



TM

DELHI  
INFRATECH  
LIMITED



TM

De Nest

The Soul of Luxury

## CONCEPT

*“Give the ones you love wings to fly, roots to come back, an reasons to stay”*

*Dalai Lama.*

The concept of De Nest was developed with the sentimental value defining a beautiful connection human beings share with their abodes. This serviced apartment approach will gratify one of the essential concerns of living mortals. De Nest will remarkably serve personal and corporate housing needs as well as will offer modern leisure spaces to rejuvenate and rejoice in the company of dear ones.



Delhi Infratech Limited (DIL) presents De- Nest Apartments in Delhi NCR, a hub of lavish amenities, personifying a perfect blend of luxury, elegance and comfort living. De- Nest is a first of its kind project with apartments exclusively designed in the shape of a nest, giving way to a posh lifestyle closely knitted with the threads of warmth, affection and harmony.

**15,378**  
SQ. METER

# LAND AT NEW DELHI-47

MCD, RESIDENTIAL ZONE

@ Mandi Hills, Gurugram-Faridabad Toll Road

**FULLY  
FURNISHED  
APARTMENTS  
(SERVICED)**

de-lypilo-670 sq.ft.

de-habia-1340 sq.ft.

de-doupe-830 sq.ft.

de-ninho-1660 sq.ft.

de-nichoir-1030 sq.ft.

de-chisa-2060 sq.ft.

