

VERTEX  
  
Luxarium



**VERTEX**

Vertex is a group of technocrats with a hardcore experience of over 25 years in the realty sector. This coming together of like minded professionals aims to fulfill the gap between expectations and delivery of sustainable and innovative realty solutions. Vertex Retail Pvt. Ltd. is focussed on delivering projects that are state-of-the-art in terms of experience to the end user and the construction technology. Emphasis will also be on timely delivery of projects undertaken by the Group. The Group has envisioned a road map that starts with delivering commercial complexes followed by low rise floors and luxury group housing projects in the future. Keeping in view the high demand of quality real estate in Delhi NCR, the organisation has planned its first strategic commercial development in Ghaziabad right on NH-24 at a prime location opposite Manipal Hospital. This commercial complex called Vertex Luxarium will cater to over 10,000 families in the vicinity and feature retail spaces mainly besides a hypermarket, offices, food court and resto bar.

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## CONTEMPORARY YET MODERN

Luxarium, the very word connotes an imagery of opulence, luxury and spaciousness. Vertex Luxarium is all this and more. It is destined to be one of the most preferred family destinations in the eastern sector of Delhi NCR. Vertex Luxarium will be a shoppers' delight with leading brand outlets, a perfect address for those on the lookout for an office space and a choicest spot for food lovers and family or friendly get-togethers. Strategically located on the shoulder of NH 24 right opposite Manipal Hospital, it offers easy accessibility for people spanning a large geographical area of east Delhi, Indirapuram and Ghaziabad. Vertex Luxarium has been conceived to have all the contemporary comforts of a commercial space ensconced in a highly modern Italian style architecture. This commercial destination will cater to over 10,000 families in the immediate vicinity.

- 2 SIDE OPEN PLOT • WIDE CORRIDORS • DESIGNED TO GET MAXIMUM FOOTFALL
- MAXIMUM VISIBILITY • SURROUNDED BY DEVELOPING RESIDENTIAL AREA
- BEAUTIFULLY DESIGNED • 24X7 ADVANCED SECURITY • AMPLE CAR PARKING SPACE

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## LOCATION THAT ENJOYS A LARGE CATCHMENT AREA

- Opposite Manipal Hospital, right on 14 Lane NH-24 & Delhi Meerut Expressway
- 20 Mins. Drive from Akshardham Temple, Delhi
- 20 Mins. Drive from Anand Vihar, Delhi
- 10 Mins. Drive from Sector 62, Noida and Indirapuram
- 5 Mins. Drive from Eastern Peripheral Expressway
- Walking Distance from nearest Proposed Metro Station
- Schools, Hospitals, Colleges & Residential Hub in Close Proximity
- Projected over 10,000 Residential Units in Surrounding



## A FITTING DESTINATION FOR ANY KIND OF RETAIL

Shopping is undergoing a sea change, from far-flung markets to mobile phones in the hand. In these times of competitive shopping environment, Vertex Luxarium promises to be a breath of fresh air. With its Italian arched architecture and sprawling spaces, Luxarium will offer unmatched retail experience to every shopper and the outlet owner. It will offer a diverse spectrum of brands spanning numerous segments in the retail world. It has been designed as Hi-street retail complex with low maintenance and easy access from the highway.

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## NOT JUST RETAIL BUT OFFICES TOO

Work environments are also witnessing a transformation (work-from-home is one). More and more people are working from remote locations, new start-ups are sprouting every other week, with IT geographical boundaries are no longer much of a hindrance and offices with very small work forces are becoming a norm. Against this backdrop, Vertex Luxarium becomes just the right hub for office spaces. Perfectly located with easy accessibility from a large catchment area combined with large parking spaces, Luxarium is all set to be desirable office destination. The Offices here are a perfect match for professionals like CA, CS, Lawyers, Doctors, Stock Brokers, Consultants and such.

