

proudly presenting



roma
entertainment city

a project by Roma Builders & Promoters Pvt Ltd

100+ Amenities
Tallest Building of Varanasi
2&3 BHK Flats
4 BHK Duplex SKY Villas

MOVING YOU TOWARDS YOUR DREAMS

VDA APPROVED

UPRERAPRJ923240/02/2024

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MOVING YOU TOWARDS YOUR DREAMS



An aerial night photograph of Varanasi, India, showing the Ganges River, ghats, and illuminated buildings. The scene is lit with warm yellow and orange lights from the buildings and streetlights, contrasting with the dark blue of the night sky and the river. The ghats are visible as long, narrow structures extending into the water, with many small boats moored along them. The city buildings are densely packed, with some featuring prominent domes and spires.

Varanasi

the mystical city

Varanasi, also known as Kashi or Banaras, is a mystical city located on the banks of the sacred River Ganges in the northern Indian state of Uttar Pradesh. It is one of the oldest continuously inhabited cities in the world and holds immense spiritual significance for Hindus. Varanasi is a place where ancient traditions, spirituality, and culture converge to create a unique and enchanting atmosphere that has captivated visitors for centuries.

The city is renowned for its ghats, which are series of steps leading down to the river where pilgrims perform rituals and ceremonies. The ghats of Varanasi are believed to be sacred and have been a focal point for spiritual practices and gatherings for thousands of years. The city is also home to numerous temples, including the famous Kashi Vishwanath Temple dedicated to Lord Shiva, which attracts devotees from all over India.



Varanasi is not just a city; it is a living embodiment of India's rich cultural heritage and religious traditions. The narrow winding lanes, bustling markets, and vibrant street life all contribute to the unique charm of this ancient city. Varanasi is also a center for learning and has been a hub of education and philosophy for centuries.

Visitors to Varanasi often find themselves drawn into the mystical aura of the city, where time seems to stand still, and the boundaries between the physical and spiritual worlds blur. Whether it is witnessing the mesmerizing Ganga Aarti ceremony at Dashashwamedh Ghat or taking a boat ride along the river at sunrise, Varanasi offers a profound and unforgettable experience that leaves a lasting impression on all who visit.





MOST TRUSTED
REAL ESTATE BRAND OF EASTERN
UTTAR PRADESH

**Credibility is like a city.
It's not built in a day.**
we are the best service provider

We are one of the pioneers and leading builders in Varanasi and a harbinger in providing low cost housing without compromising quality. Today, the group's projects are specifically designed and they adorn strategic points in the city as projects with uncompromising construction standards and matchless beauty. We provide all the luxurious modern facilities and lively environment at very affordable prices. Roma Builders & Promoters Pvt. Ltd. is a company that 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 indelible mark of perfection. Illustrious architects and engineers work behind the scene to ensure that 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.

As a fully-integrated infrastructure firm, we connect unparalleled expertise across services, markets, and geographies. Our clients trust us to execute their most challenging and iconic projects. Roma's innovations in safety, performance, and integrated team delivery make us the builder of choice for a diverse range of work.

We help people achieve their full potential. As builders, we never rest on our laurels, but work every day to be the contractor that owners choose for their most important projects and their toughest challenges. We earn that trust by empowering the entire team to achieve their best by delivering within stipulated duration, and constantly setting new industry standards for safety, quality, cost control, schedule, and sustainability. We are proudly furthering the legacy endowed upon us by our prodigious ancestors; the famous tobacco firm M/s Nandooram Khedanlal and Kerana firm (whole sale grocery dealer) M/s Girdharilal Madho Prasad. Our experience, social roots and heritage provide the strong financial credentials and stability. This process has ensured us a lasting reputation to reckon with.



**we are proud to
have served**

Late Maharaja Vibhuti Narayan Singh
Erstwhile Maharaja Benares.

Shri Srikant Lele
Ex. Rector, Banaras Hindu University.

Late Siyaram Maitreya
Freedom Fighter & Retd. DIG, Jail.

Late Kamlopati Tripathi
Former Railway Minister, GOI.

Late Shitala Prasad
Freedom Fighter & Ex. Deputy Mayor.

Late Dr. Uma Shankar
Ex Professor IIT BHU.

an enduring legacy

The dawn of freedom that we enjoy, didn't come to India easily. Hundreds of thousands of patriots dedicated their lives to uphold the tricolor. We are fortunate to belong to one such legacy. Our family, including our great grandmother, participated actively in the Indian Freedom Struggle.

