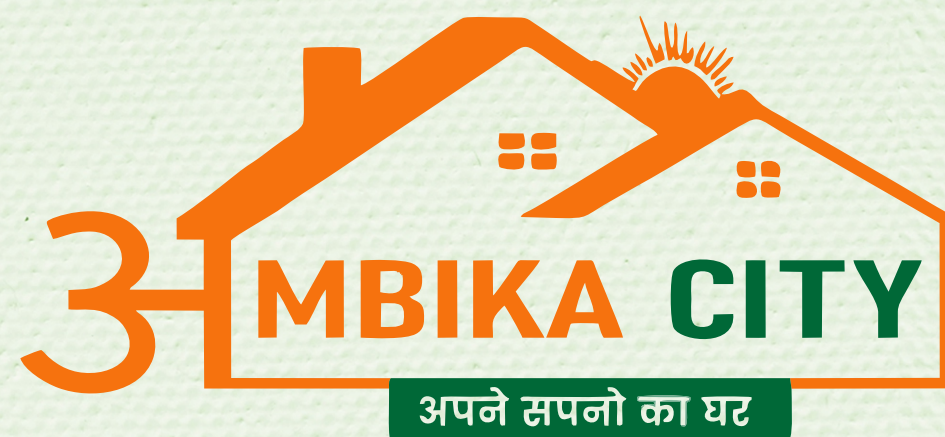


"YOUR OWN EARTH YOUR OWN SKY"

A PREMIUM GATED PLOTTED DEVELOPMENT



AMBIKA CITY

Apna
Enclave





BUILD AN INVESTMENT IN A MODERN GATED COMMUNITY a home, a lifestyle



"Established in 2016, Motheo Infratech stands tall as a premier real estate entity in Delhi NCR, with our headquarters situated in the heart of Noida. At the core of our ethos lies a commitment to nurturing relationships above all else, transcending the mere exchange of capital. Our diverse portfolio encompasses Residential, Commercial, and Plot developments across key regions including Delhi NCR, Goa, Chandigarh Tricity, Nainital Mukteshwar, and extending internationally to Dubai. Complementing our endeavors is our esteemed sister consultancy, Pro Karigar, specializing in comprehensive Property Management solutions. As we embark on our latest venture, we are thrilled to announce our expansion into the vibrant cityscape of Patna. Our vision encompasses the development of a thriving residential township in Parmanandpur, Greater Patna, where modernity meets tranquility. Join us on this exciting journey as we strive to redefine urban living experiences and shape communities for generations to come."

673'

1320'



HIGHWAY CHAPRA TO HAJIPUR



SWASTIKA DESIGNERS

SECTOR 108, NOIDA,
U.P. - 201304

AMBIKA CITY
By
Motheo Infratech
Parmanandpur , Greater Patna





WELL PLANNED COMMUNITY LIVING



Set in the lap of a world-class green environment, every little detail of life is well taken care of at Ambika City by Motheo Infratech. A community with abundant natural greens and wide internal roads, mapped by efficient traffic management, street lighting and pedestrian walkways.

- | Gated community
- | Traffic management
- | Wide internal roads
- | Electricity Lines
- | Controlled entry/exit
- | Three tier security
- | Direction signages







O PPORTUNITY A WAITS YOU



When you have an incredible idea, all you need is an opportunity. Now, Motheo Infratech is giving you opportunity Plots at **Ambika City** that give you the ability to turn your vision into a reality. Turn your idea into a thriving business or office with flexible, premium SCO plots. These plots in a brand new development are an ideal investment opportunity for shops, offices, restaurants and many more. Start your future in an up-and-coming part of Greater Patna, that promises to be the Pulse of Parmanandpur, Greater Patna.







