



*Express Yourself...*



# Watch your dreams take up shape...

Homes where joy will resound in every corner and bliss will echo in every curve. Yes! Here at **Vardhman gardenia** every vision you had envisaged for your home will come true.

Vardhman Residential Apartments are coming up right within your reach in Sonapat to be known as "quintessence of architectural marvel"...the magnificent entrance to the complex will reflect the aspirations of its inhabitants.



## ABOUT SONEPAT

### Distance Chart

B.M. Engineering College	0 km.
Proposed Metro Rail	500mtr.
Commercial Sector-3	500mtr.
Leisure Valley / bus Stand	500mtr.
Civil Hospital	1km.
Shopping Centre (Sec.-14 & 15)	1km.
Railway Station	3km.
Rajiv Gandhi Education City	3km.

The fast paced development of KMP Expressway has acted as a catalyst for the development of Sonapat. With a plethora of commercial and residential projects, this aspiring city is the fastest developing area in the NCR today.

Being situated on the Main National Highway (NH 1), it enjoys superb connectivity with Delhi and is thus being looked upon as the next most sought-after destination.

This gifted destination vouches for enormous forthcoming development, that is in the process of being explored.



- ▶ Prime location near NH 1 and KMP Expressway offers easy connectivity
- ▶ Metro rail connectivity proposed in near future
- ▶ Rajiv Gandhi Education City coming up in-close proximity
- ▶ Already functional industrial parks in Kundli and Rai
- ▶ Two major SEZ projects proposed in the district

# THE EXTERIOR

A fusion of brilliance & style



# FEATURES

Storehouse of comforts

The architectural glory of **Vardhman Gardenia** is going to ride high on the quotient of sophistication and modernity. A great structural design will welcome you through the means of these residential apartments making your life not just a living...rather a celebration too.

These residential apartments will outshine every existing venture in terms of striking interiors, fascinating exteriors, pleasant ambience and a splendid elevation.

- ▶ No price escalation
- ▶ Earthquake resistant RCC frame structure
- ▶ Entrance from 45 Mtr. wide sector road
- ▶ Vaastu friendly layout
- ▶ Well ventilated apartments
- ▶ Spacious balconies
- ▶ Large bedrooms with attached baths
- ▶ Beautifully landscaped gardens with water features
- ▶ Majestic entrance with landscaping & fountains
- ▶ Only four apartments on each floor
- ▶ 3 side open, park facing apartments
- ▶ Modular kitchen
- ▶ Laminated wooden flooring in master bedroom
- ▶ CCTV controlled security system
- ▶ P.O.P. cornice
- ▶ Space for wardrobes
- ▶ 500 Mtr. away from proposed metro rail
- ▶ Club with swimming pool
- ▶ Billiards, steam, sauna & massage room
- ▶ Gymnasium & health center
- ▶ Yoga & meditation atrium
- ▶ A mini golf course
- ▶ Kids swimming pool
- ▶ Kids bus shelter
- ▶ Swings & sand pits for kids
- ▶ Central park & play ground
- ▶ Children play area
- ▶ Tree-lined avenues & walkways
- ▶ 100% power backup
- ▶ 24x7 water supply
- ▶ Dedicated covered/open car park for each apartment
- ▶ Single entry / exit - fully fenced
- ▶ Fire alarm and fire fighting systems.
- ▶ Separate toilets for drivers/guards
- ▶ Two high speed elevators for each block
- ▶ Round the clock security
- ▶ Underground cables and wireless connectivity
- ▶ Wide roads with planted pathways
- ▶ Convenient shopping complex
- ▶ Nursery school
- ▶ Temple
- ▶ Pick and drop facility for guests from main entrance



- ▶ Large balconies
- ▶ Airy and roomy living rooms
- ▶ Enormous bedrooms with attached bathrooms
- ▶ Doors and windows with elegant finish
- ▶ Modular kitchen
- ▶ Trendy fittings in bathrooms

