

UP RERA Registration No.:  
UPRERAPR3242904/05/2026  
Website: www.up-rera.in  
Launch Date: 23<sup>rd</sup> May, 2026  
Rosemont Residency Phase 01



Collection A/c: M/s. Park Town Complex Private Limited  
Collection Account for Rosemont Residency Phase 01  
Bank: AU Small Finance Bank, Kaushambi Branch, Ghaziabad  
A/c No.: 5000000000000113 | IFSC: AUBL0002797



# ROSEMONT

## RESIDENCY



The Blooming *Address*



# Where life unfolds in its most beautiful *bloom*



Along the evolving skyline of NH-24 rises an address envisioned for a more elevated way of living. Rosemont Residency Phase-01 brings together contemporary luxury, expansive greens and refined planning to create one of the corridor's most distinguished residential experiences.

Designed with a thoughtful sense of space, openness and elegance, the development offers expansive residences, serene vistas and intuitively crafted spaces that feel both timeless and effortless. Gracefully positioned just off the Meerut Expressway, Rosemont balances seamless connectivity with the privilege of privacy, where luxury is defined not by access, but by space, serenity and quiet sophistication.



446 APARTMENTS



29 FLOORS



PART OF 6 ACRES



4 TOWERS



4 APTS / FLOOR

# Defined by Balance, Elevated by *design*



DUAL ROAD FRONTAGE



ALONG NH-24



30-METRE-WIDE GREEN BELT



15%+ MOTHER-EARTH GREENERY



6-METRE-HIGH ENTRANCE LOBBY



4 RESIDENCES PER FLOOR



BOUTIQUE CLUB EXPERIENCE



CLUB  
ROSET

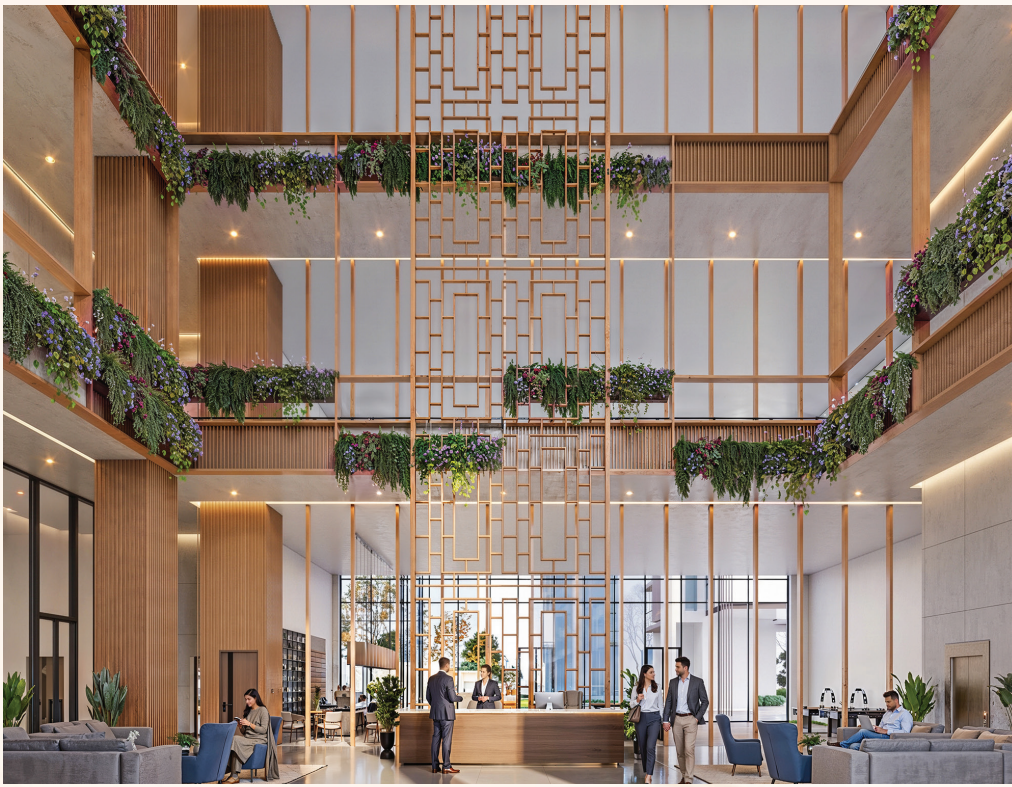


A GRAND 60,000 SQ. FT.

(5,574.13 SQ. MTR.)

*Sanctuary* ————— ● ● ● 

Where Every Moment Feels Extraordinary.



