

CHD



SUITES

24X7 SMART LIVING SOCIAL HUB

HERE'S





Why Not?

Why can't I sleep through the day and work through the night? Why can't I have a Cappuccino at 3 am? Why do I feel like a having a spa at 10pm? Why is Maa ki Dal Chawal only made on the weekend? **Why are casual clothes allowed at work only on a Friday?** Why must I tell people that I need my own space? Why don't people understand that everyone needs 'Me Time'? Why can't I eat pasta with mango pickle relish? Why can't people believe that a young, mother wants to live with Why can't my parents understand that I need to stay close to work? Why can't I have my home on Autopilot so I don't have to do a thing? Why can't I have a safe, secure, work play, live and **grow space** that offers all that I need? Why can't I have the best place in town? The most happening place and the place for just my kind of people?

Why can't
single
pride?



P R E S E N T I N G

CHD



SUITES

24X7 SMART LIVING SOCIAL HUB

YOU'RE NOT ONE TO ASK WHAT, OR WHAT IF, OR EVEN WHY.
YOU'RE THE CHALLENGER OF YOUR TIMES, WHO ASKS

'WHY NOT?'

SURE YOU'VE GOT A DAILY ROUTINE TO TAKE CARE BUT YOU'VE
GOT BIGGER PLANS. PLANS THAT WOULD SCARE SOME.

AND YOU'RE NOT TO SHY AWAY FROM BEING YOURSELF.

YOU'RE SUCCESSFUL, DEMANDING, IDIOSYNCRATIC AND
DELICIOUSLY UNIQUE. AND

WHY NOT?

HOW YOU EAT, SLEEP, WORK, PLAY, DANCE, CRY, CELEBRATE
AND LIVE IS YOURS AND YOURS ALONE. NOBODY CAN TAKE
AWAY YOU, FROM YOU.

YOU'LL TAKE ON THE WORLD, ONE DAY AT A TIME AND ONE
FLEETING EMOTION AT A TIME, AT YOUR OWN TIME.

WHEN SOMEBODY CASUALLY ASKS YOU WHY ARE THE WAY
YOU ARE, YOU LOOK THROUGH YOUR POLITE SMILE AND ASK

'WHY NOT?'

SO HERE'S TO YOU AND THE MONUMENTS YOU ARE YET
TO ERECT.

**AND ALLOW US HERE AT CHD TO SAY THAT THIS IS NOT A SPACE
FOR YOU TO JUST LIVE IN OR WORK IN, BUT AN HOMAGE TO
YOUR LIFESTYLE.**

THIS IS ALL ABOUT YOU, THIS IS **Y** SUITES

#FIRST

YOU! YES YOU, WITH THE STARRY EYES AND THE ACHING QUESTION ON YOUR MIND 'WHY IS IT SO HARD TO LOOK FOR A PLACE?'

TO YOU, WE PRESENT, Y SUITES, INDIA'S FIRST SMART LIVING SOCIAL HUB WITH 1 BHK SERVICED SUITES AND RETAIL, COMMERCIAL AND ENTERTAINMENT SPACES.

IT IS A ONE-OF-ITS-KIND DEVELOPMENT THAT RECOGNIZES THE NEED OF TODAY'S GENERATION AND IS DESIGNED TO BE AN ALWAYS-ON SOCIAL HUB BALANCING NATURAL LIVING ON ONE SIDE & PREMIUM SUITE LIVING ON THE OTHER.

HAVING A COMMERCIAL LICENSE ENABLES YOU, THE PROUD OWNER, TO OPT FOR A HOME OR TO SET UP AN OFFICE WITHOUT ANY HASSLE. THE SUITES COME WITH 24X7 SERVICES SUPPORTED BY SMART AND SAFE FEATURES.

NO NEED TO PINCH YOURSELF, THIS IS REALLY HAPPENING!



#BRINGYOUROWNMOOD

HYBRID LIVING, A BADLY WRITTEN HAIKU:

HOME IS WHERE THE HEART IS

OR YOU KNOW, WHERE THE OFFICE IS

OR WHERE BOTH ARE

OR IT'S JUST LIKE, YOU KNOW, MY FUN LITTLE PAD

CUZ I'M OUT BEING 'LIT' MOST OF THE TIME

WOOT WOOT #BLESSED

THAT'S **HYBRID** LIVING FOR YOU,

Live, play, work or simply laze around in your own Suite, which comes with a commercial license, allowing you to choose between being a Hometrepreneur or a Working-class Hero.

All Y Suites are designed to squeeze the max out of space - and out of life. Because...

Y NOT?





