



UJMA

NILAYAM

F-BLOCK

RAMNAGAR, VARANASI

2/3 BHK
LUXURIOUS FLATS

RERA
APPROVED

www.up-rera.in

Project ID
UPRERAPRJ574593

Promoter ID
UPRERAPRM5498



We are one of the pioneers and leading builders in Varanasi, a harbinger in providing low cost housing without compromising quality. Today, the group's projects are specifically designed and adorn strategic points in the city, projects with uncompromising construction standards and matchless beauty. We provide all the luxurious modern facilities and lively environment at a very affordable price.

With an experience of more than 30 years in this field, we are proudly furthering the legacy endowed upon us by our prodigious ancestors. Our experience, social roots and heritage have garnered us strong financial credentials and stability and have ensured us a reputation to reckon with. It's a reputation that we love living up to. The hallmark of the group is that it pays attention even to smallest details so that it can provide customers with hassle free houses which are hard to find in a competitive real estate market like ours. At present over 1000 families are living their dreams, in homes we have built for them. Some of our esteemed associates from the past have been:

Late Maharaj Vibhuti Narayan Singh
Erstwhile Maharaja of Benares

Shri Srikant Lele
Ex Rector
Banaras Hindu University

Late Shri Kamalapati Tripathi
Former Railway Minister, GOI

Late Siyaram Maitreya
Freedom Fighter
Retd. DIG, Jail

Late Shri Shitala Prasad
Freedom Fighter & Ex Deputy Mayor



Commitment
to Quality



Integrity Above
Everything



For the
Common Man

COMPLETED PROJECTS



Emerald Green Elevation
Lahartara, Varanasi



Ganpati Apartment Nagwa, Varanasi



Siddhi Vinayak Shivpur, Varanasi



Budha Heights Sarnath, Varanasi

and many more



1500+
HAPPY FAMILIES

20

COMPLETED PROJECTS |

2

ONGOING PROJECTS |

3

UPCOMING PROJECTS

UMA NILAYAM

Uma Nilayam is for those who are looking for living in style at an affordable price located at Ramnagar. **UMA Nilayam** is an elegantly designed residential project of **1,2,& 3 BHK** apartments with all ultra modern amenities and convenient shopping area within the premises. The immediate proximity to major highways, ring road and BHU (only 4km) offers superior access for the flat owners.

Here, everyday you find life in its best form pampering itself with fascinating features and amazing lifestyle. The place offers ample open space and uninterrupted greenery which is almost a forgotten feature in today's context.

RERA
APPROVED

www.up-rera.in

Project ID
UPRERAPRJ574593





F BLOCK

HIGHLIGHTS

-  CCTV at Entrance
-  Flood Free Zone
-  Mini Water Park
-  Health Club, Gym
-  Jogging Track
-  24x7 Security & Power Backup
-  Economical Flats
-  Provisions for Rain Water Harvesting
-  Landscape Garden

