



Rera No: PBRERA-SAS79-PR0408

Pre-Certified
Gold Rated Project



HERMITAGE
CENTRALIS

LIVE, A CUT ABOVE!

A PLACE THAT PUTS YOU ABOVE THE ORDINARY.

A PLACE WHERE THE HUSTLE AND BUSTLE OF LIFE NEVER TOUCHES YOU.

A PLACE WHERE LIFE IS A CONSTANT VACATION.

A PLACE THAT FEEDS YOUR ASPIRATIONS.

AND GIVES YOU THE HIGH LIFE YOU TRULY DESERVE...

Welcome to



HERMITAGE
CENTRALIS

A blissful place where you live,
a cut above!

3, 3+1 & 4 BHK
Luxurious Residences



WELCOME TO A LIFE
AWAY FROM CHAOS





RARE LUXURY THAT DEFINES YOUR STYLE STATEMENT

Situated in the rapidly growing neighbourhood of Zirakpur, Hermitage Centralis is a project that has been built to match your inimitable style. Each home here bears the stamp of your unique personality and reflect your stature.

Spread across sprawling 7.18 acres, the project is of 15 towers that offer 3, 3+1 & 4 BHK residences, with only two apartments per floor. Right from elegantly planned spaces to a plush entrance lobby with delicately landscaped exteriors, awaits your grand arrival. Lush green parks, a first-of-its-kind skywalk, lavish lounges interspersed with a multitude of recreation, entertainment and rejuvenation avenues render you with a truly luxurious lifestyle.





VISUALLY MESMERIZING ARCHITECTURE THAT COMMANDS RESPECT

Hermitage Centralis introduces a whole new concept of contemporary luxury to condominium living in Zirakpur.

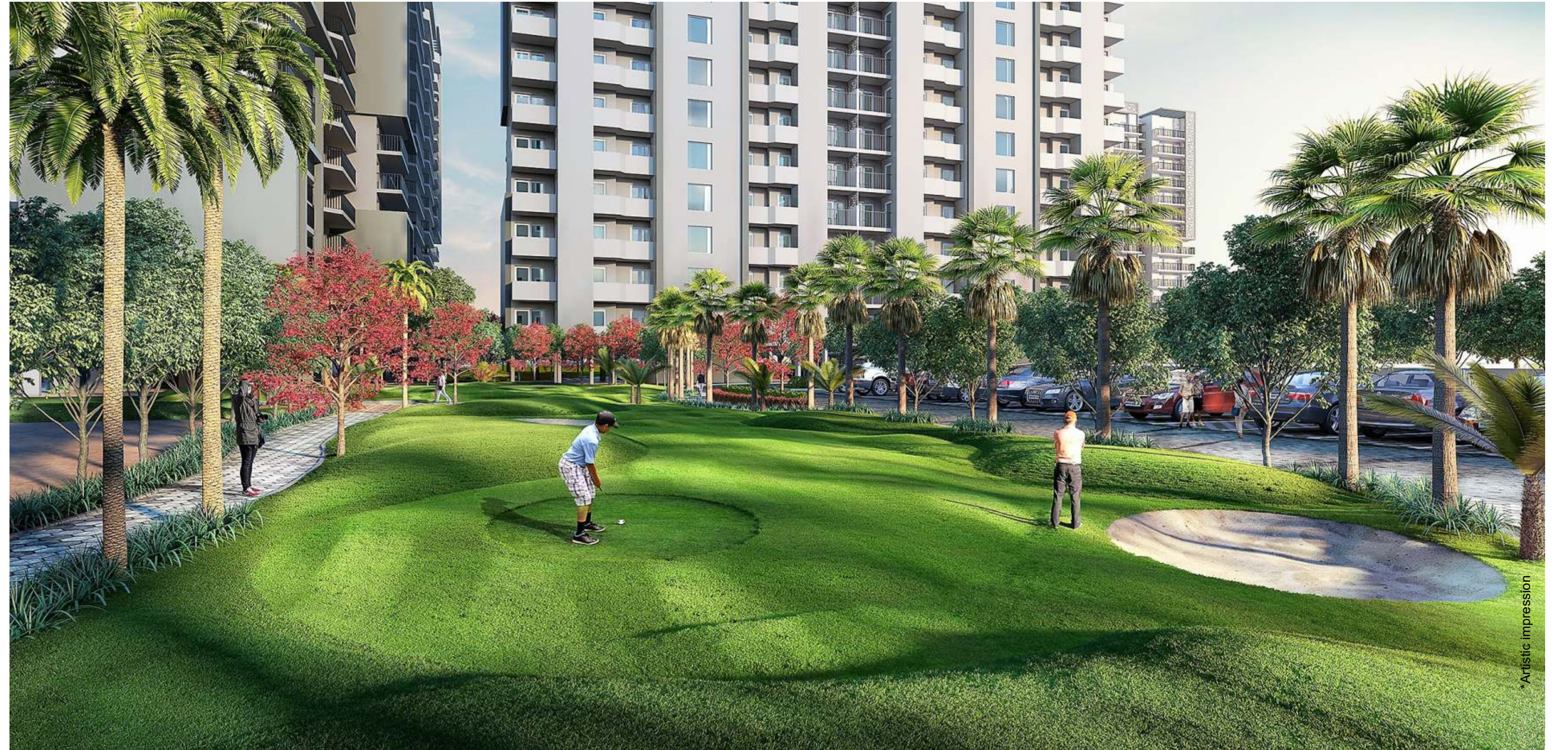
The project across brings forth the concept of integrated environments. The 3BHK towers are connected with rooftop skywalk, thereby offering a whole new approach to the living environment of high-rise buildings in Zirakpur.

