

Milat
Estate Homes

ibbasi
and
DEVELOPERS



The Company

ARD Pvt Ltd

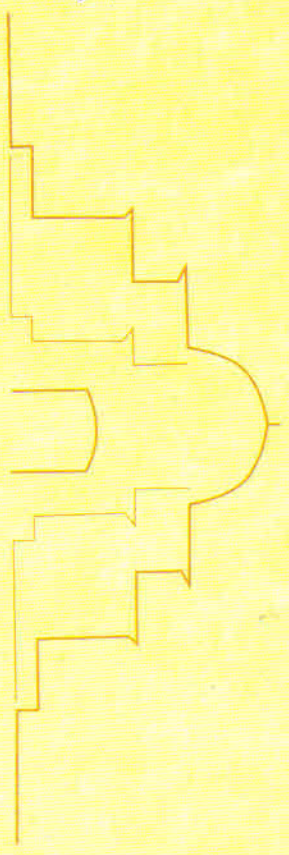


Abbasi Rao Developers is persistently altering the rules of the real estate industry by breaking the established conventions and spearheading with vast experience and knowledge. motivated by excellence and power-driven by modernization. ARD believes in the philosophy of transforming sand and mortar to beautifully crafted spaces.

Considering your varying requirements as its obligation, the organization ensures that it converts your thoughts into actuality.. ARD (Abbasi Rao Developers) is now spear heading its competence by stretching its gamut of services in the field of Hospitality, Constructions, Urban Developments and Townships, and many other habitat works.

The Benchmark

Millat homes



In present modern world, the requirement of living together in a community is a necessity, but living together with like minded people, people of same faith, enjoying the feeling of togetherness is something which led to the foundation of MILLAT HOMES. Specially designed to promote community Living, designed by award winning architects on principles of Islamic Architecture, MILLAT HOMES is a place for the Believers (MOMINOON). The space layout and site planning is such that promotes neighbor interaction and care for each other, highlighting one of the fundamental principles of social life as laid down in the holy QURAN. The parks and courtyards are designed to promote the enjoyment of social life. They not only keep the privacy of individual homes but also invite people to sit, meet, discuss and share concerns with each other and is designed in such a fashion that each and every house, each and every unit faces these parks and courtyards.



That's why we say "Living Together" at MILLAT HOMES



Site Plan



1. Structure :- R.C.C Framed Earthquake resistant structure as per, seismic Zone IV requirement.
 2. Wall :- First Class Indian/Fly ash Bricks with plaster.
 3. Wall Finish:- Internal Wall putty finish and Painted with plastic paint in floral colors,. Weather proof High Class Cement Color at external wall.
 4. Roof :- P.O.P. cornice and designer moldings.
 5. Flooring :- High class vitrified floor tiles in all rooms, wooden flooring in Master Bedroom, anti skid tiles in kitchen, balcony & Bathrooms. 6' height wall tiles in bathroom, 2ft. height wall tiles above kitchen slab
 6. Kitchen:- Modular kitchen with granite top, branded taps mixture, S.S. Sink, Points of water purifier & geyser, fresh water supply tap.
 7. Bath Room: Cold & Hot water supply, Branded fittings, Shower, S.S. Towel Rod, Designer Mirror, branded European or Indian seat, Wash Basin.
 8. Wood Work: Hard Wood doors & Window frames, designer moulded main door, chap wood shutter in window, shutter doors in other room, wiremesh outer doors, window, M.S. Grill in window, commercial board in almirah. S.S. fitting in all wood work.
 9. Electrical: Concealed copper wiring for net, Telephone, ISI MARKED Wire, Branded switch & Board , MCCB etc.,
1. Approved Freehold Land.
 2. 70% Open Area for park, Road etc.
 3. Located at 45 mts. Wide BILLI BAMBABA BYE PASS ROAD
 4. Designed by Award winning architects and Engineers.
 5. Earthquake Resistant structure as per IS codes & standards.
 6. Provision of fire fighting equipment as per NBC norms.
 7. 24X7 Gated security with CCTV Cameras and intercom.
 8. Provision for water supply and R.O. point in each unit
 9. Rain water harvesting and STP & sewer line.
 10. Green Parks and roadside Trees.
 11. Gym & Badminton court.
 12. Separate Children Park.
 13. Loan from Major National/Private Banks
 14. Lush Green parks & fountains.
 15. Children pool.
 16. Senior Citizen Park.
 17. Grand Millat Masjid.
 18. Meeting/Party Hall.
 19. Convenient Shops.
 20. Prepaid (Reticulated) Gas Supply.
 21. Dedicated covered/open parking for 2/4 wheelers.
 22. Library & Reading Room.
 23. Common Toilets for servants/drivers.
 24. Dedicated parking for visitors/guests.
 25. Waiting/sitting room for Driver/servants.

