

WHITELAND™

Global Outlook | Indian Values

Who We Are

With a unique foundation based on the principles of **“GLOBAL OUTLOOK, INDIAN VALUES,”** Whiteland strives to redefine industry standards by crafting innovative international standard projects that embody outstanding craftsmanship, sustainability, and unwavering customer satisfaction.

Commercial - Residential - Retail Spaces

 Structured Hierarchy

 Holistic Growth

 Sound Financials

 Complete adherence to Legal Regulations



Mr. Navdeep JP Sardana

Founder & Chairman

Our Visionary

Mr. Sardana, with over a decade of experience, is a visionary leader setting new benchmarks through client interactions and innovation. His commitment to excellence drives him to achieve bigger goals, delivering value to all stakeholders. With fair practices and transparency, he has earned the trust of over 25,000 customers in Gurugram.



Mr. Kamal Sardana

Director

Our Leadership

A philanthropist and seasoned professional in construction and real estate, he boasts numerous years of Grade A officer experience. Leading landmark projects like Tatva Homes and Urban Cubes71, he showcases exceptional expertise and leadership, leaving a lasting impact on the industry.

Our Leadership



Mr. Pankaj Pal
Managing Director

An alumnus of IIT Kharagpur, he has an illustrious real estate career spanning over 33 years. He has held Senior Leadership roles in top tier organizations and his expertise spans across Sales, Marketing, Corporate Finance, & Strategic Management.



Ms. Karishma Kaul Babbar
Director - Sales, CRM & Marketing

With over 22 years of leadership in NCR's real estate, she's known for exceptional relationship management and a client-centric approach. Holding a master's in Building Engineering and Management from SPA Delhi and a bachelor's in Architecture from BKPS Pune, she's a trusted figure in the industry.



Mr. Raj Kumar
Chief Operating Officer

With over 30 years of experience, Mr. Kumar is a highly skilled real estate professional. He has completed over 20 million square feet of projects, obtaining occupancy certificates for over 10 projects. Known as the 'fastest delivery machine,' he is praised for developing composite townships, luxurious condominiums, and state-of-the-art commercial spaces.

Launch Year 2021

URBAN CUBES 71

Urban Cubes 71 is a SCO development with 34 state-of-the-art buildings, strategically located for maximum visibility and offering a prime investment opportunity in High Street Retail, attracting major retail players.

Total Area – 2.65 Acres

Super Built-up Area – 2.4L Sq.Ft.



Launch Year 2022

WHITELAND ARENA 76

A classic High-Street Retail concept, strategically situated near premium residences and near NH-8, cloverleaf flyover, SPR & SEZ, and IT hub, with a high footfall potential.

Total Area – 0.293 Acres

Super Built-up Area – 30K Sq.Ft.



Launch Year 2022

WHITELAND
BLISSVILLE



Whiteland Blissville offers 3BHK luxurious low-rise floors that fulfil your long-held aspirations for a dream home. Here, every aspect of your living is thoughtfully taken care of, ensuring you indulge in a happy and balanced lifestyle each day.

Total Units - 444

Total Area - 7.24 Acres

Super Built-Up Area - 7.96L Sq.Ft.



Launch Year 2023

THE ASPEN

ABOVE IT ALL

The ASPEN, a place where one's aspirations, pleasure, and lifestyle find their perfect home.

For the redefined sense of living, The Aspen offers ultra-luxury 3/4 BHK residences and duplex penthouses, with state-of-the-art amenities for an exceptional living experience.

Total Units – 619

Total Area – 13 Acres

Super Built-Up Area – 27.67L Sq.Ft.

Launch Year 2023

THE ASPEN
ICONIC

Set apart from the city, The Aspen Iconic is the gateway of a high-living experience. Designed and crafted for the ones who have arrived in life and now settling to celebrate their achievements.

Total Units – 120

Total Area – 1.96 Acres

Super Built-Up Area – 6.39L SQ.FT.



PRESENTING

THE ASPEN

ABOVE IT ALL

3 & 4 BHK
LUXURY RESIDENCES

WHAT MAKES YOUR LIFE COMPLETE
IN EVERY WAY?