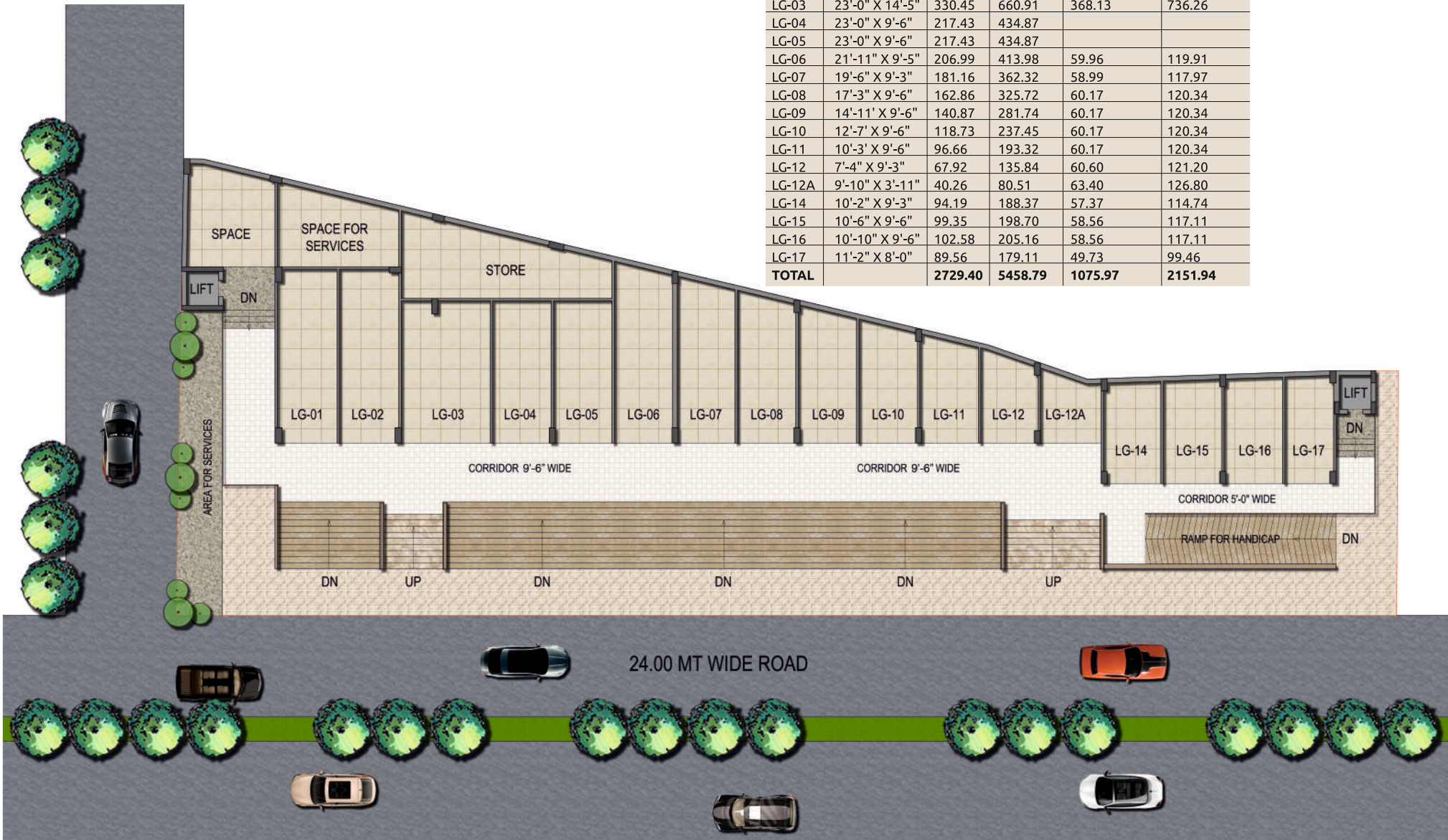




## A RETAIL HUB THAT'S ALSO A FOODIE'S DELIGHT

Vertex Luxarium has been conceived with an eye on meeting the demand for a good eating station in this part of the NCR. With a large catchment area of nearly 60,000 families in the 5 kms radius, Luxarium will fill the void of a hanging-out and eating-out spot along the NH24, adjoining east Delhi, Ghaziabad, Indirapuram and Noida. Luxarium also boasts of a 5,311 sq. ft. rooftop Restaurant & Bar aimed at providing a place for refined dining and wining. This venue offer an intimate atmosphere and impeccable service, making them the perfect choice for special occasions or romantic evenings.

