



4 BHK RESIDENCES



Walking

Towards a new tomorrow,
the brightest development core





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 background of the image is a dark, abstract geometric pattern composed of numerous small, faceted cubes arranged in a grid-like structure. The cubes are illuminated from below, creating a warm, golden glow that highlights the facets and creates a sense of depth and perspective. The overall effect is a minimalist and modern architectural rendering.

Every home has a story



Your lordship
welcome
to your kingdom



4

MAJESTIC TOWERS POWERED BY
EXCLUSIVE CLUB
SERENE POOL
SPRAWLING GREENS



Step Inside, Find
A perfect home at



TheKutumb

PRERA NO.:
UPRERAPR572873/1/2024
<https://up-erainproject.com>







RRAN NO :
UPRERAR572873/1/2024
<https://uprera.in/projects>





Strike It *Big*
To Inspire & Impress

RRAN NO.:
UPRERAPR572873/1/2024
<https://uperain.projects>





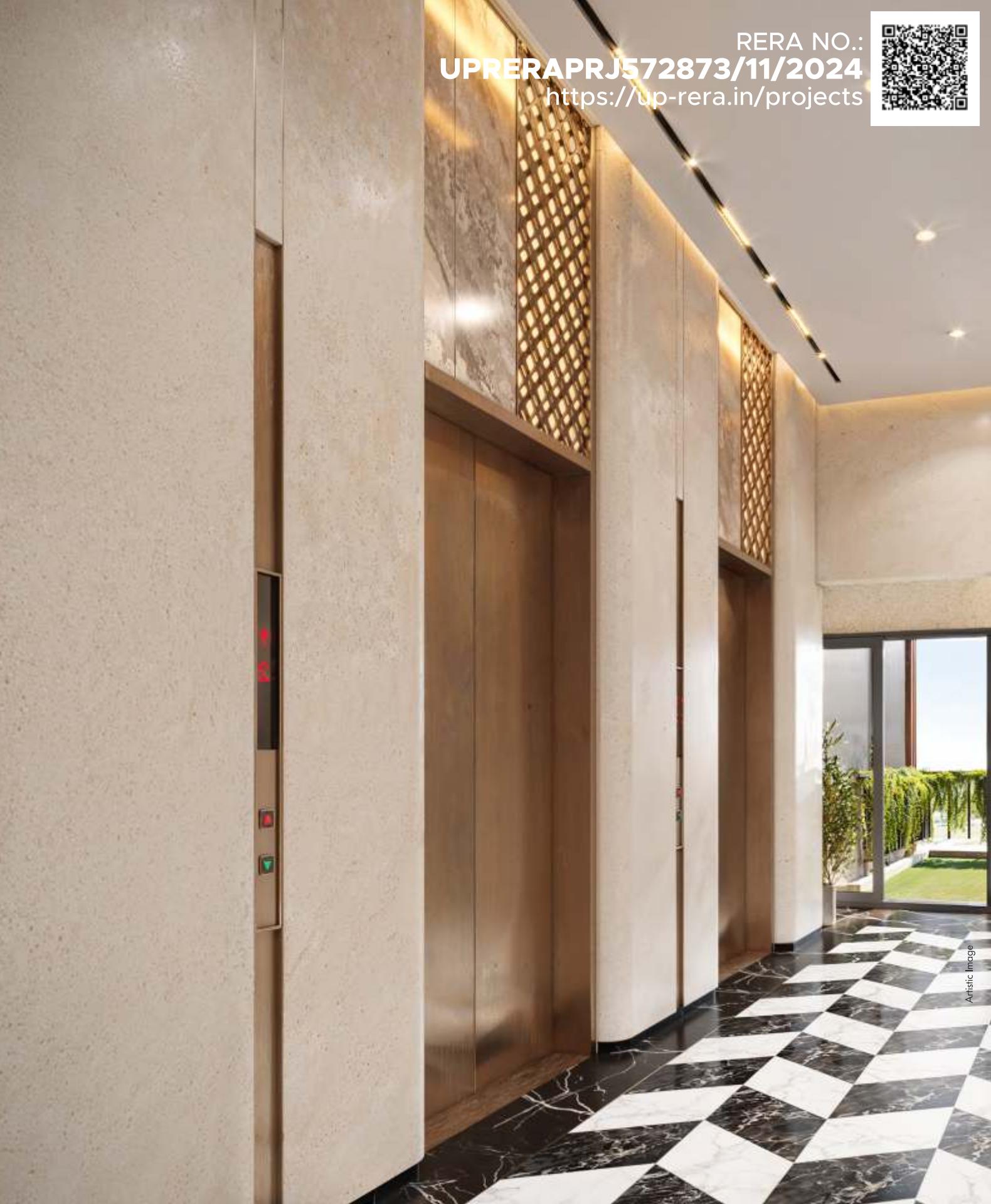
RR NO.:

UPRERAPR572873/1/2024

<https://up-erain.projects>



Spaces designed symbolising
unity and togetherness



RENO :
UPPERAPR572873/1/2024
<https://upperainprojects.com>





Artistic image

Artistic image

RENO : UPRERAPR572873/1/2024

<https://up-rea.in/projects>





RENO :
UPRERAPR572873/1/2024
<https://uperainprojects.com>





Chill,
swing & soak
in the peace





Pet Zone

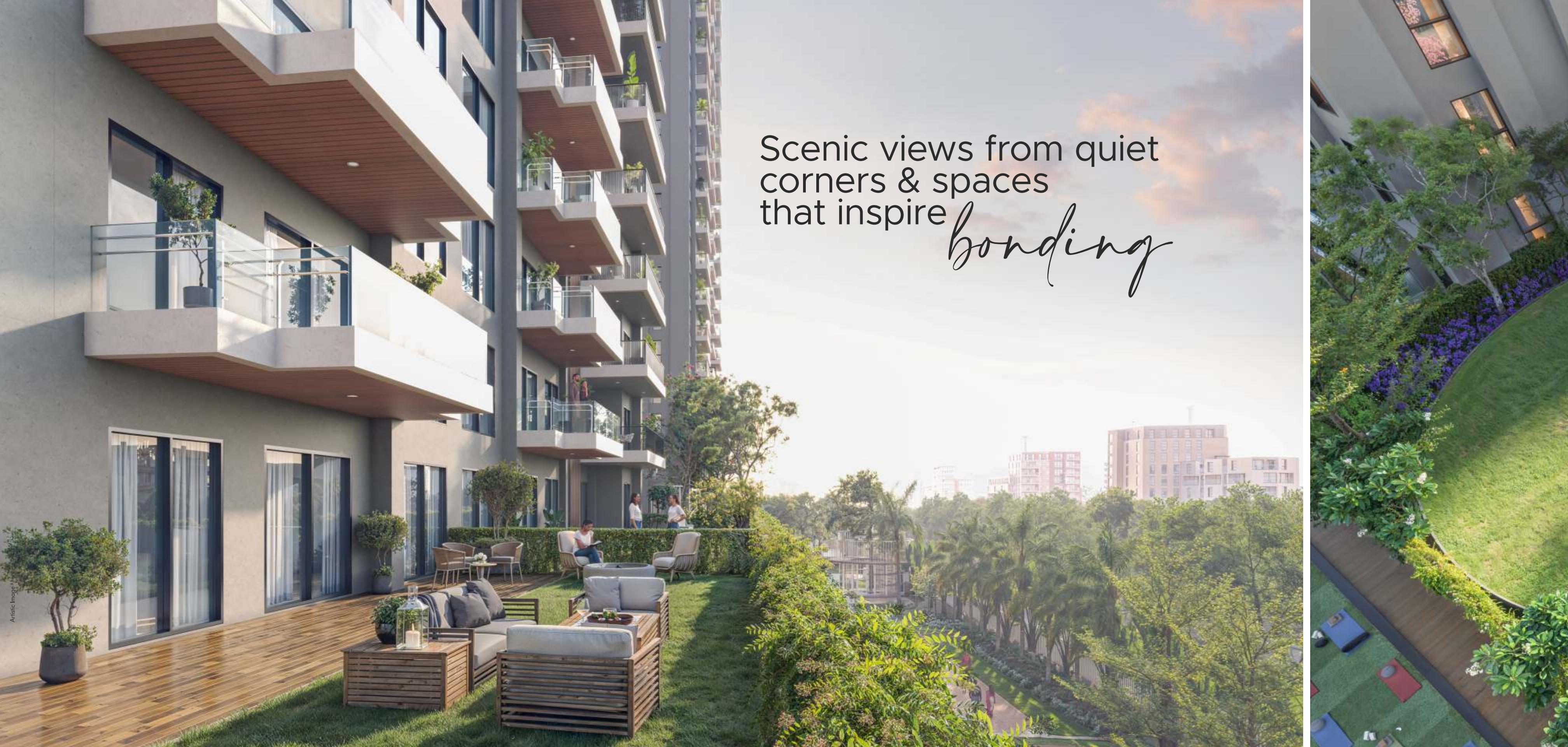
plenty of fun

Artistic Image

Artistic Image

RRAN NO.:
UPRERAPR572873/1/2024
<https://uperainproject.s>





Scenic views from quiet
corners & spaces
that inspire
bonding



REA NO ..
UPRERAPR572833/1/2024
<https://uperainprojects.com>





Greeted
By elegance and
embraced by comfort



RRAN NO.:
UPRERAPR572873/1/2024
<https://up-reain/projects>



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

A world reminiscent of the halcyon days,
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

Artistic image





Exclusive Club Ceiling Height
8.55 Meters

1 sq. mtr = 10.764 sq. ft.





Kids play area

Artistic image

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RRAN NO.:

UPRERAPR572873/1/2024

<https://upr.eain.projects>



Happiness
is just a splash away!



RENO..

UPPERAPR57283/1/2024

<https://upperainprojects.com>

SKY DECK