# STYLISH INTERIOR

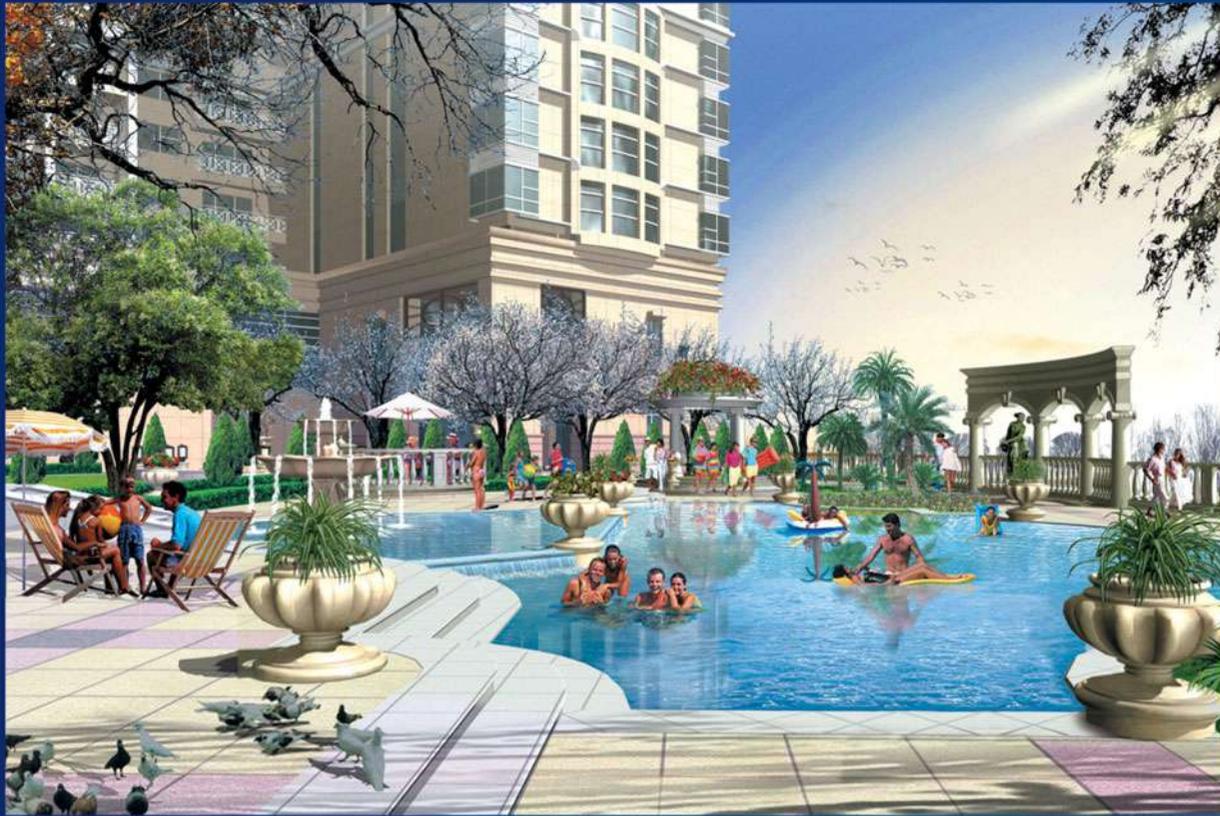
## A show of splendor & luxury



Comfort and concern personifies at **Vardhman Gardenia** with a well-thought-out infrastructure. Every alcove and angle of the cherished place casts a magic spell on its owners.

Each apartment is spacious enough to give the feeling of expansiveness. Thought has been paid to comfort & simplicity in living rooms and solitude & privacy in bedrooms. They have been fashioned according to Vaastu norms to guarantee an ideal steadiness of constructive energies.

Fine exteriors and illuminating interiors will leave you enthralled and entice your finer taste. Space has been utilized to optimum and every need has been carefully taken care of.



