



Modern Heights

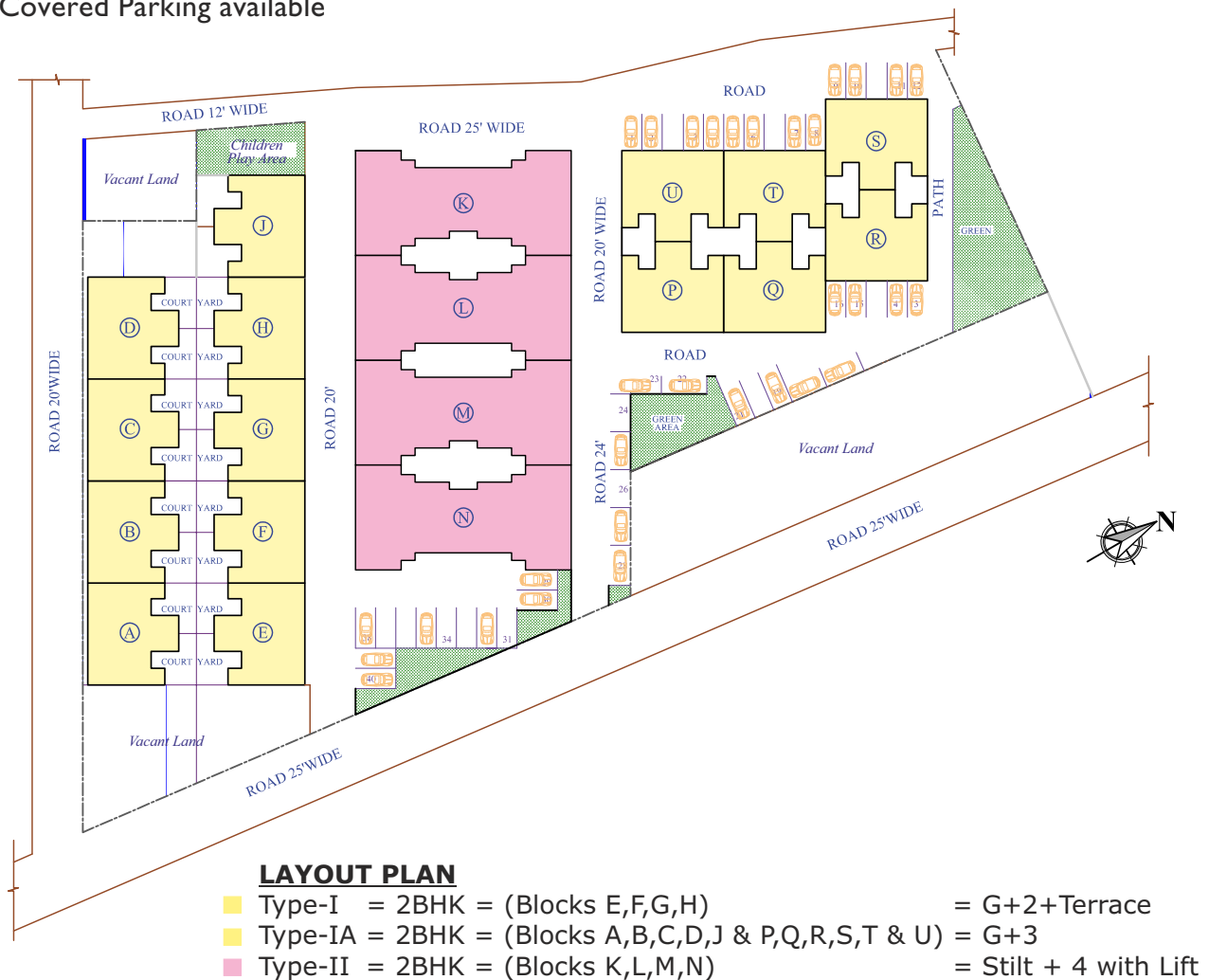
MODERN RAILWAY CITY NH-91, GAUTAM BUDH NAGAR

Just off the main road of Modern Railway city (a planned, gated colony of approx 150 Acres with facilities including shopping complex, banquet hall, Mandir and public parks), we bring to you, low rise independent flats - Modern Heights.

With its enriching ecological measures, sustainable civic amenities & futuristically planned infrastructure, a Flat in Modern Heights will become a cherished possession for you and your family.