IT MEANS YOU LIVE MORE
EVERY DAY, EVERY MOMENT



YOU LIVE IN SPACES THAT DELIVER
THE FULLNESS OF LIFE

YOU INTERACT WITH LIKE-MINDED
PEOPLE AND GET MORE OUT OF LIFE

YOU ARE SURROUNDED BY A BOUQUET
OF MODERN CONVENIENCES



YOU ABUNDANTLY EXPERIENCE THE
THERAPEUTIC TOUCH OF NATURE



YOU LIVE A COMPLETE LIFE



A TIMELESS ARCHITECTURE BY ARCHITECT HAFEEZ CONTRACTOR
A LIFE ABOVE IT ALL

Artistic Impression

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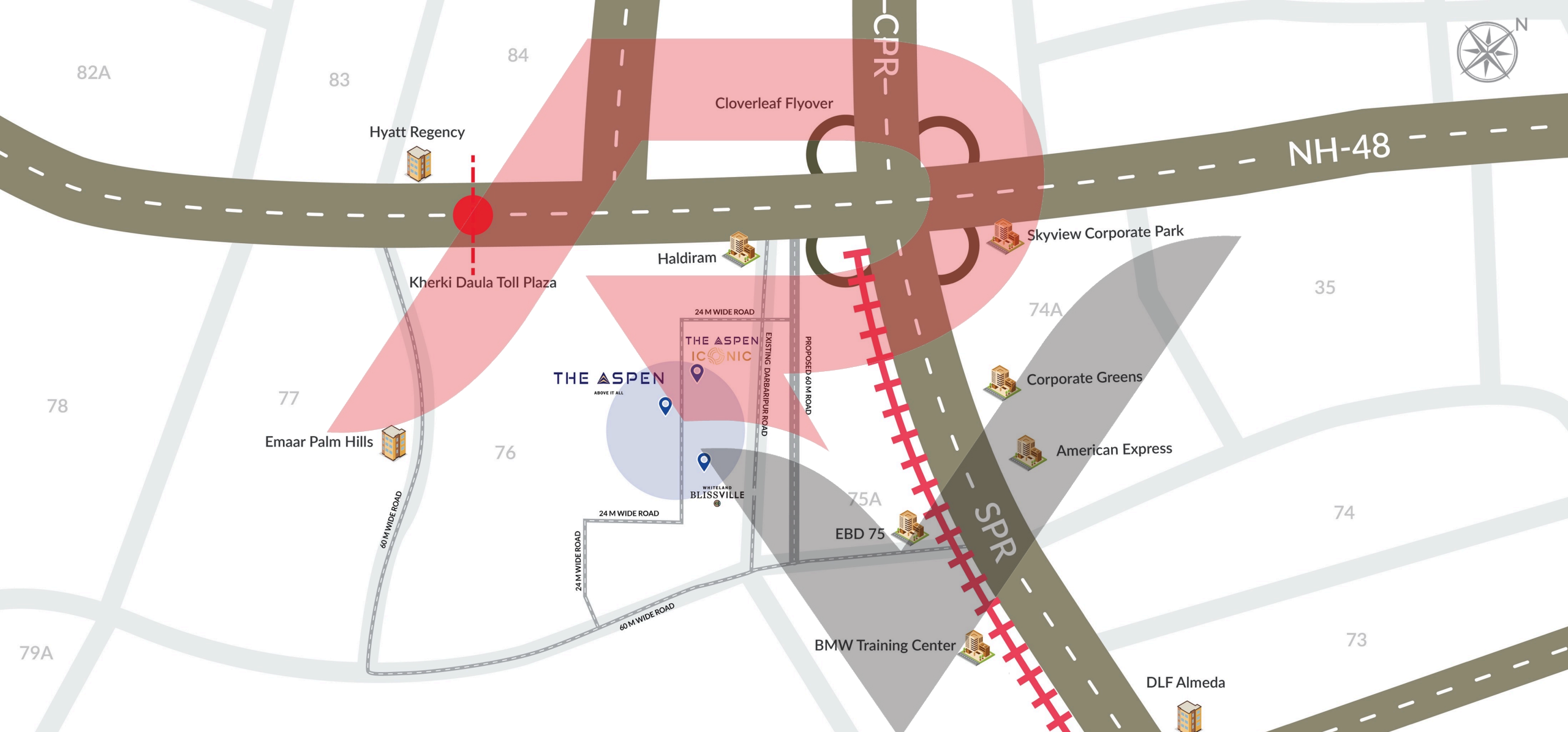
KEY DESTINATIONS	DISTANCE (Approx.)
HSIIDC GLOBAL CITY	07 Kms (<6 Mins)
CLOVERLEAF FLYOVER	10 Kms (<7 Mins)
DIPLOMATIC ENCLAVE II	11 Kms (<8 Mins)
HERO HONDA CHOWK	08 Kms (<15 Mins)
YASHOBHOOMI	10 Kms (<7 Mins)
DWARKA EXPRESSWAY	150 Mtrs (<1 Min)
IGI AIRPORT	20 Kms (<15 Mins)

- Residential
- Commercial
- Proposed MRTS Metro Line
- Proposed Metro Line
- Rapid Metro
- Aerocity
- Commercial Zone



THE ASPEN
 ICONIC
 ABOVE IT ALL
 ONE
 WHITELAND
 BLISSVILLE
 WHITELAND
 ARENA 76

OUR PRESENCE ACROSS THE CITY



STRATEGICALLY LOCATED AT THE GROWTH CORRIDOR, SPR





WITH PROXIMITY TO

NH-8 | Cloverleaf Flyover | Dwarka Expressway |
Growth Corridor- SPR & NPR



IGBC



Confederation of Indian Industry

Indian Green Building Council (IGBC)

hereby precertifies

Group Housing With License No. 91 of 2022 and 92 of 2022, Sector-76, Gurugram

Whiteland Corporation Pvt. Ltd.

