



ROSEMONT

RESIDENCY



Inside cover page

Inside back cover page



THE BLOOMING ADDRESS

“ Here, *happiness* doesn't ask to be found,
it lingers softly, all around.
In laughter shared, in silences deep,
in promises *memories* quietly keep.

Festivals arrive like familiar songs,
lighting the moments where your soul *belongs*.
And love—unspoken, yet always near,
lives in the air, constant and clear. ”





Here, life doesn't seek to impress or prove
it simply unfolds, in its most beautiful bloom.



A sense of togetherness

elevates everyday life.





Welcome to Rosemont

An address blooming in the heart of Ghaziabad, spread across 6 acres of thoughtfully curated landscape. Rosemont is envisioned as a refined address where expansive living meets quiet sophistication.

Here, elegant design, open vistas, and intuitive planning come together to create an environment that feels both elevated and effortless.

At Rosemont, you're not just connected—you're perfectly placed. A home that unfolds with grace, every day.





SET ALONG **NH-24**,
THE ADDRESS IS
DEFINED BY
DUAL ROAD FRONTAGE

AND ENRICHED BY
A **30-METRE-WIDE**
GREEN BELT.

At the centre of it all. *yet apart.*

Prominently located on NH-24, just off the Meerut Expressway, Rosemont offers exceptional connectivity to key city corridors, business hubs, and lifestyle destinations—making every commute smoother and every plan easier.

Perfectly positioned to offer both visibility and quiet retreat, the address blends seamless connectivity with a sense of openness and ease. Set within a well-linked urban network, yet gently removed from its pace, it creates a living experience that feels both connected and composed.





Defined by balance,
elevated by design

6 acres

29 floors

4 towers

446 apartments

4 apartments/floors



OVER 15%
OF THE
DEVELOPMENT

DEVOTED TO
GROUND-LEVEL
“MOTHER EARTH”
GREENERY



Planned with Purpose

At the heart of Rosemont lies a vision of openness and wellbeing. Over 15% of the site is dedicated to lush, landscaped greens at ground level—creating breathing space within an urban setting.

Thoughtfully planned layouts invite natural light, cross ventilation, and uninterrupted views, blending nature seamlessly with architecture. Landscaped zones around lobbies and stilt levels, calming water features, and dedicated play areas together create a balanced environment for every generation to relax, connect, and belong.

NEED DOUBLE HEIGHT LOBBY RENDER



Each residential tower
welcomes you
with

“ impressive 6-metre-high
entrance lobbies,
complemented by expansive,
elegantly designed lift lobbies
on every floor. ”

“When views become stories,
living *becomes* infinite.”





Signature — 3BHK Residences

Designed as a private retreat, the signature 3 BHK residences offer comfort in its most refined form. Each space is thoughtfully planned to invite natural light, fresh air, and a sense of calm. A defining design element, the expansive, continuous balcony extends across the home—seamlessly connecting bedrooms to open green views and enhancing a fluid indoor-outdoor living experience. Here, every detail comes together to create a setting that feels serene, spacious, and effortlessly elevated.



Air-Conditioned
Bedrooms



Modular Kitchen
with SS Sink

Amenities

& Beyond



Yoga Room



Spa



Gym



Bloom Room



Saloon



Swimming Pool



Badminton Court



Squash Court



Social Lounge



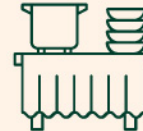
Café



Kids Play Area



Restaurant



Party/Banquet Hall



Auditorium



Music /Karaoke Room



Indoor Games

A high-angle, top-down photograph of a man and a woman walking down a wide, light-colored wooden staircase. The man, on the left, is wearing a dark suit and is captured mid-stride, looking down. The woman, on the right, is wearing a light-colored, flowing dress and is also looking down. The staircase is flanked by dark wood paneling, and the overall atmosphere is elegant and sophisticated.

THE BOUQUET CLUB

The Bouquet Club is the soul of the address—a destination designed for connection, celebration, and quiet indulgence. From the moment you step into the grand triple-height lobby, a sense of scale, elegance, and exclusivity unfolds.

Here, neighbours become friends, milestones are celebrated, and everyday moments are elevated into refined experiences. Crafted as the social and wellness heart of the community, The Bouquet Club brings together luxury, leisure, and lifestyle—within a world you can truly call your own.