Midlat ECHOES



VIEW FROM THE ENTRY GATE



Villa View



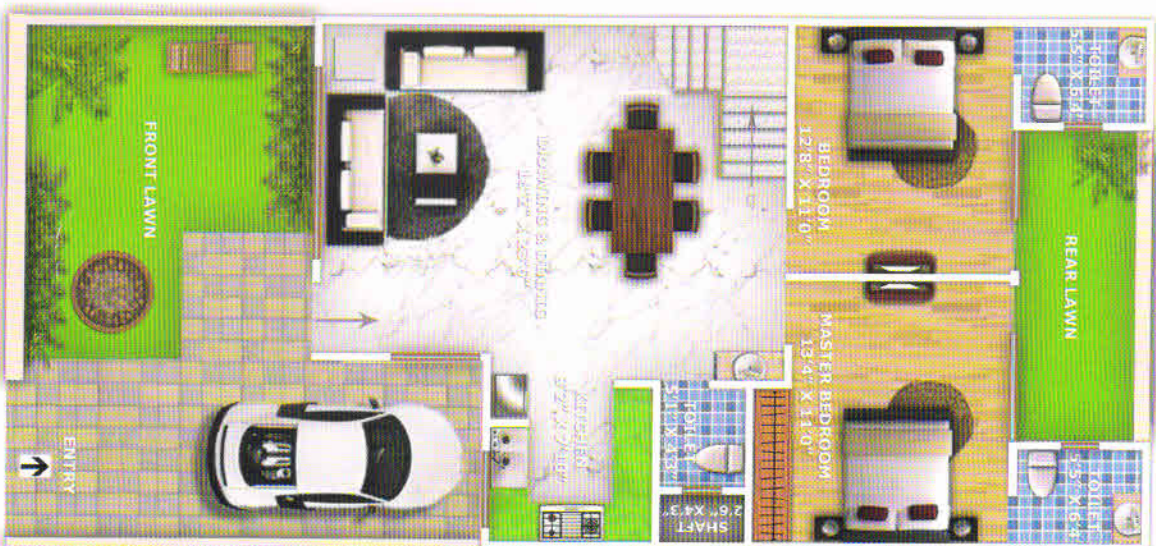
EMERALD Category - Villa

SALABLE AREA = 2150 sq.ft

Plot Area= 172.25 sqyd + 6% sqyd of Complimentary Green frontage outside



Villa Plan



Type -A



Luxury category 3BHK Apartment

- 2 Bedrooms with 6" wide large and spacious balconies
- Spacious Store Area, Italian class Modular kitchen
- Huge Drawing/Dinning room
- All rooms having attached Toilets (3nos)

