = 10.764 sq. ft.

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Awes 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 Pahmesh Corporate Tower, 3rd floor, Plot No. 73 / Kirti Nagar Community Centre, Delhi - 110021 has been registered as Private Developer under category 1000/D in Awes Bandhu, Uttar Pradesh for implementation of Samajwadi Awes 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, Awes Bandhu that:-

- A false/material misrepresentation has been made by the applicant.
- The applicant has been debarred by any Central or State Government Agency from carrying out real estate activity in the country/State.
- 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.
- The applicant has defaulted in complying with the conditions of the development agreement executed with the Authority.

Executive Director,
Awes Bandhu, Uttar Pradesh

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



सरल निवास सफल विकास

- ★ 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



- उत्तर प्रदेश सरकार की (समाजवादी आवास योजना) के अंतर्गत पात्र आवंटी को स्टाम्प ड्यूटी में छूट।

- 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



APPROVED



OTHERS' LAND

OTHERS' LAND

20 M APPROACH ROAD

OTHERS' LAND

- 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.

UNIT PLAN

TYPE - 2

2 BHK + BATH + W.C.

CARPET AREA = 419 sq. ft.



1sqm = 10.764 sq. ft.

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.



UNIT PLAN

TYPE - 5

3 BHK + 2 TOILET

CARPET AREA = 655 sq. ft.



1sqm = 10.764 sq. ft.

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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.

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

SPECIFICATIONS

Location Map



LOAN FACILITIES AVAILABLE FROM :



AWAS BANDHU Licence No. :- 264 | 78-D | SAY | 2015-16

RSLandcraft LLP (LLPIN: AAE-0741)

MetroHomes, NH-58, Opp. HLM College, Meerut Road, Ghaziabad, U.P. - 201003

Email: sales.lmh@landcraft.in Website: www.landcraftmetrohomes.com

RERA Reg. No. UPRERAPRJ4635 / UPRERAPRJ17395 / UPRERAPRJ103406 / UPRERAPRJ393482

Call: **8430-400-400**





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