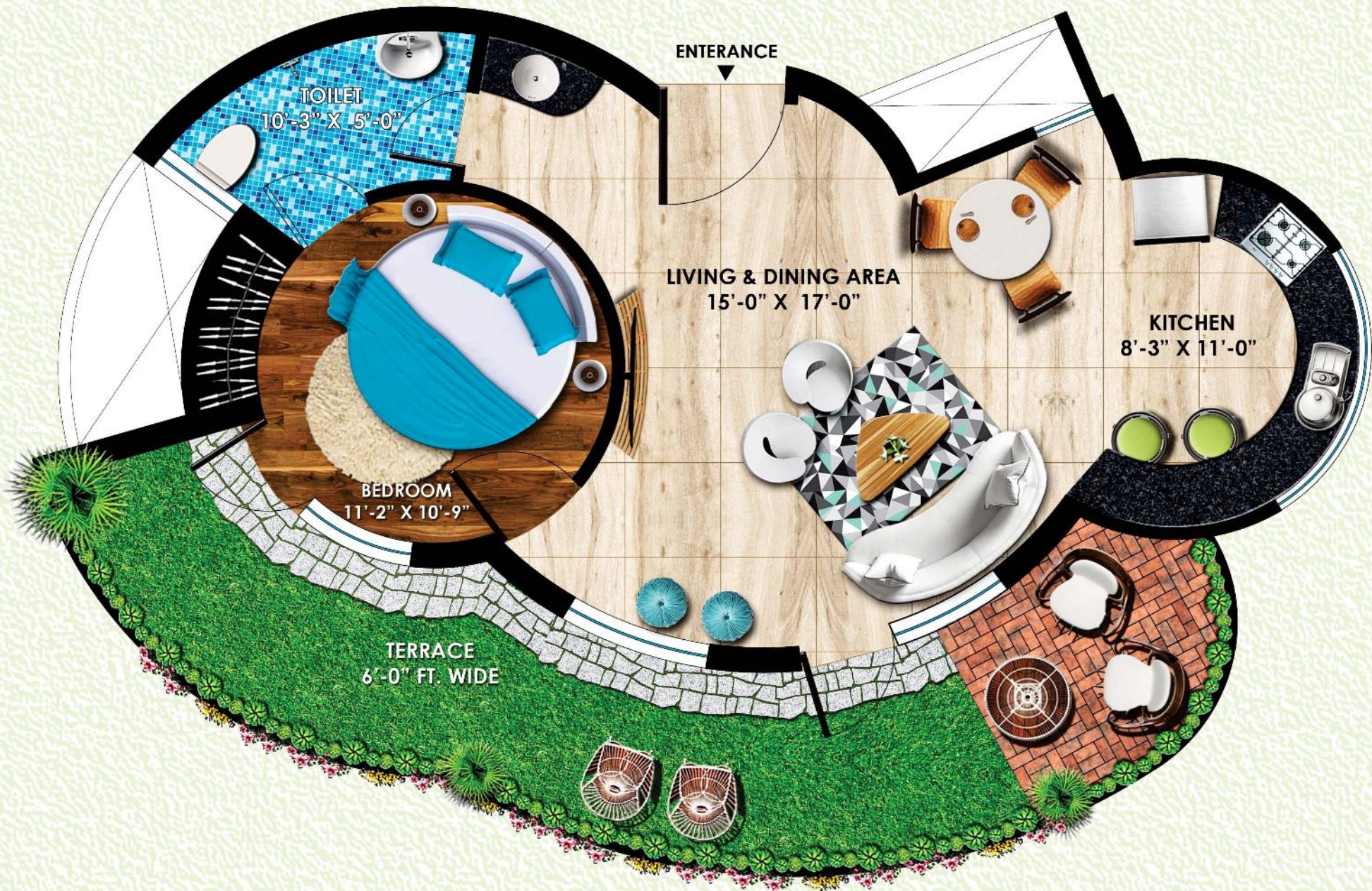




**de-lypilo-670 sq.ft.**



Note: Size and description may vary as per competent authority approval.



