



**VARDHA**

DREAM HOME



2/3/4 BHK Luxury Apartment



# VARDHA SKY CASTLE

*Beautiful Home for your Prestigious Family*

Site Address : Yamuna Kund, Kalindipuram, (IIIT Road),  
Prayagraj-211011



2/3/4 BHK Luxury Apartment

# VARDHA SKY CASTLE



**DEVELOPING PRAYAGRAJ**  
**DEVELOPING UTTAR PRADESH**

Representation Pic for visual purpose only.

under construction 4 Lane  
Chawfatka (Mahila Gram)-Jagriti Chauraha, Kalindipuram  
(Subedarganj Railway Over Bridge)  
**will be delivered in 2024...**

## *Improved Connectivity*

### *For developing Prayagraj*

Vardha Sky Castle Connected to Chowfatka via Four-lane Bridge (under construction from Mahila Gram to Jagriti Chauraha, Kalindipuram), We can reach the Vardha Sky Castle from High Court, Civil Lines with-in 10 minute.

This can save your precious time ...





## *Message*

I'm grateful for the opportunity to assist you with your real estate needs.

I'm committed to providing you with the best possible Real Estate experiences. I will work hard to get you the Home of your dreams.

I'm always available to answer your questions and address your concerns. I want to make sure that you're comfortable and confident throughout the entire real estate process. The main goal of construction industry is to ensure that construction projects are successfully completed within the constraints of best quality, stated period and with at certain time. The deliver long-lasting best in category "FIRST" homes for resurgent India. To offer a unique end-to-end consumer experience built on trust, equality, and convenience.

## *Overview*

Where quality of life is at its peak. Where serene green environs compliment the nature's beauty. Where leisure time becomes the best family time and lifestyle incarnates the cosmopolitan life with famous landmarks of the world surrounding you. An unparalleled living, where feeling of being alive is awesome, making every moment, a memory of a lifetime.

A host of enlivening entertainment from across the world. A paradise of supreme health facilities ensuring the complete well-being. Where fashion & glitterati is around every corner. And standard of living is at par with the world, ensuring best of grandeur, class, security, and conveniences. Here is an incredible global offering from India to the world that is accumulating universal lifestyle embellishments at world's newest destination called VardhaSkyCastle City at Prayagraj. Presenting a living that creates a world with a world, a living that makes you truly global.

## *Mission*

Vardha Sky Castle wants to be the leading construction company nationwide and then worldwide. While anyone can build your projects, our mission is to not only build them perfectly but build a relationship with our clients that depend on trust and quality of service. Therefore, we want to become a Company of strong ideas and core values. Our Mission is to be the best in-class construction services provider globally and reach the highest customer satisfaction. And our innovative designs, excellent quality of resources, advanced technology, times completion of projects, and demonstrating the highest standards of workmanship will help us achieve our and our client's objective.

## *Vision*

Our company's work is good quality at right time and safety first. Most of luxury and affordable projects, Fast Developing Area in Prayagraj. And we will continue working on new projects in the future. To support and inspire local people by building a better future without innovative building solutions and high-quality materials, making a difference to their everyday lives. We are fully committed to ensure that we act in an environmentally and sustainably responsible manner to minimize the impact of all our operations on the environment.

Our vision is to be the most innovative and leading construction and manufacturing company, where building the future together makes a real difference to people's lives. We promise to deliver your project with high quality and on time. Nearby places like Law College, IIIT and Kalindipuram Market and CISF Camp, Kendriya Vidyalyaya, Ramanujan Public School, Subedarganj Railway Station and High Court.

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**Flat - 01 : (3 BHK Flat)**

Built Up Area : 1498.06 sq. ft.  
 Super Area : 1689.90 sq. ft (156.996sqm)  
 Carpet Area : 1151.10 sq. ft.  
 Balcony Area : 292.36 sq. ft.



**Flat - 02 : (3 BHK Flat)**

Built Up Area : 1534.96 sq. ft.  
 Super Area : 1728.17 sq. ft. (160.55 sqm)  
 Carpet Area : 1152.60 sq. ft.  
 Balcony Area : 320.667 sq. ft.

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**Flat - 03 : (2 BHK Flat)**

Built Up Area : 1171.80 sq. ft.  
 Super Area : 1319.13 sq. ft. (122.55 sqm)  
 Carpet Area : 878.00 sq. ft.  
 Balcony Area : 245.80 sq. ft.

**Flat - 04 : (2 BHK Flat)**

Built Up Area : 1079.80 sq. ft.  
 Super Area : 1220.49 sq. ft. (113.38 sqm)  
 Carpet Area : 826.80 sq. ft.  
 Balcony Area : 201.80 sq. ft.



