



Chintamanis
JEWEL OF THE GODS



WHERE WISHES COME TRUE AND DREAMS ARE REALIZED

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.

WELCOME TO

Chintamanis

JEWEL OF THE GODS



Artistic Impression

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Artistic Impression

DISCOVER A SERENE OASIS

Spread across 4.18 Acres & with a mere 4 towers, there is no shortage of green spaces for the family to enjoy and feel relaxed. Our aim is to offer families more than just a place to call home, but rather the experience of residing in a luxurious vacation property.

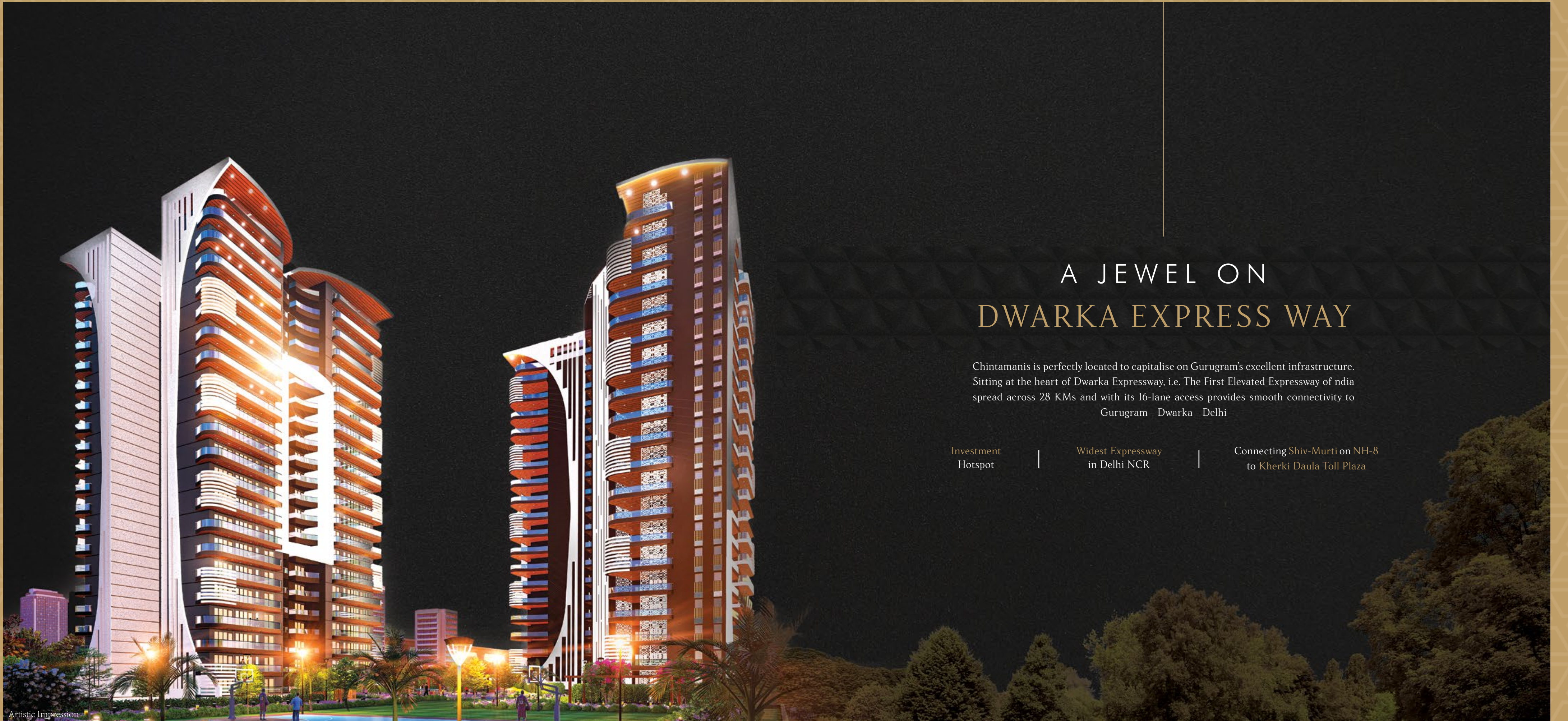
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A WELL CONNECTED

