

UP RERA REGISTRATION NO.- UPRERAPRJ645055/09/2024  
WEBSITE OF UP RERA - WWW.UP-RERA.IN



Your  
gateway  
to success

Aditya  
SCO  
COMPLEX

PARK TOWN, NH - 24, GHAZIABAD, UP  
NEAR ADITYA WORLD CITY

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# 1979 to 2024...

# FOUR DECADES+

## We have the power of deep roots...

A journey of inspiration  
An Eventful Journey of Four Decades & More in Delhi-NCR  
and other parts of Northern India in the Real Estate Industry.  
Excelled in developing Commercial, Industrial, Townships, etc.

- Gaining Trust of Customers
- Spreading Joy and Changing Lives
- Provided Business centers to thousands of Customers
- Continuously Excelling in our Performance

- Endeavour to Deliver beyond Commitments
- Providing Value for Money to our Customers
- Our Customers are enriched with lifestyle and lengthening smiles
- Competitor to Self
- Beyond Ordinary



Aditya City Center



Aditya High Street



Park Town Complex



Aditya Mega Mall



Ashish Corporate Tower



Aditya Urban Casa



Aditya Celebrity Homes



City Apartments



Aditya Mega City



The Resort



# Aditya SCO COMPLEX

## Introduction

Aditya SCO Complex, strategically located near the Delhi-Meerut Expressway, is surrounded by a densely populated area. Developed by Aditya Group, this commercial project features well-designed shop-cum-office spaces, ideal for businesses seeking a convenient and thriving location.

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# Flexible Spaces for Business Growth

The complex offers the flexibility to combine two floors or merge two shops for businesses seeking larger spaces. Whether you need room for a retail shop, anchor stores, restaurant, or cloud kitchen, Aditya SCO Complex is designed to accommodate a wide variety of business needs.





**SHOP** Dynamic return  
at perfect location

In surroundings  
that suits you

**WORK**

**DINE** Turn enjoyment  
into investment

SHOP • WORK • DINE

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Shop

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## Effortless Accessibility & Premium Facilities

Aditya SCO Complex provides excellent access and connectivity. Surrounded by High Tech Township, it's a prime spot for retail businesses. The high-density area and its place in a modern hub make it a great opportunity for various businesses.



# Ideal Space for Professionals & Entrepreneurs

Professionals like doctors, architects, advocates, and consultants will find at Aditya SCO complex a perfect location for their offices. Its premium design and high local demand make it a top choice for professionals looking to establish or expand their practice in a thriving business hub.

SHOP • WORK • DINE

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# Work

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# Well Connected & High income neighbourhood

## Prime Location, Maximum Footfall

On NH-24, Aditya World City offers prime visibility and traffic.

## Invest Smart, Grow Fast

This location ensures rising property values and strong rental demand for high returns.

## Profitable Today, Priceless Tomorrow

This region expanding infrastructure offers unmatched long-term appreciation for commercial spaces.

## Unlock Unmatched Growth Potential

Invest in a fast-growing hub with high demand for retail and office spaces.

## Where Business Meets Community

With 10,000+ families nearby, your space serves a thriving built-in clientele.

## The Future of Business Starts Here

Benefit from nearby residential, industrial, and educational zones fueling steady business growth.



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# Food Street for Culinary Ventures

The Food Street at Aditya SCO Complex provides a dynamic space for food outlets and casual dining. Designed to attract a variety of customers, this concept integrates retail businesses, creating a vibrant environment for entrepreneurs to thrive.



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# Dine

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# Versatile Spaces

The complex offers a range of commercial spaces to meet different business needs. Whether you're looking for a retail shop, an office, or a showroom, Aditya SCO Complex has options to suit your requirements.

State-of-the-art amenities to enhance efficiency

-  Lift/Escalator Access
-  Firefighter Systems
-  Ample Parking
-  24/7 Power Backup
-  Expansive Frontage
-  High Street Exposure – All Stores Visible
-  Prime Catchment Area
-  Spacious Retail & Anchor Stores
-  Green Belt
-  24/7 Security with CCTV
-  Freehold Property



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Aditya SCO Complex is committed to sustainability and environmental stewardship. A 30-meter-wide green belt and ample green areas prioritize eco-friendliness. Features such as energy-efficient lighting, rainwater harvesting, and waste management systems minimize environmental impact while reducing operational costs, making Aditya SCO Complex a responsible and economical choice.