SITE PLAN

Block



Community Block



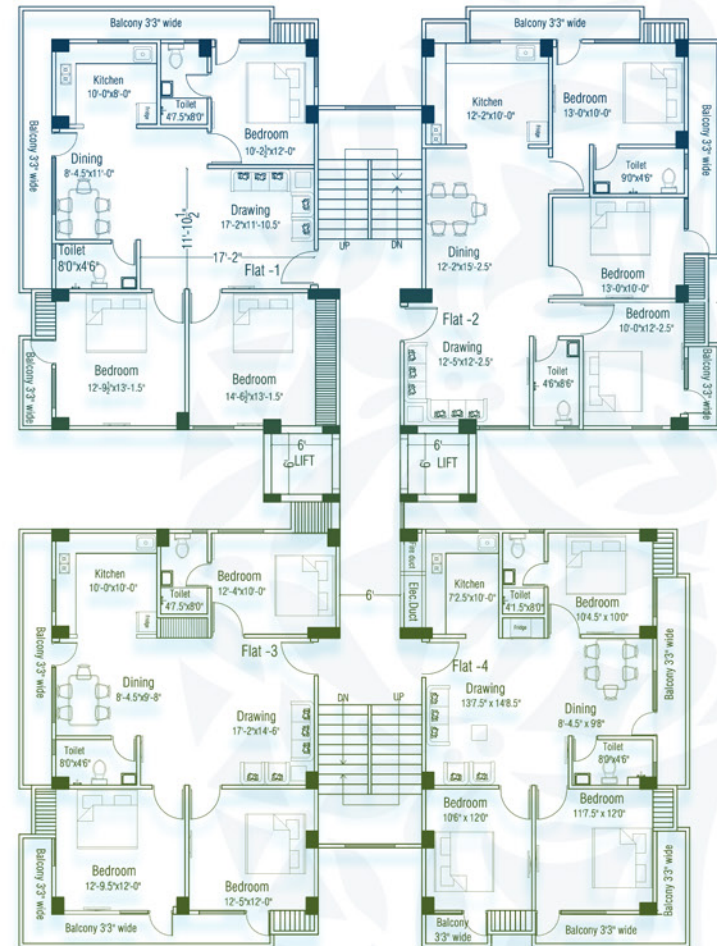
Swimming Pool



1st to 5th TYPICAL FLOOR PLAN



3 BHK



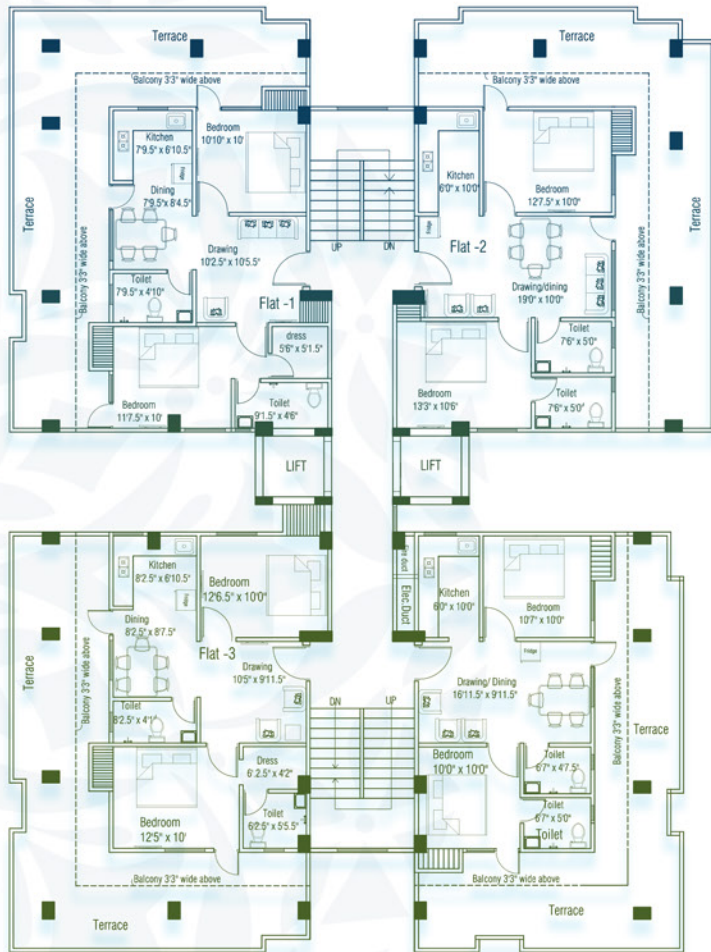
FLAT NO.	CARPET AREA		BALCONY AREA		NUMBER OF BALCONY	PLINTH AREA		SALEABLE AREA	
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.		Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.
1.	968.10	89.94	165.62	15.38	2	1254.47	116.54	1505.4	139.85
2.	967.90	89.92	156.96	14.58	3	1233.30	116.57	1479.96	137.50
3.	958.75	89.07	163.55	15.19	2	1232.11	114.46	1478.53	137.35
4.	861.58	80.07	142.95	13.38	3	1077.82	100.13	1293.38	120.15