TRIPLE-HEIGHT GRAND LOBBY



ROOFTOP INFINITY POOL



100+ SEATS PRIVATE AUDITORIUM

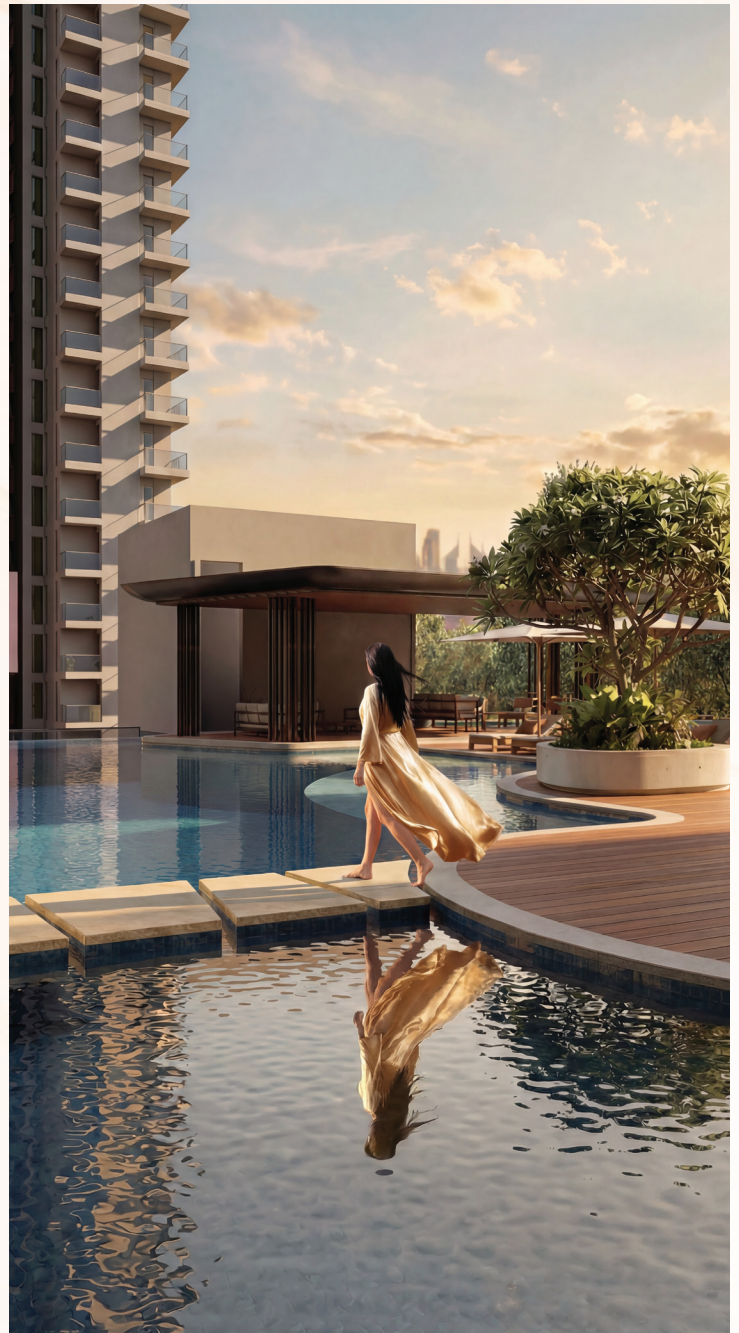


DOUBLE-HEIGHT SPORTS COURTS



GRAND BANQUET HALL

...AND **30+** MORE CURATED AMENITIES TO LIVE, CELEBRATE, AND UNWIND.



# Master Plan



- SEATING COVE
- CRICKET PITCH
- DOG PARK
- PAVILION
- 9M WIDE DRIVEWAY + JOGGING TRACK
- INDOOR SEATING/LOUNGE
- BASKETBALL COURT
- DROP-OFF PLAZA
- FITNESS ZONE
- TABLE TENNIS ZONE
- RESTO SPILL-OUT ZONE
- KID'S PLAY AREA
- OUTDOOR AMPHITHEATRE

