



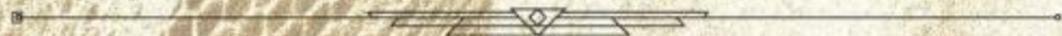
---

WAY TO ROYAL LIVING

Call For Free Site Visit: 7838 500 428



*Life gently touched by dawn's first light,  
Inhaling whispers of new beginnings*





LIFE IS ON  
NEW  
HIGHS

---

RISE TO THE NEW HIGHS OF  
MAGNIFICENCE WITH

*grand lifestyle*



AIGIN  
ROYAL PARK

*Summoning you to rise to greater levels of grandeur*

**3 & 4 BHK PURE LUXURY**





# THE HIGH'S OF MAGNIFICENT LIFE

**01**

HIGH END DESIGN  
ARCHITECTURE

**02**

HIGHLY COVETED  
ADDRESS

**03**

HIGH ON  
VIEWS

**04**

THE HIGH OF  
FINE LIVING

**05**

HIGH LIFESTYLE  
BENCHMARKS

**06**

HIGH PROFILE  
NEIGHBOURS



HIGH END  
DESIGN  
ARCHITECTURE

---



AIGIN  
ROYAL PARK





ELEGANCE *Redefined*



## A WORLD OF UNPARALLELED LUXURY AND CLASS

At AIGIN Royal Park we leave no stone unturned, in creating the finest interior and exterior. We pay attention to every detail, from the flooring to the beautifully crafted fixtures and fittings. Each element is thoughtfully chosen to showcase the epitome of elegance. Our team of designers collaborates closely with you to curate a home that truly embodies your vision. Together we ensure that every corner becomes a masterpiece, in its way.



# ELEGANCE

*is in the details*

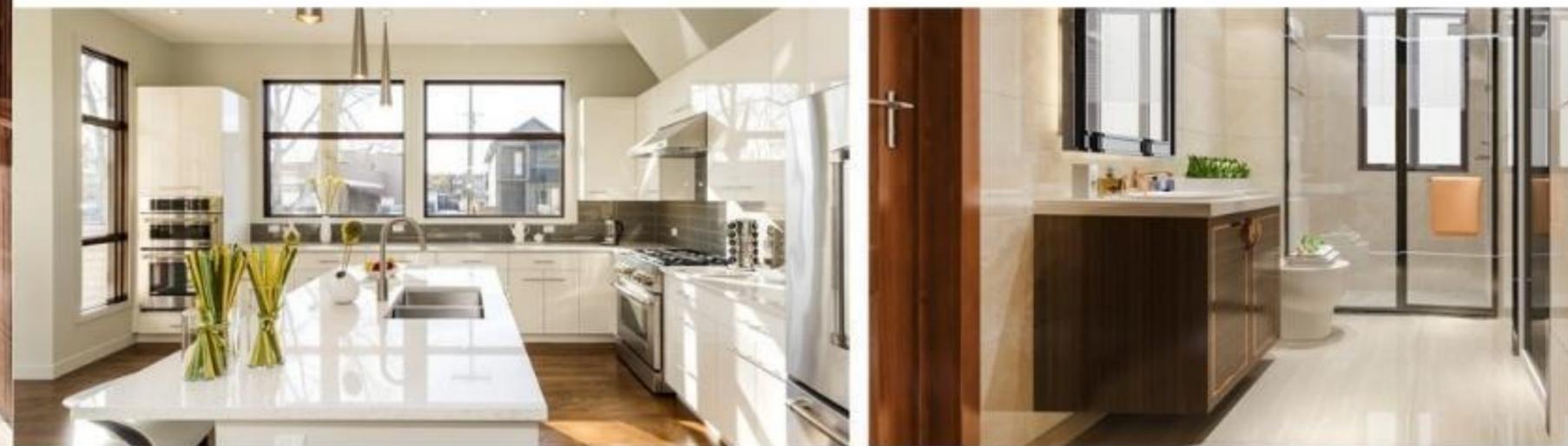


Framed by large panoramic floor-to-ceiling windows that open up to views of Royal Park Towers the living room offers a perfect balance of warmth and tasteful luxury. These residences feature big balconies and terraces that offer the exclusivity of a private viewing deck floating above the city.



