Promoter Name : SHANSHIV HOSPITALITY LLP
Promoter ID : UPRERAPRM501529
Name of Bank : HDFC Bank Ltd.
Branch Name : LOHIYA NAGAR
Branch Address : GROUND FLOOR, 74, NEW ARYA NAGAR,GHAZIABAD, UTTAR PRADESH, PIN-201001
Note : ALL AMOUNTS/INSTALLMENTS/HOME LOAN EMIS PAID BY THE BUYERS SHALL BE DEPOSITED ONLY IN THE COLLECTION ACCOUNT OF THE PROJECT

Project Name: ENTILLIA 4CS
RERA Website: www.up-rera.in/
RERA No: UPRERAPRJ800840/09/2026
Project Launch Date: 22-09-2026
Name of Collection Account: SH LLP COLLECTION A/C FOR ENTILLIA 4CS
Account No: 50200122039103
IFSC Code: HDFC0004833

ENTILLIA 4CS

The Future Commercial Landmark of NH-24


Holiday Inn
E4Cs
ENTILLIA
4Cs
CnM

NH - 24's First Studio-Led Commercial Landmark

A next-generation mixed-use destination where retail, hospitality, business, life-style and smart investment converge.

Located Bang on NH-24/NH-9, **Ghaziabad**

A Venture of Volga Palace

A New Commercial Icon on NH-24

ENTILLIA 4CS is a future-ready mixed-use commercial destination on the NH-24 / NH-9 corridor.

Designed with Retail, Restaurants, Banquet, Hotel Rooms, Office Spaces and Premium Studio Apartments,
it brings business, lifestyle and investment together in one landmark address.

Built for visibility, footfall, rental demand and long-term growth.

ONE ADDRESS. MULITIPLE OPPORTUNITIES

Retail **Hospitality** **Studios** **Offices** **Lifestyle** **Investment**



Positioned

Where Growth Meets Visibility

Bang on NH-24 / NH-9 with frontage on the Delhi–Meerut Expressway

Strategically located on **NH-24, ENTILLIA 4CS** offers excellent visibility, seamless connectivity, and strong commercial potential.

Surrounded by residential communities, colleges, hospitals, and business hubs, it is built for high footfall and long-term growth