Typical Floor Plan

6th FLOOR PLAN



2 BHK



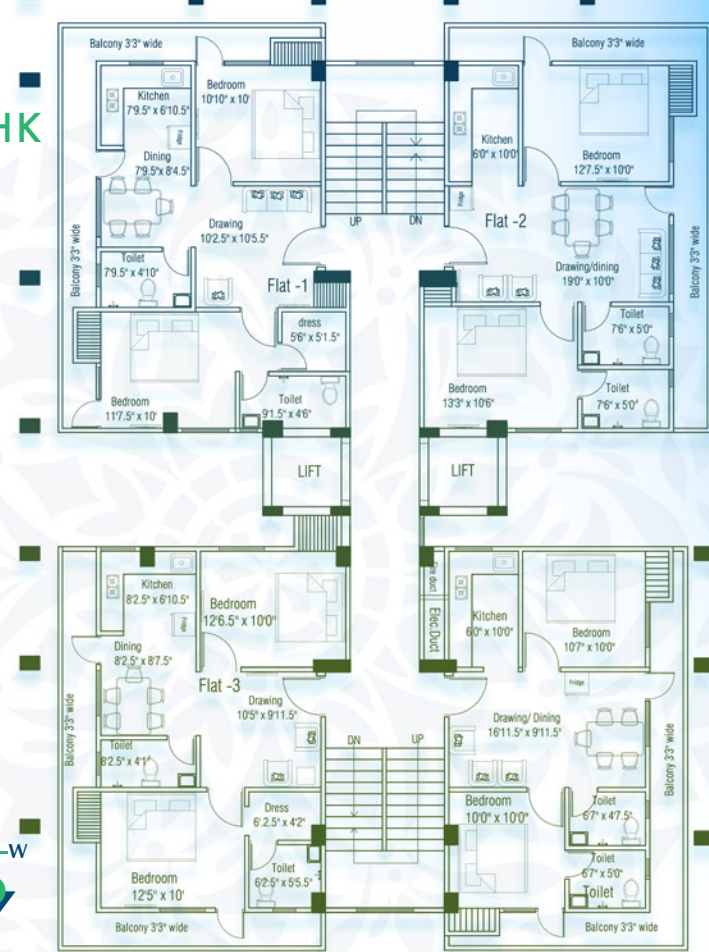
FLAT NO.	CARPET AREA		BALCONY AREA		NUMBER OF BALCONY	OPEN TERRACE AREA		PLINTH AREA		SALEABLE AREA	
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.		Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.
1.	637.34	59.21	159.74	14.84	1	380.34	35.33	841.9	78.20	1010.30	93.85
2.	626.50	58.20	168.48	15.65	1	370.54	34.42	841.9	78.20	1010.30	93.85
3.	612.80	56.93	166.86	15.50	1	376.96	35.00	823.37	76.50	988.00	91.78
4.	537.31	49.91	151.00	14.03	1	318.09	29.56	728.33	67.66	873.99	81.19

6th Floor Plan

7th FLOOR PLAN



2 BHK



FLAT NO.	CARPET AREA		BALCONY AREA		NUMBER OF BALCONY	PLINTH AREA		SALEABLE AREA	
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.		Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.
1.	637.34	59.21	138.20	12.83	1	841.90	78.20	1010.30	93.85
2.	627.35	58.28	146.87	13.64	1	841.90	78.20	1010.30	93.85
3.	612.80	56.93	145.80	13.54	1	823.35	76.50	988.00	91.78
4.	537.31	49.91	130.03	12.08	1	728.33	67.66	873.99	81.19

