



Chintamanis
JEWEL OF THE GODS

WELCOME TO AN ELEVATED LIFESTYLE



Artistic Impression

Chintamanis
JEWEL OF THE GODS

Inspired by the divinity of the magical gem, Chintamanis is a true masterpiece that radiates a sense of grandeur and elegance that is unmatched. From the breathtakingly beautiful surroundings to the meticulously crafted interiors, every aspect of this project has been designed to take your lifestyle to a whole new level.



Artistic Impression

Entrance Gate



Artistic Impression

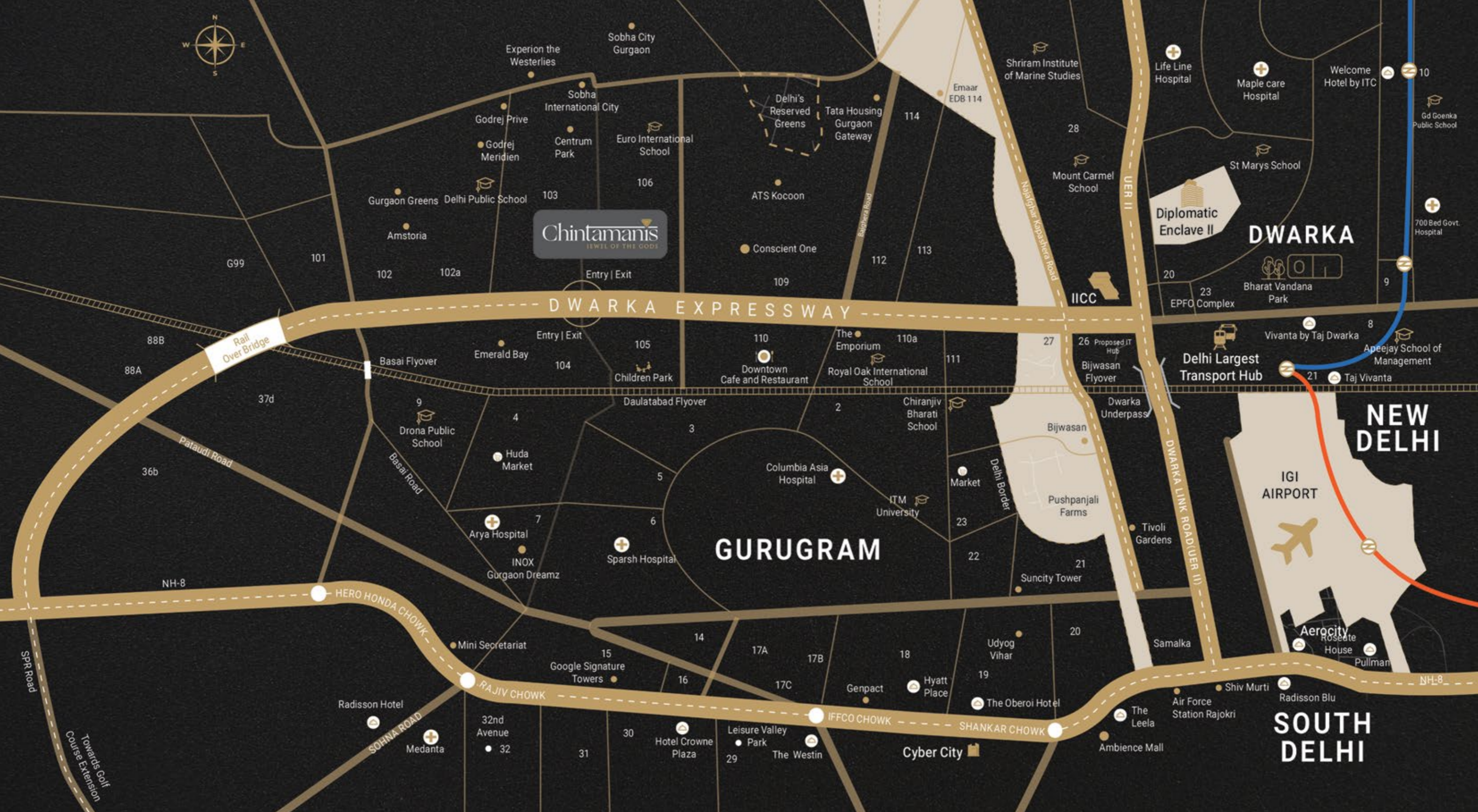
Lift Lobby



Artistic Impression

Condor & Kestrel Tower

A short stroll from the upcoming institutional hub of Dwarka Expressway that will house hospitals, schools, and other infrastructure making Sector 103 a landmark sector. Chintamanis offers 312 fabulously curated 3 & 4 bedroom residences & Duplex Penthouses over 23 floors, with wide terraces and balconies, clustered around their own private landscaped courtyard.