(IGBC Registration No. GH2200151)

*The project has demonstrated intent to design and build
high performance building in accordance with*

IGBC Green Homes Rating System

Precertified Gold

September 2022

(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

Sharukh Mistry
Chair, IGBC Green Homes

Gurmit Singh Arora
Chairman, IGBC

K S Venkatagiri
Executive Director, CII-Godrej GBC

IGBC
PRECERTIFIED GOLD



PROFESSIONAL &

SKILLED

CONSULTANTS ONBOARD

Principle Design Consultant

**Architect
Hafeez
Contractor**

Landscape Architect



Associate Partner:
**Christopher
Jones**

Construction Partner



Structural Engineer



MEP Consultants



Group Consultant



Traffic Consultant



PROFESSIONAL & SKILLED CONSULTANTS ON BOARD

MASTER PLAN SHOWCASING PLETHORA OF FEATURES & AMENITIES

1. Entry Plaza
2. Driveway
3. Tower Drop Off Features
4. Pool Side Lawn
5. Vantage Deck
6. Children's Play Area & Meandering Garden
7. Hilltop Trellis
8. Swimming Pool
9. Jacuzzi
10. Pool Trellis with Loungers
11. Children's Pool
12. Grand Fountain
13. Palm Close
14. Waterfall & Cascade
15. Multipurpose Court
16. Circular Staircase Tower
17. Sunken Deck
18. Shallow Waterbody/Lily Pond
19. Trees Groves
20. Outdoor Fitness & Play Area
21. Practice Cricket Pitch
22. Lawn Tennis
23. Tree Lines Seating Arena
24. Clubhouse

1. Entry Plaza
2. Driveway
3. Tower Drop Off
4. Pool Side Deck
5. Parking
6. Recreational Lawns
7. Trellis
8. Swimming Pool
9. Hospitality Deck
10. Poolside Loungers
11. Pavement Pattern
12. Clubhouse
13. Jacuzzi

1. Entry Plaza
2. Driveway
3. Tower Drop Off Features
4. Vantage Deck with Water Channel
5. Recreational Lawns
6. Children's Play Area
7. Garden Pavilion with Theatrical Seats
8. Swimming Pool Lagoon
9. Water Alley with Parabolic Jets
10. Water Play Jets
11. Children's Pool
12. Poolside Loungers & Trellis
13. Open Pool Deck
14. Grass Berm
15. Tree Groves
16. Seating Pod
17. Sunken Deck
18. Axial Pedestrian Link Between Sector 1 & 2
19. Clubhouse
20. Jacuzzi





VISUALLY

STUNNING

DESIGNS



NESTLED
AMIDST A MEGA
DEVELOPMENT OF
OVER 13 ACRES
(approx.)



