



# MANORY ONE

....WHERE GURGAON MEETS DELHI

TRICKS

" A new way of life "

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EXTRAORDINARY LIVING



Zero metre from Delhi





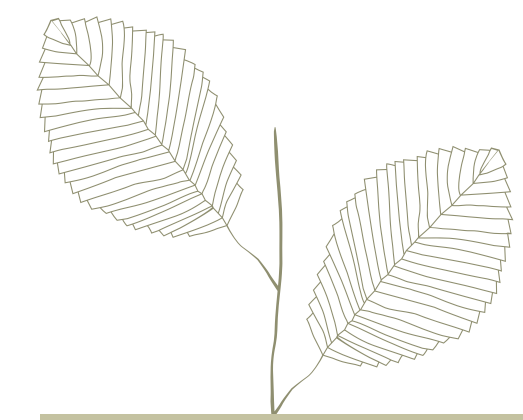
# Charming retreat with an air of exclusivity



Kashish Developers Limited offers a charming blend of "Elite Living" with the best of contemporary amenities that ensures a warm and luxurious lifestyle in the finest address. The unique combination of vibrant surroundings, extremely high quality construction standards and a professional approach sets apart Manor One homes for high-end living.

Experience tranquility in the midst of stunning scenic greens, your very own private garden or expansive terraces. With wide open spaces as far as the eye can see with no high rise buildings to block your view, Manor One has created living environments that feel secluded, yet welcoming.

Poised to become Gurgaon's premier residential address, Manor One is unbeatable in terms of accessibility and picture perfect lifestyle.



In the midst of 1500 acres of green





Entrance for Manor One

# Zenith of premier high-end living

Planned and designed by Sikka Associates Architects, a leading design consultancy firm in India, Manor One is a step into the world of tranquility and comfort. The luxurious, ultra-spacious 1,2,3,4 bhk apartments and high-end villas are designed to provide maximum flexibility for internal space planning to suit individual tastes. Your entire world is built on detail. A world designed and meticulously built with innovative ideas that are key to your happiness.

The towers are designed combining a distinctive look, immaculate planning and stunning landscapes.

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A truly balanced lifestyle



Block D

# Visual splendour, seamless blend of greenery

Luxury Villas & Apartments



ZRIK'S



Aerial view of Manor One



Living room, subtle serenity.



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## Distinctive style in resplendent settings

Filling every day with moments of joy, Kashish Group lays great emphasis on creating a vibrant and joyous lifestyle. Ensuring refreshing greenery and aesthetic surroundings to lift your spirit, Manor One brings to you the finest things in life. Your constant quest to live in a perfect home, in a lifestyle that makes each day a memorable one, comes to you in Manor One residencies.



All apartments equipped with VRF/VRV system and modern amenities / Premium modular kitchen / 100% Power back-up / 75 % landscaped greens and open space / Geared for ultimate safety / 24 x 7 x 365 gated security / Earthquake resistant buildings / Rain-water harvesting





Master bedroom. Blend of panache and comfort.



A living space that is filled with positive energies, with small details that touch and make it a breathing and caring space for you and your loved ones. Every space built is a cumulation of warmth, values and principals that play a strong part in the Kashish Group.

The architectural planning ensures that residents get the most out of the stunning natural beauty of the surroundings. Each of the towers is designed such to minimize overlooking the others, thus maximizing the outward views.

1,2,3 & 4 bhk ultra luxurious apartments / High-end villas / Vaastu compliant apartments and villas





Villa exterior

Visual splendour,  
a vast expanse of sky



Luxurious vastu compliant villas







Villa terrace



Nature is consecrated with every designed element, infusing landscape into architecture, interiors and lifestyle.

Imagine a home where you have an open sky, chirping of birds, greenery all around, a wide terrace where one can create memorable evenings spent with friends and family amidst a soothing fountain and a terrace garden that you can plan and execute at your own will. A space that gives you a holiday like ambience life long.

Manor One gives you an outdoor living in your own space.

