

COL MONGA ESTATES

We Help You Live Better

- **Buying Property**
- **Selling Property**
- **Rent/Lease Property**
- **Property Legal Adviser**
- **Vastu Consultant**



Col Monga Estates is a real estate firm from Noida (Uttar Pradesh) well-known for providing effective solution for all kinds of real estate matters. Well-known for providing services as Property Consultant In Noida, the company has huge national and international clientele including foreigners, MNC's, leading corporates, IT industry, business and export houses, professional executives and individuals who want to settle or relocate in Noida. Apart from various services such as Buying Property Services, Selling Property Services, Rent/Lease Property Services, Property Legal Advising Services and Vastu Consultancy; our company also offers plots, condominium, apartments, penthouses, duplexes and bungalows, Noida authority allotted plots and built up bungalows in all parts of Noida. All the real estate matters pertaining to residential, agricultural and commercial and Industrial Property are handled with utmost care and perfection which make us a trustworthy Property Consultant In Noida.

Established in the year 1991, under the leadership of Mr. Naleim Monga, we possess years of professional experience in handling assignments handed over to us from lot of companies and individuals. With the help of client support and trust, we have been able to establish ourselves as one of the most renowned Property Consultants In Noida Real Estate. We have tie ups with various real estate companies like JP, Ats, Mahagun, Assotech, Unitech, Dlf, Parsvnath, Purvanchal, Eldeco, Jaypee Group, Awho, Afnhb and others. Moreover, our client partner list includes HCL, Oracle, Steria, NIIT, Coca Cola, NDTV, IBN7, ZEE News, etc.



Our Mission and Goal

Our mission is to provide the most professional service in a straightforward and truthful manner by helping our clients with proper documentation as per their requirement. Our slogan 'We Help you Live Better' speaks truth about our services.

Why Us?

We have been in the business for more than 20 years and hence hold enormous experience in this domain. We have handled many property cases in the past and we are proud to announce that we have handled each of them successfully. We provide services according to the need of situation and that is why if one becomes our client once, they continue to be with us forever, seeking our advice on all real estate affairs.



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OUR SERVICES

Buying Property

Based in Noida (Uttar Pradesh), Col Monga Estates is a real estate firm which helps you in Buying Property in Noida. Our company offers its

clients one of the best location for investing in a property. With our assistance, property buyers can find and Purchase Commercial Property In Noida as well as Individual House, Builder Floor, Heritage/Ancient Property, Commercial Land, Commercial Shop/Space, Shopping Complex/Mall, Office Space, Godown/Warehouse, Showroom, Industrial Land/Plot, Factory/Industries, Farm Land, etc. in Noida and other NCR regions.

Before buying any property lot of things need to be done such as survey about the land area, calculation of estimated cost of purchase, advice on arranging funds, formalities to be done, and many other documentation processes. Our linkups with renowned construction companies such as Mahagun, Assotech, Unitech, DLF, Parsvnath, Purvanchal, Eldeco, etc., will increase your options in choosing the right Buying Residential and Commercial Property In Noida and Greater Noida.



Selling Property

Do you want to Sell Property In Noida? Well, whether it is Residential & Commercial Property that you want to sell in Noida, we

are there to make the whole process of Selling Property very easy and time saving. A renowned Noida based real estate firm, we, Col Monga Estates, help you in various real estate matters like Renting Property, Leasing Property, Buying or Selling Property in Noida. Our consultants offer you suggestions and step by step guidance for Selling Property in Noida and Greater noida.

We make sure that you do not land up in any unprofitable deal while selling a property. Moreover, we also offer our services to those clients who are seeking for reliable and trustworthy buyer for their properties. We help you in selling different residential & commercial property, agricultural property and industrial property. We help you in selling property in Delhi/ NCR region.



Rent/Lease Property

Whether you are looking for Office Space On Rent In Noida or are on the lookout for Residential Property On Rent Noida, we are

there to provide the best property related solutions. We, Col Monga Estates, situated in Noida, are well-established as real estate firm and help you in Renting/Leasing Property. Regardless of whether you want Commercial Property For Rent In Noida or are trying hard to find Rooms for Rent in Noida, we can make your search very easy. Our experience and popularity have made us as one of the best agents to contact for Renting/Leasing Property in Noida. Our widespread network and contacts will enable you to find property anywhere in Noida. We help you to find property on rent for different commercial, residential, agricultural and industrial purposes.

