



PROMOTERS

ATHARV INFRASTRUCTURES PVT. LTD.

D-21, 3RD FLOOR, ABOVE PIZZA HUT, RDC, RAJ NAGAR, GHAZIABAD

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ABOUT ATHARV INFRASTRUCTURES

ATHARV INFRASTRUCTURES PVT. LTD. is an existing Private Limited company engaged in construction and development of Housing and Commercial

Projects in Ghaziabad. Mr. Ankit Tyagi S/o Mr. Brahm Tyagi is the Managing Director of the Company. It is an upcoming mammoth in the field of Real estate Development and Construction. Over the Period of 4 Years, the Promoter has consistently set Quality benchmarks in property development by creating Housing and Commercial space, in prime locations. The company's ability to meet the special requirements of the Real estate market and clients stems from the strong foundations of professionalism.

ATHARV INFRASTRUCTURES have been formed with strategic vision to cater the needs of individuals to provide its customers one brand, one standard, one uniform quality and one value system, in the city of Ghaziabad/Noida, with an end to end solution system. The Promoter is expected to harness the vast Real Estate potential of Ghaziabad/Noida and in the future of Rest of the NCR as well.

Scope of the developers in small cities:-

Most of the developers are first generation entrepreneur who start these project because of their enterprising abilities. The main sources of funds are from the developer, from the bank in the form of project loans and the advances from the customers. Developers having a good reputation in the market get good advances from the customers which forms a good source as a means of finance. However, In these turbulent times the real estate sector has lost the trust of Financial Institutions and they are very rigid in advancing loans to the developers especially in small cities. If the developer himself is the builder, a lot of funds are also required to build up the infrastructure in the form of machinery, shuttering, manpower and automated heavy construction machines. To construct Buildings very special kind of infrastructures required. As the initiation start with meager resources, next project is undertaken on the completion of the previous project only.

In the present scenario, there are number of companies which are doing good business. One can say that these are the startup companies in real estate which are doing good volume of business. Moreover the enterprising natures of some of the developers are putting these companies on the path of success. There is one such company namely '**Atharv Infrastructures**' doing very good business. Brief profile of the company is as under:-

COMPANY PROFILE:

Atharv Infrastructures is a rising name in the field of Construction and development of Real Estate. The company was formed in the year 2019 with name and style of '**Atharv Infrastructures Private Limited**'. Since its inception, Company has initiated prestigious projects for eminent customers which includes Construction of Residential and Commercial Space and Sale of Plots for Residential and Commercial Purpose in Village Morta, Bhojpur, Abupur, Ghaziabad and Noida etc.

For carrying out this project company has a committed team of persons which includes the educated and experienced persons from all walks of life. The Development and Construction works are managed & executed by a team of well qualified experts. Our motto is Quality, Timely Delivery of Works and Client Satisfaction. This can be seen from the execution of current projects of the Company.

The Atharv Group has in-house construction team with its own equipment and machinery to undertake self-owned projects as well as contractual works. Although the Company is new but its Directors have done variety of works in the field of Real estate ranging from Contractual works in Residential and Commercial Space as well.

With the Onset of the year 2020 Company had launched '**Royal Green City**' Phase-I project at Ghaziabad comprising of Sale of Residential and Commercial plots and Construction and Development of about 50,000 Square yards of land. The public response was very good. The total project

has been completed within one and a half year. Most of the residential plots have been sold and there is few inventories left with the company.

The Company gained popularity with successful launch of the aforementioned project and decided to further extend this project by launching '**Royal Green City' Phase-II**, which comprises of Residential & Commercial plots and Construction and Development of about 50,000 Square yards of land apart from Phase-I.

Apart from them Company has also gained its popularity by launching **Royal Green City' Phase-III of 40,000 Square yards, Royal Green City' Phase-IV of 30,000 Square yards, Royal Green City' Phase-VI of 20,000 Square yards.**

Prime Minister of India launched a scheme known as '**Pradhan Mantri Awas Yojna**'. Under this scheme Govt. of India is committed to provide Housing for all by the year 2022. Under this scheme Govt. Launched various incentives for the First Time House Buyers which will boost the demand for housing from Public. Also in line with the policy of Central Govt. ,Govt. of Uttar Pradesh notified the policy for Affordable Housing in 2017. Under the policy, Stress is given on the small size houses. Keeping in view the demand from lower income group, we have designed a project for affordable houses as well.

