



Charms

# 58 HIGH STREET

SHOP LIKE NEVER BEFORE

Rajnagar Extension, Ghaziabad

SHOPS

FOOD COURT

MULTIPLEX

PLAYZONE



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# TEAM BEHIND

PRINCIPAL  
ARCHITECTS  
&  
STRUCTURAL  
DESIGNERS



**GIAN P. MATHUR  
& ASSOCIATES PVT. LTD.**

CIVIL CONTRACTORS

**SAWARIA SETH  
INFRA TECH PVT LTD**

PROJECT  
FINANCED BY



**CATALYST TRUSTEESHIP  
LTD.**

LAND OWNERS &  
BUILDERS



**CHARMS INDIA PVT. LTD.**



**Charms**

**58 HIGH  
STREET**  
SHOP LIKE NEVER BEFORE

58 HIGH STREET

# THE RETAIL DESTINATION TO FULFILL ALL YOUR DESIRES

RETAIL SPACE | MULTIPLEX | FOODCOURT | RESTAURANTS | PLAYZONE

TERRACE

MULTIPLEX



**FOOD COURT & ENTERTAINMENT ZONE**

**ANCHOR/HYPERMARKET/  
DEPARTMENTAL STORE**



## CHARMS 58 HIGH STREET

This immaculately designed shopping destination is a world class offering from a brand which is synonymous with trust.

Charms india brings it's first ever commercial shopping destination at the most unrivalled location of Raj Nagar Extension, Ghaziabad. This High Street is a perfect blend for your shopping, dining & entertainment needs.



Spanning across 1.32 acres & Located on 24 mtr.wide road, This revolutionary project will change the entire outlook of Raj Nagar Extension.

Charms 58 high street is a two side open commercial project adjoining vast green belt, with all necessary approvals in place, this project is all set to offer lifestyle retail shops, anchor stores, gourmet dining space, multiplex and much more.

## OUR ONGOING PROJECT - CHARMS CASTLE

A modern residential retreat that is thoughtfully designed to surpass the aspirations and expectations of its privileged residents. Planned to perfection, it's where luxury meets tranquillity and families feel blessed to lead a life of fulfillment.

Meticulously designed 2 & 3 BHK Apartment at Raj Nagar Extension, Corner plot located on NH-58, main 6 lane highway, freehold land approved by GDA, Master planned gated complex, Fast development infrastructure, Well-connected to NH-58 & NH-24.

- ▶ Already inhabited by numerous families
- ▶ Close to schools, Colleges, Hospitals & Railway Station
- ▶ In close proximity to sanctioned BCCI Cricket Stadium
- ▶ Close to Hindon Metro Stadium