Key Features of Modern Heights:

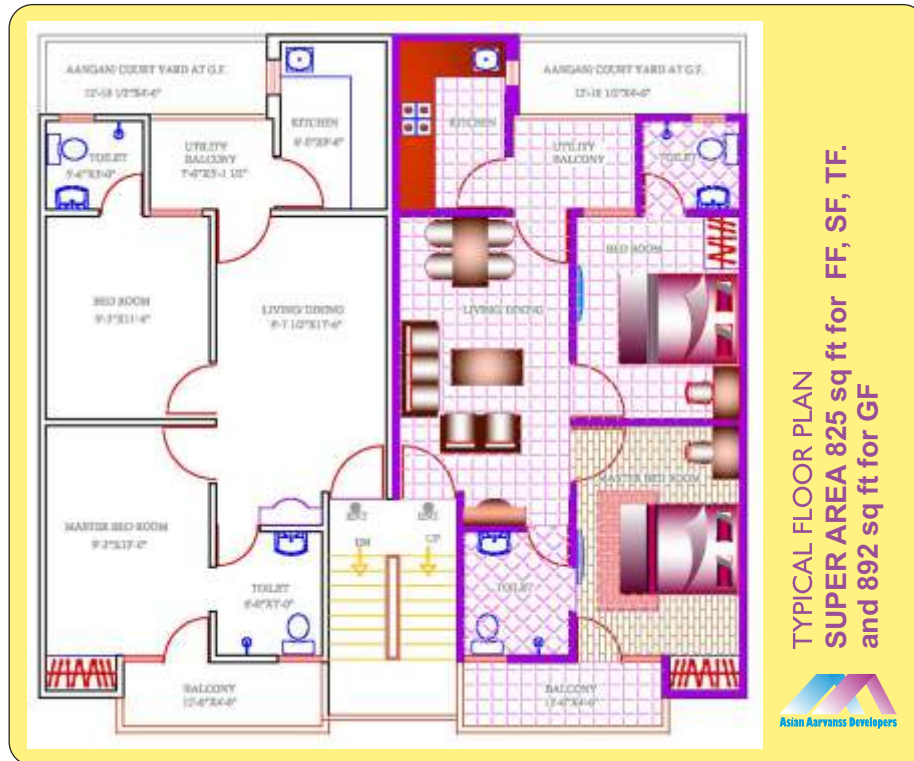
- Situated approx. 500m from GT Road
- High-rise townships of Sahara City, Wave city and Hi-tech City within Walking Distance
- Project located on 25 ft Arterial Road of Modern Railway City
- Proposed Metro Station within 3Km
- Planned Civic amenities of Street lighting, Sewage
- Wide Internal Roads of 20 ft.
- Security of a Gated Community
- Lift with Power back up
- Covered Parking available



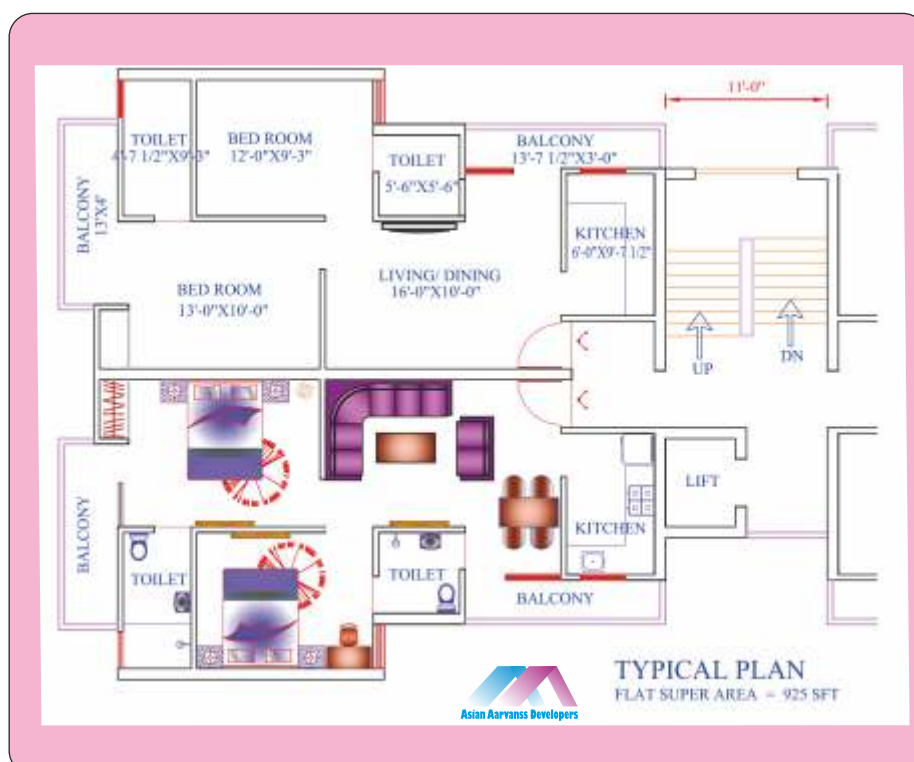
About Asian Aarvanss Developers

We are an infrastructure development company. Principal promoters are in construction business for over 30 years with experience in constructing roads, housing and commercial complexes. Experience includes over 8 years of colony development in U.P. (Including co-development of Modern Railway city), Haridwar, Meerut and Mumbai.

