

RERA REGISTRATION NO.
UPRERAPRJ730763/06/2026

Proposed Start Date: 20-03-2026
Rera Website: <https://www.up-rera.in>

Bank Details:-

Account no :.120038631020
Account Name :.AAKANSHA INFRATECH
COLLECTION ACC TIMELESS
IFSC Code :.CNRB0018504



Disclaimer: Super Area is for informational purposes only and not for sale purposes.
Note: Home buyers should deposit money / instalments / home loan instalments into Collection A/c only.



TIMELESS

Forever Begins Here.

YTT
-GROUP-
YESTERDAY • TODAY • TOMORROW



AN EXPRESSION OF REFINED LIVING

TIMELESS

IS DESIGNED FOR THOSE WHO APPRECIATE UNDERSTATED LUXURY—WHERE EVERY SPACE REFLECTS BALANCE, COMFORT, AND AN ELEGANCE THAT NEVER SEEKS ATTENTION YET NEVER FADES. FEATURING AN EXCLUSIVE **CLUBHOUSE SPREAD ACROSS 33,325 SQ. FT.**, THE DEVELOPMENT OFFERS THOUGHTFULLY CURATED SPACES FOR LEISURE, WELLNESS, AND REFINED COMMUNITY LIVING.

ABOUT YTT GROUP

ESTABLISHED IN 1963 IN AGRA, UTTAR PRADESH, YTT GROUP STANDS AS ONE OF INDIA'S MOST TRUSTED AND DIVERSIFIED BUSINESS CONGLOMERATES, CARRYING FORWARD A PROUD LEGACY OF OVER SIX DECADES OF EXCELLENCE, INNOVATION, AND SUSTAINABLE GROWTH. BUILT ON A FOUNDATION OF INTEGRITY, QUALITY, AND CUSTOMER TRUST, THE GROUP HAS CONTINUOUSLY EVOLVED WITH TIME, TRANSFORMING FROM ITS EARLY MANUFACTURING ROOTS INTO A MULTI-INDUSTRY ENTERPRISE WITH A SIGNIFICANT PRESENCE ACROSS SEVERAL HIGH-GROWTH SECTORS.

OVER THE YEARS, YTT GROUP HAS STRATEGICALLY DIVERSIFIED ITS OPERATIONS TO BUILD A ROBUST AND FUTURE-READY BUSINESS PORTFOLIO SPANNING **REAL ESTATE, RENEWABLE ENERGY, ETHANOL PRODUCTION, INDUSTRIAL GASES, COLD CHAIN INFRASTRUCTURE, LIVESTOCK NUTRITION, AND PRECIOUS METAL MANUFACTURING**. EACH VENTURE REFLECTS THE GROUP'S COMMITMENT TO INNOVATION, OPERATIONAL EXCELLENCE, AND LONG-TERM VALUE CREATION.

A MAJOR PILLAR OF THE GROUP'S SUCCESS HAS BEEN ITS **REAL ESTATE DIVISION**, WHICH HAS EMERGED AS A LEADING FORCE IN THE DEVELOPMENT OF **RESIDENTIAL, COMMERCIAL, AND HOSPITALITY PROPERTIES**. WITH AN EXPERIENCE OF **OVER 5 MILLION SQUARE FEET** OF DEVELOPED SPACE, YTT GROUP HAS PLAYED A TRANSFORMATIVE ROLE IN SHAPING MODERN URBAN LANDSCAPES ACROSS MULTIPLE STATES. ITS REAL ESTATE PROJECTS ARE KNOWN FOR SUPERIOR CONSTRUCTION QUALITY, INNOVATIVE PLANNING, TIMELY DELIVERY, AND EXCEPTIONAL CUSTOMER SATISFACTION. THROUGH THESE DEVELOPMENTS, THE GROUP HAS PROUDLY EARNED THE TRUST OF **5000+ SATISFIED FAMILIES**, MAKING IT A RESPECTED AND RELIABLE NAME IN THE REAL ESTATE INDUSTRY.

IN LINE WITH ITS VISION FOR A SUSTAINABLE AND FUTURE-FOCUSED INDIA, YTT GROUP HAS MADE SUBSTANTIAL INVESTMENTS **IN NEXT-GENERATION INDUSTRIAL AND INFRASTRUCTURE SECTORS**. **IN 2023**, THE GROUP INAUGURATED ITS STATE-OF-THE-ART **GRAIN-BASED ETHANOL PLANT AT SHAHJAHANPUR**, UTTAR PRADESH, WITH A PRODUCTION CAPACITY OF **160 THOUSAND LITERS PER DAY**, CONTRIBUTING TO INDIA'S RENEWABLE ENERGY AND ETHANOL BLENDING INITIATIVES. THIS STRATEGIC MOVE UNDERSCORES THE GROUP'S DEDICATION TO SUPPORTING CLEANER ENERGY SOLUTIONS AND REDUCING CARBON DEPENDENCE.