YOUR LIVING ROOM IS
BEDROOM BY NIGHT

YOUR LIVING ROOM IS
OFFICE BY DAY



AROUND YOU



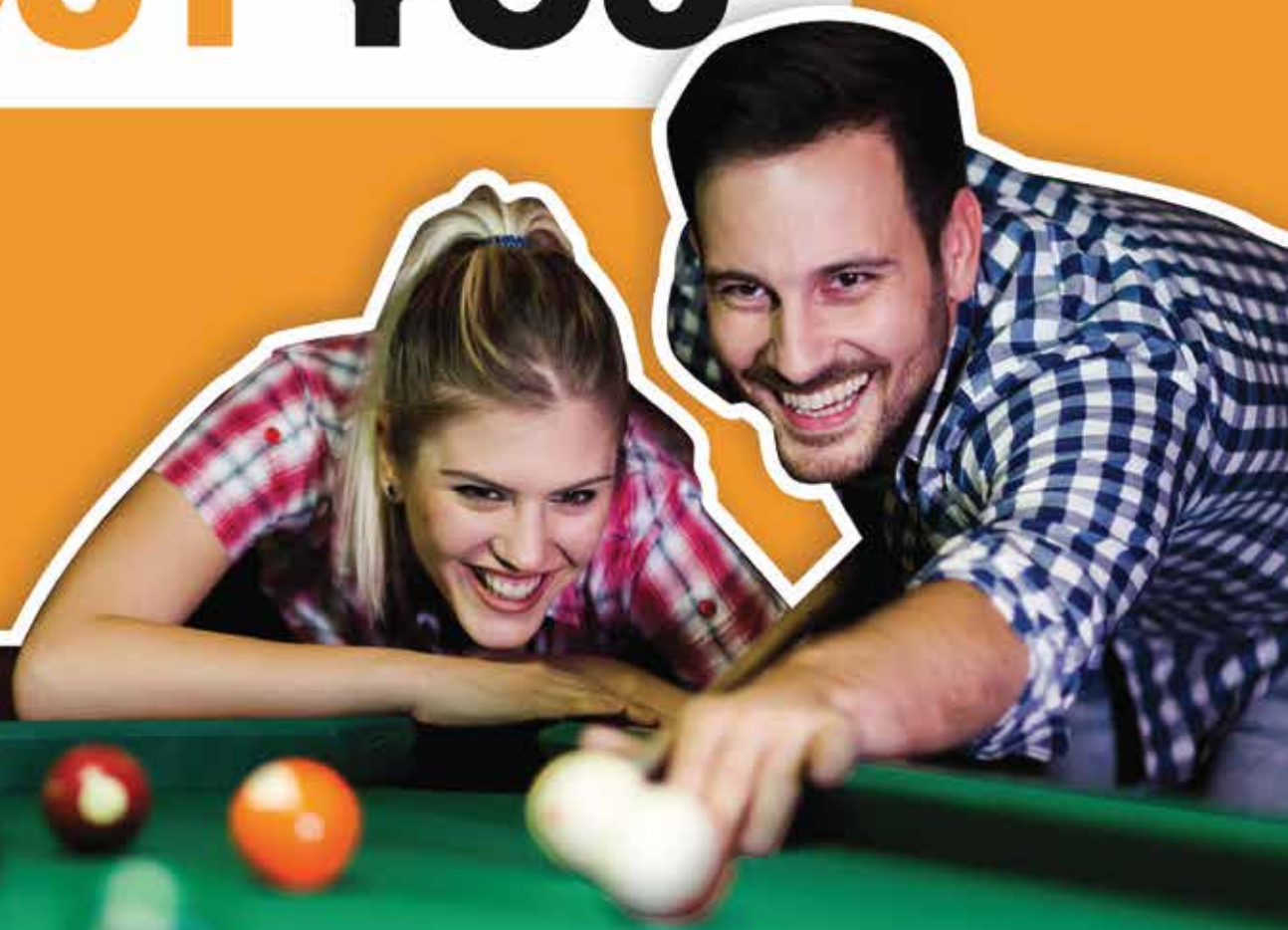
#360DEGREELIFE

L I V E 3 6 0

Make your life, the 4D action-romedy-satire-drama that it already is, more wholesome with delightful little touches, both tangible and intangible, in your surround.

& ABOUT YOU

BE IT TECH, SECURITY,
RECREATION OR
LIFESTYLE-SERVICES,
LIFE'S QUITE THE FULL
CIRCLE HERE.



ALWAYS ON

ALWAYS ON POINT

Adulting takes on a young, youthful, vibrant and a vivacious face in this living hub that has just about every conceivable service and facility.

**AND, Y NOT? AFTER ALL YOU
DESERVE THE BEST.**



25 HOURS A DAY 8 DAYS A WEEK

IF YOU AREN'T LITERALLY SWITCHED ON ALL THE TIME, ARE YOU EVEN LIVING THE GEN Y LIFE? AT Y SUITES YOU GET TO LIVE ON OVERDRIVE, AT EASE.

So, you want to gym at 3.00 in the morning, you have it. You want to grab a sandwich at 2.00 am while you work on a project, you got it! Oh you forgot to withdraw money for an early morning delivery? You don't need to take out your car to run to an ATM, you have it right here! Ran out of your favourite drink at a party you threw, buy it here, now! Got to introduce your team to a new client in USA? Book our business centre for a video call. Feel like practicing cricket, we'll have the flood lights on? Or simply enjoy a wee-hour stroll through ecological park on a full moon night.



HERE'S **WHAT'S UP**

WELCOME
TO THE NEW
SOCIAL HUB



CLUBBIN N' ENTERTAINMENT

Cancelling plans just got a little harder. From a club that features sandy beach pool, restaurant & bar, a card room, a banquet and much more, to a host of facilities at Y Suites, ranging from rain dance pavilion, picnic area to amphitheatre where you could enjoy a movie or a play, to café lounges, terrace resto bar or a gaming zone... your family and friends are always going to have something fun to do.

**Let us know where you want to
catch up!**



RETAIL THERAPY

Ever hear 'convenience' and 'luxury' in the same sentence. No? Well we're about to make you experience it.

Go on your self-love shopping spree or just hang out with your squad or family in the fun-of-a-kind retail space that's got the best brands.



GASTRONOMY

TAKE ON MUNCHIES OF ALL SHAPES AND SIZE!

From quick snacks to elegant dining to easy cafes, there's a place for every hunger pang. And not to boast, but this space is going to have some of Delhi's top 20 food brands! Not to forget your pub, brewery and cigar lounge and much more.

Sorry, that was totally boasting.





HOW MAY I HELP YOU?

S E R V I C E S G A L O R E

THERE'S NOTHING YOU CAN'T DO AND DON'T LET ANYONE TELL YOU OTHERWISE!

With a host of special services that go above and beyond the simple concierge, you can be certain that your butler-ing , massaging, laundering, shoe-polishing, translating, housekeeping, cooking, couriering and all sorts of other requirements are taken care of.



BRANDED AF

Be Served by the Best Brands

Y NOT?

At Y Suites, we're as brand-conscious as are you, that's why we are committed to bring to your doorstep, brands from around the world; ones with reputation of nothing less than the best.

From food to fashion and everything between, sit back and be delighted by names that spell respect and trust.



BEST OF GASTRONOMY

From old, khaandani, reputed brands of street food to gourmet dining for two. From beer breweries to cigar lounges. Your fixes. Our brand mixes.

BEST OF FITNESS

Get in shape in style from the trainers to the stars

BEST OF FASHION

Oh yes! From global giants to desi designers

BEST OF SALON

From tip to toe, get pampered like you deserve

BEST OF SPA

Put your phone away and be ready to do zoned out

BEST OF HEALTHCARE

Pharmacy to reputed clinics to clinics for your pets, we'll only get the most trusted names for you.

BEST OF CLOTHES CARE TO CAR CARE

Laundry, dry cleaning to car wash facility. Only best to serve you

BEST HOSPITALITY SERVICES

Enjoy impeccable on-call services like housekeeping, chef on call etc. brought to you by names that are tone setters in the hospitality industry.

LET'S NOT FORGET THE CONCIERGE

A brand synonymous with luxury living having offices worldwide to bring the world at your door step. Just as you like it!

LET'S CLEAR THE AIR

RE-PLAN ALL YOUR YEARLY GETAWAYS, BECAUSE THOUSANDS OF PLANTS AND TREES ALONGSIDE LUSH GREEN LANDSCAPING ARE BASICALLY GOING TO MAKE YOUR TIME HERE ONE LONG STAYCATION.

ENJOY THE POLLUTION FREE ENVIRONMENT RIDING A GOLF CART OR JUST TAKE A STROLL OR SIT BY THE LILY POND... OPTIONS ARE MANY.

TBH, WE COULD ALL USE SOME MORE GREEN.

Ecology, Air, Water and Sunlight Friendly. Why Not?!