Where Views Meet Serenity





Elegance

In every curve,
luxury in every detail

Artistic Image



Artistic Image



40+

Amenities

DESIGNED TO IMPRESS

- Spa And Salon
- Prefoyer For Recreation & Gym
- Indoor Games Centre (Recreation)
- Gymnasium
- Dance & Zumba Studio
- Indoor Gaming Centre (Arena Games)
- Kids Play Centre
- Swing Court
- Hammock Garden
- Evening Café
- Outdoor Gym

- Swimming Pool
- Kids Pool
- Pool Bar
- Women's Locker Rooms
- Men's Locker Rooms
- Business Centre with Co-working space & Meeting Room
- Badminton Court
- Healing Garden
- Chess Park
- Pet Park
- Putting Greens
- Triple Height Community Terraces At Various Levels Across The Tower

- Prefoyer For Restaurant
- Restaurant
- Café
- Prefoyer For Business Centre & Pre Function
- Banquet/ Multi-Purpose Hall
- Children's Park
- Breakfast Café
- Wooden Deck
- Squash Court

- Senior Citizen & Kids Zones
- Pharmacy
- Convenience Store/ Supermarket
- Provision For Weekly Pop Up Market
- Charging Rooms For Staff
- Reflexology Garden
- Logging Track
- Senior Citizen Area
- Squash Court

Each Tower Offers A 6000 Sq Ft Open Terrace On The 27th Floor, With Common Terrace Rights, Hard Surfaces, And Lush Potted Plantations For A Scenic rooftop Experience.



EVERYTHING YOU NEED AND MORE..

