

Chintamanis

JEWEL OF THE GODS

WELCOME TO AN ELEVATED LIFESTYLE



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.



Entrance Gate

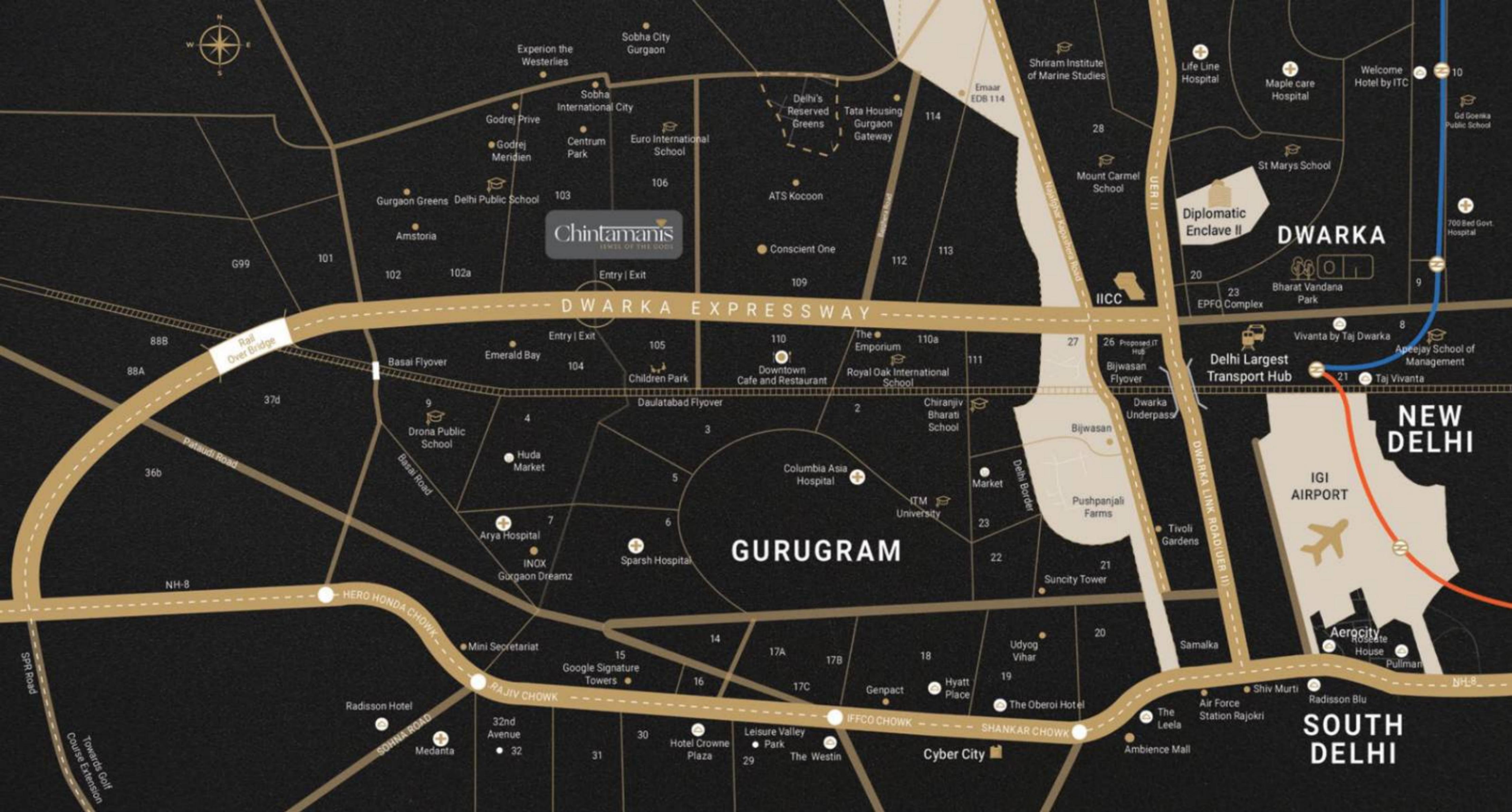


Lift Lobby



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

20 Mins* Drive from

- Aerocity
- Emporio Mall
- Fortis Hospital
- Medanta Hospital

SITE PLAN

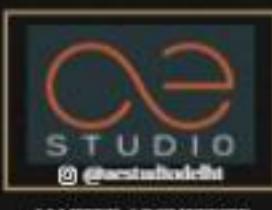


LEGEND

- Entry / Exit
- Tower Rio
- Tower Magpie
- Tower Condor
- Tower Kestrel
- Tower D
- Club
- Sitting Area and Solar Panels
- Toddlers Zone
- Kids Play Area
- Service Area



