



Presents

# AURA ESTATE

A Luxury Township



Live the Calm.  
Breathe the Aura.

Feel the canal & forest vibes

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# AURA ESTATE

## A Luxury Township

Welcome to aura estate, a signature project by rs builder & developers, envisioned and founded by mr. rajnish singh (founder & managing director), with over two decades of excellence in the real estate industry, our mission is to craft premium spaces that redefine comfort, connectivity, and community living.

## Available Units

Plot's | Shop's | Farmhouse | Farmhouse Space

## Project Key Features:-

### ✔ Infrastructure

- 35 ft & 25 ft wide roads
- Street lighting
- Sewer line

### ✔ Security

- 24/7 security
- CCTV Surveillance
- Gated Entry

### ✔ Recreation

- 3 Landscape Parks
- Badminton court
- Yoga & Meditation Space

### ✔ Natural features

- River view
- Green environment
- Fresh air

## Why Choose Aura Estate

- ✓ 50+ trees (150 years old) in front of the project.
- ✓ Front view of the Ganga River.
- ✓ 200-year-old historical monuments, bridge, canal waterfall picnic point, and St. Mary's Church (Sardhana).
- ✓ Peaceful, neat, and clean environment.
- ✓ Low AQI and green surroundings.
- ✓ Clean and fresh water.
- ✓ All connectivity within a 5 km radius:  
**Bus stand, railway station, NH-58, and Muradnagar–Haridwar (Ganga Canal Road).**

High living standards  
Trust more, earn more.

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### Main Highlights:

- ✓ Near Asia's No. 1 Sports University (Major Dhyan Chand Sports University, Salawa)
- ✓ Near Atterna Police Chowki

### Facilities:

- ✓ Approved project
- ✓ Single gated society
- ✓ 24×7 CCTV surveillance
- ✓ 100% wireless project (free from high-voltage lines)
- ✓ Underground sewerage system
- ✓ Fancy street lights
- ✓ 35 ft and 25 ft wide roads
- ✓ 3 environmental green parks
- ✓ Temple

# AURA ESTATE

A Luxury Township

✓ 22\*45 = 110 sq yards



✓ 2 bhk luxury duplex



✓ 3 bhk luxury duplex



LIVE THE CALM  
BREATHE THE **AURA**

PANORAMIC VIEW OF  
**THE SITE**

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## PROJECT OVERVIEW

- ✔ Prime location Muradnagar to Haridwar ganga Canal Road Near Aterna police chowki ,Aterna , Sardhana,Meerut
- ✔ 110–500 Gaj Residential Plots
- ✔ 24/7 CCTV Surveillance
- ✔ Single Gate Entry & Exit

- ✔ 3 Developed Parks
- ✔ 24/7 Power Backup
- ✔ Underground Sewer Line System
- ✔ Wide Internal Roads
- ✔ Lush Green & Peaceful Surroundings
- ✔ Developing & Planned Township Layout
- ✔ Close to Canal/Riverside Connectivity



R.S

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PRADA

D&G

adidas

New Balance

ACT  
BACKGROUND

Fresh  
Fresh BIO

Fresh

A PROJECT BY  
**RS**  
BUILDERS  
& DEVELOPERS

PLOTS FOR SALE  
IN  
AURA ESTATE  
HOUSING SOCIETY

COMPLEX & BEAUTIFUL PARK

AURA ESTATE





R.S.

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D&G

PRADA

adidas

Fresh

Fresh BIO

AGI



KIDS PLAY AREA



BADMINTON COURT



THEME BASED PARK



YOGA AND MEDITATION





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Road Near Aterna police chowki ,Aterna ,  
Sardhana,Meerut



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