Outdoor living





Villa living lounge



Villa master bedroom



Your very own open large terrace space where you can create a terrace garden, spacious living lounge area overlooking through french windows into your manicured green area. Luxurious spacious bedrooms and a living space that has complete privacy and high security. Manor Ones villas are a complete world on their own.

Contemporary styling, exotic spaces





State-of-the-art club

# The science of wellbeing



With wellness at its core, the state-of-the-art club offers you the best in fitness and rejuvenation. Keep your body, mind and spirit in balance all day. Immerse in clear, pristine beauty and float in the pool of serenity, unwind and relax with fitness, yoga at the meditation centre. Our outdoor and indoor activities give you an engaging environment where the mind and body can unravel life's mysteries.

Give your children the space to interact in the children's play area. Manor One brings all the premium sporting, clubbing, leisure facilities and world class amenities well within reach of a select few.



Club facilities: State-of-the-art gymnasium / yoga & meditation centre / children park, sand pits, swings / jogging tracks / billiards / basketball, badminton & lawn tennis court / cards room / TV lounge / multi-purpose hall



# Specifications



## Luxury for others is Standard for Us

- Kids club and creche
- Tennis courts
- Adventure play zone
- Cycle tracks
- Mini-theatre
- Unisex Gym
- Massage/therapy room
- Function Hall
- Library
- Amphitheatre
- Security
- Maintenance Agency

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AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS/GLAZING	OTHER	ELECTRICAL
Living Room / Dining Lobby / Family Lounge / Study Room	POP punning with acrylic emulsion paint	Italian marble / engineered Wood	Acrylic emulsion paint	All doors 8 feet high flush shutters with polished wood veneer and solid wood door frame.	UPVC/Powder coated aluminum window frame with twin Track	VRF/VRV Air-conditioned	Premium modular switches and sockets. Copper wiring.
Master Bedroom	POP Punning with acrylic emulsion paint	Italian marble / engineered wood	Acrylic emulsion paint	All doors 8 feet high flush shutters with polished wood veneer and solid wood door frame.	UPVC/Powder coated aluminum window frame with twin Track	VRF/VRV Air-conditioned	Premium modular switches and sockets. Copper wiring.
Other Bedrooms	POP Punning with acrylic emulsion paint	Italian marble / engineered wood	Acrylic emulsion paint	All doors 8 feet high flush shutters with polished wood veneer and solid wood door frame.	UPVC/Powder coated aluminum window frame with twin Track	VRF/VRV Air-conditioned	Premium modular switches and sockets. Copper wiring.
Kitchen	Premium tiles on the walls	Vitrified tiles	Acrylic emulsion paint	All doors 8 feet high flush shutters with polished wood veneer and solid wood door frame.	UPVC/Powder coated aluminum window frame with twin Track	Designer modular kitchen, fully fitted with premium brand hob, chimney, granite counter top, stainless steel sink imported CP fittings. Enclosure exhaust fan vented to exterior. Water Purifier/RO & geyser	Premium modular switches and sockets. Copper wiring.
Balconies/ Terraces	Weather proof paint	Vitrified tiles	Weather-proof paint		UPVC/Powder coated aluminum window with twin Track	—	Premium modular switches and copper wiring.
Master Toilet	Premium tiles	Marble tiles	Acrylic emulsion paint	All doors 8 feet high flush shutters with polished wood veneer and solid wood door frame.	UPVC/Powder coated aluminum window frame	4-Fixture Toilet with imported/high end luxury chinaware. CP fittings, imported marble counter and bath tub with jacuzzi. Glazed shower enclosure, exhaust fan vented to exterior. Mirror with wall mounted vanity lighting & geyser	Premium modular switches and sockets. Copper wiring
Other Toilets	Premium tiles	Marble tiles	Acrylic emulsion paint	All doors 8 feet high flush shutters with polished wood veneer and solid wood door frame.	UPVC/Powder coated aluminum window frame	3-Fixture Toilet with imported/high end luxury chinaware. CP fittings, imported marble counter. Glazed shower enclosure, exhaust fan vented to exterior. Mirror with wall mounted vanity lighting & geyser.	Premium modular switches and sockets. Copper wiring
Servant Room/ Utility	Oil bound distemper paint	Vitrified tiles	Oil bound distemper paint	All doors 8 feet high flush shutters with Laminate	UPVC/Powder coated aluminum window frame with twin Track	Chinaware and CP fitting	Premium modular switches and sockets. Copper wiring