HIGH LIFE

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Representative Image



A JEWEL ON DWARKA EXPRESS WAY

Chintamanis is perfectly located to capitalise on Gurugram's excellent infrastructure. Sitting at the heart of Dwarka Expressway, i.e. The First Elevated Expressway of India spread across 28 KMs and with its 16-lane access provides smooth connectivity to Gurugram - Dwarka - Delhi

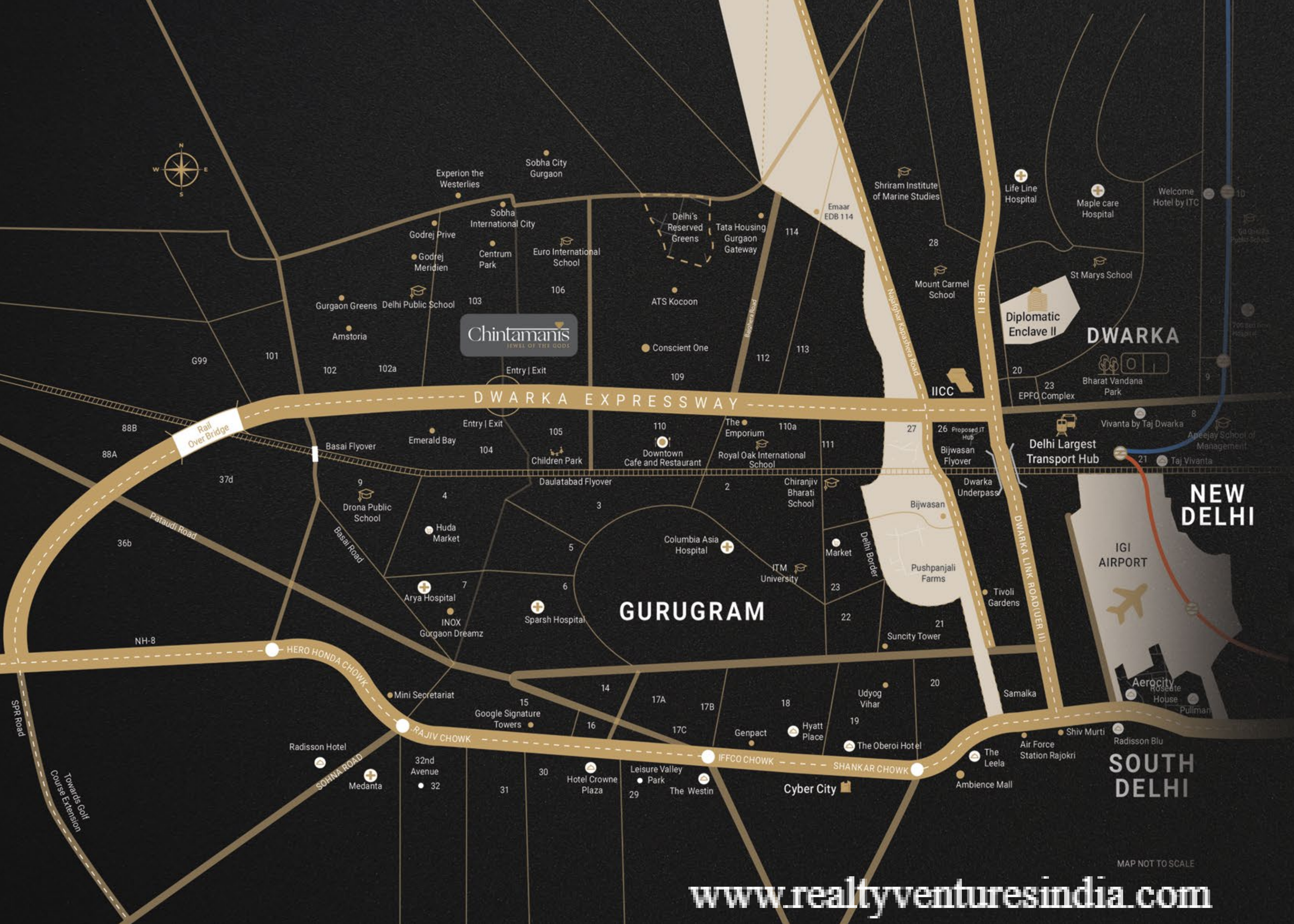
Investment
Hotspot

Widest Expressway
in Delhi NCR

Connecting Shiv-Murti on NH-8
to Kherki Daula Toll Plaza

Artistic Impression

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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.

