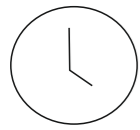




FULLY FURNISHED 2 & 3 BHK APARTMENT  
AT GREATER NOIDA WEST



## OUR HISTORY

Landmark Project conceived, delivered and co-owned by Company Directors. The company directors have also played a key role in the success of various housing, industrial, institutional and infrastructure projects on PAN India basis with esteemed organizations like Victory Crossroads, LIC of India, Reliance Energy, NHPC, Mitsui, HSCC, AREVA, Milan Vihar, CGHS, Gyan Shakti, CGHS, Army Welfare Housing Organization and Container Corporation of India.

## COMPANY OVERVIEW

VictoryOne is a professionally managed infrastructure development company which is all about coming together of a set of finest professionals from the industry specialization in fast track construction.

Our sole Aim is to help people realize their dreams of owning home sweet home by offering them affordable but luxury avenues at a strategic location accompanied by world class infrastructure within a set time frame. Entrepreneurs with combined experience of more than 20 years.

### PAST DELIVERIES

- Victory Crossroad, Noida
- Moriroku UT, Greater Noida
- Airtel Campus, Lucknow
- NHK, Manesar
- SB Tower, Film City, Noida
- H-One, Greater Noida
- IT Tower, Film City, Noida
- IBM, Sector-62, Noida etc.

## ABOUT US

### ON - GOING PROJECTS



### MISSION & VISION

We aspire to offer a luxurious lifestyle for our customers by leveraging our core strengths: specialist leadership, commitment and on-time delivery, to create milestones in exemplary design & quality which benchmark the crown standards of international living.

Our mission is to be known as the most creative, innovative and successful real estate company in the region known for providing high-quality, ultramodern and environment-friendly residential solutions before time

# AWARDS & RECOGNITION





## Mr. Sudhir Agrawal

Managing Director

Mr. Sudhir Agrawal Managing Director, Civil Engineer and Quality Professional, Member FSAI. Life member of National Rifle Association of India (NRAI). Secretary, National Real Estate Development Council (NAREDCO UP). Specialization in low cost housing is a forte for the organization. He completed Civil Engineering from Manipal Institute of Technology, Manipal, in the year of 1993. In order to sharpen his skills, he then specialized in quality Systems from Nigel Bauer, United Kingdom. He also provided his services as an honorary lecturer of Environment Engineering at New Delhi - based Jamia Hamdard University. He has submitted his thesis on Low Cost Housing based on the principals of eminent architect Sir Laurie Baker. Also, he specializes in the field of Environmental engineering. His clear understanding of the basic and important needs of the project like roads, sewage, greenery and many more other requirements important for a Project is strength of VictoryOne InfraProjects Pvt. Ltd. His competence and fast delivery of projects has carved a niche for him in the industry. His presence in various Companies has added a pillar of strength. In the past he has undertaken many project of creative importance and introduced new methods in design and fabrication for numerous Corporate Project and Products. With his unconventional and practical thought process, his creative products have found appreciation in many parts of India and across the world. He has multifaceted work experience and has executed project across the country in different areas of operation like Residential, Hospital, Industrial, Infrastructure, Nuclear Power Project etc.

### What makes a home with all Luxuries inbuilt?

.....just a mindset

We believe the answer to basic necessity of luxury lies in the feelings and essence of VICTORYONE HOMES. That's why, we have crafted these designer homes. VICTORYONE is the place filled with amenities and conveniences. Buying a 2/3 bhk apartments in our project will not just mean a shelter to live but a complete living pleasure. With world - class facilities and amenities so close by there would never be a need to stretch out in search of more happiness.



# VICTORYONE HOME'S PRIVILEGES



Energy efficient Star Rated  
Pre-Fitted Air Conditioners in all Bedrooms.



Lights and Fans in all Rooms.



Options to select wall colours of  
your choice.



Modular Kitchen below counter  
in laminated finish with Accessories,  
Chimney & Hob. Option for different  
type of Kitchen Counters.



Option to choose vitrified tiles  
or wooden flooring Also, an option  
of variety amongst them.

## THE PROJECT

- ▶ Adjoining Authority Parks
- ▶ Beautifully Landscape gardens with water bodies
- ▶ Vastu and eco-friendly layout
- ▶ Walking distance from Proposed Metro Station
- ▶ Proposed schools, hospitals and malls in the proximity
- ▶ 15 min. drive from sector-18 market, Noida
- ▶ 10 min. from Fortis Hospital.

