

# Outlook

initiative

## 23 FINEST PROPERTIES TO INVEST IN 2023





# Increased traction expected in 2023

The current homebuyers' sentiment is highly positive and industry stakeholders are optimistic about the real estate demand growing in 2023, especially in the residential segment.

By Kausar Firdausi

The year 2023 can be the defining year for the Indian real estate sector as the residential market is in a state of promising resurgence at present fuelled by an explosion in demand, owing to favourable economic indicators, robust government support and a strong desire of homebuyers for wellness and financial security. Increased traction is expected in premium and luxury segments; however, mid-end and budget segments will still garner a dominant share of sales.

The consumer sentiment is at an all-time high, with millennials and young professionals preferring to



own instead of renting apartments. This trend is music to the ears of developers despite housing price moving northwards.

The realty market is expected to boom with 8% to 9% growth year-on-year basis. The housing market will have a high potential with the desire to own a home, enhanced income levels, aspirational lifestyle, dual

incomes and good returns on income among others.

Ready-to-move-in will continue to top buyer demand but the demand for new launches will also gain momentum. This is largely because the new supply in the market is and will continue to be dominated by the large and listed developers in the new year. With the continuous depreciation of the rupee it is a great opportunity for NRIs to invest in 2023.

Hence, there will continue to be lucrative project offerings and buyers will have generous choices. In this special anniversary issue, 23 finest properties from various cities have been put together to look for in 2023.

*The images used in this feature are mostly artistic impressions*



This mixed-use luxurious project is meticulously designed with unbound convenience and the best of amenities and is an effortless blend of modernity and elegance.

Spread across 19 acres, Alpha Corp MeerutOne offers the kind of life which rejuvenates a person, the one that inspires to live life to the fullest. Located on NH-58 in Meerut, the mixed-use project is meticulously designed with unbound convenience and the best of amenities and is an effortless blend of modernity and elegance. With unique blend of spacious and well-ventilated rooms, MeerutOne offers 2 BHK+study and 3 BHK luxurious apartments. Designed by renowned architects ARCOP,

MeerutOne has established new standards in luxurious living space.

The residents have access to classy amenities like, swimming pool with a deck and splash pool for kids, basketball courts, gymnasium, landscaped courtyards, jogging track, meditation hall, evergreen tree plantation and manicured lawns for fitness activities.

Meerut is shaping through fast-paced infrastructural development. The proposed RRTS will offer inter regional connectivity and will pave ways for developers to build projects propelled



by the reduced distance. The upcoming Meerut Metro is another key project which will have a great impact towards the city's development. Moreover, the Delhi-Meerut Expressway is now open, reducing the travel time between Meerut and Delhi to 40-45 minutes now.

**Developer:** Alpha Corp Development Pvt. Ltd.

**Type of Project:** Mixed use (low-rise apartments with independent villas & plots and a retail complex)

**Location:** NH-58, Delhi-Roorkee Bypass, Modipuram, Meerut

**Configuration:** 2 BHK+study and 3 BHK apartments, villas, plots, retail shops

**USPs:**

- Clubhouse with swimming pool, gymnasium, multipurpose hall, etc.
- Landscaped gardens and parks with children play area and jogging tracks
- Right on NH-58, great connectivity
- Less than a km from proposed metro station

**Launched in:** November 2012

**Possession:** November 2017

**Current Status:** Delivered, ready to move in



## Amaryllis Delhi

Spread over 40 acres, the Amaryllis is set to be the most iconic address and the most sought after high-rise development of its kind in Delhi. Strategically located in central Delhi, only 3.9 kms from Connaught Place, the project has been conceptualised to offer luxury lifestyle with latest amenities and facilities which one can think of.

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 entire project is planned to be developed in different phases, with the first phase already delivered and more than 500 families are residing with utmost pleasure. It's a gated community with multi-tier security system to ensure complete safety to the residents. The apartments are offered in various sizes to suit requirements of most people. Living

Living at this iconic address one can enjoy unparalleled views of the surrounding greens of the Delhi Ridge as well as Lutyen's Delhi.

at the Amaryllis one can enjoy unparalleled views of the surrounding greens of the Delhi Ridge as well as Lutyen's Delhi.

The Phase 2 is G+32 storeyed and offers 3, 4, 5 BHK apartments with sizes ranging from 2618 sq.ft. to 5236 sq.ft. It also has sky villa condominiums to give Delhiites an experience like never before.

**Developer:** Unity Group

**Type of Project:** High-end residential

**Location:** Central Delhi

**Configuration:** 3, 4, 5 BHK apartments & sky villa condominiums

**USPs:**

- 40-acre gated community living
- 1-km long Skywalk at 20th floor with a jogging track and other recreational facilities
- Double-height entrance lobby
- State-of-the-art clubhouse
- 80% green space

**Launched in:** January 2016

**Possession:** Phase 1 delivered



## Aranya - A Dream Mumbai

The project transcends luxury living standards and has emerged to become the most sought-after signature address, reserved only for a handpicked few

Tridhaatu recently launched the second tower 'Aranya - A Dream' of their project Aranya at Chembur. This iconic structure houses luxurious 3, 4 & 6 BHK residences with breathtaking views. A separate entrance/exit ensures exclusive access to this iconic



Aranya - A Dream is resplendent with designer floor lobbies, all east-facing flats and 8 high-speed elevators to ensure every little detail is suited to your luxurious tastes. All residents get enviable, permanent hill and creek views and enjoy the rare opportunity to dwell in the midst of ample native trees. It is staying true to its name and concept by imbibing the Miyawaki forest, guaranteeing serenity and calming atmosphere all year round. It is all set to eliminate the chaos and noise, ushering residents into their own world.