Keeping in view the demand from public, company launched yet another project '**Diamond Homes**' spread over an area of about 10,000Sq. Yards comprising of 30 Residential and 15 Commercial Units out of which 22 residential and 10 commercial units have been completed. Balance flats are under construction and likely to be completed in the month of December, 2023.

VISION & MISSION

- To create niche in the real estate space looking beyond steel and concrete to redefine life and lifestyle.

- To rise the benchmark of excellence by creating in the city of Ghaziabad, commercial and residential landmarks that are at par with prestigious addresses across the globe.
- To achieve best quality standards through cutting edge value engineering and intelligent resource management.

PROJECTS DELEVERED:-

1. Royal Green City Phase-1



2. Royal Green City Phase-2



3. Royal Green City Phase-3



4. Royal Green City Phase-4



5. Royal Green City Phase-6



6. Diamond Homes



7. Skyline Industrial Park-Abupur



8. Diamond City



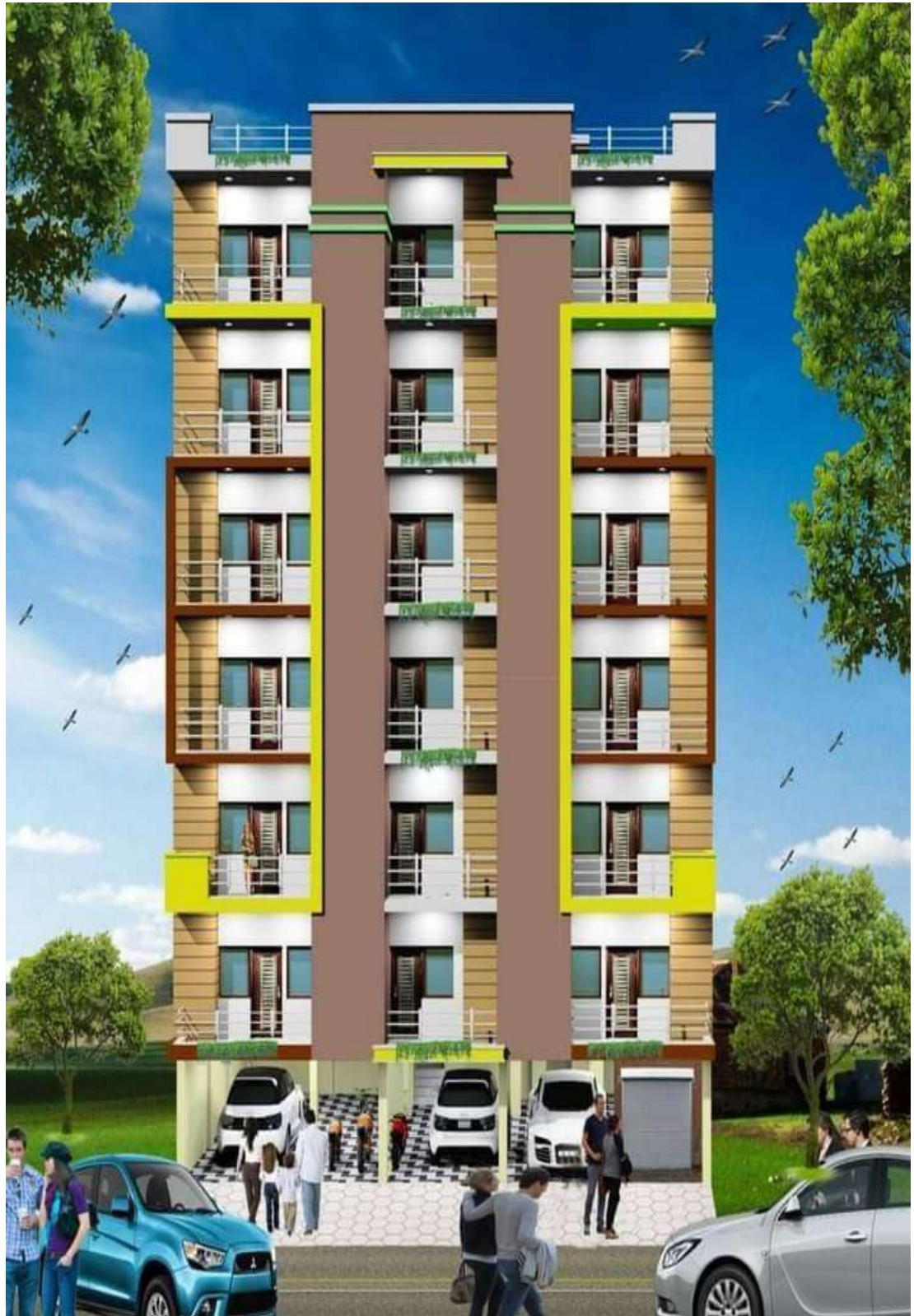
9. BR City



10. Iconic Street



11. Rudra



12. Rudra Homes



13. Rudra Heights



14. Hirnot



ONGOING PROJECT:-

- **BST Metro City, Bhikanpur**

The Company has also made a contribution to a project of land measuring 70,000 Sq. Yard.

- **Skyline Industrial Park, Bhojpur**

The project of land measuring 1,70,000 Sq. Yd.

- **Happy Mart**

The project of land measuring 2,000 Meters.

- **BST Rapid City-Bhikhan Pur**

The project of land measuring 50,000 Square yards

- **Atharv City**

The project of land measuring 40,000 Square yards

OUR COMMITMENTS

No development works shall be under taken by us at site without obtaining proper permissions under the respective laws, rules and regulations from the competent authority. The development of the compound shall be done in phased manner.

1. The development works shall be carried out by us after obtaining demarcation/getting the road formation levels / x-sections approved from Competent Authority.
2. Confirmation regarding alignment / width and depth of water supply lines, sewerage lines if any shall be got conformed by us with the external development work being carried out by the competent authority and Municipal Corporation.