## EXCLUSIVE CLUB AREA

- ▶ A well equipped Gymnasium & Health Center
- ▶ Swimming pool with separate Splash Pool for kids
- ▶ A well maintained Tennis and Badminton Court
- ▶ An indoor Snooker/Billiards Parlor
- ▶ Steam, Sauna & Massage Room
- ▶ Yoga & Meditation Center



## A contrive of preferences & penchant



**Vardhman gardenia** is a modern and inimitable residential complex that offers not only a peaceful living but also ample value-added entertaining options so that you can enjoy the art of living. This matchless lifestyle option will present a key to surfeit of privileges that will leave you wanting for more and more.

If you have a penchant for socializing, you are welcome to the amusement club; if you are health mindful, join the well-resourced fitness center; revere the morning jog or walk on the well maintained jogging pathway and a crystal clear pool awaits you to beat the heat during summers. A centrally sited park will further amuse populace of all age groups.



# MINI GOLF COURSE

**Vardhman gardenia** offers an exciting and a novel endeavour of a Mini Golf Course. The residents will be truly exhilarated to have an access to almost a personal Mini Golf Course whenever they want.

How exciting it is going to be to pamper your passion of playing golf whenever you like. Lush green surroundings, convenience of playing at chosen hours and that too right within the vicinity of your comfortable homes... Actually interesting!

## A confluence of charismatic lifestyle



Unrivaled, Unmatched & Unsurpassed. **Vardhman gardenia** is illuminated by the light of innumerable convenience. The enchanting location is a realm to relax in amidst the abundance of amenities. The cornucopia of facilities have to be seen to be believed!

**Vardhman gardenia** satisfies not only the basic requirements of healthy & hygienic living but much more.

Damp-proofing, protection against dirt & discoloration, use of quake resistant materials, climate compatibility, weather resilience, power backup & 24x7 water availability. In addition, pleasure parking, free movement areas, spacious approach roads, round the clock security, transport availability, electronic surveillance system are on the card.

The project also boasts of a local shopping center and a play school for tiny-toddlers.



# An exhibit of majesty and opulence

A grand sheath... full of stars, Playing throughout...like cords of guitars!

Venerate in the brilliance... come and see... Making our soul rejoice with... glee

A glorious rapture that is joyous & bright... Experiencing the lights dancing through the night...



# SPECIFICATIONS

## Taking care of all minute details

Location	Walls	Floor	Doors	Windows/Glazing	Others
<b>Living / Dining Room</b>	Acrylic emulsion paint/oil Bond distemper	Imported Marble/Vitrified Tiles/Mosaic Floor	Hardwood door frame with Designer style flush panel	Anodised / Powder Coated Aluminium	.....
<b>Bed Rooms</b>	Oil bond distemper with POP Cornices/ Acrylic Emulsion Paint	Designer Laminated wooden floor in master bedroom & vitrified Tiles in other bedrooms	Designer door with European Style flush panel with Polish/Duco paint	Anodised / Powder Coated Aluminium	.....
<b>Modular Kitchen</b>	Most modern & elegant permanent finish with 2' Dado/ Tiles above counter	Combination of one or more anti Skid vitrified/ Ceramic tiles	Hardwood door frame with European style flush panel	Anodised / Powder Coated Aluminium	Granite counter with stainless steel sink
<b>Toilets</b>	Porcelain Tiles /Ceramic Tiles	Anti Skid ceramic tiles	Hardwood door frame with European style flush panel	Anodised / Powder Coated Aluminium	Granite / Marble Counter, Sanitary fixtures, C.P. fitting provision for hot & cold water supply system, bathtub in 4 bedroom flat
<b>Balconies</b>	Oil bond distemper with POP Cornices / Acrylic Emulsion Paint/ Texture paint.	Anti Skid ceramic tiles	Aluminium/ Veneered & Polished flush shutter door with hard frame	Anodised / Powder Coated Aluminium	.....
<b>External Finishing</b>	Permanent Texture/ paint finish / Grit wash	.....	.....	.....	.....
<b>Lift Lobbies</b>	Combination of one or more Granite / Jaiselmer Marble cladding	Granite / Marble / Jaiselmer Marble	Fire Proof door with cavity	.....	.....
<b>Security System</b>	Intercom facilities from the entrance				
<b>Structure</b>	Earth quake resistance structure design & construction by highly qualified /experienced engineers, Designs are rechecked by IIT/equivalent experts				

Note : Specifications may vary as per the architectural needs. Modular kitchen is not a part of E type of units.

