

The
kutumb



ADITYA WORLD CITY NH-24
GHAZIABAD

Walking

Towards a new tomorrow,
the brightest development core



REBA NO.:
UPRERAPRJ572873/11/2024
<https://up-rera.in/project>





Iconic yesterday, visionary today, Timeless tomorrow

At Aditya Group, we pioneer excellence by crafting distinguished living and commercial spaces. Since 1979, our legacy reflects innovation, trust, and sophistication. Committed to shaping timeless developments, we continue to redefine luxury and inspire future generations.

Step Inside
And Find
Your Home

The
kutumb
THE HEARTBEAT OF FAMILY LIVING



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Every home has a story

Your lordship
welcome
to your kingdom



4

Majestic Towers Powered By

Exclusive Club

Serene Pool

Acres Sprawling Greens

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Step Inside, Find
A perfect home at

*The*Kutumb

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THE KUTUMB

ADITYA WORLD
CITY

THE KUTUMB





A close-up photograph of a hand holding a golf club head, poised to strike a white golf ball resting on a white tee. The scene is set on a lush green golf course with a blurred background of trees and a warm, golden light, suggesting a sunset or sunrise. The overall mood is one of precision and focus.

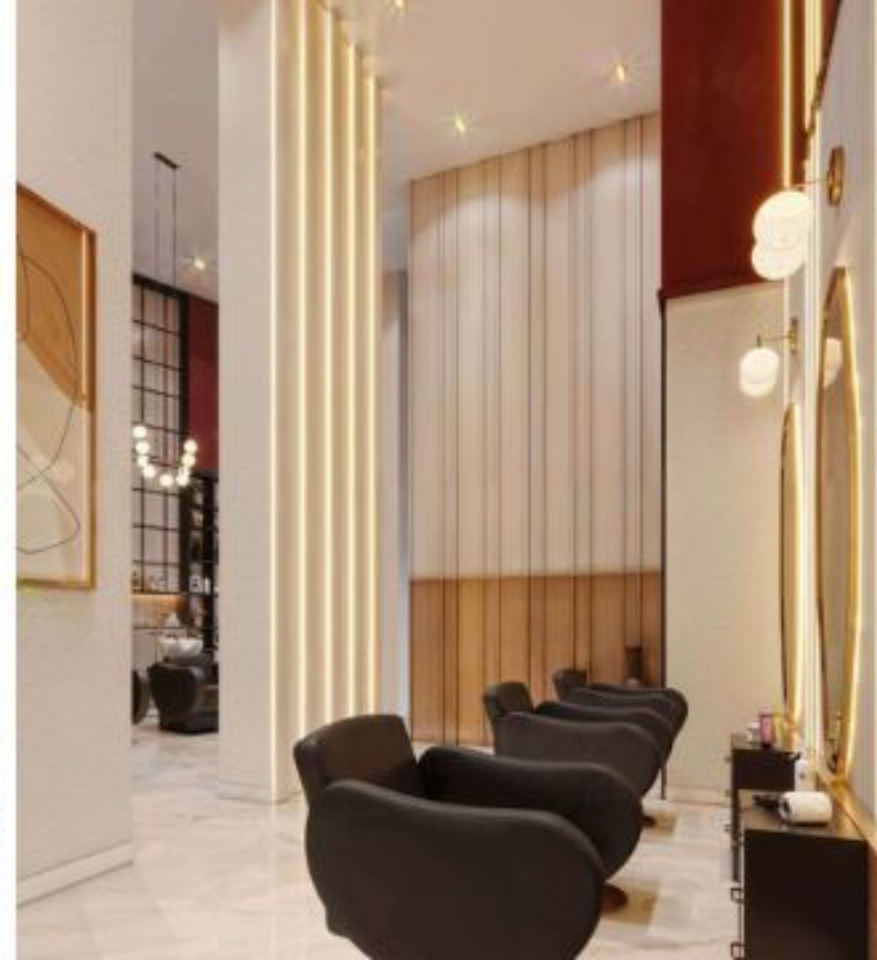
Strike It Big

To Inspire & Impress

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Chill,
swing & soak
in the peace

Pet Zone

plenty of fun

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Greeted

By elegance and
embraced by comfort

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FORWARD IS NOT JUST A DIRECTION,
IT'S DEFINITION OF PERFECTION

Where timeless elegance and modern luxury converge.
at The Kutumb, every detail reflects an uncompromising
dedication to grandeur, culminating in a living experience
designed to welcome your lordship.

A world reminiscent of the halcyon days

Living

Because spacious
living is elevated

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Exclusive Club Ceiling Height
8.55 Meters

1 sq. mtr = 10.764 sq. ft.