While searching for your desired location we keep client's budget in consideration and try to provide them with the best possible deal. We also extend our services in searching a reliable and trustworthy tenant. Anyone who wants to lease or rent their property may contact us as we provide you with the most appropriate client who will readily accept all terms and conditions. We cover entire Delhi/ NCR region in conducting our business.



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OUR SERVICES

Property Legal Adviser

Col Monga Estates is the name to trust in for all those looking for Property Legal Adviser In Noida and Delhi/NCR region. It is a real estate firm which deals in different kinds of

real estate matters. In addition to many other services, we also provide services as Property Legal Adviser to simplify all property related legal issues of the client. We have experts who are highly experienced in the business and are able to achieve complete client satisfaction every time.

The Property Legal Adviser extend their services for all properties including individual house, builder floor, heritage/ancient property, commercial land, commercial shop/space, shopping complex/mall, office space, godown/warehouse, showroom, industrial land/plot, factory/industries, farm land, etc. Our consultants do proper arrangements for Property Documentation, Property Registration Services, and Property Valuation Services on client's behalf. We extend our Property Legal Consultants to all parts of Delhi/NCR region. By providing our consultancy on varied property related issues, we have become a trustworthy name as Property Legal Adviser In Noida and other NCR regions.



Vastu Consultant

Finding Vastu Consultant In Noida is no more a difficult task. Col Monga Estates, a real estate firm, extends its services in the areas of Vastu Consultancy in all parts of Delhi/NCR region. Our Vastu Consultants

are experienced and possess ample knowledge about the principles of Vastu Shastra. Our consultants will guide you for right designing of property from architects. Moreover, they will also help you in furnishing the interior of your property as per the tips and suggestions of Vastu Shastra.

We offer our Vastu Solutions for individual house, builder floor, heritage/ancient property, commercial land, commercial shop/space, shopping complex/mall, office space, godown/warehouse, showroom, industrial land/plot, factory/industries, farm land, etc. which ensure the well-being of its residents. We offer all our Vastu Consultancy Services at very convenient charges. Thus, if you're looking for efficient Vastu Consultant In Noida, but have budget constraints, then we are one-stop solution for you.



Ats One Hamlet

A home is something that is close to your heart while its an added advantage if its closer to nature as well. Keeping the same thought alive. Located off the prime NOIDA expressway in sector 104 on the NOIDA expressway with leading international schools and IT conglomerates with breathtaking views. In a well planned city, Integrated with greenery and landscaping, Modern and is well connected to Delhi and the NCR through a network of wide roads and public transport. The grand combines luxury, Convenience and opportunity to create an utterly luxurious community.

These apartments are in the grand great combination of luxury, Location and landscape. With great views of the expressway for openness, these apartments are blessed with sunlight and fresh air. The ATS HAMLET offers 3/4 bedroom luxury apartments of 1759,2150,3115 and larger sized ground floor and penthouse apartments that uplift your mood with its composed surrounding. All this makes homes at the ATS Family a must buy as they bring you closer to your loved ones.

Set in an immaculate, Environment friendly setting. The location is a dream created with a flourishing vision. Feel surrounded with an aroma of freshness within the lush premises of the ATS ONE HAMLET. The grand lifestyle is a celebration of life where every moment is to be lived to the fullest. with 24x7 security, power back up, maintenance help desk, club with operational swimming pool, gym, spa etc with total peace of mind with piped gas Supplied throughout the gated complex.

A fine piece of architectural marvel that will get a smile on your face and the happiness spreads in the family and life in general.



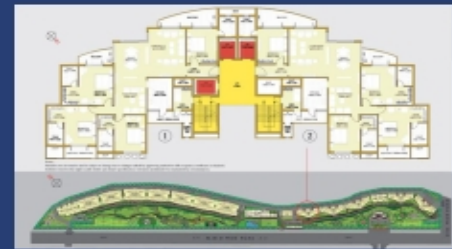
ATS One Hamlet Sector 104 Noida



The latest residential project ATS One Hamlet in Sector 104, Noida is set to establish new benchmarks in residential project construction. The pristine environment giving way to private living spaces and the arrangement of towers in a way that each apartment overlooks either the park or the greens or both is sure to bring about a sea change in the way people perceive and design living spaces. As an extra measure to ensure privacy, no two apartments will face each other.