THE CITY AT YOUR FINGERTIPS

Chintamanis offers easy access to all the city's landmarks, including IGI Airport, famed leisure hubs like Aerocity and Cyberhub, Asia's Largest Convention & Exhibition Centre (IICC), International Sports Complex and DDA 18-Hole Golf Course.

Surrounded by a thriving social infrastructure, including top-tier educational institutions, healthcare facilities, premium residential complexes, banks, renowned restaurants, and malls.

Near to the proposed metro corridor - Huda City Centre to Cybercity with Spur to Dwarka Expressway

15 Mins* Drive from

- IICC
- IGI Airport
- Aerocity
- Diplomatic Enclave 2
- 18-Hole DDA Golf Course
- Delhi's Largest Transportation Hub

20 Mins* Drive from

- Aerocity
- Emporio Mall
- Fortis Hospital
- Medanta Hospital

SITE PLAN



LEGEND

- 1. Entry / Exit
- 2. Tower Rio
- 3. Tower Magpie
- 4. Tower Condor
- 5. Tower Kestrel
- 6. Tower D
- 7. Club
- 8. Sitting Area and Solar Panels
- 9. Toddlers Zone
- 10. Kids Play Area
- 11. Service Area



OUR CONSULTANTS



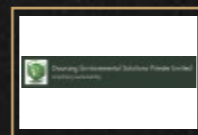
MASTER ARCHITECT



STRUCTURE ENGINEER



MEP CONSULTANT



ENVIRONMENT ADVISOR



INTERIOR DESIGNER

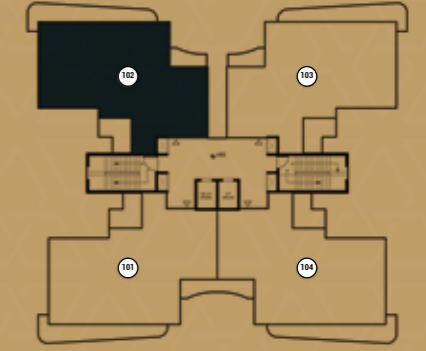


LEGAL ADVISOR



FINANCIAL ADVISOR

TOWER - RIO
4 BHK TYPICAL UNIT PLAN



KEY PLAN - TOWER A TYPICAL FLOOR

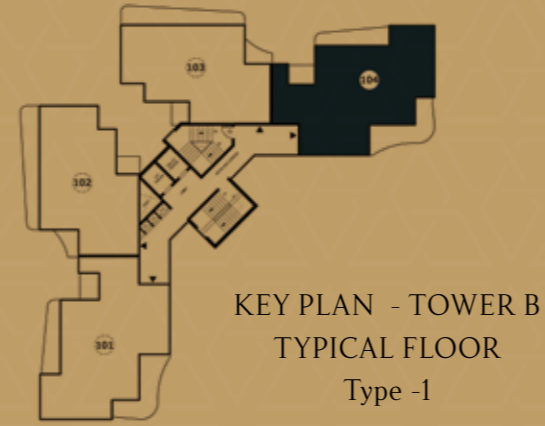
UNIT PLANS



Super Area - 2516 Sq. Ft.
Apartment Area - 1896 Sq. Ft.
Carpet Area - 1459 Sq. Ft.

Disclaimer: The window size/it's location in room may change because of elevational features. The overall layout may vary because of statutory reasons in case required. Currently, no columns are shown in the plan which will be incorporated as per structure. That each tower and apartment might have slight deviation to the layout, size and type and the picture herein depicts only typical floor plan, it is therefore recommended to verify the layout, size and type of your apartment prior to submission of application for Allotment of Apartment.