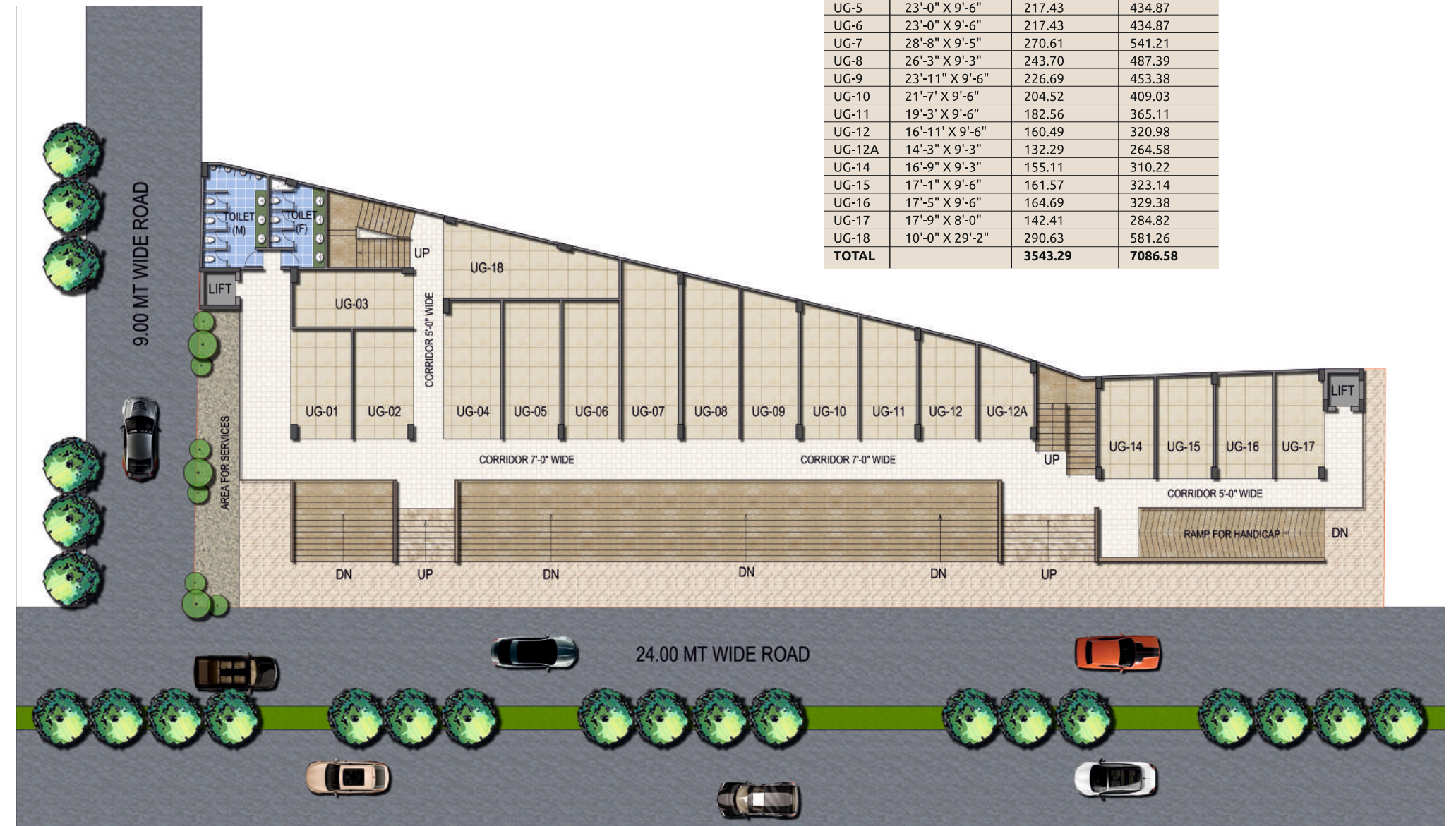
## lower ground floor plan



LOWER GROUND FLOOR					
SHOP	SIZE (CARPET)	CARPET AREA	SELLABLE AREA (SQFT)	ADD'T'L CARPET AREA (RIGHT TO USE) (SQFT)	ADD'T'L SUPER AREA (RIGHT TO USE) (SQFT)
LG-01	28'-1" X 10'-0"	281.48	562.96		
LG-02	28'-1" X 10'-0"	281.48	562.96		
LG-03	23'-0" X 14'-5"	330.45	660.91	368.13	736.26
LG-04	23'-0" X 9'-6"	217.43	434.87		
LG-05	23'-0" X 9'-6"	217.43	434.87		
LG-06	21'-11" X 9'-5"	206.99	413.98	59.96	119.91
LG-07	19'-6" X 9'-3"	181.16	362.32	58.99	117.97
LG-08	17'-3" X 9'-6"	162.86	325.72	60.17	120.34
LG-09	14'-11" X 9'-6"	140.87	281.74	60.17	120.34
LG-10	12'-7" X 9'-6"	118.73	237.45	60.17	120.34
LG-11	10'-3" X 9'-6"	96.66	193.32	60.17	120.34
LG-12	7'-4" X 9'-3"	67.92	135.84	60.60	121.20
LG-12A	9'-10" X 3'-11"	40.26	80.51	63.40	126.80
LG-14	10'-2" X 9'-3"	94.19	188.37	57.37	114.74
LG-15	10'-6" X 9'-6"	99.35	198.70	58.56	117.11
LG-16	10'-10" X 9'-6"	102.58	205.16	58.56	117.11
LG-17	11'-2" X 8'-0"	89.56	179.11	49.73	99.46
<b>TOTAL</b>		<b>2729.40</b>	<b>5458.79</b>	<b>1075.97</b>	<b>2151.94</b>