Aranya, with its eye-catching design, world-class amenities and unbeatable luxury is in league of its own. The project transcends luxury living standards and has emerged to become the most sought-after signature address, reserved only for a handpicked few.

**Developer:** Tridhaatu Realty

**Type of Project:** Residential

**Location:** Chembur, Mumbai

**Configuration:** 3, 4 & 6 BHK residences

**USPs:**

- Palatial residences
- Designer lobbies
- Rooftop lounge
- Bespoke amenities
- Hill-facing residences

**Launched in:** Recently launched

**Possession:** December 2027

**Current Status:** Under construction

tower, a landmark in Chembur with never-before-seen structural elements and superior quality MIVAN construction. The world class elevation and bespoke features, unique only to the project make it a one-of-a-kind address in Mumbai.





## Arkade Aura Mumbai

Nestled between prominent Poddar Street and Besant Street at Santacruz (West), Arkade Aura is settled in lush green and tranquil locality. The land parcel is almost 1 acre, which is a rarity in the micro-market like Santacruz (West), which is a prominent suburb of western part of Mumbai and offers unmatched and superlative connectivity.

Santacruz (West) is also a starting point of high street shopping with all leading multinational brands in apparel, jewellery, footwear, accessories, watches and many more. Santacruz (West) also offers multiple options for best schooling for children and for further college studies. The structure of the project starts with



This one-of-its-kind project is settled in lush green and tranquil locality offering options of lavish 3 and 4 BHK apartments with all modern amenities

one basement, stilt and two podiums for parking and third podium is designed as vehicle free eco-deck to house all the amenities and 4th floor to 14th floor will be for residents. There will be four levels for surface parking to make life simple and hassle-free for the residents.

Arkade Aura offers options of lavish 3 and 4 BHK with carpet area sizes meeting the homebuyer's expectations with bare shell finish which they can customise the design as per their requirements.

- Developer:** Arkade  
**Type of Project:** Residential  
**Location:** Santacruz West, Mumbai  
**Configuration:** 3 & 4 BHK apartments  
**USPs:**
- Plot size of approx. 1 acre with two-side road access
  - Vehicle free eco-deck of approx. 31,500 sq.ft. with all modern amenities for rejuvenation
  - Surface parking
- Launching in:** January 2023  
**Possession:** December 2025  
**Current Status:** Under-construction (Excavation going on)

## BCD Emprasa Bengaluru

This one-of-its-kind project redefines the residential segment with its cost-effectiveness, first ever rental senior living model, thoughtful amenities and proximity to nature.

BCD Emprasa is designed to address the needs of retirement homes, student housing and co-living. The objective of BCD Emprasa is to create value-based assets with a high ROI, giving accessibility to educational, healthcare and recreational facilities, and meet the growing demand for affordable homes with benefits of a retirement home for seniors with all the modern amenities without the hassle of owning, making home buying a reality for all, giving first homebuyers an opportunity, and homes that NRIs can invest in.

BCD Emprasa redefines the residential segment with its cost-



effectiveness, thoughtful amenities, and proximity to nature. The project is designed to be functional taking the user's needs into consideration at every step. It is ISO and AAA Platinum Excellence certified with features such as rainwater harvesting, electric charging points for all types of vehicles, ramps and green cover all around the complex.

Spread over nine acres it has nine towers of 900 smart units with natural light and ventilation in all its units. It houses separate towers designed especially for senior living with medical care and ambulance services round the clock, unique safety features, daily housekeeping and on-demand concierge services.

The residential complex is well connected to major highways with educational, healthcare and commercial establishments.



- Developer:** BCD Group  
**Type of Project:** Residential  
**Location:** Emprasa Startup City, Kambalipura Village, Sulibele Hobli, Hoskote Taluk  
**Configuration:** 1 and 2 RK, 1 BHK, 2 BHK apartments  
**USPs:**
- A total of 900 apartments across nine buildings in 1 BHK and 2 BHK units of 692 sq.ft. to 741 sq.ft. and separate towers exclusively for senior living
  - Affordable, A-Z of amenities and rental assured product for investors
  - Elegantly designed 1RK and 2RK smart-sized homes, with the highest standards of quality in the industry
  - BCD Vanaprastha, the rental senior living concept is going to be a ground breaker in age ++ and senior homes. Offers first of its kind affordable option of rentals with every possible amenity thoughtfully planned and executed within the complex
- Launched in:** July 2018  
**Possession:** July 2023  
**Current Status:** Handing over started tower by tower



## BPTP Fortuna Gurugram

A home close to nature's beauty and effulgence is every buyer's demand. Bringing this far-fetched dream to fruition, BPTP Fortuna breathes life into the aspirations of every homebuyer. Located in Gurugram's Sector 70A and set amidst BPTP Astaire Gardens, BPTP Fortuna offers residential plots which range from 250 to 450 sq. yards in a fully developed township. The project is located on Southern Peripheral Road in close proximity to other high-end realty

corridors like Dwarka Expressway, Sohna Road and Golf Course Extension Road. The aesthetics of the project are equally gratifying. The township has a 3-acre 'Garden of Dreams' to ensure that the residents have ample exposure to the good effects of living within an eco-friendly and green-gated society. There is an expanse of infrastructural beauty in store for residents at BPTP Fortuna. A cutting edge state-of-the-art clubhouse with luxe amenities has been built to create a resounding recreational

The township has a 3-acre 'Garden of Dreams' to ensure that the residents have ample exposure to the good effects of living within an eco-friendly and green-gated society.

experience for residents. Other facilities which are being provided include solar powered pergolas and gazebos, environmental-friendly grass concrete pedestrians walkways, manicured greens with over 2500 trees, kids' play area, open gym, tennis court, garden stream, amphitheatre, BBQ counter, swimming pool and plenty more.