Every 14-storey tower will have only 28 apartments, each with their own park facing balcony. The project has been planned with thoughtful attention to detail and maximum optimization of space to leave you with an extraordinary living experience.



INDULGENCES THAT LEAVES YOU SPOILT FOR CHOICE

Hermitage Centralis brings you a life full of luxury and adventure where there is never a dull moment. Be it an energising morning walk, a leisurely afternoon dip in the pool, an invigorating evening work-out or the daily chores. Hermitage Centralis offers some of the best indoor and outdoor amenities that are a perfect mix of top-notch technology combined with excellent design.





FITNESS & RECREATION

SPACES THAT ALLOW YOU TO MEET FRIENDS,
HOST FAMILY GET-TOGETHER OR JUST HAVE
A RELAXING TIME ALL BY YOURSELF.

Playing area with badminton court,
skating rink & basketball court

Lush green parks

Open air theatre

Toddler's area & fun rides

Golf putting

Gazebos

Clubhouse with:

Guest lounge and coffee shop

Indoor games

Library

Fully equipped gymnasium and cardio

Swimming pool

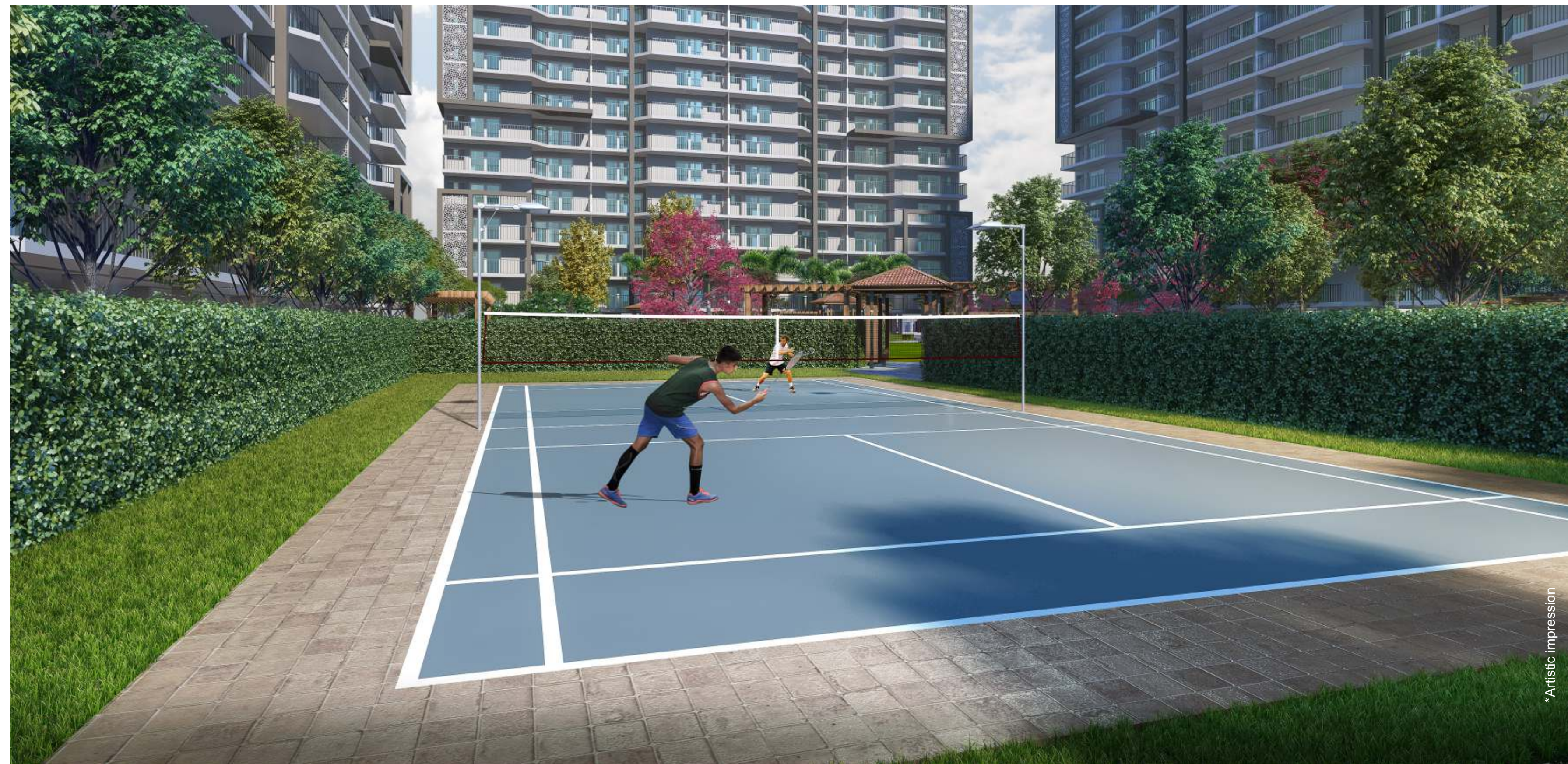
Home theatre

Restaurant

Party hall

