

OUTLOOK initiative

TOP *25* PROPERTY PICKS FOR YOU

Here are beautifully crafted residences at the most coveted locations across India, offering the highest level of details.

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Regardless of economic conditions and other market variables, property seekers are not satisfied with just any kind of home. Hence, the demand for luxury homes in urban India may rise and fall, but it never goes entirely away. The idea of dream home is getting redefined here with evolution of designs and the concept of exclusivity. This sentiment has enabled many developers to introduce new product offering in various parts of the country with the motto that luxury knows no recession.

Right from the colour scheme to landscaping, gardening to aesthetics, every thing is done keeping the taste of the young buyers in mind. Quality developments and the assurance of strong differentiated brands have been key influencers, increasing customer confidence and shaping the ownership experience.

It is important now to customise relevant technologies in homes that would incorporate modern habitat design with traditional practices as the new situation of Covid-19 expects realty players to enhance their holistic approach. As adopting the new normal in residential segment, they are further enhancing their design initiatives in their new builds from layout, design & structural modification like re-distribution of airflow



and oxygen supply as well as on implanting elements for quick absorption of carbon dioxide in their homes to enhance hygiene and health.

In this special issue, we have tried featuring some of the niche residential projects which

have been changing the skyline of this part of the world with each of their exclusivity and from the realtors who are known for their architectural brilliance and are committed to the vision of not just building spaces but reality out of dreams.



With premium amenities, this luxury development will be the best buy for those who prefer quality over anything else.

House of Hiranandani, Devanahalli, the iconic 76-acre township, is a seamless confluence of luxury villas, cottages, apartments, plots and open spaces. Tucked away in a serene locale of North Bengaluru, the development provides a finest lifestyle replete with ready-to-indulge amenities, a grand clubhouse and abundant green spaces. The landscape architecture impeccably defines the philosophy of contemporary urban design.

The villas are wonderfully crafted bearing

in mind the needs of the discerning buyers, who wish for opulence and exclusivity. The elements are fluid, with an influence of neo-classical detail that fits a typical Spanish type villa. Certain elements are from Renaissance period which have been modified to suit the construction methodology. Similarly, the classic county character of the cottages are fascinating with its cosy living experience. The amenities in the lavish Blue Turtle Club and within the township will rejuvenate your senses.

HOUSE OF HIRANANDANI, DEVANAHALLI BENGALURU

Developer: House of Hiranandani

Location: Devanahalli, North Bengaluru

Configuration:

3 & 4 BHK villas and cottages

USPs:

- Thoughtfully designed spaces
- Spaces that provide you exclusive living experiences
- Serene atmosphere with a vast expanse of greenery
- Closely located to the Kempegowda International Airport.

Price: Cottages start at Rs. 2.07 cr. and villas at Rs. 2.50 cr.

Possession: Ready to move in

Current Status: Completed.



IMPORTANT TO KNOW THE PULSE OF THE AFFORDABLE BUYER



Catering to the affordable housing segment, MRG World has ensured that they live up to the expectations of the middle class to move into their abodes as soon as possible. The directors -- Rajat Goel and Vikas Garg -- set up the company with a motive to cater to the segment that has the maximum demand, however, the company also understood that this segment requires homes on time. From the initial days, MRG World ensured that they deliver projects before the promised deadline.



The stamp of acceptability is given by the prospective buyers who thronged their sites after the lockdown was over; the site visits were significant in the light of the fact that very few units are left in their projects. "Looking at the enthusiasm, we are confident that the coming year would be fruitful.

After analyzing the market, we now have planned to come up with 6,000 flats in the affordable segment soon," says **Rajat Goel, JMD, MRG World.**

According to the company, it is important to know the pulse of the buyer, especially, when one is catering to affordable housing; the company understands the difficulties a middle-class family faces in affording EMI and rents simultaneously in case of the delayed project scenario. The company at the onset decided to stick to the policy of delivering the projects before time. MRG world has sold out three projects in Gurugram – Meridien (755), Ultimus (720), and Balcony (730). The company will deliver these projects ahead of the scheduled deadline in 2022 – Balcony by March 2022, Meridien and Ultimus by December 2022.



In fact, the resolve of the company to stick to affordable housing got attestation from the reality that the demand for affordable went up when the global pandemic hit everyone hard. "We also noticed the renewed interest of fence-sitters to own a real estate asset; this is the reason that the

company has plans to come up with a project in 30-40 acre with around 6,000 flats in the affordable segment. We also take care in coming up with projects at comfortable

locations for the middles class. From choosing the right location to designing, controlling marketing cost, etc forms an inseparable part of the efforts to ensure that the cost of units and the location remains within reach of the target buyers," adds **Vikas Garg, DMD, MRG World.**

During the pandemic, the company noticed that the demand for affordable has gone up, and that fence-sitters are also coming to the market. "The lockdown turned out to be a blessing in disguise for real estate, especially, the affordable housing segment.

KEY POINTS:

A leading player in the affordable housing segment, MRG World has commercial spaces in their residential projects MRG World's Bazaar totaling around 269 shops.

PROJECTS:

Ultimus: The affordable housing project has made the right use of eco-friendly & sustainable raw materials. The electricity conservation is 10 to 20 percent. The water conservation is also 10 to 20 percent. Located on 75 meter wide road in Sector 90, Gurugram, it is 2 minutes drive away from Dwarka Expressway and NH8.

The Balcony: Located in Gurugram, Sector 93, this affordable project is designed inside 5 acres of land and has 731 flats. The residence comes with a pre-certified gold rating IGBC. There's a 75-meter running road outside the complex. It is ISO 9001:2015 Certified and is considered as the first reasonable housing by the Haryana Government in 2019. The maintenance is free for 5 years.