- Developer:** BPTP  
**Type of Project:** Gated township  
**Location:** Sector 70A, Gurugram  
**Configuration:** Plots (range from 250 sq. yards to 450 sq. yards)  
**USPs:**
- State-of-the-art clubhouse
  - 3-acre of Garden of Dreams
  - Secured gated community
  - Manicured greens
  - 3000 +family residing in vicinity
- Launched in:** April 2022  
**Current Status:** Ready-to-move-in

## Castalia, House of Hiranandani Mumbai

Every apartment in this project's 46-storey impressive tower has been thoughtfully created to provide the best of everything.

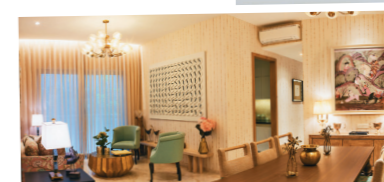
A stunning 46-storey tower here at Castalia built with striking architecture and intricate neo-classical design. Once complete, this impressive structure will be Kandivali's newest landmark.

Castalia offers a confluence of the best architecture, location and above all, a legacy that brings in trust, customer-centricity and transparency. The project offers stunning 2 and 3 bed residences, and has already received a tremendous response.

Every apartment in this impressive tower has been thoughtfully created to provide the best of everything. House of Hiranandani homes provide floor to ceiling height at 10 feet for the

royal feel, and the full-size windows and large balconies enliven the space, bringing sparkling sunlight and fresh air to instantly uplift the mood.

Presence of 8 podiums in the tower results in elevated height of the building leading to reduction of noise and dust on habitable floors. It also provides unobstructed views, a serene environment, and ample ventilation. There is also an array of smartly designed open and green spaces with a podium garden and recreational space spread across 15,000 sq.ft. In a city like Mumbai, where space is at such a premium, these are unique amenities.



- Developer:** House of Hiranandani  
**Type of Project:** Residential  
**Location:** Kandivali, Mumbai  
**Configuration:** 2 & 3 bed residences  
**USPs:**
- The 46-storey tower built with neo-classical architecture
  - Ground+8-storey parking + amenities floor
  - Dedicated clubhouse with lifestyle amenities
  - Situated at prime location (10 meters from Dahanukarwadi metro station)
  - Spacious apartments with ample natural light, ventilation and scenic views
- Launched in:** March 2022  
**Possession:** December 2025  
**Current Status:** Under construction



# Eros Sampoornam Greater Noida West

Designed to provide an unparalleled combination of comfort and luxury, the amenities here are unlike anything else in the vicinity.

**E**ros Sampoornam is an oasis of tranquility and a place where you can live in harmony with the world around you. The moment you arrive at Sampoornam, you'll feel the holistic living in this beautiful complex and for good vibes. The amenities here are unlike anything else in the vicinity. From its state-of-the-art community centre to its luxurious pool and recreation rooms, to its breathtaking views of the surrounding landscapes, there's no shortage of comfort or convenience here.

With a world-class lifestyle and amenities in a peaceful, lush setting, Eros Sampoornam offers a luxurious experience at the heart of the Delhi-NCR. The project is designed to provide



an unparalleled combination of comfort and luxury. It is the first of its kind in the area, offering a relaxed lifestyle at affordable prices.

The modern architecture of Eros Sampoornam complex is four-side open with important amenities in the serene environment. The apartments are open and airy with ample natural light for the benefits of the residents.



**Developer:** Eros Group  
**Type of Project:** Premium affordable group housing  
**Location:** Sector 2, Greater Noida West  
**Configuration:** 2 and 3 BHK apartments  
**USPs:**

- Surrounded by 130m and 60m wide huge green belt on both sides
- Spread over 24.3 acres of area with lowest 2.75 FAR providing more than 75% open area
- Comprises modern amenities and other features with 2 and 3 BHK premium apartments from 835 sq.ft to 1800 sq.ft.
- Offers large, serene and lush green landscapes, jogging track, swimming pools, gym and other recreational activities

Based on Roman architecture and the complex is four-side open  
**Launched in:** 2010 (Phase 1 & Phase 2) & 2019 (Phase 4)  
**Possession:** Phases 1 & 2 delivered in 2010, Phase 4 in 2025, Phase 3 is future development  
**Current Status:** Phase 4 under-construction

# Godrej Connaught One Delhi



At the heart of the capital, this ultra-luxury project is designed to augment the highest standard of living and quality of life.

**T**he pin code of 110001 cements one's status as the crème de la crème. Surrounded by landmarks of power and commerce like the India Gate, the Central Vista, the Delhi High Court, etc. Connaught Place lies at the very heart of everything that we love about Delhi.