- | 10 Mins* Drive from | 15 Mins* Drive from | 20 Mins* Drive from |
|--------------------------------------|---------------------|---------------------|
| • Diplomatic Enclave 2 | • IICC | • Aerocity |
| • 18-Hole DDA Golf Course | • Delhi Airport | • Emporio Mall |
| • Delhi's Largest Transportation Hub | • Cyberhub | • Fortis Hospital |
| | • Medanta Hospital | |

MAP NOT TO SCALE

*Depending on traffic conditions

A woman with long dark hair, wearing a strapless, floor-length, flowing red dress, stands on a balcony at night. She is looking back over her shoulder towards the camera. The background is dark with out-of-focus lights creating a bokeh effect. The text 'EXPERIENCE GRANDEUR' is written in large, white, serif capital letters across the middle of the image. Below it, 'LIKE NEVER BEFORE' is written in smaller, gold, sans-serif capital letters. At the bottom center, the website address 'www.realtyventuresindia.com' is written in white, lowercase, sans-serif font. In the bottom left corner, the text 'Representative Image' is written in a small, white, sans-serif font.

EXPERIENCE GRANDEUR

LIKE NEVER BEFORE

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Representative Image

THE PINNACLE OF ARCHITECTURAL DESIGN

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 three and four-bedroom residences & duplex Penthouses over 23 floors, with wide terraces and balconies, clustered around their own private landscaped courtyard. These apartments have been finished to the very highest standards of designer comfort.



Artistic Impression

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Artistic Impression

GATEWAY TO AN ELEVATED LIFESTYLE

As you enter through the majestic gateway, prepare to be engulfed by a serene ambience that emanates tranquillity and calm. The lush greenery and impeccably manicured landscaping provide a joyous life everyday.

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Artistic Impression

AWE-INSPIRING FIRST IMPRESSIONS

Come home to unmatched luxury and uncompromising quality through a grand lobby and reception area into your very own private world. The elevated double-height lobby and guest lounge are complimented by the outdoor green spaces and elegant landscape design.

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Artistic Impression

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.

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A CULINARY HAVEN AWAITS

At Chintamanis, we understand that the kitchen is more than just a place to cook meals; it's the soul of a home. That's why we've crafted each magnificent kitchen with meticulous attention to detail, ensuring that they're not only ideal for creating the perfect family meal but also to host intimate gatherings with your loved ones.



Artistic Impression

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PEACE & REPOSE

With the word "bedroom", things that come to mind are comfort and beauty. Chintamanis understands this and delivers cozy grandeur with each bedroom.



Artistic Impression

AN OASIS OF CALM

Subtle lighting, a sophisticated colour palette and premium fittings combine to create a serene and relaxing oasis of calm in every Chintamanis bathroom. Whether it's a stimulating shower at the start of a hectic day, or a long, lingering bath to unwind at the end of it, we've got every base covered.



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Artistic Impression

WHERE THE SKY MEETS ELEGANCE

Take in the impressive cityscape from the spacious terraces. Soak up the sun in the deck area and enjoy the large terrace spaces in any way you desire. Impress your guests with 360° views, suspended above the hustle and bustle of the city beneath, all within the comfort of your home.

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A man and a woman are shown from the chest up, leaning on a dark ledge. The man is on the left, wearing a light blue suit jacket over a light-colored shirt. The woman is on the right, wearing a light-colored, possibly pink or peach, dress with a blue and white architectural pattern. She is wearing a colorful beaded necklace. Both are looking towards the right with expressions of interest and joy. The background is dark with numerous out-of-focus, colorful lights in shades of blue, pink, yellow, and white, creating a bokeh effect. The overall mood is romantic and sophisticated.

EXPERIENCE INDULGENCE
LIKE NEVER BEFORE

Representative Image

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AT CHINTAMANIS,
YOUR HEART'S DESIRE IS
CATERED FOR

Indulge in the lavish lifestyle you deserve with our extravagant clubhouse. With an array of amenities, it will elevate your living experience to new heights.