## upper ground floor plan

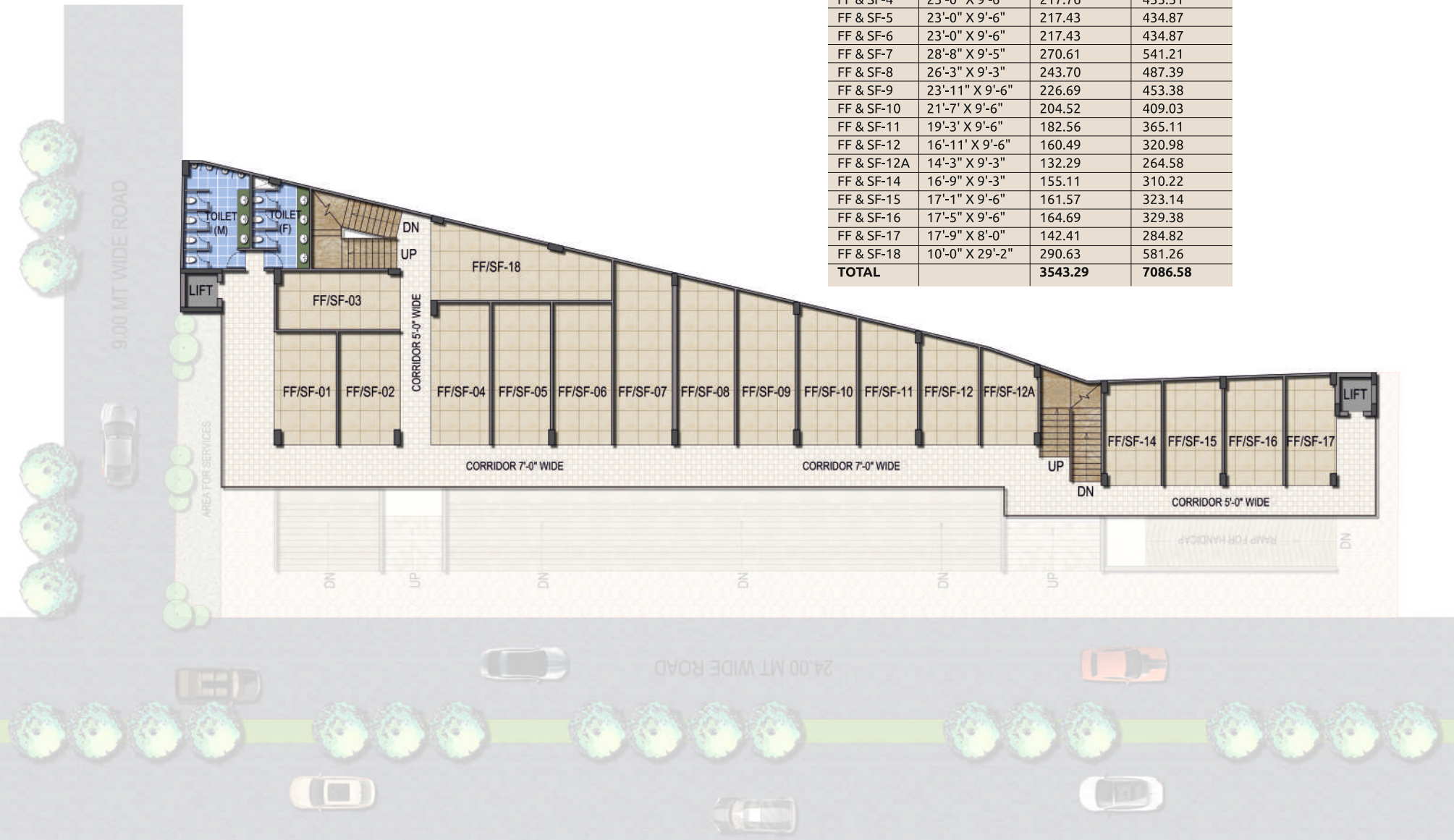


UPPER GROUND FLOOR			
SHOP	SIZE (CARPET)	CARPET AREA (SQFT)	SELLABLE AREA (SQFT)
UG-1	18'-3" X 10'-0"	182.88	365.76
UG-2	18'-3" X 10'-0"	182.88	365.76
UG-3	9'-6" X 20'-1"	189.66	379.32
UG-4	23'-0" X 9'-6"	217.76	435.51
UG-5	23'-0" X 9'-6"	217.43	434.87
UG-6	23'-0" X 9'-6"	217.43	434.87
UG-7	28'-8" X 9'-5"	270.61	541.21
UG-8	26'-3" X 9'-3"	243.70	487.39
UG-9	23'-11" X 9'-6"	226.69	453.38
UG-10	21'-7" X 9'-6"	204.52	409.03
UG-11	19'-3" X 9'-6"	182.56	365.11
UG-12	16'-11" X 9'-6"	160.49	320.98
UG-12A	14'-3" X 9'-3"	132.29	264.58
UG-14	16'-9" X 9'-3"	155.11	310.22
UG-15	17'-1" X 9'-6"	161.57	323.14
UG-16	17'-5" X 9'-6"	164.69	329.38
UG-17	17'-9" X 8'-0"	142.41	284.82
UG-18	10'-0" X 29'-2"	290.63	581.26
<b>TOTAL</b>		<b>3543.29</b>	<b>7086.58</b>





# first & second floor plan



FIRST & SECOND FLOOR			