Wrapped in a contemporary façade of glass, stone and futuristic zinc cladding to ensure longevity and finesse that are timeless and an unforgettable entry experience raced by an eminent double-



height lobby. Connaught One is designed to amaze right from the get-go. This ultra-luxury project comprises thoughtfully planned infrastructure and ultra-luxurious amenities designed to augment the highest standard of living and quality of life.

Across ground plus seven floors which exemplify luxury taken to a whole new level, this project offers exclusively crafted and modern-contemporary faced 3 BHK collector's edition homes with superior specifications.

Sustainable integrated facilities are designed to enhance perfect indoor

moments and include lavish spa and salon, personalised gym, high end concierge services, exclusive clubhouse, terrace garden, formal & informal lounges, café, and a private party arena (multi-purpose hall) offering a mesmerising view, luxurious water body on the roof top, fitness centre with a yoga deck, crèche and kids play arena & lawn. This project offers amenities across all age groups.

**Developer:** Godrej Properties Limited  
**Type of Project:** Residential  
**Location:** Connaught Place, Delhi  
**Configuration:** 3-bed collector's edition homes  
**USPs:**

- Located at the Heart of India - Delhi 110001, an address that stamps your position amongst the creme de la crème of India
- Grand entry experience, double height lobby, formal & informal lounge
- Beautiful façade made of remarkable zinc material with high quality interior specifications
- Bespoke concierge services with seven-star indulgences

**Launched in:** June 2022  
**Possession:** July 2025  
**Current Status:** Under construction

# Godrej RKS Mumbai

This luxury residential development is inspired by the timeless charm of Art Deco style architecture and retains the essence of R.K. Studio architectural style and heritage.

**B**uilt on the confluence of the rich legacy of RK Films and the Godrej legacy of trust, Godrej RKS is a luxury residential development inspired by the timeless charm of art deco style architecture. Its fluted pillars, arched facades, bronze finishing and the crown on top of the towers set its elevation apart from the rest while retaining the essence of RK Studio's rich heritage.

This iconic land parcel, with close to 70% open space, offers 141 Collector's Edition residences with contemporary amenities along with high street retail.

Located in the heart of Mumbai and close to the Sion-Panvel highway, Godrej RKS offers good connectivity to all parts of the city due to close proximity to key highways, the new



BKC Connector, SCLR, airport, monorail, metro and the Eastern Freeway, making it an ideal destination.

The project comes with state-of-the-art amenities such as a clubhouse for all your picture-perfect moments, a swimming pool, a toddler park and expansive play areas, a squash court, a gymnasium, a digital fitness workout zone, a library and an amphitheatre. This wide range of amenities ensures that there is something for everyone in the family and offers a holistic and enhanced lifestyle.

In addition to this, Godrej RKS also has a planned Miyawaki forest and is IGBC pre-certified silver rated.

**Developer:** Godrej Projects Development Limited  
**Type of Project:** Residential  
**Location:** Sion - Trombay Road, Union Park, Chembur, Mumbai  
**Configuration:** 2, 3 & 4 BHK apartments and penthouses  
**USPs:**

- 3 grand sun deck with pristine views (applicable for 4 BHK units)
- Luxe bedroom with walkin closets
- Architecture inspired by Art Deco
- 3-side open apartments with zero sharing walls (applicable for 4 BHK units)

**Launched in:** March 2020  
**Possession:** June 2024 as per MAHARERA  
**Current Status:** Terrace completion

# Hero Homes Mohali

At this group housing project, life is all about the fine things that make living worthwhile.

**W**hen modern housing has the insignia of the Hero Realty, it enjoys trust and commitment which come with decades of the brand's success. Hero Realty brings to you Hero Homes, Mohali — a housing project

which encourages its residents to indulge in an enriched lifestyle. Hero Homes will endeavour to set new benchmarks in value housing in the region. The project is strategically placed to be an escape from pollution, providing a clean and lush green environment for a healthy lifestyle. With outstanding public infrastructure in a prime sector of Mohali, Hero Homes will provide its residents with unmatched lifestyles, a grand park developed with diligent planning for recreation activities and rejuvenation.

Being part of the renowned

business house, Hero Enterprise, its work ethos is guided by strong group values of trust, care, and nurture. Its development philosophy is based on four pillars – creativity, fitness, sustainability, and community.

At Hero Homes Mohali, life is all about the fine things that make living worthwhile. Because a house is not enough, it needs to be changed into a comfortable heaven with delightful amenities, open green spaces, play area for children, a good neighbourhood and above all, a location which serves as an oasis of peace in the chaos of city life.



**Developer:** Hero Realty Pvt. Ltd.  
**Type of Project:** Group housing  
**Location:** Sector 88, Mohali  
**Configuration:** 3 BHK premium homes  
**USPs:**

- 87% open spaces with expansive greens providing nature living experience
- 100+ happy families already residing
- State-of-the-art amenities like swimming pool, gymnasium, multipurpose hall, and many more.
- Situated at a prime location of Mohali with proximity to IT parks, commercial centre, retail, schools and hospitals
- Project design adheres with IGBC Gold rating and climate responsive masterplan

**Launched in:** October 2016  
**Possession:** Phase 1 delivered  
**Current Status:** Phase 2A & 2B are under construction



# Highland at Hiranandani Gardens Mumbai

Abounded by finest lifestyle amenities, this project truly gives your dreams a new address which is living experience beyond imagination

**H**ighland at Hiranandani Gardens, Powai offers 1, 2 & 3 BHK homes, which are efficiently designed to cater to your needs of leisure, recreation and celebration. Refresh every day with balconies overlooking the lush landscape or the elegant township. Re-discover an elegant lifestyle with a palette of lush and open spaces, a neighbourhood of fine living choices, a location of great sensibility and finally, an identity which carries the signature hallmark of Hiranandani. A part of India's finest

township, Hiranandani Gardens, Powai, Highland is abounded by finest lifestyle amenities. This rare living experience comes with lush green open spaces, plethora of recreational choices and tranquil environment. It is the most admired global destination which grants its residents an opportunity to live amid a close-knit community which boosts growth and ensures better future. Highland at Hiranandani Gardens, Powai truly gives your dreams a new address which is living experience beyond imagination.