The leading, ferociously nationalistic news daily, 'Ranbheri', was printed day in and out on the famous cyclostyle machine at our premises. The stalwart Pt. Chandra Shekhar Azad blessed our home with his stays numerous times. Not only he, several other iconic faces of the then Indian politics found a regular harbor at the Gupta residence. Nandoraam Khedani, the famous tobacco manufacturing firm of Aurangabad ushered our family into a new era of national level industry and business. We are fortunate to have an enterprising history of launching widely successful tobacco products, an enduring legacy as we craft everything with pertinence.

So much so that even the state's excise department was trained at our firm, owing to the excellent SOPs, legal procedures entrenched in our work culture. What made us different? We were among the pioneers who implemented modern corporate structures in an Indian firm, buying in bulk and focussing on massive turnovers. We catered to the common man. Though family business, but executed with utmost organisational excellence. The firm often helped the staff children in meeting their educational expenses.

The firm's operations later expanded pan India and abroad too, going as far as Rangoon and Burma! Every major city of India had an office of the company. From the fountains of such history stemmed the enduring Roma Builders. Often one takes the gifts of life as bestowed gifts, but that was not the case with us. We had a glorious past to live up to, and a shining future to look forward to. From here onwards, starts the journey of Roma Builders.

we have been the pioneers in

Needless to say, we always love scaling higher than your expectations. Being the oldest builders in Varanasi, We have been the pioneers in...

- 1989 Varanasi's first multistoried housing project on a Non Ceiling land.
- 1991 1st Group Housing Project Launched on Club Road, Shivpur
- 1999 Varanasi's first Swimming Pool introduced in a housing project.
- 2009 Varanasi's first Terrace Pool introduced in multi-storied housing project.
- Varanasi's first to receive 2.5 FAR (Floor area Ratio).
- Varanasi's first multi-storied residential project to have Service Lift (For Stretcher).
- 2012 Varanasi's first to introduce B+G+14 storied building (Tallest in eastern UP).
- Varanasi's first to receive 3.75 FAR (Floor Area Ratio).
- 2013 Varanasi's first to introduce Affordable Housing.
- 2014 Varanasi's first to introduce a park of more than 2,000 sqm.
- Varanasi's first to introduce 60' long Fountain in a housing project.
- 2018 First company to introduce affordable housing under Pradhan Mantri Awas Yojna.
- 2019 First resolution applicant for NCLT Project in Real Estate by a private developer.
- 2021 Awarded first project through NCLT in India.
- 2023 Varanasi's tallest building approved.



AAKASH BUILDERS
LAHARTARA



SHANTI VIHAR
SHIVPUR



CHOUDHARY VILLA
PANDEYPUR



KAMLA PATI TRIPATHI NAGAR
AURANGABAD



PRIYA APARTMENTS
KAMACHCHA



VIDYA VIHAR
VIDYAPEETH



EXCEL TOWER
NADESAR



EXCEL RESIDENCY
RATHYATRA



MADHO VILLA
SHIVPUR



EXCEL VILLA
MAHMOORGANJ



GANPATI APARTMENTS
LANKA



SIDDIH VINAYAK APARTMENT
SHIVPUR



GANPATI RESIDENCY
MANDUADIH



BUDDHA HEIGHTS
SARNATH



EMERALD GREENS
LAHARTARA



UMA NILAYAM
BLOCK A



UMA NILAYAM
BLOCK B



ROMA GOLF LINK
DLW



UMA NILAYAM
BLOCK F

MOVING YOU TOWARDS YOUR DREAMS



roma entertainment city a landmark project for the city

The Project is located at one of the busiest National Highways of India. Besides the project's proximity with Schools, Colleges and Hospitals of Varanasi makes it one of the most sought after locations in Varanasi.

The project is a mix land use development which comprises of Shops along with 2, 3, 4 BHK Flats & Penthouses. As the name states, Roma Entertainment promises to be full of entertainment, boasting to be one of the few most promising residential apartments with more than 100 Facilities & Amenities within the Society (First Time in the history of Varanasi). The building is going to be the Tallest Building of Varanasi with Double Basement and 20 Floors.

Roma entertainment city will set the benchmark of for novel construction techniques being the first of its kind in Varanasi to use Aluminum Form work Construction Technique which has Higher Earthquake Resistance, better efficiency and environment friendly (uses less water, reduces dust pollution at Site.)