- Thousands of Oxygen emitting plants and trees in lush green and eco-friendly development
- Golf carts for movement within
- Water, energy conservation and waste management process & protocol
- Solar energy harnessing to advantage
- Green ecological park with Lily Pond and Orchard
- Charging stations for hybrid and electric cars
- Water Softener



INHALE

DO YOGA

EXHALE

GO CYCLING

INHALE

TAKE A SWIM

EXHALE

PLAY A SPORT

INHALE

GO TO THE GYM

EXHALE

HAVE A SPA-DAY

**OR
WHATEVER'S
YOU'RE
DEFINITION
OF WELLNESS**

STILL WANT MORE? Y NOT?!

ENJOY THE MYRAID OF ACTIVITIES OFFERED THROUGH OUR ACTIVITY PLANNER APP.






**YOU'RE
IN GOOD
HANDS**

YOU'RE SAFE

Fun and games aside, security is the first word at Y Suites. A testimony to it is the fact that the development is Premium Member of the coveted British Safety Council. Also, Y Suites boast of 3 tier security with CCTVs, access cards and security guards, plus smart safety features under YOLO specifications like child tracking system to monitor your home and loved ones.

Women and girls of the world, we hear you! Should the demand arise, we are ready to provide separate female-only floors too!



YOU'RE OH-SO SNUGGLY

Whether you're a dog person or a cat person,
you'll definitely be your pet's best friend at Y Suites,
thanks to our Pet Clinic.

& YOU'RE **UNCHALLENGED**

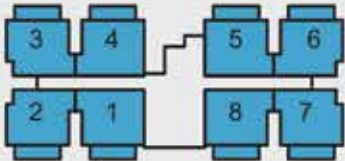
Y Suites is designed to be accessible and mobile to one and all, including those who are physically challenged with ramps and pathways strewn across the entire development



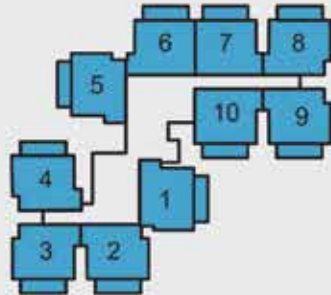
SO HERE'S **THE PLAN**



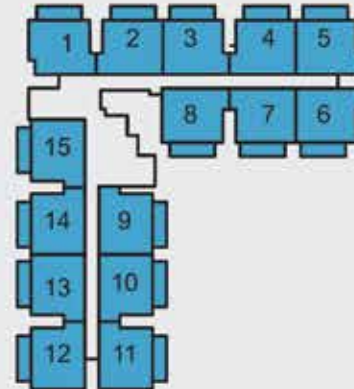
TOWER T1,T2,T5,T8,T9



TOWER T4



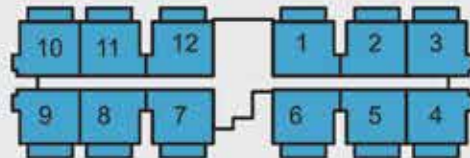
TOWER T11



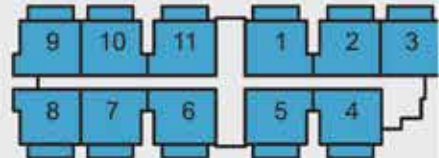
TOWER T3



TOWER T6



TOWER T12



One Bedroom Suite

Towers - T1, T2, T3, T4, T5, T6, T8, T9, T11, T12

| | |
|-----------------|------------------|
| Bedroom | : 10'0" X 10'11" |
| Living & Dining | : 10'0" X 11'9" |
| Kitchenette | : 12'7" X 6' |
| Toilet | : 5'1" X 6'6" |
| Balcony | : 16'0" X 5'0" |

Carpet Area

351.59 Sq. Ft. | 32.664 Sq. Mtr.

Balcony Area

80 Sq. Ft. | 7.31 Sq. Mtr.

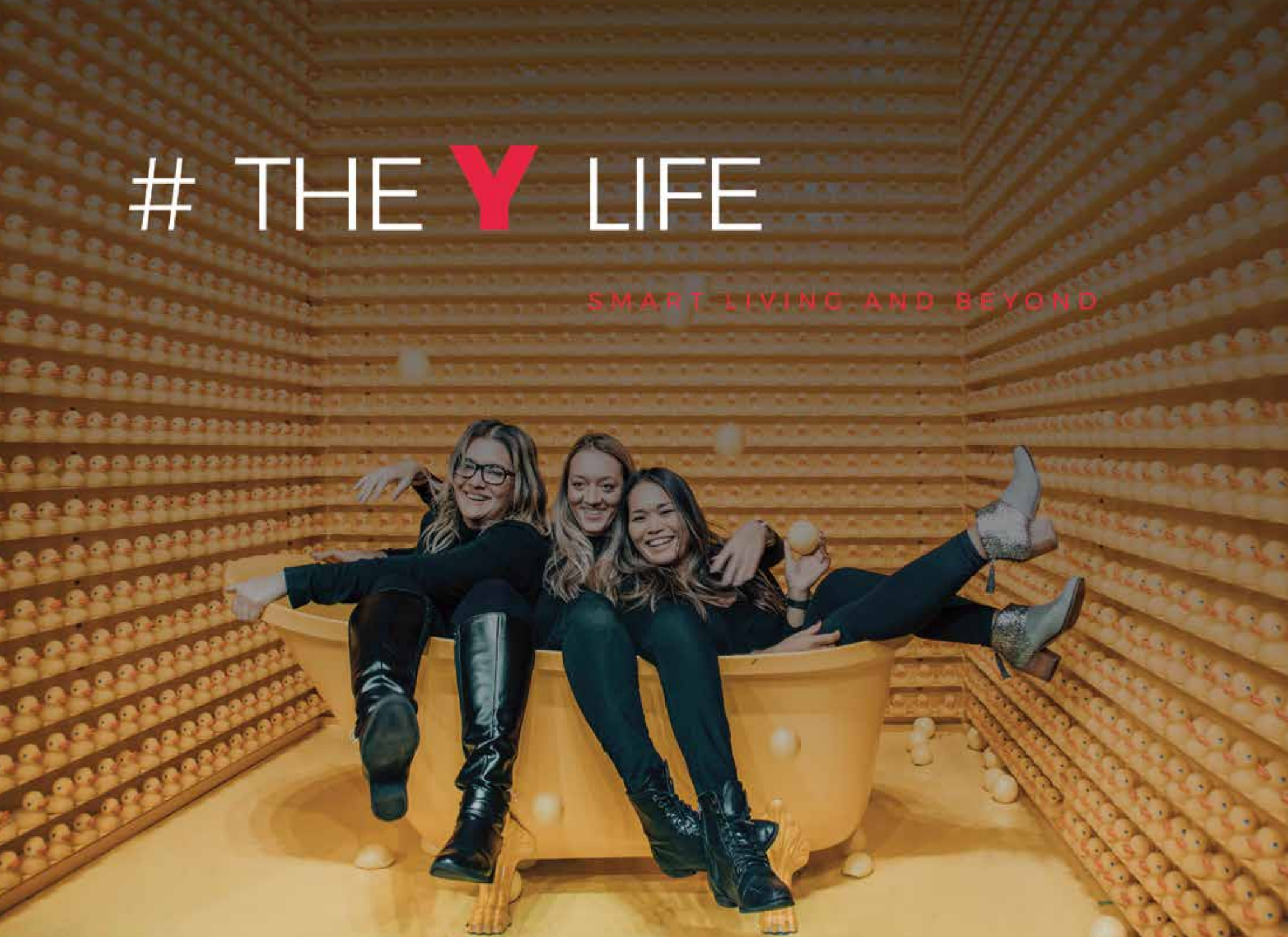
Super Area

709 Sq. Ft. | 65.867 Sq. Mtr.

Inclusions as specified for respective unit type shall only form part of the offering. 1 sq.ft. = 0.0929 sq.mtr