Table tennis and pool table

TEST YOUR SPEED AND SKILLS
AT OUR PROFESSIONALLY
DESIGNED BADMINTON COURT!



*Artistic impression



*Artistic impression

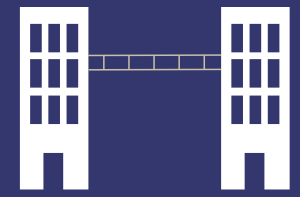


HEALTH & WELLNESS

Spaces that enable you to achieve your health goals and promote an active, healthy lifestyle.

INVEST IN YOURSELF WITH
OUR WELLNESS AMENITIES





HERMITAGE CENTRALIS, PRESENTING
THE FIRST EVER SKYWALK IN THE
TRI-CITY REGION



LEGEND:

1 - ENTRANCE TO TERRACE GARDEN



FOR SPIRIT :
2 - SKYWALK



FOR HEART :
3 - PARTY DECK/BARBEQUE AREA/ HUB/
RECREATIONAL ZONE
4 - VIEWING DECK



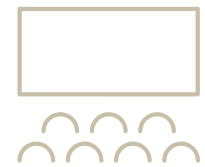
FOR SOUL :
5 - MEDITATION CORNER UNDER GAZEBO
6 - SUN GARDEN



FOR MIND :
7 - OAT / PROJECTION SCREEN
8 - PEOPLE'S CORNER
9 - SIT-OUT UNDER TRELLIS



FOR BODY :
10 - ORCHID ON THE ROOF
11 - YOGA CORNER
12 - GYM / FITNESS CORNER



ENGAGE IN A PICTURESQUE SKYWALK EXPERIENCE

Our skywalk is one of the salient features of the project. The attached amphitheater adds to its charm. The life sized TV experience is one that makes it class apart. Entertainment with a view is something that is not found everywhere! Grab it while you can.