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**Flat - 06 : (2 BHK Flat)**

Built Up Area : 1094.30 sq. ft.  
 Super Area : 1282.47 sq. ft. (119.14 sqm)  
 Carpet Area : 819.90 sq. ft.  
 Balcony Area : 224.30 sq. ft.

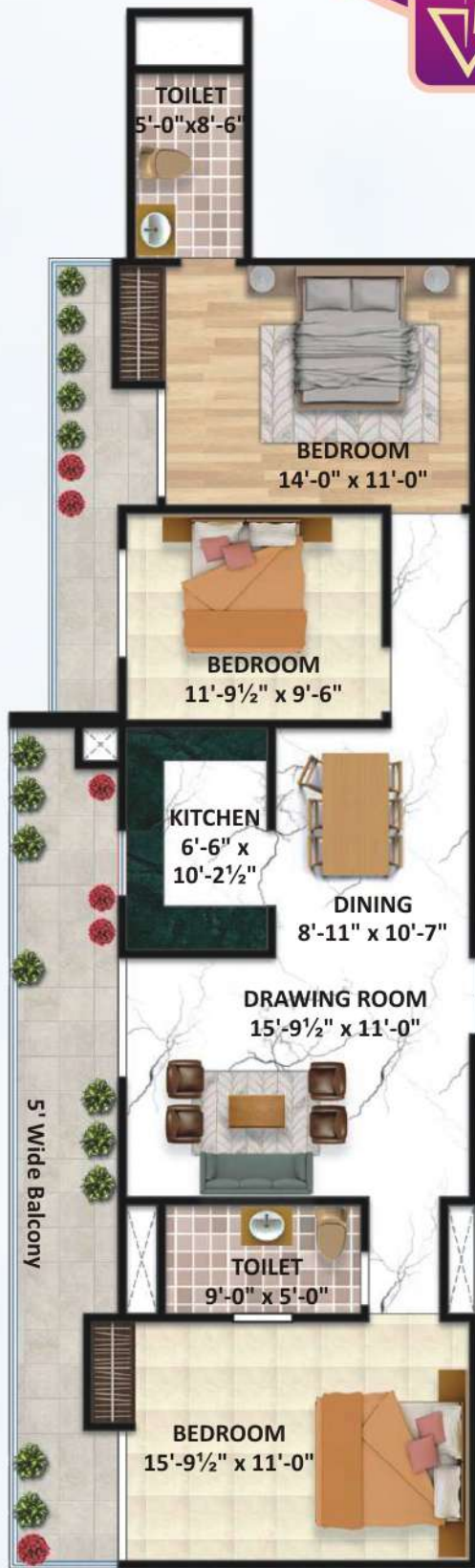


**Flat - 07 : (2 BHK Flat)**

Built Up Area : 1085.79 sq. ft.  
 Super Area : 1273.77 sq. ft.  
 118.34 sqm  
 Carpet Area : 824.60 sq. ft.  
 Balcony Area : 216.49 sq. ft.