ULTRA LUXURIOUS
3 & 4 BEDROOM
RESIDENCES



A TIMELESS
ARCHITECTURAL DESIGN
OFFERING CONCEIVABLE
LUXURY



Artistic Impression

TIMELESS

DESIGNS





Artistic Impression

CRAFTING A GRAND ENTRANCE TO EVOKE A SENSE OF ARRIVAL

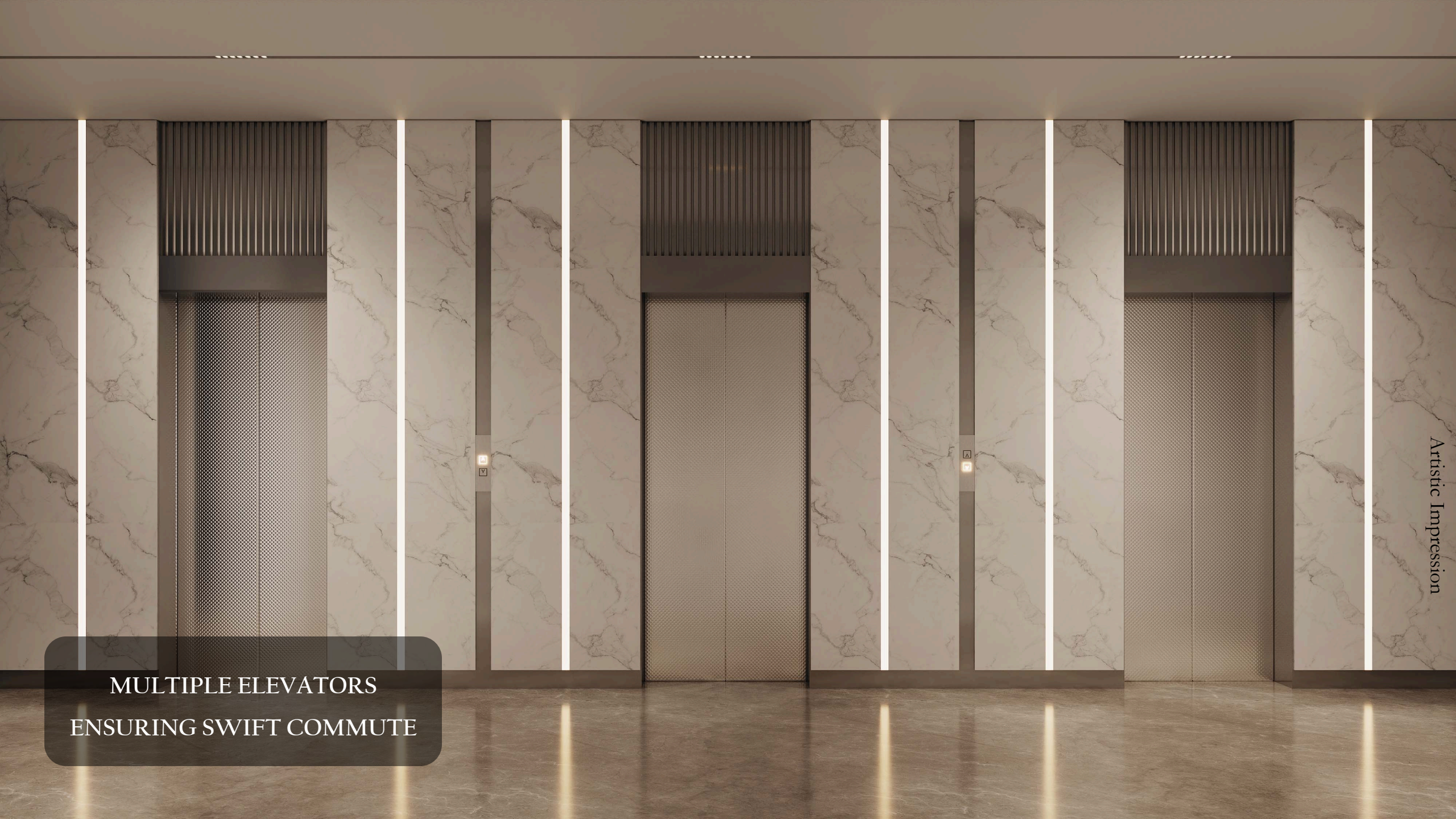


DOUBLE HEIGHT
TOWER DROP-OFF



TRIPPLE HEIGHT
ENTRANCE LOBBY

Artistic Impression



MULTIPLE ELEVATORS
ENSURING SWIFT COMMUTE

Artistic Impression



LIVING AREA WITH IMPORTED
MARBLE FLOORING



SPACIOUS LAYOUTS
(10.58FT - FLOOR TO CEILING)



