Your Gateway to *Graceful* Living in Ayodhya

RERA APPROVED
RERA Registration Number: **UPRERAPRJ156151/10/2025**
Website: www.up-rera.in
Collection Bank Account Name: SSIPL Collection Ac Aero Vista City
Bank: HDFC Bank, Branch: Navin Mandi, Ayodhya, UP- 224001
Account Number: 99922400122404
IFSC Code: HDFC0002698
(LAUNCH DATE: 1-11-2025)

Timeless Roots.
Modern Living.

Investment Projection:
Over ₹85,000 Cr by 2030

Annual Tourist Footfall:
From 5 Cr to 12 Cr by 2028

Property Price Appreciation:
4x to 10x in 5 years

Hospitality Expansion:
Over 70 New Hotels

*Artist's Impression

WHY AYODHYA?

The Spiritual Capital, The Economic Prophecy



GROWTH ORIENTED LOCATION



BIOPHILIC



SPIRITUAL

ELEGANCE ROOTED IN NATURE

Where nature whispers growth

Launching

AERO VISTA CITY



*Artist's Impression

AERO VISTA CITY

Positioned for Exponential Growth

Premium plotted township designed for future-ready families and investors.
Next-generation layout planning merging modern amenities, verdant greens, and commercial convenience.
Minutes from Ayodhya Airport and proposed commercial hubs, providing unbeatable connectivity.


Green plantation drive


Thematic avenues


Wide illuminated roads

AERO VISTA CITY ADVANTAGE

Unique Selling Propositions

Aero Vista City offers a sustainable, well-planned ecosystem with green corridors, wide illuminated roads, and thematic landscapes designed for a modern urban lifestyle.



THE LOCATION

The Investment Edge



PLOT AREA CHART : - RESIDENTIAL PLOT

PLOT TYPE	PLOT NO.	PLOT SIZE (FEET)		AREA (Sq.Ft)
		FRONT	DEPTH	
	A-1 TO A-15	25'-0"	50'-0"	1250
	A-16	25'-0"	50'-0"	1250
	A-17	44'-10"	60'-0"	2690
	A-18 TO A-29	30'-0"	60'-0"	1800
	A-30	43'-8"	60'-0"	2620
	A-31	21'-8"	50'-0"	1083
	A-32 TOA-41	20'-0"	50'-0"	1000
	A-42 TOA-50	25'-0"	40'-0"	1000
	A-51	-	-	1004.59

PLOT AREA CHART : - COMMERCIAL PLOT

PLOT TYPE	PLOT NO.	AREA (Sq. Ft)
	CONVENIENT SHOP	537.01
	SECTOR SHOPPING	1067.13
	KIOSK	270.17

GRACEFUL LIVING, ENGINEERED FOR TODAY

The Master Plan

*Artist's Impression

THE CENTRAL PARK

Central Park is where fun meets fitness and fresh air, creating a vibrant space for every resident to thrive.

*Artist's Impression

THE OUTDOOR GYM

A fitness zone where nature becomes your gym partner.

*Artist's Impression

THE MEDITATION ZONE

Meditation, yoga, and serenity unite to inspire spiritual enlightenment and harmony.

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THE CHILDREN'S PARK

The children's park is thoughtfully designed to inspire fun and frolic while nurturing happiness and healthy development.



AERO VISTA CLUB

Self-sustained township model



BUILDING A GREENER TOMORROW, TODAY

Rainwater harvesting, Waste reuse, Low flow fixtures, STP reuse, Low-VOC materials and Energy-efficient design to create a self-sustaining, eco-friendly community.

