



Advitya  
— HEIGHTS —

SECTOR - 143  
MATHURA ROAD FARIDABAD



## GRAND LIVING OVER 13.3 ACRES

Discover Advitya Heights, a lavish 13.3-acre sanctuary offering resort-style amenities, including an elite fitness centre, and elegant community hub amidst lush landscapes. Enjoy serene green spaces and easy expressway access, blending luxury and convenience for an extraordinary living experience. Indulge in refined living at Advitya Heights.

# A WORLD OF COMFORT AWAITS

LUSH GREEN PARKS

MODERN COMMUNITY HALL

CHILDREN'S PARADISE

24/7 ELITE SECURITY

SCENIC JOGGING & WALKING TRACKS

ECO-CONSCIOUS LIVING

THREE SIDE OPEN APARTMENTS



## LEGACY RENEWED A NEW PHASE OF COLLABORATION

Continuing their legacy of excellence, Advitya Residency LLP proudly presents Advitya Heights, their newest township. Building on the success of Advitya Homes, this venture promises another milestone in affordable luxury living. Nestled in Sector-143, Mathura Road, Faridabad, Advitya Heights offers beautifully designed spaces in line with the Haryana Affordable Housing Policy. Spanning across acres of lush greenery, this project boasts gold certification from IGBC Green Rating, ensuring a sustainable lifestyle.

Shivalik Prints, renowned for its innovative designs and precision craftsmanship, brings decades of expertise from the garment manufacturing industry to the table. With a deep understanding of aesthetics and consumer preferences, Shivalik Prints has consistently delivered iconic projects like Aagman 1 and Aagman 2, and the ongoing project Narendra Town Square, establishing itself as a leading force in the real estate sector."

Complementing Shivalik Prints' creative vision, JBM Group, a global conglomerate with diversified interests in automotive, engineering, renewable energy, railways, and OEM sectors, contributes its cutting-edge technology and engineering prowess to Advitya Heights. With a track record of delivering intelligent solutions for various industries, JBM Group ensures that Advitya Heights is equipped with state-of-the-art amenities and sustainable features.

### DELIVERED



**Aagman**

Delivered in 3 Years 3 Months



**Aagman 2**

Delivered in 3 Years 1 Months



**Advitya  
HOMES**

Delivered in 3 Years 5 Months



**Advitya  
PLAZA**

Delivered in 3 Years 5 Months

### UNDER CONSTRUCTION



**NARENDRA  
TOWN SQUARE**



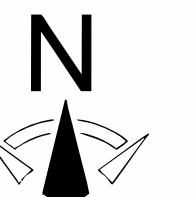
## DISTINCTIVE DESIGN IN EVERY INCH

Experience elegance in every corner with expertly managed spaces, stunning high-rise views, and robust construction, combining practicality, beauty, and durability for the ultimate living experience.

# GATEWAY TO CONVENIENCE & CONNECTIVITY

SECTOR - 143, MATHURA ROAD FARIDABAD

	IGI Airport 40 Min Drive		Jewar International Airport 25 Min Drive
	Sarvodaya Hospital 7 Min Drive		Amrita Hospital 15 Min Drive
	DPS School 2 Min Drive		Manav Rachna University 10 Km Drive
	Palwal 15 Min Drive		Delhi Border Toll 20 Min Drive
	KMP Expressway 15 Min Drive		Mumbai Expressway 1 Min Drive
	IMT Faridabad 5 Min Drive		Prithla Industrial Area 5 Min Drive
	Pebble Downtown Mall 10 Min Drive		World Street Mall 10 Min Drive
	Ballabgarh Metro, Bus Stand, Railway Station 5 Min Drive		
	Gurugram 30 Min Drive		Noida 25 Min Drive
			Greater Noida 35 Min Drive
			Aashram 25 Min Drive