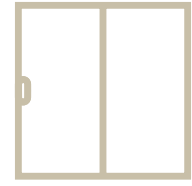




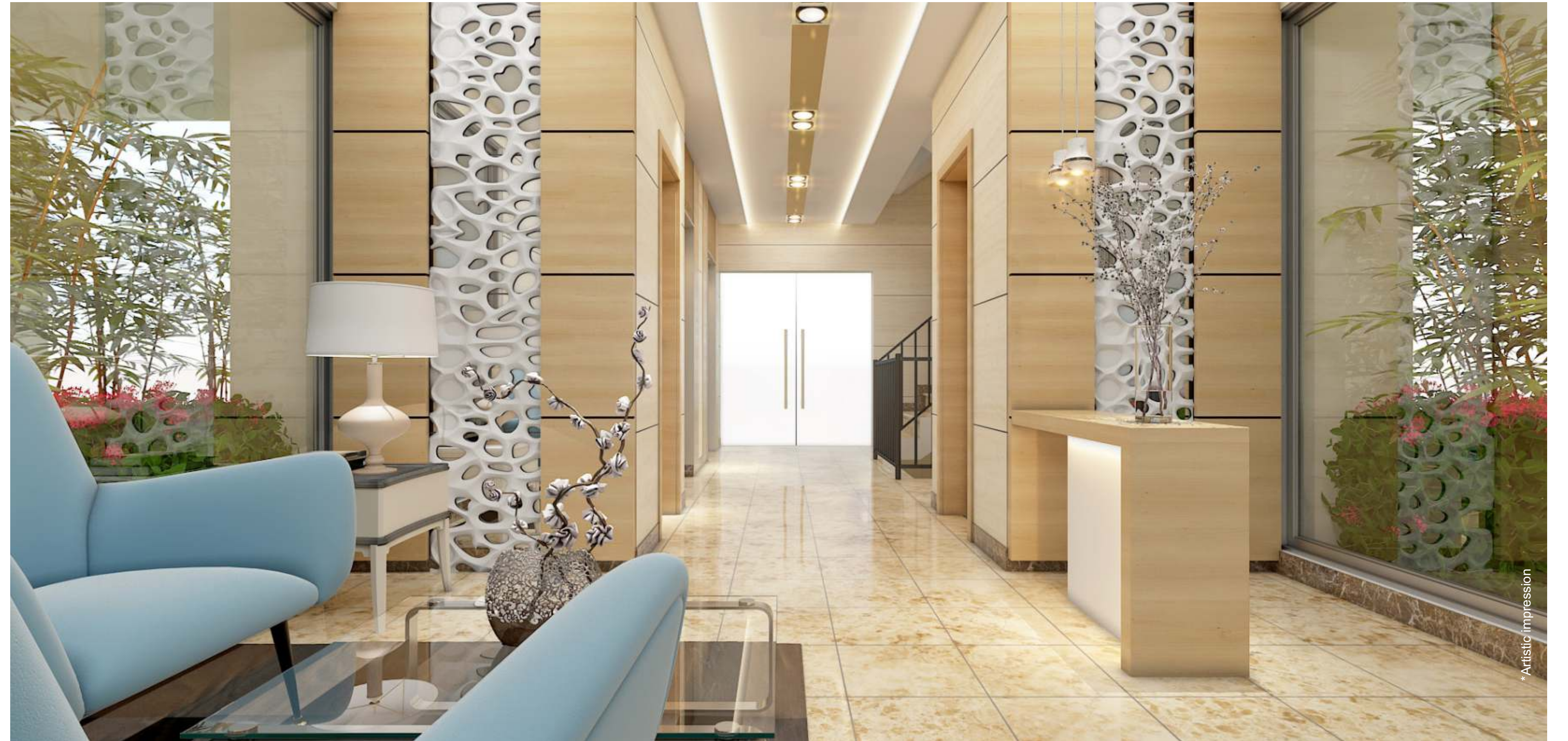
CONVENIENCE & LIFESTYLE

Spaces that offer you the best-in-class lifestyle amenities along with daily conveniences right at your door step.