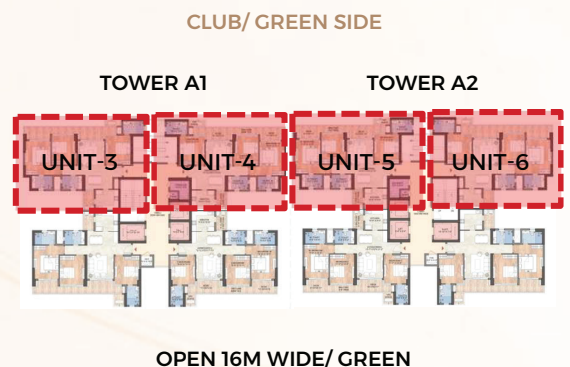
# 3 BHK + 3 TOILETS



## TOWER A

### TYPICAL UNIT PLAN

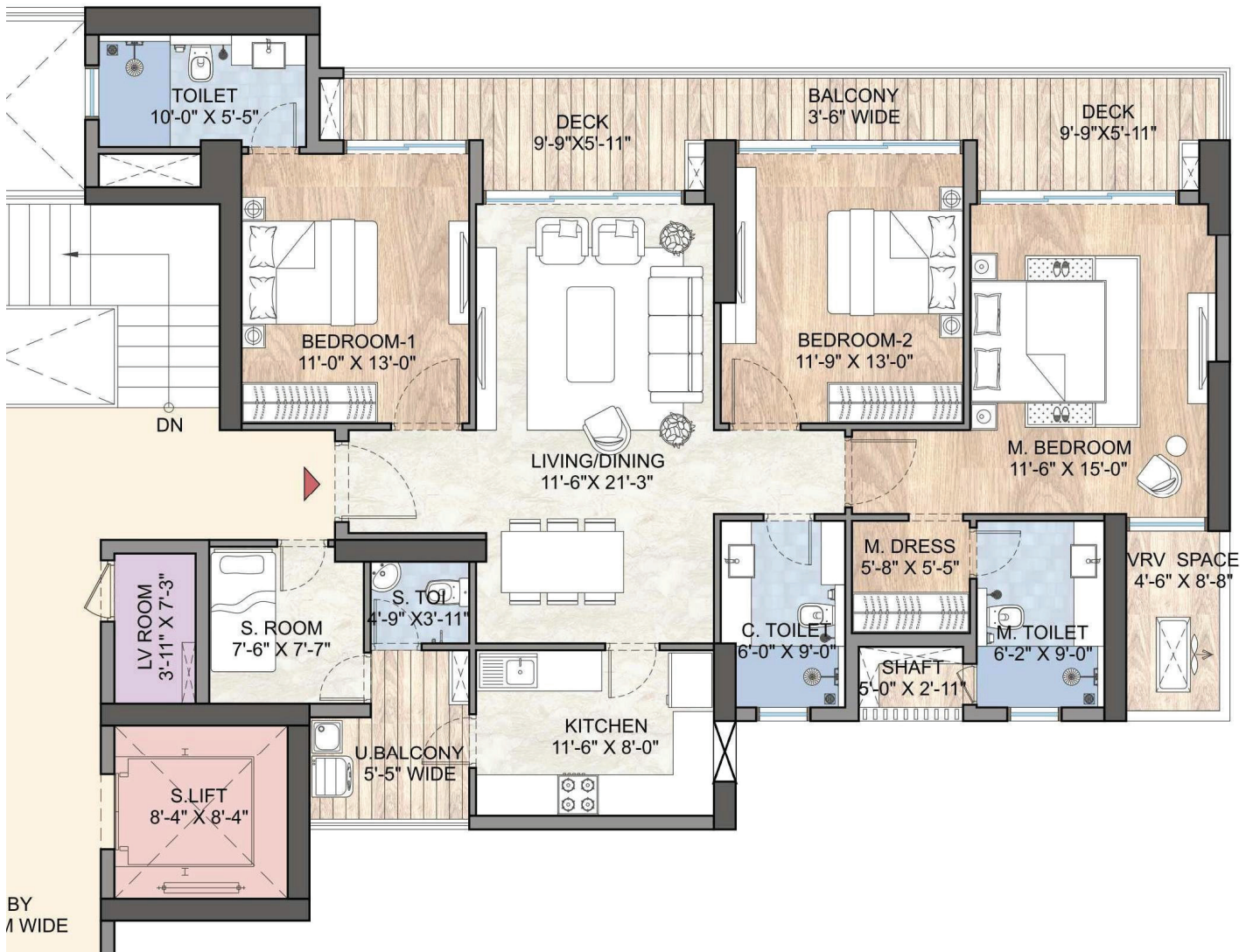
SUPER AREA	1930 SQ.FT.	(179.30 SQ.MTR.)
BUILT-UP AREA	1491 SQ.FT.	(138.52 SQ.MTR.)
CARPET AREA	1081 SQ.FT.	(100.43 SQ.MTR.)
BALCONY AREA	268 SQ.FT.	(24.90 SQ.MTR.)



# 3 BHK + S + 3 TOILETS

DRESSER IN MASTER BEDROOM

UTILITY ROOM WITH ATTACHED TOILET



## TOWER B

### TYPICAL UNIT PLAN

SUPER AREA	2150 SQ.FT.	(199.74 SQ.MTR.)
BUILT-UP AREA	1651 SQ.FT.	(153.38 SQ.MTR.)
CARPET AREA	1204 SQ.FT.	(111.86 SQ.MTR.)
BALCONY AREA	298 SQ.FT.	(27.68 SQ.MTR.)