The Meridien: It has got a premium IGBC Certification for affordable housing project in sector 89, Gurugram. The residential complex offers 2 BHK flats and comes under the regulations of Pradhan Mantri Awas Yojna with new age amenities. It is on the main 75 meter wide running road. The Community Centre for the resident is 2000 sq. ft; it also has the Anganwadi cum Creche in 2000 sq. ft apart from being friendly complex for the senior citizens.

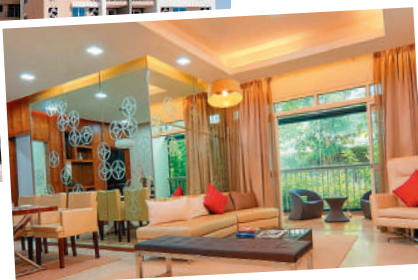


MRG Ultimus being developed by MRG World at Sector-90, Gurugram



PARKWEST BENGALURU

The project is designed to strike the perfect balance between opulent living spaces and lush landscaped outdoors.



Shapoorji Pallonji's efforts to revolutionise the way luxury living spaces are conceived is evident in its flagship project Parkwest. The project is one of the largest luxury residential developments in central Bengaluru, spread across 46.39 acres with ample green and open space. The project is designed to strike the perfect balance between opulent living spaces and lush landscaped outdoors.

The project is IGBC Pre-Certified Gold and offers spacious 2 and 3 BHK residences spread across seven towers. Every residence at Parkwest comes with a wide sundeck which ensures

abundant natural light and mesmerising views.

Parkwest boasts of a ready-to-use 5200 sq.mt. clubhouse 'Club Uno' which offers world-class amenities such as the swimming pool, gymnasium, table tennis, guest rooms, restaurant and squash courts to name a few. Being strategically located in central Bengaluru, Parkwest offers its residents the luxury of being close to vibrant markets and key landmarks.

Developer: Shapoorji Pallonji Real Estate

Location: Binnyfields Binnypet, Bengaluru

Configuration: Efficiently designed 2 & 3 bed homes

USPs:

- A perfect blend of luxurious lifestyle with location advantage
- Abundant green and open spaces

- Following green building practices as per IGBC standard.

Price: Rs. 1.23 crore onwards

Launched in: 2014

Possession: Phase 1 delivered

Current Status: Construction is on for Phase 2 & 3.

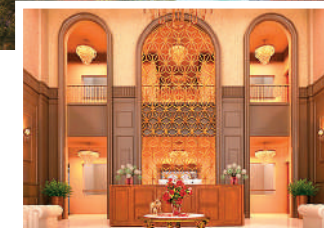


CASAGRAN FIRSTCITY CHENNAI

Casagrand FirstCity was launched as all-in-one magnum opus community at Sholinganallur. Sprawled across 15 acres of serenity, the project houses over 1700 units with 100+ world-class amenities. Taking inspiration from the nuances of classic Roman architecture, FirstCity has been designed to offer consumers a royal living

experience.

Stepping up the luxury quotient, the project offers a 1.5 acre plush club-house, private party halls in each tower etc. Offering a balanced mix of 2, 3 & 4 BHK luxurious apartments, the project aims to provide homebuyers an unparalleled lifestyle at an affordable price point which is comparatively lowest in the region.



Taking inspiration from the nuances of classic Roman architecture, the project breathes luxury at every step and offers homebuyers a royal living experience.

Developer: Casagrand

Location: Sholinganallur, Chennai

Configuration: 2, 3 & 4 BHK Roman-styled apartments

USPs:

- All-in-one magnum opus community offering 100 world-class amenities
- The 1.5 acres clubhouse
- The lowest priced project in the region.

Price: Elite – Rs. 4099 per sq.ft. & Signature – Rs. 4299 per sq.ft.

Launched in: October 2020

Possession: October 2022 (Phase 1)

Current Status: Construction in full swing.

SOBHA ROYAL PAVILION BENGALURU

A splendid testimony of Rajasthan's regal past, this residential enclave is one of the most sought-after locations of Bengaluru

Developer: Sobha Limited

Location: Sarjapur Road, Bengaluru

Configuration: 2, 3 & 4 BHK luxury apartments

USPs:

- A renaissance of Rajasthani art and architecture.
- The 40,000 sq.ft. clubhouse is a beautiful replica of a Rajasthan palace.
- The gardens adopt dignity of the Indian garden-craft.

Price: Starts at Rs. 1.2 cr.

Possession: Phase 1 in 2024, Phase 2 in 2026

Current Status: Ongoing.

Sobha Royal Pavilion is a fitting tribute to the regal architectural style of Rajasthan. Spread over 23 acres, it offers over 1,280 spacious homes which come adorned with intricate carvings, wide arches, beautiful jharokas and jaalis, grand galleries, gorgeous gardens, alluring courtyards, and stylish pavilions. Sprawling and opulent, the interiors of the project, like the engineered marble flooring are designed to



inspire awe and admiration.

All the gardens here adopt the grand, serene and peaceful dignity of the Indian garden-craft and lend a regal blaze of colour around your home. The 40,000 sq.ft. clubhouse includes co-working spaces, mini theatre, restaurant, guest rooms, necessity store, spa, multipurpose amenities, squash court, badminton court, yoga & aerobics room and creche.

Windows of every mansion open to lush green lung spaces carefully embellished with themed-playgrounds and parks. Every play equipment here is designed keeping in mind the sophisticated aesthetics of a true royal family.