Along with the tremendous sense of light and space in every residence, life at Royal Park will give you a chance to appreciate unmatched elegance. The thoughtfully-designed living and dining space gives you the freedom to layout the décor and furniture according to your personal taste. Large windows stream natural light into the space and allow for circulation of fresh air.

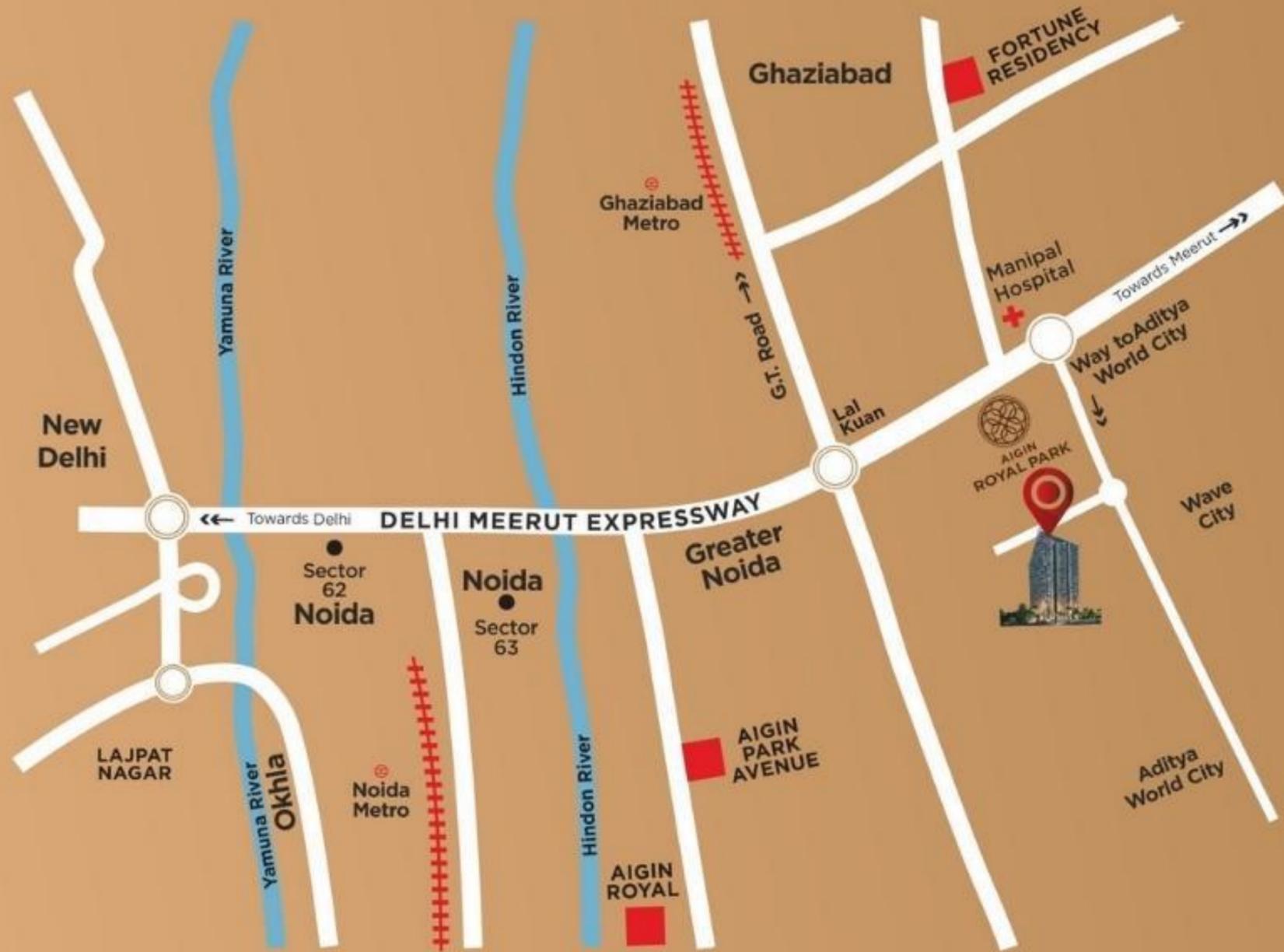
The luxury of these amenities will ensure that the simple moments spent with loved ones at home are truly special.