7th Floor Plan



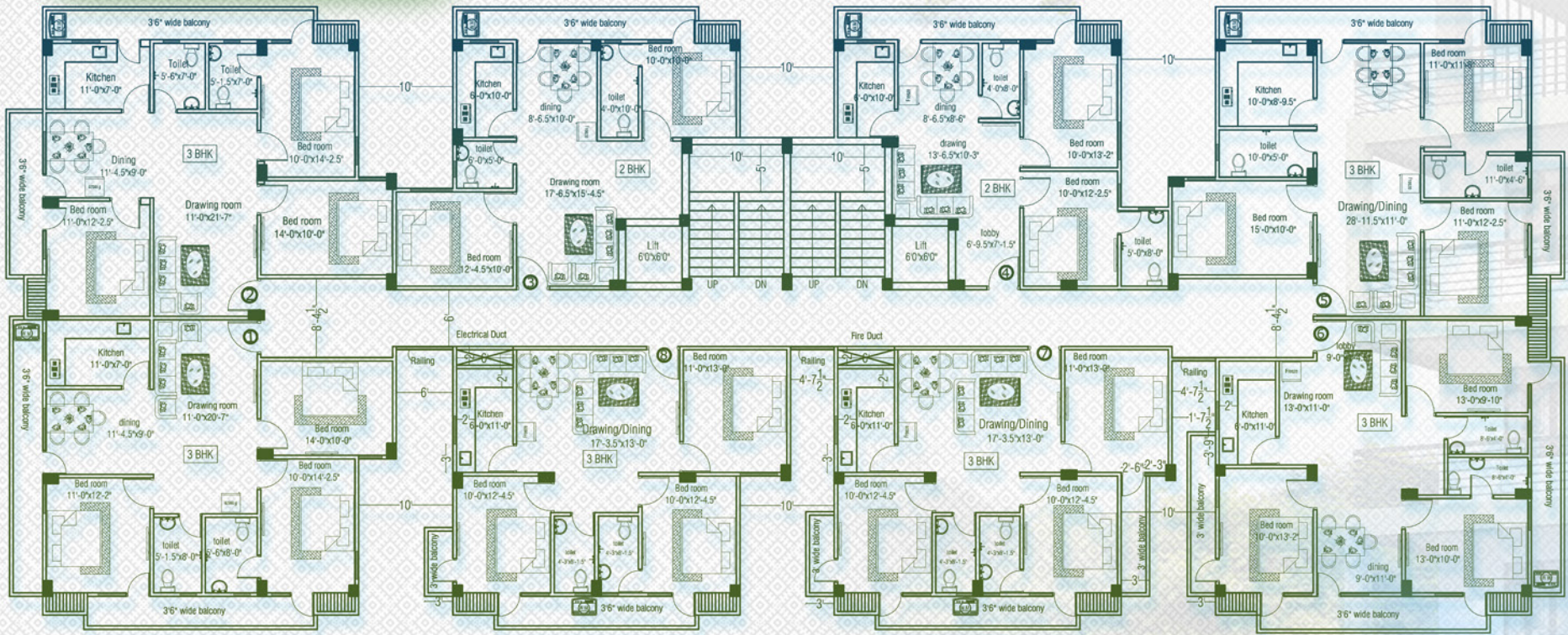
1st to 5th TYPICAL FLOOR PLAN

RERA APPROVED | Project ID: UPRERAPRJ4705
www.up-rera.in



FLAT NO.	CARPET AREA		BALCONY AREA		NUMBER OF BALCONY	PLINTH AREA		SALEABLE AREA		Flat Type
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.		Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	
1.	958	89	188	17	2	1200	111	1440	134	3 BHK
2.	958	89	170	16	2	1181	110	1417	132	3 BHK
3.	698	65	90	8	1	847	79	1016	94	2 BHK
4.	677	63	90	8	1	825	77	990	92	2 BHK
5.	968	90	147	14	2	1169	109	1403	130	3 BHK
6.	926	86	235	22	3	1212	113	1455	135	3 BHK
7.	838	78	140	13	3	1026	95	1232	114	3 BHK
8.	838	78	96	9	2	983	91	1180	110	3 BHK