FULLY FITTED
MODULAR KITCHEN

Artistic Impression



DAILY RETREAT WITH TOP-
OF-THE-LINE FIXTURES



Artistic Impression

ASTONISHING
ARAVALLI VIEWS



WIDE PATIOS OVERLOOKING
AZURE POOL

Artistic Impression



CLUBHOUSES

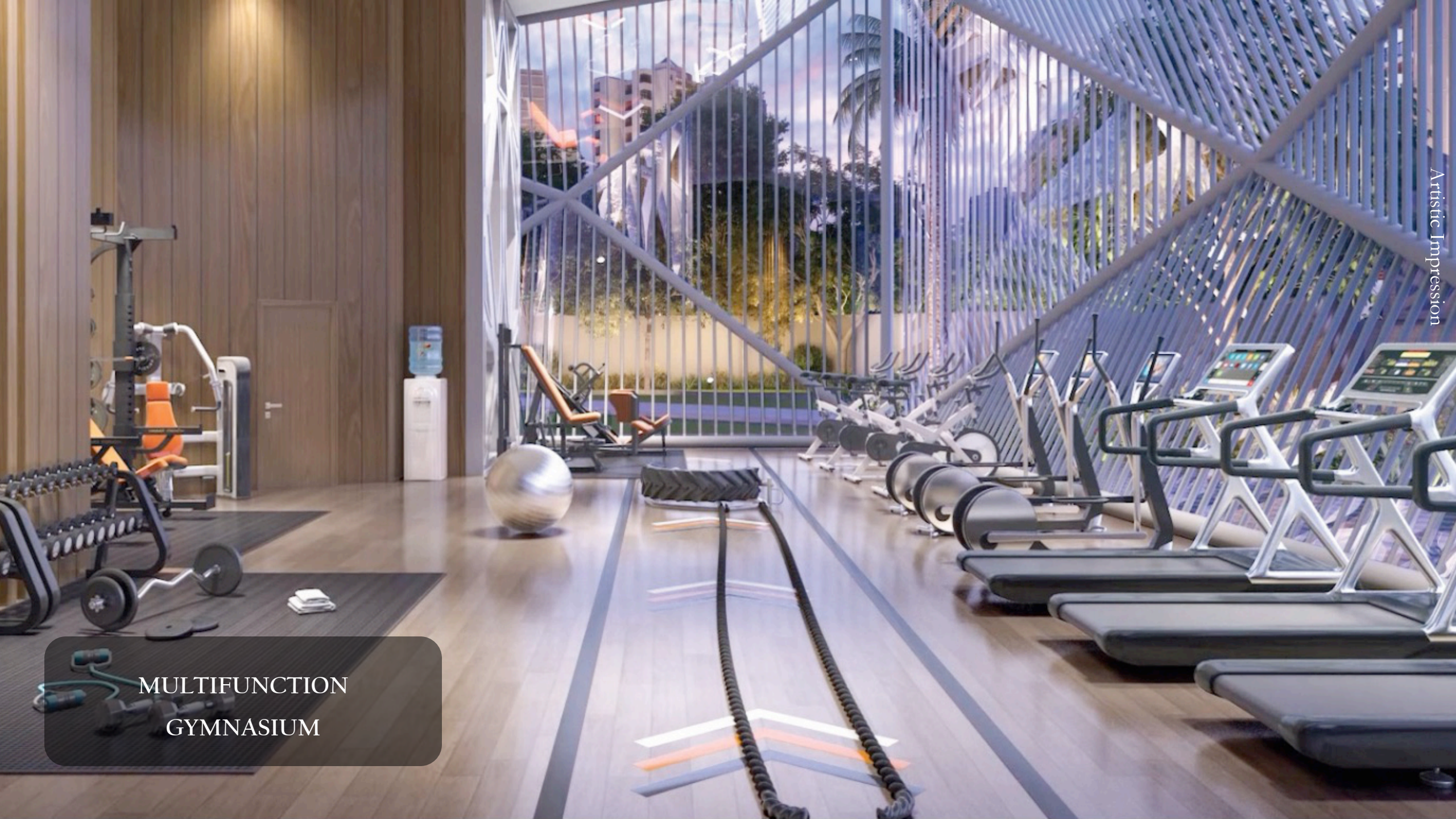
WITH WORLD CLASS AMENITIES



Artistic Impression

CLUB AURORA

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MULTIFUNCTION
GYMNASIUM



Artistic Impression

TRANQUIL SPA

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POOLSIDE CAFE



Artistic Impression

POOLSIDE LIBRARY



CLUB SOL

Artistic Impression



Artistic Impression

INDOOR BADMINTON COURT

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BOWLING ALLEY



INDOOR SQUASH COURT



GAMING ROOM

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Artistic Impression



Artistic Impression

MINI THEATRE

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GASTRO PUB & BAR

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Artistic Impression



Artistic Impression

BANQUET HALL

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Artistic Impression

PARTY LOUNGE

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AZURE POOL
EXPERIENCE OF LEISURE

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Artistic Impression



EVENING STROLL AT THE
SUNKEN DECK



CHOOSE THE

SERENITY

AT YOUR DISPOSAL



SERENE LANDSCAPES WITH
WATER BODIES

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Artistic Impression



EXQUISITE AMBIANCE OF THE
AQUATIC ENCLAVE

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Artistic Impression



Artistic Impression

REFRESHING MORNING
WALKS EVERYDAY

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LUSH GREENS WITH WALKING
& CYCLING TRACKS



Artistic Impression

REFLEXOLOGY COURT



Artistic Impression

YOGA LAWN

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A hand-drawn architectural plan is shown on a table. A hand is holding a black pen, drawing on the plan. The background is dark and slightly blurred, focusing attention on the drawing and the hand.