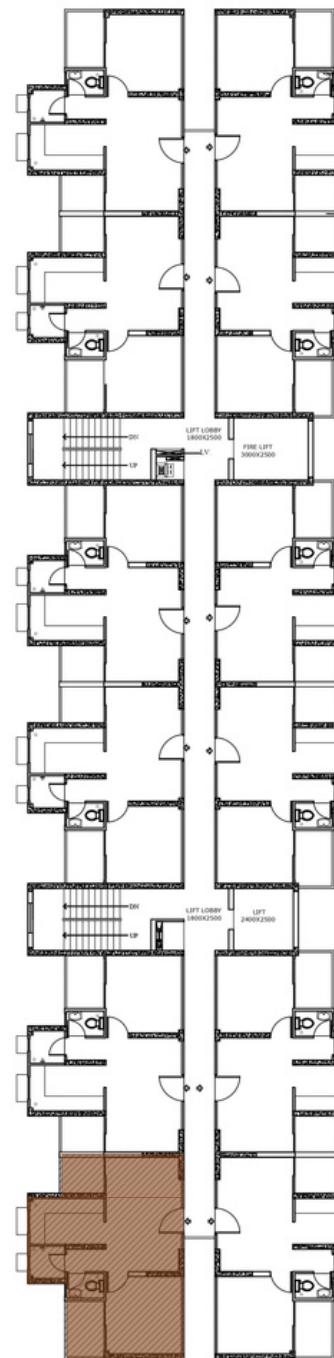


UNIT PLAN

# 01

## BHK

1 BHK UNIT	SQ. M.	SQ. FT.
*CARPET AREA	35.665	383.898
*BALCONY AREA	6.488	69.836



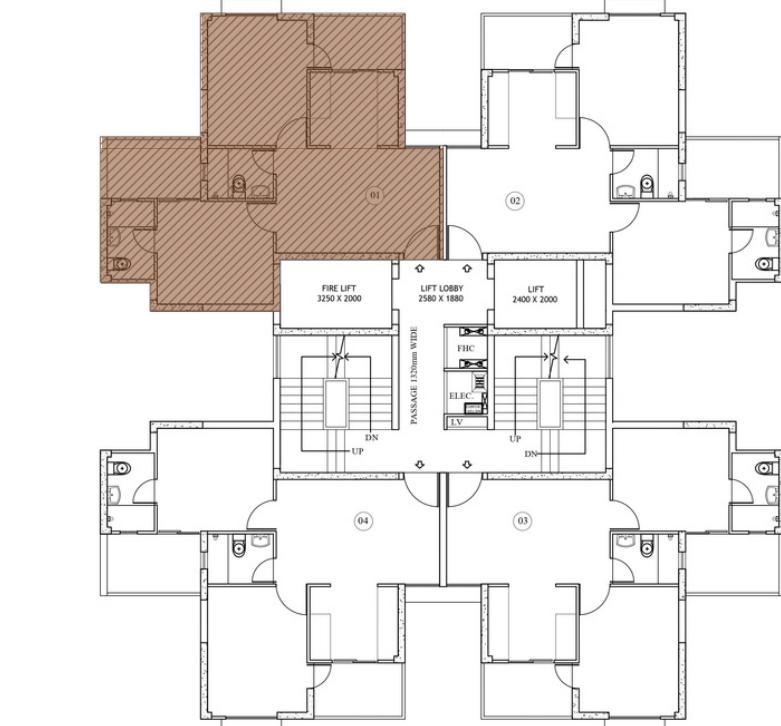
CLUSTER PLAN

UNIT PLAN

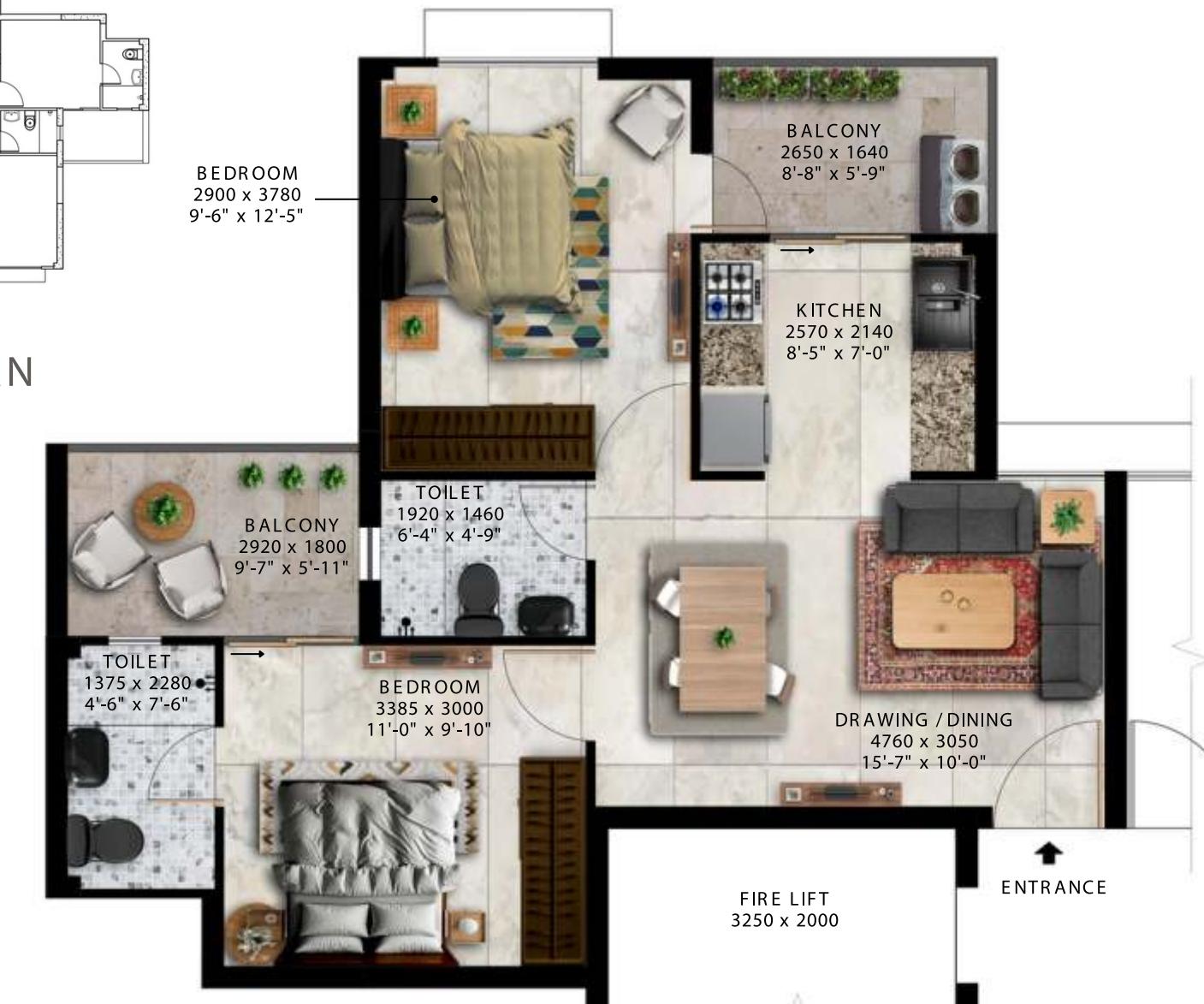
# 02

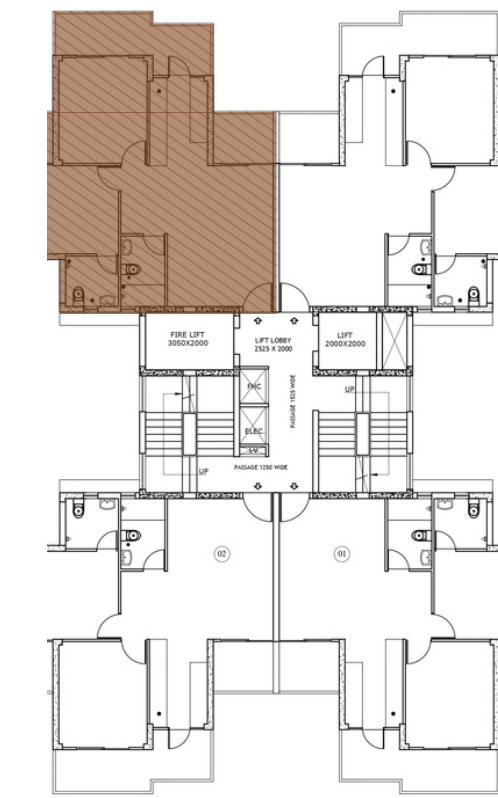
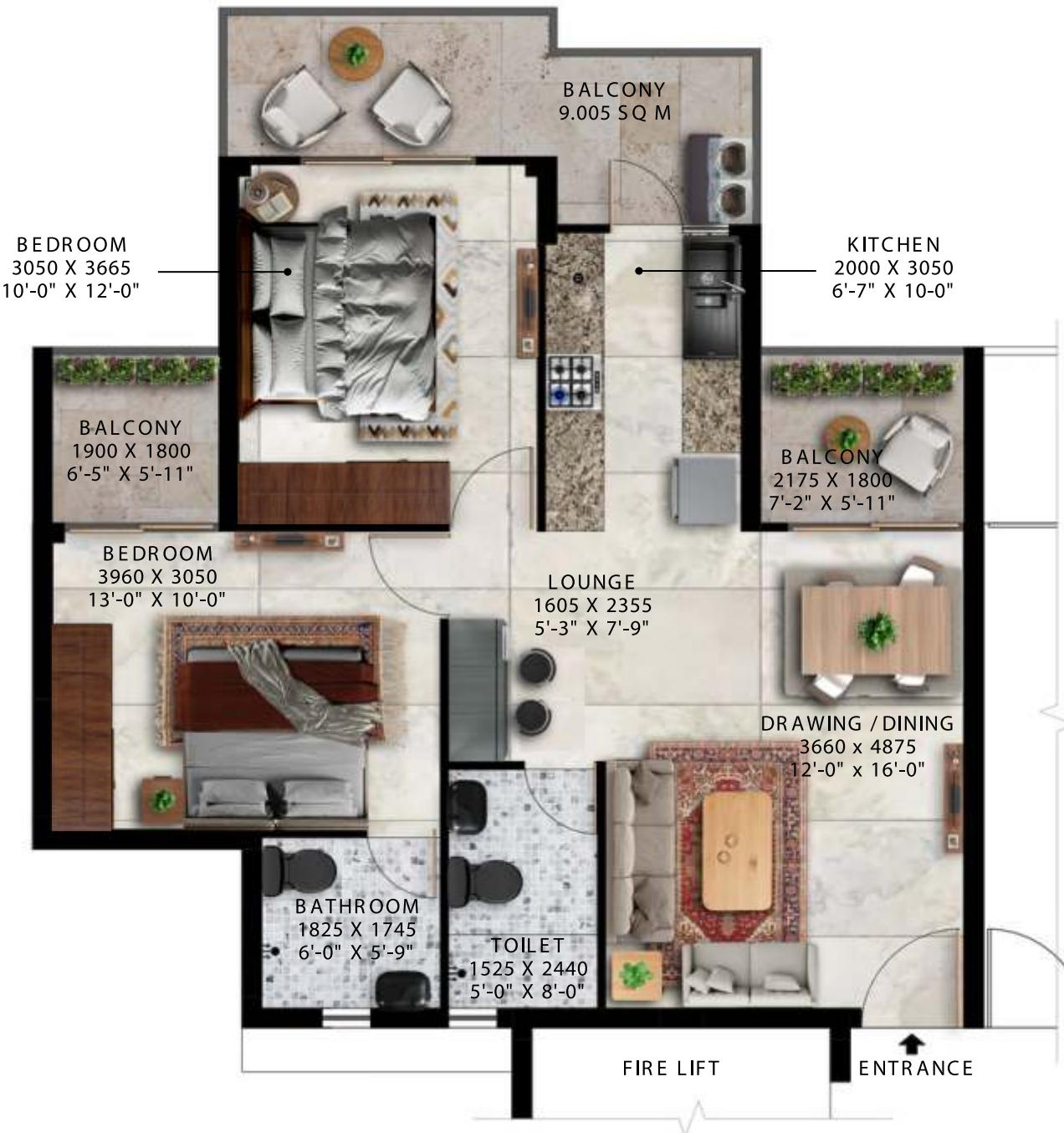
## BHK

# SMALL



CLUSTER PLAN



**UNIT PLAN****02  
BHK****LARGE**

AFFORDABLE GROUP HOUSING FOR ADVITYA RESIDENCY LLP. AT SECTOR 143, FARIDABAD

2 BHK LARGE UNIT	SQ. M.	SQ. FT.
*CARPET AREA	59.930	645.086
*BALCONY AREA	16.340	175.883

**UNIT PLAN  
03  
BHK**

3 BHK UNIT	SQ. M.	SQ. FT.
*CARPET AREA	59.667	642.255
*BALCONY AREA	14.138	152.181

AFFORDABLE GROUP HOUSING FOR ADVITYA RESIDENCY LLP. AT SECTOR 143, FARIDABAD

# SPECIFICATION OF CONSTRUCTION

## SPECIFICATION OF APARTMENTS AND OTHER BUILDINGS INCLUDING THE FOLLOWING:

### FLOORING DETAILS OF VARIOUS PARTS OF HOUSE

Vitrified Tiles in Drawing / Dinning, Bedroom, Ceramic Tiles in Toilet / Balcony Area