Artistic Impression

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EXPERIENCE POOLSIDE BLISS, ALL YEAR ROUND

The All Weather Indoor Swimming Pool, is a testament to our unwavering commitment to luxury and sophistication. The pool is carefully curated to create a serene and tranquil atmosphere, with premium finishes and an abundance of luxury. Regardless of the season, immerse yourself in style and let the everyday stresses fade away.



Artistic Impression



ELEVATED

Adventure at Every Corner

Representative Image

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A WONDERLAND FOR KIDS



Kids Play Area

Artistic Impression



Indoor Play Area

Representative Image



Kids Swings

Representative Image



Kids Swimming Pool

Representative Image



Garden Area

Representative Image

Our enchanting play area and indoor swimming pool are designed to transport your little ones to a magical world of fun and excitement. Let them explore and unleash their creativity in our specially crafted kids zone, where adventure awaits at every turn.



ELEVATED

Courts to Elevate Your Game

Representative Image

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UNLEASH YOUR SPORTING SPIRIT



Pool

Representative Image



Cricket Net Practice

Representative Image



Badminton

Representative Image



Basket Ball

Representative Image



Table Tennis

Representative Image

With action packed outdoor sports and numerous indoor games to choose from, there's something for everyone. Take a break from the mundane to unwind, enjoy and elevate your sporting spirit.



ELEVATE

Your Leisure Time

Representative Image

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INDULGE YOUR SENSES



Multi Cuisine Restaurant

Artistic Impression



Party Hall

Representative Image



Polo Bar

Representative Image



Cafe

Representative Image



Soothing Fountains

Representative Image

Experience a sensory feast at our luxurious retreat-like residences. Discover delight in the diverse flavours of our multi-cuisine restaurant. Relax and unwind at our intimate Polo Bar and Cafe.



ELEVATE

Your Everyday

Representative Image

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THE PERFECT BLEND OF PRODUCTIVITY AND RELAXATION



Concierge Service

Representative Image



Library

Representative Image



Salon

Representative Image



Co-working Space

Representative Image



Gazebo

Representative Image

From work to leisure, we've got you covered. Our concierge service ensures that your every need is taken care of, while our co-working space enables you to conveniently catch up on work. Lose yourself in a wonderland of books at our library, or simply get pampered at the salon.



ELEVATE

Your Mind and Body

Representative Image

www.realtyventuresindia.com

A HAVEN OF SERENITY AND REJUVENATION



Gym

Artistic Impression



Sauna & Steam Room

Representative Image



Yoga & Meditation Zone

Representative Image



Jacuzzi

Representative Image



Fragrance Gardens

Representative Image

Our luxurious abodes come with an array of amenities. From a well equipped gym to serene landscape garden, discover the ultimate retreat that makes you feel refreshed, rejuvenated, and elevated.



Representative Image

SAY GOODBYE TO PARKING WOES

Chintamanis's parking area is not just expansive but also practical, spanning across the ground floor and two basements. With ample space provided for all residents, you'll never have to worry about finding a spot for your vehicle. The mechanized parking boasts a height of 16 feet, allowing for double-stacked parking, ensuring even more space for your precious cars.

Surface + Stilt + Podium + Basement
Parking with 16 ft. height

3x
Car Parking

EXPERIENCE TOTAL PEACE OF MIND

With our app based 3-tier safety and security system, you can relax knowing you and your loved ones are safe at all times.



Representative Image

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Artistic Impression

ABOVE THE REST

At Chintamanis, our buildings are designed with the latest technology and features to ensure earthquake resistance. Furthermore, our elevated position of 8 inches above the Dwarka Expressway ensures that your home remains dry and secure even during heavy rainfall and floods.