HIGHLY  
COVETED  
ADDRESS

---



## PRIME LOCATION AND UNMATCHED CONNECTIVITY

Nestled in a prime location of NH-24, Ghaziabad AIGIN Royal Park offers the perfect balance of convenience and serenity. Its strategic positioning places it seamlessly connected to the highway, providing effortless access to the city's vibrant hubs and key destinations. Reputed schools stand in close proximity, promising a world-class education for their children. This unique location allows residents to embrace the best of both worlds - the tranquility of their exclusive sanctuary and the dynamic energy of the bustling city, making Royal Park a truly sought-after address for living.

|                  |                   |                     |             |
|------------------|-------------------|---------------------|-------------|
| Manipal Hospital | St. Xavier School | GZB Railway Station | Anand Vihar |
| 5 min            | 5 min             | 15 min              | 15 min      |
| Akshardham       | Hapur             | Meerut              | IGI Airport |
| 20 min           | 30 min            | 45 min              | 55 min      |





THE HIGH OF  
FINE  
LIVING

---



## AN UNPARALLELED EXPERIENCE AWAITS YOU

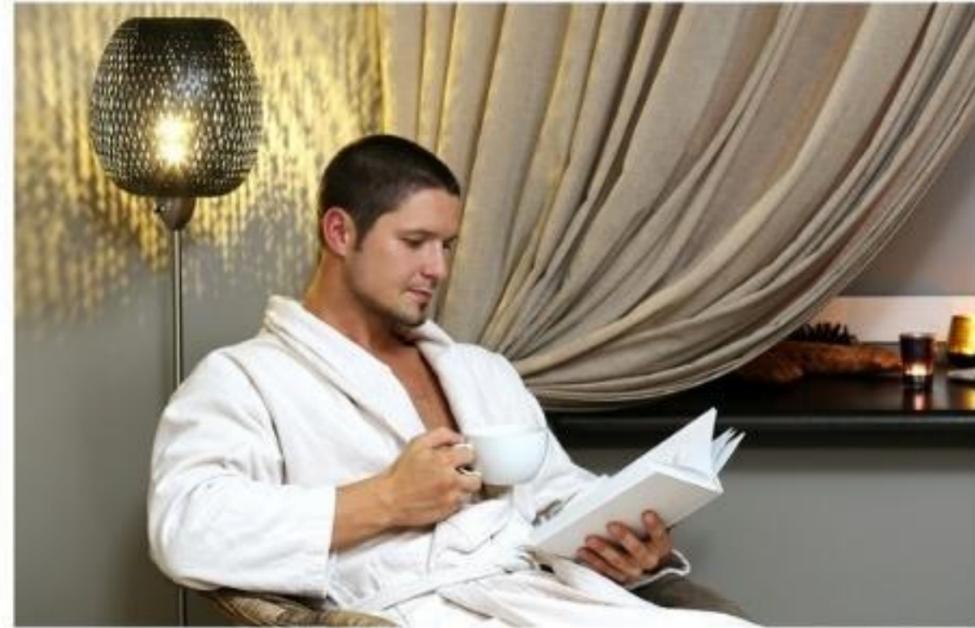
---

There's nothing like taking a walk among the trees as you breathe in the fresh, clean air in the large Tree Court at Royal Park. You can stroll leisurely over here as you let your thoughts flow freely. This will help you clear your mind and be greatly beneficial for your mental and physical health. You can also take a seat here and enjoy the beautiful view, the pure air and the green surroundings.





AN ELEVATED *lifestyle*



IT'S AN ABODE OF  
PEACE &  
TRANQUILITY

At AIGIN Royal Park, we have exquisitely combined nature into your day to day living. Wherever you look tranquil greenery prevails. It's your peaceful nirvana amidst the chaos of the city.

We take pride in our project to create living spaces that redefine the meaning of luxury in the lap of nature. With our experience, in the real estate industry and our unwavering dedication to achieving excellence, we have built a reputation, as visionaries when it comes to crafting dream homes for discerning individuals. We work tirelessly to transform concepts into stunning masterpieces that embody both grace and refinement.