**Developer:** Hiranandani  
**Type of Project:** Residential  
**Location:** Hiranandani Gardens, Powai, Mumbai  
**Configuration:** 1, 2 & 3 BHK apartments  
**USPs:**

- Highland is part of Rockridge Greens with 3.5 + acres of landscape designed by Site Concepts
- International, Singapore
- 6 well defined zones
- 30 + amenities
- Each apartment has air-conditioned living , dining & bedrooms
- Fully fitted kitchen with white goods

**Launched in:** August 2021  
**Possession:** December 2026  
**Current Status:** Under construction

# Raheja Stellar Pune

Spread across three levels, the amenities at this ultra-luxe residential project form a triple-tier luxurious treat for all ages.



**R**aised in the fast-developing neighbourhood of NIBM Road, South Pune, Raheja Stellar echoes elegance with its ultra-luxe and opulent 4 & 3-bed residences. These homes are set against a rich palette of sky hues, crafted for blissful indulgence in lavish, expansive, yet serene sundecks which give a sweeping, panoramic view of the central landscape. Spread across three levels, the amenities at Raheja Stellar form a triple-tier luxurious treat for all ages. From relaxation to rejuvenation, fitness to well-being, sports to recreation, and leisure to entertainment, the never-ending array of delightful experiences unfold one after

another. It's a thrill-a-minute wonderland for kids and doubles up as the perfect escape for serene walks and endless conversation under shady groves for elderlies seeking quality leisure time. With two swanky clubhouses, a sparkling swimming pool, and wondrous gardens, this enchanting land is immersed in nature. The project has been mindfully conceptualised with futuristic and thoughtful amenities tailor-made for the variegated requirements of well-heeled homebuyers. Backed by four decades of expertise of the K Raheja Corp Group, Raheja Stellar will fit the preferences of not just present-day discerning homeowners but also cater to multiple generations.

**Developer:** K Raheja Corp Homes  
**Type of Project:** Residential  
**Location:** NIBM Road, South Pune  
**Configuration:** Ultra-luxe 3 & 4-bed air-conditioned residences  
**USPs:**

- The impeccably styled 30-storey edifice Lavish sundecks with every apartment
- Ready-to-use two state-of-the-art clubhouses with over 50 choice amenities
- Contemporary-styled bathrooms with marble flooring
- The tower & lobby areas have been designed in contemporary neo-classical architecture

**Launched in:** September 2022  
**Possession:** December 2026  
**Current Status:** Under construction



# Pinnacle 9 Sadashiv Pune

In the middle of the city, this mixed-use development project is an exquisitely designed experience which combines flair and sophisticated sensibilities.

hint of glitz, and careful finishing touches like soundproof windows allow you to relax even amid the surrounding activity. A splash of goodness will improve the taste of living at Pinnacle 9 Sadashiv. For commercial premises, Pinnacle 9 Sadashiv offers a very advantageous position. These very linked and accessible urban places with optimum size and visibility are poised to reinvent success. Constant security and enough parking enable efficient corporate operations. In the middle of the city, the platform garden that is tucked inside this marvel of architecture makes a conscious environmental statement. The flats' abundant natural light and gentle wind

**T**he Pinnacle 9 Sadashiv is characterised by exclusivity in the best Pinnacle tradition. These modern, luxury homes have a definite

go well with the relaxing atmosphere. Pinnacle 9 Sadashiv is an exquisitely designed experience which combines flair and sophisticated sensibilities. Sadashiv Peth's traditional neighbourhood friendliness and convenience have been enhanced with a never before elegance factor. It shows up as an aesthetically pleasant space and high-end features. 9 Sadashiv is beyond belief with exteriors that draw all eyes, large open areas for a sense of freshness, and a highly pleasant layout design with plenty of parking spots!

**Developer:** Pinnacle Group  
**Type of Project:** Mixed-use development  
**Location:** Sadashiv Peth, Pune 30.  
**Configuration:** 2 & 3 BHK apartments  
**USPs:**

- Separate entries for residential & commercial spaces
- Podium area for amenities like gymnasium, swimming pool, landscaping & clubhouse
- Ample parking space with puzzle mechanical parking units
- Landscaping & sit out for commercial spaces
- Private gardens for flats

**Possession:** Started in June 2022  
**Current Status:** Commercial spaces: ready for possession, Residential spaces: under construction.

# Signature Global City 63 A Gurugram

This independent floor project is being developed under Deen Dayal Jan Awas Yojna, and designed spaciouly to cater the needs of the modern-era home dwellers and investors.