# 58 HIGH STREET

SHOP LIKE NEVER BEFORE

Rajnagar Extension, Ghaziabad

## DEMOGRAPHIC PROFILE OF RAJNAGAR EXTENSION

### RAJ NAGAR EXTENSION

राज नगर एक्सटेंशन



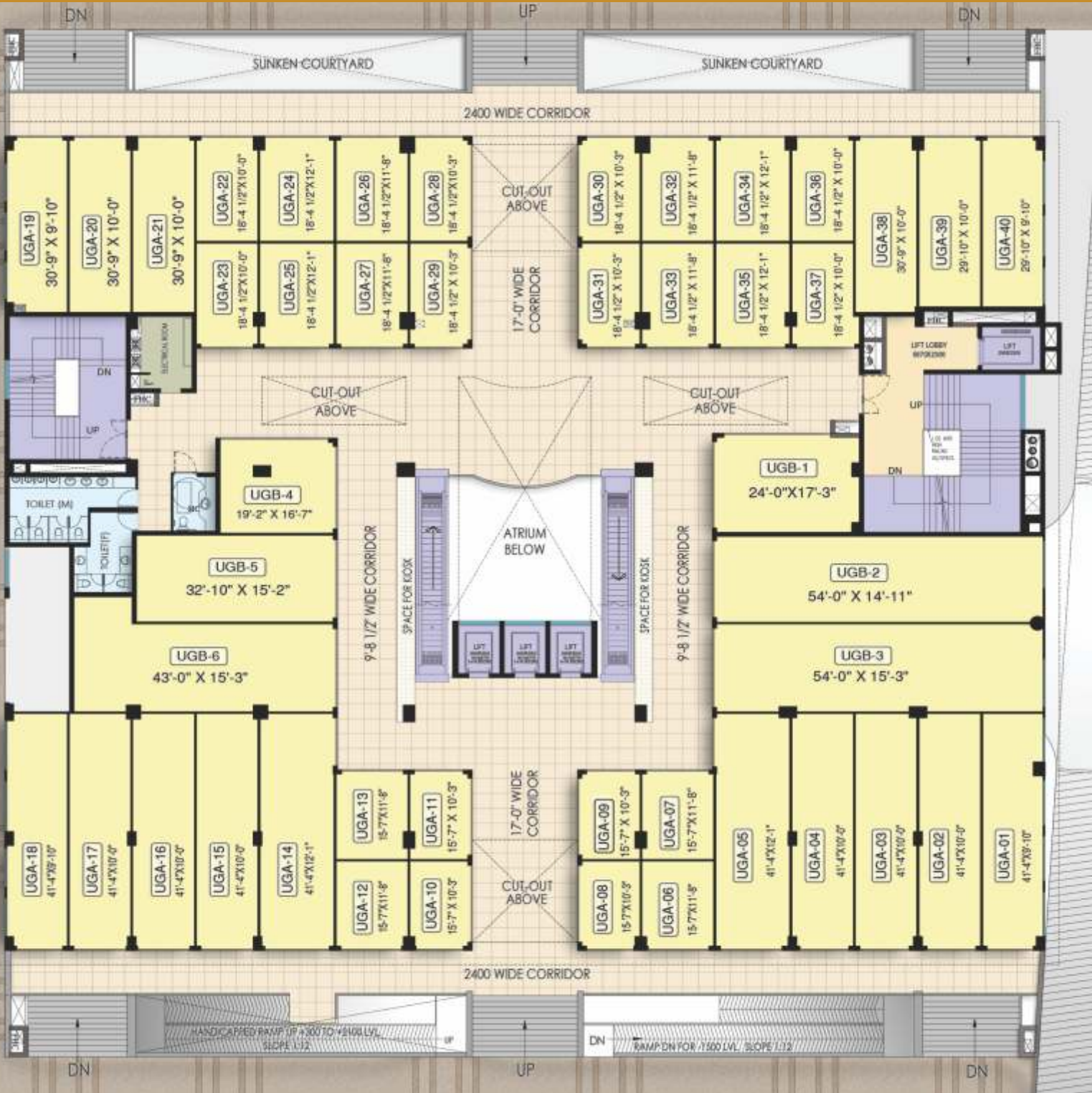
Disclaimer: The Site Plan shown is tentative. The overall layout may vary because of statutory/design reasons.

## GROUND FLOOR (LGF)



Disclaimer: The Site Plan shown is tentative. The overall layout may vary because of statutory/design reasons.

