



Le SOLITAIRIAN



Site Office:
Solitairian City, GH B1/B2
Sports City, Yamuna Expressway -
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Turbo In

BY SOLITAIRIAN | PMC BY: **axis ecorp**



Fix Your Eyes on Perfection,
take control on acceleration
and be on top of the world,
It all starts with a dream
called TURBOIN™

TurboIN™

BY SOLITAIRIAN

PMC BY: **axis ecorp**



Turbo In

BY SOLITAIRIAN PMC BY: *axis ecorp*

Welcome to Turbo In, a project by Solitarian Group and PMC managed by Axis Ecorp. Crafted by industry experts with passion and outstanding sense of planning to position this project as an Iconic building. Right opposite to India's first International Racing Circuit "Budha International Circuit" making it as a landmark destination project.



F1 Motor Racing Track



ACTUAL PICTURE



ACTUAL PICTURE



BUDDH INTERNATIONAL CIRCUIT



Opulent view overlooking

HELIPAD



The nearest airport isn't always all that near and you often need to take off on short notice? In that case, we have you covered with a Helipad

SKY LOUNGE



Look out into the universe and observe the stunning sunset or the stars, millions of them, twinkling in the night sky and let your mind seep in to tranquility

WELCOME TO
SPORTS CITY

Luxury housing with exemplary amenities that will take your breath away.

NOIDA INTERNATIONAL UNIVERSITY



GAUTAM BUDDHA UNIVERSITY



GALGOTIAS UNIVERSITY



EDUCATIONAL HUB

With the presence of Yamuna Expressway, Greater Noida is emerging as one of the biggest and important educational hub not only of NCR but the entire North India.

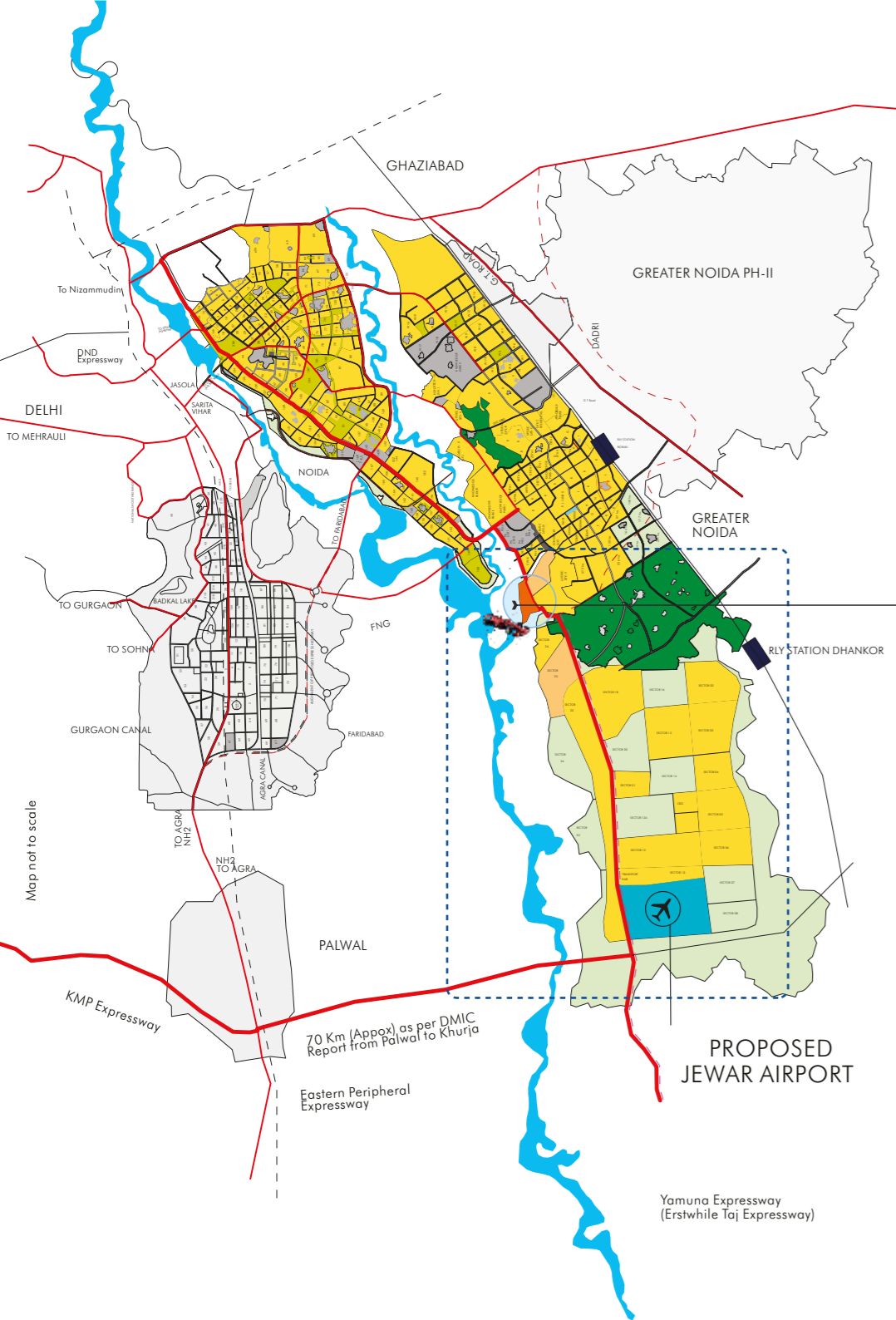


THE BREATHTAKING
YAMUNA EXPRESSWAY

YAMUNA EXPRESSWAY SHAPING THE BOOMING FUTURE

Yamuna Expressway is India's longest six-lane expressway connecting Greater Noida to Agra. This expressway is extended from Agra to Lucknow. Stretched across 165 Kilometres, it consists of world class quality roads with efficient emergency services.