And with Sobha's decades of process-oriented approach to design and construction, these palatial homes become the most exclusive property on the entire Sarjapur Road stretch of Bengaluru.



THE AMARYLLIS DELHI

It would probably be the most iconic address and the most sought-after location in the national capital.

Spread over 40 acres, The Amaryllis would probably be the most iconic address and the most sought after location in Delhi. Located in central Delhi, only 3.9 kms from Connaught Place, the project promises to give Delhiites an experience like never before.

The Amaryllis has been registered for the IGBC Green Home LEED Certification programme and is being constructed keeping 'gold rating' in its perspective. Keeping the future in mind, Unity Group has designed The Amaryllis in a manner which will give a host of facilities to its residents.

The apartments at The Amaryllis are bespoke and give its residents an option for designing their dream homes in the manner desirable to them. The Amaryllis also has an iconic twin tower wherein the interiors



are being done by one of the world leaders in home interiors, Versace Home, and designed by world class architects which include Benoy from United Kingdom, who has done the master planning of the entire project, GPMA from New Delhi who is the principal architect of the project, UHA from United Kingdom who is working on the facade, clubhouse as well as the iconic tower in the project, M. Paul Friedberg from USA, Sanju Bose from New Delhi for landscaping and LDP from Australia for lighting design.



Developer: Unity Group

(Basant Projects Ltd.)

Location: Central Delhi

Configuration: Spacious 2, 3, 4

& 5 BHK apartments

USPs:

- 40-acre gated community living
- One-kilometre skywalk on the 20th floor
- Double-height entrance lobby
- State-of-the-art clubhouse

Price: Starts from Rs. 1.85 cr.

Launched in: May 2018

Possession: 2021 (Phase 1)

Current Status: Construction in full swing.

EDENWOOD TOWERS FARIDABAD

An epitome of luxury, each apartment in this project is a genuine 'sky villa' which offers 360-degree freedom of space.

Located in the plush township of Charmwood Village, Sector-39, Faridabad, Edenwood Towers is a 2.662-acre world-class residential development. The project offers 76 luxurious apartments in two towers with superb connectivity and locational benefits with respect to the city master plan. The highlight of Edenwood Towers is its tree-lined roads; proudly hosting an array of hi-tech facilities, luxurious wardrobes, soothing water body etc.

Edenwood is the home to posh residential complexes. Easy accessibility to any part of the city and the proximity to reputed schools, hospitals and shopping malls make Edenwood Tower the most coveted setting for those who cherish a comfortable and luxurious life.

Made for a select few, each apartment at Edenwood Tower is a genuine 'sky villa' which offers your own 360-degree freedom of space. It extends the kind of liberty you have always been looking for.

Developer: Eros Group
Location: Charmwood Village, Sector-39, Faridabad
Configuration: 76 ultra-spacious and lavish 4-bedroom apartments
USPs:

- Superb connectivity
- 26 km from IGI Airport-T3
- Easy accessibility to any part of the city
- Its tree-lined roads
- Soothing water body.

Price: Rs. 7600 per sq.ft.

Launched in: September 2019

Possession: September 2024

Current Status: 3rd floor slab casting completed.



Edenwood Towers' super-luxury apartment enjoys standards which are a tribute to your excellent taste. Eros Group has undertaken this venture, foreseeing the rising demand for world-class living spaces in Delhi-NCR.

This mega project is one of India's largest self-sufficient hi-tech cities based on the 'hi-tech city concept'.

Developer: Uppal Chadha Hi-Tech Developers Pvt. Ltd.
Location: NH-24, Ghaziabad
Configuration: Mixed innovations, including apartments, independent floors & a commercial centre.

- USPs:**
- A smart city
 - 500+ acres of green open spaces within 4500+ acres of total area.

Price: Rs. 10 lakh – Rs. 2.5 crore
Launched in: 2009

Possession: 4000+ units given
Current Status: Most of the construction done, few products are under-construction.

mobile app, etc. It is full of vigour and vitality, which makes it the perfect place to enjoy a comfortable, convenient and uncluttered lifestyle. And the best part is that it's well within the buyer's budget.

Developer: Bennet and Bernard Custom Homes
Location: Assagao, North Goa
Configuration: Only 8 exclusive, ultra-luxury 3BHK duplexes

- USPs:**
- Design language & curated iconism
 - Location and prestige value
 - Dedicated housekeeping & property management team
- Price:** Rs. 13,000 per sq.ft.
Launched in: October 2020
Possession: December 2022
Current Status: Ground break.

Grosvenor House is the rise of poetry in brick and mortar. This dignified project of English architecture is bedecked in aristocratic opulence and located in the culture-rich address value of Assagao.

The greensward and gardens are finely detailed and the facade features beautiful Georgian style balconies. A royal staircase in the foyer is welcoming. Each condominium is designed in an open layout with living, dining and kitchen spaces flowing into each other. These overlooked by a private living space at the upper level. Every ground floor condominium opens to its own private garden. The Italian marble flooring is a luxurious home walk, the grandiose of the bedrooms a Shakespearean affair. Every detail of Grosvenor House exudes sumptuous luxury, generations would cherish.

GROSVENOR HOUSE GOA

These uber-luxury duplex condos are dignified in their discipline of English architecture.



CHINTELS SERENITY GURUGRAM

The project is thoughtfully designed with luxuriously and tastefully crafted serene environs, making it a truly peaceful abode.

Spread over 9.75 acres comprising nine towers and about 444 apartments, Chintels Serenity, a part of Chintels Metropolis, is a high-rise luxurious apartment complex in the heart of New Gurgaon (Dwarka Expressway). The project is thoughtfully designed with luxuriously and tastefully crafted serene environs with 87 percent open & green area making it a

truly peaceful abode.