### WALL FINISHING DETAILS

OBD on Cement, Plaster on Walls & Ceilings

### KITCHEN DETAILS

SS Sink, Single Bowl, Crome Plated BIB Cock

### BATHROOM FITTINGS

1 English Seat, 1 Washbasin, Crome Plated BIB Cock

### WOOD WORK ETC.

Enamel Painted Flush Shutter with MS Hard wares

### DOORS & WINDOW FRAMES

MS / UPVC Profile / Aluminum / Wood

### GLASS WORK

In External Window

### ELECTRIC FITTINGS

Piano Type Switch and Sockets

### CONDUCTING AND WIRING DETAILS

PVC Concealed Conducting & Copper Wiring

### WATER STORAGE

Half Day Capacity in common overhead RCC Tank

### LIFT DETAILS

18 Nos. in 9 Towers (2 Nos. Lift in each Tower)

### WINDOWS / GLAZINGS

UPVC / MS Window Shutter With Glass Panes

### DOORS I MAIN DOORS I INTERNAL DOORS

Enamel Painted Flush Shutter Doors

### ELECTRICAL FITTINGS

Stranded Piano type Switch and Socket

### EXTERNAL FINISHING / COLOR SCHEME

Fine Texture Finish on Cement Plaster in Color Pattern

### INTERNAL FINISHING

Pleashing Shades in Oil Bound Distember



# REGAL AMENITIES FOR A GRAND LIFESTYLE

Immerse yourself in the opulence of our regal amenities, meticulously designed to elevate your daily living experience, ensuring unparalleled comfort and luxury for you and your family to enjoy.



ARRIVAL COURT



TOWER DROP-OFF



CACTUS GARDEN



REFLEXOLOGY WALKWAY



ENTRANCE WATER FEATURE



YOGA



BOUNDARY PLANTATIONS



OUTDOOR GYM



OUTDOOR SEATING



SKATING RINK

ENTRANCE &amp; EXIT GATE COMPLEX

OPEN AIR THEATRE

PATHWAY / JOGGING TRACK

EVENT PLAZA

ATTRACTIVE WATER SCULPTURE

BASKETBALL BASKET

LAWN TENNIS COURT

BADMINTON COURTS

CRICKET PITCHES

KIDS PLAY AREA

# SITEMAP OVERVIEW

Navigate your new home with ease. Explore our detailed site map to discover the perfect spot for your next chapter in our vibrant community.



24 M WIDE ROAD

# PRICE DETAILS AND PAYMENT PLAN

S. NO.	TYPE OF FLAT	NO. OF FLAT	CARPET SQ. MTR.	BALCONY SQ. MTR.	CARPET SQ. FT.	BALCONY SQ. FT.	CARPET INR@5000	BALCONY INR@1200	FLAT PRICE INR
1.	1 BHK - TYPE-I	289	35.665	6.488	383.898	69.836	19,19,490	83,803	20,03,293
2.	1 BHK - TYPE-II	112	56.122	26.235	604.09	282.39	30,20,458	1,20,000	31,40,458
3.	2 BHK - TYPE-I	708	59.930	16.340	645.086	175.883	32,25,430	1,20,000	33,45,430
4.	2 BHK - TYPE-II	376	48.840	9.602	525.713	103.355	26,28,565	1,20,000	27,48,565
5.	2 BHK - TYPE-III	112	59.921	24.669	644.98	265.53	32,24,918	1,20,000	33,44,918
6.	3 BHK	282	59.667	14.138	642.255	152.181	32,11,275	1,20,000	33,31,275

SCHEDULE	PERCENTAGE
Booking Amount : 5% of Total Cost	5% of Total Cost
Within 30 Days of Allotment	20% of Total Cost
On Completion of 1st Floor Structure	12.5% of Total Cost
On Completion of 7th Floor Structure	12.5% of Total Cost
On Completion of 13th Floor Structure	12.5% of Total Cost
On Completion of Super Structure	12.5% of Total Cost
On Start of Finishing	12.5% of Total Cost
At the time of Possession	12.5% of Total Cost + Possessions Charges

\*Registration Stamp Duty, GST Charges (1%) and Possession Charges or any other legal charges levied by Government Shall be payable by Allotee / Applicant as per norms.

## WHERE FAMILIES SHOP AND CONNECT

Conveniently located near highways and residential towers, our shopping complex offers a luxurious, family-friendly environment with upscale shops, gourmet eateries, and premium entertainment options for all ages.





## ADVITYA RESIDENCY LLP

(UNDER HARYANA AFFORDABLE HOUSING POLICY)

HRERA-PKL-FBD-602-2024, LICENCE NO. 183 OF 2022 DATED: 11.11.2022

📍 Registered Office: Sector-143, Main Mathura Road Faridabad - 121004

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