The site plan is linear to ensure privacy and maximize the available green area. All flats shall enjoy uninterrupted view of the abundant landscaped greens.

- FLOORING** : Marble/ Vitrified Tile/ Wooden flooring in the whole apartment except kitchen and bathroom, where floor tile of 1' x 1' or approximate size to be used. All staircases of common landings to be of Marble.
- DADO** : Glazed/ Ceramic tiles up to 7.0" height in toilets and 2-0" height above kitchen slab in appropriate colour and print.
- INTERIOR** : Hafeez Contractor, the renowned architect, has designed the apartments at ATS One Hamlet to fit the way people live. Optimal space utilisation means that these homes are practical living spaces that look elegant and feel spacious. Top quality construction and construction materials. Entrances planned for optimum security. Segregation of guest room from private area
- EXTERIOR PAINTING** : Textured paint finish.
- Oil bound distemper paint of appropriate colour on interior walls of the flat.
- KITCHEN** : All kitchen slabs in Udaipur Green stone with Granite Polish, electric points for washing machine and fridge to be provided. Woodwork in kitchen cabinets to be in %" commercial plyboard with appropriate finish.
- DOORS &** Flush doors with Spirit Polish/ Enamel Paint, Aluminium powder coated
- WINDOWS** : hardware fittings and locks of Golden/ Secure or equivalent make. Door frames and window panels of Champ/ Kail/ Sal/ Assam Teak wood, powder coated Aluminium sections/UPVC. Windows to have Aluminium powder coated handles and T-bolts. Size and section as per design of the architect.
- PLUMBING** : As per standard practice, all G.I. pipes to be painted with anti-corrosion paint prior to use. All C.I. joints to have molten lead hammered to give water tight joints.
- TOILET** : Parryware/ Hindustan/ Cera or equivalent wash basins and WC's (of appropriate shades). All taps and fittings to be chrome plated Jaguar/ Parko/ Driplex or equivalent make.
- ELECTRICAL** : Electrical (copper) wiring to be as per I.S. code. Anchor or equivalent modular switches with switch plates, circuits to have M.C.B. of approved make. TV, telephone points will be provided in drawing, dining and all bedrooms.
- LIFT** : Lifts to be provided for access to all floors.
- GENERATORS** : Generators to be provided for back-up for lifts and other common areas
- WATER TANKS** : Underground water tanks with pump house and tube wells for uninterrupted supply of water.
- CLUBHOUSE** : Club House with swimming pool to be provided.



JC WORLD

The mall located on prime location in sector 128 on approach of the only flyover on the Noida expressway, corner, city park facing, opposite JP Hospital and DPS, expressway, Noida. With concentrated efforts and main focus to make this Lease based Mall a success lies in its management's endeavour to stop at nothing but the best with names like Zara, Mango, Tommy Hilfiger, Inox Cinemas doing their efforts to come and set up anchoring store in Noida.

Being built on 2 acres of land, spread across 2.5 lac sq ft, an upscale commercial retail on the ground and first floor, fine dining restaurants on the 2nd floor, food court and 4 screen multiplex on 3rd and 4th floor, Gym and Spa and a 10,000 sq ft club on the 5th floor with discotheque with international DJ's being on the anvil. With 5 storeys to build, it'll be ready for you in 3 years time. Theme nights, events, rides, mock cartoon characters to attract families, brands to attract people, location to be in with upmarket client base already existing and more in the coming years, it promises to be a super success model of entrepreneurship setting the hallmarks for quality in construction till date.

With 4 side open plan and layout, open and basement parking, Brands walking in, it is going to be like none of the ones that are there in Noida today.



With convenient floor plans and sizes for the commercial retail space starting at 595 sq ft and above and with food court starting at 100 sq ft and multiples thereof it assures you peace of mind and a healthy market rent when its ready to be leased with a delay penalty of Rs 30 psf and Rs 100 psf guaranteed by the management in the unlikely event of your space being vacant.

Come and enjoy the Retail Revolution waiting to be unleashed and inviting proud owners to be a part of it. Strategic Location with a huge upmarket population already in place and many more to follow suit meaning huge market potential..