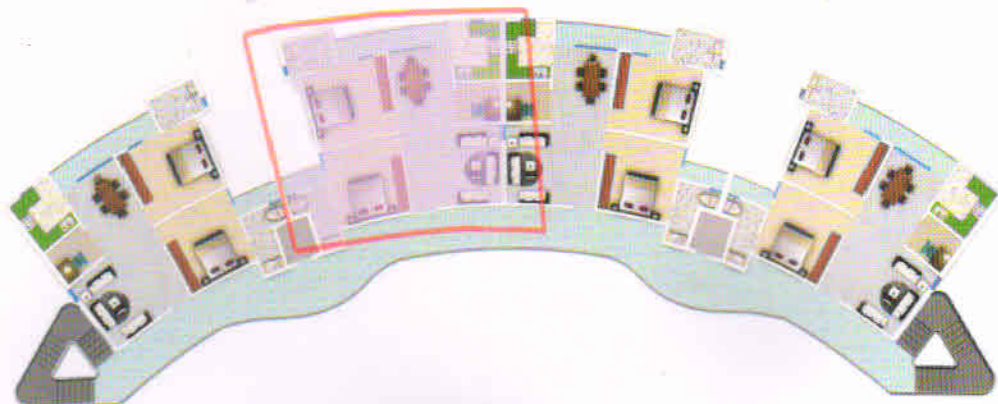


EXTERIOR VIEW OF INDEPENDENT FLOORS



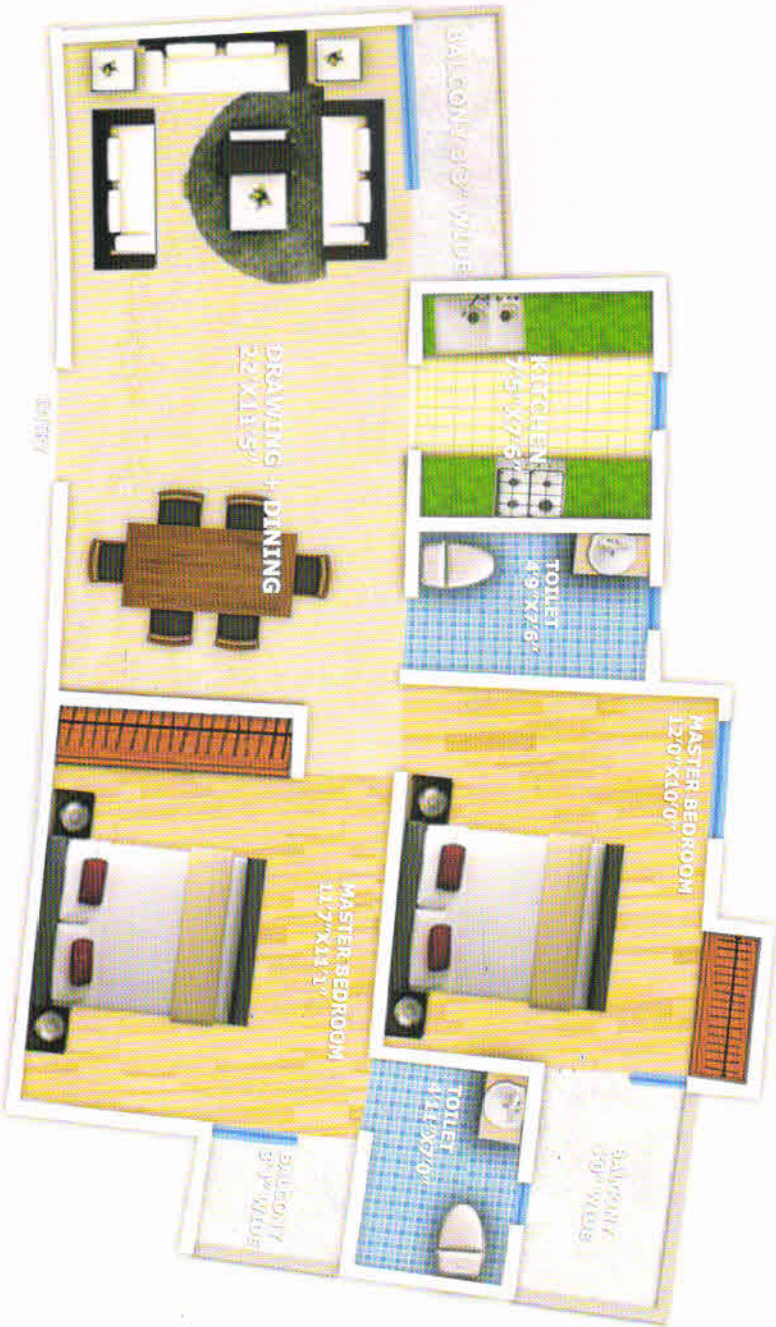
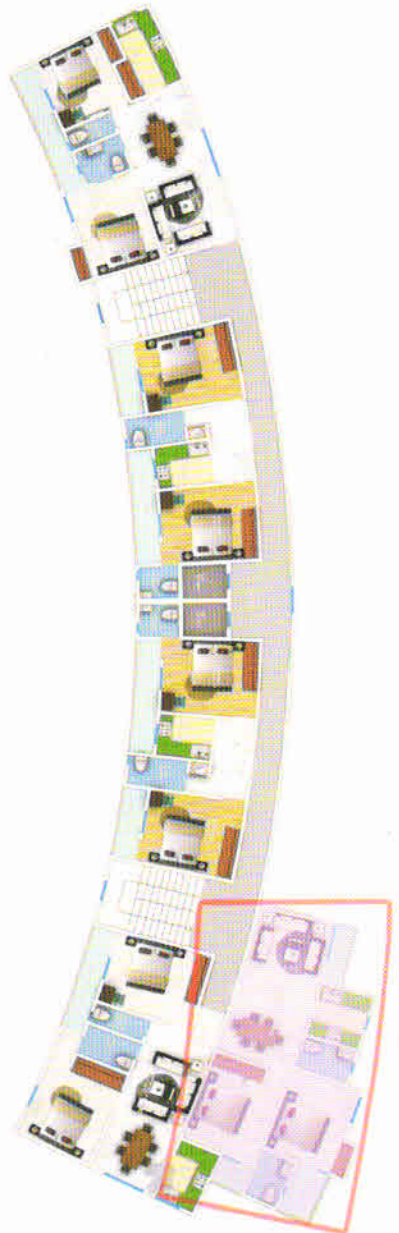
ULTRA LUXURIOUS category 3BHK Apartment