The Project is designed keeping in mind Our Prime Minister's Dream 'Mission Housing For All'. The Affordable design of units makes it budget friendly for masses. Each and every unit of apartment has 3 sides Ventilation and all rooms have direct ventilation. For extra privacy within the units all units are disconnected with each other.



facilities and amenities



facilities and amenities



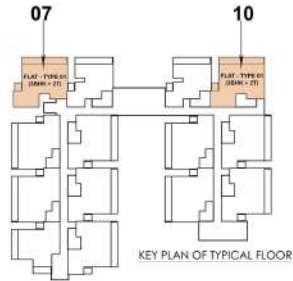


exclusive facilities and amenities



typical floor plan

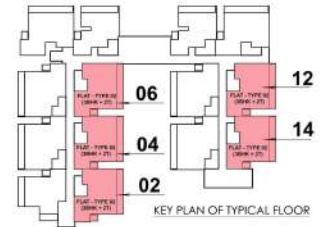
3BHK+2T (TYPE 01) FLAT-07 & 10 (2nd - 17th Floor)



SALE AREA			
SNO.	AREA	SQM.	SQFT.
1	UNIT CARPET AREA	94.65	911.17
2	UNIT COVERED AREA	91.41	883.94
3	BALCONY AREA	17.68	190.11
3	COMMON AREA	26.67	287.08
4	ADD. 3% AREA UNDER UTILITIES AREA	4.07	43.84
SUPER AREA		130.83	1505.16

typical floor plan

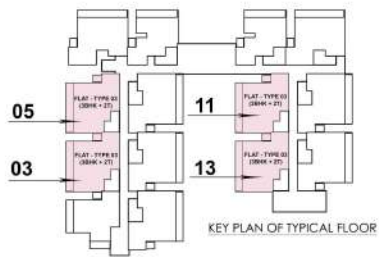
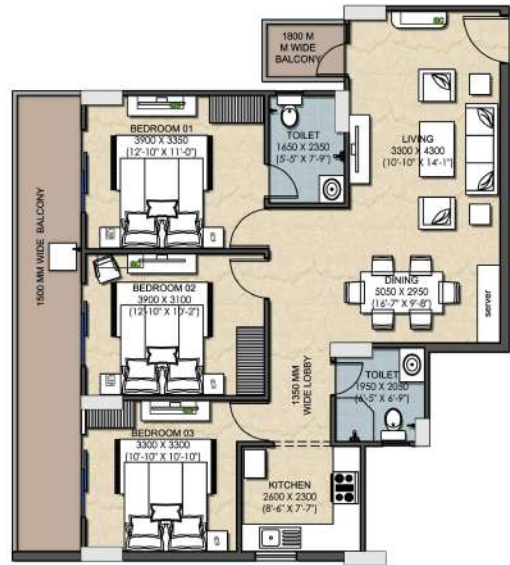
3BHK+2T (TYPE 02) FLAT-02, 04, 06, 12 & 14 (2nd - 17th Floor)



SALE AREA			
SNO.	AREA	SQM.	SQFT.
1	UNIT CARPET AREA	83.14	894.92
2	UNIT COVERED AREA	90.31	972.10
3	BALCONY AREA	17.59	189.34
3	COMMON AREA	26.67	287.08
4	ADD. 3% AREA UNDER UTILITIES AREA	4.04	43.46
SUPER AREA		138.61	1491.97

typical floor plan

3BHK+2T (TYPE 03) FLAT-03, 05, 11 & 13 (2nd - 17th Floor)

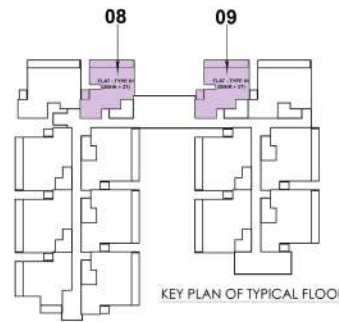


KEY PLAN OF TYPICAL FLOOR

SALE AREA			
SNO.	AREA	SQM.	SQFT.
1	UNIT CARPET AREA	83.78	901.81
2	UNIT COVERED AREA	91.29	982.65
3	BALCONY AREA	17.50	188.37
3	COMMON AREA	26.67	287.08
4	ADD. 3% AREA UNDER UTILITIES AREA	4.06	43.74
SUPER AREA		139.52	1501.83

typical floor plan

2BHK+2T (TYPE 04) FLAT-08 & 09 (2nd - 19th Floor)