DETAIL JC WORLD

The first location when you crossover the flyover

- Opposite JP Hospital
- Opposite DPS School
- Opposite Sify office
- 3 side open

The route which most people take from 93A for crossing over to the other side of expressway with atleast high category 10,000 families by end of 2014 and by the time it gets ready should be 5,00,000 people of high paying capacity an explosion waiting to happen.

An unprecedented Rs 30 psf delay penalty after 3 years (who would want to pay such a penalty)

Only brands can open shop regulated by the mall management open and transparent with lease transaction equally shared amongst owners with documents.

Inox Cinemas, Tommy Hilfiger, Zara, Mango like brands opening up shop here(none of the premium brands anywhere in Noida) clubs, 5 star banquets and club area, there are none so far on the expressway in this category.

Simple reason they do not offer fixed return as they are confident of giving much more back to you a GF retail in TGIP mall today if 450-500 psf, what do you think would be the rent here 3 years from now being on the lines of DLF Promenade where management manages Lease to brands. if you can get a brand, you can open it yourself also.

Minimum size 625 sq ft for commercial retail

Minimum size 100 sq ft for food court under soft stage, launching in September after Bhoomi Puja

Current price

GF not open for sale yet, tentative price @ 22,000

FF@ 14,000

TF@ 13,000 FOOD COURT with virtual area of minimum 100 sq ft and multiples there of

Food court virtual space, minimum area 100 sq, you may buy multiples of 100 sq ft, again rent equally shared in the ratio for the size you own .

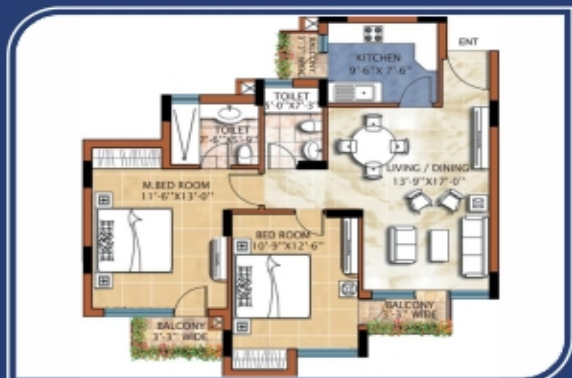


GRAND OMAXE

3BHK in Grand Omaxe , spread over 23 acre, with 325 acres of lush green forest surrounding is like living in the lap of mother nature with greenery and fresh air keeping you healthy and energetic all day long. It has the best infrastructure facilities like, expressway -super smooth connectivity to Delhi and Greater Noida on the other side, latest construction and design. The apartments are designed keeping in mind soothing colours for the well being and superior productivity output. Vitrified tiled flooring, anodised aluminium doors and windows for hassle free maintenance, well appointed bathrooms with branded bath fittings. 4 Blocks with 11 blocks named Alpine, Victoria, Regent and Florence. Superior facilities with the complex like gym, swimming pool, steam and sauna, billiards, tennis courts, basketball, squash court etc. Excellent connectivity with DND Flyway within 10 min drive, international IT offices and corporate class facilities, international schools, easy opening up a new outlet, it gives its best foot forward and live life king size.



GRAND OMAXE



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OUR PROJECTS

SILVER CITY

3BHK+2 Baths+ Pooja room in a reputed and well renowned campus called silver city, located off the expressway next to ats village, noida. Some of the features are :
complex-

- Open and naturally airy and well lit
- Landscaped green area with fountains view permanent exterior finish for neat and clean look g + 8 storied towers.
- 2 lifts per floor
- 4 apartments per floor
- Italian marble foyer to towers
- club with pool, steam, sauna and a well equipped gym
- Superstore for daily needs
- Gated community living
- Basement car park
- Play area for kids tennis /squash/ badminton court
- Feri for ferrying people and children within the complex
- Maintenance office and trained staff for electrical, plumbing etc.
- Inlaid cable for TV • Wi Fi complex

Apartment

- Vitrified tiled flooring
- Wooden flooring in bedroom
- Branded woodwork
- Modular kitchen with chimney
- RO water plant
- 24x7 security, Water
- 24x7 100% power back up, lifts, intercom facility.

In short a beautiful place to live life comfortably with activities for children and elderly alike. Call naleim for a viewing.



CONTACT US

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