THE **Y** LIFE

SMART LIVING AND BEYOND



WELL-BEING:

WALKING, JOGGING
AND CYCLING TRACKS

BADMINTON COURT

BASKETBALL COURT

OPEN CHESS

REFLECTION POOL &
YOGA DECK

ADVENTURE SPORTS

RAIN-DANCE PAVILION

ROOFTOP GYMS

CRICKET PITCH

GOLF-PUTTING

TERRACE RELAXING ZONES

JUMPING FOUNTAINS

AMPHITHEATRE

KIDS' PLAY AREA

SECURITY:

THE PROJECT IS A PREMIUM
MEMBER, BRITISH
SAFETY COUNCIL

3-TIER SAFETY PROTOCOL

FLEXIBILITY:

FLEXIBILITY TO MAKE A HOME OR
SET UP AN OFFICE, OR EVEN
BOTH, WITHOUT.

OPTION FOR FURNISHED SMART
SUITES WITH SMART ALL AND
VOICE COMMAND AND VOICE
CONTROLLED INTELLIGENT HOME
FEATURES

RETAIL THERAPY:

DELHI'S TOP 20 STREET FOOD
BRANDS

SUPERMARKET

PHARMACY

SALON

CLINICS

PET CLINIC

FASHION STORES

F&B OUTLETS

GAMING ZONE

FITNESS CENTRE

PRACTICALITY:

BUILDING MANAGEMENT SERVICES
& WIFI ENABLED LIVING

WORLD-CLASS ELEVATORS WITH ARD &
UPS

MIST AIR SYSTEM ON TERRACES AND
IMPORTANT VANTAGE LOCATIONS

SHUTTLE SERVICE

24/7 VALET PARKING

CAR-WASH FACILITY

DRIVERS' AND MAIDS' LOUNGE

FOOD & BEVERAGE

TERRACE RESTO BAR

OPEN CAFÉS

PRIVATE DINING AREA FOR SUBSCRIPTION
BASED BUFFET MEALS

A RETAIL AREA WITH: DELHI'S TOP 20
SPECIALTY STREET FOOD BRANDS, PUB,
BREWERY & CIGAR LOUNGES.

CLUB LIFE:

A MULTI-AMENITY CLUBHOUSE

SANDY BEACH POOL

KIDDIE POOL

POOL DECK & BAR

WELL-EQUIPPED GYM WITH
CHANGING ROOMS

SPA

YOGA, DANCE & AEROBICS ROOM

RESTAURANT & BAR

CAFÉ LOUNGE

KIDS' LOUNGE

BUSINESS CENTRE
WITH LIBRARY

TERRACE BANQUET

BOARD-GAME ROOM

CARD ROOM

CONVENIENCE :

PAY-PER-USE ON-CALL SERVICES

HOUSEKEEPING

BUTLER/CHEF/DRIVER

LAUNDRY/SHOE-POLISHING
CAKE/FLOWER/COURIER

ON-CAMPUS DENTIST

CONCIERGE

LANGUAGE TRANSLATOR

NO FOMO

WITH YOUR HOME RIGHT OFF THE UPCOMING GURGAON-SOHNA ROAD ELEVATED CORRIDOR AND A STONE'S THROW AWAY FROM THE PROPOSED DELHI-MUMBAI CORRIDOR, YOU'LL NEVER HAVE TO COMPLAIN ABOUT MISSING OUT ON ANYTHING.

BESIDES, YOUR PROXIMITY TO MAJOR INTERSECTIONS, SCHOOLS, COLLEGES, HOTELS AND HOSPITALS WILL ANYWAY KEEP YOU AT THE CENTER OF THE ACTION.



LOCATION MAP

First project as per Sohna Master Plan

- 10 mins from Vatika Chowk
- 15 mins from Rajiv Chowk
- Proximity to upcoming Delhi-Mumbai Expressway
- Bang on the upcoming Gurgaon- Sohna Elevated Corridor
- Close to IMT Sohna and Kundli Manesar Palwal Expressway
- Close to Educational Hub and schools like GD Goenka World School, K. R. Manglam, SCJ Academy etc.

MAP NOT TO SCALE

Y SUITES

- Landmark
- 🎓 School/College
- 🏥 Hospital
- 🏢 Hotel/Club
- 🛑 Toll Plaza
- 🚇 Metro
- 🏢 Commercial /Residential Complex



WOAH !

NOW THAT'S WHAT YOU CALL A
M A S T E R P L A N



TURN OVER FOR MASTER PLAN



24M wide sector road

12M wide service road

60M gurugram sohna road

Towards gurugram

Towards sohna road

3m green buffer zone

T-10

T-11

T-12

T-07

T-08

T-09

T-01

T-06

T-02

T-04

T-03

T-05

LEGEND

1. SITE ENTRY
2. SITE EXIT
3. ENTRANCE PLAZA
4. PLAZA FOUNTAIN
5. PALM ARRIVAL COURT
6. SHOPPING ARCADE
7. EL JARDIN COURT
8. CLUB
9. SITOUT AREA
10. SWIMMING POOL
11. POOL BAR
12. SUN DECK
13. BEACH EDGE
14. SANDY DECK AREA
15. KIDS' POOL
17. SHOWER GAZEBO
18. LEISURE COURT
19. SITOUT LOUNGE
20. GRAND CHESS
21. READING NOOK
22. HAMMOCK AREA
23. MEDITERRANEAN GARDEN
24. LANDSCAPE LAWN
25. LEISURE WALK
26. PROMENADE
27. SITTING ENCLAVE
28. YOGA & MEDITATION LAWN (PHASE II)
29. OUTDOOR FITNESS PARK (PHASE II)
30. LILY POND
31. FOUNTAIN (PHASE II)
32. JOGGING TRAIL
33. DISCOVERY PARK
34. FESTIVAL / PICNIC LAWN
39. GOLF PUTT AREA
40. OFFICE BLOCK (PHASE II)
41. RAMP
42. SECURITY CHECK POINT
43. DRIVEWAY
44. PARKING
45. TERRACE RESTO BAR
46. REFLECTING POOL & YOGA DECK (PHASE II)
47. ADVENTURE SPORTS
48. CYCLE TRACK
49. HERB GARDEN
50. ORCHARD
51. SITTING ALLEY
52. BADMINTON COURT
53. HALF BASKETBALL COURT
54. RAIN DANCE
55. GOLF CART BAY
56. CRICKET PITCH

