

METRO CITY

ELEVATING LIVING, INSPIRED BY Divinity

Step into
Serenity

Your Lifestyle in the Soul of Kashi



www.vastulipi.com



KARTIKEY DEVELOPERS

ELEVATE EXPAND. EVOLVE



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+91-9219415055

Experience That Shapes Tomorrow

Kartikey Developers is guided by partners whose distinguished careers span decades of excellence in real estate planning, architecture, and construction. Their leadership ensures every project reflects precision, innovation, and enduring value.

Shri Chandra Prakash Sharma – Managing Partner

- Former Chief Town Planner/Chief Architect Planner with Lucknow Development Authority, Kanpur Development Authority, and Housing Board, Government of Uttar Pradesh.
- Over 10 years of leadership with Sahara India, delivering landmark residential and commercial developments.
- Renowned for expertise in urban planning, architectural design, and integrated project execution, bringing visionary foresight to every venture.

Shri Sanjay Singh – Partner

- Accomplished Chief Engineer (Civil) with a career spanning 32+ years in residential and commercial real estate.
- Extensive contributions to U.P. PWD, Arif Industries, Sahara Prime City, Sahara City Homes, Sahara Shahr, and Rishita Developers.
- Specialist in high-rise construction and township projects, ensuring engineering excellence and structural reliability across diverse developments.





WELCOME TO A WORLD ABOVE THE ORDINARY

Metro City is a visionary residential enclave in the heart of Kashi, blending architectural elegance and spiritual depth offering a lifestyle that's both aspirational and rooted in tradition.

With a commanding skyline presence to meticulously crafted interiors, every detail reflects luxury, precision and cultural harmony. Inspired by the divine spirit of Kashi and energized by dynamic pulse of metropolitan rhythm, Metro City is more than a residence—it's a statement of elevated living, where heritage meets horizon.

Backed by decades of experience, the creators bring a legacy of symbolic integration and practical elegance that stands as a testament to their philosophy—balancing tradition with innovation and delivering enduring value through spaces that inspire.

PROJECT HIGHLIGHTS

- **Contemporary Architecture** *with echoes of tradition*
- **Skyline-defining elevation** *with spacious balconies and sun-kissed serenity*
- **Spacious Residences** *designed for comfort and aspirational living*
- **Visual identity and interior styling** *that reflect elegance and prestige*
- **Serene Landscape** *with manicured gardens and curated green zones*
- **Conceived and Crafted by Kartikey Developers** *where every detail tells a story*

Whether you seek a sanctuary or a strategic foothold in Varanasi's evolving skyline, "Metro City" presents a rare fusion of **tradition, innovation and metropolitan ambition**- crafted for those who rise with purpose.



WHERE LUXURY MEETS CONVENIENCE

- Crafted with a fluid spatial design
- Optimized circulation and connectivity
- Effortless movement, intuitive zoning, and a harmonious blend of residential & recreational zones

TOWER- A
FUTURE EXPANSION

TOWER- B
FUTURE EXPANSION

TOWER- C
FUTURE EXPANSION

AMENITIES

Landscaped Garden

Serene green spaces designed for relaxation and rejuvenation.

Kids Play Area

Safe, vibrant spaces for children to explore and enjoy.

Gymnasium

Fully equipped fitness center for a healthy lifestyle.

24x7 Security

CCJU surveillance and access control for complete peace of mind.

Ample Parking with EV Charging

Future-ready facilities for modern mobility.

On-Site Convenience Store

Everyday essentials at your doorstep.