EFFICIENTLY

SPACIOUS

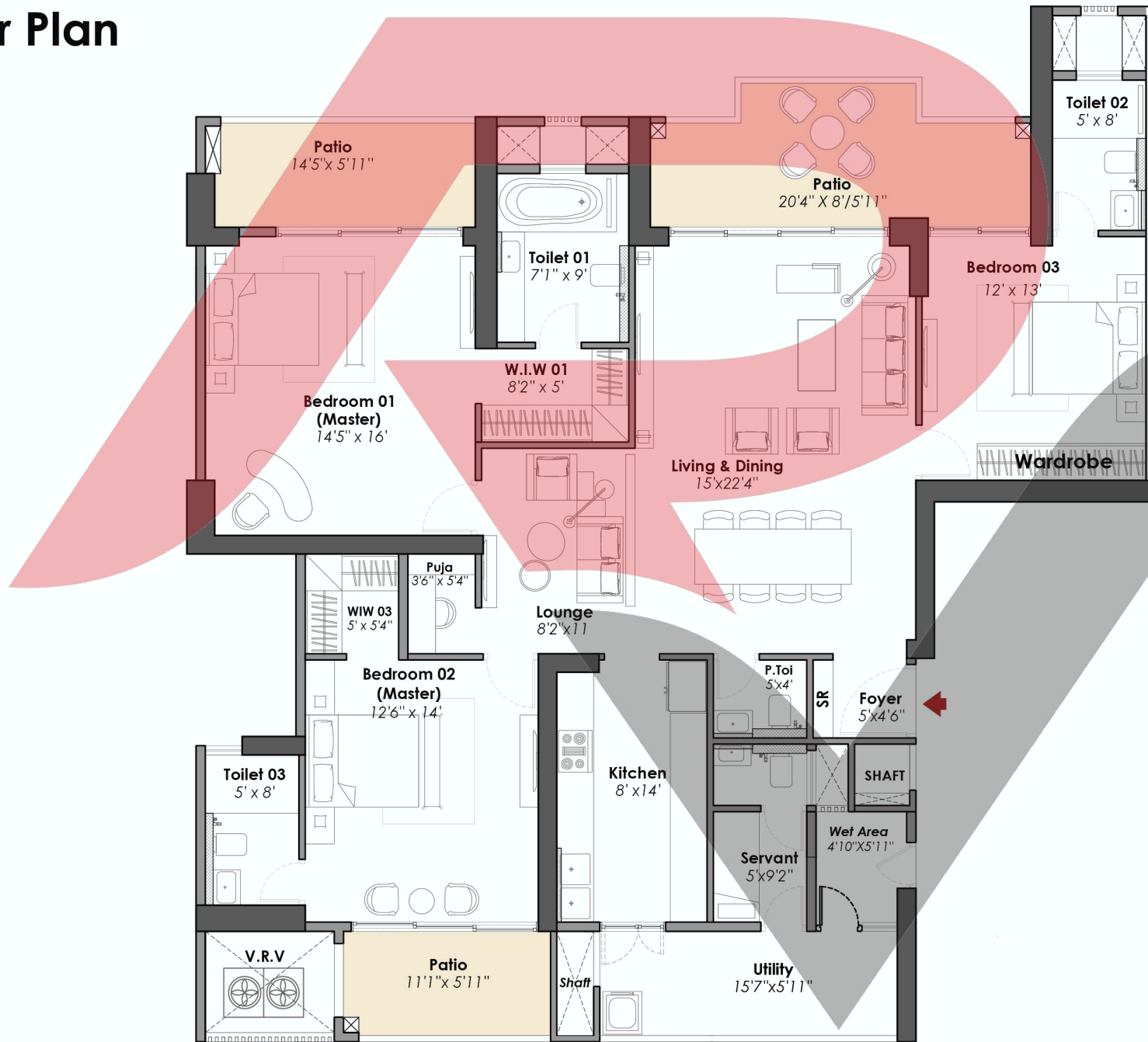
DESIGN FOR IMPACT

Typical Floor Plan



3BHK-S
2,290 SqFt

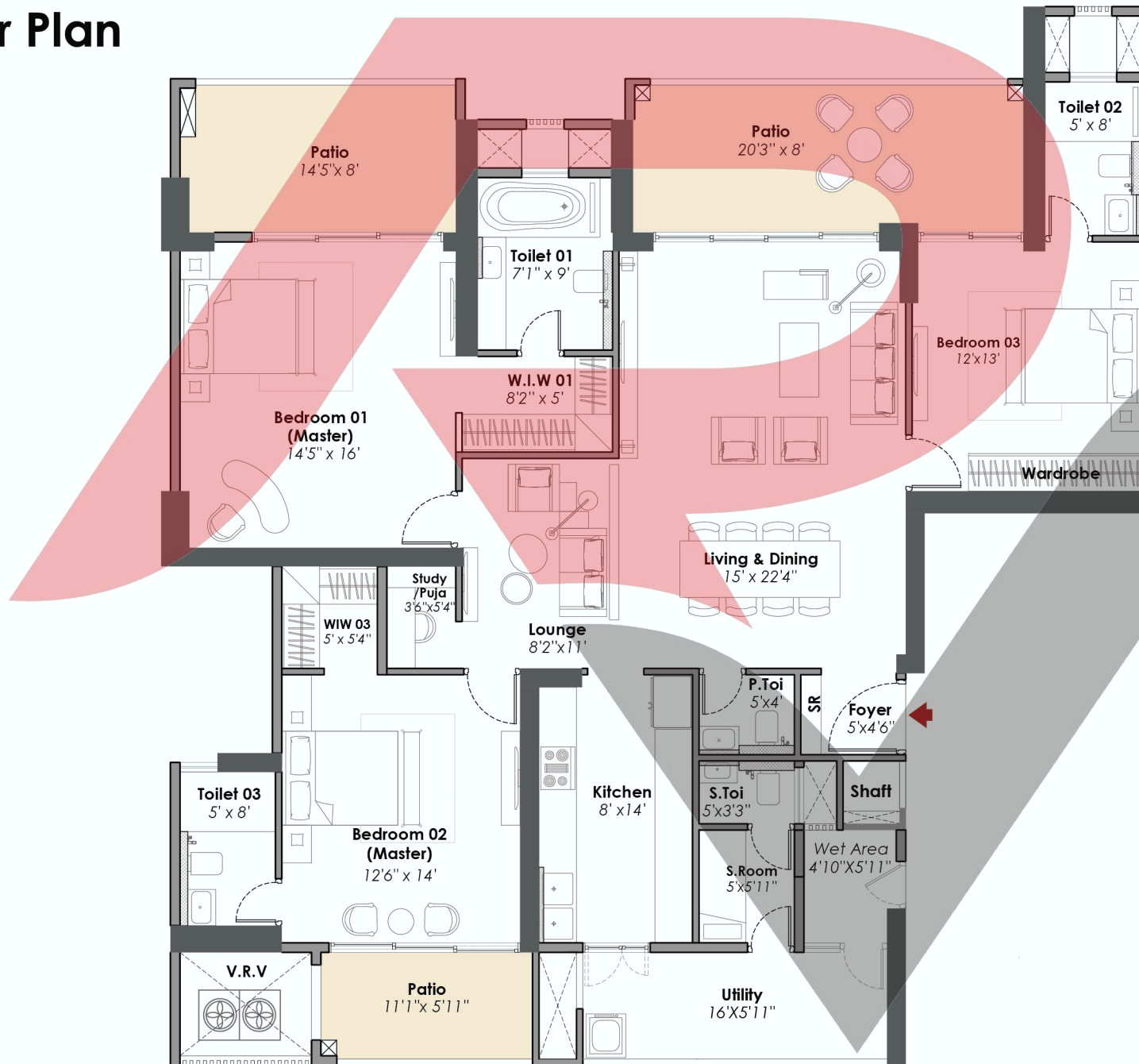
Typical Floor Plan



3BHK-L2

2,795 SqFt

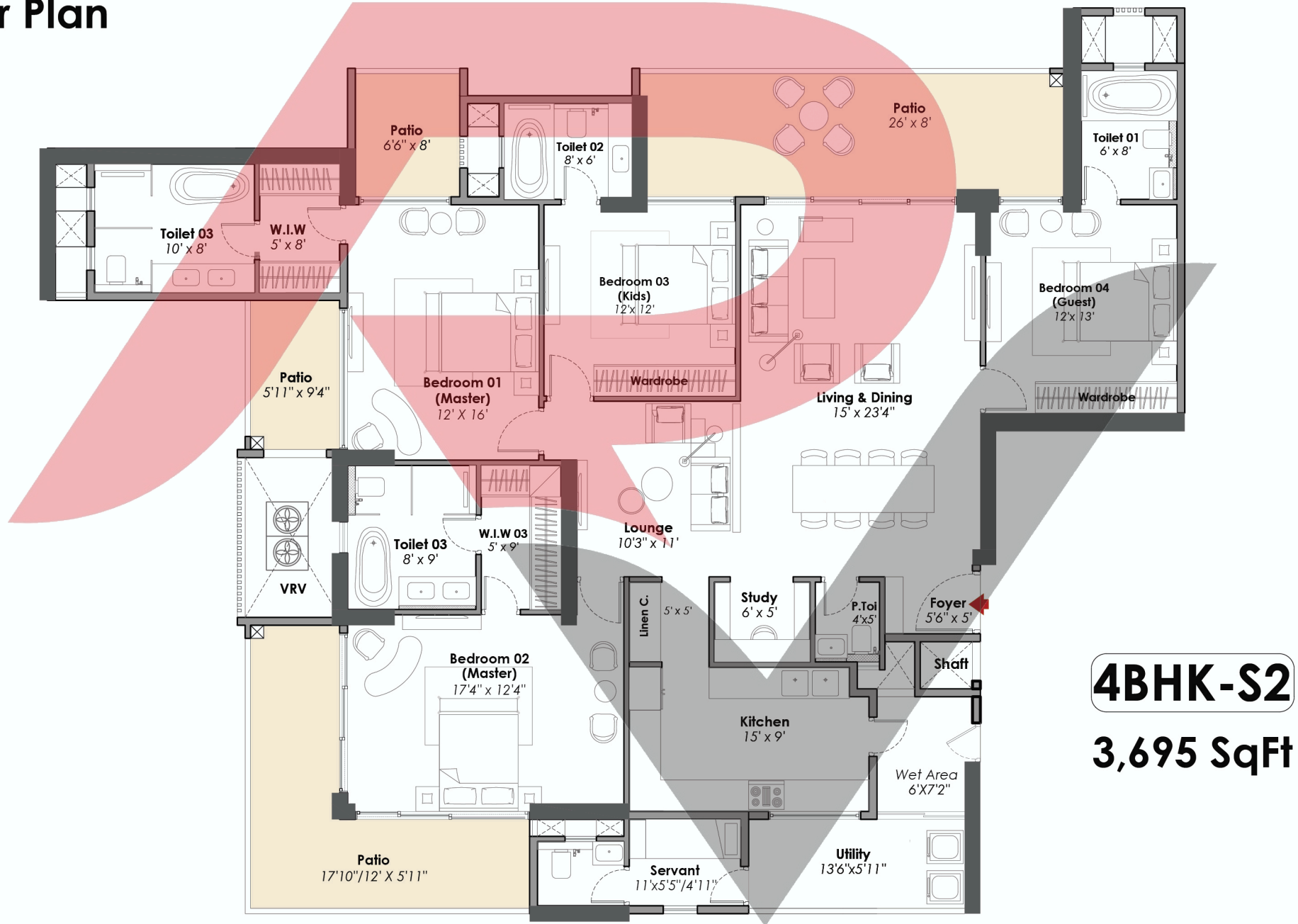
Typical Floor Plan



3BHK-L3

2,937 SqFt

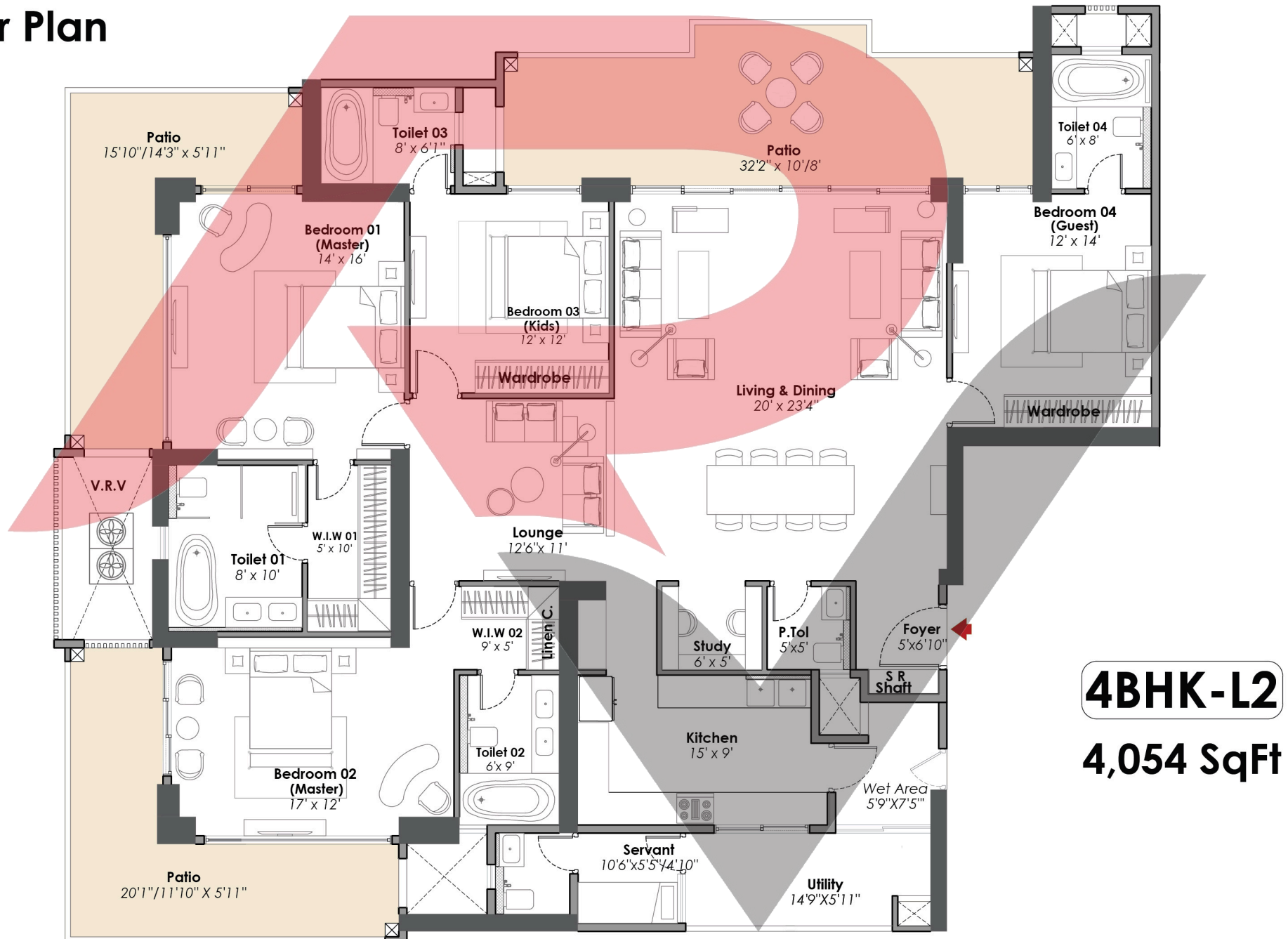
Typical Floor Plan



4BHK-S2

3,695 SqFt

Typical Floor Plan



4BHK-L2

4,054 SqFt

THE ASPEN PROJECT SPECIFICATIONS

	Flooring	Walls	Ceiling	Dado	Counter Top	Door	Windows/ Glazing	Fitting & Fixtures	Electricals/ HVAC/Security & Surveillance	Other Miscellaneous
Living/Dining	Imported marble	Acrylic emulsion paint on POP punning/ gypsum	Acrylic emulsion paint on POP punning with corner gypsum partial false ceiling	-	-			-		-
Master Bedroom/ Dress Room	Laminated wooden flooring/marble	Acrylic emulsion paint finish	Acrylic emulsion paint on POP punning with corner gypsum partial false ceiling	-	-			-		-
Bedrooms	Laminated wooden flooring/tiles	Acrylic emulsion paint finish	Acrylic emulsion paint on POP punning with corner gypsum partial false ceiling	-	-			-		-