LOCATION HIGHLIGHTS

Bang on
NH-24 / NH-9

Delhi–Meerut
Expressway Frontage

Near
Hapur Flyover

Close to
Wave City

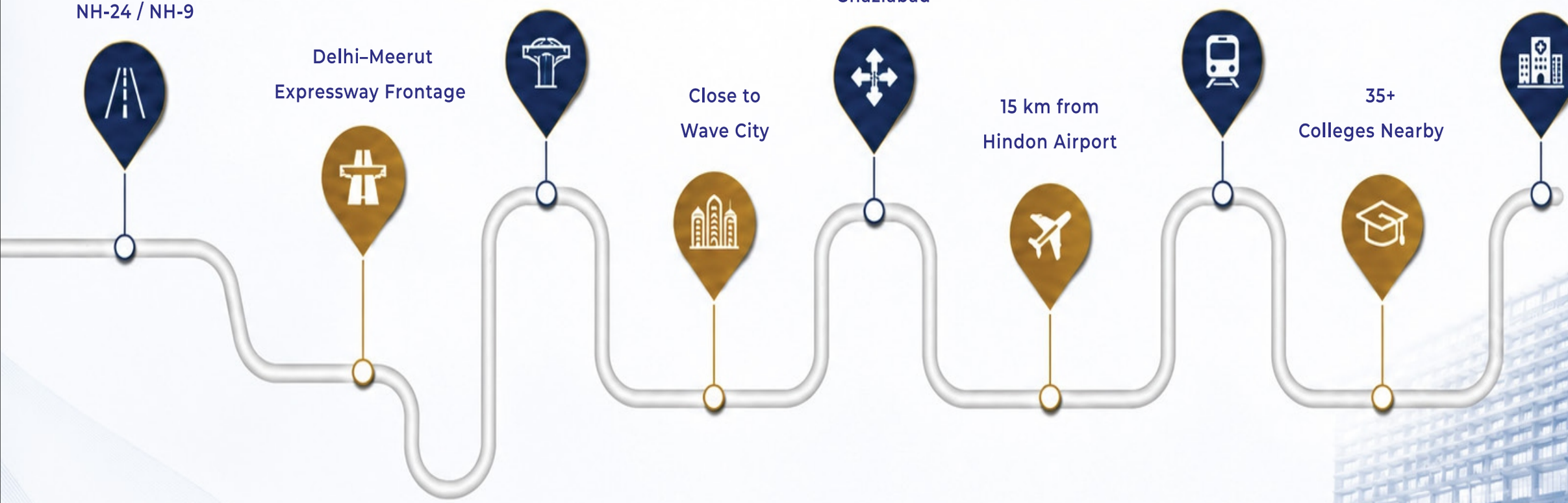
Easy Access to
Noida, Delhi &
Ghaziabad

15 km from
Hindon Airport

Metro via
Sector 63, Noida

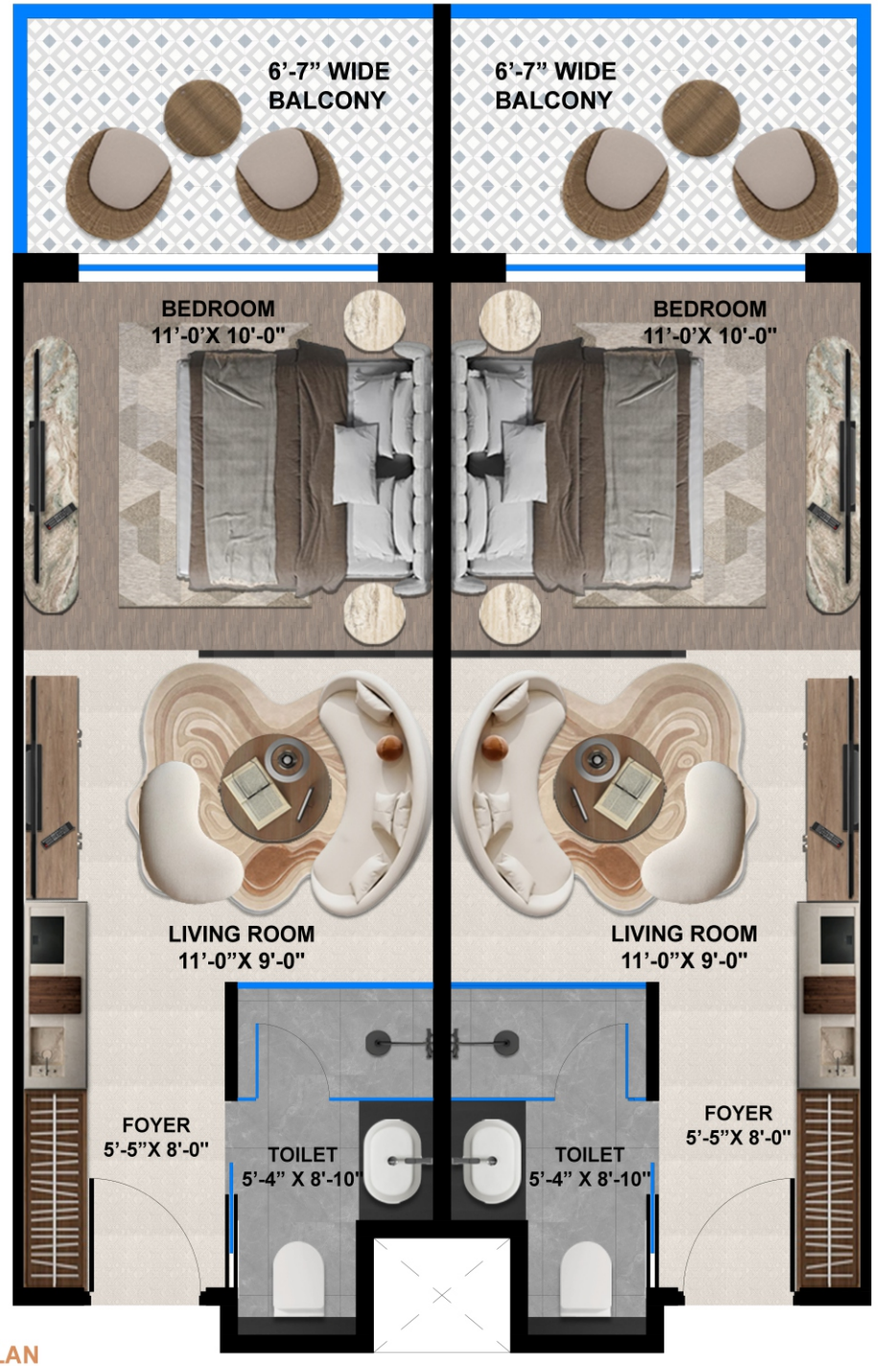
35+
Colleges Nearby

Near Manipal &
Fortis Hospitals



A location built for footfall today and appreciation tomorrow.