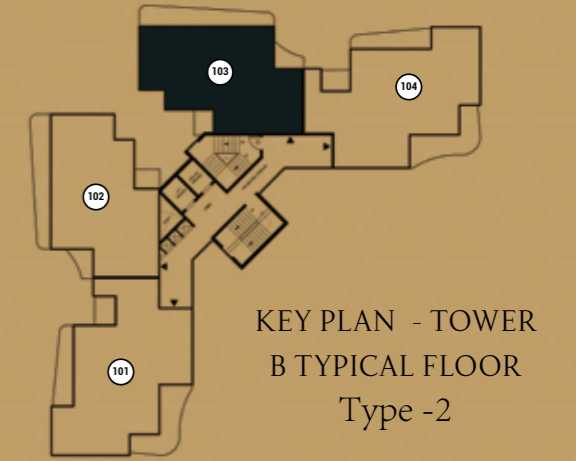
TOWER - MAGPIE
3 BHK + SERVANT ROOM
TYPE-1 UNIT PLAN



Super Area - 2355 Sq. Ft.
Apartment Area - 1662 Sq. Ft.
Carpet Area - 1227 Sq. Ft.

Disclaimer: The window size/it's location in room may change because of elevational features. The overall layout may vary because of statutory reasons in case required. Currently, no columns are shown in the plan which will be incorporated as per structure. That each tower and apartment might have slight deviation to the layout, size and type and the picture herein depicts only typical floor plan, it is therefore recommended to verify the layout, size and type of your apartment prior to submission of application for Allotment of Apartment.

TOWER - MAGPIE
3 BHK TYPE-2 UNIT PLAN



Super Area - 2037 Sq. Ft.
Apartment Area - 1425 Sq. Ft.
Carpet Area - 1059 Sq. Ft.

Disclaimer: The window size/it's location in room may change because of elevational features. The overall layout may vary because of statutory reasons in case required. Currently, no columns are shown in the plan which will be incorporated as per structure. That each tower and apartment might have slight deviation to the layout, size and type and the picture herein depicts only typical floor plan, it is therefore recommended to verify the layout, size and type of your apartment prior to submission of application for Allotment of Apartment.

TOWER - CONDOR/KESTREL
3 BHK TYPICAL MIDDLE UNIT PLAN



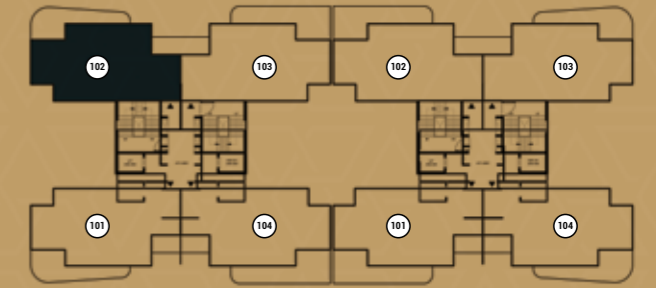
KEY PLAN - TOWER C1/C2 TYPICAL FLOOR
TOWER CONDOR | TOWER KESTREL



Super Area - 1875 Sq. Ft.
Apartment Area - 1396 Sq. Ft.
Carpet Area - 1016 Sq. Ft.

Disclaimer: The window size/it's location in room may change because of elevational features. The overall layout may vary because of statutory reasons in case required. Currently, no columns are shown in the plan which will be incorporated as per structure. That each tower and apartment might have slight deviation to the layout, size and type and the picture herein depicts only typical floor plan, it is therefore recommended to verify the layout, size and type of your apartment prior to submission of application for Allotment of Apartment.

TOWER - CONDOR/
KESTREL
3 BHK TYPICAL CORNER
UNIT PLAN



KEY PLAN - TOWER C1/C2 TYPICAL FLOOR
TOWER CONDOR | TOWER KESTREL



Super Area - 1845 Sq. Ft.
Apartment Area - 1364 Sq. Ft.
Carpet Area - 1012 Sq. Ft.

Disclaimer: The window size/it's location in room may change because of elevational features. The overall layout may vary because of statutory reasons in case required. Currently, no columns are shown in the plan which will be incorporated as per structure. That each tower and apartment might have slight deviation to the layout, size and type and the picture herein depicts only typical floor plan, it is therefore recommended to verify the layout, size and type of your apartment prior to submission of application for Allotment of Apartment.