FURTHER EXPANDING ITS INDUSTRIAL FOOTPRINT, YTT GROUP ESTABLISHED AN ADVANCED **80 TPD COMPRESSED CO₂ PLANT**, CATERING TO A WIDE RANGE OF INDUSTRIES INCLUDING FOOD & BEVERAGE, HEALTHCARE, MANUFACTURING, AND ENVIRONMENTAL APPLICATIONS. THE GROUP HAS ALSO ENTERED THE LIVESTOCK NUTRITION SECTOR WITH A **HIGH-CAPACITY 300+ TPD POULTRY FEED PLANT**, AIMED AT DELIVERING PREMIUM-QUALITY NUTRITIONAL SOLUTIONS FOR THE POULTRY INDUSTRY WHILE SUPPORTING INDIA'S AGRICULTURAL AND LIVESTOCK ECOSYSTEM.

YTT GROUP'S LEGACY OF EXCELLENCE ALSO EXTENDS TO INFRASTRUCTURE AND STORAGE SOLUTIONS THROUGH ITS HIGHLY ADVANCED COLD CHAIN DIVISION, WHICH OPERATES ONE OF NORTHERN INDIA'S MOST SOPHISTICATED MULTI-COMMODITY COLD STORAGE FACILITIES. DESIGNED TO INTERNATIONAL STANDARDS AND EQUIPPED WITH CUTTING-EDGE REFRIGERATION TECHNOLOGY, THE FACILITY SUPPORTS EFFICIENT STORAGE AND PRESERVATION OF AGRICULTURAL PRODUCE WHILE MINIMIZING SHRINKAGE AND QUALITY LOSS.

ADDITIONALLY, THE GROUP REMAINS ACTIVE IN THE FIELD OF RENEWABLE ENERGY THROUGH ITS **2 MW WIND POWER PLANT IN RAJASTHAN**, REAFFIRMING ITS COMMITMENT TO CLEAN POWER GENERATION AND ENVIRONMENTAL RESPONSIBILITY.

WHAT TRULY SETS YTT GROUP APART IS ITS UNWAVERING DEDICATION TO QUALITY, INNOVATION, TRANSPARENCY, AND CUSTOMER-CENTRICITY. BACKED BY STRONG FINANCIAL STABILITY, VISIONARY LEADERSHIP, AND A HIGHLY EXPERIENCED PROFESSIONAL TEAM, THE GROUP CONTINUES TO BUILD ENTERPRISES THAT NOT ONLY GENERATE ECONOMIC VALUE BUT ALSO CONTRIBUTE MEANINGFULLY TO NATION-BUILDING AND SUSTAINABLE DEVELOPMENT.

TODAY, YTT GROUP STANDS AS A SYMBOL OF TRUST, SCALE, AND DIVERSIFIED EXCELLENCE—DRIVEN BY THE AMBITION TO BECOME A GLOBALLY RESPECTED ENTERPRISE WHILE CONTINUING TO CREATE LANDMARK DEVELOPMENTS, TRANSFORMATIVE INDUSTRIES, AND ENDURING VALUE FOR GENERATIONS TO COME.





WHY MAKE TIMELESS
YOUR HOME?



3BHK LUXURY
APARTMENTS.



EQUIPPED WITH
3 TIER SECURITY.



SWIMMING
POOL



CLUB HOUSE WITH THE
LARGE AREA 33325 SQ. FT



SPECTACULAR LUSH GREEN
VIEWS FROM THE APARTMENT.



LOCATED STRATEGICALLY INSIDE AN INTEGRATED
TOWNSHIP WITH MAJOR LANDMARKS JUST MINUTES AWAY.



IN CLOSE PROXIMITY TO INTERNATIONAL AIRPORT,
INTERNATIONAL CRICKET STADIUM, PALASSIO MALL,
MEDANTA HOSPITAL, LULU MALL & IT CITY.