- | | | | |
|--|--|---|---|
|  APPROVED JEWAR INTERNATIONAL AIRPORT |  MONO RAIL |  ISBT |  DELHI - MUMBAI INDUSTRIAL CORRIDOR (DMIC) |
|  INTERNATIONAL CRICKET STADIUM |  EASTERN PERIPHERAL EXPRESSWAY |  WORLD CLASS UNIVERSITIES |  TECH ZONE |
|  BUDDH INTERNATIONAL CIRCUIT |  FREIGHT CORRIDOR BY INDIAN RAILWAY |  HOSPITAL |  765 KV POWER STATION |
|  EDUCATIONAL HUB IN VICINITY |  APPROVED METRO CONNECTIVITY |  ICONIC FILM CITY | |



YAMUNA EXPRESSWAY

TurboIn
 BY SOLITAIRIAN | PMC BY: **axis ecorp**

Project is located at Sports City, Yamuna Expressway is India's longest six-lane expressway connecting Greater Noida to Agra.

This expressway is extended from Agra to Lucknow. Stretched across 165 Kilometres, it consists of world class quality roads with efficient emergency services.

Project surrounded by so many industrial hub like;

- SEZ
- SOFTWARE COMPANIES
- EDUCATIONAL INSTITUTES
- HEALTH CARE FACILITIES
- IT COMPANIES
- SOFTWARE DEVELOPMENT
- RECREATIONAL FACILITIES

THE GROWTH MULTIPLIER

APPROX
64 MILLION SQ. FT.
 OF BUILT INFRASTRUCTURE
 TO BE DEVELOPED AT TECHZONE 1

AN ESTIMATED 4.5 LACS
 ECONOMICALLY ACTIVE POPULATION
 ALONG THE YAMUNA EXPRESSWAY &
 EASTERN PERIPHERAL EXPRESSWAY

175 ACRES
 PLANNED GREEN LANDSCAPE
 COMBINED BY RESERVED
 & SECTORAL GREEN

Yogi picks 1,000 acres near Jewar airport site for ambitious Film City
Promises Cutting-Edge Data Centre & Studios; A Film University Inside

The Uttar Pradesh government has selected a 1,000-acre site near the Jewar airport for a major film city project. The project, which is being developed by the state-owned Jewar Airport Development Corporation, will include a cutting-edge data centre, studios, and a film university. The site is located in the vicinity of the 25km route interchange at Pari Chik Station. The project is expected to be completed by 2025 and will create thousands of jobs. The government has also announced that it will provide a 50% subsidy on the cost of the project. This move is seen as a significant step towards making Uttar Pradesh a hub for the film industry.

THE TIMES OF INDIA

Metro to Jewar airport planned via Aqua Line, decision this month
25km Route, interchange at Pari Chik Station

The Uttar Pradesh government has decided to build a 25km metro route from the city center to the Jewar airport. The route will be part of the Aqua Line and will include an interchange at Pari Chik Station. The decision is expected to be finalized this month. The project is estimated to cost ₹1,000 crore and is expected to be completed by 2025. This will significantly reduce travel time and improve connectivity between the city and the airport.

NBT नवभारत टाइम्स

अब परी चौक से जेवर एयरपोर्ट तक मेट्रो चलाने की तैयारी

The NBT reports that the government is now preparing to start the metro service between Pari Chik and Jewar Airport. The route will be a 25km stretch and will be part of the Aqua Line. The project is expected to be completed by 2025 and will provide a convenient and fast mode of transport for passengers. The government has also announced that it will provide a 50% subsidy on the cost of the project.

hindustantimes

Developer to be hired for night safari project

The Hindustan Times reports that a developer is being hired to manage a night safari project. The project is located in a natural area and is expected to attract tourists. The developer will be responsible for the day-to-day operations of the safari and for ensuring the safety of the participants. The project is expected to be completed by 2025 and will provide a unique experience for visitors.

THE TIMES OF INDIA

Yamuna City investments soar on Jewar airport buzz
180 Companies Have Invested ₹7,000 Cr In Past 20 Months

The Times of India reports that investments in Yamuna City have soared due to the buzz surrounding the Jewar airport project. In the past 20 months, 180 companies have invested a total of ₹7,000 crore in the area. This includes investments in infrastructure, real estate, and manufacturing. The government has also announced that it will provide a 50% subsidy on the cost of the project.

THE TIMES OF INDIA

Game for it: Sports city near Jewar to power India's Olympic dream?
Budget With A Timeline Of 12-15 Years Presented To UP Govt Recently

The Times of India reports that a sports city is being planned near Jewar to help India prepare for the Olympics. The city is expected to be completed by 2025 and will include a variety of sports facilities. The government has also announced that it will provide a 50% subsidy on the cost of the project.

THE TIMES OF INDIA

Work on textile park near airport site by Dec
Cluster Likely To Be Ready In Three Years

The Times of India reports that work on a textile park near the Jewar airport site is expected to begin by December. The park is expected to be ready in three years and will provide a significant boost to the textile industry. The government has also announced that it will provide a 50% subsidy on the cost of the project.

उत्तर प्रदेश में बनेगी विश्वस्तरीय फिल्म सिटी
मुख्यमंत्री योगी के सपने के साथ जुड़ा चेताव वॉलिवुड शुरू हुई क्वाबद फिल्म जगत के दिग्गजों ने बैठक में दिए सुझाव

The Uttar Pradesh government is planning to build a world-class film city near Jewar. The project is being led by Chief Minister Yogi Adityanath and is expected to be completed by 2025. The city will include a variety of facilities, including studios, a data center, and a film university. The government has also announced that it will provide a 50% subsidy on the cost of the project. The project is seen as a significant step towards making Uttar Pradesh a hub for the film industry.