The project has 3-4 bedroom apartments with world class amenities, surrounded by beautiful landscapes and luxurious villas. The include a gymnasium, a clubhouse, a swimming pool, an amphitheatre, playing zones for kids, a pets park in a secured environment, a volleyball court, a cricket pitch, a badminton court, a skating rink, diagonal plazas, a forest walkway, Yoga with EPDM surface, 24x7 security, 100% power back.

The project is just a few kilometres away from Indira Gandhi International Airport, '0' kilometre from Delhi, close to Dwarka and proposed metro station. The national highway also runs near the project and connects it to various important destinations in the city.

With the latest infrastructure and modern technology, the residents can enjoy a delightful living experience at Chintels Serenity.



Developer: Chintels India Pvt. Ltd.
Location: Sector, 109, Gurugram
Configuration: 3 & 4 BHK apartments

- USPs:**
- '0' kilometre from Delhi
 - 87 per cent open & green area
 - Only 444 apartments in 9.75 acres
 - Only two apartments per floor
 - Premium sector of the Dwarka Expressway
 - State-of-the-art gym
- Price:** Rs. 1.16 cr. onwards
Launched in: 2019
Possession: December 2022
Current Status: Structure completed.



WAVE CITY GHAZIABAD

Emerging as 'Ek Naya Basta Hua Shahar' on NH-24 in Ghaziabad, Wave City truly personifies the concept of creating a city which thinks for you. Spread across a vast area, merely 257 metres from the 14-lane expressway and only 30 minutes from Delhi, this project is one of India's largest self-sufficient hi-tech cities based on the 'hi-tech city concept' and also the country's largest 'pre-certified platinum rated green township' with 35% of area earmarked only for open and green spaces.

Creating a world-class infrastructure for its residents, Wave City offers a low density

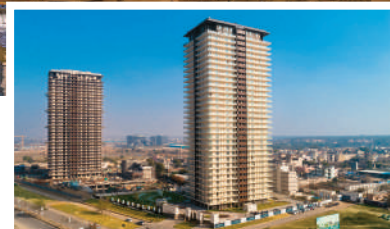


living. Well-known schools, colleges and hospitals are in the vicinity of a 2-km. radius of this 'smart city' project. For the residents living here, Wave City offers facilities like Safal Store, Freshly Yours'- a convenience store, medical store and 24x7 security. Being a hi-tech city, Wave City also boasts smart feature like GPS enabled intra-city transport facility, central command centre, city level surveillance, street light automation, connected community through web &



LUMINARE GURUGRAM

Luminare by Mahindra Lifespaces spans seven acres of lush landscaped gardens, comprising three meticulously designed towers, each with 31 floors. Each home embraces spacious, luxury living, with a special emphasis on large, outdoor spaces and a strong sense of individuality. Luminare homes provide exclusivity, privacy and unique living experiences. Each residence is a corner apartment, with its own private elevator lobby served



by two dedicated lifts opening into the flat, and a unique wrap-around balcony offering an unobstructed view of the Aravallis on one side and the cityscape on the other.

Sector 59 is well connected to the National Highway (NH) 8 (also connecting Rajiv Chowk). The Indira Gandhi International (IGI) Airport is just a 30-minute drive away and South Delhi is easily accessible via the Gurgaon-Faridabad Expressway.

Each home here is a corner apartment, with its unique wrap-around balcony offering an unobstructed view of the Aravallis.



Developer: Mahindra Lifespace Developers Ltd.

Location: Sector 59, Golf Course Extension Road, Gurugram

Configuration: Luxury 3 & 4 BHK apartments & penthouses

USPs:

- Wrap-around balconies
 - Corner homes for added privacy
 - Private elevator lobby.
- Price:** Rs. 3.58 cr. onwards
Launched in: October 2014
Possession: One ready tower; second one planned for March 2021
Current Status: Both ready and under-construction homes available.



THE ULTIMA GURUGRAM



The Ultima is a majestic residential destination with acres of reserved green environment for those who are seeking for a luxuriant lifestyle. The highlight of this luxurious residential project is its spectacular location which makes it easily accessible to all the business, transport and recreational destinations. Located in Sector 81, The Ultima has easy access to the NH-8 and KMP Expressway. It is 20 minutes away from DLF Cyber City and 25 minutes away from the airport.

Award winning landscape designer, Paul Friedberg has meticulously created



the breathtaking landscape, using nature as the mood board. Grand balconies overlooking spectacular greenery, luscious open landscaping and water features create a truly luxuriant and tranquil ambience to come home to. Spread out on a 22 acre area, the project has 85 per cent open area and only 15 per cent is the built-up area. The Ultima has two large central greens of over 2 acres and 5 acres respectively, dotted with spectacular water bodies. These air-conditioned homes are fit for royalty to reside. The people who reside here enjoy all majestic pleasures that it caters effortlessly.

This is a majestic residential destination with acres of reserved green environment for those who are seeking for a luxuriant lifestyle.



Developer: DLF Gardencity

Location: Sector-81, Gurugram

Configuration: The phase 2 comprises of ready-to-move-in 3-4 bedroom apartments

USPs:

- The Ultima has two large central greens dotted with spectacular water bodies and landscaping by Paul Friedberg.
 - All homes have VRV air-conditioning
 - Generously sized balconies
- Price:** Starts from 1.6 cr.
Launched in: Phase II of the project launched in Oct. 2019
Possession: Ready to move in
Current Status: Completed.