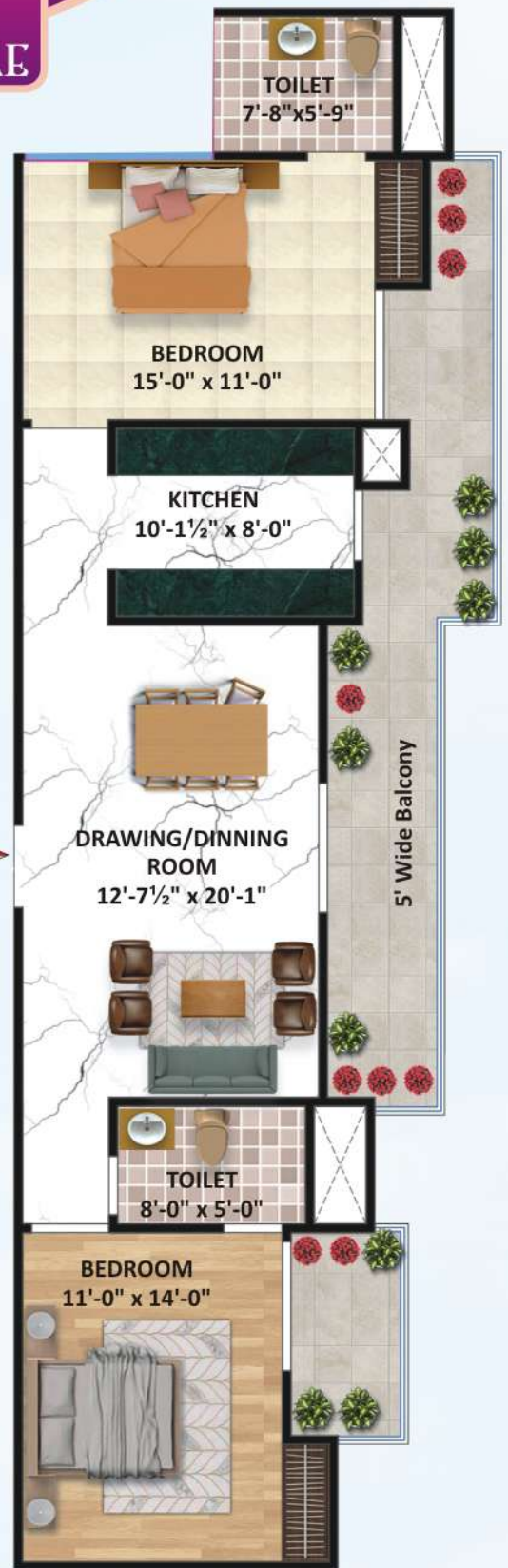


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**Flat - 05 : (3 BHK Flat)**

Built Up Area	:	1294.466 sq. ft.
Super Area	:	1517.93 sq. ft. (141.02 sqm)
Carpet Area	:	973.27 sq. ft.
Balcony Area	:	259.76 sq. ft.



**Flat - 09 : (2 BHK Flat)**

Built Up Area	:	1131.197 sq. ft.
Super Area	:	1323.20 sq. ft. (122.93 sqm)
Carpet Area	:	832.20 sq. ft.
Balcony Area	:	242.20 sq. ft.



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**Flat - 08 : (4 BHK Flat)**

Built Up Area	:	1876.076	sq. ft.
Super Area	:	2154.58	sq. ft.
		(200.16 sqm)	
Carpet Area	:	1212.00	sq. ft.
Balcony Area	:	599.30	sq. ft.





# SITE PLAN



# TERRACE PLAN



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SKY CASTLE**

## SPECIFICATIONS

### DINING / DRAWING-ROOM / LOBBY/ LIVING

<b>Floor</b>	: Standard HD Glaze Tiles
<b>Walls</b>	: JK wall putty / Birla Wall Putty appealing on P.O.P Base for Ceilings.
<b>Ceiling</b>	: Acrylic Emulsion paint with Birla / JK Putty and P.O.P Base Ceilings.

### BEDROOMS

<b>Flooring Bedrooms</b>	: Standard HD Glaze Tiles.
<b>Walls</b>	: JK wall Putty / Birla Wall Putty appealing on.
<b>Ceiling</b>	: Acrylic Emulsion paint with Putty and P.O.P Base Ceiling.

### KITCHEN

<b>Walls</b>	: Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance area.
<b>Floor</b>	: Standard HD Glaze Tiles.
<b>Ceiling</b>	: Acrylic Emulsion paint with Birla/ JK Putty and P.O.P Base Ceiling.
<b>Counter</b>	: Granite for working Top
<b>Fittings/ Fixtures</b>	: CP fittings Kohler/ Cera with CPVC Pipes and Single bowl Stainless steel sink.

### BALCONIES

<b>Floor</b>	: Standard mat Glaze Tiles.
<b>Ceiling</b>	: Acrylic Emulsion paint with Putty.
<b>Railings</b>	: Stainless Steel Tavan glass Railings.

### TOILETS

<b>Walls</b>	: Equal of Standard Vitrified Tiles of door level and Acrylic Emulsion paint and Putty in the balance area.
<b>Floor</b>	: Anti- Skid Vitrified Tiles.
<b>Ceiling</b>	: Acrylic Emulsion Paint and P.O.P Base Ceilings.
<b>Sanitary ware/ CP</b>	: Single Lever CP fitting, Kholar/ Cera Wash Basin and WC Wall hung and One piece, Health Faucet.
<b>Fittings</b>	: KHOLAR / CERA
<b>Plumbing</b>	: CP fittings piping for hot and cold-water supply inside the toilets & UPVC pipes.

### DOORS

<b>Internal Door</b>	: 35 mm thick 7'-0" height Hardwood frame with Pine door painted and polish.
<b>Main Entrance Door</b>	: 40 mm thick 8'-0" height hardwood frame with painted and polish doors with Mortise Locks and Stainless-Steel Hardware.
<b>External Doors</b>	: UPVC heavy sections doors / glass floor to beam height.
<b>External Elevation</b>	: Weather Proof Paint / textures
<b>Electrical Fixtures</b>	: Havells/ Polycab / KEI Modular switches / Copper wires as for norms.
<b>Door Locks Brand</b>	: Door sets & Godrej Locks.