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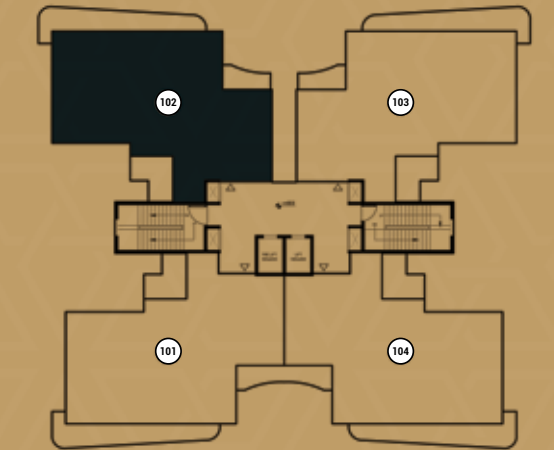
SITE PLAN



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

TOWER - RIO
4 BHK TYPICAL UNIT PLAN



KEY PLAN - TOWER A TYPICAL FLOOR

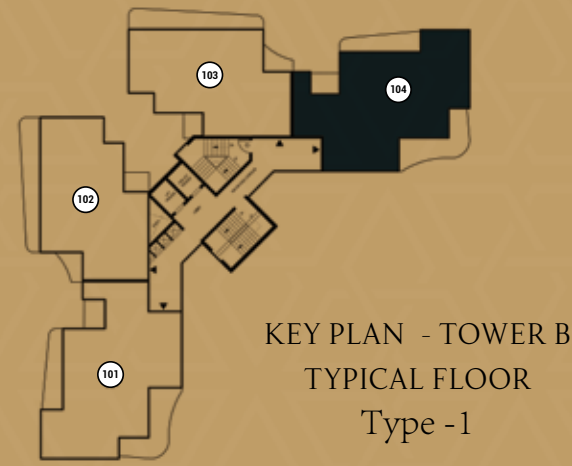
UNIT PLANS



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

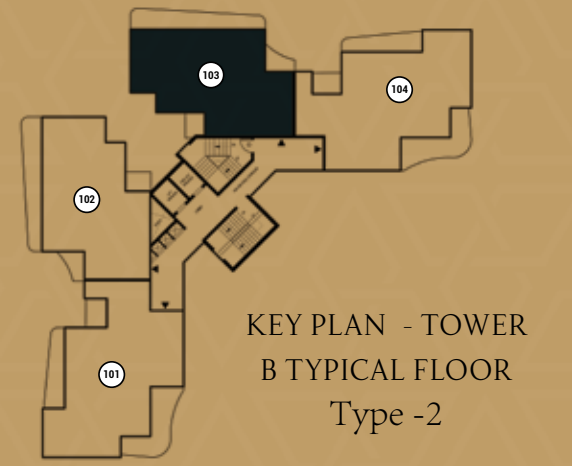
Disclaimer: The window size/it's location in room may change because of elevational features. The overall layout may vary because of statutory reasons in case required. Currently, no columns are shown in the plan which will be incorporated as per structure. That each tower and apartment might have slight 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.