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RERA NO.:



Kids

play area

RETAIL NO. 2
UPRERAPRJ572873/11/2024
<https://up-retail.com/projects>



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Happiness
is just a splash away!



Elegance

In every curve,
luxury in every detail



A woman with dark hair and dramatic eye makeup is seated on a white, tufted sofa. She is wearing a black, long-sleeved lace dress with a deep V-neckline and high-cut legs. She is also wearing high-heeled sandals. The background is a solid dark brown color. In the top right corner, the text '40th' is visible in a large, white, serif font, followed by 'Anniversary' in a smaller, white, sans-serif font. Below this, the text 'UNUSUAL 112' is visible in a small, white, sans-serif font.

Outdoor Gym

Each Tower Offers An Approx 5,000 Sq. Ft. Open Terrace On The 27th Floor, With Common Terrace Rights, Hard Surfaces, And Lush Potted Plantations For A Scenic Rooftop Experience



PROJECT SPECIFICATIONS

LIFT LOBBY/CORRIDOR /ENTRANCE LOBBY AT GF

FLOOR	Italian Marble or Equivalent in Lift Lobbies / Entrance Lobby at GF and Vitrified Tiles in Corridor at all floors
WALLS	Acrylic Emulsion and Italian Marble or Equivalent Cladding on lift Jambs Ceiling Acrylic Emulsion Paint or Equivalent
AIR CONDITIONING	Lift lobby will be Air conditioned and Provision of Drain and Electrical point for VRV System shall be given in each room at one point in apartment
ELEVATORS	High Speed Elevators to be provided for access to all floors with separate service elevator and lobby
CLUB HOUSE/ SPORTS	Club House with Swimming/Kids pool with his/her Changing rooms, well equipped gymnasium & Yoga Zone, indoor and outdoor games area, Banquet Hall/Business Centre, jogging tracks, kids play area, spa, Senior Citizen Zone, convenient shopping, etc
SECURE TECH	Entrance Lobby security with CCTV cameras, fire prevention, Suppression, detection and alarm system as per fire norms and Provision for optical fiber network, video surveillance System, perimeter security in apartment

STAIRCASE

FLOOR	Indian Stone / Anti skid tiles as specified by Architect
WALLS/ CEILING	Acrylic Emulsion Paint or Equivalent

APARTMENT SPECIFICATIONS

MAIN DOOR	Designer Door 45 mm thk shutter finished with veneers on both sides with Wooden frame and required necessary hardwares Accessories - 1. SS Night Latch 2. Main door handle - 3. SS Tower Bolt - 4. Dorset or equivalent
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FOYER

FLOOR	Italian Marble in Lift Lobbies / Entrance Lobby at GF or Equivalent and Vitrified Tiles in Corridor at all floors
WALLS	Acrylic Emulsion Paint with POP
CEILING	Acrylic Emulsion Paint with POP

TOILETS

FLOOR	Vitrified Tiles / Stone
WALLS	Combination of Ceramic Tiles, Acrylic Emulsion paint, Stone for Master Bath
CEILING	Grid Ceiling or Equivalent
COUNTERS	Granite / Synthetic Stone Counter or Equivalent
SANITARY WARE/CP FITITNGS	CP fittings, Wash Basin & Wall-Hung WC, Health Faucet of approved brand or equivalent, CPVC piping for water supply inside the toilet and UPVC pipes for kitchen and stacks
FITTINGS/FIXTURE	Glass shower-partition in Master Toilet
DOORS	Red Meranti door frame and 35 mm thk shutter finished with laminates on both sides and required necessary hardwares. Accessories - 1. 8" Mortice Lock - 2. 12" Tower Bolt Dorset

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KITCHEN

FLOOR	Vitrified Tiles
WALLS	Acrylic Emulsion Paint on POP Punning. Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance area
CEILING	Acrylic Emulsion Paint on POP Punning
COUNTERS	Granite /Synthethic Stone or Equivalent
FIXTURES	CPVC fittings, Double bowl SS Sink, Exhaust fan

SIT-OUTS

FLOORS	Anti-skid Ceramic Tiles
WALLS & CEILING	Exterior Paint of approved make or Equivalent

LIVING/DINNING/FAMILY LOUNGE

FLOOR	Vitrified Tiles
WALLS	All Internal Walls and ceilings within the Apartment would be finished with POP Punning and Paint
CEILING	All Internal Walls and ceilings within the Apartment would be POP Punning & Paint