- All rooms with 8' wide large and spacious balconies,
- Kitchen with utility balcony
- Bedrooms with Study area
- Master bedroom with Dressing room
- Huge Drawing/Dinning room
- All rooms having attached Toilets (3nos)
- Dedicated Stores & Servant room available (Chargable)
- Seprate Waiting lobby for each unit.



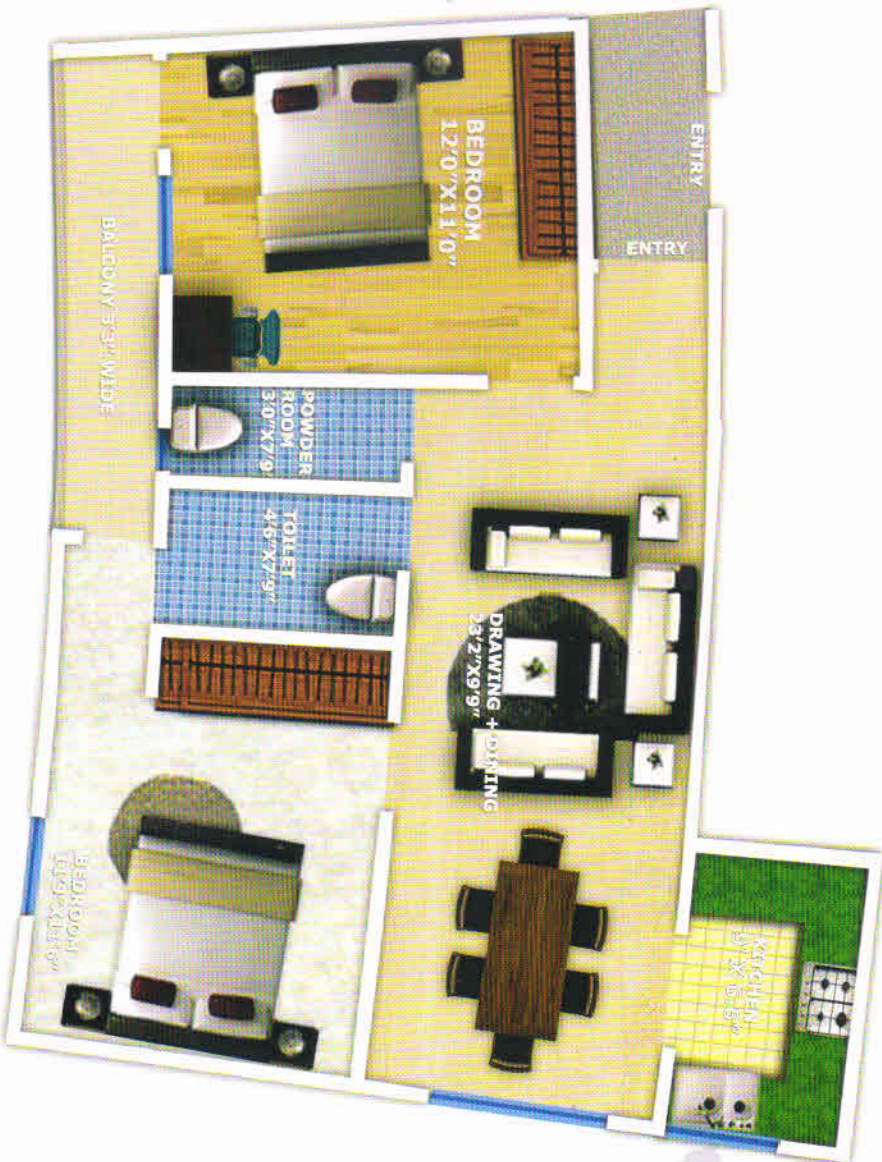
- Gold category 2BHK Apartment.
- Kitchen with utility balcony
 - Master Bedroom with Study area
 - All rooms with balcony
 - Green facing unit.

