



EXPRESSWAY RESIDENCY

WORLD CLASS AMENITIES & TOP NOTCH FACILITIES

- USA + Dubai inspired premium living mega township
- Directly connected with service road
- 30-50 feet wide road
- Club House-2700 sq yards
- 8 Themed Landscaped Parks (kids play area & pet friendly)
- Grand separate Entry/Exit gate
- Underground Electricity
- Modern Sewer System
- Rainwater Harvesting
- Highly Equipped Gym & Digital Library
- AI Powered Smart Features
 - AI based security and face recognition entry
 - 24X7 Drone Surveillance
 - Smart Street Lights with Motion Sensors
 - Township Mobile App
 - AI Health Checkup Kiosk
 - Smart Parking Sensor System
 - Waste Management System
 - Dedicated Relationship Manager
 - Temperature Controlled Indoor Swimming Pool



EXPRESSWAY RESIDENCY

LUXURY AMENITIES

An Elite Sustainable Township of Tomorrow

- Mini Artificial Lake
- Musical Fountain Plaza
- Premium Glass Elevation Clubhouse
- Rooftop Café & View Deck
- Designer Landscaping & LED Theme Lighting
- Open Air Amphitheatre
- Pet Park & Dog Walking Zone
- Jogging & Cycling Track
- Shopping Complex & Market
- Solar Powered Common Area
- EV Charging Station
- Zero Dust Road Concept
- Mini Hospital
- Indoor & Outdoor Games
- Next-Generation Eco-Living Community
- Senior Citizen Wellness Garden
- Community BBQ and Party Lawn
- Modern School Campus



EXPRESSWAY RESIDENCY

Future-Ready Smart & Sustainable Living

Exclusive Investor Benefits

3 Years Free
Maintenance

Construction
Assistance Support

Dedicated Relationship
Manager

Metro Feeder/Shuttle
Service

24X7 Ambulance
Service



Appreciation Values & Forecast

Better Connectivity:

- Travel between **Delhi, Meerut, and NCR-UP** will become easier and faster.

Engine of Economic Growth:

- Growth in real estate, logistics, and employment opportunities is expected.

Integrated Transport Network:

- Along with roads, high speed rail systems will also develop.
- Entire corridor will become smarter and more efficient.

Long-Term Holistic Development:

- Not limited to roads – it will drive overall social and economic development of the region.

Inception of Bhojpur Industrial Area:

- With the rise of the Bhojpur Industrial Area, job creation will fuel demand and accelerate property price growth.



The Rising Future of NE3

NE3 corridor is set to drive next-gen connectivity, economic growth, and large-scale planned urban development in the Delhi-NCR region.

- **New City Near Delhi-Meerut Expressway:**

- A new township is planned near the Delhi-Meerut Expressway.
- Expected to significantly impact NCR real estate.

- **Rapid Urban Expansion in Delhi-NCR**

- A new planned city is being developed amid fast urbanization.
- Aims to make homeownership more accessible

- **Development in phases**

- Township will be built in two phases

- **Large scale development:**

- Phase 1 will cover ~336 hectares of land.

- **Planned Infrastructure:**

- Residential plots
- Commercial zones
- Schools
- Hospitals
- Parks and green zones