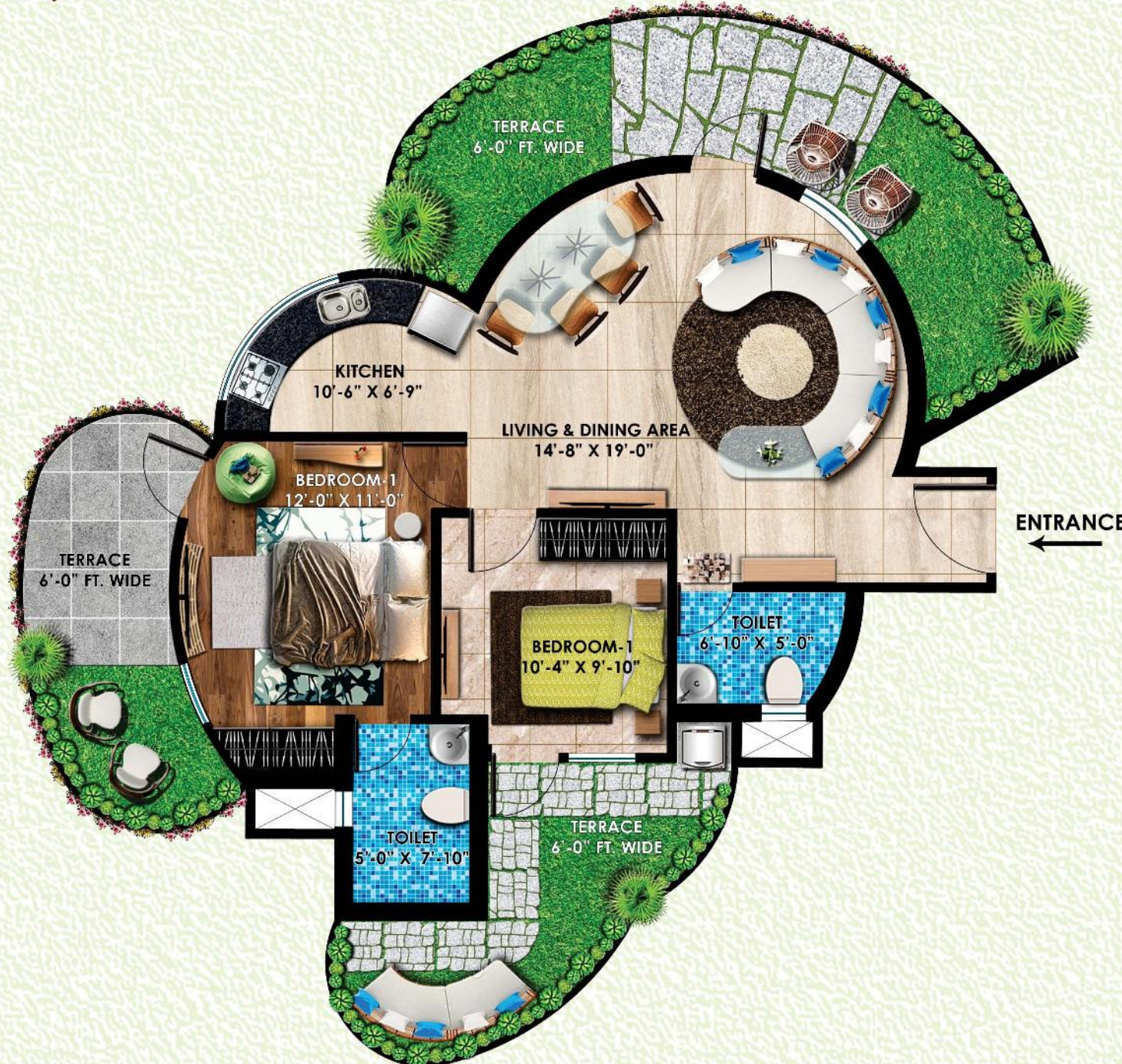


**de-doupe-830 sq.ft.**



Note: Size and description may vary as per competent authority approval.