- Day care crèche
- Ambulance facility available 24 x7
- Landscape feature with each tower
- Vehicular drop off point for each tower
- Plush entrance lobby with waiting lounge & reception
- Basement, open and stilt parking
- Dormitory rooms for drivers/maids
- 3-tier security
- Intercom
- Security room with CCTV surveillance
- Provision for copper gas pipe



THE CHARM OF THE
GREETING AREA ALWAYS
MAKES A STATEMENT





METICULOUSLY CRAFTED SPACES THAT REDEFINE LUXURY LIVING

Hermitage Centralis presents elegantly planned spaces, designed with distinctive styling; each residence bearing the stamp of a unique design philosophy. Every corner of your lavish abode is an ode to your bespoke preferences, designed with you as the centre thought.





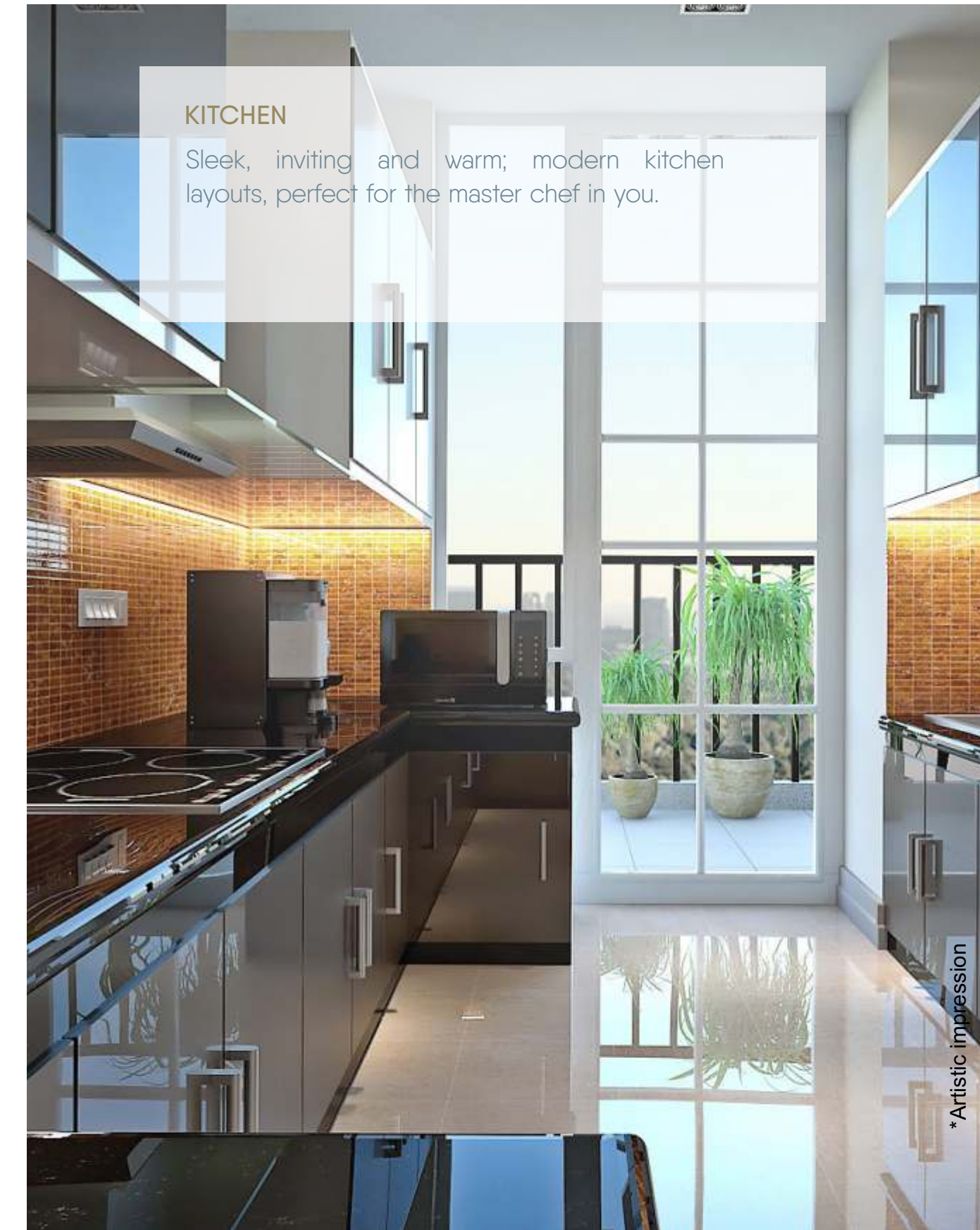
BEDROOM

Thoughtfully designed to set the tone for classy and contemporary living.