**Disclaimer :** Italian Marble/Granite/vitrified being natural material have inherent characteristics of colour and grain variations. Utility/servant's room shall not be provided with air conditioning. Specifications are indicative by the company or competent authority. Marginal variations may be necessary during construction. The brands of the equipment/appliances are tentative and liable to change at sole discretion of the company. Applicant / Allotted shall not have any right to raise objection in this regard.

## Power backup, Water Supply and Fire Fighting System

Adequate power backup per apartment and treated water supply and all systems for fire safety as per norms.



Block A	1 BHK
Block B	2 BHK, 2BHK + Servant
Block C	3 BHK + Servant
Block D	4 BHK + Study + Store + Servant
Block E (Villas)	5 BHK

Master plan



**MANORY ONE**  
...WHERE GURGAON MEETS DELHI

Floor Plans

Block A / Block B



Block C



Block D



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**Fully equipped apartments** All that it needs is you.

**Bed Room**  
 Bed with mattress and linen, side tables, VRF (Variable refrigerant flow) air-conditioning, fans & lights, telephone, LCD/LED TV, alarm clock, work desk with chair, Italian Marble flooring.

**Separate Living/Dining Room**  
 Sofa set with center table, dining table with chairs, Italian marble flooring, LCD/LED TV, DVD player, i-Pod docking station, VRF (Variable refrigerant flow) air-conditioning, fans & lights.

**Kitchenette**  
 Washing machine with dryer unit, dishwasher, refrigerator, designer modular kitchen fully fitted with premium brand hob, chimney, microwave, utensils, cutlery, stainless steel sink, water purifier/ RO in kitchen with geysers.

**4 Fixture Bathrooms**  
 4-fixture toilet with premium quality imported chinaware, imported CP fittings, marble counter & bath tub with jacuzzi. Glazed shower enclosure, exhaust fan vented to exterior, mirror with wall mounted vanity lighting.

**Large Closet**  
 Safe deposit box, personal wardrobe

Note: The furniture, furnishings & fixtures provided in the apartment shall conform to the standards of premium upscale homes.