**de-nichoir-1030 sq.ft.**

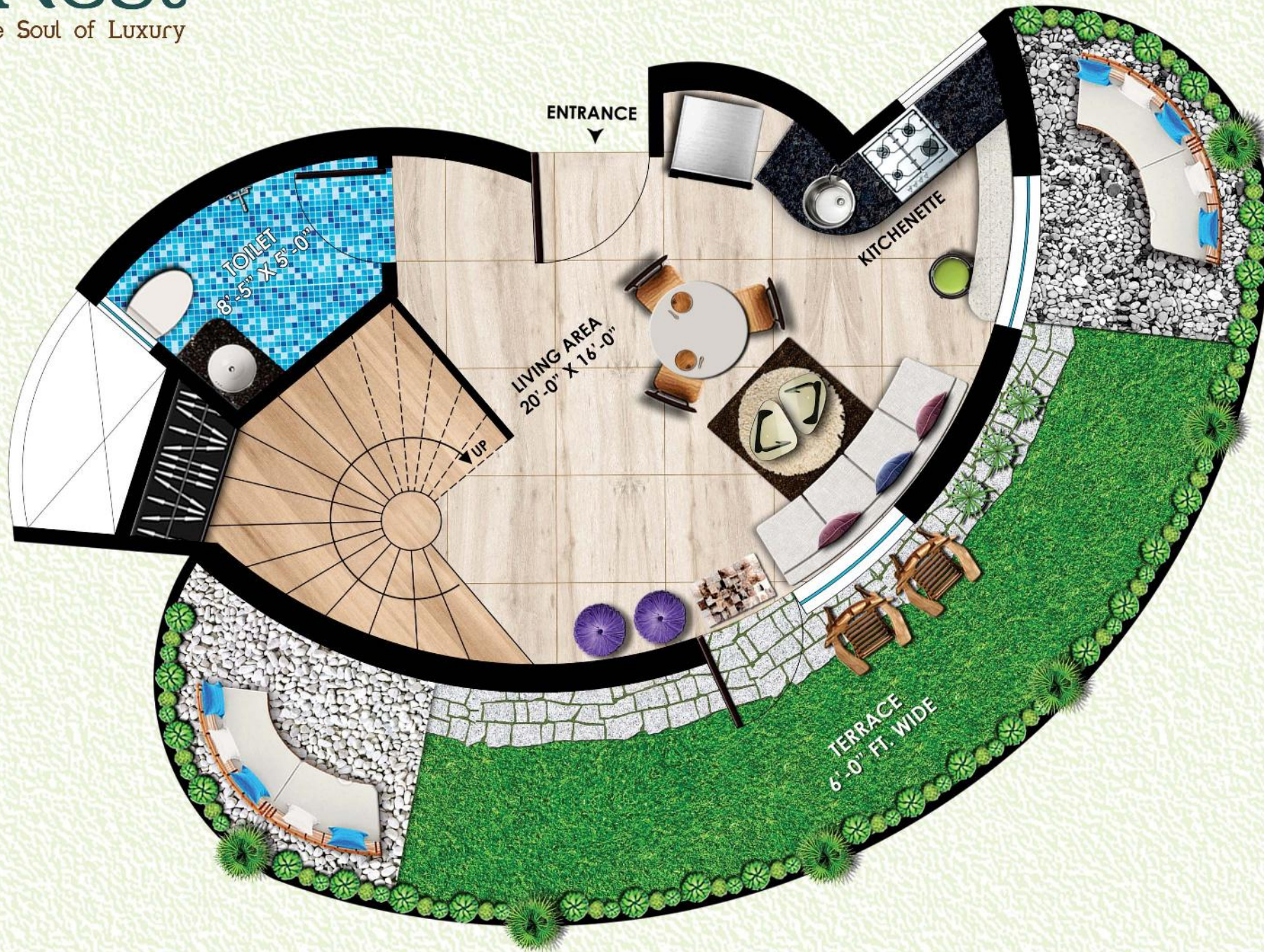


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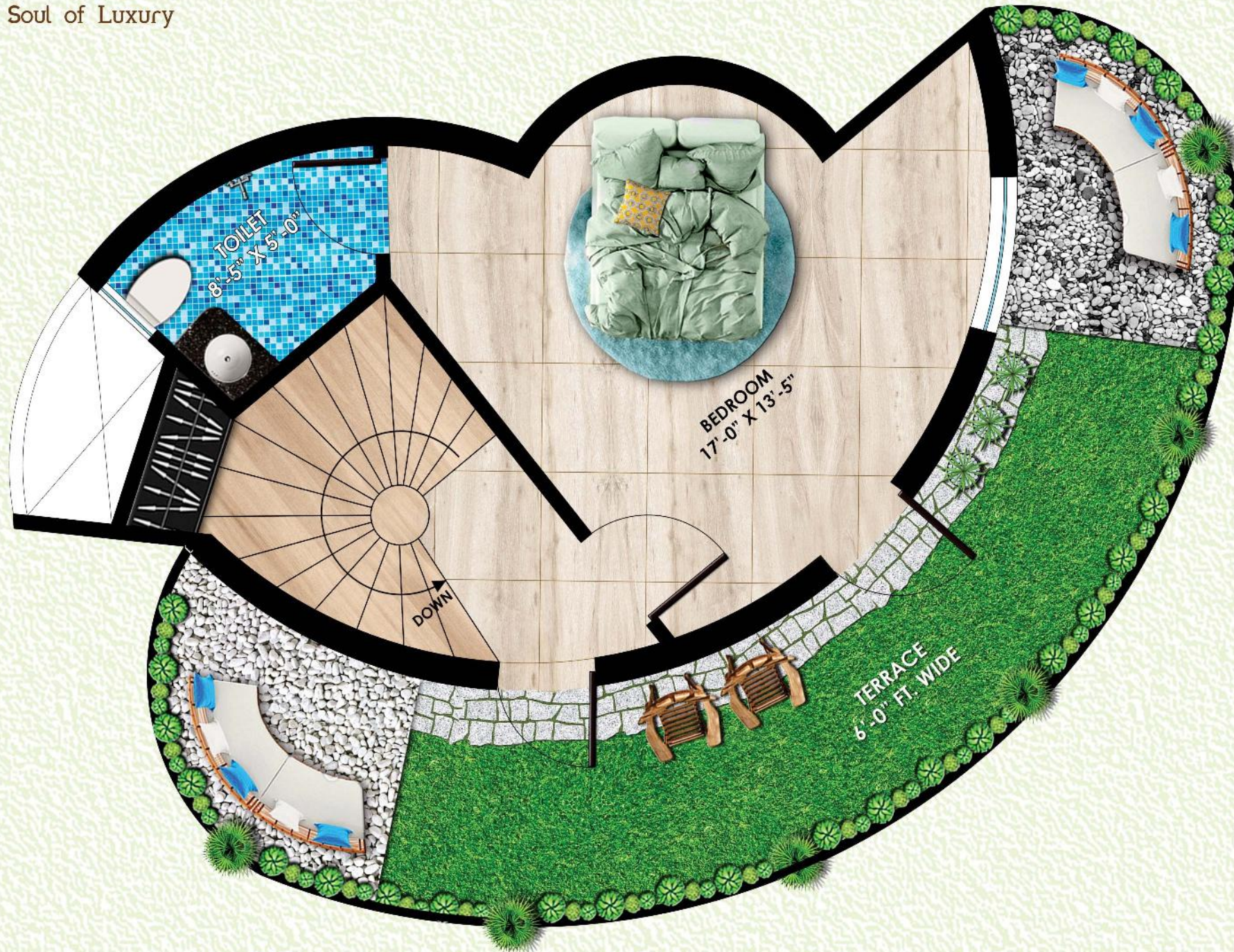
**de-habia-1340 sq.ft.**  
(Lower Floor)