OUR CONSULTANTS



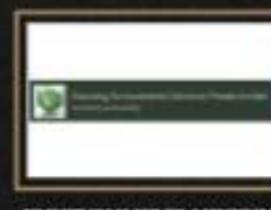
MASTER ARCHITECT



STRUCTURE ENGINEER



MEP CONSULTANT



ENVIRONMENT ADVISOR



INTERIOR DESIGNER

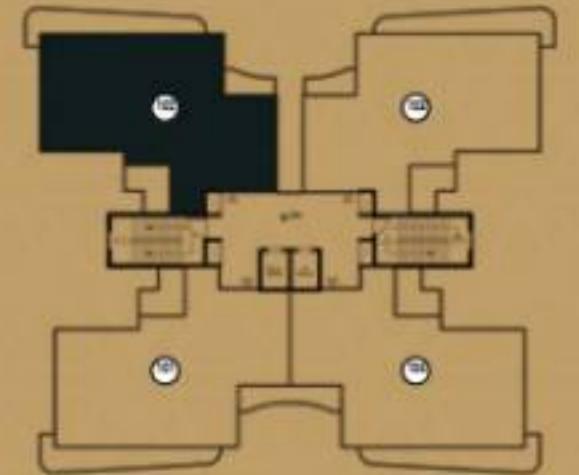


LEGAL ADVISOR



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/its 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.

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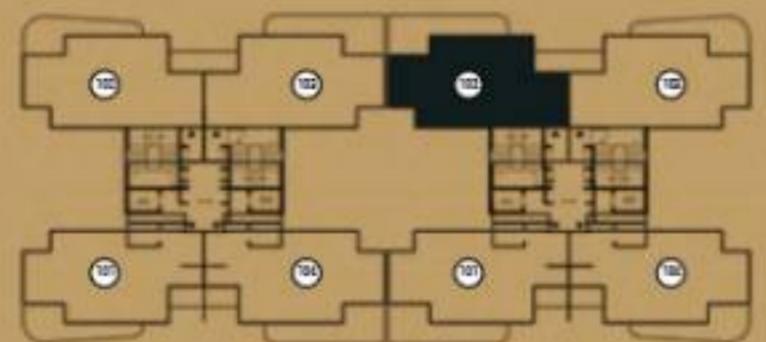
TOWER - MAGPIE
3 BHK TYPE-2 UNIT PLAN



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

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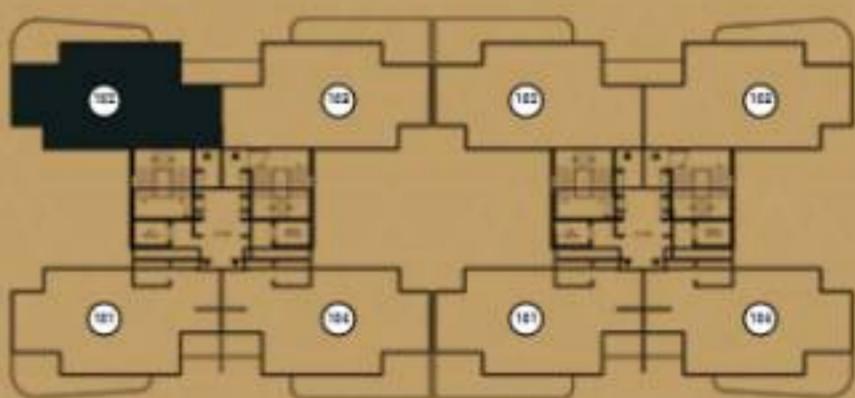
**TOWER - CONDOR/KESTREL
3 BHK TYPICAL MIDDLE UNIT PLAN**



KEY PLAN - TOWER C1/C2 TYPICAL FLOOR

TOWER CONDOR | TOWER KESTREL

**TOWER - CONDOR/
KESTREL
3 BHK TYPICAL CORNER
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.**



**Super Area - 1845 Sq. Ft.
Apartment Area - 1364 Sq. Ft.
Carpet Area - 1012 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.	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.
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. 	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.
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. 	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.
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. 	LIFT	High Speed Elevators : 15 pax capacity each.
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/Jaqua. 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. 		