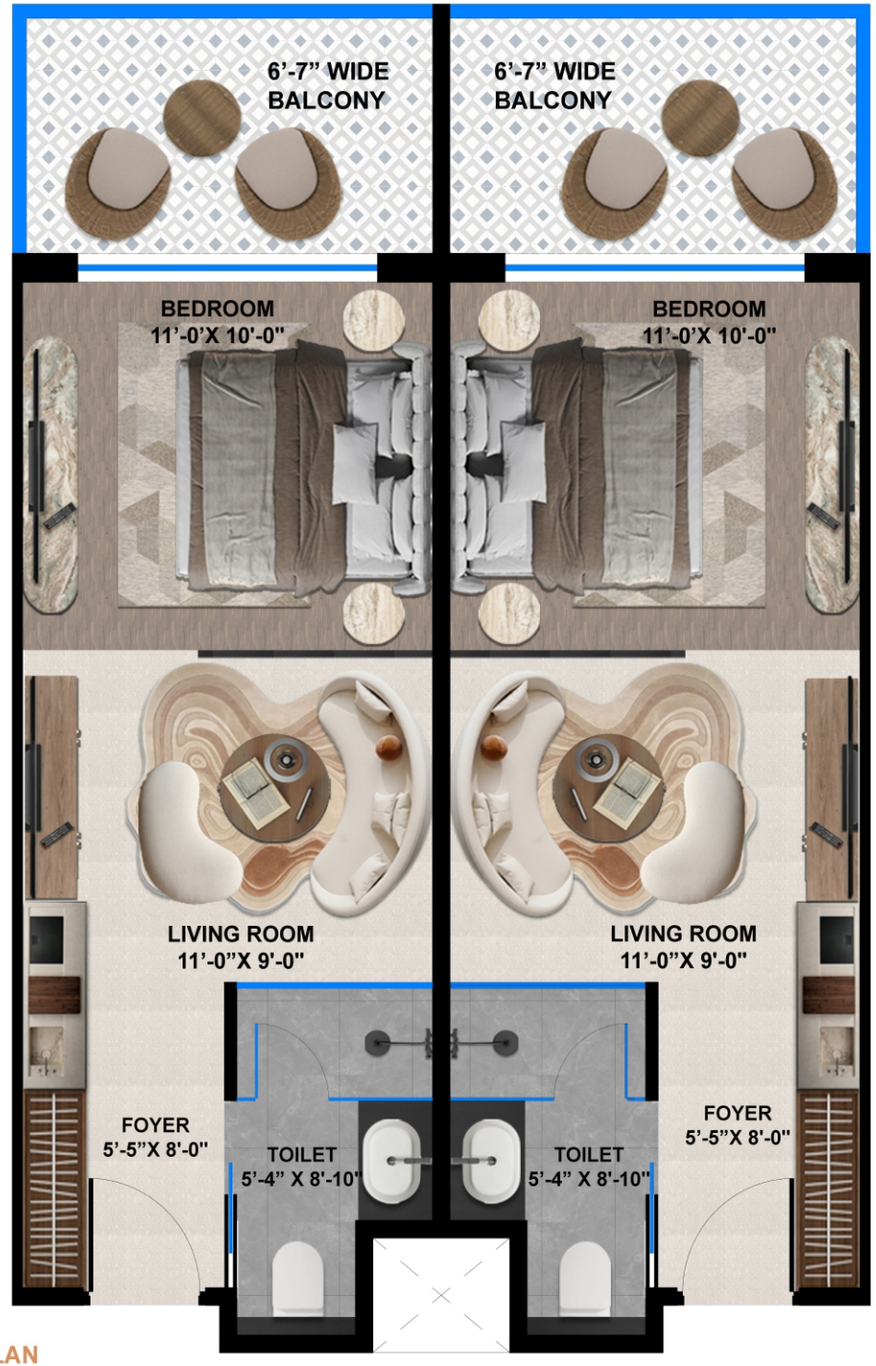
UNIT PLAN



UNIT PLAN

CARPET AREA: 27.25 SQM (293.32 SQFT)
COVERED AREA : 36.58 SQM (395.25 SQFT)
SUPER BUILT UP AREA: 655.0 SQFT

UNIT PLAN



UNIT PLAN

CARPET AREA: 27.25 SQM (293.32 SQFT)
COVERED AREA : 36.58 SQM (395.25 SQFT)
SUPER BUILT UP AREA: 655.0 SQFT

A Lifestyle Layer
That Adds Everyday Value

ENTILLIA 4CS goes beyond commercial utility by adding thoughtfully planned lifestyle and recreational amenities. These spaces are designed to support wellness, leisure, networking and everyday convenience for users, tenants and visitors.