**de-habia-1340 sq.ft.**  
(Lower Floor)



**de-habia-1340 sq.ft.**  
(Upper Floor)



**de-habia-1340 sq.ft.**  
(Upper Floor)



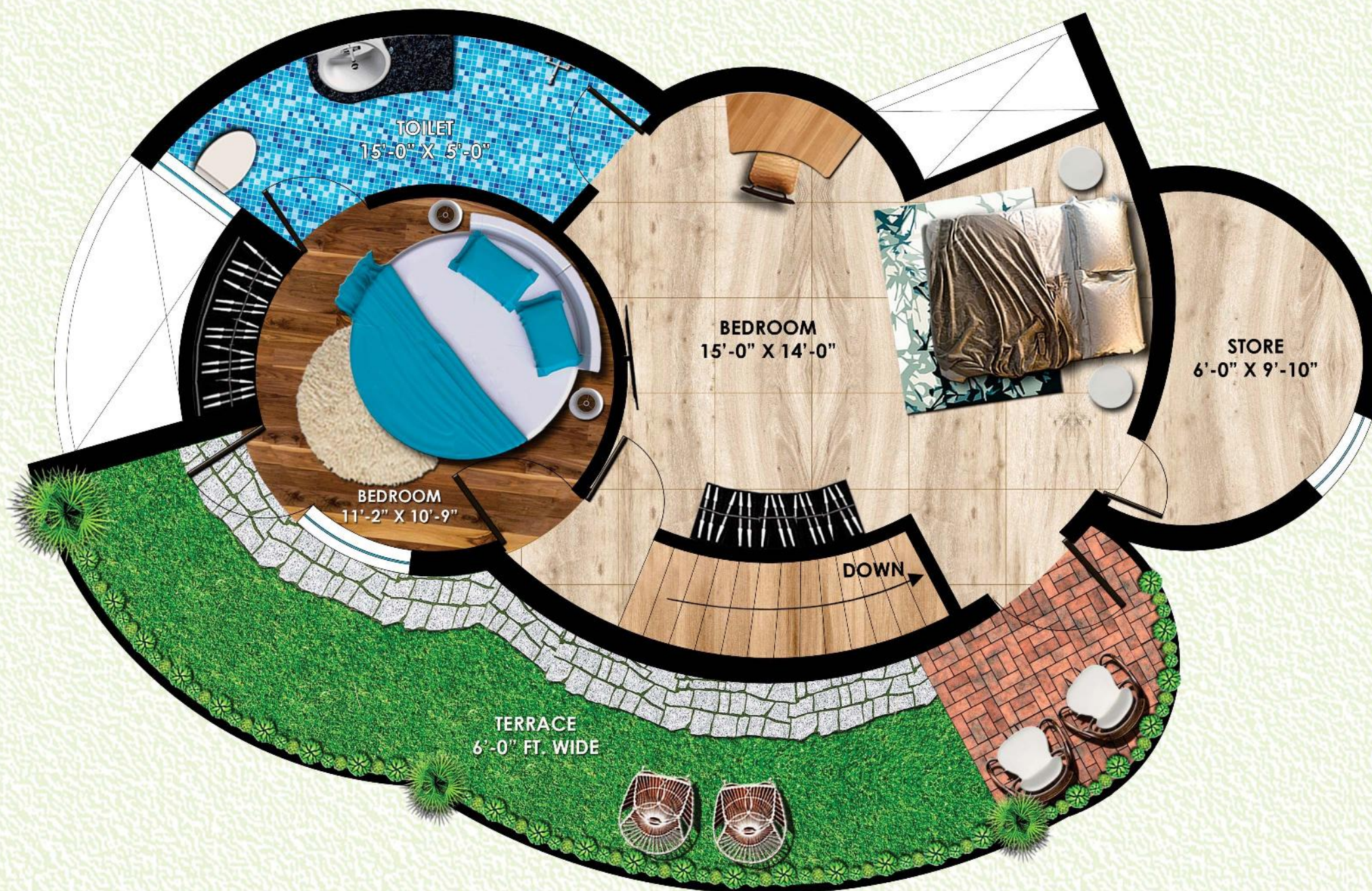
Note: Size and description may vary as per competent authority approval.

**de-ninho-1660 sq.ft.**  
(Lower Floor)





**de-ninho-1660 sq.ft.**  
(Upper Floor)



Note: Size and description may vary as per competent authority approval.





**de-chisa-2060 sq.ft.**  
(Lower Floor)



Note: Size and description may vary as per competent authority approval.

**de-chisa-2060 sq.ft.**  
(Lower Floor)



**de-chisa-2060 sq.ft.**  
(Upper Floor)



Note: Size and description may vary as per competent authority approval.

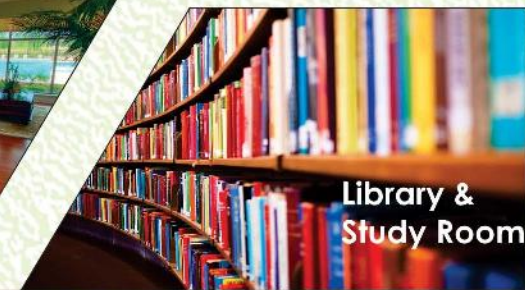
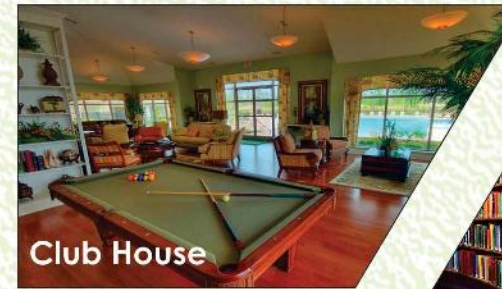


# de-chisa-2060 sq.ft. (Upper Floor)



Note: Size and description may vary as per competent authority approval.