Solar Water Heating & Rainwater Harvesting

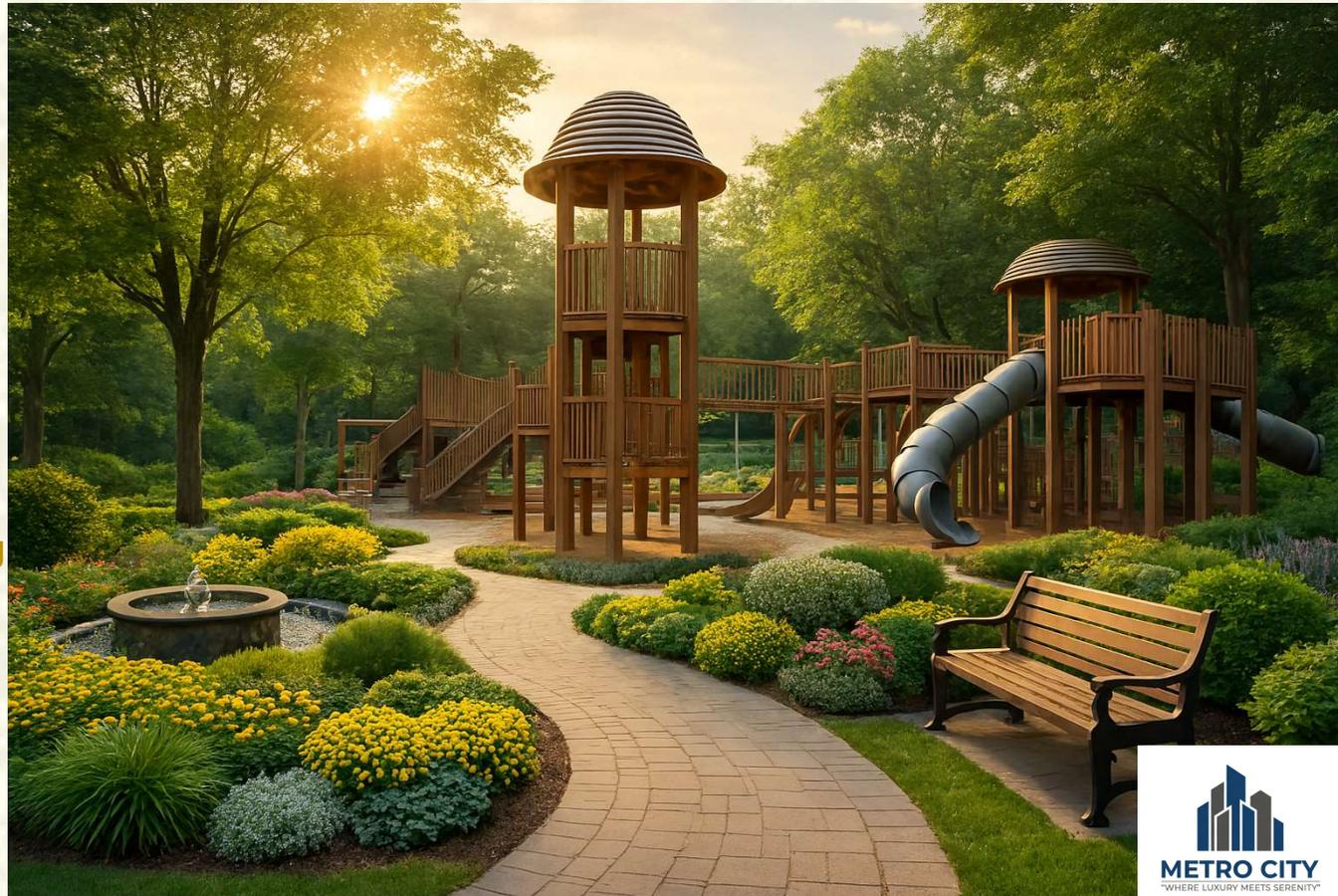
Sustainable living with eco-conscious systems.

24x7 Power Backup

Uninterrupted electricity for seamless living.