MASTER BEDROOM/BEDROOMS

FLOORS	Wooden flooring (As recomended by Architect)
WALLS	All Internal Walls and ceilings within the Apartment would be Plastered with POP Punning & Paint
CEILING	All Internal Walls and ceilings within the Apartment would be POP Punning & Paint

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UTILITY ROOMS/UTILITY BALCONY/TOILET

FLOOR	Anti-skid Tiles
WALLS & CEILING	Oil bound distemper
TOILET	Ceramic Tiles on Wall
INTERNAL DOORS OF APARTMENT	Red Meranti door frame and Wooden Laminated Flush Door
EXTERNAL DOOR/WINDOW	UPVC / Aluminium or Equivalent
ELECTRICAL	PVC Conduits will be Provided in the Ceiling Slabs upto drop off points with light points. Switches will be provided. No light Fixtures will be provided
EXTERNAL FINISHING/COLOUR SCHEME	Exterior Paint of approved make or Equivalent
IGL PIPE LINE	Provision will be there

POWER BACK UP OF APARTMENT

COMMON AREA	100% Power Back for elevators and common areas with Suitable Diversity
APARTMENT	100% Power Back up on separately chargeable basis
METER & ELECTRICITY CONNECTION	To be obtained by allottee(s) from Promoters / Townships nominated agency / Govt. Agency on payment of applicable charges
WATER SUPPLY / SEWER CONNECTION	To be connected to township water supply / Ground Water & STP provision shall be done in Project

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Luxury Gets
On A Sprawling

A New Address.
Green Landscape



LEGEND

- | | |
|-----------------------------------|---------------------------------|
| 01. Entrance Plaza | 20. Green Belt |
| 02. Club Drop Off | 21. Squash Court |
| 03. Entry for Delivery Partners | 22. Badminton Court |
| 04. Tot-Lots | 23. Kids play Area |
| 05. Banquet Spillover Space | 24. Senior Citizen Area |
| 06. Business Centre Spillover | 25. Gym |
| 07. Tree Court | 26. Banquet / Multipurpose Hall |
| 08. Pool, Kid's Pool and Pool Bar | 27. Club lobby |
| 09. Yoga Garden | 28. Dance / Zumba Studio |
| 10. Space for Recreation | 29. Spa & Salon |
| 11. Dense Vegetation | 30. Gaming Zone |
| 12. Services | 31. Indoor Gaming Centre |
| 13. Tower Drop Off | 32. Kids Play Centre |
| 14. Water Feature Wall | 33. Restaurant |
| 15. Sports Area Drop Off | 34. Pre Function Area |
| 16. Banquet Drop Off | 35. Cafe |
| 17. Outdoor Cafe and Kiosks | 36. Business Centre |
| 18. Outdoor Seating | 37. Pharmacy |
| 19. Pet Park | 38. Convenience Store |

GROUND FLOOR PLAN

The unit plans are not to scale.
1sqm = 10.764 sq.ft
Note: Architect reserves the right for any change, add/delete any details/ specifications/ elevation if warranted by some circumstances.



This plan is preliminary and not a legal offering and gives only a conceptual view of the project. The content of this plan including the layout, location, areas, designs, approvals, etc. are tentative and may be subject to change and modification by the company without any prior notice. The content of this plan is not to be used for any other purpose and is not to be used for any other purpose. The content of this plan is not to be used for any other purpose and is not to be used for any other purpose.



**TYPICAL UNIT PLAN(A)
4BHK+ FAMILY
LOUNGEMODULE**

**4 BHK WITH 4 TOILET
DRESSER IN MASTER
BEDROOM
FOYER AND POWDER ROOM
UTILITY ROOM WITH
ATTACHED TOILET**

RERA CARPET AREA	166.25 Sqm
AREA	1789.52 Sqft
COVERED AREA	191.47 Sqm
	2060.98 Sqft
Balcony Area	52.19 Sqm
	561.74 Sqft



The unit plans are not to scale.
1 sqm = 10.764 sq.ft

Note: Architect reserves the right for any change, addition or deletion of specifications, if warranted by some circumstances.

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**TYPICAL UNIT PLAN(B)
4BHKMODULE**

**4 BHK WITH 4 TOILET
DRESSER IN MASTER
BEDROOM
UTILITY ROOM WITH
ATTACHED TOILET**

RERA CARPET AREA	140.02 sqm
AREA	1507.18 sqft
COVERED AREA	165.10 sqm
	1776.48 Sqft
Balcony Area	37.00 Sqm
	398.31 Sqft



The unit plans are not to scale.
1 sqm = 10.764 sq.ft

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Blending luxury
with individuality in perfect harmony

The apartment's height is listed as 3.6 Meters,
but that includes the floor-to-floor measurement

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