Type-C4



- Platinum category 2BHK Apartment
- Kitchen with utility balcony
 - Facility of creating a Master Bedroom
 - All rooms with balcony

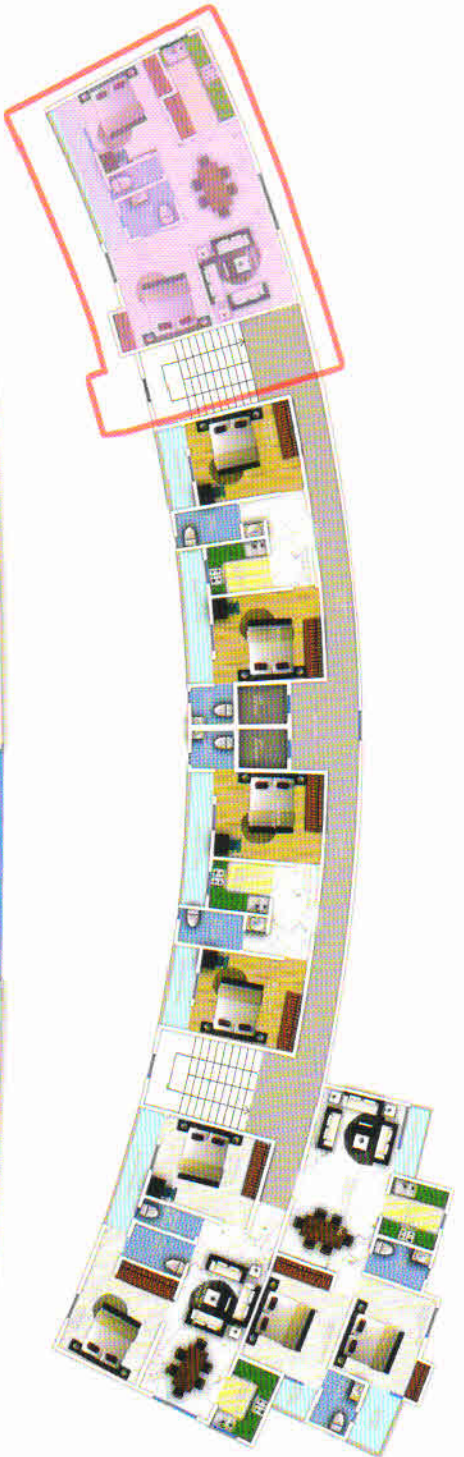
Type-C3



- Silver category 2BHK Apartment
- Two side open UNIT
 - Master Bedroom with Study area
 - All Bedrooms with balcony
 - Park facing unit.