Utility Room/ balcony/toilet	Tiles of standard make	Oil-bound paint finish and anti-skid floor & tiles on the walls	Oil bound point finish	-	-	Main door: Polished solid core moulded skin door / flush doors. Internal doors: polish moulded skin doors/ flush doors	Energy efficient double glass/single, tinted/ reflective/ clear glass with UPVC frames in all habitable areas	Conventional CP fittings & sanitary ware	Modular switches of North-west/ crabtree/MK or equivalent make, copper wiring, ceiling fans in all rooms except toilets and ceiling light fixtures in balconies	-
Kitchen	Marble/premium quality tiles	Acrylic emulsion paint	Acrylic emulsion paint on ceiling/ false ceiling	Premium quality tiles 2ft above counters	Marble/ granite/ synthetic stone		Single pinhead/ tinted/ clear glass in all toilets & utility rooms	Premium quality CP fittings and sink with drain board	100% DG power back up. Secured gated community with access control systems, CCTV in all areas	Modular kitchen with hob, chimney, oven, microwave, dishwasher, refrigerator, washing machine of reputed manufacturer, dishwasher
Master Toilets/other toilets	Marble/premium quality tiles	Marble/ premium quality tiles/mirror	Acrylic emulsion paint on ceiling/ false ceiling	Premium quality tiles upto door height	Marble/ granite/ synthetic stone			Towel rail, toilet paper holder, robe hooks, single lever CP fittings, health faucet, wash basin & EWC	One intercom point in each apartment. Fire fighting system with sprinklers, smoke detector system etc as per NBC norms	Bath tub in master bedroom. Single lever fittings, CP fittings, wash basin, floor mounted/ wall-hung WC of Kohler /Roca/Duravit/ Parryware or equivalent make
Front Balcony	Anti-skid tiled floor	Exterior grade paint	Oilbound paint finish	-	-			-	VRV air conditioning system inside apartment excluding kitchen, toilet & S room.	-
Rear Balcony	Anti-skid tiled floor	Exterior grade paint	Oilbound paint finish	-	-			-		-
Staircase & Lift Lobby	Stairs: Terrazo/mosaic tiles/marble/ kota stone. Lift lobby floors: Combination of granite/marble/ tiles	Enamel paint & OBD	-	-	-			-		CPVC & UPVC piping for water supply inside the toilet & kitchen and in the vertical downtakes.

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Disclaimer:- Sample Flat is intending to portray visual impression of the unit and cannot be regarded as representation of an actual apartment. However, specifications as mentioned in the agreement shall be provided. Contact your RM for further details.

A LIFE ABOVE IT ALL

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