WELLES



ELEGANT BUILDING & INFRASTRUCTURE



EV CHARGING STATION



PROVISION FOR MECHANICAL PARKING



EARTHQUAKE-RESISTANT RCC STRUCTURE



DEDICATED COVERED & OPEN PARKING



WELL-LIT COMMON AREAS



FIRE ESCAPE STAIRCASES FOR SAFETY

PREMIUM BALCONY & EXTERIOR FEATURES



GLASS BALCONIES RAILING WITH ALUMINIUM FRAME



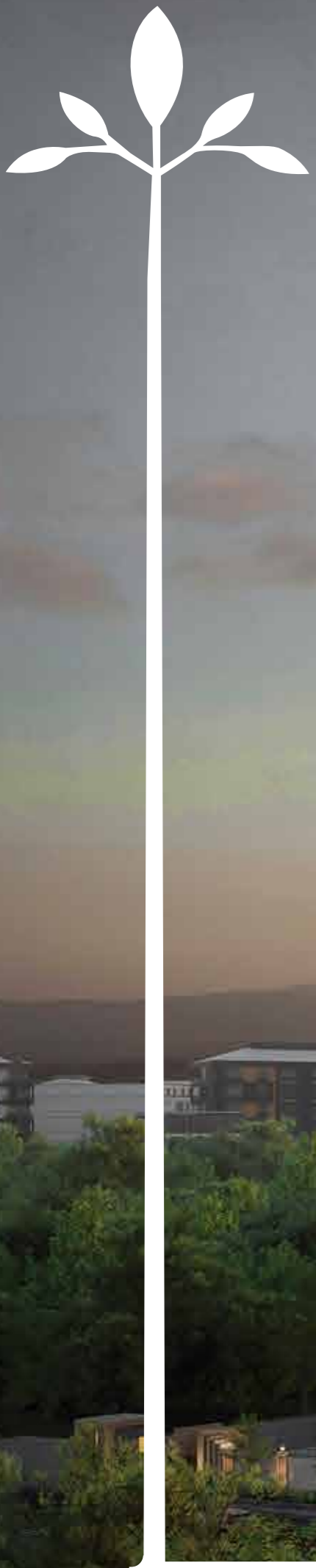
ELEGANT EXTERIOR DESIGN WITH MODERN ARCHITECTURE



DESIGNER LOUVERS IN BALCONIES AREAS



SPACIOUS WIDE BALCONIES OF 2 METERS



TIMMELLESS



GROUP

CLUB HOUSE

LUXURY CLUBHOUSE – 33325 SQ.FT. OF PREMIUM LIFESTYLE EXPERIENCE

THE PROJECT FEATURES AN EXQUISITELY DESIGNED LUXURY CLUBHOUSE SPREAD ACROSS 33325 SQ.FT., THOUGHTFULLY CURATED TO DELIVER AN ELEVATED LIFESTYLE FOR RESIDENTS OF MULTI-STORIED TOWERS.

AT THE HEART OF THE CLUBHOUSE LIES A GRAND DOUBLE-HEIGHT BANQUET HALL (2906 SQ.FT.), IDEAL FOR HOSTING CELEBRATIONS, SOCIAL GATHERINGS, AND COMMUNITY EVENTS WITH ELEGANCE AND SOPHISTICATION.

FITNESS AND WELLNESS ARE SEAMLESSLY INTEGRATED WITH A STATE-OF-THE-ART GYMNASIUM (1700 SQ.FT.), EQUIPPED TO MEET MODERN HEALTH AND TRAINING NEEDS. FOR ENTERTAINMENT, RESIDENTS CAN INDULGE IN A PREMIUM MINI THEATRE (5380 SQ.FT.), OFFERING AN IMMERSIVE CINEMATIC EXPERIENCE WITHIN THE PREMISES.

THE CLUBHOUSE ALSO INCLUDES A WELL-APPOINTED CONFERENCE ROOM, CATERING TO PROFESSIONAL AND BUSINESS REQUIREMENTS, ENSURING CONVENIENCE WITHOUT STEPPING OUT OF THE COMMUNITY.

ENHANCING THE HOLISTIC LIFESTYLE EXPERIENCE, THE DEVELOPMENT OFFERS POOLSIDE YOGA SPACES, SERENE WALKING PATHWAYS, AND THOUGHTFULLY DESIGNED RECREATIONAL ZONES, PROMOTING WELLNESS, RELAXATION, AND COMMUNITY INTERACTION.

EVERY ELEMENT OF THE CLUBHOUSE IS METICULOUSLY PLANNED TO PROVIDE A PERFECT BLEND OF LUXURY, COMFORT, AND FUNCTIONALITY, MAKING IT A DISTINGUISHED CENTERPIECE OF THE DEVELOPMENT.