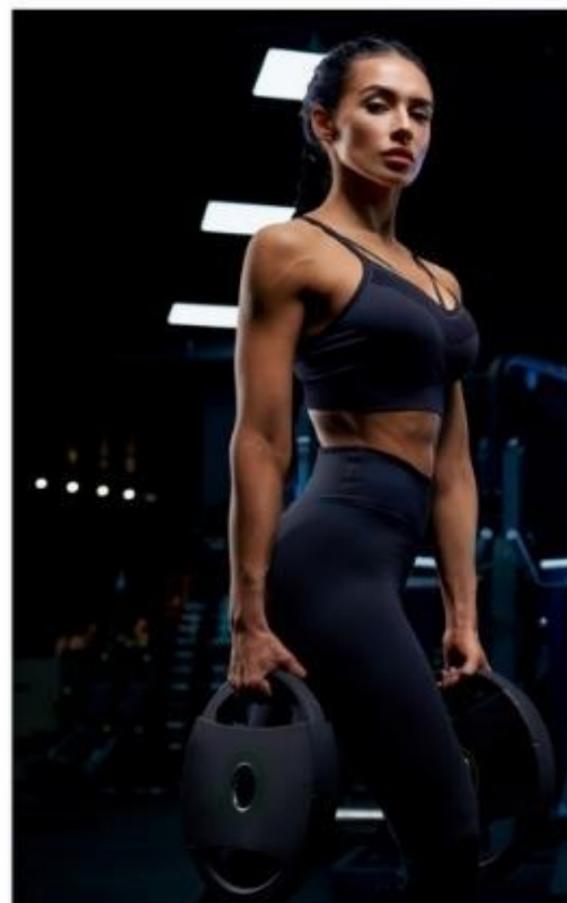
HIGH  
LIFESTYLE  
BENCHMARKS

---



# THE CLUBHOUSE

## *Amenities*



## THE PATH TO RELAX AND ENERGISE

The state-of-the-art clubhouse and sporting zone where you'll find every facility: from an outdoor swimming pool, and a gym and other sports. An entertainment and relaxation complex contains a cafeteria, entertainment venues and card rooms.

ROOF TOP  
SWIMMING POOL

CAFÉTERIA

PLAYING  
ROOM

BILLIARDS  
ROOM

MULTI-PURPOSE  
HALL

FITNESS  
STUDIO

LIBRARY



## THE PLEASURES *of luxury*



We have an exhaustive list of offerings to cater to your needs. A Fitness Studio to take care of your mind, body and soul. A Kids' Play Area where the little ones can indulge in playful, childlike activities. A swimming pool where you drown all your worries. A multi-purpose hall which can be used for celebrations and meetings alike. All this, and much more, is at your disposal.



AIGIN  
ROYAL PARK



AN ELEVATED *lifestyle*

*a symphony of*  
WORLD-CLASS AMENITIES

DOUBLE HEIGHT  
ENTRANCE LOBBY

OPEN  
GYM

LUSH GREEN  
GARDEN

WATER  
BODY

JOGGING  
TRACK

AMPHITHEATER

HI-TECH  
SECURITY SYSTEM



Experience the invitation from AIGIN Royal Park to embrace a life filled with luxury. Every detail is carefully chosen to provide an enduring living experience. With residences and top-notch amenities, we are committed, to elevating your lifestyle to levels.

We prioritize your safety and well-being above all else. We ensure an atmosphere by implementing cutting-edge security measures such as CCTV monitoring, round-the-clock security staff and advanced access control systems. You can have peace of mind knowing that you and your loved ones are protected.





## LEGENDS

- |                                 |                              |
|---------------------------------|------------------------------|
| 1. ENTRY / EXIT GATE            | 10. PLANTER WITH SEATING     |
| 2. GUARD ROOM                   | 11. PERGOLA                  |
| 3. WATER FEATURE WITH SCULPTURE | 12. FLOWER BED               |
| 4. WATER FEATURE WITH SEATING   | 13. WATER FEATURE            |
| 5. PARKING                      | 14. TENSILE SEATING          |
| 6. AMPHITHEATER SEATING         | 15. OPEN GYM                 |
| 7. PATHWAY                      | 16. CLUB FEATURE ENTRY PLAZA |
| 8. MULTIPURPOSE COURT           | 17. BASEMENT RAMP            |
| 9. KIDS PLAY AREA               | 18. FEATURE ENTRY PLAZA      |

- |                               |   |   |
|-------------------------------|---|---|
| A. GAME ZONE<br>(FIRST FLOOR) | B. GYMNASIUM /<br>YOGA ROOM<br>(SECOND FLOOR) | C. SWIMMING POOL / OPEN<br>TERRACE (THIRD FLOOR /<br>TERRACE FLOOR) |
|-------------------------------|---|---|

