

TATA HOUSING[®]
TATA REALTY AND INFRASTRUCTURE LTD.

Haryana RERA registration no. 148/2017
Available on <https://haryanarera.gov.in>

La **VIDA**
LIFESTYLE RESIDENCES

La VIDA

LIFESTYLE RESIDENCES

La Vida: Haryana RERA registration no. 148/2017 available on <https://haryanarera.gov.in/> . The Project is developed under License no. 105 of 2011, License no. 85 of 2012 and License no. 86 of 2012 issued by the Directorate General, Town and Country Planning (DTCP), Haryana, Chandigarh and constructed as per Building Plan approval dated 3 June, 2016 bearing no. ZP-766/SD(BS)/2016/11348 received from DTCP, Haryana.

The HRERA registration is for Towers B1 to B5. The Project is being developed by 'Sector 113 Gatevida Developers Private Limited' (Developer), a joint venture between CSN Estates Pvt. Ltd. and Tata Housing Development Company Limited. Sale is subject to the terms of application form and agreement for sale. Price is exclusive of all taxes, statutory charges and other charges. The amenities are common for residents of all towers. The maps are not to scale. All images are for representative purposes only. The distance and timeline are indicative and may vary subject to weather, traffic and infrastructure facilities to be provided by third parties. Proposed developments, to be done by third parties are subject to approval. The project is financed by State Bank of India. The approvals can be checked at site office of the Developer. Developer reserves the right to make changes in the plan as per government guidelines. For conversion: 1 acre - 4046.86 mtr. 'TATA' and 'TATA Housing' are the registered trademarks of Tata Sons Private Limited. For more information, please contact sales team at La Vida, Sector 113, Bajghera Road, Near Dwarka Expressway, Gurugram - 120017. Visit <https://www.tatarealty.in/project/la-vida/>



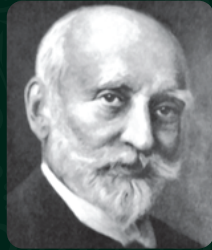
FROM A VISION TO A GLOBAL ENTERPRISE

It all started with a vision. To give the country its independent future. To create opportunities, resources, livelihoods. The vision of Mr. Jamsetji Tata. Today, that vision represents one of modern India's most reputed enterprises. A conglomerate, built on the foundations of trust and transparency. A household name that touches millions across the globe, enriching their lives every day.

VALUES AS STRONG AS OUR FOUNDATIONS



Jamsetji Tata



Sir Dorabji Tata



Nowroji Saklatwala



J.R.D. Tata



Ratan Tata

INTEGRITY

We will be fair, honest, transparent and ethical in our conduct; everything we do must stand the test of public scrutiny.

EXCELLENCE

We will be passionate about achieving the highest standards of quality, always promoting meritocracy.

UNITY

We will invest in our people and partners, enable continuous learning, and build caring and collaborative relationships based on trust and mutual respect.

RESPONSIBILITY

We will integrate environmental and social principles in our businesses, ensuring that what comes from the people goes back to the people many times over.

PIONEERING

We will be bold and agile, courageously taking on challenges, using deep customer insight to develop innovative solutions.

The same stream of life that runs through my veins night and day runs through the world and dances in rhythmic measures. It is the same life that shoots in joy through the dust of the earth in numberless blades of grass and breaks into tumultuous waves of leaves and flowers. It is the same life that is rocked in the ocean - cradle of birth and of death, in ebb and in flow. I feel my limbs are made glorious by the touch of this world of life and my pride is from the life throb of ages dancing in my blood this moment.

RABINDRANATH TAGORE



Image for representation purpose only.



Breathe free in the lap of lush, serene surroundings. Rejuvenate in the company of a host of leisure facilities. Energize your lifestyle with world-class sports amenities. Embrace a way of life that's handcrafted to match your discerning taste. Step into a space that resonates with the finer side of urban living. Welcome to La Vida. Welcome to a life above par.

2 & 3 BHK LIFESTYLE HOMES
IN GURUGRAM





LOCATION ABOVE PAR

Unlike common perception, the hallmark of high living can be quite accessible. Strategically located at Sector 113, near Dwarka Expressway, La Vida stands tall as the first residential development adjoining Dwarka. The project enjoys clear access from 60ft wide main Bajgera Road and seamless connectivity to HUDA City Centre via Palam Vihar & NH8. Being located at a prominent location; your home here, is surrounded with all modern-day conveniences. Be it shopping, entertainment, healthcare facilities or education for your kids, everything good is available in close proximity.