# SALIENT FEATURES



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**Fire Fighting System**

**Wifi Facility**



**Ampitheatre**



**Centrally A/C**



**High-Speed Elevators**



**24X7 Security**



**Common Laundry**

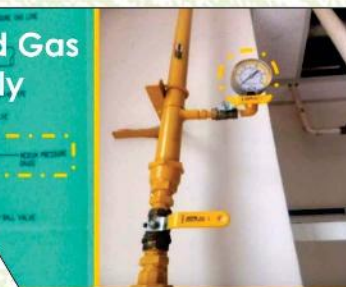


**Tennis Court**



**Creche for Kids**

**Piped Gas Supply**



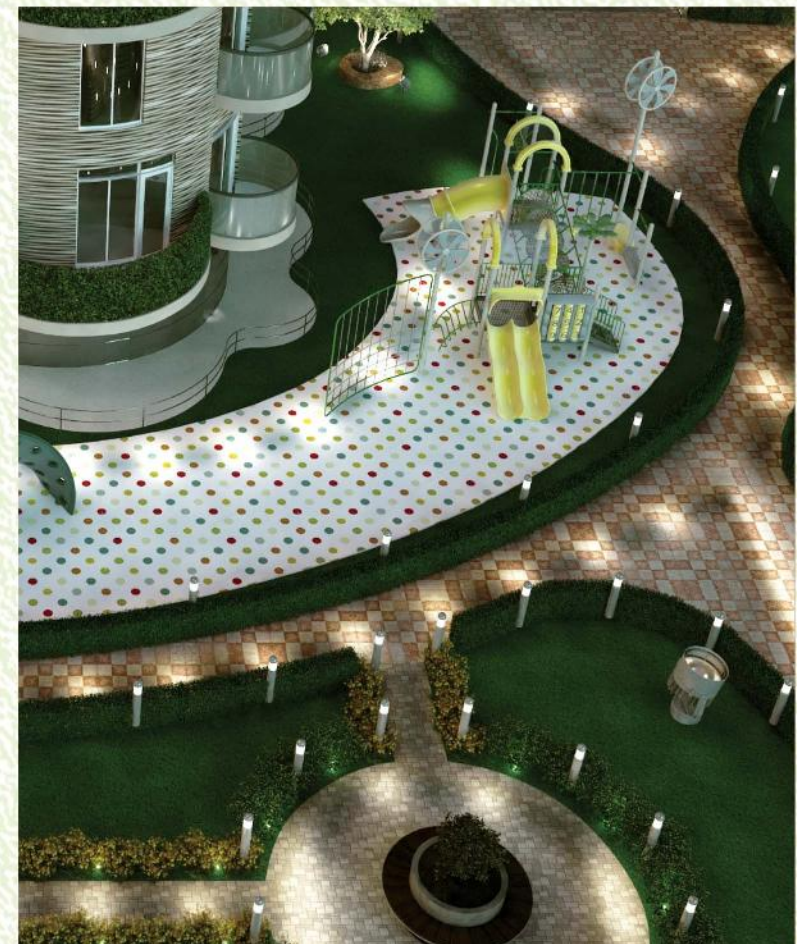
**Spa & Sauna**



**Concierge Services**



**Water Features**



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## AMENITIES & SPECIFICATIONS

**NO SURFACE PARKING | CENTRALIZED AC | ENTRANCE LOBBY & DEDICATED SERVICE FLOOR  
IN EACH TOWER | WI-FI ENABLED | FOUR TIER SECURITY | JOGGING TRACK, GYM, SONA, SPA,  
SWIMMING POOL | 100% POWER BACKUP**

### PROJECT SPECIFICATIONS

#### ○ FLOOR

- Imported Vitrified Flooring in living room and bed room.
- Anti skid ceramic tiles in toilets/bathroom.
- Vitrified flooring in kitchen.

#### ○ WALLS

- Designer concept paint with rich plastic emulsion in each room.
- Premium quality ceramic tiles in toilets/bathroom & kitchen.

#### ○ ELECTRICAL

- Modular electric switches in all room.
- Concealed wiring in all switch sockets.

#### ➤ INSTALLATION

- Exhaust fan and geyser installation in toilet and kitchen.
- Exhaust fan and RO installation in kitchen.

#### ○ DOORS & WINDOWS

- Veneered/Membrane/P.V.C. doors.
- P.V.C windows.

#### ○ PLUMBING

- Concealed piping in kitchen and toilet.