TYPE-1 (NITYA TOWER)  
(3BHK + 3 TOILET)  
1925 SQFT

TYPE-2 (NITYA TOWER)  
(3BHK + 3 TOILET)  
1895 SQFT

TYPE-3 (KASHVI TOWER)  
(4BHK + 4 TOILET)  
2475 SQFT

TYPE-4 (KASHVI TOWER)  
(4BHK + 4 TOILET)  
2575 SQFT





NITYA  
TOWER  
(TYPE 01)  
**3BHK+**  
3 TOILETS

|                           |               |                |
|---------------------------|---------------|----------------|
| CARPET AREA               | 97.22 sq.mt.  | 1046.47 sq.ft. |
| BALCONY AREA              | 19.49 sq.mt.  | 209.79 sq.ft.  |
| EXTERNAL WALL/COLUMN AREA | 6.42 sq.mt.   | 69.10 sq.ft.   |
| COMMON CIRCULATION AREA   | 55.70 sq.mt.  | 599.55 sq.ft.  |
| SUPER AREA                | 178.83 sq.mt. | 1925 sq.ft.    |



NITYA  
TOWER  
(TYPE 01)  
**3BHK+**  
3 TOILETS

|                           |               |               |
|---------------------------|---------------|---------------|
| CARPET AREA               | 92.62 sq.mt.  | 996.96 sq.ft. |
| BALCONY AREA              | 25.40 sq.mt.  | 273.40 sq.ft. |
| EXTERNAL WALL/COLUMN AREA | 7.6 sq.mt.    | 81.80 sq.ft.  |
| COMMON CIRCULATION AREA   | 50.43 sq.mt.  | 542.82 sq.ft. |
| SUPER AREA                | 176.05 sq.mt. | 1895 sq.ft.   |

KASHVI  
TOWER  
(TYPE 01)

4BHK+  
4 TOILETS



|                           |               |                |
|---------------------------|---------------|----------------|
| CARPET AREA               | 121.04 sq.mt. | 1302.87 sq.ft. |
| BALCONY AREA              | 20.52 sq.mt.  | 220.87 sq.ft.  |
| EXTERNAL WALL/COLUMN AREA | 8.83 sq.mt.   | 95.04 sq.ft.   |
| COMMON CIRCULATION AREA   | 79.54 sq.mt.  | 856.16 sq.ft.  |
| SUPER AREA                | 229.93 sq.mt. | 2475 sq.ft.    |

KASHVI  
TOWER  
(TYPE 01)

4BHK+  
4 TOILETS



|                           |               |                |
|---------------------------|---------------|----------------|
| CARPET AREA               | 121.42 sq.mt. | 1306.96 sq.ft. |
| BALCONY AREA              | 39.84 sq.mt.  | 428.83 sq.ft.  |
| EXTERNAL WALL/COLUMN AREA | 9.22 sq.mt.   | 99.24 sq.ft.   |
| COMMON CIRCULATION AREA   | 68.74 sq.mt.  | 739.91 sq.ft.  |
| SUPER AREA                | 239.22 sq.mt. | 2575 sq.ft.    |

# SPECIFICATION

## FLOORING

|  |   |
|--|---|
| <b>DRAWING, DINING, KITCHEN &amp; BEDROOMS</b> | PREMIUM QUALITY VITRIFIED TILES (800MM*800MM) |
| <b>BALCONIES</b>                               | ANTI-SKID TILES                               |
| <b>TOILETS</b>                                 | ANTI-SKID TILES                               |

## DOOR & WINDOWS

|                               |  |
|-------------------------------|--|
| <b>EXTERNAL</b>               | ALUMINIUM / UPVC DOORS AND WINDOWS             |
| <b>FLAT ENTRANCE DOOR</b>     | WOODEN FINISH STEEL DOOR (8FT HEIGHT)          |
| <b>BEDROOM / TOILET DOORS</b> | LAMINATED DESIGNER WOODEN DOORS (7.5FT HEIGHT) |

## KITCHEN

|                  |   |
|------------------|---|
| <b>COUNTER</b>   | GRANITE / 15MM VITRIFIED SLAB COUNTER WITH STEEL SINK |
| <b>WALL TILE</b> | DESIGNER CERAMIC TILES UPTO 2FT ABOVE WORKING COUNTER |