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Tower nos. T1, T2, T3, T4, T5, T6, T8, T9, T11 and T12 HREERA registration vide no. 159 of 2017 dated 29.08.2017. License no. 17 of 2014 granted by DGTCP, Haryana, Chandigarh for 10.025 acres. Building plans approved vide memo no. ZP-993/AD(RA)/2015/6748 dated 28.04.2015 for 8.37 acres. Total no. of units 1147, club 1 no., retail shops 18 nos. under approved building plans. Approvals can be checked at the office of CHD Developers Ltd. SF-16-17, First Floor, Madame Bhikaji Cama Bhawan, 11, Bhikaji Cama Place, New Delhi-110066. Phone: +91 11 40100100; email: info@chddevelopers.com; CIN L74899DL1990PLC041188*

THRIVEABILITY

A NEW STANDARD IN LIVEABILITY INDEX

The concept of 'liveability' is simple: it is an assessment of the living conditions of a particular location based on sum of environment-related factors.



SAFETY AND SECURITY

Safety and Health of all is paramount at Y Suites. A testimony to it is the fact that the development is Premium Member of the coveted British Safety Council. Also, Y Suites boast of 3 tier security with CCTVs, access cards and security guards, plus smart safety features under YOLO specifications to monitor your home and loved ones. At Y Suites, special care shall be taken to make women and girls feel safe at all times.



ECONOMY AND EMPLOYMENT

Close proximity to the Sohna Road, Golf Course Extension Road, the industrial belts in Manesar, Bhiwadi, coupled with presence of IT / ITES SEZ, MMTC Gold Refinery, the upcoming IMT Sohna, educational hub & vocational institutes as well as some of the best hotels in Sohna, make Y Suites an attractive destination for those seeking employment and business opportunities. More than 5.5 mn Sq. Ft. of premium office space will come up in the new nearby IT SEZ alone.



REDUCED POLLUTION & ECO FRIENDLY

Y Suites boasts to be an eco-friendly development with thousands of plants and trees that maintain the purity of air within the development. Water, energy conservation and waste management process & protocol alongside use of solar energy, use of golf carts for movement within, will further add to the quality of life at Y Suites



HOUSING

With 837.57 acres of current and upcoming projects, Sohna is the hot real estate destination in Gurgaon. For price sensitive, young working professionals with offices in Gurgaon, Sohna provides the opportunity to plan a house in a strategic location that suits their future space and current budget requirements.



WASTE WATER AND SOLID WASTE MANAGEMENT

The property is equipped with rain water harvesting pits, STP and a Composting Pit, making it highly ecologically positive.



LOCATION AND ACCESSIBILITY

Located in sector 34 of Sohna, Y Suites is right on the Sohna road or NH248A and on the upcoming Gurgaon-Sohna Elevated corridor. The location is in close proximity to upcoming Delhi-Mumbai Expressway. Rajiv Chowk: 16 km | SPR Crossing: 12 Km | Gurgaon railway station: 26 km | IGI airport: 37 km | Nearest industrial model township, IMT Sohna: 7 km | Nearest rapid metro station: sector-55/56 Gurgaon: 24 km.



TRANSPORTATION AND CONNECTIVITY

Shuttle service will be provided to key, landmark locations like HUDA metro station, Cyber Hub, Ambience Mall, Fortis, Max, Paras, Medanta hospitals. Y Suites enjoys close proximity to the Delhi-Mumbai Industrial Corridor (DMIC) and Kundli-Manesar-Palwal (KMP) Expressway. A dedicated Freight Corridor (DFC) linking Delhi to Mumbai passes close to the South-Eastern side of Sohna. Work for elevated corridor on NH248A over Badshahpur Chowk has commenced. Once completed, the 4-lane flyover would result in a signal free travel between Rajeev Chowk till Sohna.



IDENTITY AND CULTURE

At Y Suites, life is in perpetual motion. Work, play, entertainment, celebration and relaxation go hand in hand, creating the ideal 360-degree lifestyle for the Gen Y nest-seeker.



EDUCATION AND HEALTH

8 world class institutes, 3 well-known schools & 3 hospitals are in close proximity, ensuring easy access to quality education and premium healthcare. Moreover, there are 21 renowned hospitals and 15 reputed schools within a radius of 25 kms.



HYBRID USABILITY AND OPEN SPACE

Thanks to its commercial license and unique features, Y Suites offers the proud owner the unmatched flexibility of setting up an office or a home or both without any hassles. Expansive gardens, flower lanes, water bodies, play areas, walking/jogging tracks add to the openness and beauty of the place.



FASTER.BETTER.SMARTER.

SMART LIVING

We provide you an option for Furnished Smart Suites that offer you app and voice controlled intelligent home features forFurnished Smart Suites with smart app and voice controlled intelligent home features and ready to plug n' play appliances.

YOU HAVE A RANGE OF GIZMOS AT YOUR COMMAND

Air-conditioner
TV
Fans
Curtain Motors
Geysers
Digital Lock

AND SMART SECURITY TOO

Child Tracker
Gas Sensor
Video Door Bell
Video Surveillance



CAN I HAVE IT LIKE THAT?



YOU GOT IT LIKE THAT

Quirky, creative, lazy

or just downright
stubborn? Come one
come all, because
Y-Suites come in three
delicious renditions to
suit your taste and
lifestyle.

“DROP IT LIKE IT’S HOT”

YOLO

FURNISHED SMART SUITES

You’ve probably read that multitasking isn’t scientifically possible. We did too. That’s why we figured you could do with the help. So you do you, while your home does the rest.