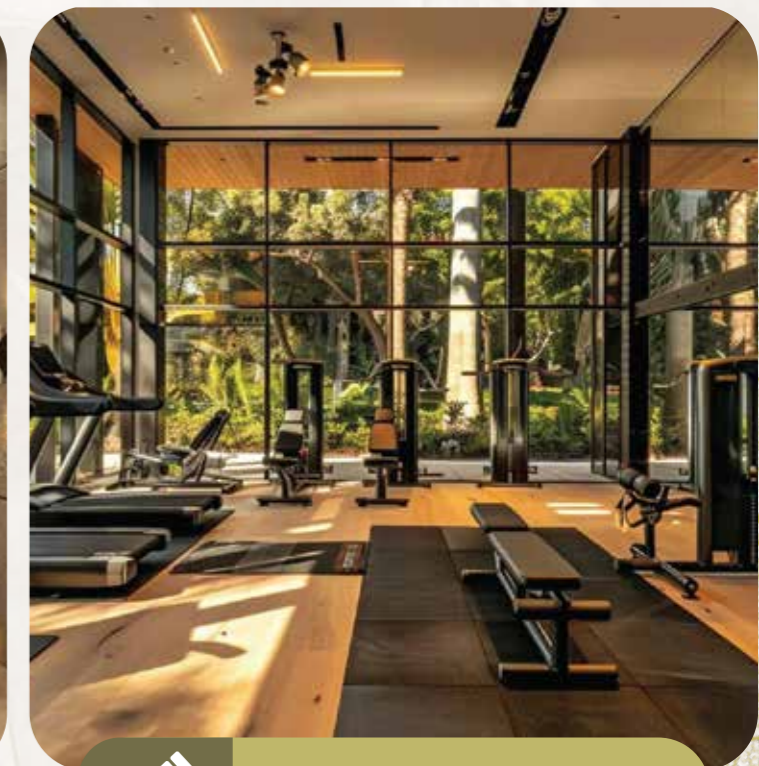
Pool Side Gazebo



Double Height
Banquet Hall



Mini Theater



Pool Facing Gym



EXPERIENCE LUXURY LIVING WITH MODERN INFRASTRUCTURE & ESSENTIAL UTILITIES

OUR PROJECT IS DESIGNED WITH ADVANCED INFRASTRUCTURE TO PROVIDE RESIDENTS WITH UNINTERRUPTED COMFORT AND CONVENIENCE.



24x7 WATER SUPPLY WITH OVERHEAD & UNDERGROUND STORAGE



FULL POWER BACKUP FOR COMMON AREAS & ALL APARTMENTS



SEWAGE TREATMENT PLANT (STP) FOR ECO-FRIENDLY LIVING



ADVANCED RAINWATER HARVESTING SYSTEM



FIRE SAFETY SYSTEM AS PER NBC STANDARDS



EFFICIENT DRAINAGE & WASTE MANAGEMENT SYSTEM

SAFETY & SMART SECURITY

A MODERN 3-TIER SECURITY SYSTEM ENSURES COMPLETE SAFETY WITHIN THE COMMUNITY.



FULLY GATED RESIDENTIAL COMMUNITY



FULL POWER BACKUP FOR COMMON AREAS & ALL APARTMENTS



24x7 PROFESSIONAL SECURITY PERSONNEL

LIFESTYLE & RECREATION

ENJOY A PERFECT BALANCE OF RELAXATION, WELLNESS, AND RECREATION WITH THOUGHTFULLY CURATED LIFESTYLE AMENITIES.



SEPARATE SWIMMING POOLS FOR ADULTS & KIDS



FULLY EQUIPPED MODERN GYMNASIUM



INDOOR GAMES AREA (TABLE TENNIS, BILLIARDS, ETC.)



DEDICATED YOGA & MEDITATION ZONE



MODERN CO-WORKING SPACES



KIDS ROOM/CRÈCHE



ARCADE & GAME ROOM



PREMIUM STEAM ROOM, SAUNA BATH, COLD PLUNGE, MASSAGE ROOM



DORMITORY FOR DRIVERS & DOMESTIC HELP



CONFERENCE HALL



MINI THEATER





COMMUNITY LIVING

EXPERIENCE A VIBRANT COMMUNITY LIFESTYLE WITH SPACES DESIGNED FOR SOCIAL GATHERINGS, CELEBRATIONS, AND RELAXATION.



BEAUTIFUL LANDSCAPED THEME GARDENS



ROOFTOP LIFESTYLE AMENITIES



MULTIPURPOSE BANQUET HALL

PREMIUM DESIGN & INTERIORS

THE RESIDENCES ARE DESIGNED WITH ATTENTION TO DETAIL AND ELEGANT AESTHETICS, DELIVERING THE PERFECT BLEND OF STYLE AND COMFORT.



ENERGY EFFICIENT LAYOUT DESIGN



ELEGANT 8-FEET HEIGHT DESIGNER DOORS



STYLISH BLACK MODULAR ELECTRICAL SWITCHES



EUROPEAN STYLE WALL MOULDING IN LIVING AREA



MOULDED WALL EDGES



RESIDENT HAPPY HOURS



HOLIDAY CELEBRATION



TRIPLE TRACK BALCONY DOORS WITH MOSQUITO MESH

ARCHITECTURAL HIGHLIGHTS



PODIUM-BASED RESIDENTIAL DEVELOPMENT



GRAND DOUBLE-HEIGHT ENTRANCE LOBBY



DEDICATED DROP-OFF POINT FOR EVERY TOWER



DEDICATED WALKWAY ON PODIUM LEVEL



ECO-FRIENDLY ENVIRONMENT WITH GREEN SPACES

COMFORT & CONVENIENCE

EVERY HOME IS DESIGNED TO OFFER MODERN CONVENIENCE WITH PREMIUM FEATURES.