## LEISURE

- ▶ State-of-the-art Club with all modern amenities
- ▶ Swimming pool with toddlers pool
- ▶ Amphitheatre
- ▶ Jogging track
- ▶ Ultra-modern gym
- ▶ Unisex beauty saloon
- ▶ Party hall for social gatherings
- ▶ Indoor games: table tennis, card room, pool table
- ▶ Yoga, Spa, and Steam.
- ▶ Basketball & Badminton court

## Eco-friendly

- ▶ Specially Designed flats for Maximum Cross ventilation
- ▶ Eco-friendly homes
- ▶ Provision for rain water harvesting
- ▶ Energy-efficient housing complex

## COMFORTS

- ▶ Kids play area
- ▶ Cafeteria
- ▶ Provision for gas pipeline in kitchens
- ▶ Intercom facility
- ▶ Power backup
- ▶ 24-hour fresh water supply
- ▶ Spacious Elevators
- ▶ Convenient shopping area for daily needs



# SPECIFICATIONS



## Living Room

Floor - Vetrified Tiles / Wooden Flooring  
External Door and Window - UPVC Doors and Windows  
Electrical Fitting - Sheet and Switches with Modular Sockets  
Walls - Oil Bound Distemper with POP Finish  
Internal Door - Flush Shutter with Wooden Frame  
Hardware - Doors and windows with metal fitting along with mortice lock on the main door  
Electrical - Copper wiring and PVC Concealed conduit, Provision for adequate light and power points well as television and TV outlets with modular switches and protective M.C.B's  
Ceilings / Walls - Oil Bound Distemper



## Bedroom / Master Bedroom

Floor - Vetrified Tiles / Wooden Flooring  
External Door and Window - UPVC Doors and Windows  
Electrical Fitting - Sheet and Switches with ISI mark  
Walls - Oil Bound Distemper with POP Finish  
Internal Door - Designer Doors with Flush Shutter and Wooden Frame  
Hardware - Doors and windows with metal fitting along with mortice lock on the main door  
Electrical - Copper wiring and PVC Concealed conduit, Provision for adequate light and power points well as television and TV outlets with modular switches and protective M.C.B's  
Ceilings / Walls - Oil Bound Distemper



## Kitchen

Floor - Vetrified Tiles Flooring  
External Door and Window - UPVC Doors and Windows  
Electrical Fitting - Sheet and Switches with ISI mark  
Walls - Ceramic Tiles of 2' height from the platform  
Fittings - Stainless steel sink with C.P. Fitting Modular Kitchen with Chimney and Hob  
Hardware - Doors and windows with metal fitting  
Electrical - Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.B's.  
Water Supply - Underground and Overhead water tanks with pumps and 24 hours water supply.  
Ceilings / Walls - Oil Bound Distemper



## Toilet

Floor - Ceramic Anti-skid Tiles Flooring  
Electrical Fitting - Sheet and Switches  
Walls - Ceramic Tiles of 7' height  
Fittings - Washbasin WC & C.P. Fittings  
Internal Door - Designer Door with Flush Shutter mortice Lock baby latch  
Hardware - Doors and windows with metal fittings  
Electrical - Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.B's.  
Water Supply - Underground and Overhead water tanks with pumps and 24 hours water supply.  
Ceilings - False Ceiling with waterproofing



## Balconies

Floor - Ceramic Anti-skid Tiles Flooring  
Electrical Fitting - Sheet and Switches  
Walls - Oil Bound Distemper  
Electrical - Copper wiring and PVC Concealed conduit, Provision for adequate light and power points  
Ceilings - Permanent paint finish



## Lift

Floor - P.V.C. Flooring



## Lobbies/Corridor

Floor - P White Marble/Granite Flooring  
Walls - Oil Bound Distemper  
Electrical - Copper wiring and PVC Concealed conduit  
Exterior Walls Finish - Texture Paint 100%, Exterior Acrylic Emulsion Paint

Note- TV/Telephone Points will be provided in all Rooms

**TIMELY DELIVERY ELSE WE PAY YOU**  
**@ Rs.15/-SQ.FT.PER MONTH**



VICTORYONE   
central   
greater noida west  
(Previously known as Noida Extension)







# VICTORYONE Club

Exclusive Club with all the modern facilities



Club Facilities are Dedicated to the club Members Only

- Well-Equipped Gymnasium
- Swimming Pool
- Spa & Saloon
- Library
- Conference Room

- Community Centre
- Table-Tennis & Billiards
- Guest Lounge
- Restaurant
- Kitty Party Room