### ELECTRICAL FIXTURES & FITTINGS

#### ○ TELEVISION

- 40"/32" Full HD TV In Living Room & Bedrooms

#### ○ REFRIGERATOR

- 260 L Frost Free Double Door Refrigerator

#### ○ MICROWAVE OVEN

- Convection Microwave Oven
- Capacity: 28L

#### ○ WATER GEYSER

- Capacity: 25L Storage

#### ○ CHIMNEY

- Wall Mounted Chimney

#### ○ WATER PURIFIER

- Wall Mount RO+UV+UF
- Capacity: 7L

### FURNITURE

#### ○ BED

- Royal Oak Engineered Wood King (Bed in all Bedrooms)
- Finish Colour: Dark

#### ○ SOFA

- 5-Seater Sectional Sofa
- Colour: Brown

#### ○ DINING TABLE

- 3/4 Seater Storage Dining Table

#### ○ FOOT MAT

- Floor Mat in all Rooms

#### ○ STUDY TABLE & CHAIR

- Wooden / Metallic Study Chair
- Gorgeous olive & sandstorm fabric options and a rich mahogany finish.

#### ○ CENTRE TABLE

- Royal Oak Metal Coffee Table
- Finish Color - Honey Brown

#### ○ LAMPS

- Wooden Contemporary style floor lamp

#### ○ GAS STOVE

- GLEN Glass Cooktop Stainless Steel Manual Gas Stove (3 Burners)

#### ○ TEMPLE

- Stone Home Temple

#### ○ WOODEN DRAWERS

- Wooden Drawers in Bedrooms / other Rooms

### BATHROOM & KITCHEN FITTINGS

#### ○ WALL MIXER 3-IN-1 SYSTEM

- Wall Mixer 3-in-1 System with provision for both Hand Shower and Overhead Shower Complete with 115mm Long Bend Pipe, Connecting Legs Wall Flange (without Hand & Overhead Shower)
- Model Name: SKU: FUS-CHR-29281

#### ○ JAQUAR TOWEL HOLDER

- Model No: ACN-1121N

#### ○ JAQUAR WHITE CERAMIC SANITARYWARE

- Model Name: SUPC: SDL349374648

#### ○ JAQUAR WHITE CERAMIC TABLE TOP WASH BASIN

- Model No: SUPC: SDL274947829

#### ○ JAQUAR HEALTH FAUCET (563) WITH WHITE PVC TUBE AND HOOKS - 563

- Model No: SUPC: SDL183260402

#### ○ JAQUAR OVERHEAD SHOWER 120MM ROUND SHAPE SINGLE FLOW - OHS-1789

- Model No: SUPC: SDL471796152

#### ○ JAQUAR SILVER BRASS CHROME SINK MIXER

- Model No: SUPC: SDL812969783

## PAYMENT SCHEDULES

### DOWN PAYMENT SCHEDULE

At the time of Booking	10% of total BSP
within 60 days of Booking	80% of total BSP
On Offer of Possession	05% of total BSP
Discount	05% of total BSP

### CONSTRUCTION LINKED SCHEDULE

At the time of Booking	10% of total BSP
within 60 Days	15% of total BSP
Construction Commencement	10% of total BSP
Basement Slab	05% of total BSP
On Laying of 05 <sup>th</sup> Floor Slab	08% of total BSP
On Laying of 10 <sup>th</sup> Floor Slab	08% of total BSP
On Laying of 15 <sup>th</sup> Floor Slab	08% of total BSP
On Laying of 20 <sup>th</sup> Floor Slab	08% of total BSP
On Laying of Roof Top Slab	08% of total BSP
On Start of Exteriors	05% of total BSP
On Start of Interiors	05% of total BSP
On Completion of Finishings.	05% of total BSP
On Offer of Possession	05% of total BSP