3. We shall comply for all terms & conditions of CLU to be obtained from the regulatory authority.
4. No forest land is there, hence no permissions required from Forest Department.

ABOUT CLU & AREA DISTRIBUTION

The area under project to be in conformity with the Plan it requires Change of Land Use.

PARKING

In order to provide parking for the future owners of these plots as well as for the loading and unloading of goods in the compound the roads will comprise 36% of the total land.

GROUND COVERAGE

59% (approx.) of the total land will be plotted for Sale in order to have a spacious compound. Balance land will be for greenery, roads and other facilities in the industrial compound.

GREEN AREA

As per the Act minimum 10% of the Total area and will be developed as an organized green. In the conceptual layout plan as well it has been ensured that 10% area will be kept as green.

SPECIFICATIONS OF PUBLIC HEALTH SERVICES

Under the scope of Public Health Services, independent water supply, Sewerage System and storm water drainage has been proposed for this Compound. Broadly the water requirement of water has been worked out considering the size of plots for Industrial purpose. As per recommendations of Central Public Health and Environmental Engineering Organization, the total requirement of water has been calculated.

LANDSCAPING WORK

An area of 170.90 Sq. Mt. i.e. the green area has been reserved for the development of on spacious Park for the use of all the stakeholders in the compound.

The landscaping done in the Compound will be of utmost quality. Provision of Superior quality Plants and trees, shrubs has been made. Tree guards with MS railing shall be provided around the park and shrub.

OUR OTHER COMMITMENTS

We shall further be responsible for

1. Providing good quality work/workmanship as per PWD / GDA specifications.
2. Deputing a dedicated qualified and well experienced, quality surveillance team to ensure the quality of works as per laid down standards, IS and other relevant codes / specifications and testing of materials etc.
3. No litigation regarding land in the court flow.

COMPLETION PERIOD:-

All kind of development works of this project shall be completed by us strictly as per PWD specification within a period of **6months*** from the date of approval of estimates and issue of License by the Competent Authority.