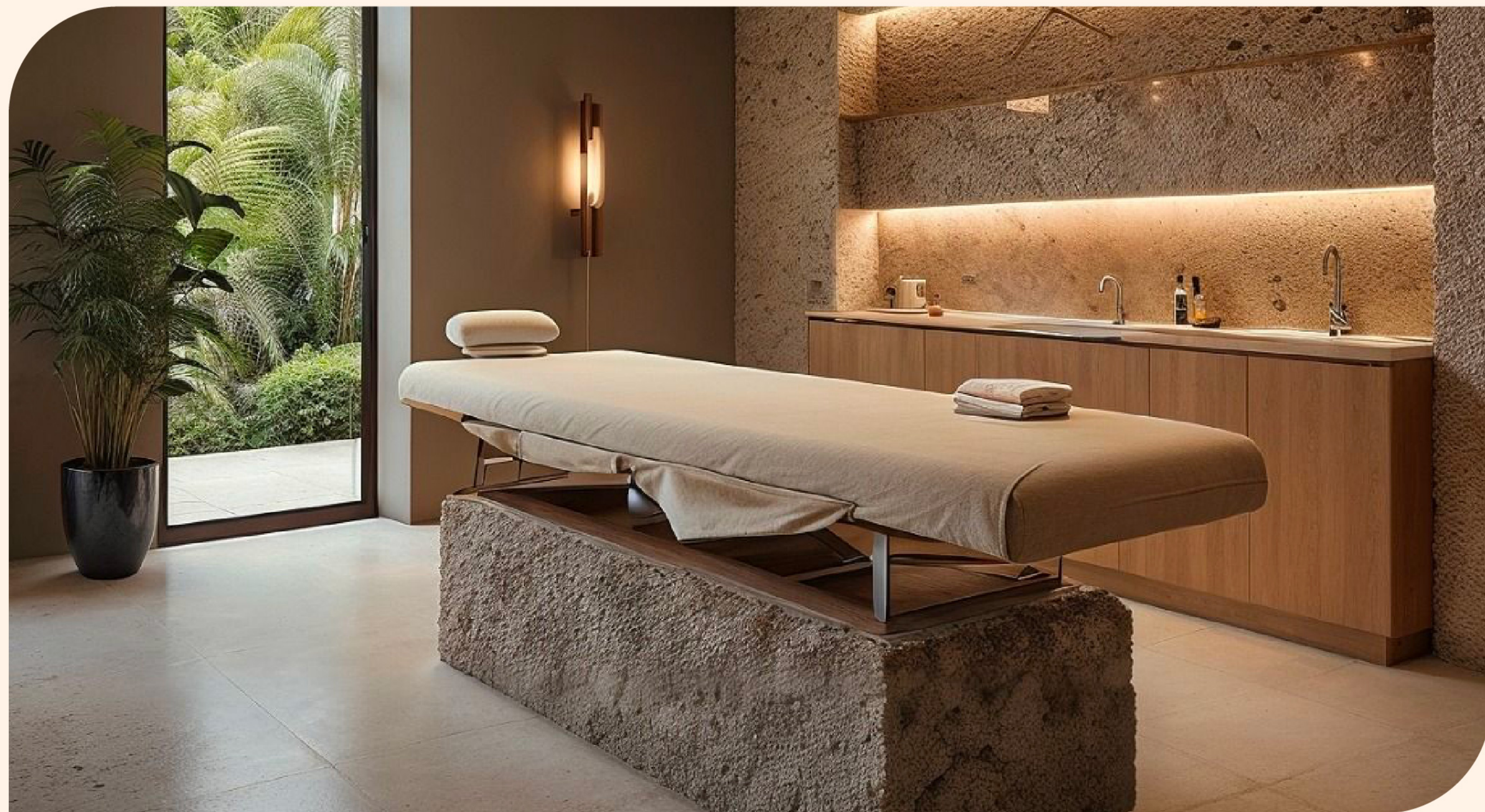
YOGA ROOM – Where Balance Begins Within



GYM – Fitness, Elevated



SPA – A Blooming Sense of Renewal



SAIEN – Where Style Meets Ease



SWIMMING POOL – A Refreshing Escape Shaped by the Rhythm of Water



THE RESTAURANT – A Table Set for Conversations that Linger



BLOOM ROOM – A Little World of Care and Joy



KIDS PLAY AREA – Joy, In Bloom



BADMINTON COURT – A Well-Lit, Spacious Court



SQUASH COURT – Fast. Focused. Energising



INDOOR GAMES – Play Retreat



MUSIC/KARAOKE ROOM



SOCIAL LOUNGE – Where Connections Flow



CAFÉ – A Pause, Perfectly Brewed



BANQUET HALL – Where Families Come Together



THEATRE – A Cinematic Escape





Here, you don't just live side by side



You belong, you celebrate, you evolve.



A place where generations thrive



and time is measured in togetherness.

Specifications

FLOORING

- Living Room/Dining
- Master Bedroom/Bedrooms
- Master Toilet
- Common Toilets
- Kitchen
- Balcony
- Servant Room
- Utility Balcony

- Vitrified Tiles
- Vitrified Tiles
- Anti Skid Vitrified Tiles
- Anti Skid Vitrified Tiles
- Vitrified Tiles
- Matt Finish Anti Skid Vitrified Tiles
- Ceramic Tiles Flooring
- Matt Finish Anti Skid Vitrified Tiles

KITCHEN

- Counter
- Wall Tile

- Polished Finish Granite with Stainless Steel Sink
- Ceramic Tiles Upto 2 feet above Counter and Acrylic Emulsion Paint in balance area

TOILETS

- Wall Tile
- Ceiling

- Matt finish Wall tiles upto False Ceiling level
- Moisture resistant gypsum board false ceiling

DOORS & WINDOW

- Main door
- Internal Doors
- External

- Veneer Polished Flush door with Wooden frame with Architrave and accessories
- Laminated flush door and polished hardwood frame with accessories.
- UPVC / Aluminium or Equivalent as approved by Architect

WIRING & SWITCHES

- Wiring
- Switches
- TV & Sockets

- FRLS Copper Wiring in Concealed Pipe
- Modular Switches & Sockets
- In Living/Dinning and all Bedrooms

RAILING

- Matt finish Enamel Painted MS/SS Railing



Specifications

EXTERNAL WALL FINISH

- Exterior grade weather resistant Paint

SANITARY WORKS

- CPVC piping for water supply inside the toilet and UPVC pipes for stacks. CP Fittings, Wash Basin & Wall-Hung WC, Health Faucet.

INTERNAL FINISH

- Wall & ceiling

- Acrylic Emulsion Paint

LIFT LOBBY/CORRIDOR/ENTRANCE LOBBY

- Ground Floor Lift Lobby/Corridor /Entrance Lobby at Ground Floo

- Acrylic Emulsion Paint

- Typical Floor Corridor (First Floor and above floors)

- Tile flooring

- Ceiling

- Gypsum board false ceiling with Acrylic Emulsion Paint

STAIRCASE

- Floor

- Marble treads and risers as approved by Architect

- Walls & Ceiling

- Acrylic Emulsion Paint

ELEVATORS

- Passenger Elevators to be provided for access to all floors

SECURITY

- Entrance Lobby Security with CCTV Cameras and Security Guards

POWER BACK UP

- 100% Power back up with Suitable Diversity for Common Areas including elevators