Conceptually designed by experienced architects, the independent flats @ Modern Heights offer spacious 2 Bedrooms with 2 attached toilets and a kitchen. With a large living room and balconies in both the front and the back of each flat, Modern Heights offer sustainable future ready accommodation for you and your family.



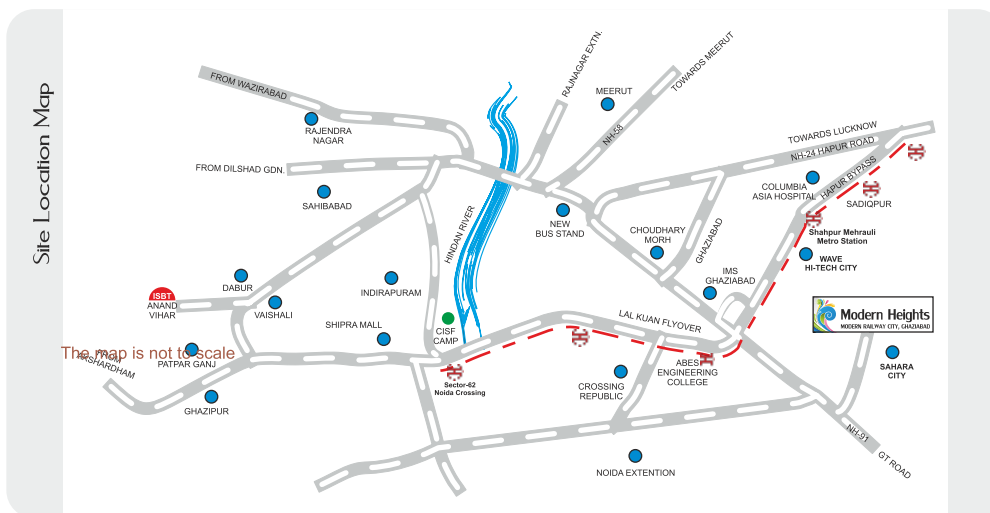
Type-I/IA



Type-II

- | | |
|------------------------------|---|
| Structure | • Earthquake resistant RCC columns, beams with brick walls |
| Flooring & Tiling | • Laminated wooden flooring in master bedroom
• Aesthetic Floor Tiles of pleasing shades in 2nd Bedroom and Living Room |
| Kitchen | • Black top kitchen platform with stainless steel sink
• Glazed/ceramic tiles
• Chrome Plated fittings
• Provision for water purifier, water heater & exhaust fan |
| Washrooms | • Aesthetic design tiles for walls
• Non – Skid Ceramic tiles/ Porcelain Tiles
• Chrome plated fittings for all washrooms
• Provision for water heater & exhaust fan in washrooms
• Wash basin, WC and shower in both washrooms |
| Water Supply | • Adequate water storage in underground water tanks and Overhead tank
• Provision for Hot & Cold Water |
| Electrification | • Concealed electrification with copper wiring in PVC Conduits
• MCB supported circuits with adequate electrical points
• 15 Amps power points for microwave/ AC/refrigerator/ water geyser |
| Paints | • Superior water resistant paint for external walls
• Internal oil bond distemper paint of pleasing shades |
| Balcony | • Non - skid ceramic/ porcelain tiles

• Safety railings |



KEY DISTANCES

• GT Road	500 m
• Lal Kuan	3 Km
• Noida Extension	3 Km
• Proposed Metro Station	3 Km
• ISBT	20 Km
• Petrol Pump	1 Km
• Railway Station	6 Km
• Noida Sector 63	12 km
• Pari Chowk	13 Km
• Delhi	17 Km



ASIAN AARVANSS DEVELOPERS

Site office: Modern Heights, Modern Railway City NH-91, Gautam Budh Nagar

Noida: Office H-217, Sector 63, Noida 201301

Email: info@modernheightsmrc.com Website: www.modernheightsmrc.com

Note : Variation in colour and size of tiles/stone/ceramic tiles may occur. Area in all categories of apartments may vary upto $\pm 3\%$ without change in any cost. Layout & specification are subject to change without prior notice.

Disclaimer : All Specification, design layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder without prior notice. They are purely conceptual and not a legal offering.