SPECIFICATIONS

SUPER STRUCTURE	: RCC structure with monolithic concrete casting of all walls as per the super structural drawings and in compliance to national building code. Uses of aluminium form work to ensure precision and hi-speed of execution.
FLOOR FINISH	: <ul style="list-style-type: none"> • Italian marble in drawing dining, kitchen and entrance lift lobby. • Super quality timber laminated wooden flooring in all bedrooms. • Anti-skid ceramic tiles of 600 x 600 mm size in washrooms and balconies.
WALL FINISH	: <ul style="list-style-type: none"> • Velvet paint in drawing dining. • Plastic emulsion paint in all bedrooms. • OBD paint in balconies and common areas. • Vitronite slab for kitchen counter and DADO. • Italian finish vitrified tiles of 1200 x 600 mm size in the washrooms. • Texture and Apex paint on the external facade of the buildings.
DOORS & WINDOWS	: <ul style="list-style-type: none"> • 8 ft. high timber frame, timber architrave and shutters with both side masonite skin of 40 mm thickness for main door and 32 mm thickness for internal doors. • Double glazed doors and windows with heavy duty powder coated aluminium profile, hardware and fittings.
BALCONY RAILINGS	: Stainless steel of SS – 304 grade with 8 mm toughened glass of height 1200 mm upto fifth floor, 1350 mm height for sixth to tenth floor and 1500 mm height for eleventh floor onwards.
WASHROOMS	: <ul style="list-style-type: none"> • Wall mounted WC by Kohler/American Standard / TOTO. • Concealed Cistern by Geberit. • Counter top wash basin with vanity underneath. • Glass cubicle for shower in master washroom. • CP fittings by Kohler/Grohe/Jaquar. • CPVC and UPVC pipes of Astral/Supreme/Ashirvad.
ELECTRICALS	: <ul style="list-style-type: none"> • FRLS grade wires by KEI/Polycab/Havells. • Switch and Socket by Schneider/Norisys/Legrand. • Switch Gear by Schneider/Legrand/Havells/Siemens. • Conduit Pipes by Astral/Supreme/AKG.
AIR CONDITIONING	: <ul style="list-style-type: none"> • Variable Refrigerant Volume (VRV) system in Living, Dining and Lobby area shall be provided. • Copper wiring as per I.S code shall be provided for provision of Air conditioner in drawing/dining & bedroom.

SECURITY	: <ul style="list-style-type: none"> • App based 3-Tier 24x7 security. • CCTV with DVR in all common areas by Honeywell/Hawk Vision / Panasonic. • Video Door Phone by Honeywell / Hawk Vision / Panasonic • Digital Lock by Yale on main doors. • Godrej Locks for internal doors.
WOOD WORK	: Well appointed wardrobes, modular kitchen and vanity of following specifications: <ul style="list-style-type: none"> • Both side pre laminated HDHMR board by Action Tessa/Green/Century. • Hinges by Hettich. • Modular fittings and accessories by Hettich/Hafele/INOX/ABCO.
KITCHEN	: Modular Kitchen with under counter and overhead storage as per the specifications highlighted in wood work section. <ul style="list-style-type: none"> • Chimney and Hob by Kaff/Elica/Faber. • Counter top of Kajaria vitronite slabs or equivalent. • Fiber based double bowl with drain board sink by Franke/Carysil.
LIFT	: High Speed Elevators : 15 pax capacity each.



TURN OPULENCE INTO YOUR ADDRESS

With beautifully crafted 3 & 4 bedroom residences, Chintamanis sets a new standard in sophistication that glitters brightly like a rare jewel. Offering 12 ft. floor to floor height and ceiling high double-glazed windows, you'll always experience a villa-like lifestyle with a panoramic view of the skyline.



Master Bedroom



Living Room

- Opulent Double Height reception and waiting Lounge
- Spacious Three-Side Open Apartments
- 3x Car Parking Space
- Extravagant clubhouse spread
- Modular Kitchen & Bathrooms with Premium Fitting
- All Weather Indoor Heated Pool



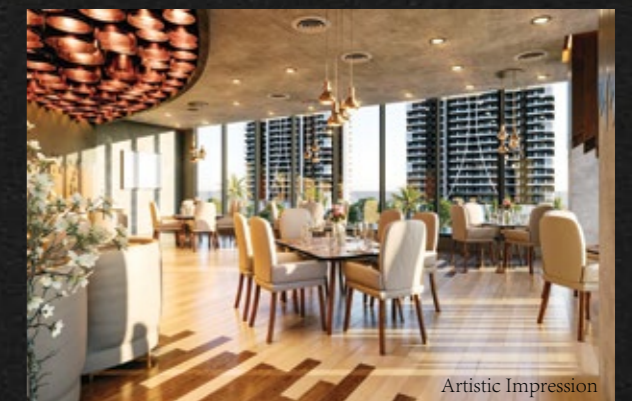
Artistic Impression

Club



Artistic Impression

All Weather Indoor Heated Pool



Artistic Impression

Restaurant

KIDS ZONE:

- Kids Play Area (Outdoor & Indoor) • Kids Swimming Pool • Kids Swings

SPORTS ZONE:

- Billiards • Badminton • Table Tennis • Cricket Net Practice • Basket Ball

WELLNESS ZONE:

- Yoga • Meditation • Gymnasium • Steam Room • Fragrance Garden • Jacuzzi

AND MUCH MORE:

- Concierge Service • Library • Co-working space • Salon
- Gazebo • App Based 3-Tier Security

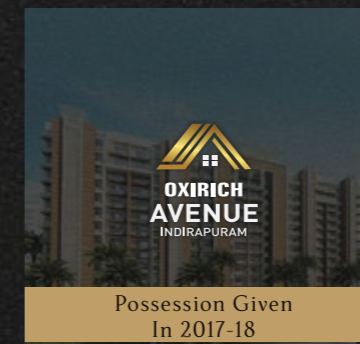
OUR JOURNEY SO FAR



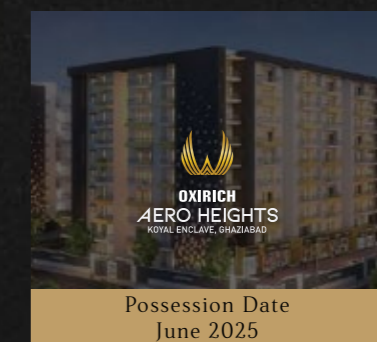
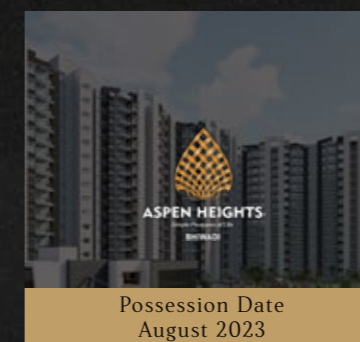
PRESENCE ACROSS
5 CITIES

JALANDHAR
GURUGRAM
GHAZIABAD
DELHI
BHIWADI

DELIVERED PROJECTS



ONGOING PROJECTS



Chintamanis

JEWEL OF THE GODS

Promoter Name: AVIANA GREEN ESTATES PVT. LTD.

RERA Number: RC/REP/HARERA/GGM/675/407/2023/19 | www.haryanarera.gov.in

CIN Number: U70109DL2016PTC306330

Registered Office: 15, 2nd Floor, MGF Megacity Mall, M.G Road, Gurugram, Haryana-122002

Site Address: Sector - 103, Dwarka Expressway, Gurugram - 122006

www.chintamanis.co.in

Disclaimer: Images shown is for demonstration purposes only and does not constitute any legal offerings. The information available in this brochure is subject to change without any notice. While every effort has been made to provide the details, particulars, content and other graphics appearances in this brochure as updated, correct, complete and accurate, nevertheless, inadvertent errors may occur in the information. Further, our website(s) and other advertising and publicity material include artist's impressions indicating the anticipated impressions and appearance of completed development and do not constitute an offer and/or commitment of any nature between us and the recipient. The Developer and its directors, authorized agents and employees make no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy or timelines of the information and data, including all implied warranties and conditions of merchantability, fitness for any particular purpose, title and non-infringement. In no event, the developer and its director, authorized agents and employees shall be liable for any damage including, without limitation to, direct, incidental or consequential damages or loss arising out of this brochure or with respect to any materials contained in this brochure. The developer makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information contained herein, nor represents that its use would not infringe on privately owned rights. Developer reserves the right to change area & specifications without any prior notice. The Buyer/Customer will be receiving the property "as in", that is, with all defects which may exist, if any, except as otherwise provided in the real estate Purchase Contract. The Buyer/Customer are required to make independent verification to his/her satisfaction. The site plan shown is tentative. The overall layout may vary because of statutory/design reasons. For updated layout plan, please contact sales team. This information is intended to provide a general understanding of the subject matter and to help you assess whether you need more detailed information. Developer may change, delete, add to, or otherwise amend information contained here as per prevailing government norms without notice. 1 sq. mtr = 10.764 sq.ft., 1 sq. mtr = 1.19599 sq.yards. Images shown in the layout are either an artistic impression or illustrative representation and are subject to change.