Limited Flats Available



Limited Flats Available



D BLOCK



A BLOCK



B BLOCK

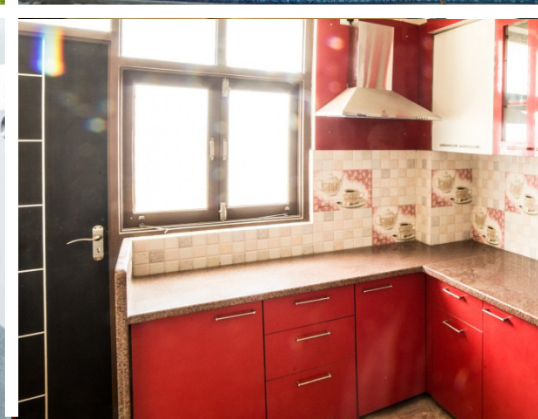
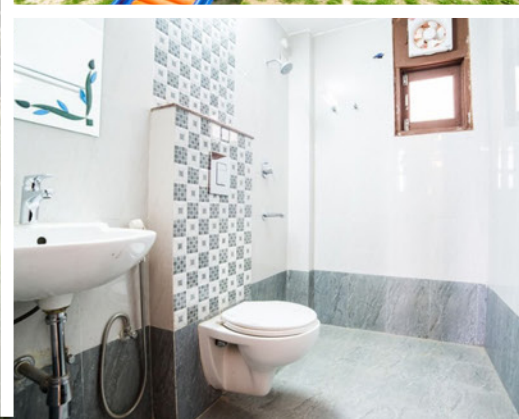
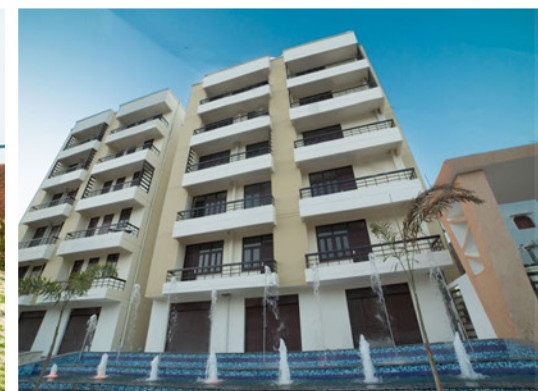


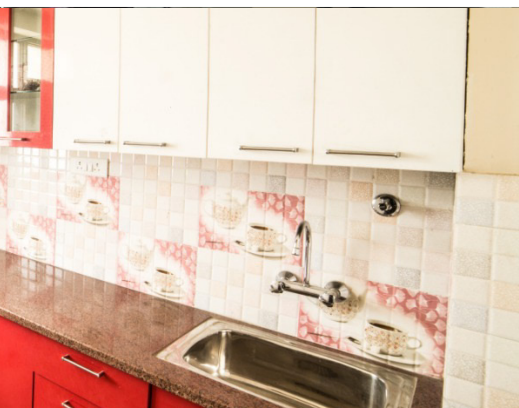
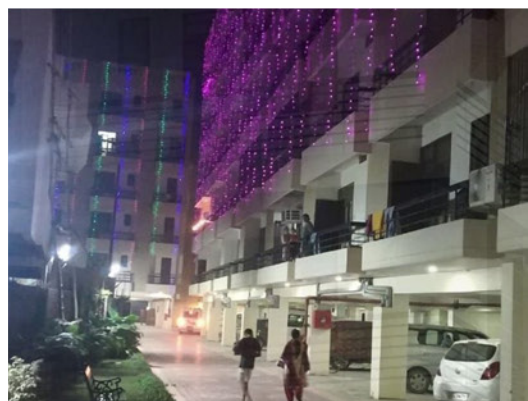
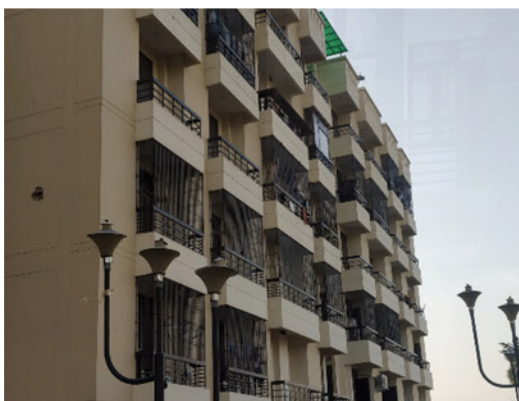
C BLOCK



E BLOCK

ACTUAL SITE PHOTOGRAPHS





SPECIFICATION

STRUCTURE

Earthquake Resistant RCC Structure.