- Vitrified tiles in the bedrooms
- Provision for piping of split AC in all rooms

 **HERMITAGE**
CENTRALIS

*Artistic impression



KITCHEN

Sleek, inviting and warm; modern kitchen layouts, perfect for the master chef in you.

*Artistic impression



BATHROOMS

An appealing layout that depicts a blend of ultra-clean, low-maintenance and artful designs.

- Sanitary fixtures and C.P.

*Artistic impression



*Artistic impression



THE BEST LIVING EXPERIENCE,
ZIRAKPUR HAS TO OFFER

 **HERMITAGE**
CENTRALIS



*Artistic impression



IN HARMONY WITH NATURE,
EMBELLISHED WITH
MODERN AMENITIES



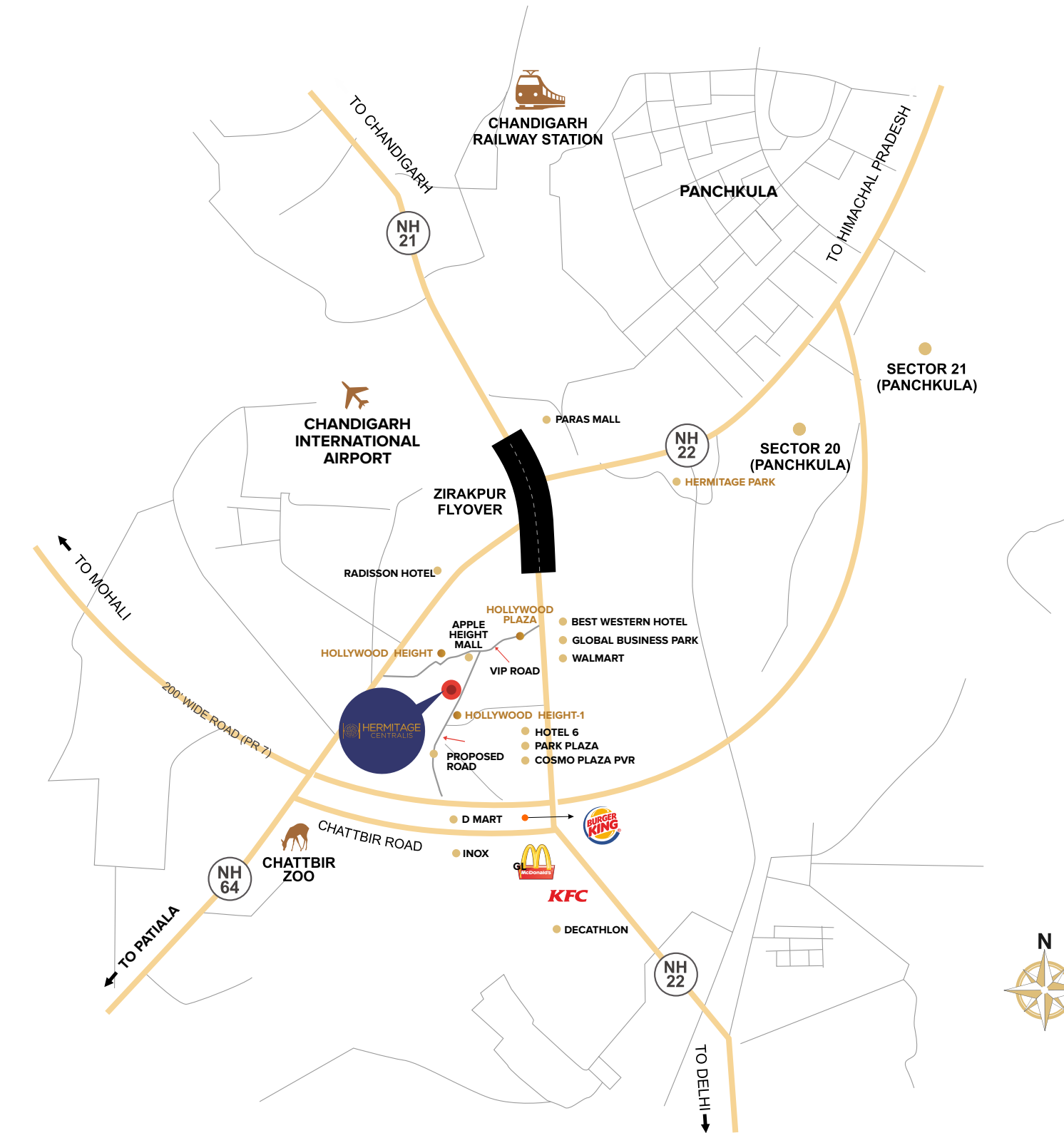
AFFLUENT NEIGHBOURHOOD THAT KEEPS YOU CONNECTED TO THE ENTIRE CITY

Zirakpur is a vibrant neighbourhood, situated on the foothills of the Shivalik Hills. Over the last few years, Zirakpur has witnessed rapid residential growth owing to excellent connectivity, robust social infrastructure and upcoming infrastructural initiatives.

Zirakpur also enjoys swift accessibility to the Chandigarh Central Business District (CBD) in North, which is just 12 km away and to other cities such as Panchkula, Mohali, Ambala, Shimla and Delhi.

Hermitage Centralis is strategically located along the crossing of three highways namely Chandigarh-Ambala (NH-21), Kalka-Ambala (NH-22) and Zirakpur-Patiala Highway (NH-64).