1000	220	35	60
एयरपोर्ट के आसपास के क्षेत्र में फिल्म सिटी का निर्माण	एयरपोर्ट के आसपास के क्षेत्र में फिल्म सिटी का निर्माण	एयरपोर्ट के आसपास के क्षेत्र में फिल्म सिटी का निर्माण	एयरपोर्ट के आसपास के क्षेत्र में फिल्म सिटी का निर्माण

hindustantimes

Airport lures investments worth ₹6,888 cr to area

The Hindustan Times reports that the Jewar airport project has attracted investments worth ₹6,888 crore to the area. This includes investments in infrastructure, real estate, and manufacturing. The government has also announced that it will provide a 50% subsidy on the cost of the project.

THE TIMES OF INDIA

Jewar airport key to more investment: CM

The Times of India reports that Chief Minister Yogi Adityanath has stated that the Jewar airport project is key to attracting more investment to the area. He said that the project will create thousands of jobs and will provide a significant boost to the economy. The government has also announced that it will provide a 50% subsidy on the cost of the project.

hindustantimes

Proposed: A 2,000-hectare city near Jewar airport

The Hindustan Times reports that a 2,000-hectare city is being proposed near the Jewar airport. The city is expected to be completed by 2025 and will include a variety of facilities, including a data center, studios, and a film university. The government has also announced that it will provide a 50% subsidy on the cost of the project.



FIX YOUR EYES ON AND LET YOUR LIFE

Beautifully spread over 16.54 acres and is surrounded by many acres of additional master greenery.

Prime location – right opposite of Buddha International Circuit, stand just around 309 meters apart and barely 750 meters from entry into Sports city.

Location – is the most important part of our project. Connected via Yamuna expressway, greater Noida expressway and Eastern peripheral expressway.

Formula one track, cricket stadium, 16 km long central boulevard all within a range of 500 meters.



ENRICH YOUR SPORTS EXPERIENCE

Now, here's the icing on the cake. TurboIn Premium Apartments are centre of Sports City, a destination for true sports lovers.

Sports City have International cricket stadium along with badminton and tennis courts, basketball courts with a host of other facilities.

It is the ideal place for high-end lifestyle giving you an ultimate adrenaline rush. So come and experience this elite countryside designed to make life a celebration.





SPECIFICATIONS

- SUPER STRUCTURE

Earthquake-resistant RCC Frame Structure.

- FLOORING

Vitrified tiles in drawing room, dining room, bedrooms and kitchen. Anti-skid ceramic tiles in toilets and balconies. Laminated wooden flooring in master bedroom.

- DOORS

Sliding external doors made of UPVC.

- KITCHEN

Granite top working platform. Stainless steel sink. Ceramic grazed tiles 2' above working platform with individual R.O. Unit.

- TOILET

Anti-skid ceramic floor tiles. Ceramic tiles up to door levels on the wall.

- INSIDE WALL FINISH

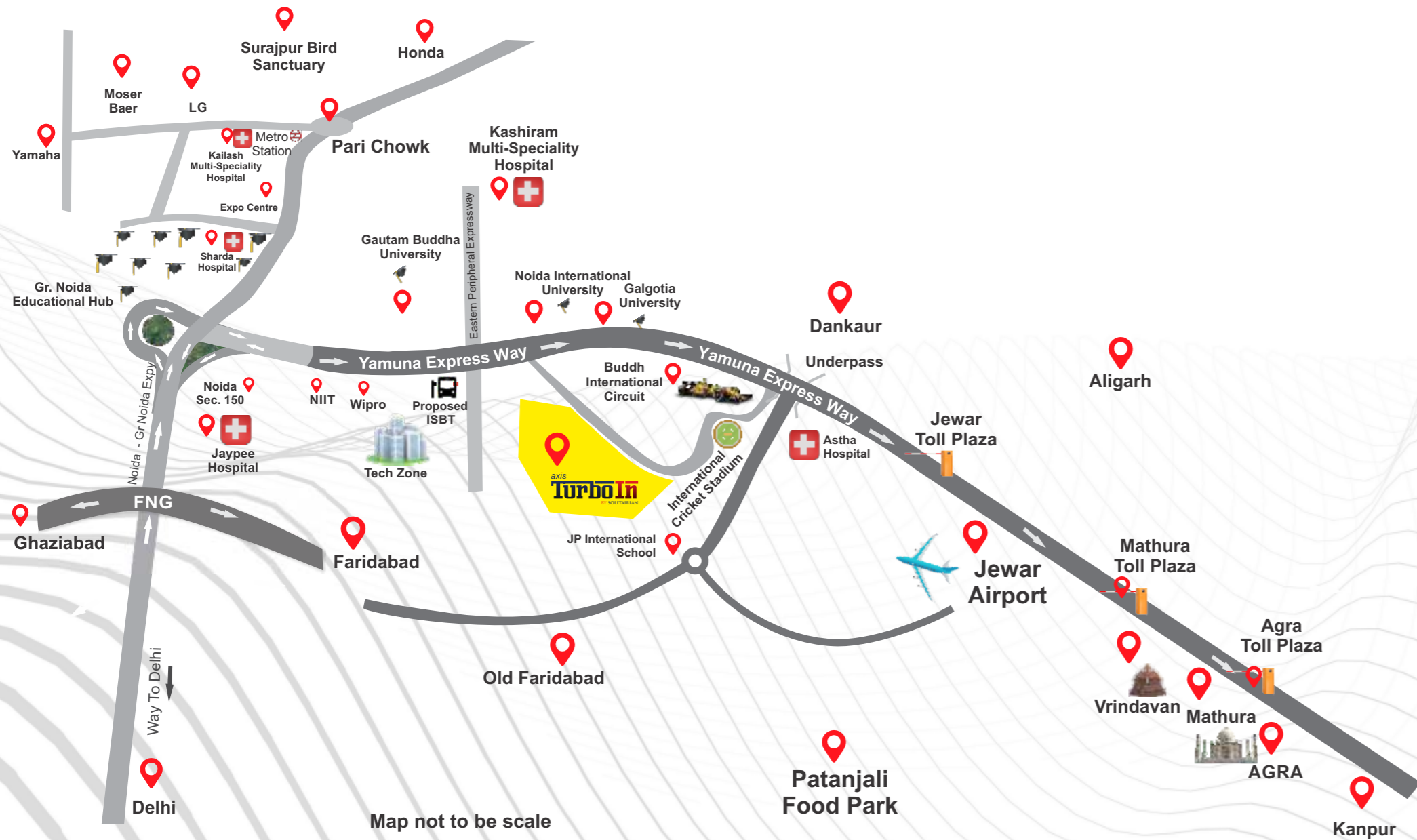
Inside walls with POP punning and OBD.