HIGH-SPEED ELEVATORS (2 M/SEC) WITH POWER BACKUP



MODULAR KITCHEN PROVISION WITH QUARTZ COUNTER TOP



FIRE PITS



EFFICIENT DRAINAGE & WASTE MANAGEMENT SYSTEM



PODCAST STUDIO



PET DAY CARE



24X7 CONCIERGE AND MAINTENANCE

LUXURY BATHROOM EXPERIENCE

BATHROOMS DESIGNED TO OFFER A 5-STAR STYLE LUXURY EXPERIENCE.



HAND SHOWER & CEILING SHOWER IN ALL BATHROOM



GLASS PARTITIONS IN ALL BATHROOMS



COUNTER TOP BASIN WITH VANITY UNIT



PREMIUM BRANDED BATHROOM FITTINGS (KOHLER / GROHE / JAQUAR OR EQUIVALENT)



WALL-HANGING WC

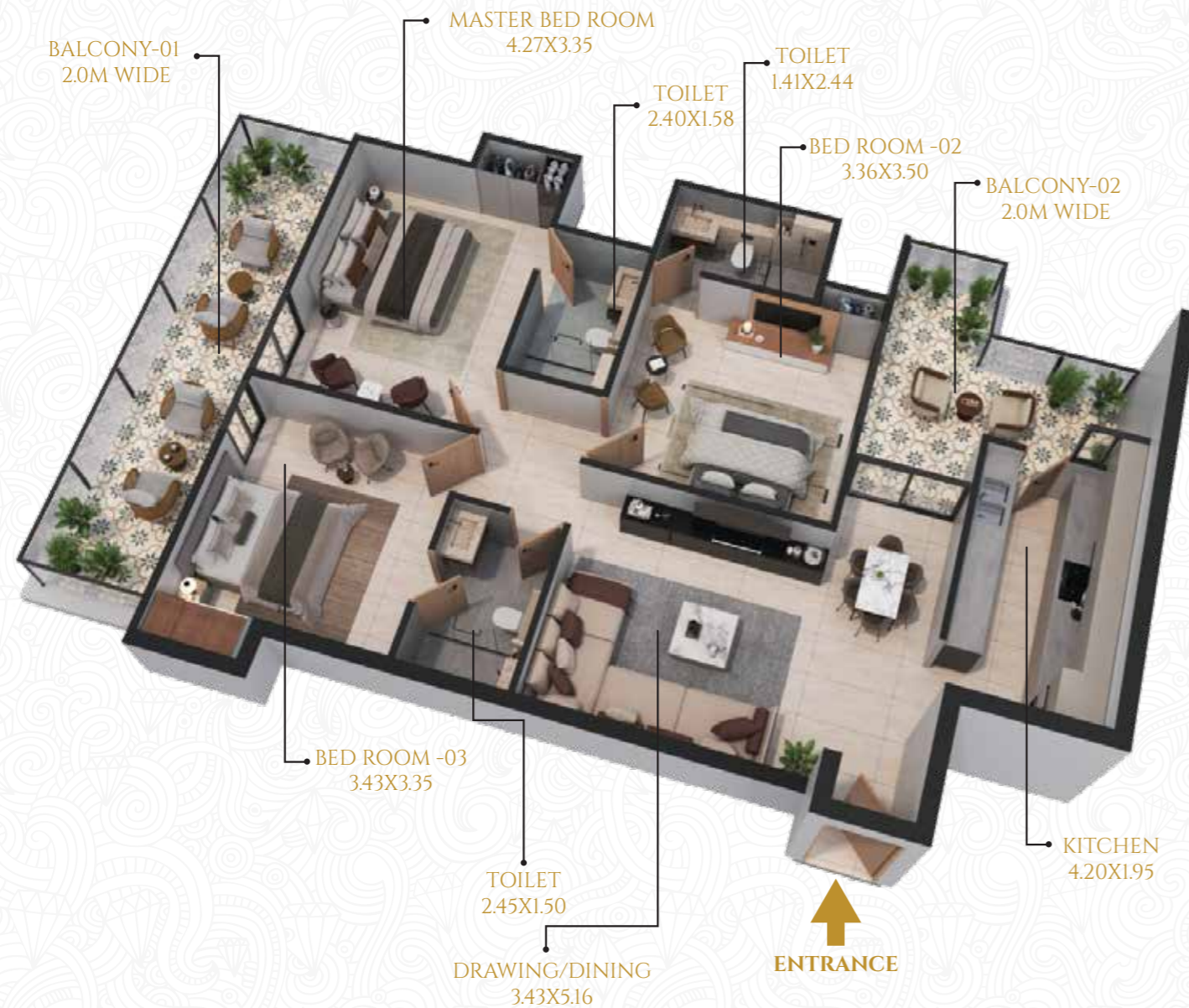


GEYSER FITTINGS PROVISION OUTSIDE FROM BATHROOMS

SITE LAYOUT



3BHK TYPE-A

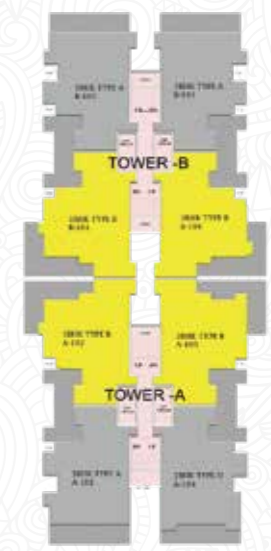
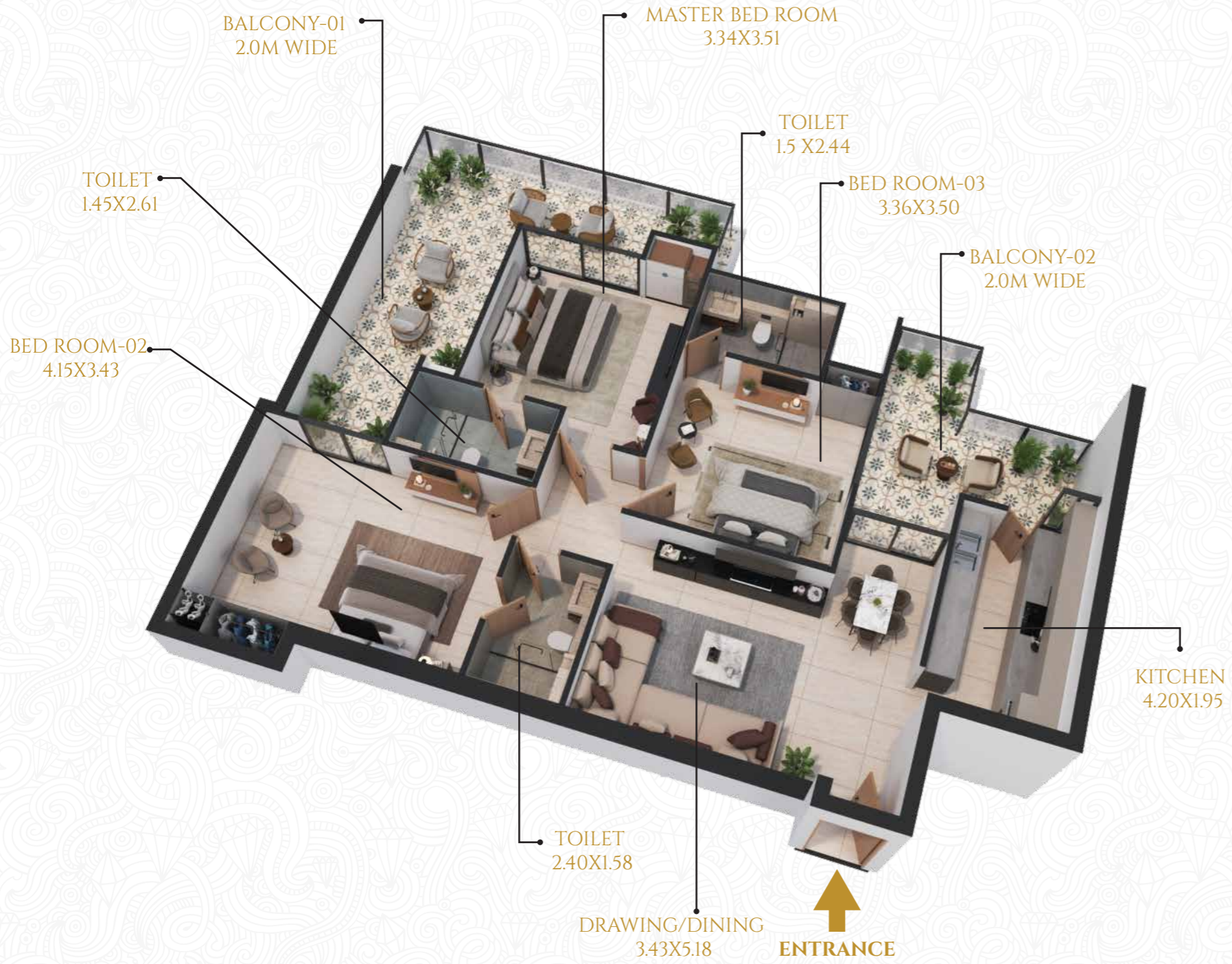