Furnished Smart Suites with Ultra-tech, Voice enabled, Smart living features and everything from plug n play white goods to sofas, bed, even air purifying plants.

| AREA | PARTICULARS | DESCRIPTION |
|------------------------|------------------------------|---|
| Living/ Dining room | Flooring | Vitrified Tiles |
| | Wall finish | Plastic Emulsion paint in approved shade |
| Bedroom | Equipment | 46” LED TV |
| | Furniture | 3-seater sofa set with center table, food/bar counter, 2 chairs |
| | Flooring | Laminated wooden flooring |
| Lift Lobby | Wall finish | Plastic Emulsion paint in approved shade |
| | Cupboard | Modular wooden cupboard |
| | Furniture | Bed with storage & mattress, bedside tables |
| Kitchen | Flooring | Indian marble/vitrified tiles |
| | Dado | Combination of Plastic Emulsion paint and stone/tiles |
| Doors | Fittings | Vitrified tiles |
| | Fixtures | Ceramic tiles till 600 mm. above the counter slab, rest painted with Plastic Emulsion paint |
| | Equipment | Modular kitchen with hob and chimney of make Faber or equivalent, S.S. sink with drain board |
| | | Single lever C.P. fittings, 3 litre instant geyser; garbage treatment emulsifier with garbage segregation bins |
| Toilet | | Refrigerator (335 litres) of make Samsung or equivalent |
| | | Microwave, washing machine with dryer of make Samsung/IFB or equivalent, RO |
| | | Engineered wood, polished door frame and shutter with architrave and hardware; Digital/electronic lock |
| Balcony | Main Entry Door | Seasoned hardwood door frame with enamel painted flush/ moulded skin door shutter with hardware |
| | Internal door | Anodised aluminium doors & shutters with best quality hardware and plain glass |
| Windows | External Glazings | Combination of one or more anti-skid ceramic tiles |
| | | Combination of one or more ceramic tiles upto 2100 mm high |
| Air Conditioning | Flooring | Matching wash basin & wall mounted WC, single lever |
| | Dado | C.P. fittings of make Kohler or equivalent, with rain shower |
| Smart Home | Sanitaryware & C.P. fittings | 25 litre geyser & exhaust fan; toilet mirror & vanity; handles near WC & shower area |
| | Fixtures | Anti skid ceramic tiles |
| Electrical | Flooring | Exterior paint of approved shade |
| | Walls | Anodised aluminium with sliding/casement panels & hardware |
| | | 1.5 T split AC in living room of make Daikin or equivalent |
| | | 1 T split AC in bedroom of make Daikin or equivalent |
| | | Provision of drain and defined route for condensation pipe and dedicated space for outdoor units |
| | | Voice enabled control of lights, TV, AC, fans, geysers, curtain motors, Video door phone, IP camera, gas sensor, panic alert with hooter and child tracking system; Fiber To The Home with high speed internet & cable services provided by renowned service provider/(s) |
| | | All electrical wiring in concealed conduits, provision for adequate light & power points, telephone & TV outlets in living/dining & bedroom; modular switches & MCBs |
| | | Intercom facility with instrument; fans, chandelier, LED lights |
| | | Curtain motor |



“SO I’LL TELL YOU WHAT I WANT, WHAT I REALLY REALLY WANT”

VANILLA

PREMIUM AIR-CONDITIONED FINISHED SUITES

You need your space, and you need it just the way you like. The excessively large Dreamcatcher could look great or even the Recliner chair. Hey we’re not judging!

Finely finished Suites with all basic comforts included like modular kitchen, cupboards, digital locks and much more!



| AREA | PARTICULARS | DESCRIPTION |
|------------------------|--|--|
| Living/ Dining room | Flooring Wall finish | Vitrified Tiles Plastic Emulsion paint in approved shade |
| Bedroom | Flooring Wall finish Cupboard | Laminated wooden flooring Plastic Emulsion paint in approved shade Modular wooden cupboard |
| Lift Lobby | Flooring Wall finish | Indian marble/vitrified tiles Combination of Plastic Emulsion paint and stone/tiles |
| Kitchen | Flooring Dado Fittings Fixtures | Vitrified tiles Ceramic tiles till 600 mm. above the counter slab, rest painted with Plastic Emulsion paint Modular kitchen with hob and chimney of make Faber or equivalent, S.S. sink with drain board Single lever C.P. fittings; 3 litre instant geyser; garbage treatment emulsifier with garbage segregation bins |
| Doors | Main Entry Door Internal door External Glazings | Seasoned polished hardwood door frame with shutter and hardware; Digital/electronic locks Seasoned hardwood door frame with enamel painted flush/moulded skin door shutter with hardware Anodised aluminium doors & shutters with best quality hardware and plain glass |
| Toilet | Flooring Dado Sanitaryware & C.P. fittings Fixtures | Combination of one or more anti-skid ceramic tiles Combination of one or more ceramic tiles upto 2100mm high Matching wash basin & wall mounted WC, single lever C.P. fittings of make Kohler or equivalent 25 litre geyser & exhaust fan |
| Balcony | Flooring Walls | Anti skid ceramic tiles Exterior paint of approved shade |
| Windows | | Anodised aluminium with sliding/casement panels & hardware |
| Air Conditioning | | 1.5 T split AC in living room of make Daikin or equivalent 1 T split AC in bedroom of make Daikin or equivalent Provision of drain and defined route for condensation pipe and dedicated space for outdoor units |
| Electrical | | All electrical wiring in concealed conduits, provision for adequate light & power points, telephone & TV outlets in living/dining & bedroom; modular switches & MCBs; Intercom facility with instrument |

“I WANT SOMETHING JUST LIKE THIS”

CLASSIC

THE ORIGINAL PREMIUM SUITES

THE ORIGINAL SUITES FOR THOSE WHO BELIEVE IN SIMPLE LIVING, HIGH THINKING. □



| AREA | PARTICULARS | DESCRIPTION |
|------------------------|------------------------------|--|
| Living/ Dining room | Flooring | Vitrified Tiles |
| | Wall finish | Oil Bound Distemper |
| Bedroom | Flooring | Laminated Wooden Flooring |
| | Wall finish | Oil Bound Distemper |
| Lift Lobby | Flooring | Indian Marble/Vitrified Tiles |
| | Wall finish | Upgraded to combination of Plastic Emulsion paint and Stone/tiles |
| Kitchen | Flooring | Vitrified Tiles |
| | Dado | Ceramic Tiles till 600 mm. above the counter slab, rest painted with Oil Bound Distemper |
| | Fittings | Granite counter with S.S. sink Single lever C.P. fittings; provision for geyser |
| Doors | Main Entry Door | Seasoned polished hard wood door frame with shutter and hardware |
| | Internal door | Seasoned hardwood frame with enamel painted flush/moulded skin door shutter with hardware |
| | External Glazings | Anodised aluminium doors & shutters with best quality hardware and plain glass |
| Toilets | Flooring | Combination of one or more anti-skid ceramic tiles |
| | Dado | Combination of one or more ceramic tiles upto 2100 mm. high |
| | Sanitaryware & C.P. fittings | Matching wash basin & wall mounted WC, single lever C.P. fittings |
| | Fixtures | Provisions for geyser & exhaust fan |
| Balcony | Flooring | Anti skid ceramic Tiles |
| | Walls | Exterior paint of approved shade |
| Windows | | Anodised aluminium with sliding/casement panels & hardware |
| Air Conditioning | | Provision of drain and defined route for condensation pipe and dedicated space for Outdoor units |
| Electrical | | All Electrical wiring in concealed conduits, provision for adequate light & power points; Telephone & TV outlets in Living/dining & bedroom; Modular switches & MCBs |