# 4 BEDROOM UNIT

Super Area - 2145 Sq. Ft.



Tower - A1, A2, A3  
Unit No. - 1 & 4

Note : Plans are tentative, subject to approval from all authorities & may vary as per architectural features.



### HOUSING BLOCK

- Type - A  
4 Bedroom Tower
- Type - B & C  
3 Bedroom Tower
- Type - D & E  
2 Bedroom Tower

### LEGEND

- 1. Entrance Plaza
- 2. Parking
- 3. Landscaped Greens
- 4. Basketball Court
- 5. Badminton Courts
- 6. Open Air Theatre
- 7. 6M Driveway
- 8. Jogging Track
- 9. Temple
- 10. Children's Play Area
- 11. Mini Golf Course
- 12. Convenient Shopping
- 13. Swimming Pool
- 14. Nursery School

Note : Layout plans, club building and landscape plan are tentative, subject to change as per architectural needs.



# 3 BEDROOM UNIT

Super Area - 1695 Sq. Ft. (Approx)



Tower - A1, A2, A3 & B1, B2, B3, B4  
Unit No. - 2 & 3

# 3 BEDROOM UNIT

Super Area - 1695 Sq. Ft. (Approx)



Tower - B1, B2, B3, B4  
Unit No. - 1 & 4

Note: Plans are tentative, subject to approval from all authorities & may vary as per architectural features.

# 3 BEDROOM UNIT

Super Area - 1495 Sq. Ft. (Approx)



Tower - C1, C2, C3, C4  
Unit No. - 2 & 3



# 3 BEDROOM UNIT

Super Area - 1495 Sq. Ft. (Approx)

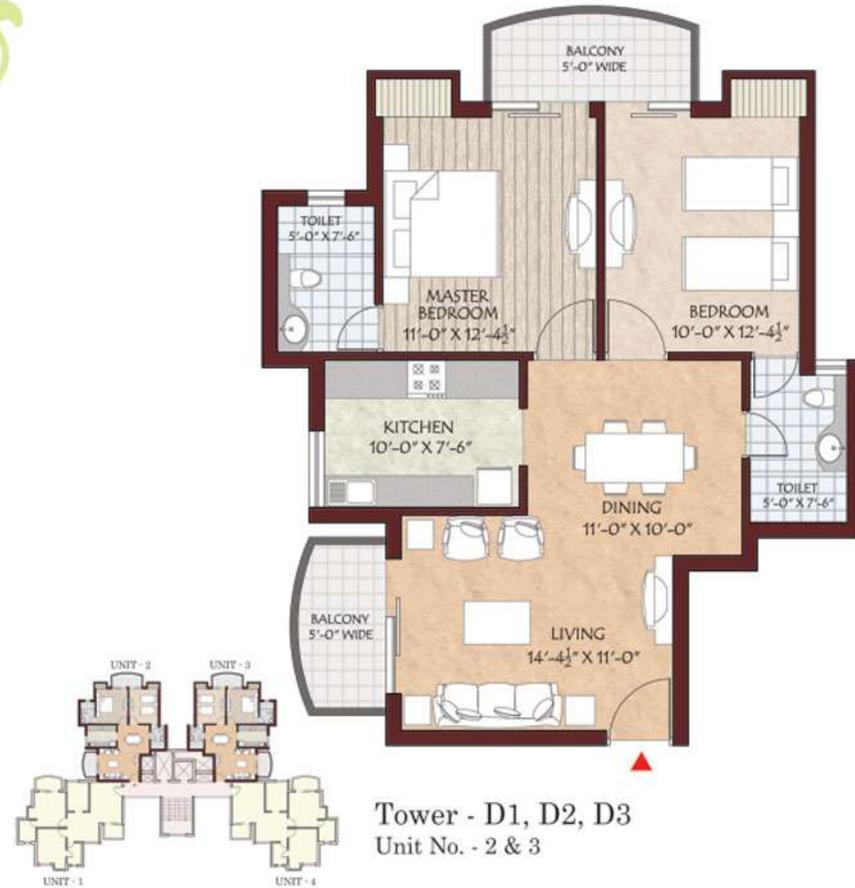


Tower - C1, C2, C3, C4  
Unit No. - 1 & 4

Note: Plans are tentative, subject to approval from all authorities & may vary as per architectural features.