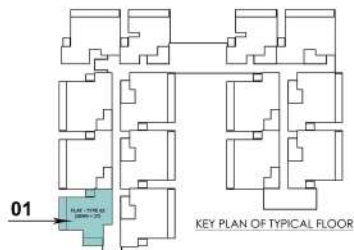
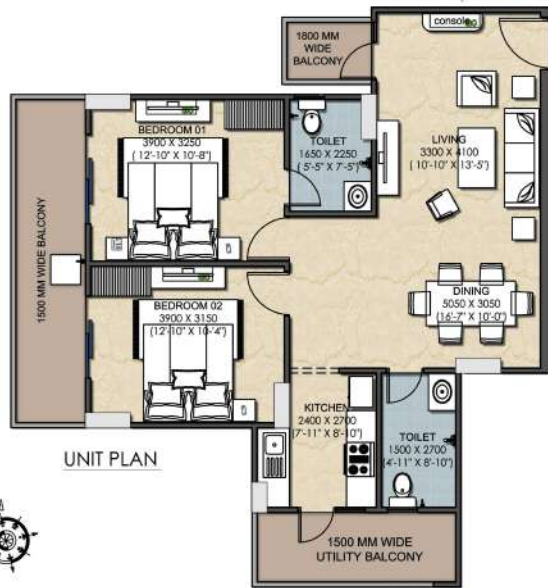
KEY PLAN OF TYPICAL FLOOR

SALE AREA			
SNO.	AREA	SQM.	SQFT.
1	UNIT CARPET AREA	64.90	698.58
2	UNIT COVERED AREA	71.52	769.84
3	BALCONY AREA	15.21	163.72
3	COMMON AREA	26.67	287.08
4	ADD. 3% AREA UNDER UTILITIES AREA	3.40	36.62
SUPER AREA		116.80	1257.26



typical floor plan

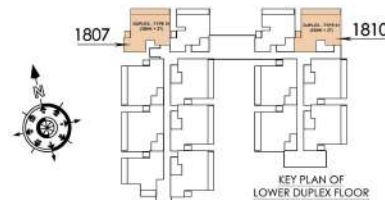
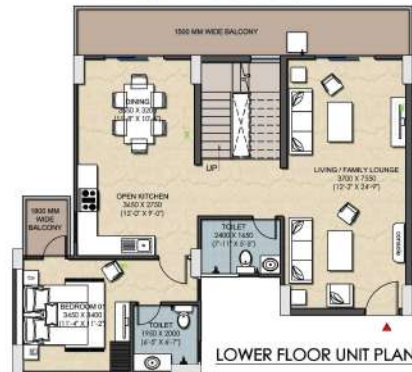
2BHK+2T (TYPE 05) FLAT-01 (2nd - 19th Floor)



SALE AREA			
SNO.	AREA	SQM.	SQFT.
1	UNIT CARPET AREA	68.55	737.87
2	UNIT COVERED AREA	74.16	798.26
3	BALCONY AREA	18.63	200.53
3	COMMON AREA	26.67	287.08
4	ADD. 3% AREA UNDER UTILITIES AREA	3.58	38.58
SUPER AREA		123.04	1324.44

typical floor plan

4BHK Sky Villa (Duplex) Type I - 1807 & 1810



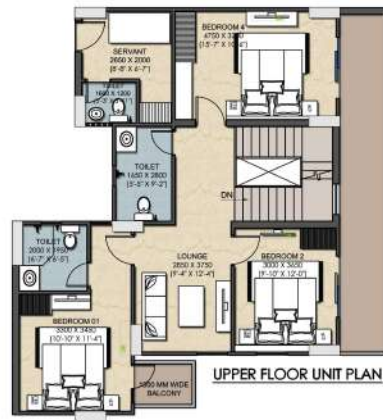
SALE AREA			
SNO.	AREA	SQM.	SQFT.
1	UNIT CARPET AREA	165.86	1785.32
2	UNIT COVERED AREA	182.82	1967.87
3	BALCONY AREA	35.36	380.62
3	COMMON AREA	51.44	553.70
4	ADD. 3% AREA UNDER UTILITIES AREA	8.09	87.07
SUPER AREA		277.71	2989.26

typical floor plan

4BHK Sky Villa (Duplex) Type II - 1802, 1804, 1806, 1812 & 1814

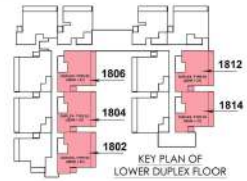


LOWER FLOOR UNIT PLAN



UPPER FLOOR UNIT PLAN

SALE AREA			
SNO.	AREA	SQM.	SQFT.
1	UNIT CARPET AREA	165.05	1776.60
2	UNIT COVERED AREA	180.62	1944.19
3	BALCONY AREA	35.18	378.68
3	COMMON AREA	51.44	553.70
4	ADD. 3% AREA UNDER UTILITIES AREA	8.02	86.30
SUPER AREA		275.26	2962.87