Oh and one last thing, we've become best buds
with some Interiors companies should you want

CUSTOMISED INTERIORS

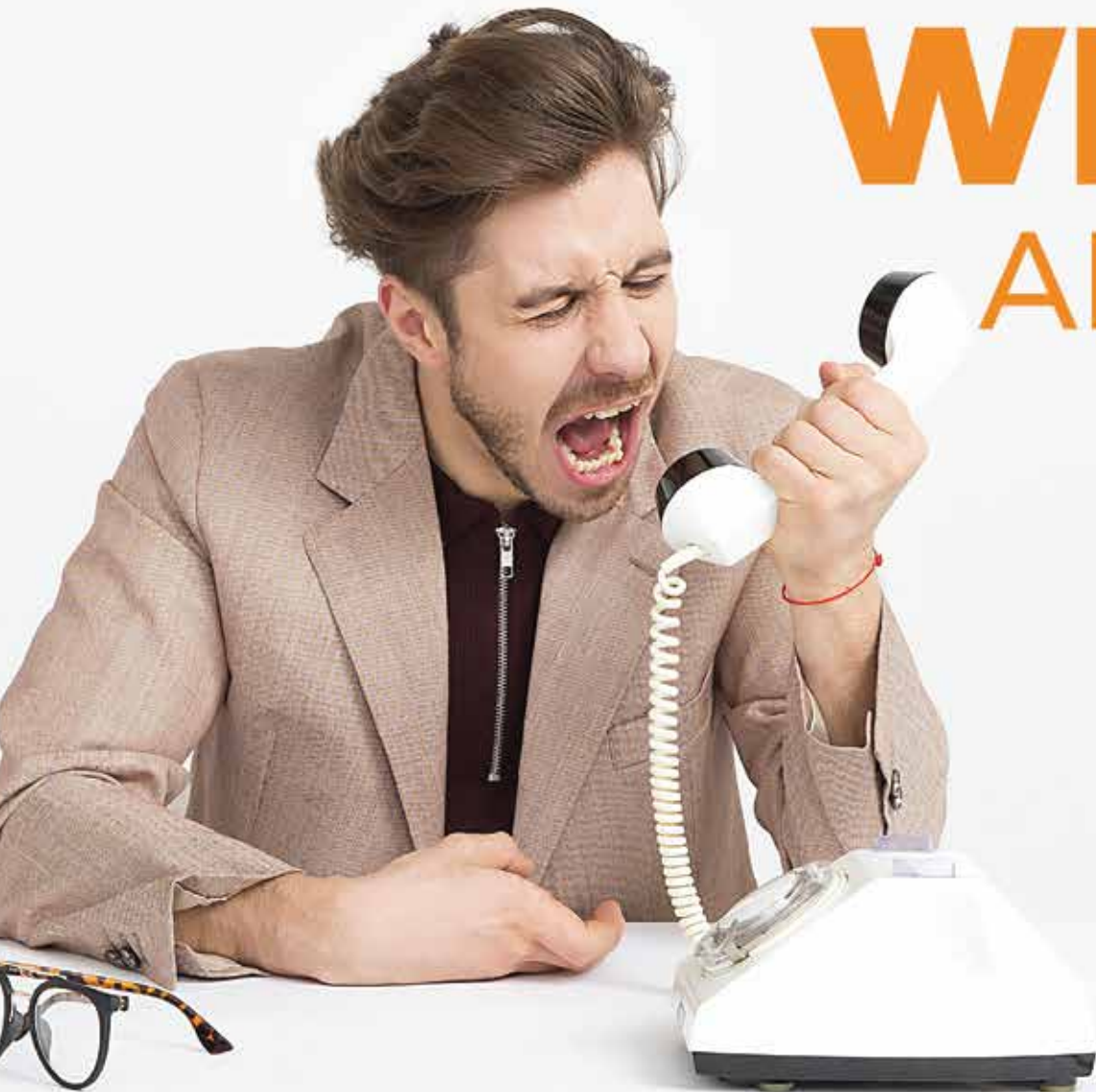
Just the way you like them.
All you have to do is...pay.

SO, YOU'VE ASKED YOUR *Ys*
ABOUT THIS NEW CONCEPT OF LIVING.

SIMPLY CALLED

LIVE
WORK
PLAY
GROW

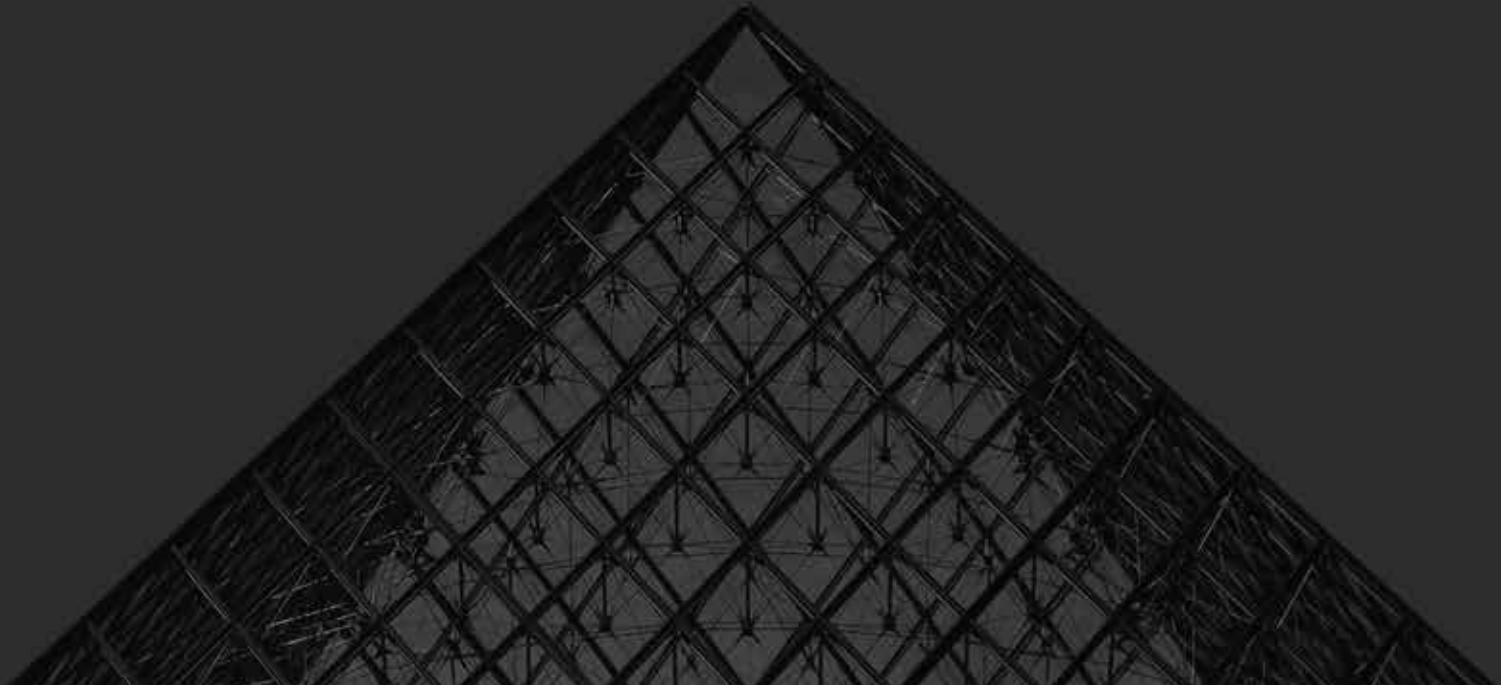




BUT
WHO'S
ANSWERING?