## 2 BEDROOM UNIT

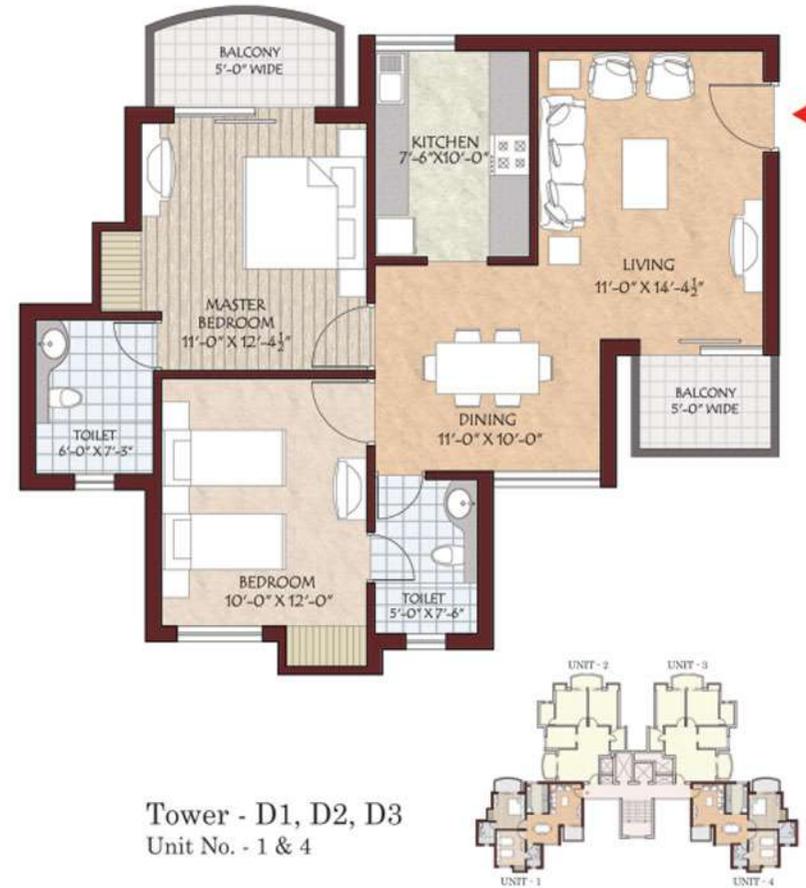
Super Area - 1195 Sq. Ft. (Approx)



Tower - D1, D2, D3  
Unit No. - 2 & 3

## 2 BEDROOM UNIT

Super Area - 1195 Sq. Ft. (Approx)



Tower - D1, D2, D3  
Unit No. - 1 & 4

Note: Plans are tentative, subject to approval from all authorities & may vary as per architectural features.

## 2 BEDROOM UNIT

Super Area - 995 Sq. Ft. (Approx)



Tower - E1, E2, E3, E4, E5  
Unit No. - 1, 2, 3 & 4

## About Us



A gate view of Lotus Vardhman City (Kurukshetra)

Vardhman Gardenia reflects another major milestone for Vardhman Developers & Infrastructure Pvt. Ltd. An organisation which has carved a niche for itself in the real estate development.

With more than two decades experience in marketing and promotion of various residential and commercial projects, the organisation has a strong investor base. The qualities that set this group apart amongst its contemporaries are its privileged viewpoint and daunting passion. Every endeavour and effort clearly emphasises the credibility and integrity that the group enjoys.

After the successful launch of a residential township in Kurukshetra, the group is further venturing into the development of various residential and commercial projects in North India.

Vardhman Gardenia has been awarded Best Project Status - State Level By IPA for its intricate planning





An ISO 9001:2000 Co.

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