- EXTERNAL FACADE

Exterior in superior paint finish.

- ELECTRICAL

Copper wiring in concealed PVC conduits. Sufficient light and power points. Provision for T.V., telephone points in living room and all bedrooms



A PRIVILEGED AND PRIME LOCATION

- Pari Chowk - 10 min
- Jewar Airport - 10 min
- Patanjali food park - 5 min
- Noida Sec 18 - 30 min
- Surajpur Bird Sanctuary - 15 min
- World Class Medical Centres and Hospitals.

- Hotels Convention & Exhibition Centers, Restaurants, Retail and Commercial Spaces.
- CNG Filling Station, Petrol Pump.
- World Trade Center.
- Kanshiram Multi Specialty Hospital.



THE GROUP COMPANIES



ABOUT LE SOLITAIRIAN GROUP

Passion at Work and no Short Cuts to Quality. A well-managed architectural and engineering team to achieve both aesthetic and efficient designs and on time delivery. Transform the way people perceive 'Quality' as a leading Real Estate company, and be the company of first choice amongst our customers.

At present Mr. Harjeet Singh Sahni is the CHAIRMAN in BUILDER ASSOCIATION OF INDIA, (Lucknow, U.P.) which was formed in 1941 and has its registered office in Tardeo, Mumbai with 130 centres across INDIA.

Group is a pioneer and leader in the manufacturing of RCC and GRP pipes. Maintenance of the Greater Noida Expressway (lighting and fencing) Development of sectors in Noida, Construction of Rainy wells Mr. Singh has been instrumental in establishing many companies.

Few of which are :
JPS Reinforced Pipes Private Ltd.,
Sahni Pipes Private Ltd.,
SahniAquatech Private Ltd.,
Arjun Concrete Pipes Private Ltd.,
Sahni Infrahome (P) Ltd.

Various charitable institutions like:
Bibi Surjeet Kaur Welfare Society, Lucknow

Various charitable hospitals:
Man Mohan Singh Ashram and Baradari





Le SOLITAIRIAN

**SOLITAIRIAN
CITY**

ICONIC TOWERS • VILLAS • COTTAGES • APARTMENTS

axis ecorp

Welcome to Le Solitairian Group. A company driven by passion to create iconic developments that bear the mark of flawless construction, exemplifying outstanding sense of planning and design in all its real estate endeavors. Under the able leadership of Mr. Harjeet Singh Sahni, solitaire took its first steps towards creating excellence in Real Estate. Le Solitaire aims to be

Embrace the richness of life at Solitairian City. Here the living spaces have a luxurious air all around. Every apartment has been thoughtfully designed to let adequate ventilation and light and is vastu friendly. Even your privacy is not compromised as the project has 70% open space devoid of any structures. Here the ambience is infectiously mesmerizing. The well manicured garden lulls you into forgetting the world. The inviting waters of the blue pool and the gentle tweet of birds send your spirits soaring.

Axis Group has been torching milestones in education, technologies and real estates. We are receiving wonderful response for its innovative methodology which has devised over the period with its diverse experience over 15 years in business. Through its realty vertical "Axis Ecorp", our milestone project Axis Blues, Yog Villas, Axis AeroValley and Axis Kunchanjunga. We have crafted a vibrant & harmonious ecosystem with world-class service standards. Overlooking a lake, the project is nestled in the heart of valley, featuring characteristics that will make the life of resident truly remarkable and approachable.



A GLIMPSE AT SOLITAIRIAN PROJECTS

With over 27 years of experience Mr. H. S. Sahni
has been associated with the
following projects