HOSPITALS

- COLUMBIA ASIA HOSPITAL, GURGAON
- MANIPAL HOSPITAL, DWARKA
- AAKASH HEALTHCARE, DWARKA



SCHOOLS & COLLEGES

- DELHI PUBLIC SCHOOL
- NSIT, NLU • VASANT VALLEY SCHOOL
- IP UNIVERSITY • ITM UNIVERSITY (NSU)
- MOUNT CARMEL AND VENKATESHWARA SCHOOL, DWARKA



LANDMARKS

- DWARKA SECTOR 21 METRO STATION
- INTERNATIONAL AIRPORT (T3)
- TAJ VIVANTA | RADISSON BLU
- ITC WELCOME HOTEL, DWARKA
- INDIA INTERNATIONAL CONVENTION CENTER



ENTERTAINMENT & SHOPPING

- DSOI CLUB
- VEGAS MALL, DWARKA
- ANSAL PLAZA
- AMBIENCE MALL, GURGAON



Distance and timelines (shortest) are tentative and approximate, subject to road and infrastructure facilities provided by the appropriate authorities.





A LANDSCAPED GATED
COMMUNITY THAT
BREAKS DOWN THE
DOORS TO A LUXURIOUS
LIFESTYLE



REJUVENATION ABOVE PAR





Take the city out of our life by treading on the road to rejuvenation. Embrace a holistic living experience at our exclusive health club. Soothe your senses with a gentle spa regimen every evening. Workout those extra calories at our action-packed gymnasium and refreshing swimming pool. Come, pamper yourself like never-before.

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- **YOGA ROOM • GYMNASIUM**
 - **HEALTH CLUB • SWIMMING POOL***
 - **KIDS' PLAY AREA**
 - **SPA WITH SAUNA & MASSAGE ROOM***

FITNESS ABOVE PAR





A sound mind rests in a sound body. Turn your lazy mornings into active ones at La Vida. Kickstart your days at our international styled courts, thoughtfully built to complement your love for outdoor sports. Watch your loved ones bat their way towards an active tomorrow. Chitchat and engage with your fellow La-Vidians over a table of cards. Live life in perfect sportsman spirit.

- **TENNIS COURT**
- **SQUASH COURT**
- **BADMINTON COURT**
- **BASKETBALL COURT**
- **CRICKET PITCH**
- **BILLIARD & CARDS**

PAMPER YOURSELF WITH THE
FINEST OF AMENITIES.
LIVE IN PERFECT HARMONY
WITH NATURE.





LEISURE ABOVE PAR





Today's busy schedules and round-the-clock work culture have made people drift apart. La Vida, on the other hand, is designed to bring people closer; with a host of amenities that perfectly complement their moments of leisure. At the heart of the project is a terraced green that can easily be used to fit the requirement - from an amphitheatre for events, to a venue for large garden parties and much more. Beautiful landscapes with reflective pools, gardens, and a tree-canopied skywalk. All-in-all, there's so much more to give your family moments, a perfect place to be.

- **READING CORNER**
- **MULTIPURPOSE HALL**
- **MINI THEATRE**
- **PICNIC AREAS**
- **PARTY VENUES**

SERENITY ABOVE PAR





Those who live in a city know what a privilege it is to have a home that overlooks a garden. Now imagine living in a place that is part of one. La Vida is a IGBC gold pre-certified project that boasts approx. 2 acres of central sunken garden. This estate offers children a chance to grow up with fruit orchards, and makes greenery part of everyday life: a tree-canopied skywalk for idyllic morning walks, herb gardens for your summer coolers, and lily ponds and flowering trees to welcome you every time you return.

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- **SUNKEN GARDEN**
 - **FRUIT ORCHARD**
 - **HERBS GARDEN**
 - **INDIGENOUS TREES**
 - **TREE-CANOPIED SKYWALK**
 - **LILY POND**

LUXURY ABOVE PAR





- High-quality flooring and fitments in every residence
- Residences designed to be well-lit and ventilated
- Parking facilities for each residence. Designated parking areas for visitors and the differently-abled
- Efficient fixtures to reduce energy consumption
- A range of 2, 2.5 and 3 BHK residences across 8 towers
- Well-ventilated lobbies with elevators
- Power backup for the entire estate
- Earthquake-resistant structure as per IS code
- Video door phones in every home.



As breathtaking as the verdant, terraced outdoors are, your beautifully designed home at La Vida will beckon you indoors. Every detail of these residences has been planned and designed with exquisite care. The entrances and windows are positioned just so, to invite an abundance of fresh air and sunlight. And while the fittings and finishes are impressively modern, the decks that overlook the gardens celebrate the timeless appeal of nature. These residences are designed to exude warmth, elegance and most of all, harmony.