Grand Arrival Experience

Double Height at Entrance Lobby

3.5 Acres Of Integrated Landscaped Green -including 30 M Green Belt

8' Ft Party Decks With Expansive Views

All Corner Apartments With Panoramic Balconies

All Apartments Fully Cross-ventilated

Air Conditioned Core

Sky Deck With Roof Top Views

State Of The Art Integrated Club

Space For Recreation

No Apartments At Ground Level - High Privacy

Unique Tower Design With 270 Degree Panoramic Views

Entry For Delivery Partners

Entrance Lobby With Waiting Lounge And Lift Lobby At Ground Floor

Club Drop Off

Triple Height Community Terraces At Various Levels Across The Tower

Public Private Zone Segregation In All Apartments

Pool Spill Over

Dense Vegetation

Water Feature Wall

Maximised Daylight For All Apartments

Pickleball Courts

Tot-lots

Banquet Drop Off

Banquet Spill Over Space

Business Centre Spill Over

Yoga Garden

Sports Area Drop Off

Outdoor Café And Kiosks

Putting Green

Outdoor Seating





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	Acrylic Emulsion Paint or Equivalent
CEILING	Acrylic Emulsion Paint or Equivalent

APARTMENT SPECIFICATIONS

MAIN DOOR	Designer Door 45 mm thk shutter finished with veneer or cloth sides with Wooden frame and required necessary hardware Accessories- 1. SS Night Latch 2. Main door handle - 3. S.S. Tie Bolt - 4. Dorset or equivalent
FOYER	
FLOOR	Italian Marble in Lift Lobbies / Entrance Lobby at GF or Equivalent
WALLS	Vitrified Tiles in Corridor at all floors
CEILING	Acrylic Emulsion Paint with POP
TOILETS	Acrylic Emulsion Paint with POP
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 FITTINGS	CP fittings, Wash Basin & Wall-Hung W.C, 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 hardware Accessories - 1. 8" Mortice Lock - 2. 12" Tower Bolt



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 recommended by Architect)

WALLS

(Punning & Paint)

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

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 Slab up to drop off points with light points. Switches will be provided. Night 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 —

COMMON AREA

100 % Back up for elevators and common areas with Suitable Diversity

APARTMENT

100% Power Back up on Chargeable basis

METER & ELECTRICITY CONNECTION

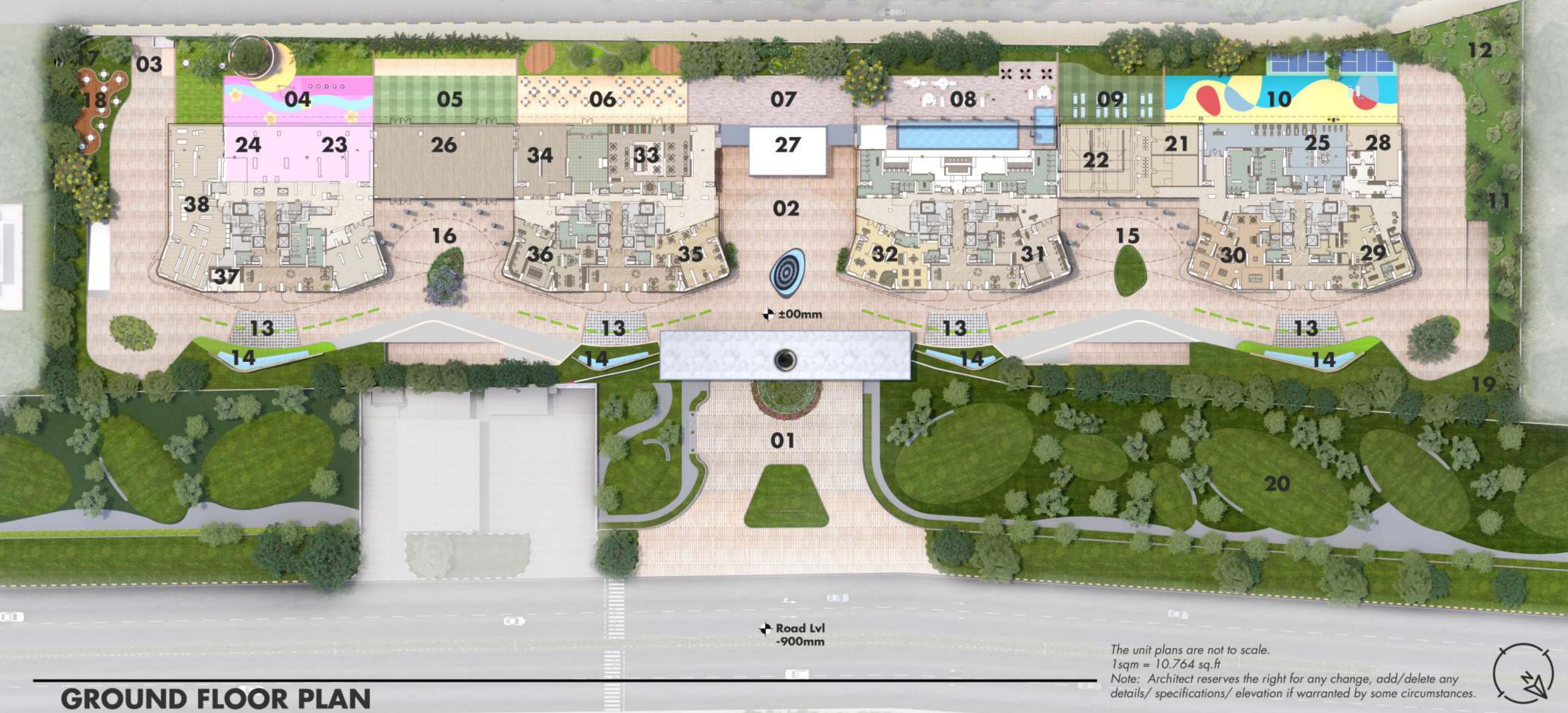
To be obtained by allottee(s) from Promoter / Township nominated agency / Govt. Agency on payment of applicable charges.