LARGEST STP IN ASIA



DAASNA, GAUTAM BUDH NAGAR

JPS PIPES



FARIDABAD, HARYANA

WATER TREATMENT PLANT

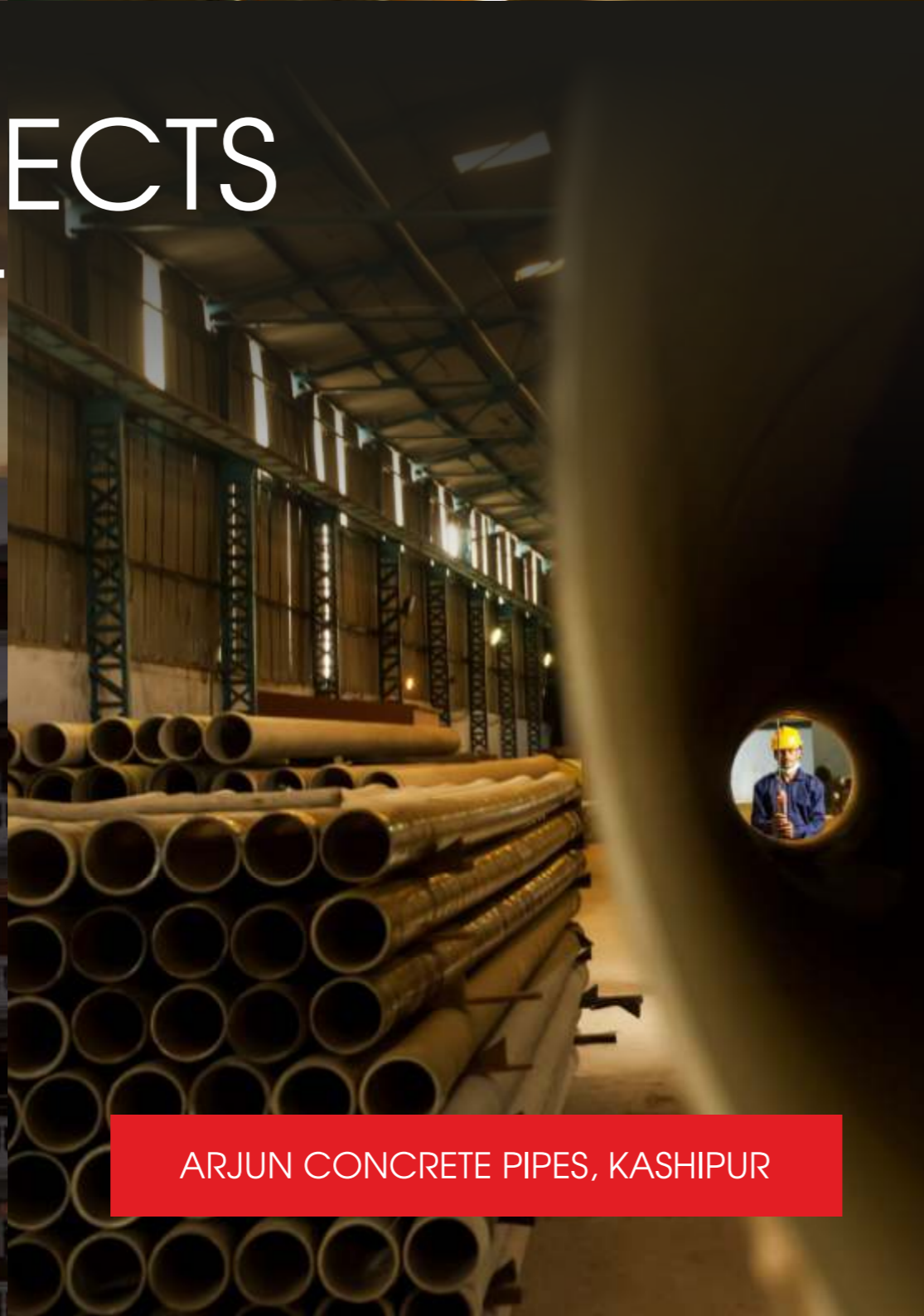


FEROZABAD, UP

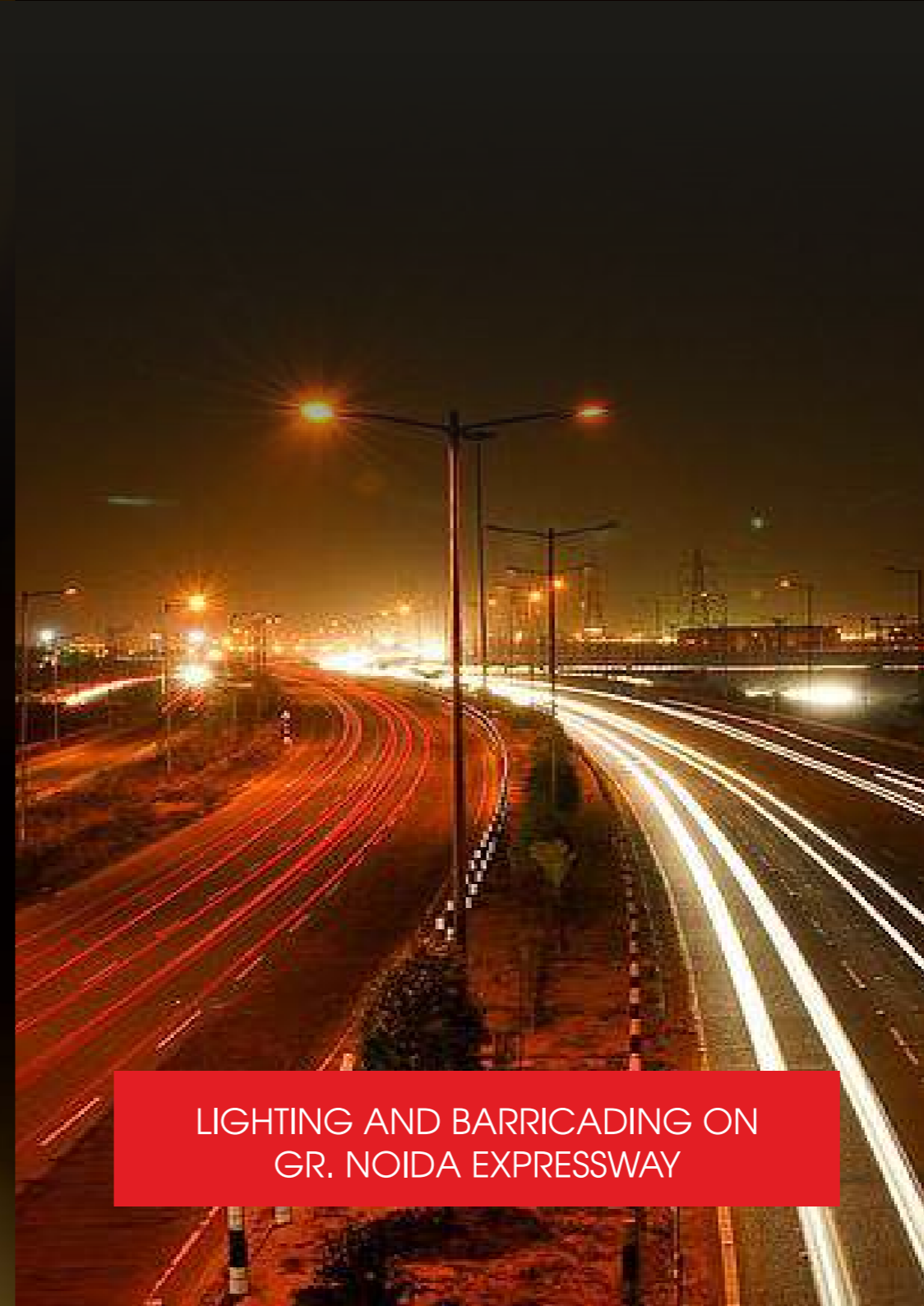
DELIVERY REFLECTS COMMITMENT



7 LA PALACE. LUCKNOW



ARJUN CONCRETE PIPES, KASHIPUR



LIGHTING AND BARRICADING ON
GR. NOIDA EXPRESSWAY



TYAG READYMIX, GHAZIABAD

AXIS BLUES

AXIS YOG VILLAS

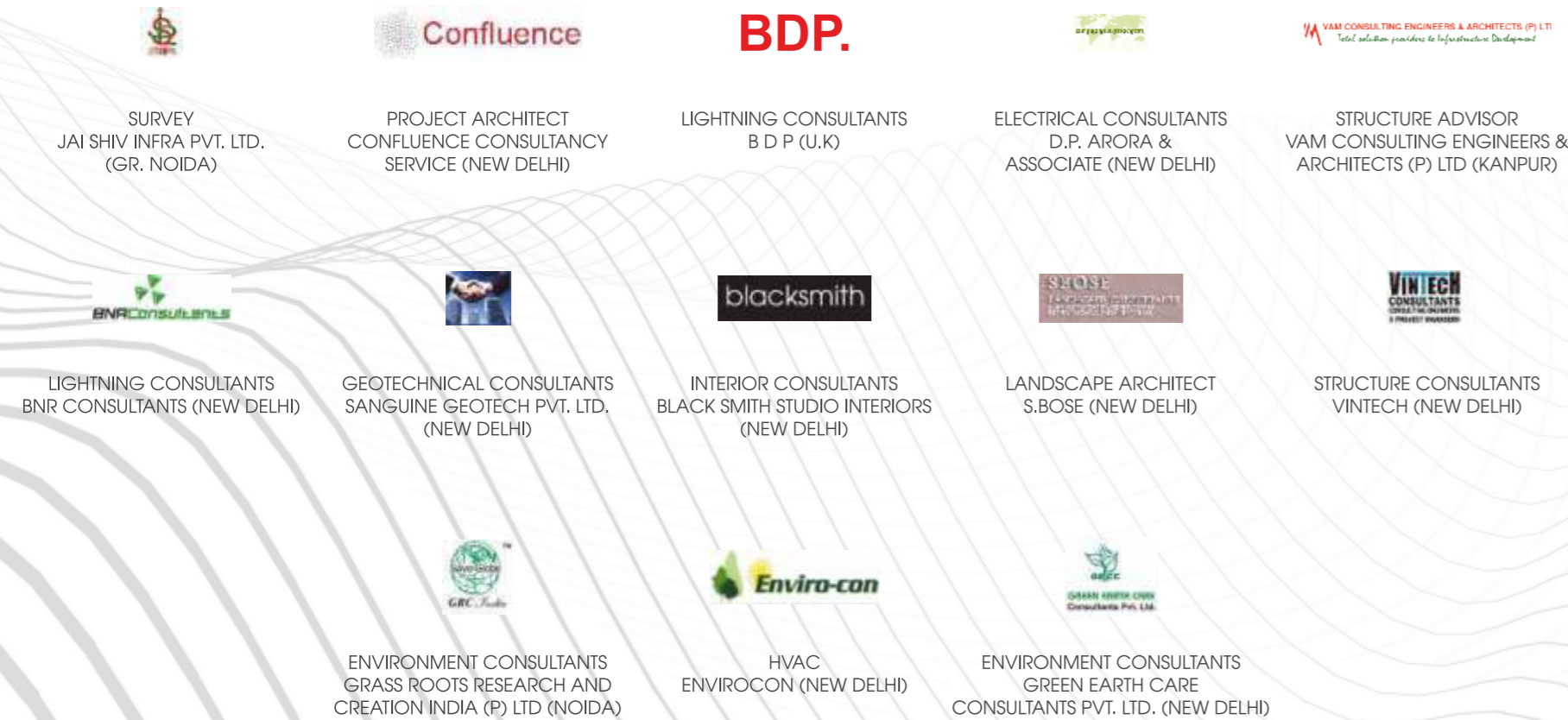
AXIS KANCHENJUNGA

A GLIMPSE AT AXIS ECORP PROJECTS

"Group strongly believe there is no shortcut to success"
At Axis, we build long-term relationships,
which allow us to provide personalized & clear
service in all ventured areas of the Group.



PARTNERS IN PROGRESS



UNIQUENESS PERSONIFIED



Sr.	Tower No	RERA No	FSI HOLDING COMPANY / LAND OWNER
1.	T2	UPRERAPRJ6856	PARY DEVELOPERS PVT LTD
2.	T3	UPRERAPRJ6856	PARY DEVELOPERS PVT LTD
3.	T4	UPRERAPRJ6721	SOLITAIRE REAL INFRA PVT LTD



Le SOLITAIRIAN

MASTER LAYOUT

TurboIn
BY SOLITAIRIAN | PMC BY: **axis ecorp**





Le SOLITAIRIAN

TOWER - T 2

Typical Floor Plan



LEGENDS:-
UNIT - B = 1000 SQFT.
UNIT - C = 1012 SQFT.

Total Unit = 136 Units
1000 SQFT. – (90 Units)
1012 SQFT. – (46 Units)

2nd to 22nd floor
1000 SQFT. – (4 Units)
1012 SQFT. – (2 Units)

G + 22



Le SOLITAIRIAN

TOWER - T 3

Typical Floor Plan



LEGENDS:-
UNIT - B = 1000 SQFT.
UNIT - C = 1012 SQFT.