KEY PLAN OF LOWER DUPLEX FLOOR

typical floor plan

4BHK Sky Villa (Duplex) Type III - 1803, 1805, 1811 & 1813

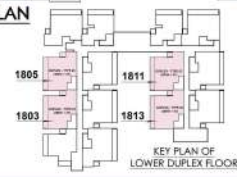


LOWER FLOOR UNIT PLAN



UPPER FLOOR UNIT PLAN

SALE AREA			
SNO.	AREA	SQM.	SQFT.
1	UNIT CARPET AREA	166.31	1790.35
2	UNIT COVERED AREA	182.58	1965.29
3	BALCONY AREA	35.00	376.74
3	COMMON AREA	51.44	553.70
4	ADD. 3% AREA UNDER UTILITIES AREA	8.07	86.87
SUPER AREA		277.09	2962.60



KEY PLAN OF LOWER DUPLEX FLOOR

first floor plan



terrace floor plan



specifications

Structure

Earth quake resistant RCC framed structure

Flooring

Living/dining/bedrooms Vitrified tile flooring

Balconies Ceramic tiles

Common areas & staircase Tiles Flooring

Wall

External Most modern & Elegant permanent outer finish
Exterior Paint-water and algae proof

Internal Oil bound distemper on all the walls, POP punning &
cornices in Drawing/Dining room and Bedrooms.

Lift Lobby Combination of Tiles / Stone and Paint

Lift

Five Passenger/Goods lift with power backup

Kitchen

Flooring Anti-skid Ceramic tile flooring

Wall finishes Ceramic tiles up to 2'-0" height above the counter

Kitchen Counter Granite counter with stainless steel sink , pipeline for
geyser and water purifier

Doors

Internal Seasoned hardwood / WPC frames with flush door,
shutters

Main Door Seasoned hardwood / WPC frames with Door shutter.

Bathroom/Toilet fittings

Wall Ceramic Tiles up to 7'-0" height

Flooring Anti-skid Ceramic Tile flooring

Fittings EWC & Wash Basin in white colour, single lever CP
fittings , provision for geyser and exhaust





Windows

UPVC Windows

Electrical

Complete concealed wiring in PVC in pipes with copper wire of suitable gauges. Modular control switches and socket with protective MCB in Distribution box

Balcony & Staircase

Railing MS/SS/Glass

Air Conditioning

Electrical point provision in all bedrooms / living

Television

TV Point in living room and master bedroom

Power Back-up

24x7 power back-up for common facilities & flats

Water Supply

Water tank with two submersible pump for uninterrupted supply of water

The Above Specification is Tentative and may Change as Required





MOVING YOU TOWARDS YOUR DREAMS



roma
entertainment city

near
Amra Crossing
adjacent to
D.P.S. Varanasi



location map

- Located on Delhi Kolkata Highway
- 12 Kms from Proposed Varanasi International Stadium
- 6 Kms from Banaras Railway Station
- 10 Kms from Varanasi Cantt Railway Station
- 20 Kms from Varanasi Airport
- 5 Kms Banaras locomotive works
- 8 Kms from Banaras Hindu University
- 0 Kms from DPS school
- 1.5 Kms from Shepa Management College
- 2.5 Kms from SMS Management College
- 4.0 Kms from Heritage Medical College
- 2.5 Kms from Aryan International School



FINANCE FACILITY
AVAILABLE FROM
ALL LEADING BANKS

Note : The images and photographs in this brochure are artistic impressions.
All commercial transactions will be conducted exclusively based on the Carpet Area as defined under RERA only.

PROUDLY
PRESENTING
A LANDMARK
PROJECT
FOR THE CITY


roma
entertainment city

a project by Roma Builders & Promoters Pvt Ltd



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SITE ADDRESS

NEAR AMRA CROSSING, ADJACENT TO D.P.S. VARANASI

VARANASI

Head Office Grace Residency, D-64/94-A-6, Chandrika Nagar, Varanasi-10

Regd Office D-65/145, Aakash Builders, Lahartara Varanasi-02

Site Office Plot No 169,170,174, Vishokhar, Varanasi



HELP LINE

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roma

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1500+ HAPPY FAMILIES • 35+ GLORIOUS YEARS • 25+ COMPLETED PROJECTS