WATER SUPPLY / SEWER CONNECTION

To be connected to township water supply / Ground Water & STP provision shall be done in Project



Luxury Gets A New Address.
On A Sprawling Green Landscape



LEGEND

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

This plan is completely conceptual and not a legal offering and gives only a conceptual view of the project. The content in this site plan including the building, layout, area, design, layouts, specifications, amenities, etc. are tentative and mainly indicative in nature and are subject to variation and modification by the company, architect and/or the competent authorities. Images and photographs shown are only artistic illustration or impression of the project and are only indicative of the aspects of the development and construction. Site plans are not to scale | Artistic Impression | 1 Sq.Ft. = 0.092 Sq.M. | 1 Sq.M. = 10.764 Sq.Ft. | Ft. 3.05 M. and 1 M. = 3.28 ft.



**TYPICAL UNIT PLAN(A)
4BHK+ FAMILY LOUNGE MODULE**
4BHK WITH 4 TOILET DRESSER IN MASTER BEDROOM FOYER AND POWDER ROOM UTILITY ROOM WITH ATTACHED TOILET

RERA CARPET AREA	166.25 Sqm 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.
1sqm = 10.764 sq. ft

Note: Architect reserves the right for any change, add/delete any details/ specifications/ elevation if warranted by some circumstances.

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**TYPICAL UNIT PLAN(B)
4BHK MODULE**
4BHK WITH 4 TOILET DRESSER IN MASTER BEDROOM UTILITY ROOM WITH ATTACHED TOILET