KEY PLAN
TOWER A & B



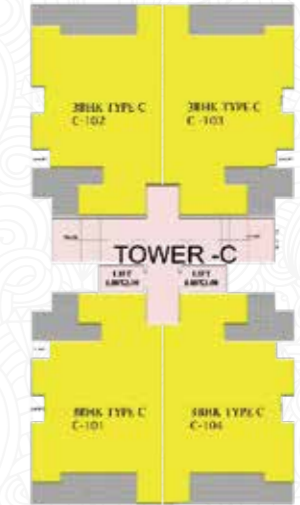
| DESCRIPTION | 3BHK TYPE- A | |
|----------------------------|---------------|--------------|
| CARPET AREA | 935.0 | SQ.FT |
| BALCONY AREA | 290.0 | SQ.FT |
| TOTAL AREA(CARPET+BALCONY) | 1225.0 | SQ.FT |
| BUILT UP AREA | 1324.0 | SQ.FT |
| MARKET SUPER AREA | 1784.0 | SQ.FT |
| OUR SUPER AREA | 1673.0 | SQ.FT |

3BHK TYPE-B



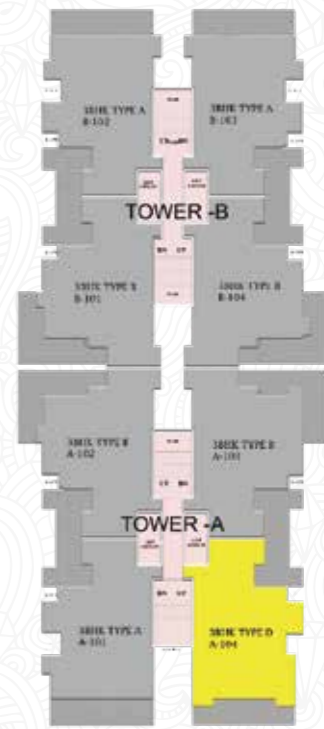
| DESCRIPTION | 3BHK TYPE-B | |
|----------------------------|---------------|--------------|
| CARPET AREA | 943.0 | SQ.FT |
| BALCONY AREA | 324.0 | SQ.FT |
| TOTAL AREA(CARPET+BALCONY) | 1267.0 | SQ.FT |
| BUILT UP AREA | 1366.0 | SQ.FT |
| MARKET SUPER AREA | 1845.0 | SQ.FT |
| OUR SUPER AREA | 1730.0 | SQ.FT |

3BHK TYPE-C



| DESCRIPTION | 3BHK TYPE-C | |
|----------------------------|---------------|--------------|
| CARPET AREA | 973.0 | SQ.FT |
| BALCONY AREA | 249.0 | SQ.FT |
| TOTAL AREA(CARPET+BALCONY) | 1222.0 | SQ.FT |
| BUILT UP AREA | 1321.0 | SQ.FT |
| MARKET SUPER AREA | 1779.0 | SQ.FT |
| OUR SUPER AREA | 1699.0 | SQ.FT |

3BHK TYPE-D



KEY PLAN
TOWER A & B



| DESCRIPTION | 3BHK TYPE-D | |
|----------------------------|---------------|--------------|
| CARPET AREA | 934.0 | SQ.FT |
| BALCONY AREA | 274.0 | SQ.FT |
| TOTAL AREA(CARPET+BALCONY) | 1208.0 | SQ.FT |
| BUILT UP AREA | 1307.0 | SQ.FT |
| MARKET SUPER AREA | 1759.0 | SQ.FT |
| OUR SUPER AREA | 1649.0 | SQ.FT |

SPECIFICATIONS

EXTERNAL GLAZING'S

| | |
|---------------------|---|
| WINDOWS/EXTERNAL | Glass Units with 3 Track UPVC Window. |
| EXTERNAL ELEVATION | Texture paint of Asian Paints / Berger / Nerolac or equivalent. |
| ELECTRICAL FIXTURES | Modular switches with copper wiring. |

LIVING/DINING / PASSAGE / LOBBY

| | |
|---------|---|
| FLOOR | Large size 600x1200 Double Charged Vitrified Tiles. |
| WALLS | Acrylic emulsion paint / Premium Paint. |
| CEILING | Acrylic emulsion paint / Premium Paint. |

DOORS

| | |
|-------|--|
| DOORS | Laminated Flush doors with Polished High Quality WPC Door Frame. |
|-------|--|

BEDROOMS

| | |
|---------------------|---|
| FLOORING BEDROOMS | Large size 600x1200 Double Charged Vitrified Tiles. |
| WALLS | Acrylic emulsion paint/ Premium Paint. |
| ELECTRICAL FIXTURES | Acrylic emulsion paint / Premium Paint. |