### EASY PAYMENT PLAN

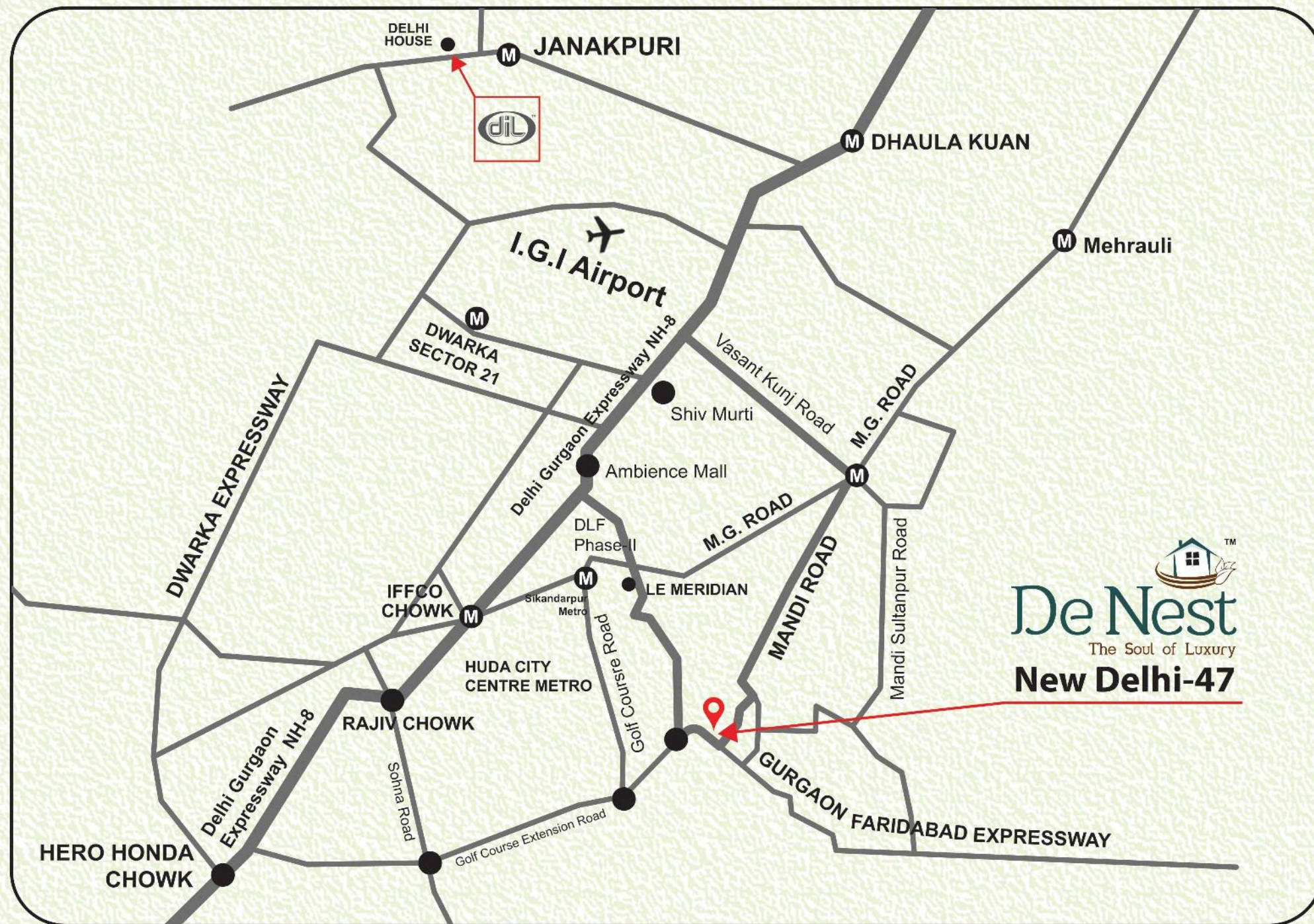
At the time of Booking	30% of total BSP
At the time of Possession	70% of total BSP

### OTHER CHARGES APPLICABLE

Parking Mandatory to be Paid	@ the Time of Possession.
Club Membership (Optional) to be Paid	@ the time of Possession.
Preferential Location Charges (PLC)	@ the time of Possession.
E.D.C. and Authority Charges Subject to Govt. Demand.	

Note:- 1. Prices of BSP may vary as Per Govt. Gazette Notification for Wholesale Price Index and Minimum Labor Wages.  
2. BSP is all Exclusive of Govt. Taxes and Levies.

## LOCATION PLAN-NEW DELHI-47





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Away from the commotion and bustling of the city down below, De-Nest apartments in Delhi NCR are strategically and conveniently nestled on the Gurugram- Faridabad expressway and is bordered by lush green Mandi Hills, fostering rich green foliage.

Some primary location benefits include:

- Covering approximately 3.7 acres of land at Gurugram-Faridabad Expressway, overlooking Mandi Hills and Delhi Ridge.
- Strategically located at 10 minutes drive from Cyber City, the commercial zone of Gurugram.
- Easily accessible from IGI Airport within 35-40 minutes drive and from Golf Course Road within 10 minutes drive.

**MANDI HILLS, NEW DELHI - 110047, BANG ON  
GURUGRAM-FARIDABAD EXPRESSWAY**



## DELHI INFRATECH LIMITED

**Delhi Infratech Limited** was established in the year 2000 to cater to the most basic needs known to man i.e shelter. Previously known as Delhi Structures, it was started as a partnership firm between Mr. Ashok Atri & Mr. Prabha Shankar Singh both of whom were engineering graduates and now veterans in the construction business.

The company excels in the field of construction, strategic investment, residential and commercial development, engineering and architecture. Over the years, the company has been able to deliver over sixteen world class projects with a developed area of approximately 86.75 lakhs sq. and thrives to satisfy its audience and clients by creating masterpieces. The company has used its brilliance in establishing amazing value homes, Luxury Homes, Healthy Office Spaces, Hotels, Shopping Malls and institutions evenly spread across Delhi/ NCR.

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