Master Plan



Phase 2

Phase 1

Legends

1. ENTRY/EXIT

2. GUARD ROOM

3. 9M WIDE DRIVEWAY + JOGGING TRACK

4. DROP-OFF PLAZA

5. RESTO SPILL-OUT ZONE

6. SEATING COVE

7. PAVILION

8. INDOOR SEATING/LOUNGE

9. FITNESS ZONE
10. KID’S PLAY AREA

11. CRICKET PITCH

12. OTHER LAND

13. BASKETBALL COURT

14. TABLE TENNIS ZONE

15. OUTDOOR AMPHITHEATRE

16. DOG PARK

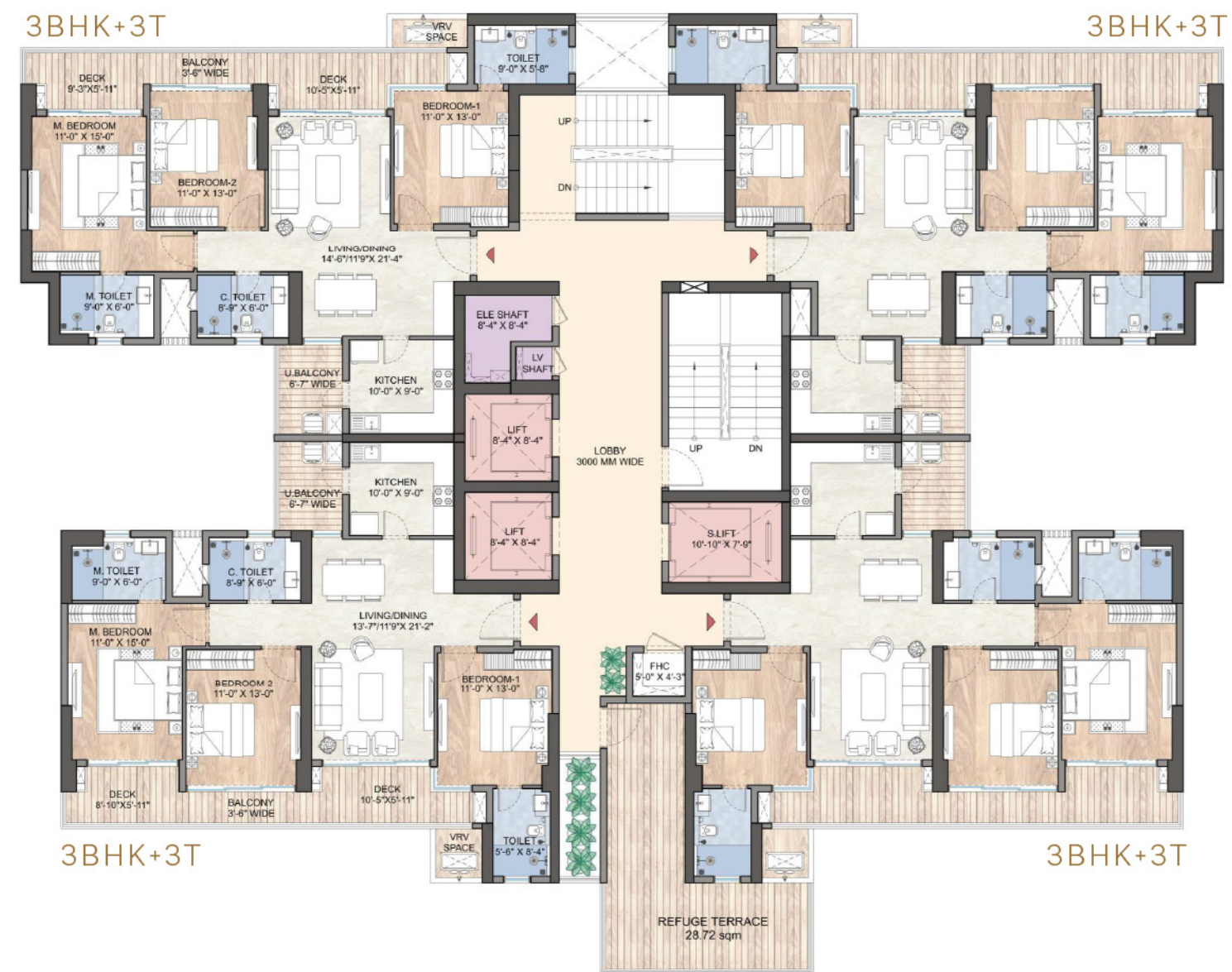
17. WATER FEATURE



TOWER A

FLOOR 1-17, 19-26, 28-29

ROAD SIDE



TOWER A

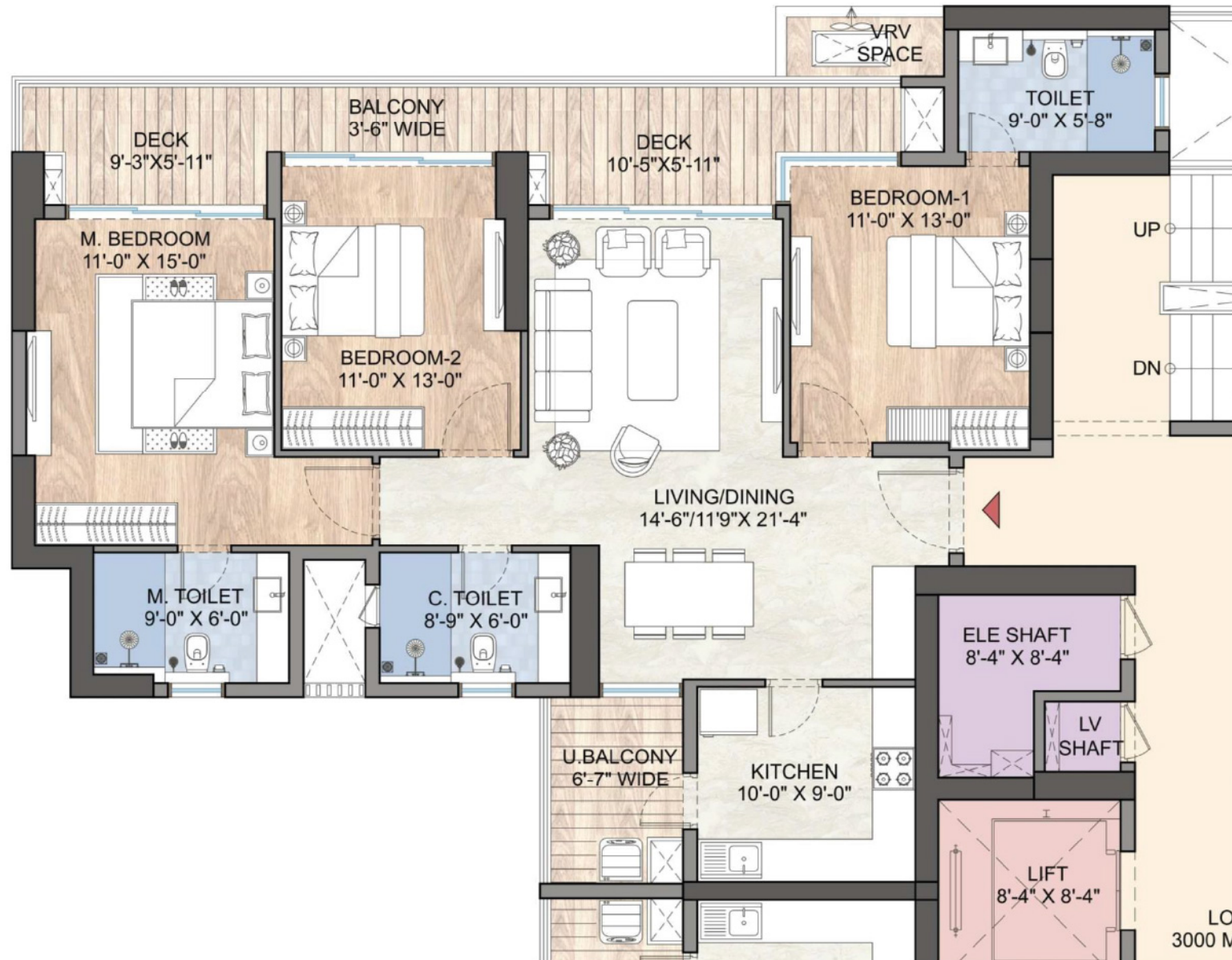
FLOOR 18 & 27

ROAD SIDE



3 BHK + 3 TOILETS

RERA CARPET AREA	1080.91 SQFT
COVERED AREA	1490.48 SQFT
BALCONY AREA	267.48 SQFT



3 BHK + 3 TOILETS

RERA CARPET AREA	1074.78 SQFT
COVERED AREA	1478.96 SQFT
BALCONY AREA	263.72 SQFT





3BHK+3T+S

3BHK+3T+S



3BHK+3T+S

3BHK+3T+S

TOWER B

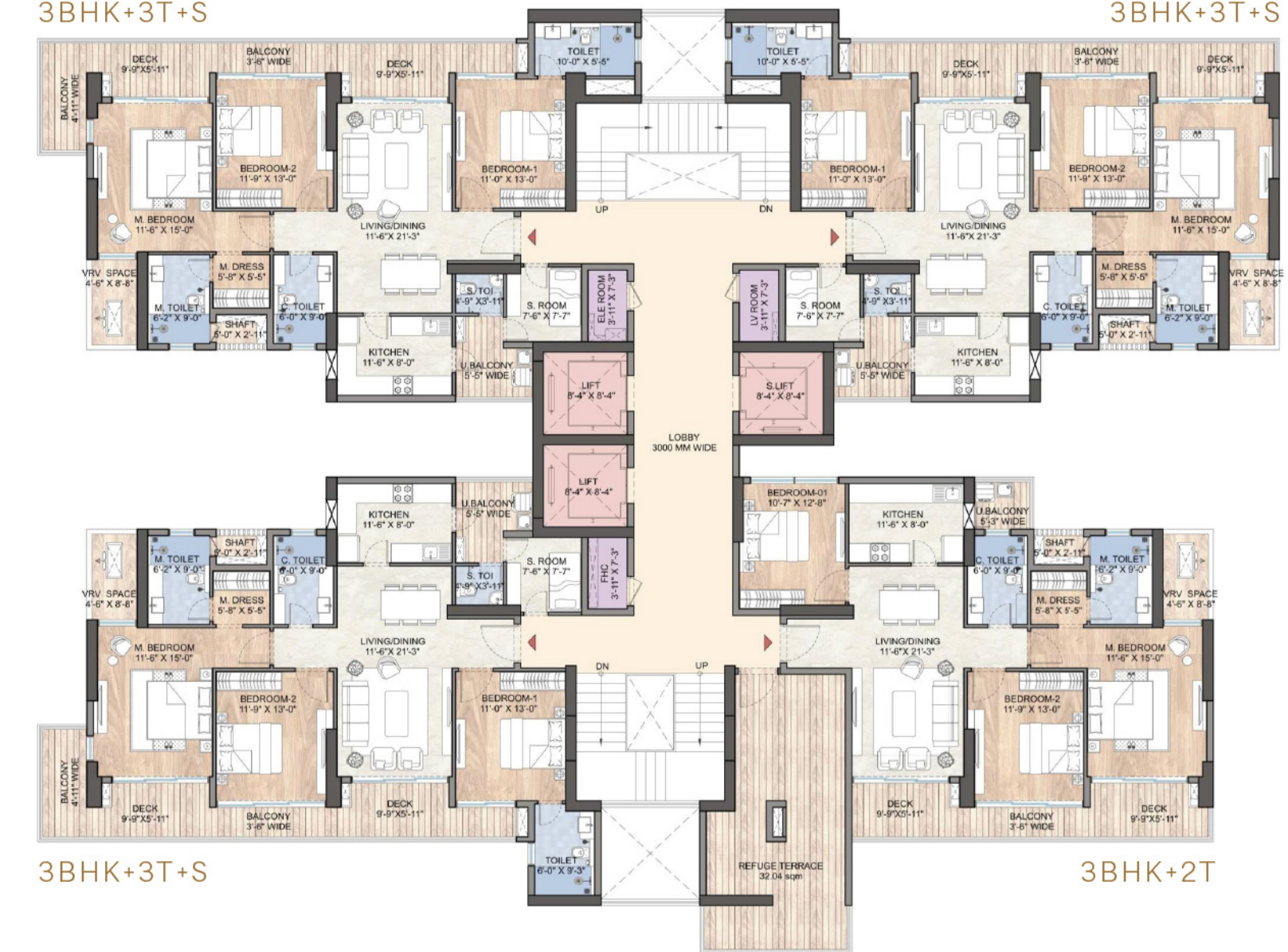
FLOOR 1-17, 19-26, 28-29