FLOORING

2'0" X 2'0" Good quality vitrified tiles in all rooms
Anti-skid Ceramic tiles in Balcony
Marble / Kota Stone in common areas, Staircase and lift lobby

PAINT

Good quality Weather Coat paint Externally
Good quality POP paint Internally

BATHROOM / TOILET FITTINGS

Ceramic tiles up to 7'-0" height on wall
Anti-skid ceramic tile flooring
Jaquar / Grohe or equivalent bath fittings in each toilet
Provision for exhaust fan
Parryware or equivalent EWC & Wash Basin in white color
Waterproof treatment for sunken RCC slab

DOOR

Seasoned hardwood frames with Flush door shutters

ELECTRICAL

Concealed copper wiring with modular control switches
Adequate electrical points in each room with protective MCB

KITCHEN

Anti-skid Ceramic tile flooring
Ceramic tiles up to 2'-0" height above the Counter
Granite counter with stainless steel sink, pipeline for
Geysers & Water purifiers

SECURITY SYSTEM

Intercom System and CCTV at Entrance Gate

WATER SUPPLY

Overhead water tank with submersible
pump for uninterrupted supply of water

LIFT

8 passenger Lift with ARD

PROVISIONS

For TV points in all bedrooms/living rooms
For washing machine in balcony
For Air Conditioning in all bedrooms
For Telephone Jack in living room and master bedroom

POWER BACK-UP

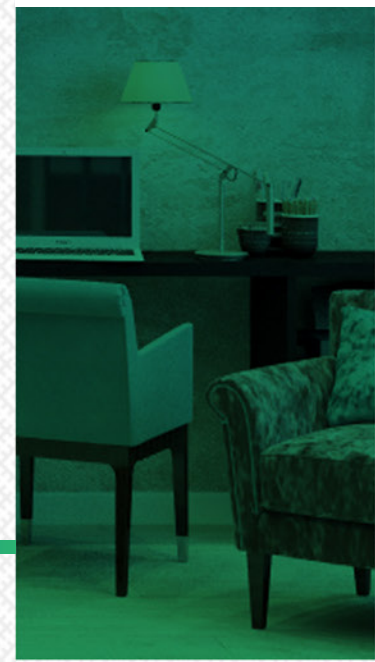
24x7 power back-up for common facilities