*Artist's Impression

BIRD EYE VIEW

Engineered for Tomorrow

Uttar Pradesh Real Estate Regulatory Authority (U.P. RERA)
Naveen Bhawan,RajyaNiyojanSansthan,KalaKankarHouseOldHyderabad,Lucknow - 226007
www.up-rera.in

FORM C
REGISTRATION CERTIFICATE OF PROJECT

[The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 – See Rule 6(1)]

This registration is granted under Section 5 of the Act to the following project under Project Registration Number- UPRERAPRJ156151/10/2025

Project Name :	Aero Vista City
Project Address :	Gata No. 1072, 1073, 1074, 1075
Village/Locality/Sector :	Sarethi
Tehsil:	Sadar(Faizabad)
District/State :	Ayodhya/Uttar Pradesh
Proposed CompletionDate:	06-08-2029

Promoter Name & Address:

1. SIVANATRAJ SERVICES INDIA PRIVATE LIMITED firm / society / company / competent authority having its registered office / principal place of business at Vill Burari street no 11 Kaushik Enclave city Delhi 110084

1. This registration is granted subject to the following conditions, namely: -

i. The promoter shall enter into an agreement for sale with the allottees in the model form as prescribed by the Government; in Annexure 'A'
ii. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section 17;
iii. The promoter shall deposit seventy percent. of the amounts realised by the promoter from the allottees and all the money raised by way of project finance, in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of Section 4;
iv. The registration shall be valid for a period of 3 Year 9 Month 10 Days commencing from 17-10-2025 and ending with 06-08-2029 unless extended by the Authority in accordance with Section 6 read with rule 7 of the rules;
v. The promoter shall comply with the provisions of the Act and the rules and the regulations made thereunder.
vi. The promoter shall not contravene the provisions of any other law for the time being in force in the area where project is being developed.

2.If the above-mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

3.The QR code given on this certificate should be included by the promoter in all advertisements across different platforms such as Print, Outdoor Hoarding, Banner, Poster, Electronic, Digital and social media along with the RERA registration number of the project, the Authority's website address, Project launch Date, Project Collection Account Number & IFSC Code, Bank & Branch Name, and Complete Branch Address. Additionally, it should also be printed in brochures, application forms, allotment letters, and BBAs etc.

4.Promoter must display the RERA registration certificate (Form-C) of the project in a photo frame of preferably A3 size (11.69 x 16.54 inches) but not less than to A4 size (8.27 x 11.69 inches) at their head office, site office, and project site.

5.Promoter has to comply with the provisions of latest NBC Codes regarding construction technology, BIS Codes for construction materials, Uttar Pradesh Electricity Regulatory Commission's (UPERC) Regulation regarding Multi-Point Connections and Guidelines of Telecom Regulatory Authority of India (TRAI) for digital connectivity in the project area with minimum Two Service providers). Mandatorily file the QPRs within 15 days after the end of each quarter.

Dated: 17-10-2025

Place: Lucknow

MAHENDRA VERMA
Digitally signed by MAHENDRA VERMA
Date:2025.10.17 16:52:37 +05'30'

Signature and seal of the Secretary/Authorized Officer
Real Estate Regulatory Authority

AYODHYA DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 07 Aug 2024

FILE No. : AFDA/LD/23-24/1071

Site Address	: PLOT/GATA NO. - 1072, 1073, 1074, 1075 , MAUZA/VILL. - SARETHI , TEHSIL -SADAR
PERMIT NO.	: Plotted Resi development / Plotted Housing/02723/AFDA/LD/23-24/1071/01042024
USE	: Residential
SCHEME	: NA
PROPERTY	: Gata/ ARAZI No.: 1072, 1073, 1074 ,1075 LandMark: SARETHI Revenue Village: Sarethi Tehsil: Sadar District: Ayodhya
NAME	: " AERO VISTA CITY " THROUGH SIVANATRAJ SERVICES INDIA PVT. LTD.
ADDRESS	: PLOT/GATA NO. - 1072, 1073, 1074, 1075 , MAUZA/VILL. - SARETHI , TEHSIL -SADAR,AYODHYA,Uttar Pradesh,224001

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018/2023)

Date of Validity: **06 Aug 2029** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.

2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.

3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.

2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).

3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of

OUR PROJECT CERTIFICATIONS
Certified by Authorities, Trusted by You



*Artist's Impression

DON'T MISS THE RISE OF NEW AYODHYA

SECURE YOUR LEGACY PLOT TODAY

AYODHYA DHAAM AAWASIYE PLOTS
Ayodhya, Uttar Pradesh

www.ayodhyaplots.org | info@ayodhyaplots.org | +91 8100-481-006

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