## BATHROOM

|                        |   |
|------------------------|---|
| <b>INTERNAL PIPING</b> | CORROSION FREE CPVC PIPES AND FITTINGS  |
| <b>FITTINGS</b>        | ALL TAPS AND FITTING FROM REPUTED BRAND (JAGUAR OR EQUIVALENT)                      |
| <b>CHINAWARE</b>       | WASH BASIN, WALL MOUNTED W/C FROM REPUTED BRAND (HINDWARE, PARRYWARE OR EQUIVALENT) |
| <b>GLASS PARTITION</b> | HALF GLASS PARTITION IN ALL WASHROOMS   |

## RAILING

|                  |                               |
|------------------|-------------------------------|
| <b>BALCONY</b>   | GLASS RAILING WITH STEEL RAIL |
| <b>STAIRCASE</b> | MS STEEL RAILING              |

## POP WORK

|                 |                  |
|-----------------|------------------|
| <b>INTERNAL</b> | GOOD QUALITY POP |
|-----------------|------------------|

## SECURITY

|                 |                  |
|-----------------|------------------|
| <b>INTERNAL</b> | VIDEO DOOR PHONE |
|-----------------|------------------|

## WALL FINISH

|                 |  |
|-----------------|--|
| <b>EXTERNAL</b> | ELEGANT HIGH QUALITY WEATHER SHIELD PAINT  |
| <b>INTERNAL</b> | PREMIUM EMULSION PAINT FINISH IN ALL ROOMS |

## WIRING & SWITCHES

|                 |  |
|-----------------|--|
| <b>WIRING</b>   | FIRE RESISTANT COPPER WIRE IN CONCEALED PVC CONDUIT                              |
| <b>SWITCHES</b> | MODULAR SWITCHES AND SOCKETS FROM REPUTED BRAND (PHILIPS, LEGRAND OR EQUIVALENT) |



## AIGIN GROUP

AIGIN Group, a distinguished real estate conglomerate, was established 15 years ago in Delhi, India. With a steadfast commitment to excellence, The Group has carved a niche for itself in the competitive real estate landscape. Founded by visionary leaders, Rakesh Kumar Aggarwal and Rajeev Aggarwal, the company's trajectory has been defined by innovation, integrity, and unwavering dedication.

Under the astute leadership of its directors and team of qualified and seasoned professionals, the company has thrived through dynamic market shifts, consistently exceeding expectations. Their combined expertise and visionary approach have enabled the company to identify emerging trends and innovate accordingly, staying ahead in the ever-evolving real estate sector.

AIGIN Group takes pride in its meticulous planning, cutting-edge technologies, and sustainable practices, ensuring that each project is not just a masterpiece in luxury, but also a testament to responsible development. The Group's portfolio showcases a range of prestigious properties, each reflecting a seamless fusion of comfort, aesthetics, and functionality. Their dedication to transparency, timely delivery, and unmatched craftsmanship has earned it a reputation as a trusted and preferred choice among discerning homeowners.

As the real estate industry continues to evolve, AIGIN Group remains steadfast in its commitment to shaping the urban landscape. The Group is poised to scale new heights, pioneering innovative projects that redefine the concept of modern living and commercial excellence.

## PROJECTS COMPLETED AND DELIVERED



**FORTUNE**  
residency

PHASE I & II  
RAJ NAGAR EXTENSION, GHAZIABAD



**Parks**  
**AVENUE**

GREATER NOIDA, (WEST)



**Aggarwal's**  
**Aggarwal Heights**

RAJ NAGAR EXTENSION, GHAZIABAD

CURRENT PROJECT



**AIGIN ROYAL**

SEC.1, NOIDA EXTENSION



AIG BUILDCON PVT. LTD.

**Site Office:** Plot No-GH-3/4, Park Town,  
NH-24, Aditya World City, Ghaziabad (UP)

UPRERAPRJ844481

**Disclaimer:** This brochure purely conceptual, illustrative, and used for indicative purposes only and not a legal offering. Nothing contained herein constitutes an invitation to an offer, an offer, provisional or final allotment and does not form part of any legally binding agreement/ contract and/or commitment of any nature by the LLP. All digital/ printed material/ representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes and positions and whatever facilities amenities, recreational areas, as shown are merely artistic impressions. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and only after thorough understanding about the Project and taking appropriate advise, take further decision regarding/in relation to the Project.

**Call For Free Site Visit: 7838 500 428**