ROAD SIDE



3BHK+3T+S

3BHK+3T+S



3BHK+3T+S

3BHK+2T

TOWER B

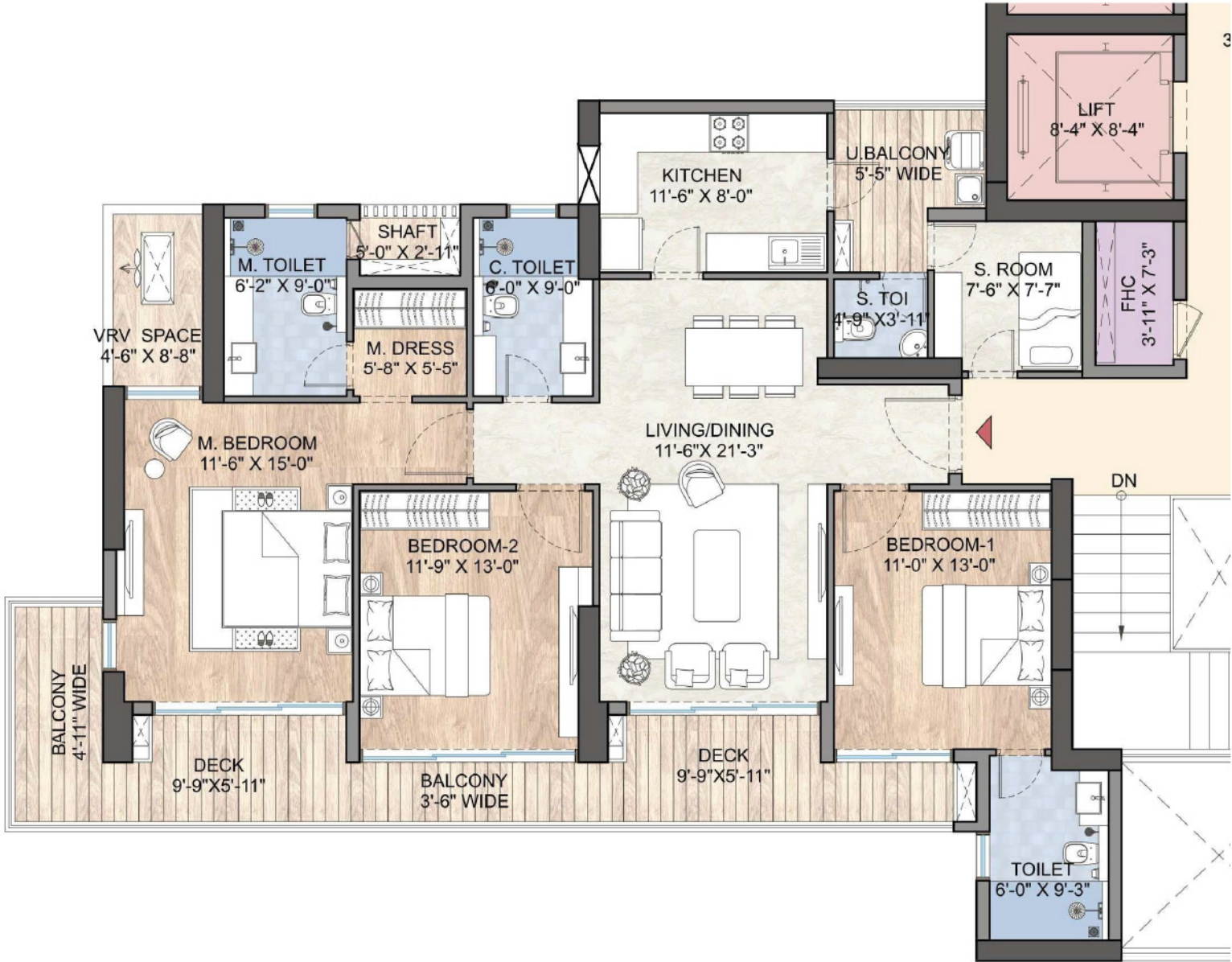
FLOOR 18 & 27

ROAD SIDE



3 BHK + 3 TOILETS + SERVANT ROOM

Dresser in Master Bedroom
Utility Room with Attached Toilet

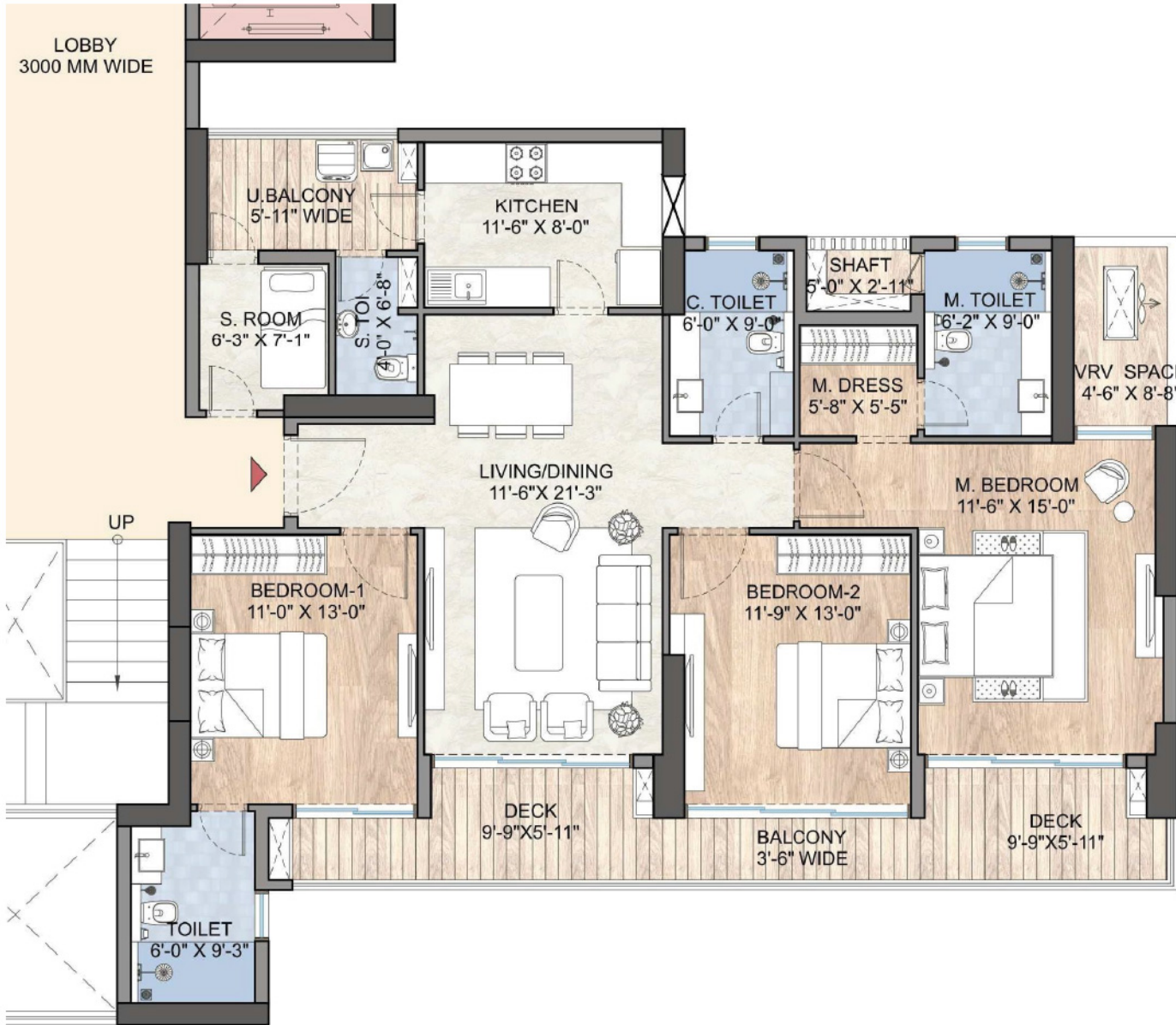


RERA CARPET AREA	1202.54 SQFT
COVERED AREA	1705.00 SQFT
BALCONY AREA	356.07 SQFT



3 BHK + 3 TOILETS + SERVANT ROOM

Dresser in Master Bedroom
Utility Room with Attached Toilet

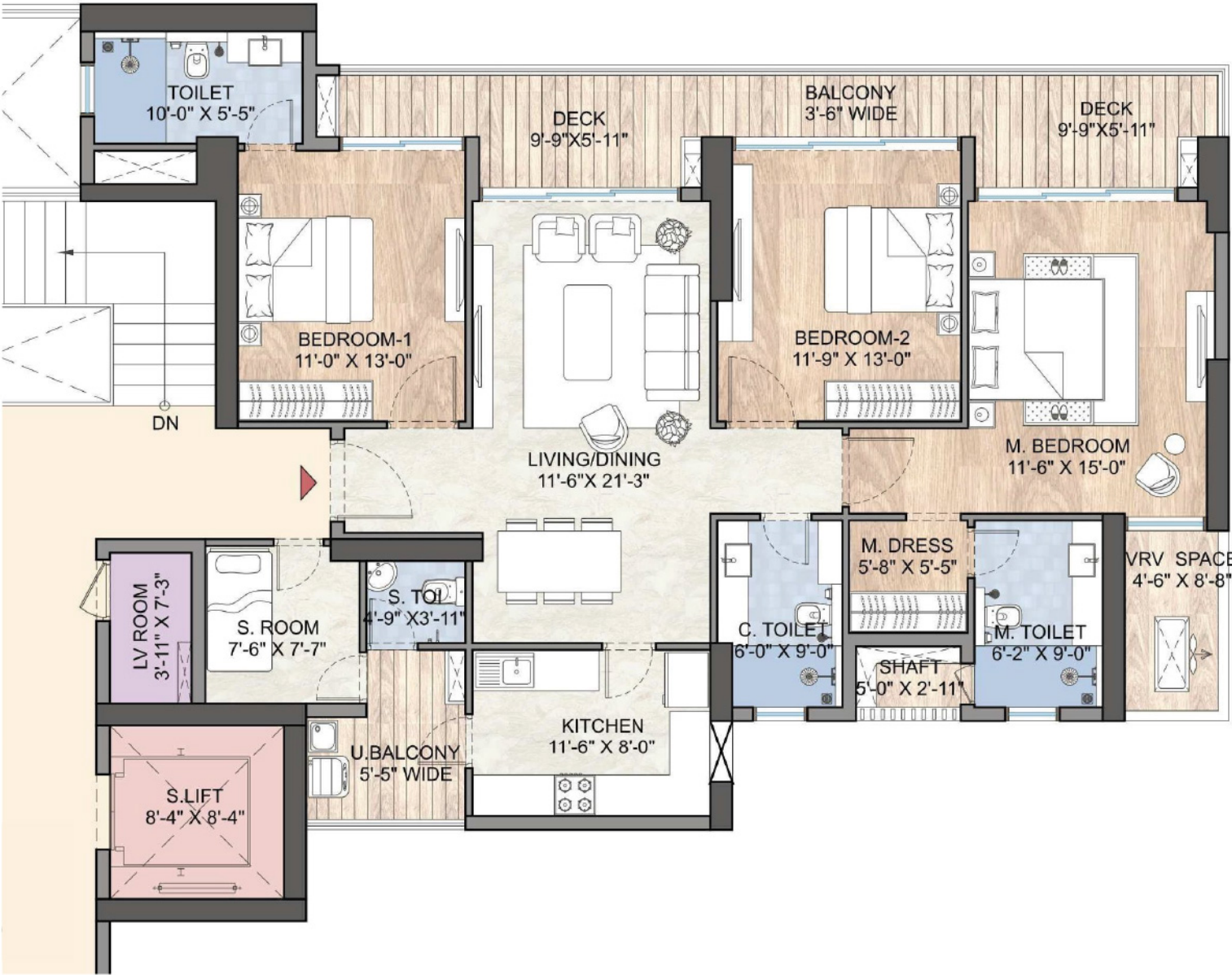


RERA CARPET AREA	1203.40 SQFT
COVERED AREA	1644.51 SQFT
BALCONY AREA	300.31 SQFT



3 BHK + 3 TOILETS + SERVANT ROOM

Dresser in Master Bedroom
Utility Room with Attached Toilet



RERA CARPET AREA	1203.40 SQFT
COVERED AREA	1650.75 SQFT
BALCONY AREA	297.94 SQFT



3 BHK + 3 TOILETS + SERVANT ROOM

Dresser in Master Bedroom
Utility Room with Attached Toilet

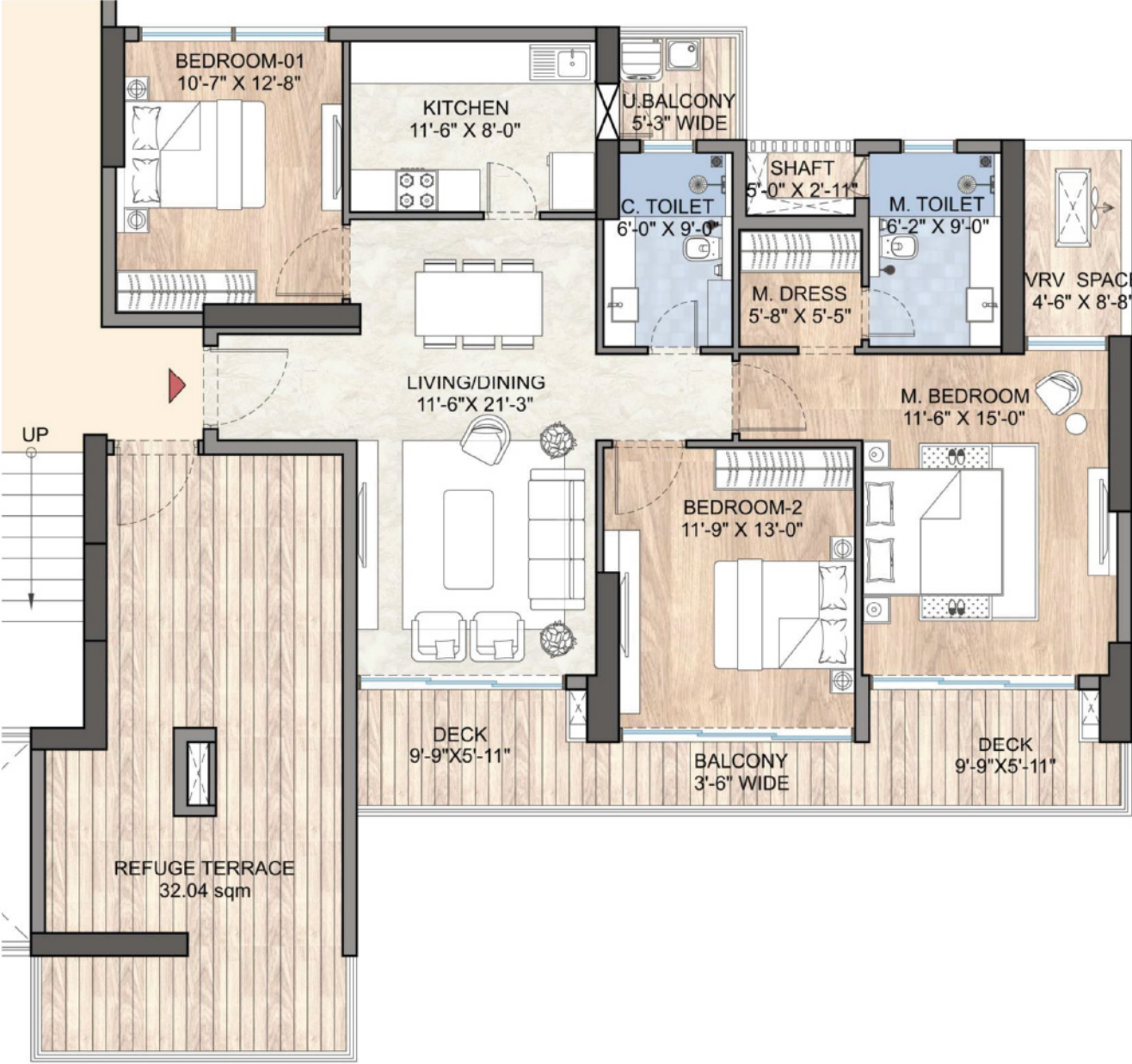