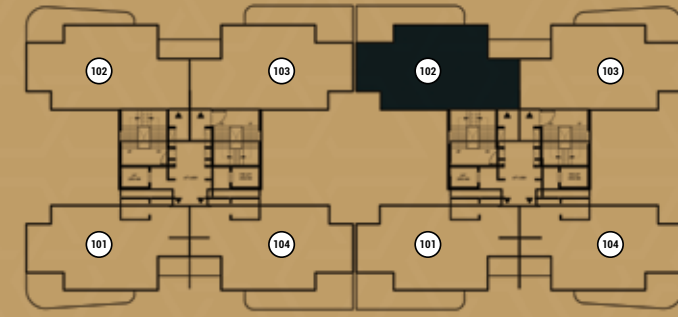
TOWER - MAGPIE
3 BHK TYPE-2 UNIT PLAN



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

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TOWER - CONDOR/KESTREL
3 BHK TYPICAL MIDDLE UNIT PLAN

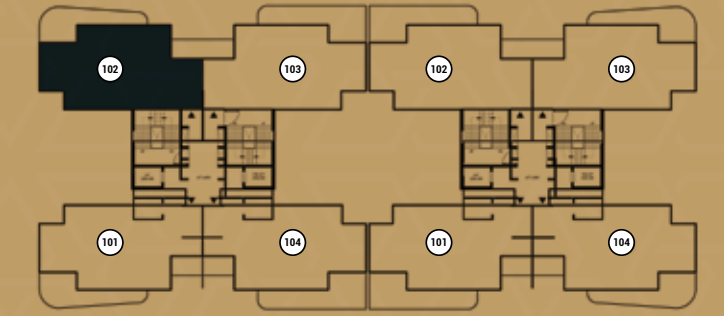


KEY PLAN - TOWER C1/C2 TYPICAL FLOOR
TOWER CONDOR | TOWER KESTREL



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

TOWER - CONDOR/KESTREL
3 BHK TYPICAL CORNER UNIT PLAN



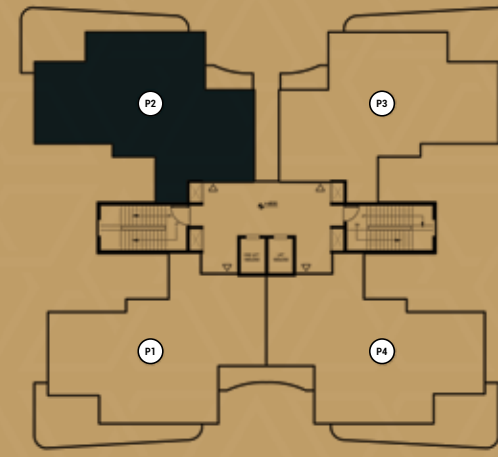
KEY PLAN - TOWER C1/C2 TYPICAL FLOOR
TOWER CONDOR | TOWER KESTREL



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

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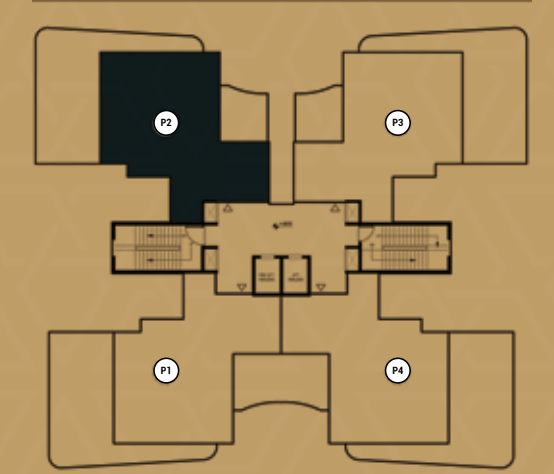
TOWER - RIO
LOWER LEVEL PENTHOUSE