BALCONY

| | |
|----------|--------------------------------------|
| FLOORING | Moroccan Tiles size 400 x 400 |
| CEILING | Wooden Texture louvers. |
| RAILINGS | Glass with Aluminium Frame Railings. |

STRUCTURE

| |
|---|
| Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers. |
|---|

STAIRCASES

| | |
|-------|---|
| FLOOR | Granite /Marble / Tile with combination of MS railings. |
| WALLS | Acrylic emulsion paint/ Premium Paint. |

KITCHEN

| | |
|-------------------|--|
| WALLS | Tiles up to 2ft above counter and Acrylic Emulsion paint / Premium Paint. in the balance area. |
| FLOORING | Double Charged Vitrified Tiles. |
| CEILING | Acrylic Emulsion paint / Premium Paint. |
| COUNTER | Quartz Working Top. |
| FITTINGS/FIXTURES | CP fittings with CPVC pipes and Single bowl SS Sink. |

TOILETS

| | |
|-------------------|---|
| WALLS | Combination of Tiles Size 600 x1200 up to ceiling level. |
| FLOORING | Anti-skid Tiles. |
| CEILING | Acrylic Emulsion paint / Premium Paint. |
| SANITARY WARE/ CP | CP fittings, Wash Basin, WC Wall Mounted (Kohler/Grohe/Roca/jaquar or Equivalent) |
| FITTINGS | Faucet/Jet/Ceiling Shower(Kohler/Grohe/Roca/jaquar or Equivalent) |
| PLUMBING | CPVC piping for hot and cold water supply inside the toilets. |







LIVING IN AN AIRY HOME FILLED
WITH SUNLIGHT.



SPACIOUS MODERN KITCHEN WITH
AN ELEGANT DINING AREA WITH
LUXURY BALCONY VIEW.





LOCATION MAP



NEARBY PLACES

-  **SGPGI: 9 Mins**
-  **Medanta Hospital: 7 Mins**
-  **School: 1 Min**
-  **HCL IT Park: 2 Mins**
-  **Janeshwar Mishra Park (Asia's largest park): 10 Mins**
-  **Gomti Nagar: 10 Mins**
-  **Purvanchal Expressway: 4 Mins**
-  **International Cricket Stadium: 5 Mins**
-  **Kanpur Road: 13 Mins**
-  **Faizabad Road: 12 Mins**
-  **Palassio Mall: 5 Mins**
-  **Police Headquarters (Signature Building): 5 Mins**
-  **Hazratganj: 15 Mins**
-  **High court: 15 Mins**
-  **Lulu Mall: 6 Mins**
-  **Dial 100: 5 Mins**
-  **Agra-Lucknow Expressway: 25 Mins**
-  **International Airport: 20 Mins**



PREMIUM
MULTI-STORIED
LIVING DESIGNED FOR
MODERN COMFORT AND
TIMELESS ELEGANCE.

OUR PROJECTS



COMPLETED PROJECTS

RESIDENTIAL



Floridaa
Key to ur DREAM...
Sector-82, Faridabad



Kailash
RESIDENCY
Shamsabad Road, Agra



GREEN
PARADISE
Dayal Bagh, Agra



TULIP
PARADISE
Dayal Bagh, Agra



Pearl
Paradise
Dayal Bagh, Agra



ROYAL
GREEN
HOMES
Sector-36, Bahadurgarh



ANTHELã
—Your Signature Address—
12D, Awass Vikas, Agra



LUXE
PARADIISE
Taj Nagri Phase-II, Fatehabad Road, Agra



ANTHEM
—live with pride—
Sector 15, Awass Vikas, Agra



omkar
Jeoni Mandi, Agra



LIFE & JOY

COMMERCIAL



OM ARCADE-1
Commercial Project, Agra



OM ARCADE-2
Commercial Project, Agra



Floridaa
Signature
Mart

ANTHELã
Street
12D, Awass Vikas, Agra



ARCADIA
Sikandra - Bodla Road, Agra

the
Address
M.G. Road, Agra



LUCKNOW

TIMELESS Sales Centre | **TIMELESS**, Pintail Park City, Lucknow

9:30 AM to 8:00 PM, All days open

YTT GROUP

TIMELESS, Plot no. GH-01-A, Sec-1, Pocket-2, Pintail Park City, Lucknow



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www.yttgroup.co.in



info@yttgroup.co.in



RERA REGISTRATION NO.

UPRERAPRJ730763/06/2026

Proposed Start Date: 20-03-2026

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Account Name :.AAKANSHA INFRATECH
COLLECTION ACC TIMELESS

IFSC Code :.CNRB0018504

Disclaimer: Super Area is for informational purposes only and not for sale purposes.
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APPROVED BUILDING PLAN/PERMIT NO.
GROUP HOUSING/18451/LDA/BP/25-26/1656/10032026

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