### STAIRCASES

<b>Floor</b>	: Granite with Annexation of Steel railings.
<b>Walls</b>	: Acrylic Emulsion paint / Textures

**SECURITY SYSTEM** : Secured Gated Community with access Control at Entrances with Security system along with C. C. Camera and Intercom.

**FIRE FIGHTING SYSTEM** : Fire -Fighting system as per NBC 2016 norms.

**STRUCTURE** : Earthquake Resistant RCC framed Structure Designed by Certified Structural Engineers.



## Project Highlights

- First Building in Prayagraj with Infinity Swimming pool on rooftop.
- First time in Prayagraj ultra luxury Duplex Pent House.
- Meditation Centre & Gazebo in Roof-Top
- Earthquake Resistant RCC framed Structures designed by Certified Structural Engineers.
- PDA Approved ( PRAYAGRAJ DEVELOPMENT AUTHORITY)
- Fire-fighting system as per norms (NBC) 2016.
- More than 70 % Area Open
- Rain Water harvesting for water recharging.
- Premises under 24/7 Security Intercom facilities in every flats and Security Guards/ C.C.T.V Cameras in all common areas.
- Intercom Facilities in every flats.
- High Speed Lifts Multinational Branded companies.
- Basement, Stilt & Open Reserve Parking for Residents and Visitors.
- Dedicated EV Vehicle Charging point.
- Inverter wiring in Full Flat & Full Power Backup 24/7 for all Common Services.
- Community Hall, Landscaped Greens & Sky Lounge.
- Copper wiring for Air Conditioning. (in Additional Cost)



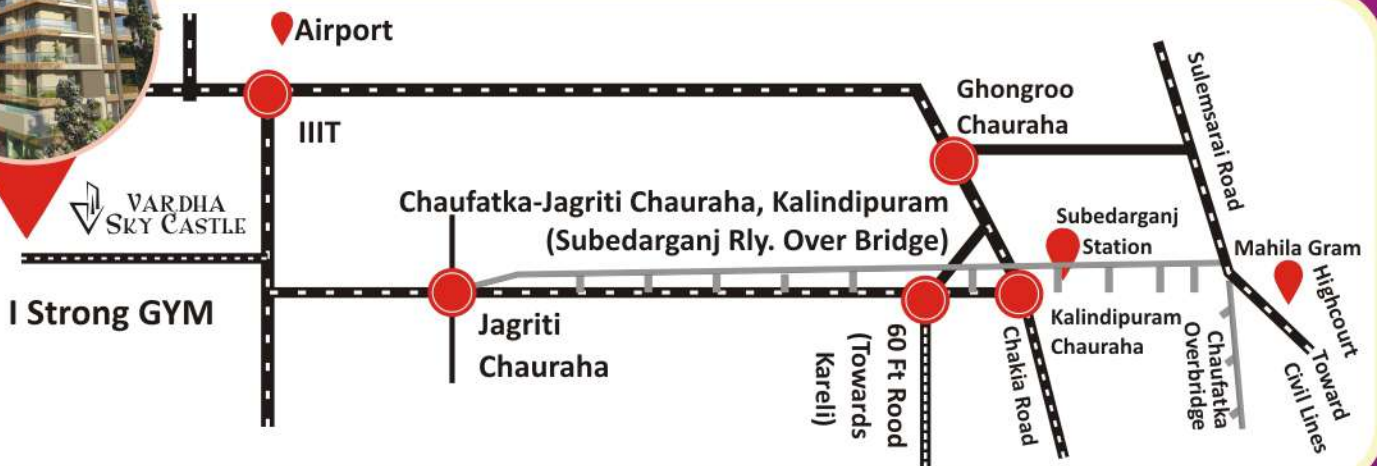


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SCAN for LOCATION

## Location Map



### Distance from :

- Just 10 min. from Civil Lines (4.0 km Approx)
- Just 10 min. from Prayagraj Airport (5.0 km Approx)
- Just 10 min. from Prayagraj Rly. Junction (5.0 km Approx)
- Just 05 min. from Subedarganj, Rly. Terminal (1.5 km Approx)



FINANCE AVAILABLE FROM LEADING BANKS

UPRERA Regd. No. : UPRERAPRJ

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



Project Developed by  
**Vardha Develco Pvt. Ltd.**



*Call for Site Visit*

**VARDHA**  
 DREAM HOME

Associate Marketing Office :  
 FF-01 'Gayatri Dham Milan Tower' 29-MG Marg, Civil Lines, Behind MAX Showroom, Prayagraj  
 Site Address : Yamuna Kund, Kalindipuram, (Opp. I Strong GYM) (IIIT Road), Prayagraj-211011, Mobile : 9680748074

The information contained herein has been obtained through source deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.