RERA CARPET AREA	1203.40 SQFT
COVERED AREA	1708.88 SQFT
BALCONY AREA	356.07 SQFT



3 BHK + 2 TOILETS

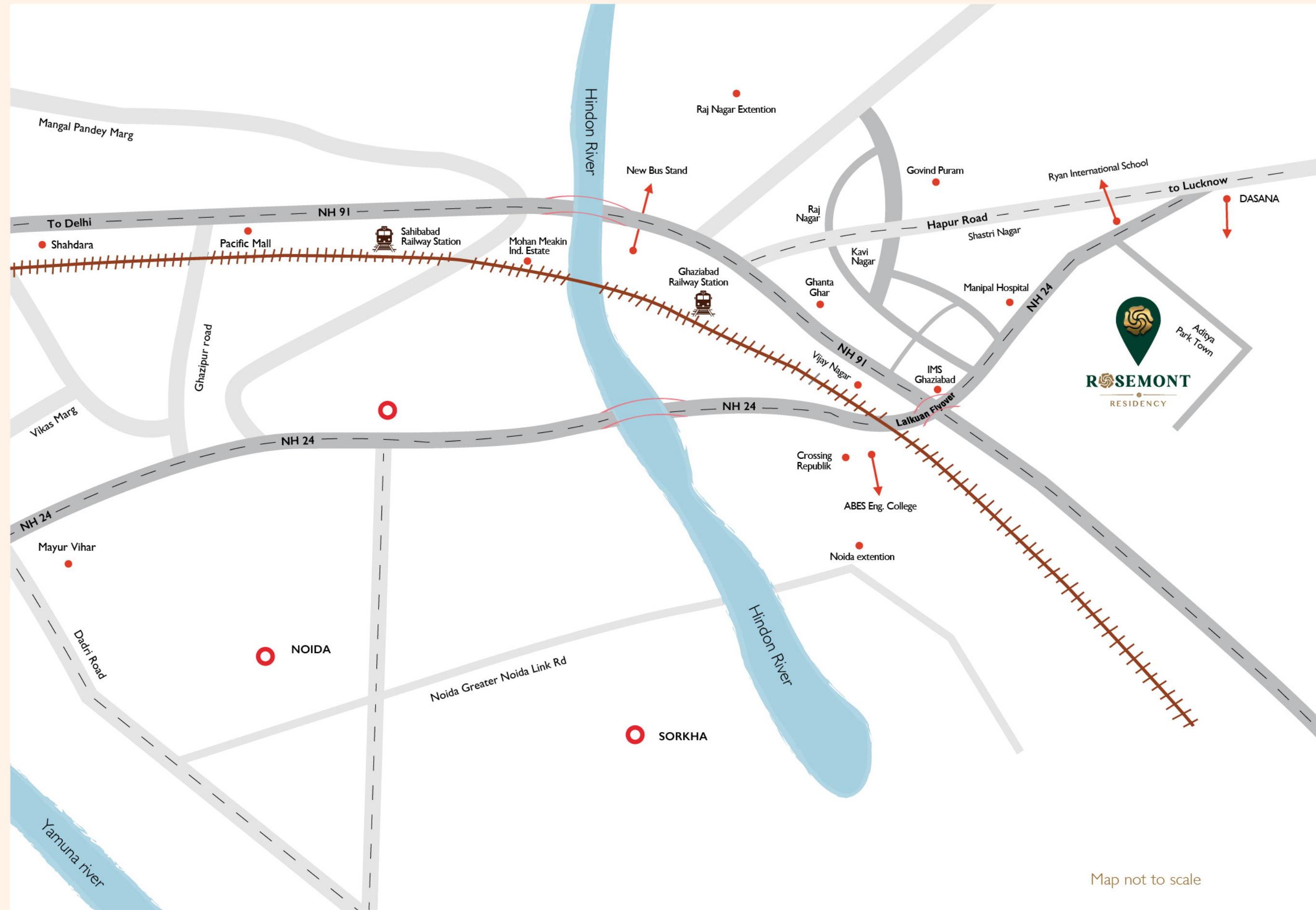
Dresser in Master Bedroom



RERA CARPET AREA	1051.85 SQFT
COVERED AREA	1433.64 SQFT
BALCONY AREA	250.48 SQFT



“
EXPANSIVE, AIRY LAYOUTS
CRAFTED TO MAXIMIZE
NATURAL LIGHT,
CROSS VENTILATION,
AND A SENSE OF EFFORTLESS FLOW.
”



Connected to Convenience, Surrounded by Comfort.

LOCATED AT NH-24 GHAZIABAD

CUDDLING ALONG HIGH STREET

WELL CONNECTED GREATER NOIDA EXPRESSWAY, DND FLYWAY AND FNG EXPRESSWAY

NEAR UPCOMING METRO STATION

SURROUNDED BY COMMERCIAL HUBS, EDUCATIONAL INSTITUTES, HOSPITALS ETC

SEAMLESS CONNECTIVITY TO DELHI, OTHER PARTS OF GREATER NOIDA, AND NOIDA.

SHIPRA MALL – 1.5 KM |10 MINS.

ANAND VIHAR – 30 MINS.

VAISHALI METRO STATION GHAZIABAD - 32 MINS.



ICONIC IN THE PAST. VISIONARY IN THE PRESENT.