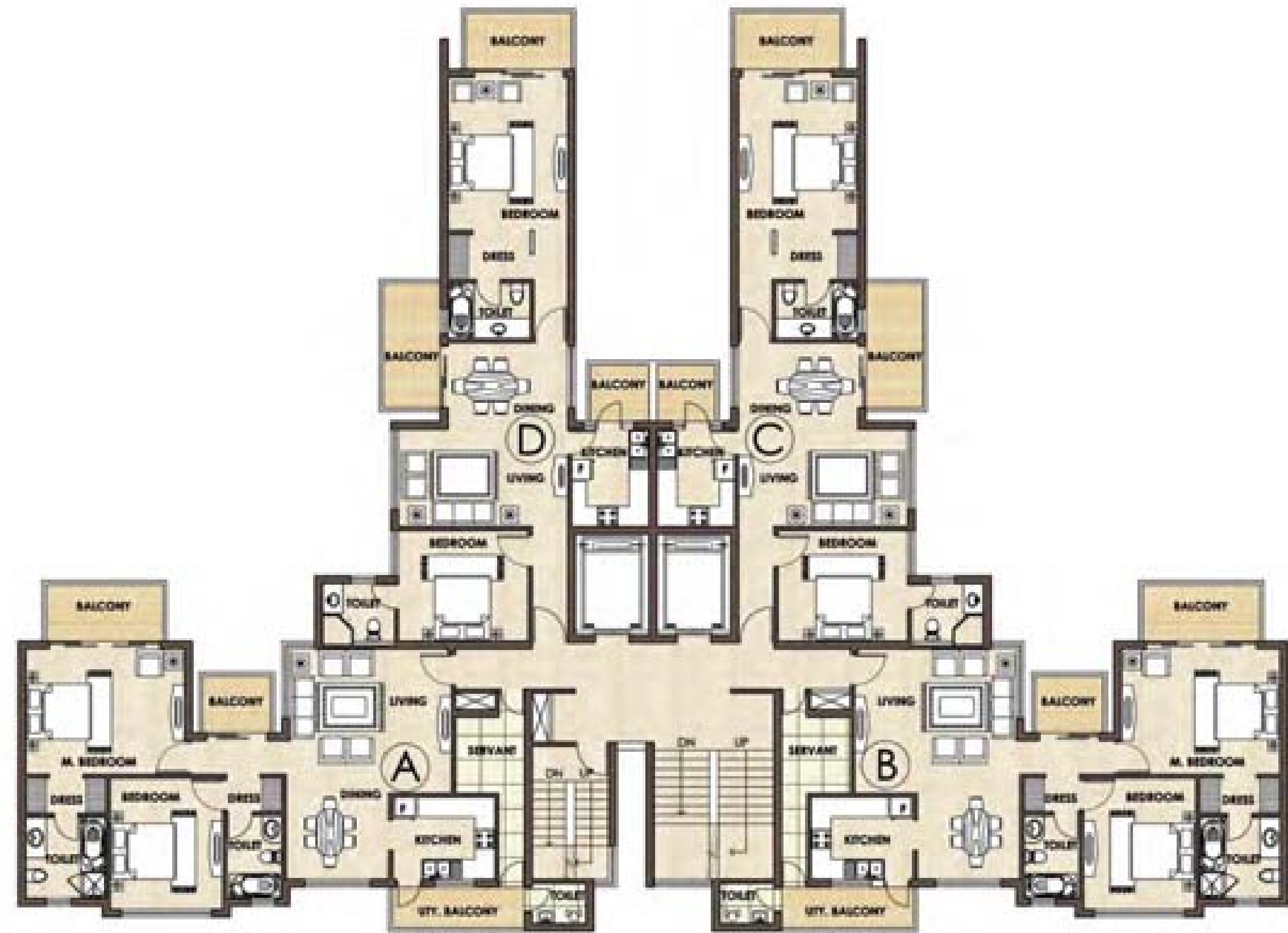
Type A

Block Plan

Fully equipped apartments

Area 895 sq.ft.

Type A  
 1 bhk



Block Plan



Type B

2 bhk

Area 1455 sq.ft.



Type B

2 bhk +  
servant

Area 1715 sq.ft.





Type C

Block Plan

Area 2325 sq.ft.

Type C  
3 bhk +  
servant





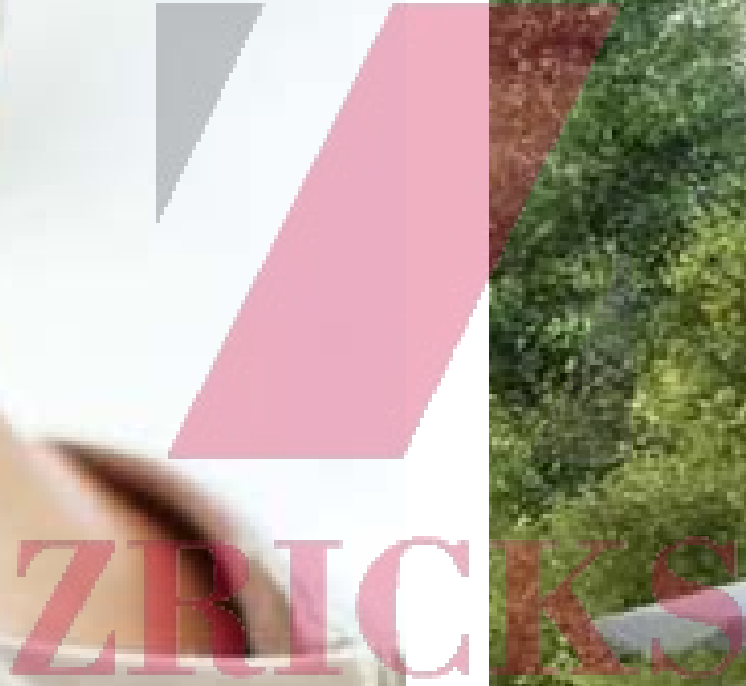
Type D

Block Plan

Area 5450 sq.ft.