KEY PLAN - TOWER A LOWER PENTHOUSE



TOWER - RIO
UPPER LEVEL PENTHOUSE



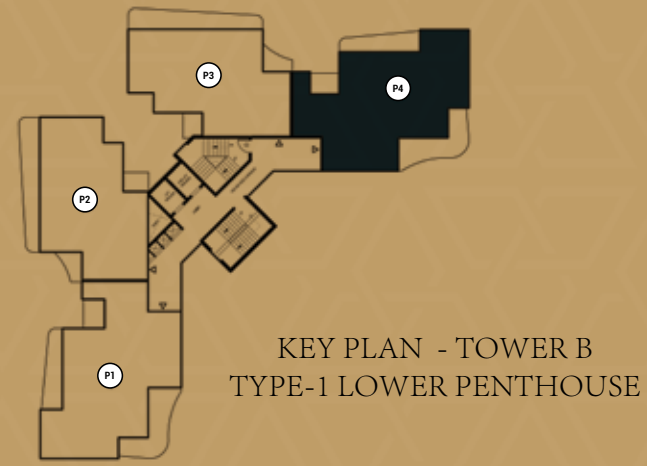
KEY PLAN - TOWER A UPPER PENTHOUSE



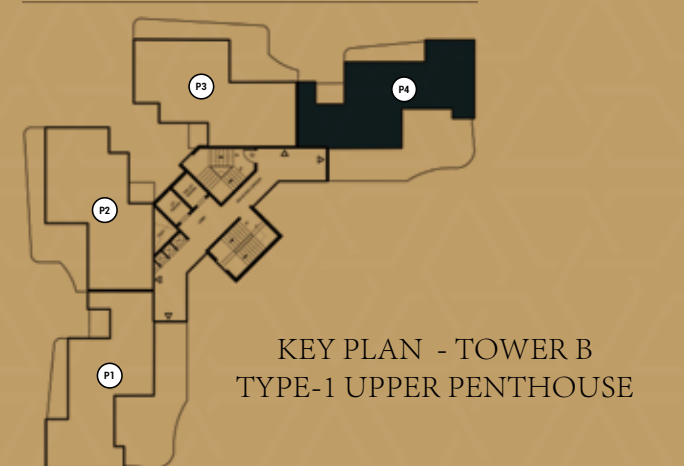
Super Area - 5033 Sq. Ft.
Apartment Area - 3917 Sq. Ft.
Carpet Area - 2319 Sq. Ft.

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TOWER - MAGPIE
TYPE-1 LOWER LEVEL PENTHOUSE



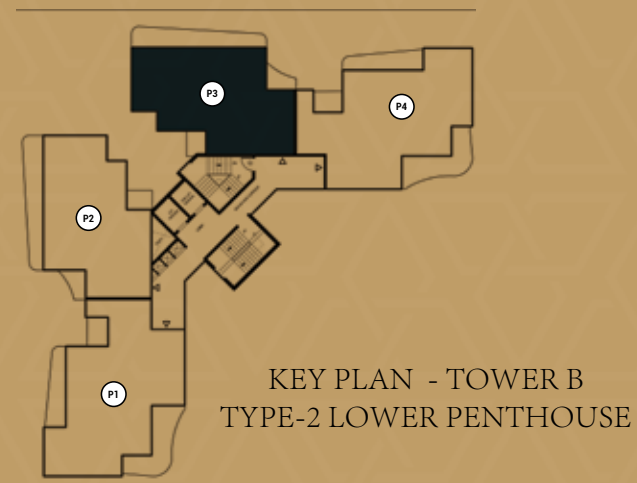
TOWER - MAGPIE
TYPE-1 UPPER LEVEL PENTHOUSE



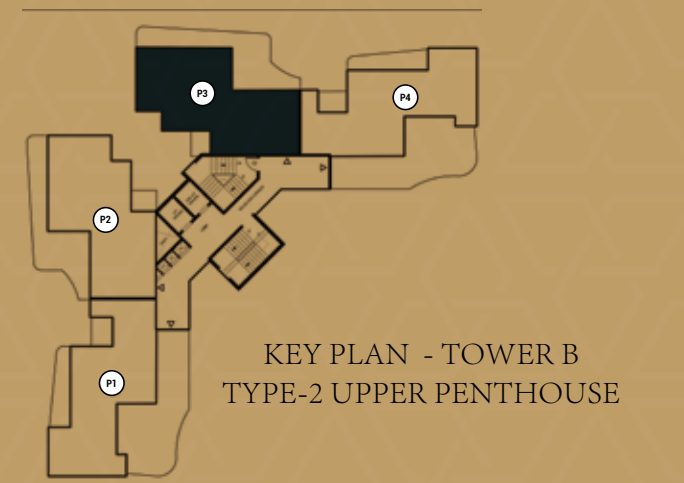
Super Area - 4697 Sq. Ft.
Apartment Area - 3422 Sq. Ft.
Carpet Area - 1845 Sq. Ft.

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TOWER - MAGPIE
TYPE-2 LOWER LEVEL PENTHOUSE



TOWER - MAGPIE
TYPE-2 UPPER LEVEL PENTHOUSE



Super Area - 4076 Sq. Ft.
Apartment Area - 2901 Sq. Ft.
Carpet Area - 1750 Sq. Ft.