TIMELESS FOR THE FUTURE.

Set along NH-24, Ghaziabad, **Aditya Park Town spans 117 acres** as a GDA-approved integrated township—crafted to offer a rare balance of scale, connectivity, and refined living. Envisioned as a self-sustained urban destination, it brings together thoughtfully planned spaces, modern conveniences, and an elevated lifestyle—creating a world of your own.

Leading with quality, integrity, and loyalty, Aditya Group has built a legacy defined by trust and excellence. With **over 45+ years of expertise**, we transform experience into enduring value—shaping distinguished living and commercial landmarks.

Since 1979, our journey has been driven by innovation and a commitment to timeless luxury—creating spaces that inspire today and stand strong for generations to come.

ONGOING PROJECTS			
THE KUTUMB	THE RESORT	CITY GRACE	
DELIVERED PROJECTS			
CITY APARTMENTS	URBAN ROYALE	LUXURIA ESTATE	URBAN HOMES
URBAN CASA	ADITYA IMPERIAL	ADITYA DOONSHIRE	ADITYA GARDEN CITY
ADITYA ROYAL HEIGHTS	ADITYA CELEBRITY HOMES	ADITYA MEGA CITY	ADITYA EAST PARK APT



REGISTERED OFFICE: 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092

T: +91 011-43432222, 43432210 | E: group_005@rediffmail.com



UPRERAPRJ345678/05/2026
<https://up-rera.in/projects>
Launch Date: 22/05/2026

Collection A/C Details: Cheque/Draft in Favor of "Rosemont Residency", Account No. 50200104721836,
IFSC: HDFC0000422, Branch: HDFC Bank, VC 1 Sector 1, Vaishali, Ghaziabad, UP-201019

Disclaimer: This advertisement/Brochure is not a legal offering and purely conceptual in nature and includes graphical/artistic representation of the project which does not purport to be the exact replica or representation of the Project. Vide this advertisement/brochure, the Company does not intend to offer or invite to offer any person to create any legal or contractual relationship. The content in this advertisement/brochure including the building, elevation, areas, designs, layouts, specifications, amenities, facilities etc. are merely indicative and artistic in nature and may be in variance with the actual site. The Company advises the viewer to exercise their own discretion. The viewer/prospective buyer may seek all information including sanctioned plans, approvals, development schedule, time of delivery, specifications, facilities, amenities & scheme details from the Company/Rera website in respect of the concerned project/phase that he/she may be interested in, before proceeding with any such booking/registration etc. Furnitures and Fixtures shown in the advertisement/brochure will not be part of the actual flat. PS : 1 Sq. Mtr. = 10.764 Sq. Ft. = 1.196 Sq. Yards. T&C Apply.