CLUBHOUSE & LIFESTYLE AMENITIES

- World-Class Gym
- Snooker Table
- Card room
- Indoor Games
- yoga & Aerobics Studio
- Zumba Studio
- Rooftop Restaurants
- 10 High-Speed Lifts
- Premium Lobby
- Smart Building Features
- Vastu-Based Planning
- Oriental Landscape
- Modern Lighting

TOP STANDOUT FEATURES

World-class gym

Card room

Indoor games

Rooftop restaurants

10 high-speed lifts



A commercial address enhanced with lifestyle, wellness and premium

4th - 8th FLOOR PLAN



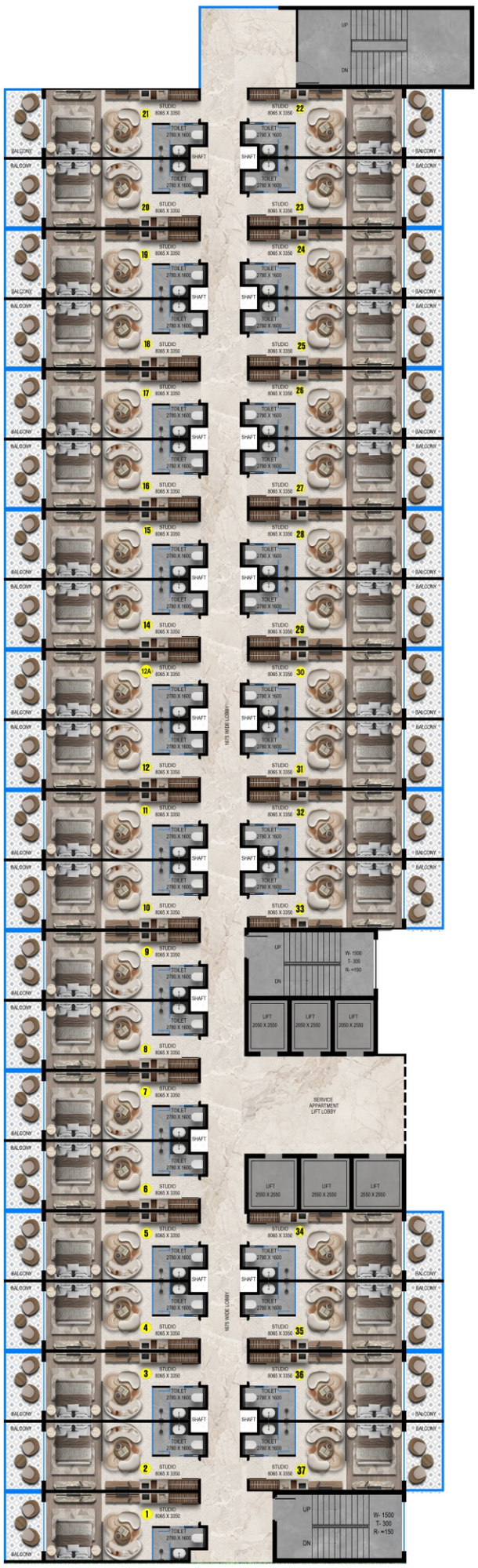
NH-24