SHOP	SIZE (CARPET)	CARPET AREA (SQFT)	SELLABLE AREA (SQFT)
FF & SF-1	18'-3" X 10'-0"	182.88	365.76
FF & SF-2	18'-3" X 10'-0"	182.88	365.76
FF & SF-3	9'-6" X 20'-1"	189.66	379.32
FF & SF-4	23'-0" X 9'-6"	217.76	435.51
FF & SF-5	23'-0" X 9'-6"	217.43	434.87
FF & SF-6	23'-0" X 9'-6"	217.43	434.87
FF & SF-7	28'-8" X 9'-5"	270.61	541.21
FF & SF-8	26'-3" X 9'-3"	243.70	487.39
FF & SF-9	23'-11" X 9'-6"	226.69	453.38
FF & SF-10	21'-7" X 9'-6"	204.52	409.03
FF & SF-11	19'-3" X 9'-6"	182.56	365.11
FF & SF-12	16'-11" X 9'-6"	160.49	320.98
FF & SF-12A	14'-3" X 9'-3"	132.29	264.58
FF & SF-14	16'-9" X 9'-3"	155.11	310.22
FF & SF-15	17'-1" X 9'-6"	161.57	323.14
FF & SF-16	17'-5" X 9'-6"	164.69	329.38
FF & SF-17	17'-9" X 8'-0"	142.41	284.82
FF & SF-18	10'-0" X 29'-2"	290.63	581.26
<b>TOTAL</b>		<b>3543.29</b>	<b>7086.58</b>



The above Layout is tentative and not a legal offering.

