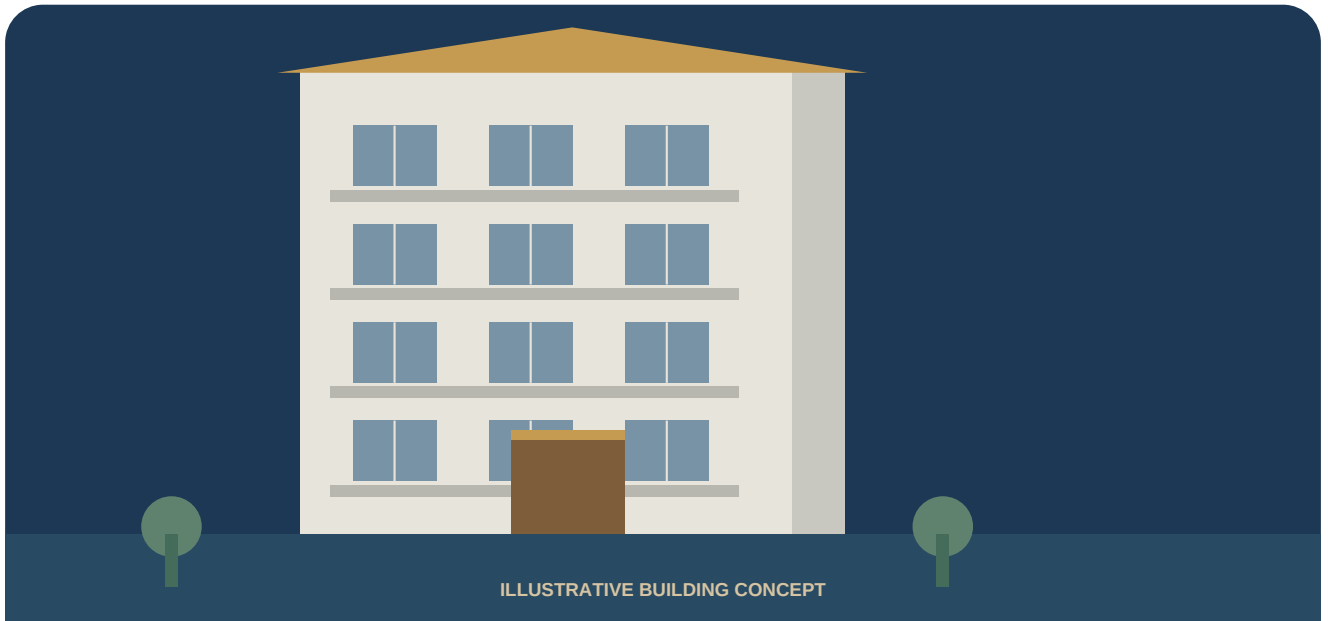


UMANG INFRATECH PRESENTS

UMANG RESIDENCY

Independent Builder Floors
Deep Vihar, Sector 24, Rohini, Delhi



■ 90 LAKH	110 GAJ	3 BHK
Asking price · negotiable	Approx. 990 sq ft plot	3 bedrooms + drawing room

A practical family-home option with east-facing orientation, two-side-open plot positioning, internal parking and access to neighbourhood conveniences.

PROJECT NAME IS PROPOSED. Building illustration is conceptual and not a photograph or approved architectural rendering.

Property at a Glance

Umang Residency is a proposed four-floor residential project in Deep Vihar, Sector 24, Rohini, Delhi. The details below are based on the information currently provided by the seller/developer.

Project / brand	Umang Residency (proposed) · Umang Infratech
Location	Deep Vihar, Sector 24, Rohini, Delhi
Property type	Residential independent builder floors
Building plan	Four floors (as described by the developer)
Plot area	110 gaj · approximately 990 sq ft
Layout	3 bedrooms, 1 drawing room, 2 toilets/bathrooms
Orientation	East-facing
Plot position	Two sides open
Road width	25 feet (as stated)
Parking	Parking within the property; allocation to be confirmed
Ownership	Freehold, as stated; verify title documents
Asking price	■90,00,000 · negotiable

Why buyers may consider it

Family-oriented layout: Three bedrooms plus a separate drawing room, subject to the final floor plan.

East-facing orientation: A stated orientation feature that some buyers may prefer.

Two-side-open position: May offer additional light or ventilation depending on adjoining buildings and the final layout.

Everyday convenience: Neighbourhood schools, healthcare, a park and metro connectivity are identified as nearby amenities.

Internal parking: Parking is described as being within the property; the exact allocation and access should be confirmed.

Area note: 110 gaj is the plot area, approximately 990 sq ft. The carpet area, built-up area and saleable area of an individual floor have not been provided and should not be inferred from the plot size.

Location & Connectivity

The following nearby places were identified in the property brief. Distances are not independently verified, except that Rithala Metro was stated to be approximately 1 km away.

AMENITY / LANDMARK	BUYER RELEVANCE
Rithala Metro Station	Metro access for commuting; approximate 1 km distance stated by the seller.
Queen Mary's School	Nearby school identified by the seller; verify route and distance.
Ryan International School	Nearby school identified by the seller; verify route and distance.
Maharaja Agrasen Hospital	Healthcare landmark identified by the seller.
Park	Nearby park identified by the seller.
ISKCON temple, Rohini	Religious/community landmark identified by the seller.
MAIT, UER-II and Rohini helipad	Additional landmarks named by the seller; confirm routes and distances before advertising.

Pricing

ASKING PRICE

90,00,000

Ninety lakh rupees · Negotiable

The stated asking price is negotiable. Final sale consideration, stamp duty, registration charges and any other applicable charges should be discussed and documented separately. No valuation or market-price guarantee is implied by this brochure.

Construction details to confirm before sale

- Floor-wise carpet / built-up / saleable area and approved floor plan
- Lift availability, if any
- Flooring, kitchen, sanitaryware, electrical fittings and brands
- Water supply, plumbing, electrical load and AC provisions
- Parking allocation for each floor
- Completion status, applicable building approvals and structural documentation
- Freehold title documents and floor-wise sale / conveyance arrangements

ENQUIRIES & SITE VISIT

Umang Infratech · Deep Vihar, Sector 24, Rohini, Delhi

Contact number: To be added by the developer. Ask for the floor plan, detailed construction specifications and document verification before booking.

Disclaimer: This catalogue is prepared from information supplied by the developer and is for preliminary marketing only. The project name is proposed. The illustration is conceptual. All specifications, amenities, measurements, distances, ownership status, approvals, availability and

pricing are subject to verification and final written agreement. This brochure is not a legal offer or a substitute for title and approval checks.