Developer: M3M India

Location: Sector 65, Gurugram

Configuration: Luxurious 3, 4 & 5 BHK apartments & penthouses

USPs:

- Rooftop temperature-controlled world-class swimming pool
 - A couple of luxurious clubhouses with sprawling 80,000 sq.ft. area
 - Very spacious open balconies
 - Spectacular double-height lobbies
- Price:** Rs. 12,950 per sq.ft.
Launched in: 2010
Possession: Occupancy certificate received
Current Status: Completed.



M3M GOLFESTATE GURUGRAM

It is a unique golf-themed development resplendent with world-class amenities and A-list real estate partners.



WINDCHANTS GURUGRAM

Designed and developed to become a landmark development, this project is one of the lowest density projects in the region.



Developer:

Experion Developers

Location:

Sector-112 (Dwarka Expressway), Gurugram

Configuration:

2, 3 & 4 BHK apartments, duplexes, penthouses and villas

USPs:

- The 1.4 km long 'The Skywalk' meanders to-and-fro amidst abundance of lush, green, flora.
- The Club Windchimes houses the finest facilities.
- All towers offer uninterrupted views.

Launched in:

July 2012

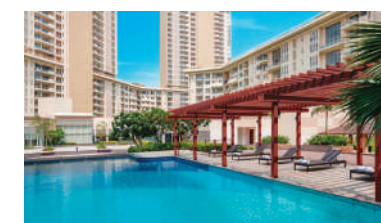
Possession: 2018 (Phase 1)

Current Status: Ready to move in.



Windchants is amongst the few residential projects on Dwarka Expressway which stands tall of its claim of being designed to international standards and discerning living. The seven towers of Windchants are aligned to form the shape of constellation Orion. Conceptualised and designed by a group of real estate visionaries, the project is designed and developed to become a landmark development. It is one of the lowest density projects with breathtaking views of the Delhi greens.

Windchants is an address of many

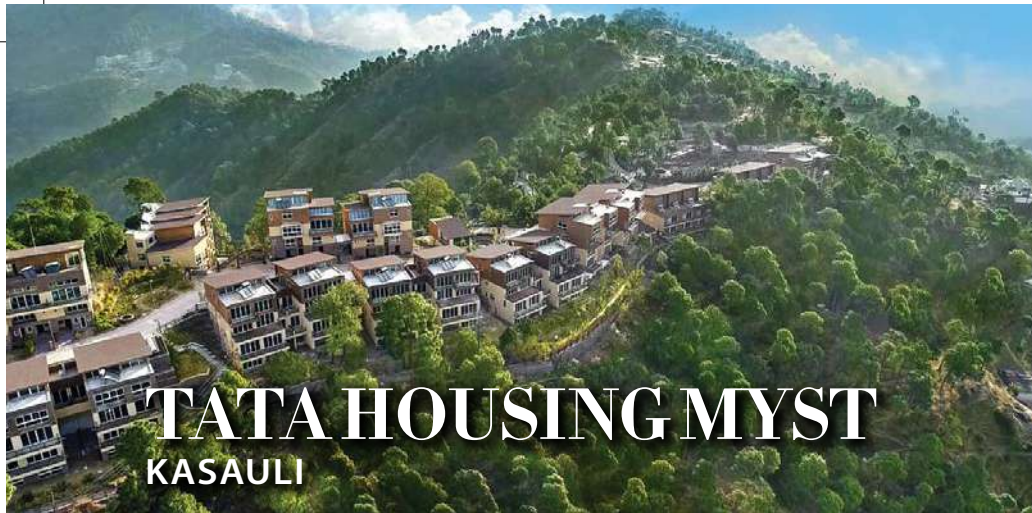


firsts, the foremost being 'The Skywalk' of 1.4 km which meanders to-and-fro amidst abundance of lush, green, exotic flora and shaded sit-outs. The Windchants towers offer uninterrupted views and avoids the 'look into one-another' syndrome. While all high-rise towers are spaced away allowing flow of wind between the masses, the low-rise developments are placed linear to the approach road and the mid-rise duplex are stacked above on the stilts to allow for transparency through the entire site. Linkages to all greens have been enforced to ensure visual connection as well as a public realm for activities and interaction.



Spread across more than 56 acres and overlooking a 9-hole executive golf course, M3M Golfestate represents a paradigm shift in the way luxury is perceived. The largest luxury condominium of its kind and India's first in-city golf-resort themed luxury destination, it transcends its 'namesake' to deliver a host of unique amenities designed to cater to the ardent citizen. With multiple jogging tracks (including a rooftop track), an array of clubs on the surface and the roof, swimming pools dispersed throughout the project, a host of sporting amenities and a self-sufficient ecosystem, the project goes beyond luxury to encapsulate the essence of substance.

Designed by Arcop International, Montreal Canada, and constructed by Larsen and Toubro, the project delivers uncompromising quality across the spectrum.



TATA HOUSING MYST KASAULI

Ridged mountains, crisp air; seasonal cascading rivulets, all become part of a living experience that sets this picturesque location apart from any other residence.

Perched atop a private hill, overlooking the Himalayan foothills, Myst is probably India's first residential development designed using biophilic architecture, an approach which creates luxury spaces that bring residents closer to nature. Conceived by the world's renowned firm in sustainable architecture, the pioneering Llewelyn Davies Yeang, this gated development blends contemporary architecture seamlessly with the unique mountain ecology of the area. Green living roofs, bird habitats

and rainwater harvesting are some of the features of Myst's eco-design. Spectacular snowy peaks on one side and valleys on the other side Kasauli is nestled amidst woody forest of pine and cedar trees.