Type D  
4 bhk + study  
+ servant





# Villas Area 5600 sq.ft.

- Basement
- Ground Floor
- First Floor
- Second Floor





Basement



Ground Floor



First Floor



Second Floor

Type E

Villa Unit Plan

Area 5600 sq.ft.

Type E



# Location plan

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Poised to become Gurgaon's premier residential address, Manor One is unbeatable in terms of accessibility and picture perfect lifestyle.

## Location advantages

- Zero metre from Delhi
- 2.1 km from Dwarka Sec 21 metro station
- 3 kms from IGI airport
- Close to diplomatic enclave
- 3 way accessibility: NH8, Dwarka Expressway, Palam Vihar

MANOR ONE  
... WHERE GURGAON MEETS DELHI

Strategically located at Sector 111 Gurgaon, right on Dwarka Expressway, zero metre from Delhi, **Manor One** is an upscale contemporary group housing wonder for the elite in the satellite city Gurgaon.

Gurgaon has grown into a globally renowned business and residential hub. It is now a well acclaimed cyber city with skyscrapers, well planned development and an international appeal with numerous corporate offices, business complexes, industries and swanky malls lining its urban landscape.

As a satellite township of Delhi NCR, Gurgaon has caught the fancy of most of the developers. The multi-directional developments, in terms of infrastructural and commercial activities, have promoted the residential segment that range from affordable to high-end, low-rise to high-rise houses, tall condominiums and huge penthouses to villas.

The property's vantage location ensures you stay connected, networked and in the midst of urban amenities

## In a world full of **promises** we believe in **delivering**

Nurtured over the years with strong roots, commitment, hard work, determination and dedication, Kashish Developers aims to fulfill one's dream of a perfect life. Today the company has grown into a large business conglomerate with varied diversified plans ahead with the determination to establish itself as a stalwart in its domain.

Management transparency, professional approach, commitment to excellent quality & service, timely delivery, extremely high quality construction standards and efficient systems with latest infrastructure enables the Group to achieve high brand reputation and an opportunity to make your dreams come true.

Kashish Developers Limited was established in the year 2001 by its two energetic directors Mr. Sunil Choudhary and Mr. Sushil Choudhary. The Group's functioning is overseen by its insightful Chairman-cum-Managing Director Mr. Sunil Choudhary. Subsequently Mr. Sujit Choudhary joined as the company's third director. The company has been a real estate pioneer in the state of Jharkhand & is widely credited with the change in its skyline.

Kashish comprises of a team of highly skilled, technical as well as non-technical professionals. It currently employs around 600 personnel and is in the process of expanding its strength across India.

Our aim is to surpass our customer's aspirations.

It is the company's policy to accomplish real estate developments through the employment of experienced staff and specialist contractors to achieve quality excellence consistent with all applicable codes and standards. Quality check-points are installed at every level to ensure the best product. The on-roll staff and contractors are employed on the clear understanding that they must follow the requirements of the strict system.

The company sustains organisational excellence through visionary leadership & innovative effort.



"We develop **projects** with the highest standards of **professionalism** and **customer satisfaction.**"

"We **raise the bar** in terms of **quality, innovation** and **commitment.**"

"We believe in the **philosophy** of a **healthy living** environment."