Total Unit = 137 Units
1000 SQFT. – (91 Units)
1012 SQFT. – (46 Units)

1st to 22nd floor
1000 SQFT. – (4 Units)
1012 SQFT. – (2 Units)

G + 22



Le SOLITAIRIAN

TOWER - T 2, T3

Ground Floor Plan



Unit - B
2 BHK - 1000 SQFT

Unit - C
2 BHK - 1012 SQFT



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TOWER - T 2, T3

1st Floor Plan

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Unit - B
2 BHK - 1000 SQFT

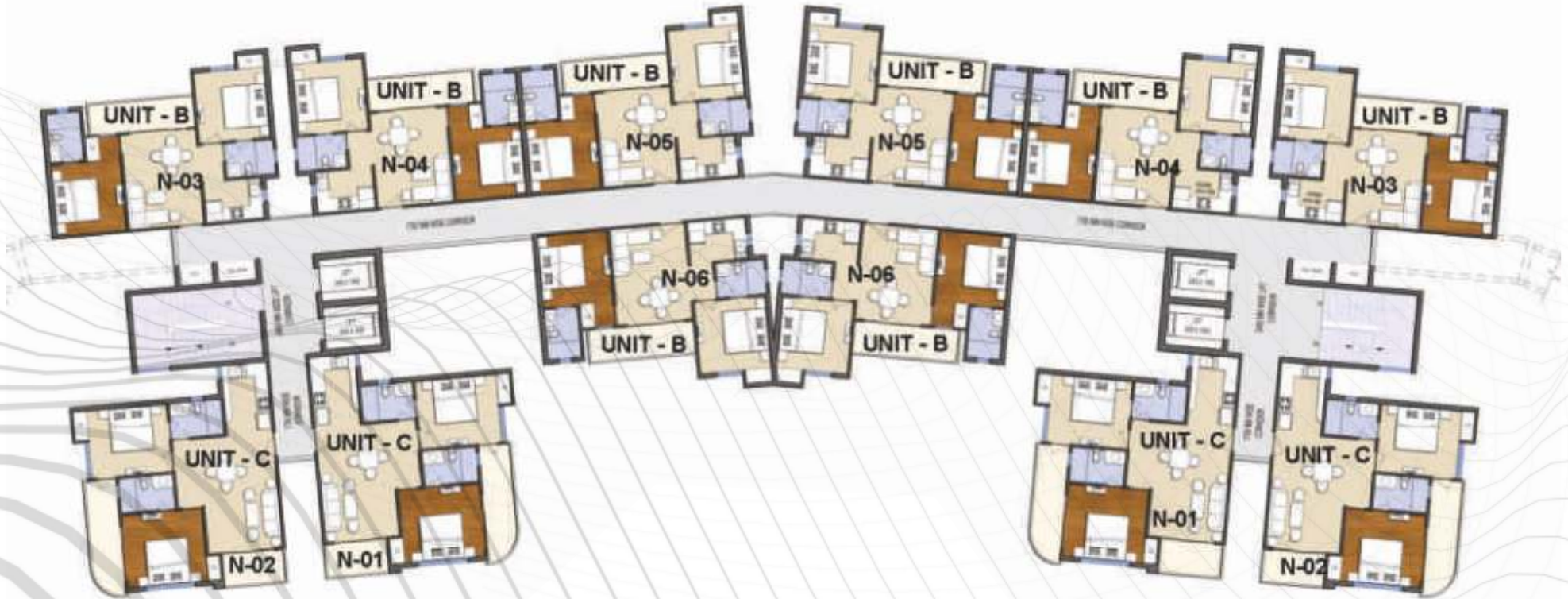
Unit - C
2 BHK - 1012 SQFT



Le SOLITAIRIAN

TOWER - T 2, T3

2nd to 22nd Floor Plan



Unit - B
2 BHK - 1000 SQFT

Unit - C
2 BHK - 1012 SQFT



Le SOLITAIRIAN

TOWER - T 2, T3

Unit B - Area 1000 SQFT
(Ground to 22nd Floor)



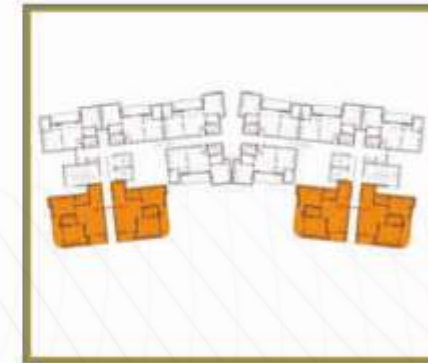
- 2 BHK
- 2 Toilet
- Balcony



Le SOLITAIRIAN

TOWER - T 2, T3

Unit C - Area 1012 SQFT
(Ground to 22nd Floor)



