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UP-RERA No
UPRERAPRM5498
UPRERAPRJ4705



Uma Nilayam is for those who are looking for living in style at affordable price. 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, located at Ramnagar, which is one amongst the many upcoming residential areas of Varanasi. 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 space and uninterrupted greenery which is almost a forgotten feature in today's context.

The Project comprises of 6 blocks.

Site Plan / Typical Floor Plan





Facilities & Amenities

- Mini Water Park
- 1.5 Km from Ganges
- 4.0 kms from BHU Main Gate
- Reputed Healthcare and Educational Institutions in the vicinity
- Beautifully landscaped Park with kids play area
- Earthquake resistant RCC framed structure
- Vastu and Eco-friendly layout of the project
- Power back-up for common facilities and upto 1KW for Individual Unit.
- 24X7 Security with Intercom and CCTV
- Provisions for Rain Water Harvesting
- Pool Table & Table Tennis
- Waterfall & Fountain
- Banquet/ Multipurpose Hall
- Installation of Fire Fighting System
- Well furnished waiting lounge for visitors
- Common Toilets for servants, guards & drivers
- Recreation Area with Indoor TV room & table tennis
- Ample parking Space
- Health Club/ Gym
- Anti-termite Treatment at foundation level
- Brick coba treatment on Terrace for heat reduction
- Jogging Track
- Convenient Shopping Centre Within the premises

Specification

STRUCTURE

- Earth quake resistant RCC structure

FLOORING

- 2'0" x 2'0" Good quality vitrified tiles in all rooms
- Anti-skid Ceramic tiles in Balcony
- Marble in common areas, Staircase and Lift Lobby

PAINT

- Good quality Weather Coat paint Externally
- Good quality OBD paint Internally

LIFT

- 8 passenger Lift with ARD

KITCHEN

- Anti-skid Ceramic tile flooring
- Ceramic tiles up to 2'-0" height above the counter
- Granite counter with stainless steel sink, pipeline for geyser & water purifier

BATHROOM / TOILET FITTINGS

- Ceramic tiles up to 7'-0" height on wall
- Anti-skid ceramic tile flooring
- Jaquar Continental or equivalent bath fittings in each toilet
- Provision for exhaust fan
- Parryware or equivalent EWC & Wash Basin in white colour
- Water proof treatment for sunken RCC slab
- Flush valves / Cocks for Commodes
- Hot and Cold mixer unit for all bathrooms.

DOOR

- Seasoned hardwood frames with flush door shutters

WINDOWS

- Wooden shutters

ELECTRICAL

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

PROVISIONS

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

SECURITY SYSTEM

- Intercom System and CCTV at Entrance Gate

PARKING

- Ample Car Parking

POWER BACK-UP

- 24x7 power back-up for common facilities

WATER SUPPLY

- Overhead water tank with two submersible pump for uninterrupted supply of water



Typical Floor Plan Block D First to Fifth

Area of Block D

Flat No.	CARPET AREA		BALCONY AREA		SALEABLE AREA	
	In Sq. Ft.	In Sq. Mtr	In Sq. Ft.	In Sq. Mtr	In Sq. Ft.	In Sq. Mtr
1	958	89	188	17	1,440	134
2	958	89	170	16	1,417	132
3	698	65	90	8	1,016	94
4	677	63	90	8	990	92
5	968	90	147	14	1,403	130
6	926	86	235	22	1,455	135
7	838	78	140	13	1,232	114
8	838	78	96	9	1,180	110



Block A



Block B



Block C

LIVE FROM THE SITE
ACTUAL POSITION
OF ALL THE BLOCKS



Block D



Block E



Area of Block E

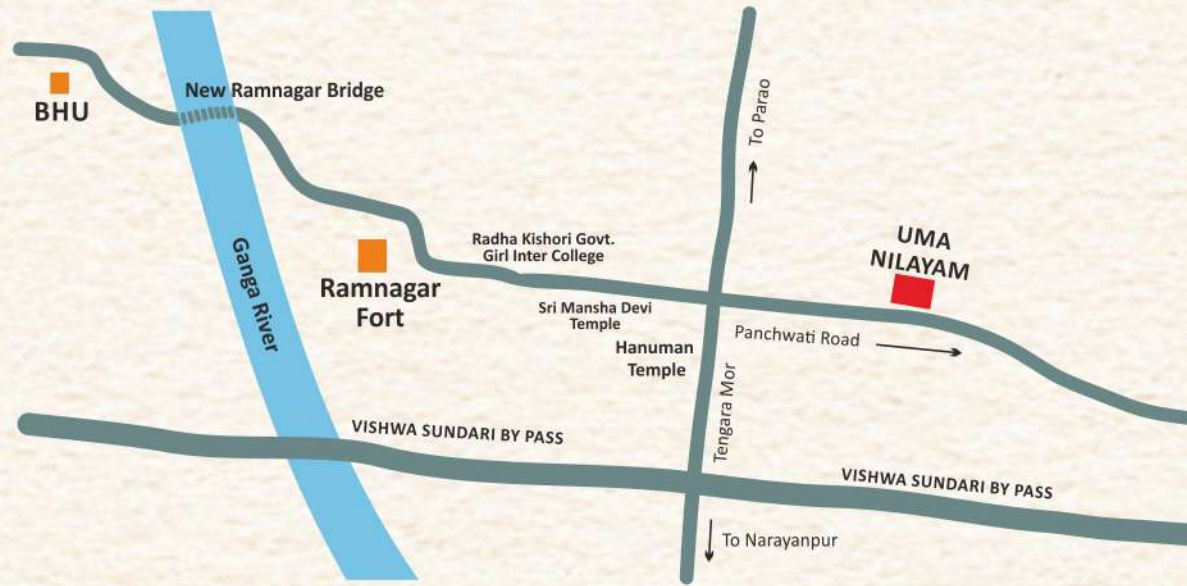
Flat No.	CARPET AREA		BALCONY AREA		SALEABLE AREA	
	In Sq. Ft.	In Sq. Mtr	In Sq. Ft.	In Sq. Mtr	In Sq. Ft.	In Sq. Mtr
1	966	90	132	12	1,381	128
2	966	90	132	12	1,381	128
3	668	62	65	6	934	87
4	673	63	65	6	934	87
5	668	62	65	6	934	87
6	1,119	104	132	12	1,557	145
7	966	90	132	12	1,381	128

Typical Floor Plan

Block E

First to Fifth





Felicitating of The Chairman of Roma Builders Shri Om Prakash Gupta by Deputy Chief Minister of Uttar Pradesh in a Grand Ceremony by Dainik Jagran Group at Hotel Taj, Lucknow



Managing Director Shri Aakash Deep received the "India Business Award" for The Most Trusted Real Estate Brand in Varanasi and Eastern UP by famous actress Ms Amrita Rao at Hotel Taj, Bengaluru



Managing Director Shri Aakash Deep being Felicitated with "Jal Ratna" for his contribution towards ground water recharge of Rain water in housing societies of Varanasi by Shri Suresh Khanna ji, Honourable Minister of Urban Development and Parliamentary Affairs

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MEMBER
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ishita adlab / vns

Finance facility is available from all leading banks

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