Ridged mountains, crisp air, seasonal cascading rivulets, all become part of a living experience that sets Myst apart from any other residence. At Myst, nature is a lifetime amenity. It is a magical fusion of contemporary design and ecological living. Sustainability is the very core of the biophilic design at Myst. Bright and airy living spaces with large windows provide breath-taking views. Myst offers a variety of amenities to let you enjoy your stay, including meditative peace at the yoga reserve or relaxation at the spa. atural, Inspirational and truly Sustainable.

- Developer:** Princeton Infrastructure Pvt. Ltd
Location: Bhojnagar Tehsil, Kasauli (Himachal Pradesh)
Configuration: Studio, 1, 2, 3 & 4 BHK tower residences and villas
USPs:
- Picturesque location from 5000 ft. above sea level
 - Luxurious amenities - 3 level clubhouse with modern amenities
 - The gated development on top of a private hill.
- Price:** Rs. 11.000 per sq.ft.
Possession: Ready to move in
Current Status: Completed



ALTAVISTA MUMBAI

Inspired by the elements of nature, this project provides the amenities which the modern discerning customer has customised to.

Altavista in Chembur is a gated community which utilises the old world charm of this central suburb in Mumbai marrying it with amenities of a clubhouse, a terrace walk and majestic entrance lobbies to create an enviable living space. Altavista offers over 1000+ semi furnished apartments designed to meet the desired needs. Inspired by the elements of nature, the endeavour is to create an aura of peace and tranquillity while still providing the amenities that the modern discerning customer has customised to. The project offers majestic drop off foyers, cascade water features, reflective pools, mounds and timber decks designed with three separate courtyards opening to the west ensuring the most of the city's sea breeze.

Altavista is located close to the Eastern Express highway, connecting South Mumbai to the suburbs via the Santacruz-Chembur Link Road. Also, the upcoming metro line 2B will be a boon to the residents.

- Developer:** Spenta Corporation and Sabari Group
Location: Chembur, Mumbai
Configuration: 1, 2 & 3 BHK apartments
USPs:
- Double-height entrance lobby
 - Themed landscaping
 - The 40,000 sq.ft. clubhouse.
- Price:** Rs. 23,500 per sq.ft. on carpet area
Launched in: January 2015
Possession: Phase-1 delivered, Phase-2 in June 2021, Phase-3 in Dec. 2024 and Phase-4 in June 2024.
Current Status: At different stages of construction.



ENIGMA BY OBEROI REALTY MUMBAI

With its vast green spaces, the property offers the best of both worlds to its residents – holistic living in the lap of nature, with all the modern luxuries.

Nestled in the vast green expanse of Mulund, Enigma epitomises the luxurious lifestyle that Oberoi Realty is known for. This vast 9-acre plot located on the LBS Road has the best of both worlds – the holistic, tranquil and serene influence of nature, coupled with all the luxuries of modern living. They have collaborated with some of the leading names in construction and design from around the world to

bring in superlative design, world-class amenities, functional aesthetics and quality construction coupled with sustainability.

Enigma comprises of two luxurious highrises with expansive 3BHK and 4BHK apartments overlooking the Western Ghats on one side and the waterways on the other. The development is well connected to surrounding areas like Navi Mumbai, Thane, south and western suburbs of Mumbai. The location also provides easy access to all relevant social infrastructure like educational institutions, hospitals, amusement hubs, restaurants, shopping malls, hotels and more.

The project offers an enhanced living experience to its residents and intends to be the ultimate statement of luxury in this quiet suburb. In addition to be a home to world-class luxury and style, this project is also setting an example for green buildings, with its LEED pre-certification and its commitment to fulfilling the LEED requirements.



- Developer:** Oberoi Realty
Location: L.B.S. Road, Mulund (West), Mumbai.
Configuration: Spacious 3 & 4 BHK apartments
USPs:
- Designed by globally renowned HB Design and constructed by Capacite Infraprojects Ltd.
 - Project has low density and more emphasis on open space
- Price:** Rs.3. 83 cr. plus taxes
Launched in: January 2015
Possession: March 2021
Current Status: Under construction (64% completed).



CELICA RESIDENCY KOLKATA

Through its creatively inspired spaces, the project aims to create a world that is secluded, elegant and luxe.

premises, spread over an area of approximately 18 cottahs.

While the tower will offer the luxury of a single boutique apartment on every floor, each with a super built-up area of 2354 sq.ft., the bungalow will promise privacy and inclusiveness for a large joint family. Designed with free-flowing floor plans that maximise exposure to light and air, Celica Residency creates living spaces characterised by refined architecture set in a structurally sound building. The structural safety is augmented by high-end security and safety features with optimised usage of state-of-the-art technologies that not only safeguard residents but also appeal to the contemporary urban taste for modern automation.

- Developer:** Celica Properties
Location: Dover Road, Ballygunge, Kolkata
Configuration: Boutique apartments (2354 sq.ft.)
USPs:
- Exclusivity of one apartment per floor
 - G+4 storey stand-alone bungalow apartments
 - All apartments open on all 4 sides.
- Price:** Indicative Rs.4 crore per apartment
Launched in: 2020
Possession: By end of 2021
Current Status: Under construction.

Celica Residency, being developed at Dover Road, is a luxury residential project strategically located in the heart of Ballygunge, a prime and upmarket residential zone of the city. The project will comprise compact, magnificently designed residential units in a 12-storey tower, along with an independent bungalow on the



GODREJ RKS MUMBAI

The timeless legacy of the RK Studios meets here the years legacy of trust and commitment of brand Godrej.