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TOWER - CONDOR/KESTREL
CORNER LOWER PENTHOUSE

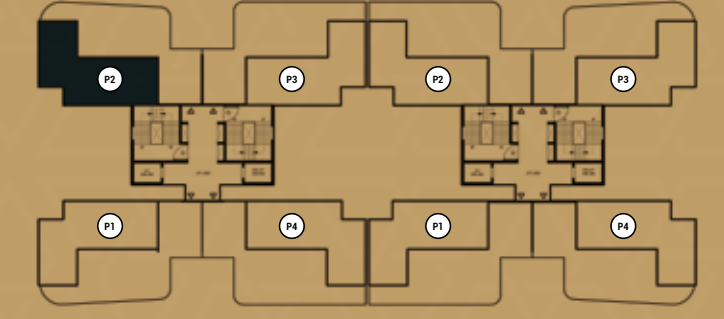


CONDOR | KESTREL

KEY PLAN - TOWER C1/C2 CORNER LOWER PENTHOUSE



TOWER - CONDOR/KESTREL
CORNER UPPER PENTHOUSE



CONDOR | KESTREL

KEY PLAN - TOWER C1/C2 CORNER UPPER PENTHOUSE



Super Area - 3682 Sq. Ft.
Apartment Area - 2728 Sq. Ft.
Carpet Area - 1593 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
MIDDLE LOWER PENTHOUSE

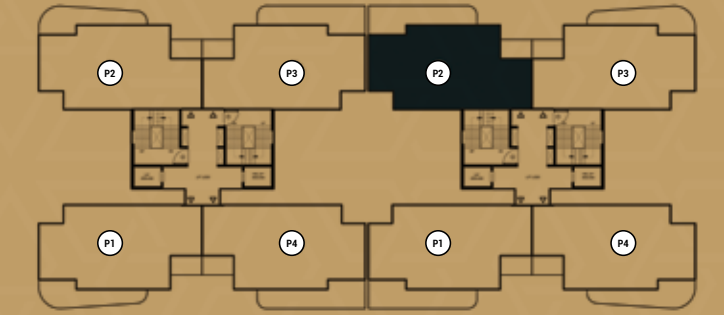


CONDOR | KESTREL

KEY PLAN - TOWER C1/C2 MIDDLE LOWER PENTHOUSE



TOWER - CONDOR/KESTREL
MIDDLE UPPER PENTHOUSE



CONDOR | KESTREL

KEY PLAN - TOWER C1/C2 MIDDLE UPPER PENTHOUSE



Super Area - 3682 Sq. Ft.
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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.
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	:	<p>Well appointed wardrobes, modular kitchen and vanity of following specifications:</p> <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	:	<p>Modular Kitchen with under counter and overhead storage as per the specifications highlighted in wood work section.</p> <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.



OUR DEDICATED CONSULTANTS



MASTER ARCHITECT

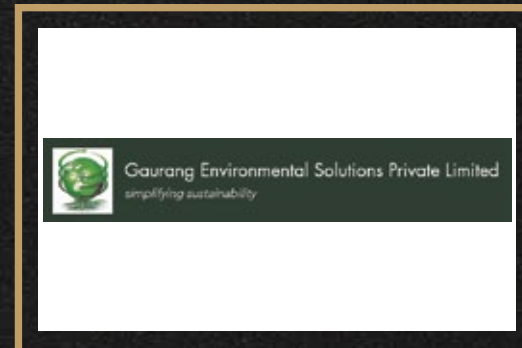
AE STUDIO is an award-winning architectural design firm in India that specializes in sustainable and environmentally responsive solutions for large-scale housing, commercial buildings, institutional buildings, and public spaces. Our experienced team of architects combines innovation with functionality to create stunning structures that are both aesthetically pleasing, eco-friendly and stand the test of time. AE STUDIO has the expertise and track record of success which is second to none in the field of Architecture and Design



STRUCTURE ENGINEER



MEP CONSULTANT



ENVIRONMENT ADVISOR



INTERIOR DESIGNER



LEGAL ADVISOR



FINANCIAL ADVISOR

PRE-CERTIFIED BY



Green Rating for Integrated Habitat Assessment

SUSTAINABILITY INITIATIVES

4-Star GRIHA Pre-Certification

Double Glazed Glass Window for Sound, Temperature Insulation & Energy Conservation

EV Car Charging Terminals

Dual Piping System

Rainwater Harvesting

RCC Walls

Approx. 30%+ Water Conservation through contemporary construction practices

Solar Panels

LED lights in common areas



PRESENCE ACROSS
5 CITIES

JALANDHAR

GURUGRAM DELHI
GHAZIABAD

BHIWADI

OUR JOURNEY SO FAR

DELIVERED PROJECTS



ONGOING PROJECTS





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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

Contact: www.chintamanis.co.in

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