# terrace floor plan














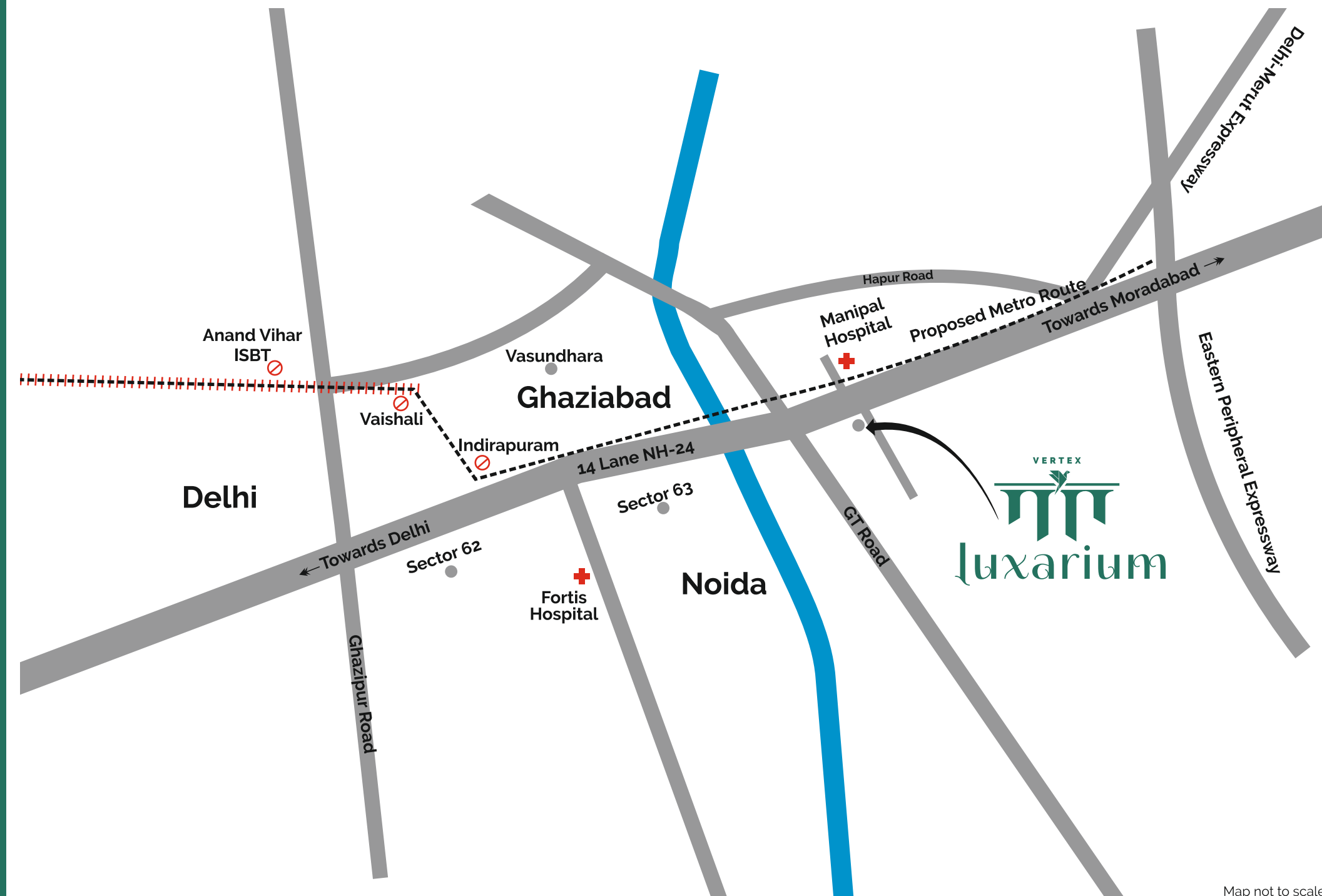
THIRD FLOOR			
SHOP	SIZE (CARPET)	CARPET AREA (SQFT)	SELLABLE AREA (SQFT)
1	18'-3" X 10'-0"	182.88	365.76
2	18'-3" X 10'-0"	182.88	365.76
3	9'-6" X 20'-1"	189.66	379.32
<b>TERRACE AREA</b>			<b>4200.00</b>
<b>TOTAL</b>		<b>555.42</b>	<b>5310.84</b>



The above Layout is tentative and not a legal offering.

# SPECIFICATIONS

	<b>STRUCTURE:</b> EARTHQUAKE RESISTANCE RCC FRAME		<b>TOILET:</b> TOILET IN EACH FLOOR
	<b>FLOORING:</b> VITRIFIED TILES IN COMMON AREA		<b>RAILING:</b> MS RAILING
	<b>STAIRCASE:</b> TREAD AND RISER OF NATURAL STONE		<b>PROVISION FOR AC FITTING:</b> YES
	<b>INTERNAL PAINT:</b> HIGH QUALITY PAINT IN COMMON AREA		<b>FIRE FIGHTING SYSTEM:</b> YES
	<b>EXTERNAL PAINT:</b> HIGH QUALITY PAINT IN COMMON AREA		<b>POWER BACKUP:</b> 24x7 POWER BACKUP
	<b>SHOP DOORS:</b> ROLLING SHUTTER OR GLASS		



Map not to scale



**VERTEX RETAIL PRIVATE LIMITED**

Corp. Off.: Ground Floor, H-157,  
Sec. 63, Noida-201301

Site: C-1, H Block, Jaipuria Sunrise Greens, NH-24,  
Opp. Manipal Hospitals, Ghaziabad-201002

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**[www.vertexretail.in](http://www.vertexretail.in)**

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PHASE-I: UPRERAPRJ639645  
PHASE-II: UPRERAPRJ583422