BREATHE IN THE AIR OF SPACIOUSNESS WITH ONLY SIXTEEN LIMITED EDITION HOMES NESTLED IN 1.35 ACRE PLOT LANDSCAPED WITH LAIDBACK GARDENS AND WATER BODIES. EVERY HOUSE IS SPREAD OUT ACROSS THE LENGTH AND BREADTH OF THE DWELLER’S IMAGINATION. ONE CAN EVEN CHOOSE AN EXCLUSIVE STRETCH OF RECREATIONAL SPACE ON THE TERRACE OR THE BASEMENT, TO NOT JUST LIVE BUT CELEBRATE LIFE.
Bewonder others with your premium address, in the green neighbourhood of the chosen few like Neeti Bagh, Gulmohar Park, Anand Lok and Hauz Khas. A gated community with three-tier security offers you comfort while a phenomenal experience fills you with a sense of elation.

METRO STATION 1.5 KM
1 KM SIRIFORT SPORTS COMPLEX
IGI AIRPORT 14.5 KM
2.5 KM AIIMS
SELECT CITYWALK 6 KM
6 KM DELHI GOLF CLUB
ANSAL PLAZA 1 KM
9 KM CONNAUGHT PLACE
GURGAON CYBERCITY 20 KM
13 KM NOIDA SEC 18
HAUZ KHAS VILLAGE 2.5 KM
Balance your life with proximity to every delight and convenience Delhi has to offer while being away from the noises and nuisances of the city. Let serene landscaping, fragrant ivies, and soothing sound of gently swaying water bodies define your personal space.

Land size 1.35 acre*
16 Limited Edition 5 bedroom apartments
Every apartment with approx. 4500 Sq. Ft.* each
Plus approx. 2000 Sq. Ft. of basement lounge/terrace garden (optional)
More than 3500 Sq. Yds.* of private open area
One-of-a-kind unique gated community in the heart of city
Facilities such as health club, swimming pool, badminton court & driver’s room
Facility management & automated security systems managed through professional agency
4 car parking with every apartment plus common visitor parking
VASTU compliant homes
Separate entry and exit gates on two roads for the plot

*Actual sizes may vary
Befriend a healthier lifestyle with a gymnasium, steam room, swimming pool and sports facilities like basketball and badminton, artistically conceptualized in the same complex.

**THE OUTDOOR**

- Recreational Lawns
- Sun Deck with Spa Beds
- Children’s Splash Fun Pool
- Main Lap Pool
- BBQ & Teppanyaki Pavilion
- Badminton & Basketball Court
- Outdoor Fitness Area
- Toddlers Playzone

**Siri Fort Sports Complex**

The project is in close proximity to the Siri Fort Complex, which is the largest gaming and sporting facility in entire Delhi NCR with international level arenas for activities such as squash, badminton, swimming, cricket, golf, shooting, aerobics, yoga, skating, gymnasium etc. It also houses the largest auditorium in the city.
Begin your day with ‘the ease of living’ as bespoke technology makes your days smooth and hassle-free. From within your apartment to the entire Botanica complex, little additions of blended-in technology assists you without spoiling the charm of old world living.

**FUTURE READY!!**

**INTERACTIVE HOME**
Automation ready and Plug-n-Play WiFi

Use your iPad to control your home, direct your lighting, music and camera systems from any web enabled mobile device or security system.

**SUPER HIGH SPEED INTERNET**
Both wireless and hardwired networking solution
Plug-n-Play

**INTEGRATED FIRE AND SECURITY SYSTEMS**
Intruder alarm
Fire detection
CCTV surveillance

**MULTI ROOM SOUND SYSTEM (CENTRALISED ENTERTAINMENT)**
Listen to what you want from wherever you want
Multi source control; simultaneous access and control of radio, satellite, CD and DVD
BESTOW

Bestow yourself with the innovative spaces of recreation, where harmony and wind together sway through the branches and leaves, infusing aroma in the compound. As night sets in, the moon sparkles the water as you take a sip from your sparkling wine at your own terrace lap pool or your exclusive private basement rendezvous area. For larger gatherings, you may shift your party to the pool-side garden in the complex and enjoy the party uninterrupted.

TERRACE GARDEN
Bar and Teppanyaki Counter
Option of a Waterfall with Gazebo or a Plunge Pool
Garden decorated with ornamental plants
Proper waterproofing and insulation

BASEMENT LOUNGE
Create your own entertainment and gaming zone in your private lounge
Create your private Home Theatre
Create your private Study and Home Office
Air-conditioning provision
Pantry & toilet provision in the basement
Access through private elevator to ground floor apartment
Become one with traditional opulence without compromising with the amenities of modern life. Inhale and de-stress at the living room, enjoy the integrated VRV air-conditioning and modular kitchen & Italian style wardrobes, high-speed elevators.
Disclaimer: This does not constitute a legal offering. All building, layouts, specifications etc., are tentative and subject to variations and modifications by the company or the competent authority sanctioning such plans till final completion of the project. Some features may be available in select apartments only.
GENERAL FEATURES
Centrally Air-Conditioned with VRV units
Access controlled doors for building and apartments
Swimming pool, Health club, Gymnasium & Spa
Water softener and central water heating system