Godrej RKS at RK Studios, Chembur is an address where legacy meets luxury. Here, the timeless legacy of the RK Studios meets the 123-year legacy of trust and commitment of brand Godrej.

The development comprises of collector's edition 2,3 & 4 bed residences inspired by the Bombay Art Deco architectural style.

With easy connectivity to the commercial hubs of BKC (20 mins), Powai (22 mins) and Fort (20 mins) through well-established social infrastructure and proximity to urban luxuries like the Bombay Presidency Golf and cultural hubs like the Fine Arts Society, it is one of Mumbai's most admired neighbourhoods.

This iconic address located in the heart of the city with state-of-the-art amenities such as a swimming pool, box office, squash court, high-street retail & open greens to name a few, gives you the perfect backdrop to live your story.



Developer: Godrej Properties Limited

Location: RK Studios, Chembur, Mumbai

Configuration: 3, 4 bed residences & penthouses

USPs:

- Architecture inspired by Bombay Art Deco Style
- Palatial homes with private sun decks
- Curated luxury finishes
- High-street retail & business lounge.

Launched in: 2020

Possession: June 2024

Current Status: Construction commenced.

PALAVA MUMBAI

The world-class amenities here ensure that a resident hardly needs to step out of the city as all facilities are within walking distance.

Spread over 4500 acres, Palava is more than one-fourth the size of the island city of Mumbai. In just nine years, Palava has become home to over 1 lakh residents who pride themselves upon being addressed as 'Palavians'. Palava is designed to be among the world's top 50 places to live in. The concept of 'live-work-learn-play' comes to life here and every resident finds himself surrounded by world-class amenities and opportunities to excel in every field, also making it the 'city of opportunity'.

With continuous monitoring and surveillance, Palava is a safe and secure haven to its inhabitants. The world-class amenities like 5-lakh sq.ft. Xperia Mall, four world-class schools with choice of boards (ICSE & CBSE), Olympic Sports Complex with 50m swimming pool, six squash courts, five tennis courts, three badminton courts, FIFA-standard football field, cricket field, 3.5 km long Central Avenue with retail and dining options, lakeside park, riverside

Developer: Lodha Group

Location: Kalyan-Shil Road, Mumbai

Configuration: 1, 2 & 3 BHK apartments, penthouses and duplexes

USPs:

- Spread across 4500 acres
- Ranked as India's No.1 Smart City by JLL
- An integrated live-work-learn-play city
- Managed by Palava City Management Association.

Price:

Starts at Rs. 45.49 lakh

Launched in: 2009

Possession: Ready

Current Status: OC received.



promenade and large green and open spaces ensure that a resident hardly needs to step out of the city as all facilities are within walking distance.

ONE HIRANANDANI PARK THANE, MUMBAI



One Hiranandani Park, Thane is a majestic property of 21 acres, featuring 8 towers with 1, 2, 3 & 4 BHK residences. Strategically located on Ghodbunder Road, easily connected with the both Eastern and Western Express Highway, at One Hiranandani Park you can get to experience an urban yet calm and peaceful life.

Surrounded by regal architecture, absolute privacy, a massive green landscape and the finest facilities, you feel no less than a royal. There is a grand clubhouse with swimming



pool, gymnasium, multipurpose hall, badminton & squash courts.

The project is well designed with landscaped gardens, grand air-conditioned entrance lobbies, CCTV surveillance at building entrance lobby and beautiful lift

Surrounded by regal architecture, the project is having ultra-spacious apartments with all the requisite amenities for a lavish lifestyle.

Developer: Hiranandani Group
Location: On Ghodbunder Road, Thane

Configuration: 1, 2, 3 & 4 BHK apartments

USPs:

- 8 towers on 21 acres
- A grand clubhouse with swimming pool, gymnasium, multipurpose hall, badminton & squash courts.
- Landscaped gardens
- Grand air-conditioned entrance lobbies.

Launched in: October 2015

Possession: Ready to move in

Current Status: Occupancy certificate received.

lobbies on the floor. At One Hiranandani Park, you get to live at the ultra-spacious apartments with all the requisite amenities for a lavish lifestyle.

PIRAMAL MAHALAXMI MUMBAI

An epitome of luxury, each apartment here is a genuine 'sky villa' which offers 360-degree freedom of space



Piramal Mahalaxmi is the flagship project in South Mumbai by Piramal Realty, the real estate development arm of the Piramal Group. It takes its name from the neighbourhood, Mahalaxmi, which is one of Mumbai's most desirable and sought-after addresses. The property will introduce luxurious private residences with lifetime views of the Mahalaxmi Racecourse, the Arabian Sea and the expansive Mumbai Harbour. It has partnered with globally acclaimed firms, for the design and development of the property and is a joint development

Developer: Piramal Realty

Location: Mahalaxmi, Mumbai

Configuration: 2, 3 & 4 BHK luxury residences

USPs:

- The development is conceptualised around the idea of providing residents with picturesque 'framed views'.
- The three towers pay homage to the expansive Mahalaxmi greenery and the panoramic Arabian Sea horizon.

Launched in: March 2018

Possession: All towers between June 2025 and June 2026

Current Status: Under construction

project between Piramal Realty and Omkar Realtors.

Luxurious amenities in Piramal Mahalaxmi are a few of the compelling reasons that attract discerning homebuyers to this project. Best-known international brands that are known for their design and utility, along with the grandeur of architecture and craftsmanship, have become the hallmark of Piramal Mahalaxmi. It offers seamless connectivity to important business districts of Mumbai like Bandra-Kurla Complex, Lower Parel, Nariman Point, Worli and Andheri MIDC.