**T**he Signature Global City 63A is a project which describes luxurious living in the most luxurious way. Spread across 5.0125 acres of land parcel, this independent floor project is being developed under Deen Dayal Jan Awas Yojna, which promotes the creation of a basement + ground + 4 floors structure. It offers 2

BHK and 3 BHK homes which have been designed spaciouly to cater the needs of the modern-era home dwellers and investors. Signature Global City 63A price starts from 1.4 cr. which comes with modular kitchens and well-lit units with proper ventilation channels to allow sunlight and fresh air to enter each corner.

Designed by the famous Padma Bhushan Architect Hafeez Contractor and interiors styled by the internationally renowned Sonali Bhagwati, the project offers more than 20 world-class amenities including Wi-Fi enabled areas, concierge service, electric car charging stations, laundromat, meeting rooms, e-library, spa, resident doctor, salon, recreational area, terrace lounge bar, virtual reality zone, fine dine restaurant, yoga & aerobic deck, wellness zone, gymnasium, kid's zone, etc.

**Developer:** Signature Global  
**Type of Project:** Residential  
**Location:** Sector 63 A, Golf Course Extension Road, Gurugram  
**Configuration:** 2 & 3 BHK independent floors  
**USPs:**

- Spread across 5.0125 acres of land parcel
- Being developed under Deen Dayal Jan Awas Yojna
- Designed by Padma Bhushan Architect Hafeez Contractor
- Interiors styled by the internationally-renowned Sonali Bhagwati
- Offers more than 20 world-class amenities

**Launched in:** August 2022  
**Possession:** 18-36 months from the launch  
**Current Status:** Under construction



# Signature Global City 81 Gurugram

World-class amenities and security services in this independent floor project redefine the ultimate in luxurious and comfortable living.



**S**ignature Global City 81 is spread in approx. 12 acres surrounded by lush green landscape and offers world class amenities with the perfect combination of independent lifestyle, security and work life balance. The project offers 408 units of 2 and 3 BHK independent floors in the 2nd phase. Price brackets range from INR 89 lakh to INR 1.06 crore for these independent floors.

The project is designed in an aesthetic way by Padma Bhushan architect Hafeez Contractor. This independent floors would be developed under state housing DDJAY policy and superfluous with EDGE certification, which provides a seamless range of facilities like a

swimming pool, jogger's track area, yoga and meditation lawn, badminton court, half basketball court, etc. This will offer Type A of 3-BHK+2 toilets configuration and Type B of 2-BHK+2 toilets configuration along with wide green belt with added facility of stilt car parking for the residents.

While the artistic landscaping and gardens preserve life at its pristine best; the world-class amenities and security services redefine the ultimate in luxurious and comfortable living. The project will have low-rise apartments and floors which will be part of a gated residential complex with a dedicated lift on each plot.

**Developer:** Signature Global  
**Type of Project:** Residential  
**Location:** Sector 81, Gurugram  
**Configuration:** 2 & 3 BHK independent floors  
**USPs:**

- Surrounded by lush green landscape
- Perfect combination of independent lifestyle, security and work life balance
- Designed spaciously to cater the needs of the modern-era home dwellers
- Designed by the Padma Bhushan Architect Hafeez Contractor
- Offers more than 25+ world-class amenities

**Launched in:** December 2021  
**Possession:** 18-36 months from the launch  
**Current Status:** Under construction

# SKA Orion Noida

This premium residential project is designed to offer the pleasure of leisure living with its luxurious and modern homes

**S**KA Orion is a premium residential project by SKA Group designed to offer the pleasure of leisure living with its luxurious and modern homes. The project is built on the modern international technology of aluminium form work emphasising on planning, designing and developing homes with ample daylight and fresh air with better space utilisation. The project is designed keeping in mind residents' security and everyday needs. It has a provision for mechanical parking along with 3-tier



security system.

The SKA Social Club is a high-end clubhouse built to be a centre for sports, fitness and parties for the people at SKA Orion. The project is being developed keeping in mind the post pandemic world and its ways. It has gone a step ahead to introduce its residents to the concept of SKY Club. A separate, fully-equipped work space with fast wi-fi, comfortable sitting arrangement, sufficient power outlets and cafeteria.

Being strategically located, SKA Orion also offers easy accessibility and connectivity to the outside world. It is presently the only under-construction project on the Noida Expressway located opposite to the FNG Corridor.

With actual sample flat ready for visit and fast pace of construction, it is expected to finish ahead of the timeline. SKA Orion has witnessed



good appreciation value since the launch, thus making it a profitable investment!

**Developer:** SKA Group  
**Type of Project:** Residential  
**Location:** Sector-143B, Noida, UP  
**Configuration:** 3 BHK+study & 3 BHK apartments (1300 sq.ft. to 1900 sq.ft.)  
**USPs:**

- Spacious living (3 towers on 3.33 acres)
- Built on aluminium form work international construction technology and is a IGBC Gold Pre-Certified project
- Strategically located on the Noida Expressway opposite to FNG Corridor
- Best-in-class clubhouse and other facilities

**Launched in:** March 2021  
**Possession:** March 2026  
**Current Status:** Under construction



# Sobha City Gurugram

True to the spirit of Lutyens' architectural ethos, the world-class amenities and spaciously built towers at this landmark address offer an expansive, luxurious lifestyle.

**S**obha City, a 39-acre (1,57,827 sq.m) urban park residential project, is located near the Dwarka Expressway in Sector 108, Gurugram, Haryana. While IGI Airport & Aerocity

are just 15 minutes away, Dwarka and Central Business District Gurgaon are in close vicinity of the project.