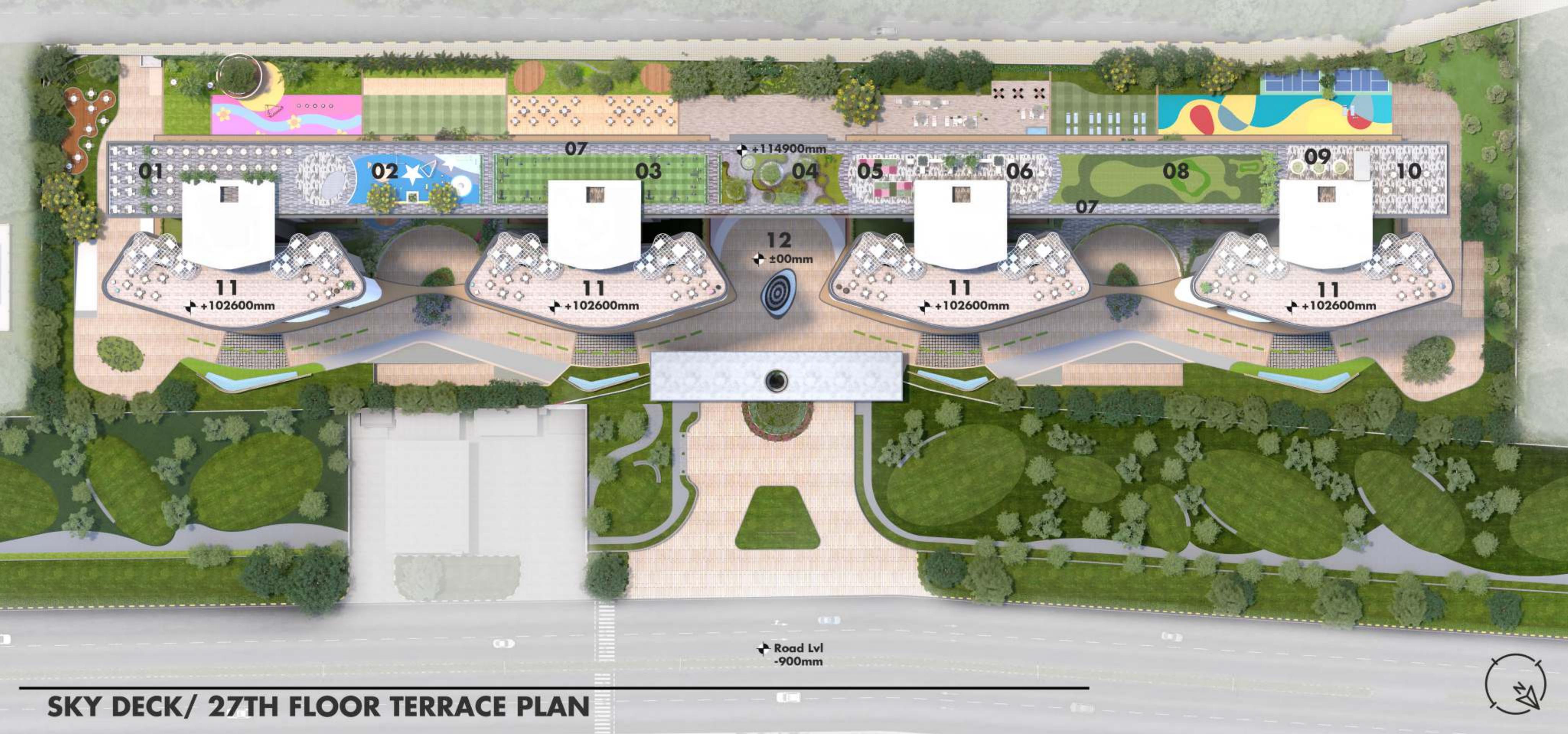
RERA CARPET AREA	140.02 Sqm 1507.18 Sqft
COVERED AREA	165.10 Sqm 1776.48 Sqft
Balcony Area	37.00 Sqm 388.31 Sqft



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.

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LEGEND

- 01. Evening Cafe
- 02. Children's Park
- 03. Outdoor Gym
- 04. Reflexology Park
- 05. Healing Garden
- 06. Chess Park
- 07. Jogging Track
- 08. Putting Greens
- 09. Senior Citizen Area
- 10. Breakfast Cafe
- 11. 27th Floor Terrace
- 12. Ground Floor

The unit plans are not to scale 1 Sqm = 0.764 Sq.Ft. Note: Architect reserves the right for any change, add/delete any details/specifications/elevation if warranted by some circumstances.