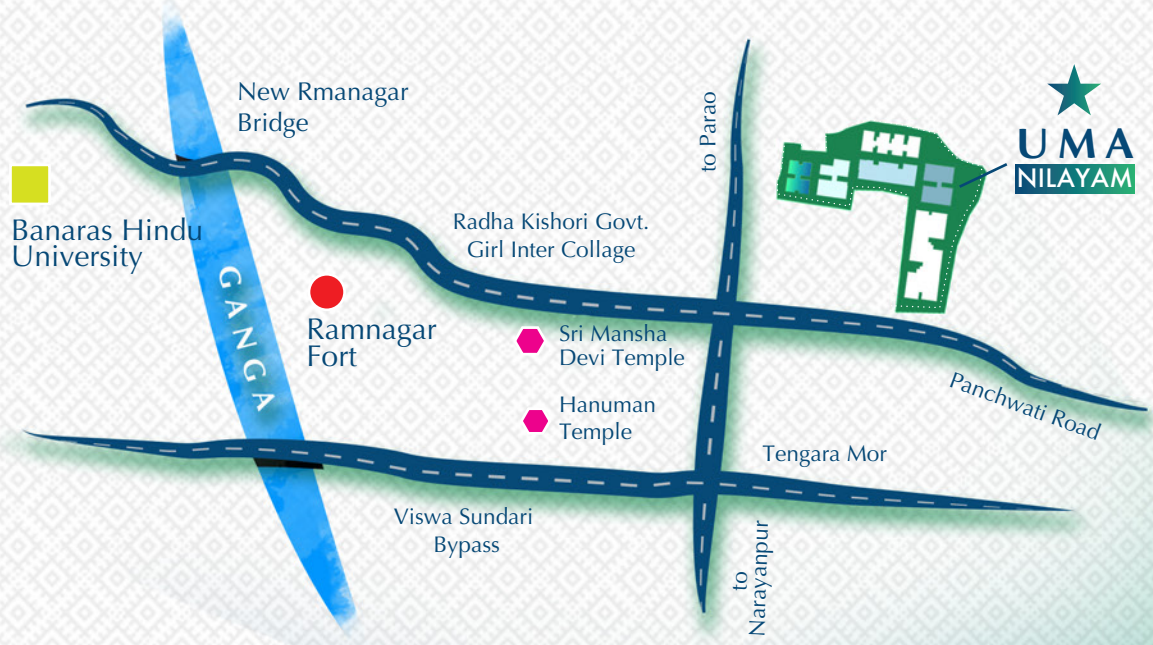
PARKING

Ample Car Parking

WINDOWS

Wooden shutters





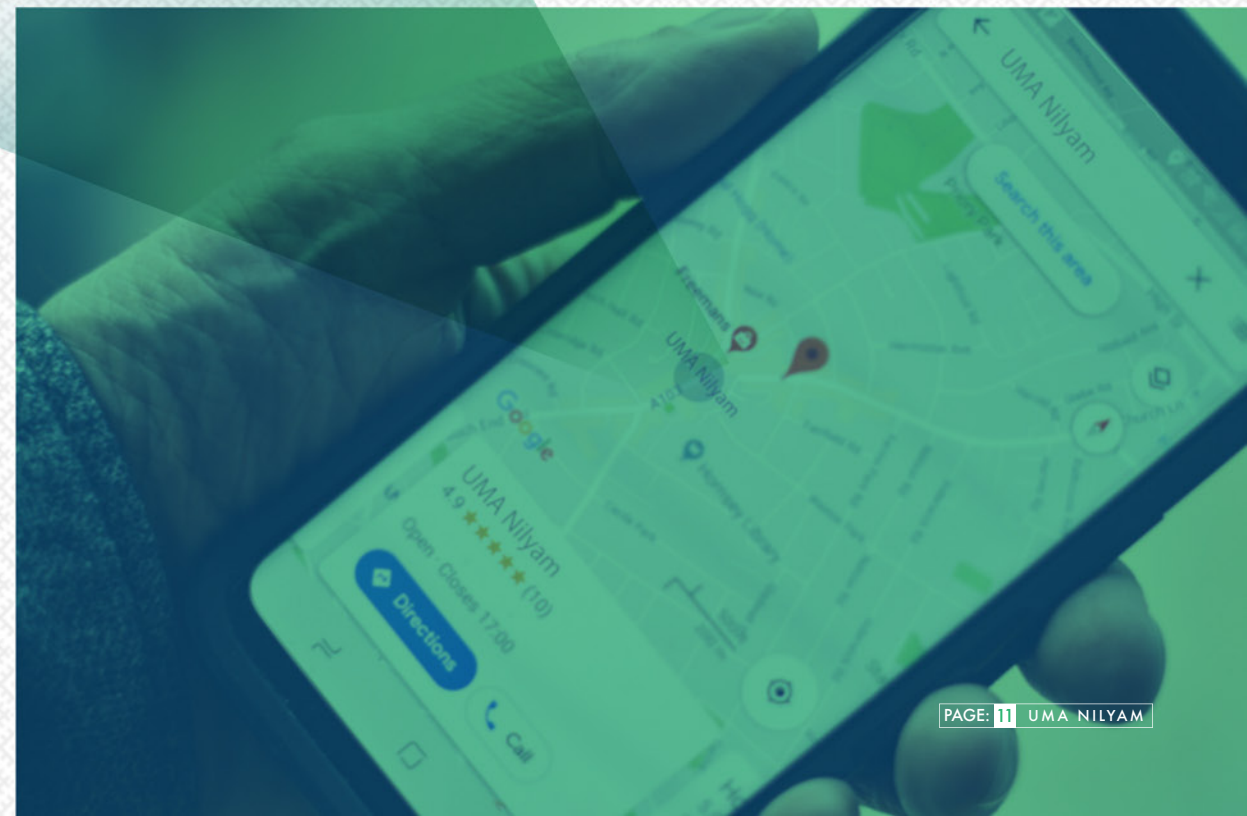
LOCATION MAP

- UNIVERSITY
- ◆ TEMPLE
- FORT

LOCATION ADVANTAGES

Strategically located, "UMA Nilyam" is the ideal spot of connectivity in the rapidly developing canvas of Varanasi.