W E W I L L D E L I V E R



“As a company built on trust and customer-centricity, we constantly try to redefine ourselves for the growing needs of our customers. This allows us to marry experience with fresh ideas, and legacy with youth.

So when we recognized the need for a new genre of spaces – flexible, convenient and smart suites for the new generation, we imagined an entire new landscape for the energetic and vibrant youngster to not just live in, but thrive in.

Y Suites is our labour of love and brainchild that we’re extremely proud to present to you and we sincerely hope you like it.

Peace out. ”

Incorporated in 1990, CHD Developers Ltd has a 28-year young legacy of building and delivering happy communities that go beyond customers' expectations. Through its customer centric approach, transparent and unrelenting business ethics, and use of innovation at every level, CHD has come to be a mark of trust in the real estate sector with a bouquet of offerings across residential townships, apartments, commercial complexes and restaurants.

29

No. of Projects

15,000+

Happy Customers

55,00,000

Sq. Ft. Area Delivered

A BSE LISTED COMPANY
SINCE 1995, WITH STRICT
CORPORATE GOVERNANCE
AND FINANCIAL DISCIPLINE

T H E C H D P R O M I S E

THE BLUE BOOK

The Blue Book is our manifesto of transparency, honesty and trust. It has all statutory approvals, title deeds etc. for you to go through so that you have it all in black and white and are confident that all approvals are in place. It's our way to give you confidence that your decision in investing in CHD is a rock solid one. The Blue Book is our unique endeavor and a one of its kind initiative in the real estate industry.

Our

**'NO QUESTIONS ASKED,
30 DAY REFUND
POLICY'**

is another such initiative that is not only for ensuring you complete peace of mind but also securing your trust that we shall always value supreme.





**British Safety Council
— Premium Member —**



Valid until 3rd December 2021

This is to certify that
CHD Resortico/YSuites

as a Premium Member of the British Safety Council,
is committed to keeping people safe and healthy at work.


Lawrence Waterman, OBE
Chair of The Board of Trustees


Mike Robinson
Chief Executive



In our endeavour to further build on Customer Centricity and Trust, CHD has now achieved the coveted Premium Membership of 'British Safety Council' for our project CHD Resortico/ Y Suites. This is in keeping with our commitment to keep our customers' safety and health first.

OUR ONGOING PROJECTS



OUR DELIVERED PROJECTS



OUR JOURNEY OF **BUILDING TRUST**

2000-2010

In 2000, CHD diversified in the residential segment with the launch of Gayatrilok (Haridwar) comprising 412 apartments.

In 2004, CHD embarked on the Rs 45 crore Sri Krishnalok project in Vrindaban comprising 325 apartments across 320,000 sq. ft. and a commercial portion of 100,000 sq. ft.

In 2010, CHD diversified into high potential real estate market of Gurgaon with the launch of Avenue 71, a multi-storied residential project that redefined the norms of premium group housing in the National Capital Region.

Today

Today, we are justifiably proud of our track record of creating residential townships, apartments, commercial complexes and restaurants that speak volumes of our dedication to excellence as well as our ability to provide cost-effective and holistic solutions to our clients.

1990-2000

Under the leadership of Mr R.K. Mittal, CHD Developers Limited was established to respond the growing need for quality housing and commercial space for 21st century India, specifically in Delhi & NCR.

The company's first foray in commercial real estate development was initiated in 1990, followed by diversification into residential projects post 1998

In 1995, the company got listed in the Bombay Stock Exchange.

2011 onwards

Ahead of the delivery schedule, CHD handed over Silver County villas in CHD City, Karnal.

In 2014, CHD initiated handing over of Avenue 71 possession ahead of schedule. Simultaneously started handing over the possession of Lifestyle Premiere.

In 2014, CHD launched CHD Vann, a premium forest inspired residential group housing project on Sohna Road, Gurgaon.

In the year 2018, CHD Developers launched CHD Green Park Residences, an 'Inspired English Living' concept, low rise (G+2 floor) residential project in the Karnal region under DDJAY.



OUR ACCOLADES

- Golden Brick Awards, 2016
- The Times Group Leader Award, 2014
- Building Industry Leader Award, 2011
- Realty Plus Young Achiever, 2011 - Presented to Mr. Gaurav Mittal
- Birla Innovative Developer of the Year, 2011
- Estate World Award, 2011
- Bharat Udyog Award, 1992
- Indira Gandhi Priyadarshini Award, 1992
- Hind Rattan Award, 1992





THAT'S ENOUGH
READING FOR THE DAY
BACK TO THE BEACH

SO Y WAIT?



CHD Developers Limited

Head Office: SF-16-17, 1st Floor, Madame Bhikaji Cama Bhawan II, Bhikaji Cama Place, New Delhi - 110 066.

Site Office: Sector-34, Sohna, South of Gurgaon, Haryana.

Enquiry: +91 8010 400 100 | sales@chddevelopers.com

www.chddevelopers.com

This does not constitute a legal offer. All the terms & conditions of sale shall be set out in the Agreement to be executed between the parties. Tower nos. T1, T2, T3, T4, T5, T6, T8, T9, T11, T12 HRERA registration no. 159 of 2017 dated 29.08.2017. License no. 17 of 2014 granted by DGTCP, Haryana, Chandigarh, for 10.025 acres. Building Plans approved vide memp no. ZP-993/AD(PA)/2015/6748 dated 28.04.2015 for 8.37 acres. Total no. of units 1147, 01 no. club and 18 nos. retail shops. Approvals can be checked at the corporate office of the Company. Company reserves the right to make changes as per prevailing norms. 1 sq.ft. = 0.0929 sq.mtr.

Registered office of CHD Developers Limited is located at SF-16-17, First Floor, Madame Bhikaji Cama Bhawan, II, Bhikaji Cama Place, New Delhi-110066. Phone no. +91 11 40100100, Fax no. +91 11 40100190, CIN no. L74899DL1990PLC041188, email. info@chddevelopers.com