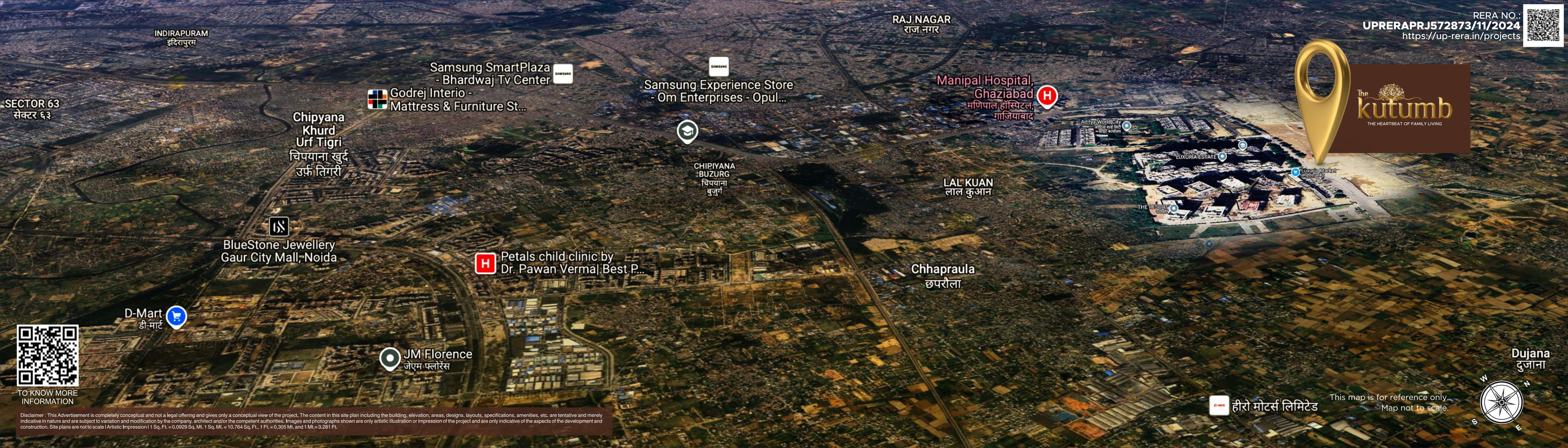
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Blending *luxury*
with individuality in perfect harmony

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





INDIRAPURAM
इंदिरापुरम

SECTOR 63
सेक्टर ६३

Chipyana Khurd Urf Tigri
चिप्याना खुर्द उर्फ तिगरी

BlueStone Jewellery
Gaur City Mall, Noida

D-Mart
डी-मार्ट

Samsung SmartPlaza
- Bhardwaj Tv Center

Godrej Interio -
Mattress & Furniture St...

Petals child clinic by
Dr. Pawan Verma| Best P...

JM Florence

RAJ NAGAR
राज नगर

Manipal Hospital,
Ghaziabad
मणिपाल हॉस्पिटल,
गाजियाबाद

LAL KUAN
लाल कुआन

CHIPIYANA BUZURG
चिप्याना बुजुर्ग

Chhapraula
छपरौला

Dujana
दुजाना

TO KNOW MORE INFORMATION

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UPRERAPRJ72873/1/2024
<https://up-reain.projects>

THE KUMB
THE HEARTBEAT OF FAMILY LIVING

This map is for reference only.
Map not to scale.

W N
E S



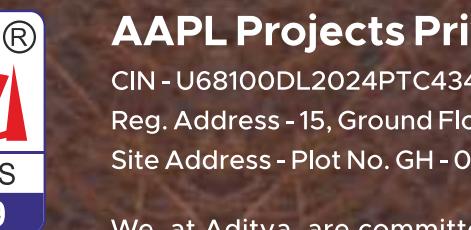
thekutumb@agarwalassociatesgroup.com
For more details: 9540304444

RERA NO.:
UPRERAPRJ572873/11/2024
<https://up-rera.in/projects>



The **kutumb**

THE HEARTBEAT OF FAMILY LIVING



adityakutumb.com

AAPL Projects Private Limited

CIN - U68100DL2024PTC434599

Reg. Address - 15, Ground Floor, New Rajdhani Enclave, Delhi - 110092

Site Address - Plot No. GH - 04, Sector - 5, Aditya World City, Ghaziabad, UP - 201002

We, at Aditya, are committed to deliver a unique blend of advantages in every project : prime location, superior quality and exceptional value for money. We prioritize transparency and uphold our promises through timely possession, strict adherence to laws & regulations and a strong focus on customer satisfaction & trust. Your confidence in us is our highest priority.

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