CLUB/GREEN SIDE

TOWER B2

TOWER B1

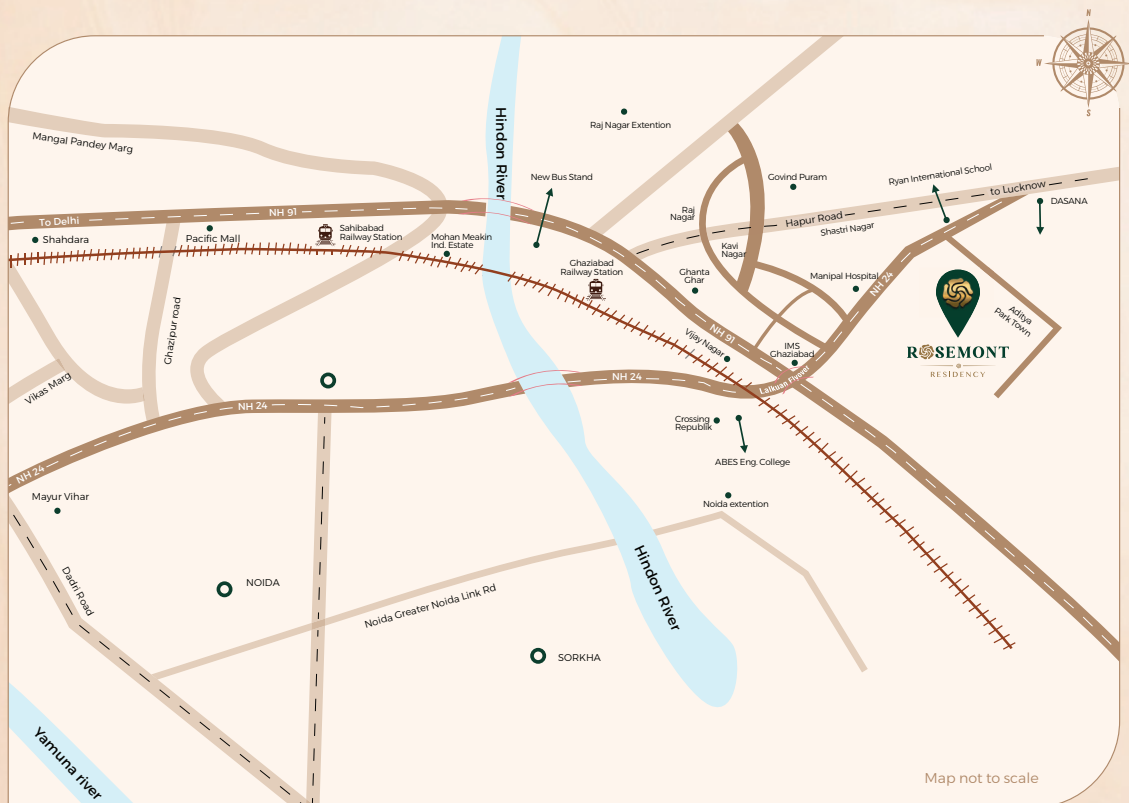


SIDE SETBACK/ 30M WIDE ROAD

Homes shaped to breathe,  
open to light, alive with air,  
at ease with *space* ————— ●●●



# Decades Of Trust. One Iconic *Address*



- ON NH-24 DELHI MEERUT EXPRESSWAY
- CONNECTS NOIDA, INDIRAPURAM, VASUNDHARA & EAST DELHI
- NEARBY NOIDA & GREATER NOIDA IT HUBS
- 45 MIN TO CONNAUGHT PLACE VIA NH-24
- INSIDE ADITYA PARK TOWN, TOWNSHIP
- 15 MIN TO GHAZIABAD RAILWAY STATION
- 20 MIN TO SECTOR 62 & ELECTRONIC CITY
- 60 MIN TO IGI INTERNATIONAL AIRPORT

Map not to scale



The *Builder*



Set along NH-24, Ghaziabad, Aditya Park Town is a 117-acre licensed GDA-approved integrated township envisioned to bring together scale, connectivity and refined urban living. Designed as a self-sustained destination, it blends expansive spaces, modern conveniences and seamless accessibility within one evolving address. Backed by over 47 years of legacy, Aditya Group has created residential and commercial landmarks defined by quality, integrity and timely delivery, continuing to shape thoughtfully planned spaces for the aspirations of modern India.

**47**  
YEARS OF LEGACY

**100+**  
PROJECTS DELIVERED

**50,000+**  
HAPPY FAMILIES

Corporate Office : 11, New Rajdhani Enclave, Vikas Marg, Delhi - 110092

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