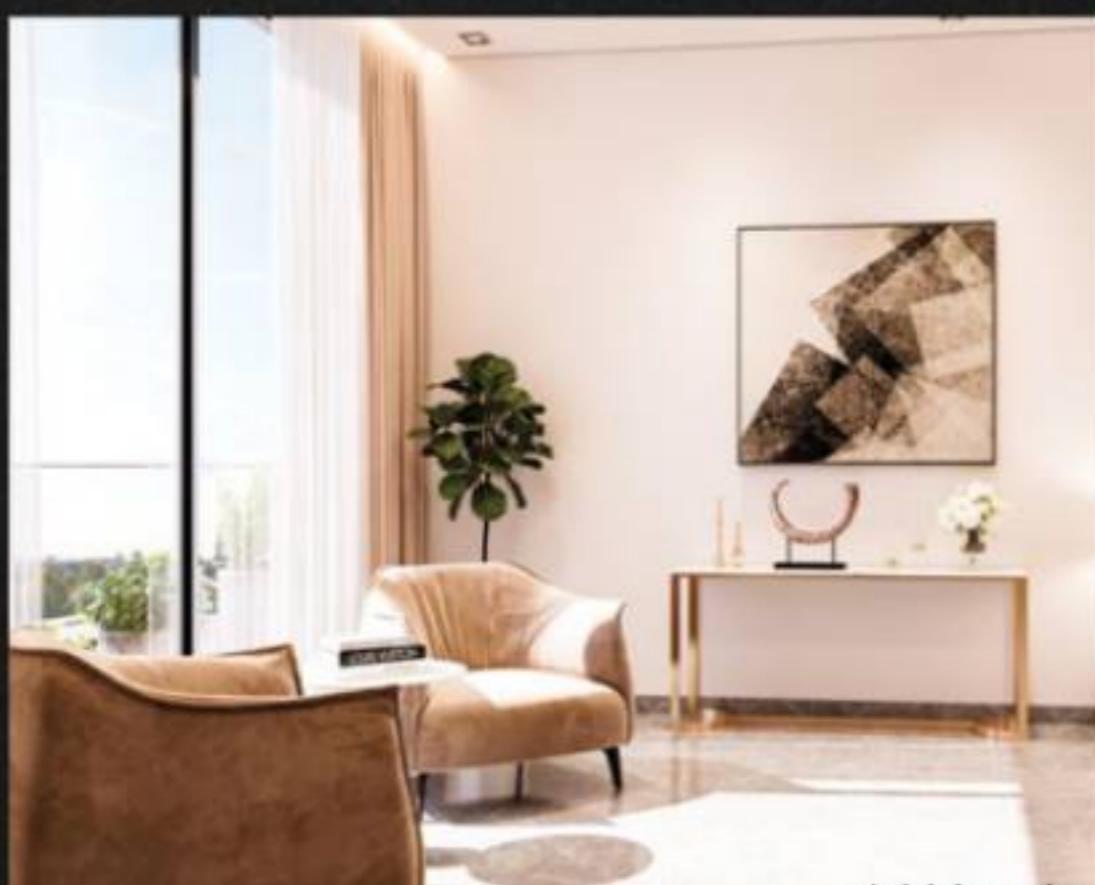


TURN OPULENCE INTO YOUR ADDRESS

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



Club



All Weather Indoor Heated Pool



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



PRESENCE ACROSS 5 CITIES



OUR JOURNEY SO FAR

DELIVERED PROJECTS



OXIRICH
GREENS
JALANDHAR

Possession Given In
July, 2010



OXIRICH
TOWERS
BHIWADI

Possession Given In
September, 2011



OXIRICH
SUNSKRITITM
BHIWADI

Possession Given In
September, 2020 (Low Rise)



OXIRICH
AVENUE
INDRAPURAM

Possession Given
In 2017-18



OXIRICH
NEW DELHI
EXTENSION
ADDA EXCELSIOR STAMFORD

Possession Given In
March, 2022

ONGOING PROJECTS



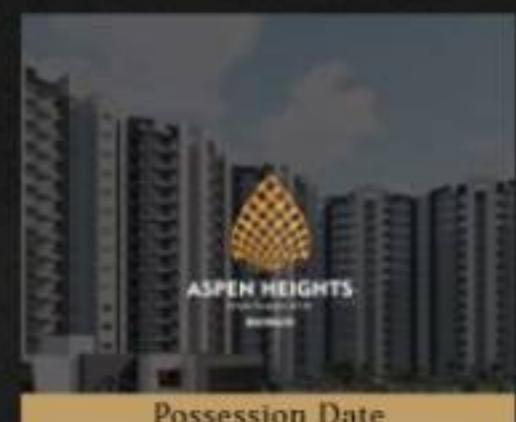
OXIRICH
SUNSKRITITM
BHIWADI

Possession Date June 2023
(High Rise)



OXIRICH
SQUARE ONE
INDRAPURAM

Possession Date
July 2023



OXIRICH
ASPN HEIGHTS
BHIWADI

Possession Date
August 2023



OXIRICH
AERO HEIGHTS
BHIWADI

Possession Date
June 2025