"We provide **modern infrastructure** & an **able workforce.**"

To deliver to **customers** based on their specific **needs**

PROFESSIONALISM FAITH QUALITY EFFICIENCY  
 QUALITY & SERVICE TRUST SERVICE  
 EFFICIENCY DREAMS FAITH  
 TRUST COMFORT PEACEFUL LIVING  
 TRANSPARENCY DEDICATION & DEVOTION  
 DREAMS ASPIRATIONS COMFORT  
 OPEN SPACES TRANSPARENCY  
 SECURITY HONESTY PROFESSIONALISM  
 PEACEFUL LIVING HIGH STANDARDS  
 DEDICATION & DEVOTION COMMITTED TO DELIVER  
 ENTREPRENEURIAL STYLE H O N E S T Y  
 LASTING RELATIONSHIPS RELATIONSHIPS  
 HIGH STANDARDS ENTREPRENEURIAL STYLE  
 COMMITTED TO DELIVER BUILDING TRUST

Our values are at the heart of our organisation and are the reasons for our continued success. We try to foster an environment that instills these values in every facet of our organization:-

1. Customer first
2. Professionalism
3. Commitment to quality and aesthetics

By placing importance on the attitude that "we learn from our customers", we can put ourselves in their position and carry out our daily operations in an efficient manner. It is our objective to gain the deep trust of our customers through the course of our daily work.

## running projects



Sail City a beautiful gift to the people of Ranchi, a metaphor of modernity and organized living. The burgeoning demand for lavish designer apartments in the state capital led Kashish to introduce the idea of a complete group housing township replete with all the premium amenities. Never before has the affluence of modern living with classic interiors and architectural splendour come together in such a package.

### RAM JANAKI ENCLAVE

Ram Janaki Enclave is the most modern residential development in Ranchi. Designed to make the best use of space, each apartment has spacious living areas with abundant sunlight and clean air. The superstructure endearingly extends a heart-warming welcome to a modern & contemporary living. The location being surrounded by leading corporate, multi-nationals and business centres, promotes a 'Walk to Work' culture.

## completed projects

**Indra Regency** - An apartment complex where luxury co-exists with simplicity. 2 & 3 bhk apartments.

**Surabhi Enclave** - Beautiful complex, 2 & 3 bhk apartments at a place surrounded by every facility within its reach.

**Narayan Plaza** - One of Ranchi's better venture for commercial projects at the heart of the town's commercial hub.

**Mecon Vatika** - Located close to the Ranchi airport and Railway station, Mecon Vatika boasts of 3 bhk apartments with 3 side open view for better ventilation & lighting.

**The Green Garden** - Ideally located at close proximity to the state highway, The Green Garden features 2/3 bhk apartments with extra open space and additional visitor's parking, multipurpose community utility building and much more.

**Ratna Priya** - Watch airplanes take off and land from your balcony at Ratna Priya. The perfectly located apartment features 2/3 bhk apartments with a fantastic view of Ranchi airport.

# our architects for Manor One



Sikka Associates Architects



SAA with over three decades of experience in successfully completed projects is one of the leading design consultancies in India.

The firm is a reputed practice of over 75 skilled architects recognised for its bold, innovative and modern approach to architecture.

The vast nature of their portfolio reflects the wealth of experience and expertise developed by the company over the years.

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Design Partner: Hego, Italy

## My Space. My Artize.

Passion. That is what drives me to think different. Infusing life into garments is an art steered by the heart. It takes immense passion to fuel clutter-breaking creativity. In my endeavours, small or big, you would find this stimulating drive. And recently I discovered the reflection of my persona in the masterpieces of Artize. I was pleasantly surprised to see that Artize truly pays a tribute to the fine traditions of exquisite craftsmanship and precision through a wide range of products that are designed to create trends in the bathing industry.

*Wendell Rodricks*

Wendell Rodricks  
(Fashion Designer)