The project essays the grandeur of luxurious lifestyle wherein the residents soak in the luxury provided by a plethora of amenities on offer.

Spread over 3.50 acres, the project encompasses cosmopolitan features, wide open spaces, water bodies and is home to long forgotten pleasures of wandering paths and natural surprises in the form of an adjacent 32-acre green belt.

Ambience Tiverton's quality meets excellence, technology meets aesthetics and passion meets perfection. The project essays the grandeur of luxurious lifestyle wherein the residents soak in the luxury provided by a plethora of amenities on offer. A corner plot with two frontages for entry makes life



much easier.

The marvelous residences comprise of seven towers with 2 apartments per floor. The beautifully crafted façade acts as a towering excellence in Noida skyline. The project also has exclusive limited-edition Penthouses to offer as well. All this and more with a clubhouse which offers everything you ever desired for.

AMBIENCE TIVERTON NOIDA

Developer: Ambience Group

Location: Sector 50, Noida

Configuration: 3 & 4 BHK apartments and penthouses

USPs:

- Sprawling club with social interactive zones, swimming pools, fully-loaded top line specifications, etc.
- 20 lakh sq.ft. of open area.
- 3 tier security system.
- Constructed to a 5 seismic zone consideration.

Price: Rs. 10,500 per sq.ft.

Possession: Ready to move in

Current Status: Occupancy certified applied.



KALPATARU VISTA NOIDA

With world-class amenities and bountiful verdant greens, this ultra-luxury development is the perfect embodiment of 'live, work, play'.



Kalpataru Vista is Kalpataru Group's maiden venture in the Delhi-NCR region, located in Sector 128 on the Noida-Greater Noida Expressway. The ultra-luxury development comprises over 250 3BHK and 4BHK apartments across two towers. It is nestled amidst a 110 acres operational Graham Cooke designed golf course which has a 67 par, 18-hole championship golf course, and a nine-hole executive golf course.

With world class amenities like balconies offering scenic views over the pool decks and golf course, community centre with infinity edge swimming pool, elevators for each tower with auto rescue device, grand entrance lobby enhanced with premium finishes and other state-of-the-art infrastructure with bountiful verdant greens, Kalpataru Vista is the perfect embodiment of 'live, work, play'.

Located in close proximity to prominent movie theatres, recreational and sport facilities, entertainment centres, hotels, hospitals and educational institutions, Noida a favoured destination for the discerning luxury homebuyer.

Developer: Kalpataru Limited

Location: Sector 128, Noida

Configuration: 3 & 4 BHK apartments across two towers

USPs:

- Nestled amidst a 110-acre operational Graham Cooke designed golf course
- Landscaped open spaces with ample recreational facilities
- Balconies offering views over the pool decks and golf course
- Grand entrance lobby enhanced with premium finishes.

Launched in: November 2018

Possession: June 2024

Current Status: Under construction.



Developer: ATS

Location: Sector 124, Noida

Configuration: Typical unit 6000 sq.ft., duplex 10,000 sq.ft.

USPs:

- Spaciously designed only 'one apartment per floor'.
- Only example of 'curated living' in the region
- Making choices that upholds the worth – 35,000 sq.ft. club.

Price: Rs. 15,000 per sq.ft. (Rs. 9 cr. onwards)

Launched in: 2017

Possession: 2024

Current Status: All five towers are at an advance stage of construction.

ATS KNIGHTSBRIDGE NOIDA

At the confluence of Delhi and Noida border, a plethora of customisation options are offered in the project as per the customer's need.



One of the most reliable investments in the world today is luxury real estate as it is the best performing asset which is continuously gaining value and also offers significant returns in the future. The luxury real estate is always on the rise and keeps on gaining value even in the age of the pandemic. ATS Knightsbridge is such investment opportunity as the demand for such property has risen quite a bit in recent times. At ATS Knightsbridge, a plethora of customisation options are offered as per the customer's need.

At the confluence of Delhi and Noida border, overlooking Yamuna and Okhla Bird Sanctuary, the project boasts of 6.15 acre of development with five towers (G+ 47 floors) with 80% green area. With all the modern amenities available in ATS Knightsbridge, every apartment is 6000 sq.ft. and has single apartment per floor with three personalised lifts.



BLUEGRASS RESIDENCES PUNE

Nestled in natural environs, the project provides a rare opportunity to own a piece of 'a timeless legacy' in the heart of the city.

It is a mix of natural landscape and facilities built with sustainability at heart, all of which are an important need of the hour.

Nestled in natural environs overlooking the green expanse, the apartments provide a visual treat and complete tranquillity only to be dotted with soft chirps. Conscious emphasis has been given to provide a well laid out, clutter free development with ample open spaces offering a superior lifestyle and healthy living.

Bluegrass Residences is an unparalleled living experience located in the heart of Pune. The three towers, spread on approximately five acres, overlook large central greens and an adjoining stud farm. The project offers pristine views of The Mula Mutha River and a view of the city's skyline.

The apartments have been designed with a specific focus on providing breathtaking views, abundant natural light and ventilation. Spacious private outdoor decks have been provided in all apartments to soak in the natural vibe.



Developer: Sagitarius Ecospaces & Ananta Landwise (development managers)

Location: Kalyani Nagar, Pune

Configuration: 3 & 4 BHK apartments, exclusive garden villaments and sky duplexes

USPs:

- Excellent location in the heart of Pune
- Large open spaces
- Plethora of modern amenities.

Price: The ticket size starts at Rs. 1.99 cr.

Launched in: May 2019

Possession: March 2023 (Tower I)

Current Status: Construction in full swing.