# Eco-Friendly Design



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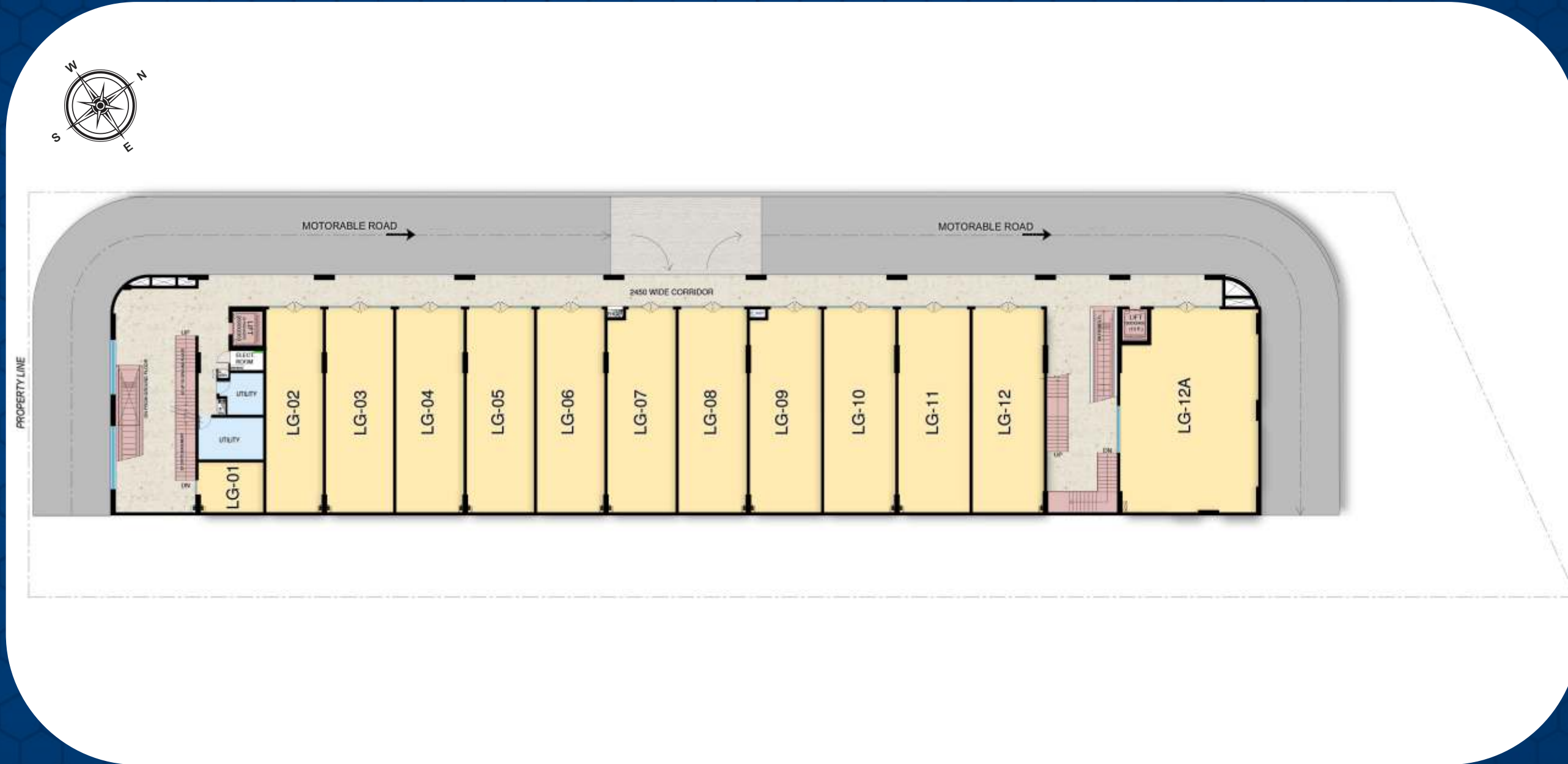
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LOWER GROUND FLOOR PLAN