## FIRST FLOOR (UGF)



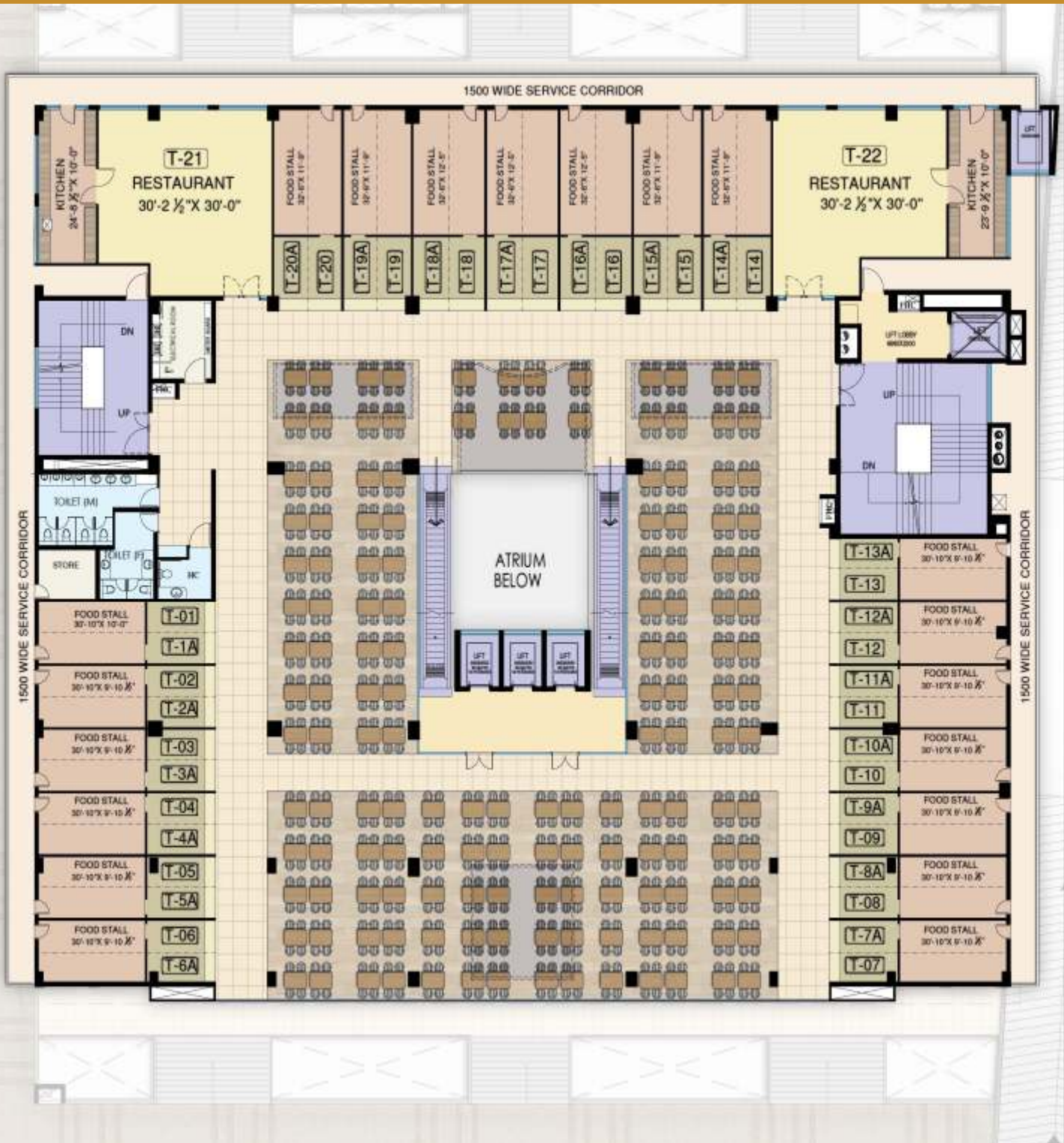
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## SECOND FLOOR (FF)



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## THIRD FLOOR SF (FOOD COURT)



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## FIFTH FLOOR (MULTIPLEX)



6 Screens

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## SIXTH FLOOR (MULTIPLEX)



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## TERRACE (ROOFTOP)