14-16th FLOOR PLAN



NH-24

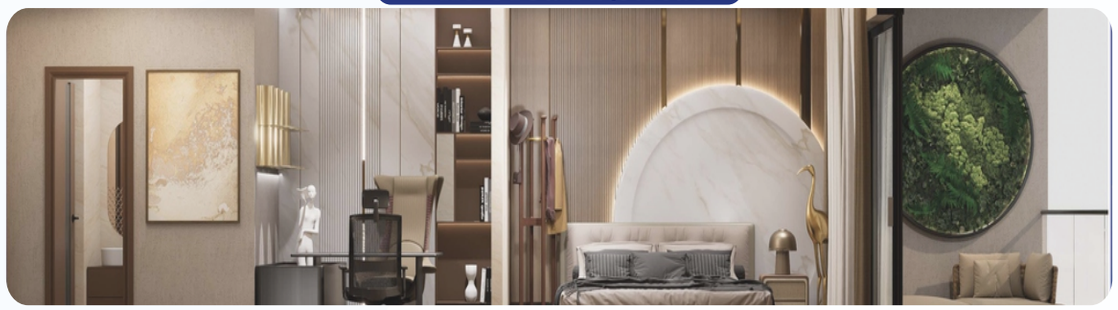
19th FLOOR PLAN



NH-24

Type Of Studios

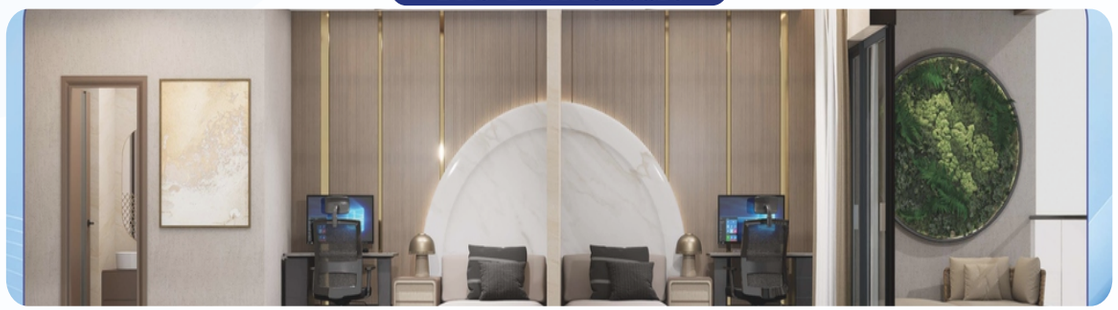
The Urban Retreat



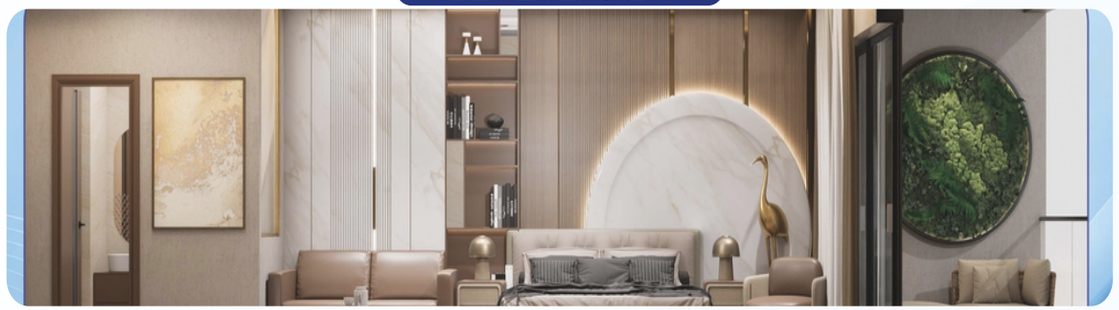
The WorkNest



The Twin Studio



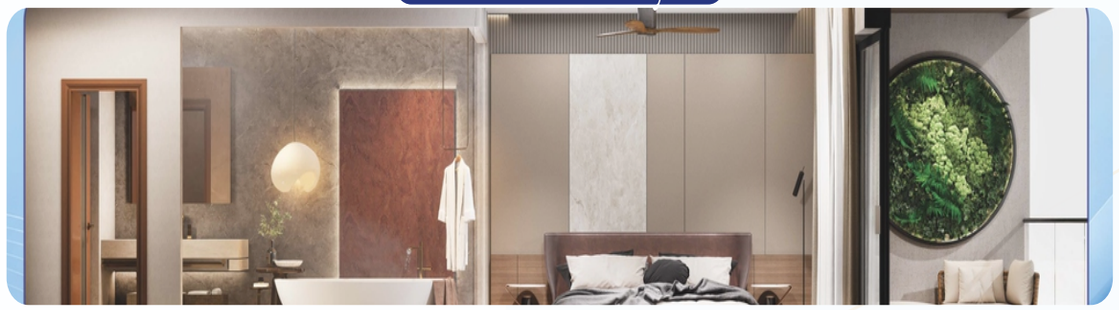
The Luxe Suite



Summit House



The Sanctuary



Payment Plan

Booking Amount	Within 45 Days	On Upper Basement Slab	In Super Super Structure	On Possession
10%	25%	15%	25%	25%

100% CONSTRUCTION-LINKED PAYMENT SCHEDULE


ENTILLIA 4CS