Panoramic Views of Varanasi

Breathtaking vistas of the timeless cityscape

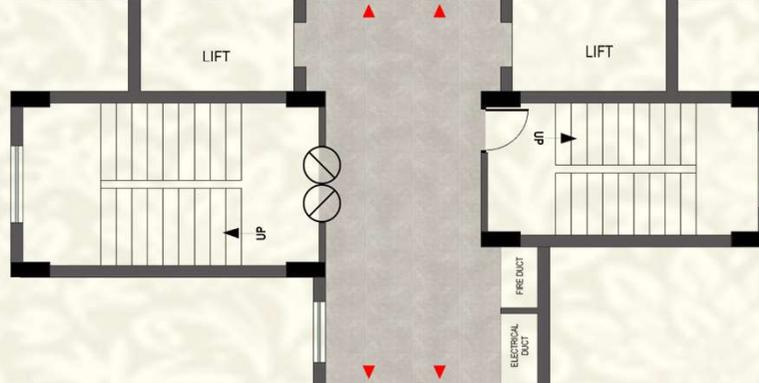


TYPE-A



TYPE-A

*PREMIUM APARTMENT
4 FLATS/FLOOR*



TYPE-B



TYPE-B

TYPICAL FLOOR PLAN

UNIT PLAN

TYPE - A

SUPER BUILTUP AREA-1456.13 Sq. Ft

(135.28 Sq. Mt.)

BUILTUP AREA - 1182.31 Sq. Ft

(109.84 Sq. Mt.)

CARPET AREA - 965.52 Sq Ft

(89.70 Sq. Mt.)



TYPE - B

SUPER BUILTUP AREA-1461.43 Sq. Ft

(135.77 Sq. Mt.)

BUILTUP AREA - 1186.62 Sq. Ft

(110.24 Sq. Mt.)

CARPET AREA - 965.95 Sq. Ft

(89.74 Sq. Mt.)



SPECIFICATION

Structure:

Robust RCC framed structure with earthquake-resistant design, built to NBC standards using trusted branded materials.

External Finish:

Weatherproof paint/texture paint.

Flooring:

Vitrified tiles (2' x 4') for living/dining, bedrooms, and toilets. Anti-skid tiles for balconies, toilets and utility areas. Granite stone/vitrified tiles for the lift lobby. Granite/Kota stone for the staircase.

Walls & Ceiling:

Oil Bound Distemper for most areas, with weatherproof paint for balconies

Doors & Windows

Laminated flush doors with premium quality hardware. UPVC/Aluminium windows.

Electrical

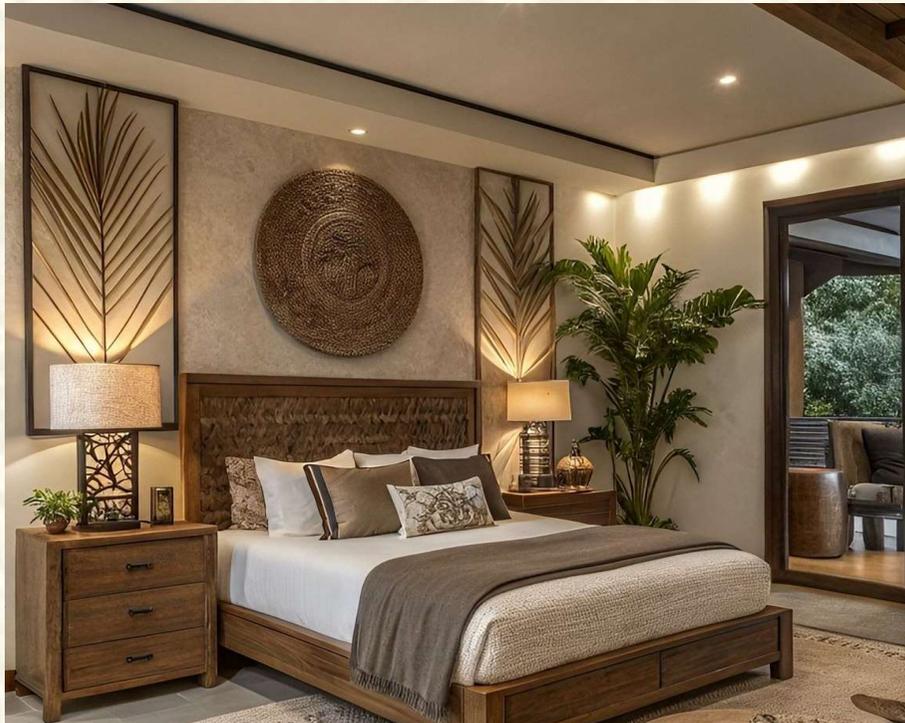
Modular switches of a premium brand with FR wires.