- 1.5 km GANGES
- 4.0 km BHU





LINK APARTMENT

Golf Link is for those who are looking for a space promising visionary blend of amenities and splendor. Golf Link places modern convenience and green living at the nerve centre of Varanasi. A promising residential project, located at DLW Golf Course is designed to thrive and match steps with fast developing city, eventually to become as one of the finest living spaces in times to come.

Kandwa Gate, Near DLW,
Golf Course, Varanasi

RERA
APPROVED

www.up-rera.in

Project ID
UPRERAPRJ14858

Promoter ID
UPRERAPRM33026

2 BHK

FLATS

Limited Flats Available

Bird Eye View



Night View



Actual Site Photograph



Actual Site Photograph



Own a Home and save up to **2.67 ₹ lakh***
interest subsidy under **Pradhan Mantri Awas Yojana**

01 WHAT IS PMAY ?

It is a credit linked subsidy scheme for channelising institutional credit to the housing needs of the people who do not own their home . It is provided on the home loans taken by the eligible Urban people (EWS/LIG/ MIG) for acquisition of their home or construction

02 ARE YOU ELIGIBLE ?

A family can be a beneficiary of the PMAY scheme of it comprises of a husband, wife and Unmarried children. Then beneficiary family should not own a pucca house either in his or her name or any other family members in any other parts of India .



Get the home loan sanctioned and get it disbursed from the financial institutions, housing finance companies or any other financial institutions registered with housing and Urban development corporation (HUDCO) and National housing bank

03 HOW TO PROCURE A HOME LOAN ?

04 HOW TO BOOK YOUR HOME ?

Book homes at Government approved projects under the scheme of affordable housing credit linked subsidy home size Carpet area not more than 30 sqm for EWS, 60 sqm for LIG, 160 sqm for MIG 1, 200 sqm for MIG 2

Note : Assessment of your eligibility to avail the benefits of CLSS is at the sole discretion of the government of India. Contents herein are parameters outlined under the scheme for assessment of entitlement

Home loan available from leading banks



* For more details On the scheme please refer



www.mhupa.gov.in



www.romabuilders.in

Email: romabuildersvns@gmail.com

08957362600

Grace Residency, D 64/94-A-6-4, Madhopur, Chandrika
Nagar, Sigra, Varanasi (U.P.) | Ph: 0542-2222317

3 UPCOMING PROJECTS

1500 + HAPPY FAMILIES

20 COMPLETED PROJECTS

2 ONGOING PROJECTS

Member of:

CREDAI
Confederation of Real Estate
Developers' Associations of India



Roma Group stands totally on the trust placed on it by its valued patrons. The company returns this trust by continuously building new edifices that carry the incredible mark of perfection. Illustrious architects and engineer work behind the scene to ensure all projects have abundant ventilation, natural lighting and other essential amenities. Projects are completed on time; spot on possession is a major attraction that has endeared the company to a host of its trusted customers.

DISCLAIMER: (a) Images/Facilities shown above are only representational and informative. Information, images, and visuals are only indicative of the envisaged developments and the same are subject to change in actual as per approvals. The views shown in the pictures may vary over the period of time and does not guarantee the same. All intending purchaser/s are bound to inspect all plans and approvals and visit the project site and apprise themselves of all plans and approvals and other relevant information obtained from time to time from respective authority. The promoter holds no responsibility for its accuracy and shall not be liable to any intending purchaser or anyone for the changes/ alterations/ improvements so made. (b) The visual representation shown in this brochure is purely conceptual and not a legal offering. All images, plans, specifications, site plan, layout plans etc are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.