KEY PLAN

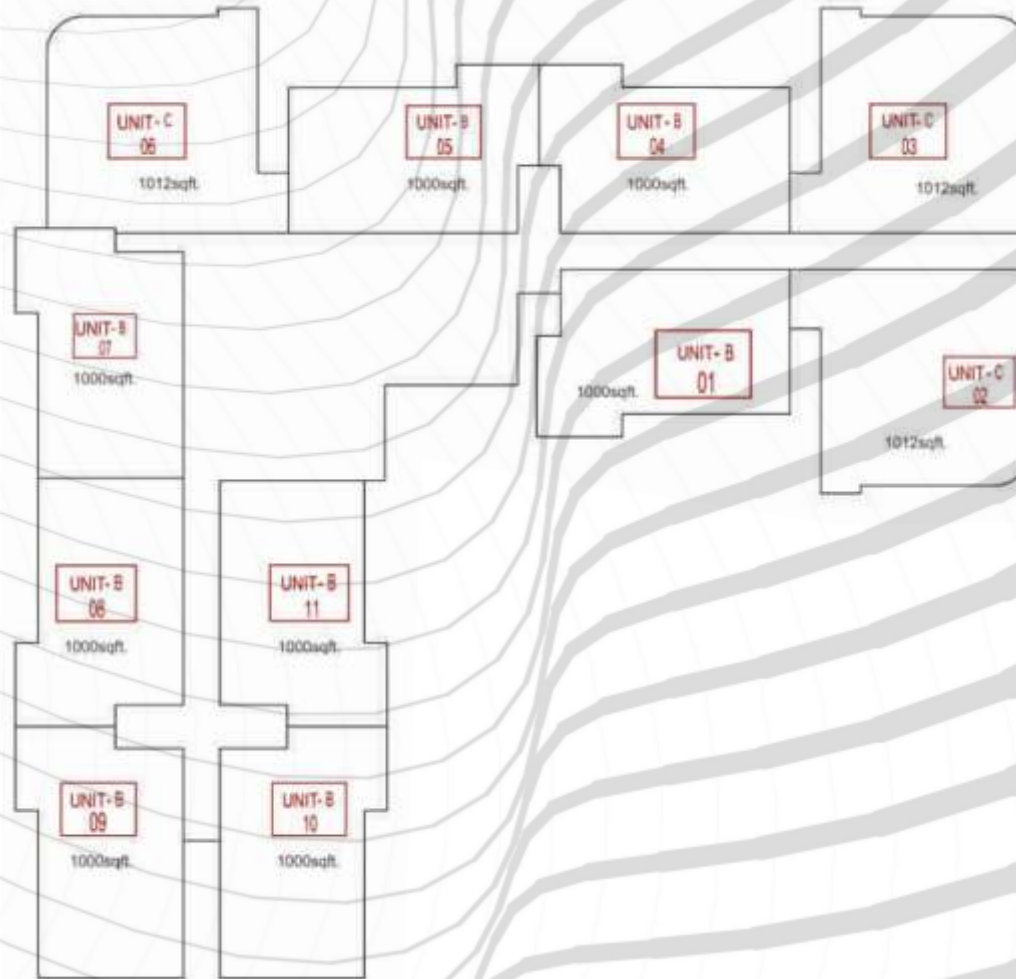
- 2 BHK
- 2 Toilet
- Balcony



Le SOLITAIRIAN

TOWER - T4 (G+22)

2nd to 22nd Floor
1000 SQFT - 8 Units / 1012 SQFT - 3 Units



Typical Floor Plan



Le SOLITAIRIAN

TOWER - T4 (G+22)

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Ground Floor Plan

Unit - B
2 BHK - 1000 SQFT

Unit - C
2 BHK - 1012 SQFT



Le SOLITAIRIAN

TOWER - T4 (G+22)

Turbo In
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2nd to 22nd Floor Plan

Unit - B
2 BHK - 1000 SQFT

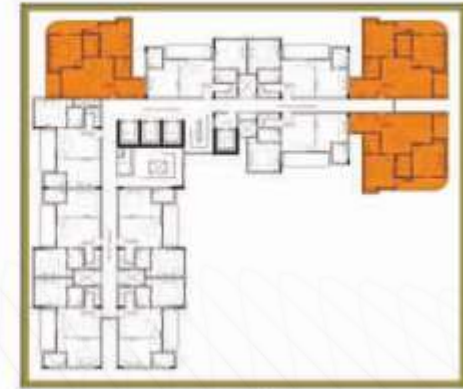
Unit - C
2 BHK - 1012 SQFT



Le SOLITAIRIAN

TOWER - T4 (G+22)

TurboIn
BY SOLITAIRIAN PMC BY: **axis ecorp**



KEY PLAN

- 2 BHK
- 2 TOILET
- BALCONY

Unit - C
2 BHK - 1012 SQFT

Ground to 22nd Floor



PRICE LIST

BSP ON CLP	RS.3600/sqft
ALLIED CHARGES	
EDC + IDC + EEC + FFC + PBU (2 KWA included)	Rs. 150/sqft
LEASE RENT	Rs. 75/sqft
INTEREST FREE MAINTENANCE SECURITY (IFMS)	Rs. 75/sqft
CAR PARKING	Rs. 2,50,000/-
CLUB MEMBERSHIP	Rs. 1,00,000/-
VIEW PLC	
PARK / CORNER / INTERNAL ROADS	Rs. 75/sqft each
MAIN ROAD FACING	Rs. 100/sqft
ANY TWO VIEW PLC'S	Rs. 125/sqft
FLOOR PLC	
GROUND / 28th / 29th FLOOR	Rs. 150/sqft
1st FLOOR	Rs. 125/sqft
2nd TO 8th FLOOR	Rs. 100/sqft
9th TO 15th FLOOR	Rs. 75/sqft
16th TO 27th FLOOR	Rs. 100/sqft

PAYMENT PLAN

MILESTONE / THRESHOLD	% OF DUE
Booking Amount	5%
Within 15 Days	10%
Within 180 Days	15%
Within 12 Months	15%
Within 18 months / on Completion of Structure	10%
Within 24 months / on Completion of Brickwork	15%
Within 30 months / on Completion of Plaster	15%
On Offer of Possession	15% + 100% Other Charges

NOTE:

- Allied charges and Other Charges (PLC) are in addition to basic sale price.
- Price shown above is only for TOWER 2/3/4 in TURBO IN.
- The company reserves the rights to revise the price at any time at its sole discretion without any prior notice. The Sizes, Layouts and Plans are suggestive and may vary with actual.
- Prices ruling on the date of booking & accepted by the company shall be applicable.
- Customer will get Rs. 12/psf per month lease guarantee for next one year from possession.
- GST, Service Tax, Stamp Duty and other Govt tax will be extra.
- Cheque / DD to be made in favor of:

Tower #	Company Name	Rera #	Cheque in Favor of:
T2	Pary Developers Pvt Ltd	UPRERAPRJ6856	Pary Developers Pvt Ltd Escrow Account
T3	Pary Developers Pvt Ltd	UPRERAPRJ6856	Pary Developers Pvt Ltd Escrow Account
T4	Solitaire Real Infra Pvt Ltd	UPRERAPRJ6721	Solitaire Real Infra Pvt Ltd Escrow Account



THANK YOU