- 2 Bed + 2 Toilet
- 2 Bed + 2 Toilet + Study
- 3 Bed + 2 Toilet
- 3 Bed + 3 Toilet
- 3 Bed + 4 Toilet + Study



# 1030

2 Bedrooms, 2 Toilets  
TOWER E, F



# 1250

2 Bedrooms, Study, 2 Toilets  
TOWER C, D, F, G, H





# 1340

3 Bedrooms, 2 Toilets

TOWER A, B, I, J



# 1540

3 Bedrooms, 3 Toilets

TOWER K

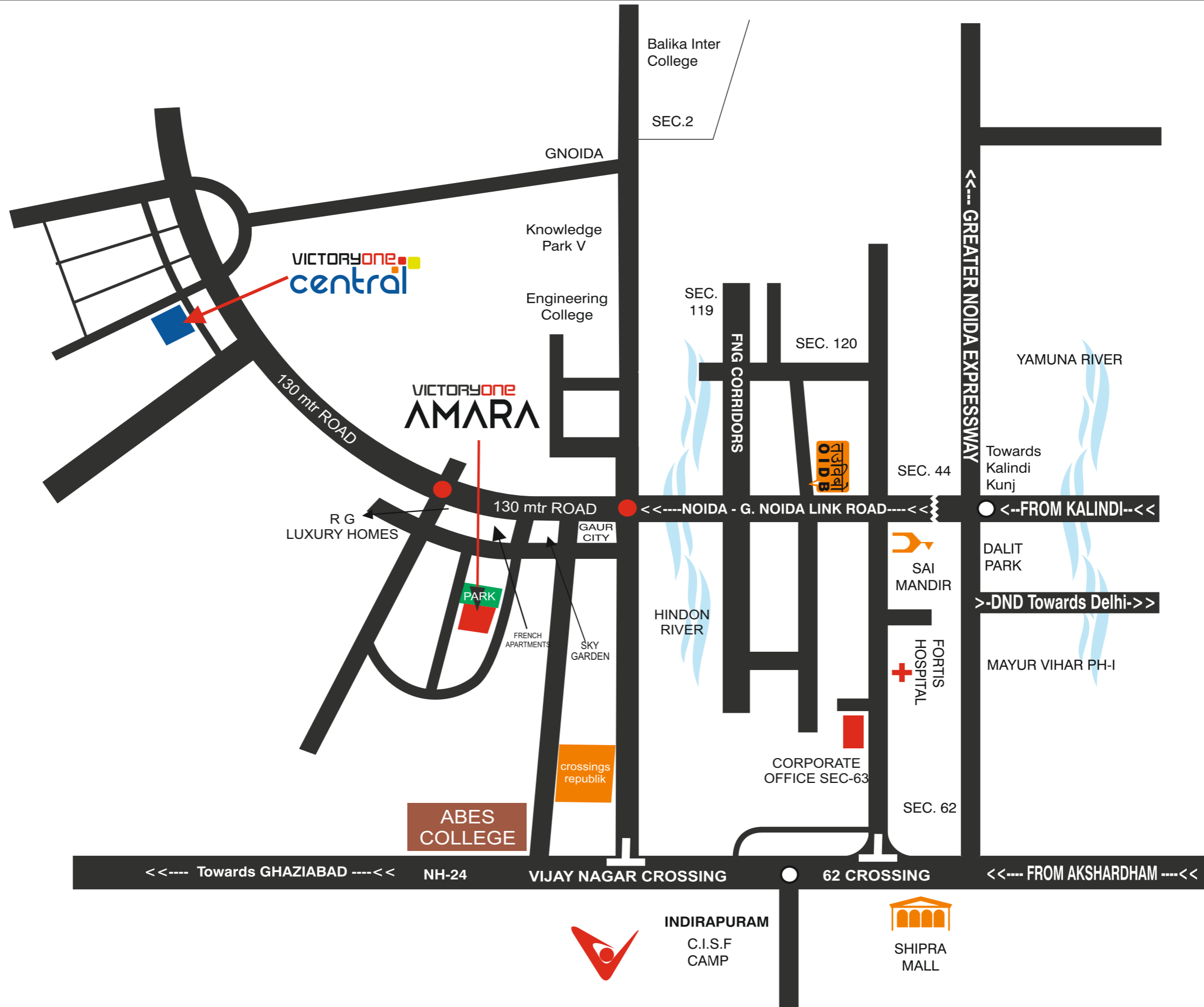




1720  
3 Bedroom, Servant, 4 Toilets  
Tower A







**VICTORYone**