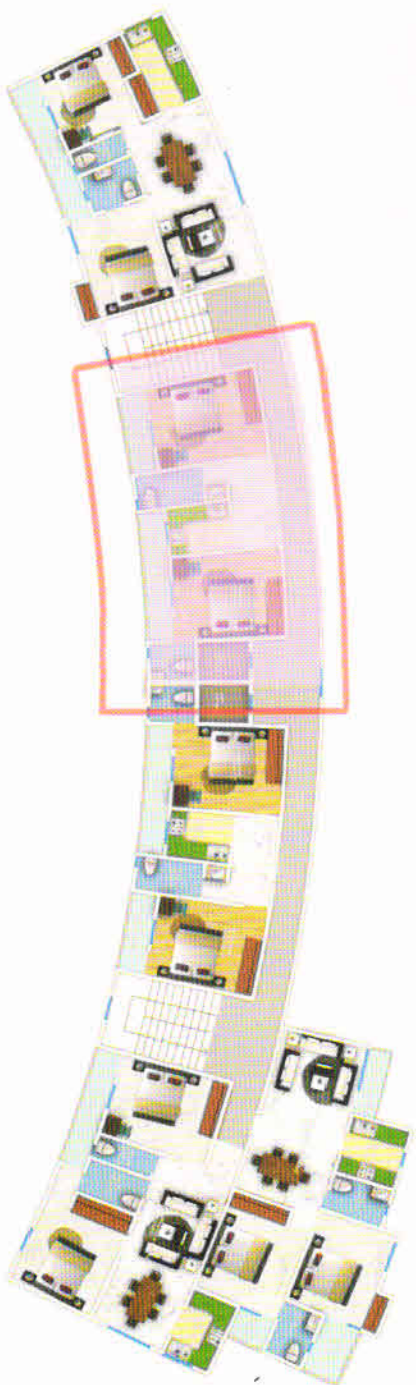
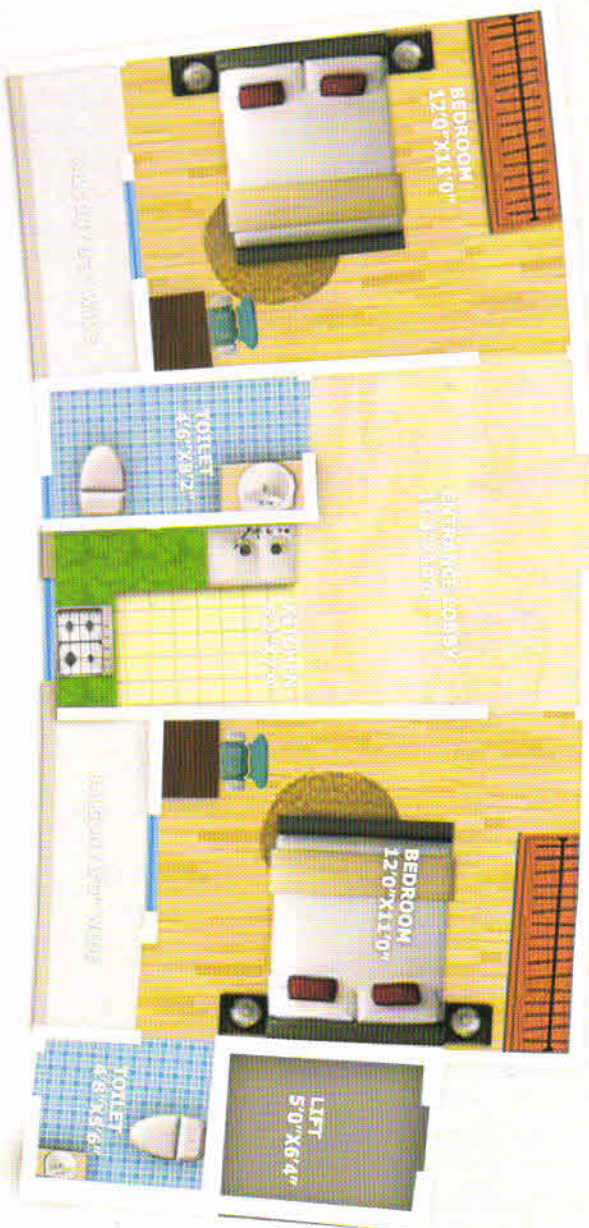


Type-C1



GOLD category 2BHK Apartment

- Three side open unit,
- Kitchen with utility balcony
- Master Bedroom with Study area
- Huge Drawing/Dinning room
- Green facing unit.



- Bronze category 2BHK Apartment
- Kitchen with utility balcony
 - Master Bedroom with Study area
 - All rooms with balcony
 - Green facing unit.



Modular Kitchen in Millat Homes



Above view is only for informative display, actual view of the toilet may vary on case to case basis

ITALIAN MODULAR KITCHEN

EVERY UNIT OWNER HAS THE OPTION TO
UPGRADE TO MODULAR KITCHEN ITALIAN CLASS
ON PAYMENT OF CERTAIN CHARGES

Special Toilets At Millat Homes



Above view is only for informative display, actual view of the toilet may vary on case to case basis

Special Upgrade Package for Toilets available