Kavalier suite

artize.in



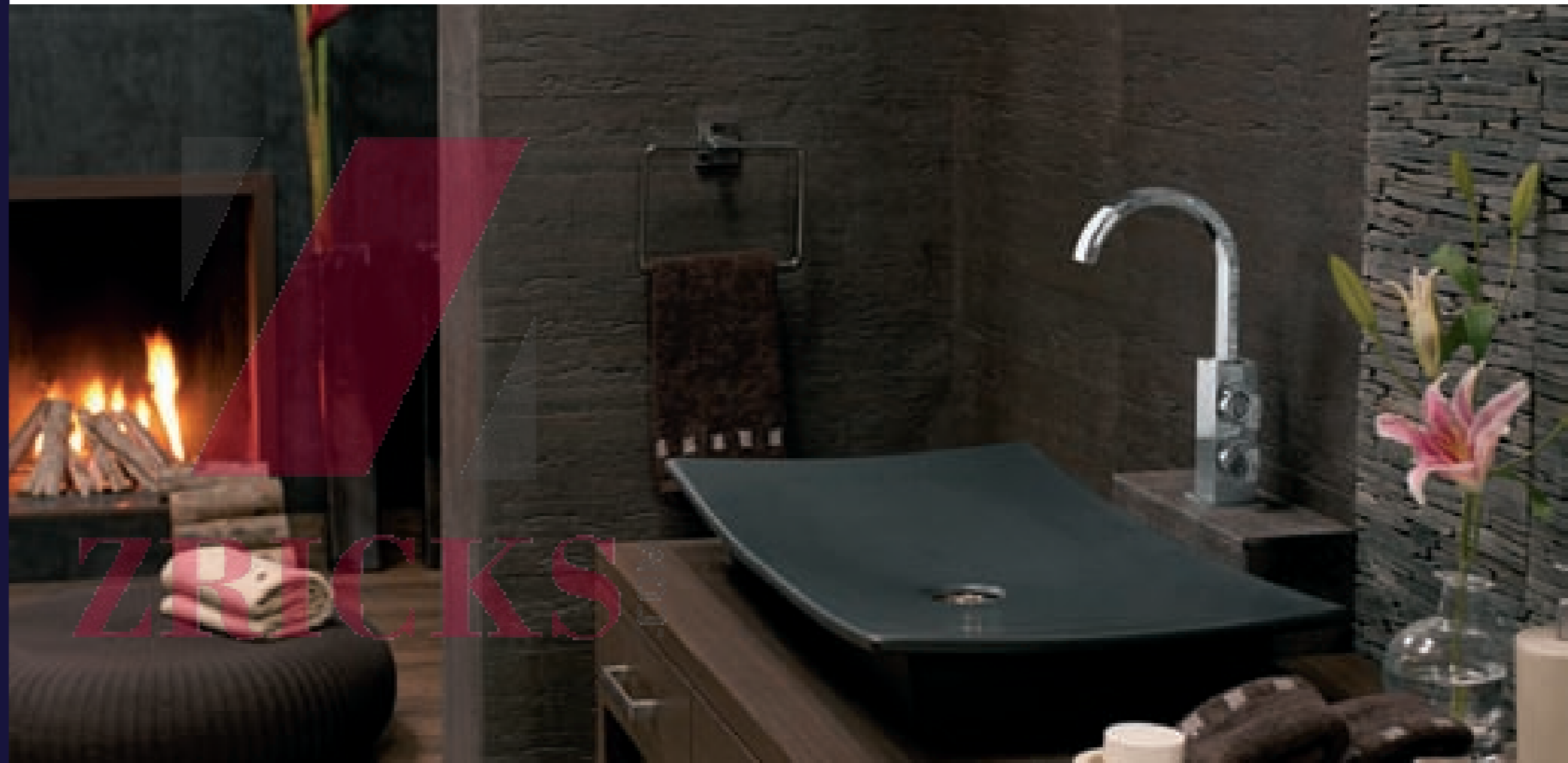
FAUCETS | CERAMICS | WELLNESS

**A**  
**Artize**  
craftsmanship in water



## WHY ARTIZE ?

- Globally renowned designs by Oscar Piralla from Hego, Italy
- Ergonomic, minimalist designs
- Wide range of coordinated faucets and ceramics for bath interiors
- Highest global quality standards
- Eco friendly
- Higher plating thickness
- Best-in-class tooling techniques
- Perfect mirror finish
- Made out of solid brass
- International design patents on internal water passages
- Unmatched preventive maintenance service
- 10-year warranty



Cellini suite

artize.in



FAUCETS | CERAMICS | WELLNESS



Artize

craftsmanship in water



[www.kashishgroup.com](http://www.kashishgroup.com)

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