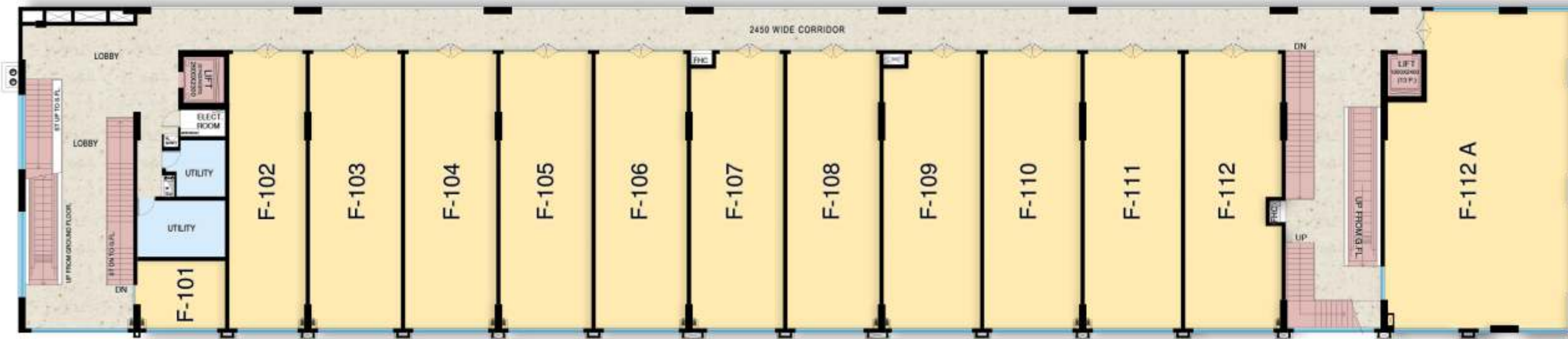
GROUND FLOOR PLAN

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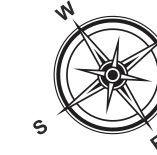


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## FIRST FLOOR PLAN

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## SECOND FLOOR PLAN

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## THIRD FLOOR PLAN

## Strategically located amidst a thriving region

- NH 24 - 700 meters
- Ghaziabad Railway Station - 5 KM
- Colleges - 5 KM
- Schools - 700 Meters
- Hindon Airport - 15 KM
- Close to Delhi & Noida
- Ghaziabad Bus Station - 3 KM
- Accessible via two 18-meter wide internal roads
- Over 10,000 HIG families living in the vicinity





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Samsung SmartPlaza  
 - Bhardwaj Tv Center

Godrej Interio -  
 Mattress & Furniture St...

Chipyana  
 Khurd  
 Urf Tigri  
 चिपयाना खुर्द  
 उर्फ तिगरी

Samsung Experience Store  
 - Om Enterprises - Opul...

Manipal Hospital,  
 Ghaziabad  
 मणिपाल हॉस्पिटल,  
 गाजियाबाद

Aditya  
**SCO**  
 COMPLEX

CHIPIYANA  
 BUZURG  
 चिपयाना  
 बुजुर्ग

LAL KUAN  
 लाल कुआन

Petals child clinic by  
 Dr. Pawan Verma| Best P...

Chhapraula  
 छपरौला

JM Florence  
 जेएम फ्लोरेंस

Dujana  
 दुजाना

This map is for reference only.  
 Map not to scale.

हीरो मोटर्स लिमिटेड



TO KNOW MORE  
 INFORMATION

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NEAR ADITYA WORLD CITY



## Utility Estates Private Limited

(CIN: U45202DL2001PTC113391)

We, at Aditya, are committed to deliver a unique blend of advantages in every project : prime location, superior quality and exceptional value for money. We prioritize transparency and uphold our promises through timely possession, strict adherence to laws & regulations and a strong focus on customer satisfaction & trust. Your confidence in us is our highest priority.

Plot No. Commercial -02, Parktown, Ghaziabad, UP-201002  
Company - Utility Estates Private Limited, 11, New Rajdhani Enclave, Vikas Marg, Delhi 110092