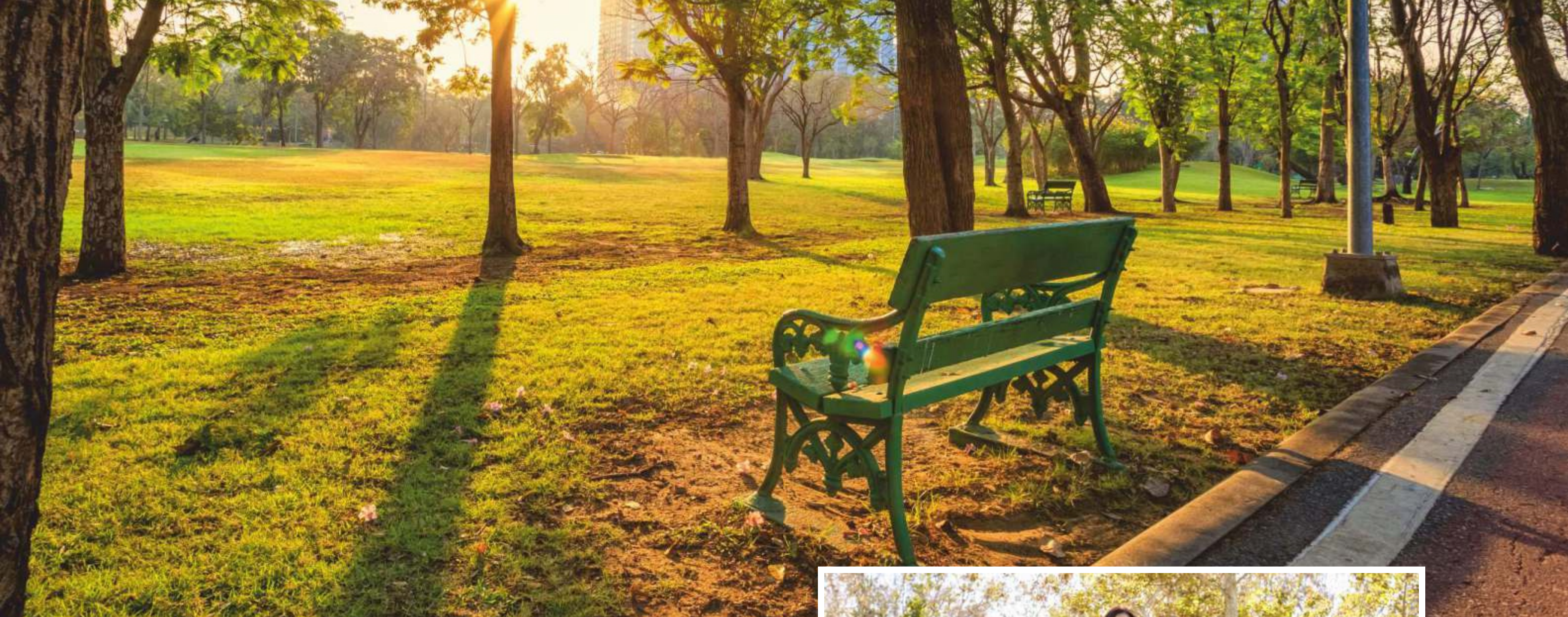
CLUB HOUSE



A Club House that has all the means for your replenishment and rejuvenation is one of the major highlights of the venture.

Meticulously designed to provide a sense of opulence, the clubhouse sports a spacious banquet, multipurpose hall provision for a restaurant and indoor games. Designed to accommodate social gatherings, celebrations as well as outdoor sports such as Card Room, Table Tennis, Billiards Table it is a truly multipurpose club house in the metropolis.





LIVE THE GOOD LIFE



A comfortable home, a happy family, and plenty of space to grow and play. Life certainly is good when all these are harmoniously in place, and more so when it's in your home at **Ambika City** by Motheo Infratech

Ambika City view has been designed to ensure a total escape. Upon arrival one experiences a sense of being welcomed to a completely different world. Starting from the exterior, ample lush green spaces define the street scape. Going inward, the land scape features the med gardens. Both infrastructure and landscape work seamlessly together to create a sanctuary for the senses.



57

BIGHA

PHASE - 1 (27 BIGHA)
PHASE - 2 (20 BIGHA)



359

PLOTS



8

UNIQUE PARKS



4 Lac sqft

OPEN SPACE



26000 sqft

CLUB HOUSE AREA





INVEST IN WHAT MATTERS THE MOST your space to live & grow



Enjoy the luxury of independent plots with the life style and security of a gated community. Welcome to **Ambika City** by Motheo Infratech a premium plotted development spread across Approx. 50 acres, designed around an impeccably nurtured land scape that has been conceived for those who seek exclusivity while being in an environment of comfort and convenience. Here, limited number different size of plots. Provide for a coveted privacy and an independent lifestyle.





Yoga pavilion



Cycling track



Badminton Court



Table Tennis



Gymnasium



Fruit Garden



Mini Soccer Field



Games Room



Pool Table



Clubhouse



Party hall



Restaurant



Senior Citizens' Tranquility Park



Toddler's Park



AN UNBEATABLE LOCATION FOR THE NEXT GENERATION OF GREATER PATNA



Located on the fast-developing Sonepur Chhapra Highway, Ambika City is an extremely well connected location, set at Rasulpur, Permanandpur,

Be it the proximity to the best educational institutions, or to the city's finest entertainment, or workplaces, or healthcare facilities.

Ambika City is the perfect nest-egg for your future, and the future of generations to come.



GREATER CONNECTIVITY :

- ✚ Railway Station : Parmanandpur, (2 Kms)
- ✚ Bus Stand : Gobind Chowk
- ✚ Patna : 13 Kms
- ✚ SSB Camp : 4 Kms
- ✚ Digha Bridge (JP Setu) : 2.5 Kms
- ✚ Ram Janki Path : 2 Kms
- ✚ Proposed International Airport : 3 Kms
- ✚ Proposed Metro Station : 3 Kms
- ✚ Central Government School : 8 Kms
- ✚ BCCI Stadium : 3 Kms
- ✚ Rail Wheel Factory (Bela Dariyapur) : 8 Kms

LOCATION MAP





Sonepur Chhapra Hwy, Rasulpur,
Parmananpur, Bihar 841216

Contact : 9289120070