## LOCATION ADVANTAGES

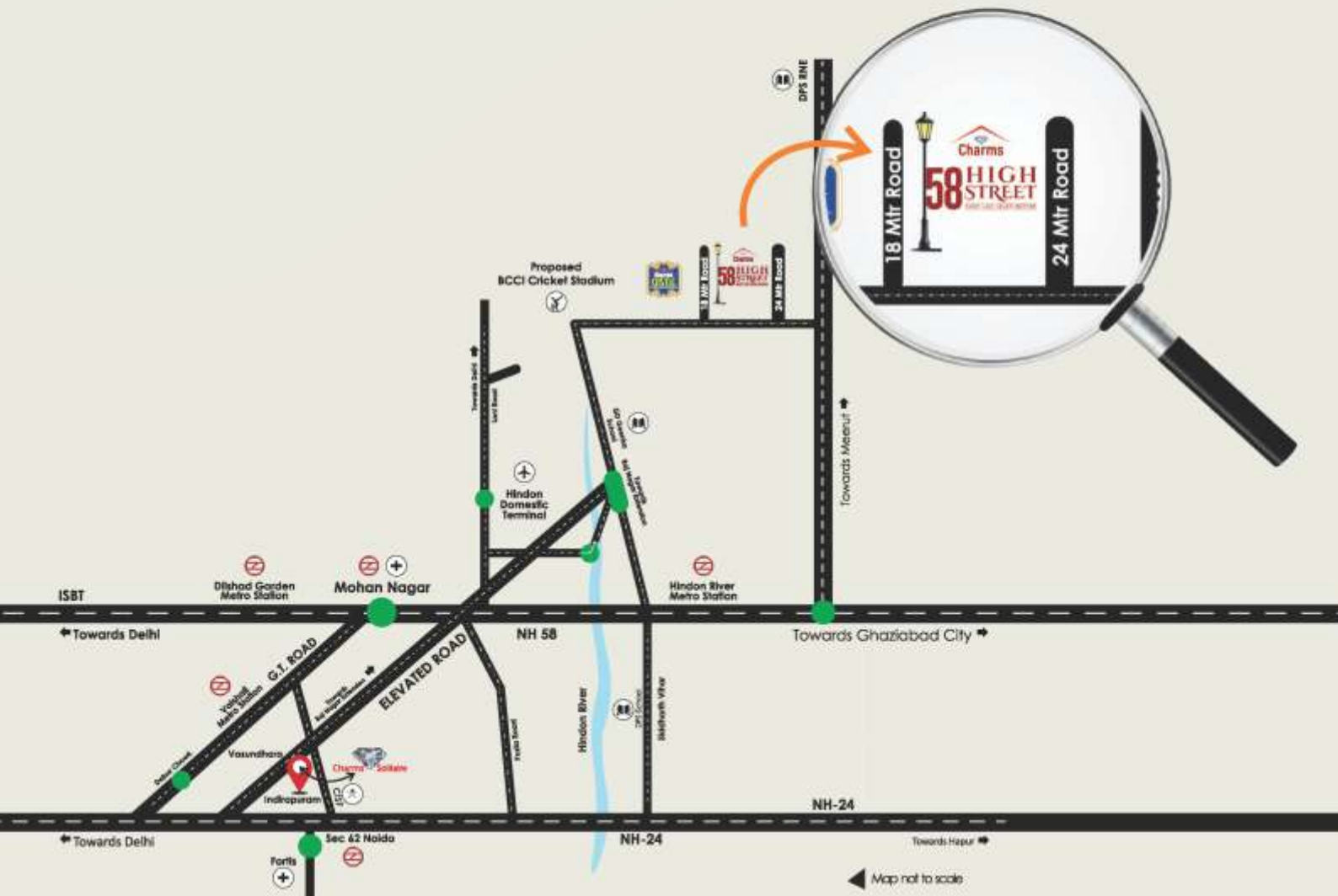
TWO SIDE OPEN DEVELOPMENT WITH THREE SIDE CLEAR VISIBILITY  
 SURROUNDED BY MULTIPLE RESIDENTIAL GROUP HOUSING PROJECTS  
 CLOSE TO OPERATIONAL HINDON RIVER METRO STATION  
 FAST ACCESS INDIRAPUR, VAISHALI, NOIDA & NEW DELHI VIA ELEVATED ROAD (5 MINUTES AWAY)  
 WELL CONNECTED TO EASTERN & NORTHERN PERIPHERAL HIGHWAY  
 CITY FOREST & GDA APPROVED BCCI CRICKET STADIUM IN THE VICINITY

## LEGENDS

- ▶ 3.5 MINS. FROM HINDON ELEVATED ROAD
- ▶ 3.5 MINS. FROM BCCI STADIUM
- ▶ 11 MINS. FROM HINDON RIVER METRO STATION
- ▶ 24 MINS. FROM NOIDA
- ▶ 24 MINS. FROM HINDON AIRPORT
- ▶ 30 MINS. FROM UP GATE

## PROJECT LOCATION

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# STANDARD SPECIFICATIONS

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- ▶ Shop Structure would be bare shell with Glass Door/Shutter as per the preferences of Buyer at Additional Cost

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- ▶ Natural Stone/Vitrified Tile Flooring in Central Plaza and Common Areas.

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- ▶ SS/MS and Glass Railings.

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- ▶ Electrification By good quality branded wires & switch.

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- ▶ Sufficient Load Compatible Power Connection.