SPECIFICATIONS AND FINISHES

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<thead>
<tr>
<th>LIVING DINING</th>
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<tbody>
<tr>
<td>Floor</td>
<td>Imported Italian marble</td>
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<tr>
<td>Walls</td>
<td>Velvet Touch paint on POP paneling</td>
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<td>Ceiling</td>
<td>False ceiling of Gypsum board painted in Velvet Touch paint.</td>
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<tr>
<td>Doors</td>
<td>Panel doors of CP Wood with 12mm Greenply</td>
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<tr>
<th>BEDROOM</th>
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<tbody>
<tr>
<td>Floor</td>
<td>Imported Italian marble, 2 rooms with solid wood flooring (optional)</td>
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<td>Walls</td>
<td>Velvet Touch paint on POP paneling</td>
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<tr>
<td>Ceiling</td>
<td>False ceiling of Gypsum board painted in Plastic emulsion paint.</td>
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<tr>
<td>Doors</td>
<td>Panel doors of CP Wood with 12mm Greenply</td>
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<tr>
<td>Modular Wardrobes</td>
<td>Imported modular wardrobe with high gloss/ laminate finish outside and laminate finish inside. Design as per owner requirement.</td>
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<tr>
<td>Fittings/ Fixtures</td>
<td>Concealed down lights/cove lights.</td>
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<tr>
<th>KITCHEN</th>
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<tbody>
<tr>
<td>Walls</td>
<td>Imported Italian marble/ granite</td>
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<tr>
<td>Floor &amp; Counter</td>
<td>Imported Quartz/ granite Slabs</td>
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<tr>
<td>Fittings/ Fixtures</td>
<td>CP fittings &amp; Double bowl SS Sink, Exhaust fan</td>
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<tr>
<td>Kitchen Appliances</td>
<td>Modular kitchen with hob, chimney, oven, microwave, refrigerator &amp; geyser</td>
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<td>Gas supply</td>
<td>Piped gas line</td>
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<tr>
<td>Washing area</td>
<td>Designated washing area for machines and dryer</td>
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TOILET
| Walls & Floor | Imported Italian marble | | |
| Vanity | Beautifully designed under counter vanity | | |
| Counters | CP fittings of Gessi or similar make | | |
| Sanitary wares/ CP fittings | Wash-basin & WC of Laufen/ Area Design/ similar make glass shower partition with shatter proof glass door, wash basin, robe hooks | | |

BASEMENT
| Floors | IPE wooden deck flooring or imported marble | | |
| Rating | Glass and aluminium/ wooden railing | | |

FIRE FIGHTING SYSTEM
As per NBC norms
ELECTRICAL
| Fittings/ Fixtures | Modular switches and copper wiring, ceiling fans in all rooms, light fittings in toilet, kitchen, corridor and passages. (make: Havells, Schneider and similar) | | |
| Power Back-up | 100 % DG Power back-up | | |

SECURITY SYSTEM
3 tier security system
Samsung/ comparable video door phone with digital lock
High resolution CCTV cameras
Access controlled doors at lobby level

EXTERIOR FINISHES & LANDSCAPE
Landscape is a mix of hard and soft scapes beautifully laden with multiple variety of plants, water bodies, sculptures & green wall
Combination of stone, glass & paint
Grass on driveway and stair areas

SERVANT/ DRIVER ROOMS
Separate quarters for servants/maids
Driver’s lounge and separate toilet at stilt level
BELIEVE

THE PROJECT IS A JOINT ENDEAVOUR OF AARONE GROUP AND DHINGRA PROJECTS. BOTH DEVELOPERS ARE WELL KNOWN WITH OVER 25 YEARS OF EXPERIENCE IN REAL ESTATE DEVELOPMENT IN VARIOUS PARTS OF THE COUNTRY.

AARONE GROUP
A leading NCR based real estate development group, with over 25 years of experience in developing niche residential and commercial projects.

Established in 1988, it has a diverse portfolio of over 100 completed projects. The Group has extensive experience in development of custom-built homes, residential townships, commercial and mixed use developments, with focus on timelines, quality and construction management.

KEY PROJECTS
Select CITYWALK, the group’s signature project, developed in joint venture with Select Group has tasted immense success and is now a landmark not only in Delhi but also in India.
Countywalk, Indore a 200 acre plus integrated township.
Cyberwalk, a 1.8 million Sq. Ft. mixed use development in Manesar Gurgaon.
Countywalk, Dharuhera, a 100 acre residential township upcoming in Dharuhera, Rewari.

www.aaronegroup.com

DHINGRA PROJECTS
Dhingra Projects was started by Mr. Virendra Kumar Dhingra in the year 1978, it now includes several companies under the banner with projects at locations such as Delhi, Faridabad, Neemrana and Goa. It has successfully delivered over 100 projects of various sizes over 35 years plus experience of being in real estate.

KEY PROJECTS
Gemini Grove & California Country a large residential group housing project at Sector 80, Faridabad
Highway Cruise a mixed use development at Neemrana on NH8
The Park on Holiday Beach, a hotel project in Goa

www.dhingraprojects.com