SUSTAINABILITY ABOVE PAR





La Vida's sustainable design will have numerous far-reaching effects.

Those who live here will have a green haven to return to, consume less resources, and save more on monthly expenses. For instance, electric charging points for vehicles, maximizing recharging of ground water and bioswales.

Isn't it nice when what's good for the environment is good for you too?

- IGBC (Indian Green Building Council) pre-certified gold-rated building.
- Use of Low VOC materials to protect the environment and your health.
- Rainwater harvesting to maintain the groundwater levels (remove everything else from this point).
- Wastewater treatment: Treated water from STP will be used for landscaping and in water-efficient flushing systems.
- Use of indigenous plants across the landscape.

LA VIDA MASTER PLAN





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|----|-----------------------------|----|---|
| 1 | Main entry | 18 | Exit ramp |
| 2 | Guard room | 19 | Kids' pool |
| 3 | Lily pool | 20 | Swimming pool |
| 4 | Water plaza | 21 | Art installation plaza |
| 5 | Seasonal retention pond | 22 | Seating |
| 6 | Entry ramp | 23 | Stepped seating and grass terrace |
| 7 | Fruit tree bosque | 24 | Sunken garden |
| 8 | Club forecourt / tree plaza | 25 | Skywalk |
| 9 | Tower drop-off point | 26 | Kids' play area |
| 10 | Basketball court | 27 | Slide |
| 11 | Sandpit | 28 | Multipurpose counter |
| 12 | Car parking | 29 | Party lawn |
| 13 | Feature wall | 30 | Lawn |
| 14 | Badminton court | 31 | Herbal garden |
| 15 | Lawn tennis court | 32 | Provision for retail on ground floor [#] |
| 16 | Kids' play area | 33 | Provision for primary school G+2 [#] |
| 17 | Artificial cricket pitch | 34 | Provision for nursery school G+1 [#] |

[#]To be operated and managed by third party.

SPECIFICATIONS



ESTATE DETAILS

- Aesthetically designed entrance lobby
- 2 elevators in Tower B
- Vitrified flooring for lift lobbies and reception areas
- Power backup

SECURITY:

- Branded main entrance door lock
- CCTV for entry-exits of each tower
- Boom barrier with access control
- Colour video door phone with intercom facility



RESIDENCES DETAILS

- Vitrified tile flooring in both living room and bedrooms in Tower B
- Oil-bound distemper on ceiling and plastic emulsion on walls
- Aluminium or unplasticised PVC windows
- Veneered flush main door at entrance, solid core-painted flush doors for other rooms

BALCONY:

- Anti-skid ceramic tile
- Mild steel railing with enamel paint in Tower B

BATHROOMS:

- Anti-skid ceramic tile flooring
- Ceramic tile dado up to door height
- Superior quality chrome-plated fittings and fixtures
- Concealed plumbing
- Premium quality western commode and washbasin
- Geyser in master bathroom and provision for the same in other bathrooms
- Exhaust fan

KITCHEN:

- Vitrified tile flooring
- Granite platform with stainless steel sink and drain board
- 2-feet-high ceramic tile dado above kitchen platform
- Exhaust fan

ELECTRICAL FITTINGS:

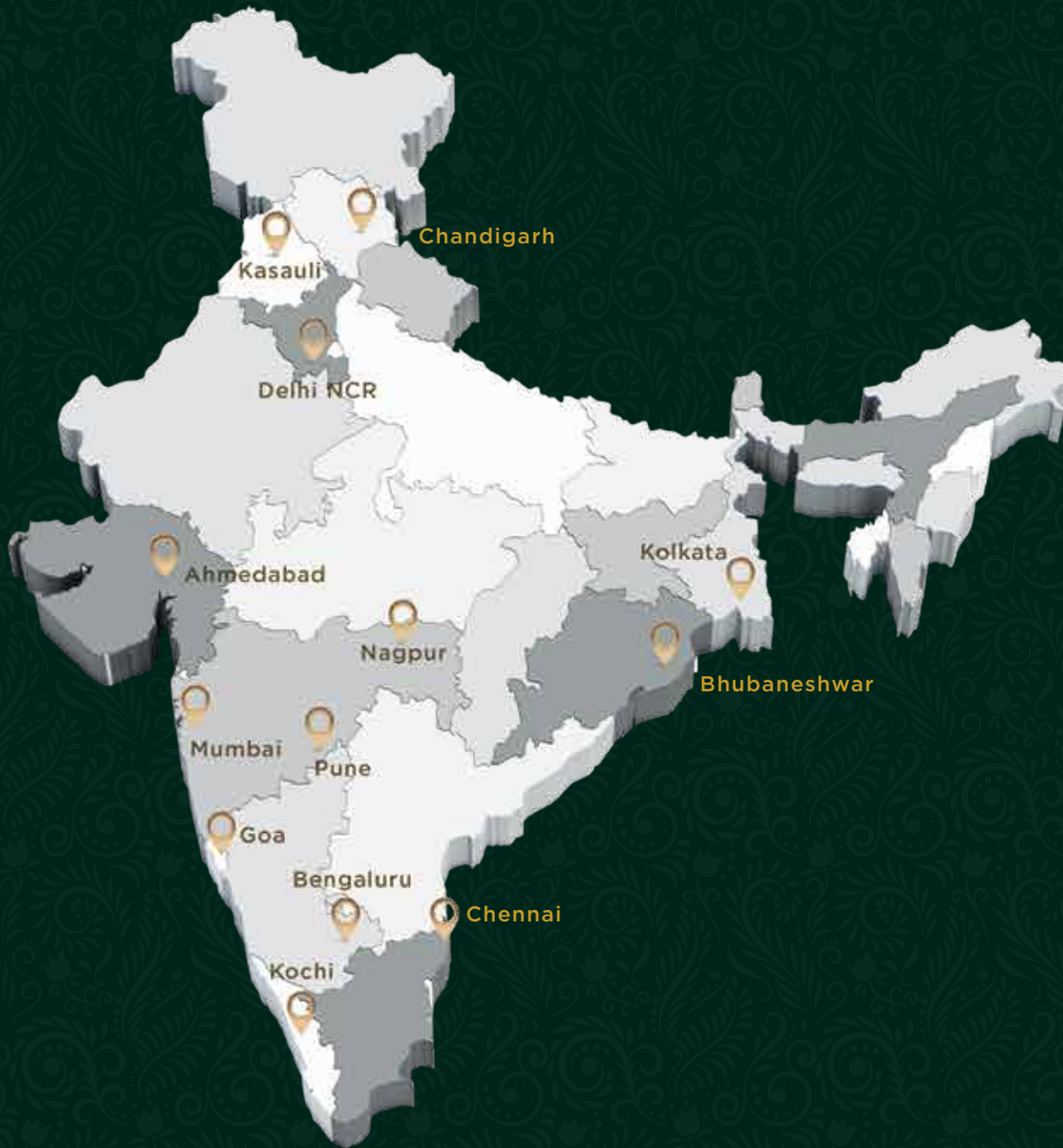
- Modular switches (Schneider or equivalent)
- Sufficient points in all rooms
- Concealed copper wiring
- Provision for AC points in all living rooms and bedrooms.
Living rooms in Tower A will have split ACs.
- Cable TV and telephone points in living room and all bedrooms

TATA HOUSING[®]

Our journey began in 1984, on a road paved more than 150 years ago. Tata Housing Development Company Limited (THDC) follows the same DNA as our parent group. Something that governs our very core. Enabling us to leave a mark on the real estate development industry through ethical operations, transparency, and unparalleled quality of service.

Since our revival in 2006, we have now established a strong foothold across the Nation, Besides India, our footprints are now also visible in global markets such as Maldives and Sri Lanka.

Today, our aim is to provide the best services in the real estate domain comprising land acquisition, design, planning, execution and property management, benefitting both our customers and the environment. Which is why, all our projects are sustainable green developments and are certified by the Indian Green Building Council (IGBC). All this and more, because it's not a house we're building. We're building homes.



DELIVERING A FEELING CALLED HOME ACROSS INDIA

With projects across all regions, Tata Realty And Infrastructure is Limited is rapidly changing the face of real estate in India. Other areas of interest include projects of the different Tata companies. Tata Realty And Infrastructure is Limited is also exploring market opportunities such as infrastructure projects focusing on airports, urban transport, roads and bridges and special economic zones. However, real estate projects continue to remain as the initial focus area, backed by an offshore fund of \$1 Billion which was specifically setup to finance the real estate initiatives. Tata Realty And Infrastructure Limited is in the business of creating value and assets in the real estate and infrastructure space. And this is just the beginning.

OTHER DELIVERED PROJECTS

- ARIANA - BHUBANESWAR
- AQUILA HEIGHTS - BENGALURU
- AVENIDA - KOLKATA
- EDEN COURT - KOLKATA
- INORA PARK - PUNE
- PRIMANTI - GURUGRAM
- RAISINA RESIDENCY - GURUGRAM