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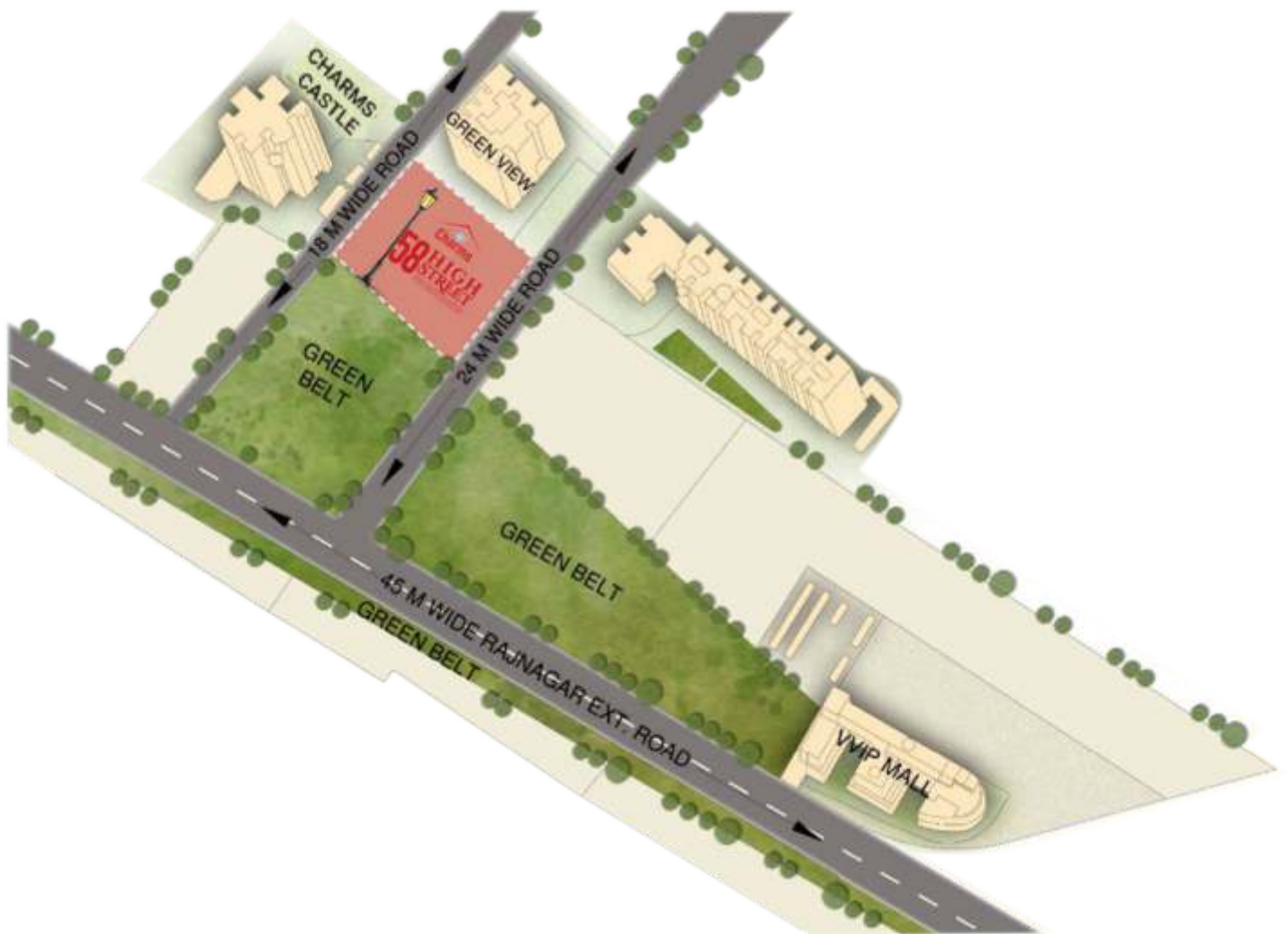
- ▶ Water & Drainage Connection in Selected Shop (at Additional Cost).

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Disclaimer :The brochure and the images herein are purely conceptual and not a legal offering. Specification and layouts etc in BBA shall be final as per it's T&C. The developer reserves the right to amend/cancel the areas, layout, plans, eleva, elevations, specifications and amenities as per the prevailing government norms without notice.

SITE PLAN





**CHARMS INDIA**

Project Financed By:



**CATALYST TRUSTEESHIP  
LTD.**

**CHARMS INDIA PVT. LTD.**

Office Add. : 58 High Street, Khasra No. 1102, Noor Nagar, (Main 6 Lane Highway, NH 58 Bypass, Raj Nagar Extension), Ghaziabad (U.P.)

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Member:  
**CREDAI**