Plumbing:

CPVC and UPVC fittings for hot and cold water supply and the sanitary system.

Fire Fighting:

Equipment as per NBC standards



Uttar Pradesh Real Estate Regulatory Authority (U.P. RERA)

Naveen Bhawan, Raja Niyojan Sansthan, Kala Kankar House Old Hyderabad, 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-UPRERAPRJ290677/10/2025

Project Name : METRO CITY
Project Address : Araji No. 827, 828, 829, 835
Village/Locality/Sector : Ganeshpur, Pargana Shivpur Tehsil Sadar
Tehsil : Varanasi
District/State : Varanasi/Uttar Pradesh
Proposed Completion Date : 06-04-2030

Promoter Name & Address:

1. KARTIKEY DEVELOPERS firm / society / company / competent authority having its registered office / principal place of business at 402, KALYAN GARDEN VIEW APARTMENT SECTOR 24 INDIRA NAGAR LUCKNOW
2. GANDHI GRAH NIRMAN SAHKAR SAMITI LIMITED firm / society / company / competent authority having its registered office / principal place of business at 0, S 12/9 Piaria Pokhari Telia Bagh Varanasi 221002
3. LAXMI PRASAD RAI firm / society / company / competent authority having its registered office / principal place of business at S-12/9 Piyariya Pokhari Varanasi-221001

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 4 Year 6 Month 27 Days commencing from 03-10-2025 and ending with 06-04-2030 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: 03-10-2025



Place: Lucknow

**MAHENDRA
VERMA**

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

Digitally signed by
MAHENDRA VERMA
Date: 2025.10.03
13:09:14 +05'30'



UPRERA REGISTRATION No.: UPRERAPRJ290677/10/2025

UPRERA WEBSITE: <https://up-rera.in/>

RERA COLLECTION ACCOUNT DETAILS:

NAME OF ACCOUNT	Kartikey Developers – Collection Account for Metro City
ACCOUNT NUMBER	50200113431984
BANK	HDFC Bank Ltd, Shivpur Branch
IFSC	HDFC0004807
ADDRESS	Ground Floor, SH/8/27, B-Shivpur Bypass Road, Shivpur, Varanasi



LAL BHADUR SHASTRI
INTERNATIONAL AIRPORT



Location Plan



Location Map

Proximity



LAL BHADUR SHASTRI INTERNATIONAL AIRPORT
13.1 KM

BHARAT HEAVY ELECTRICALS LIMITED (BHEL)
0.75 KM

SANZHA CHULHA
0.65 KM

VARANASI CANTT RAILWAY STATION
9.2 KM

SHIVPUR RAILWAY STATION
2.9 KM

TARNA MARKET
1.2 KM

SETH ANANDRAM JAIPURIA SCHOOL
0.80 KM

GILAT BAZAR
4.50 KM



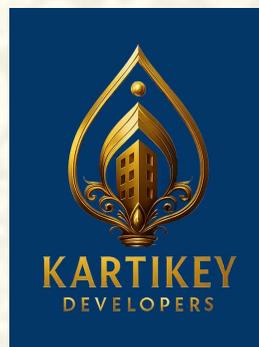
Location Map
("Metro City")



PROJECT DEVELOPED BY: KARTIKEY DEVELOPERS

REGISTERED OFFICE

402 Kalyan Garden View Apartment,
Sector-24, Indira Nagar
Lucknow-226016



SALES & SITE OFFICE

Araji no. 827,828, 829, 835
Ganeshpur, Shivpur
Varanasi(U.P)- 221003

LANDMARK: Adjoining BHEL,
Opposite Sanjha Chulha

Contact Detail: +91-8533861394
+91-9219415055

Email Id: kartikeydevelopers@gmail.com

All images, illustrations, and architectural renderings presented in this brochure are artistic impressions intended for reference only. Actual design, specifications, and elevations may vary during execution. Final building height and structural details are subject to approval by the relevant statutory authorities. Promoter reserves the right to make modifications as deemed necessary without prior notice.