The towers are located on the periphery of the project for easy access to recreational zones and unhindered views of Urban Park and Delhi Reserved Greens. This landmark address features 8.5 acres (34,398 sq.m) of open and green spaces, 1-acre resort-style lakelet, 90-metre-dia cricket ground, 2 clubhouses spread across 50,000 sq.ft. and over 50 top-notch amenities for all age groups. Over 1 acre of waterbodies, 4000+ trees and thermal insulation on terraces help maintain the temperature levels in the project.

After the successful sell out of 14 towers, Sobha City has recently launched

its final phase – the Vista Residences. True to the spirit of Lutyens' architectural ethos, the world-class amenities and spaciously built towers with double-height visitors' lounge offer an expansive, luxurious lifestyle.

Privacy is an integral part of the design, with no homes facing each other. With large windows and extended balconies offering panoramic views and excellent ventilation, every home has a picture-perfect setting.

**Developer:** Sobha Limited  
**Type of Project:** High-rise group housing  
**Location:** Sector 108, near Dwarka Expressway, Gurugram, Haryana  
**Configuration:** 3.5, 4 & 4.5 bedroom residences  
**USPs:**

- 39 acres of urban park experience
- Spacious homes with views of urban park & Delhi's reserved greens
- 2 clubhouses spread over an area of 50,000 sq.ft.
- 50+ top notch amenities for sports, recreation, celebration, & kids
- 90 m diameter cricket ground, 1 acre of resort-style lakelet

**Launched in:** 2016  
**Possession:** Completed for initial 3 towers & ongoing for subsequent 3 towers  
**Current Status:** Ready-to-move-in: 240 homes in 3 towers, under-construction: 672 homes in 8 towers

# Spectrum@Metro Noida

Spread across 15 acres, the colossal high-street commercial project is divided into two phases with a 1-km long frontage.

**S**pectrum Metro is the leading commercial project in the heart of Noida, a revolution in the arena of commercial investment. Located in Sector 75, it provides exceptional growth potential with Sector 50 metro at Aqua line running just opposite Spectrum Metro Phase 1 that very well connects Noida to Greater Noida and other parts of NCR.

A 60 m wide road connects NH-24 (Delhi-Meerut Expressway) and Noida Expressway. It also provides direct access to Greater Noida via Noida-Greater Noida Expressway. The upcoming FNG Expressway surely boosts connectivity between Faridabad and Ghaziabad.

It works remarkably in offering unparalleled business prospects catering to a catchment of approximately 8 lakh population. It is the only high-street commercial in Sector 75, surrounded by prime residential communities catering to people with high disposable income.

**Developer:** Blue Square Infrastructure LLP  
**Type of Project:** Commercial  
**Location:** Sector 75, Noida  
**Configuration:** High-street commercial (retail shops, office spaces, serviced apartments, food court, multiplex)  
**USPs:**

- Located in central Noida
- One of the longest high-street commercials with 1-km frontage
- Sector 50 metro station at door-step to the site
- 60 m wide road which connects to Noida Expressway, NH-24, & Delhi-Meerut Expressway
- It has 3-level parking which can accommodate around 5000 cars

**Launched in:** June 2016  
**Possession:** As per RERA (on-time)  
**Current Status:** Delivered



The colossal high-street commercial project spans across 15 acres are divided into two phases with a 1-km long frontage. With a plethora of unique concepts, the project has dedicated floors for kids, women, students and medical.

Brands like Starbucks, Max Fashion, SPAR Hyper Market, Oswal, Mochi, Barista, Duty Free, Bata, W, Aurelia, Raymonds, Jockey, Paisley, Van Heusen, Brewklyn Brothers, Himalaya Opticals, Domino's, Skechers, Centre for Sight, and many more already made their way to Spectrum Metro.



# TARC Tripundra

## New Delhi



**T**ARC Tripundra was designed with the desire of homebuyers to live within the capital without having to worry about the city's hustle and bustle in mind. The purpose of the project, designed by Bobby Mukherji & Associates, is to develop holistic homes which support healthy living for occupants by facilitating strong ties with nature, spirituality, well-being, and the community.

The project is set on a three-acre tract of property which is easily accessible and

ideally located. All of the apartments' rooms can be reached from the living/dining area, which is centrally positioned in the residences and has minimum internal circulation areas.

Each Tripundra apartment is unique because careful consideration was given to every last detail. Whether it's the comforts offered by home automation, the mood lighting and controls at your fingertips, or the luxurious indulgences, everything in a dream house fits together flawlessly.

Each apartment of this gated township is unique because careful consideration was given to every last detail.

One of Tripundra's special features is a yoga studio where you may energise and balance your chakras, a zen garden with a water body to ponder on life in peace and tranquility, a world-class sauna and spa to relax in between important deals, and a cutting-edge fitness centre to sweat away all your concerns and get in shape.

**Developer:** TARC

**Type of Project:** Residential

**Location:** Nestled amidst Pushpanjali Farms on main Bijwasan Road, New Delhi.

**Configuration:** 3 & 4 BHK homes (priced INR 4.5 crore onwards).

**USPs:**

- The gated township stands out for its enormous Delhi green view of 2200 acres, indoor heated pool, among many other facilities
- It provides an EV-charging facility, water conservation and rainwater harvesting systems, solar panels, etc.
- It is backed by multiple smart technologies, community apps and Wi-Fi in common areas to keep residents connected 24x7
- The property boasts of some modern and quality facilities such as a highly secured society with 7D security, and smart home technology

**Launched in:** October 2022

**Possession:** 2025



# The Valley Gardens

## Panchkula

Spread over 34 acres, this limited collection of luxury independent floors combines a truly international lifestyle with the joys of being close to nature.

**S**pread over 34 acres, The Valley Gardens is a limited collection of luxury independent floors, designed by the eminent architect Hafeez Contractor. With the finest facilities and amenities that could once be found only in metropolitan cities, the project combines a truly international lifestyle with the joys of being close to nature.

With a contemporary classic façade and

two large balconies for every unit, residences at The Valley Gardens will come with stilt parking and four floors, and a sizable basement with dedicated staff room, as well as a storage area for each unit. It is modelled completely on the qualities of an integrated and secured community equipped with state-of-the-art security systems, including security cameras and a quad of trained security guards, patrolling

at all times.

Overlooking the natural, serene, Shivalik hills, with two rivers nearby, the landscaping for The Valley Gardens is designed by the award-winning landscape firm M/s MPPF, New York. With gardens dotted with trees, shrubs, and flowering plants, this enchanting residential complex with multiple water bodies and a central park, will promise greenery, tranquillity, and security in a pollution-free environment, with a sense of living next to the hills.

Residents can look forward to jogging, nature walks at the riverside, wide paved tree-lined boulevards, and thoughtful touches like a water recycling system.

**Developer:** DLF

**Type of Project:** Luxury independent floors

**Location:** Zirakpur-Panchkula-Kalka Hwy, Panchkula, Haryana

**Configuration:** 4 BHK + study with a uniform plot size of 500 sq.yards (418.75 sq. mtrs)

**USPs:**

- Nestled in the Shivalik foothills, with beautiful views of the Morni Hills and the Shivalik range
- It overlooks the natural tranquil landscape while being flanked by two rivers nearby
- Part of the existing 175-acre of The Valley, a highly sought-after residential complex home to over 1,400 families and counting

**Launched in:** August 2022

**Current Status:** Under construction



# Trident Hills

## Panchkula

A high-end living in the lap of natural habitat, this luxury township is surrounded by the lush & green landscape in a pristine environment.

**S**pread across 200 acres and idyllically situated at the foothills of the Shivaliks, Trident Hills promises to bring the best nature has to offer, coupled with advanced modern construction practices and planning. A high-end living in the lap of natural

habitat, it is surrounded by the lush & green landscape in a pristine environment. Offering a luxurious lifestyle, this eco-friendly integrated township provides an array of qualitative offerings like plots, low-rise floors, high-rise apartments & luxury villas to indulge in.

Besides the residential development, this township will also have well-crafted spaces for the retail and shopping needs of its captive audience. The amenities and features in the township have been specially designed to suit future-ready living. For a healthy and active lifestyle, The Azaleas – an ultra-modern club at Trident Hills will house a tennis court,

basketball court, cricket pitch, squash court, badminton court, indoor games, world-class gymnasium, yoga & meditation centre along with a Pilates studio. For a young and blooming life, it will have a dedicated outdoor play area with a sandpit, art & craft studio, music & dance studio, and kids' pool. Besides, Trident Hills will also feature a cafe, sports & party lounge, snooker & billiard room, cards room, chess room, terrace seating, star-gazing deck, auditorium, private screen theatre, guest rooms, swimming pool with open bar, & senior citizens' room.

**Developer:** Trident Realty

**Type of Project:** Integrated luxury township

**Location:** Sector-4, PKUC, Zirakpur-Kalka Highway, Pinjore, Panchkula, Haryana

**Configuration:** Residential plots, low-rise floors, villas, hi-rise apartments & commercial spaces

**USPs:**

- Spread over 200 acres
- Future-ready living set picturesquely at the foothills of Shivaliks
- A grand clubhouse with world-class sports & entertainment facilities
- Open & green landscaped area with jogging track, cycling track and theme parks
- Control & command centre

**Launched in:** November 2022

**Possession:** As per RERA

**Current Status:** Under construction

# Vaishnavi Premiere

## Bengaluru

A tribute to the city's charm and elegance, the project has been designed in the vintage art deco style of architecture and intended as a community for connoisseurs

**T**here are homes which strive to provide the best luxury experience they can. And then there are homes which do not just stop there. Such homes tell a story – about their city, the residents and about themselves. Vaishnavi Premiere is one such project. A tribute to the charm and elegance of Bengaluru, the project has been designed in the vintage art deco style of architecture, and intended as a community for connoisseurs. The towering façade, the dynamic patterns and majestic design make Vaishnavi Premiere a project unlike any other in all of Bengaluru!

With just three residences per floor and a lavish floor-to-ceiling height, every home offers greater space. The extravagant infinity pool, handpicked

amenities, grand arrival experience and the unparalleled panoramic views in all directions, are all designed to enhance your experience in luxury. The location, St. John's Road, near MG Road, is renowned for being a representative of the city's aspirations. It is an address coveted by many and is the perfect choice for a work of art.

**Developer:** Vaishnavi Group

**Type of project:** Ultra-luxury residences

**Location:** St. John's Road, Near M.G. Road, Bengaluru

**Configuration:** 3 bedroom residences

**USPs:**

- Art deco style of architecture
- 35 exclusive residences
- Large balcony decks
- Impressive iconic elevation
- Terrace with extensive amenities
- Rooftop infinity pool

**Launched in:** October 2022

**Possession:** September 2025

**Current Status:** Under construction