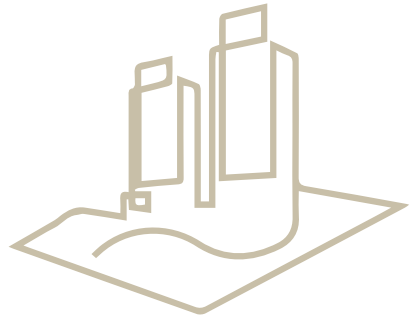
Hermitage Centralis gives you a lifestyle that is at the heart of everything providing you convenient access to arterial roads and daily conveniences like schools, hospitals, malls, etc



Map not to scale

KEY DISTANCES:

Chandigarh International Airport	7 km
Chandigarh Railway Station	11 km
Zirakpur Bus Stop	2 km
Elante Mall	5 km
Kidzee School	0.1 km
Amcare Hospital	0.5 km



MASTERPLAN

- | | |
|------------------|-------------------------|
| 1. Main entry | 12. Golf putting area |
| 2. Lawn | 13. Trellis |
| 3. Gazebo | 14. Lawn |
| 4. Water cascade | 15. Hangout zone |
| 5. Swimming pool | 16. Kids' play zone |
| 6. Bar | 17. Toddler's play zone |
| 7. Kids pool | 18. Skating rink |
| 8. Deck | 19. Basket ball court |
| 9. Alley | 20. Badminton court |
| 10. Club entry | 21. Ramp to basement |
| 11. Entry | 22. Services |



3 BHK MINI

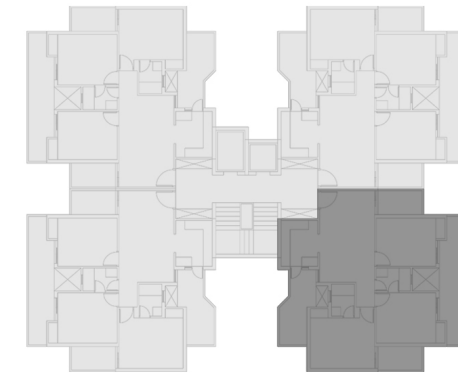
DRAWING/ DINING	12'0"X20'0"
BEDROOM-1	13'0"X11'0"
M.BEDROOM	14'0"X11'0"
BEDROOM-2	13'0"X10'6"
BALCONY-1	6'0"
BALCONY-2	6'0"
KITCHEN	8'0"X10'0"
TOILET-1	5'0"X7'0"
TOILET-2	7'6"X5'0"

SUPER AREA CALCULATION

Carpet Area	= 910.5 sq. ft.
Balcony Area	= 389 sq. ft.
Circulation + Common Area	= 345.50 sq. ft.
TOTAL SUPER AREA	= 1645sq. ft.



2D Representation



KEY PLAN



Disclaimer applicable*

3 BHK MINI



3D Representation

3 BHK PREMIUM

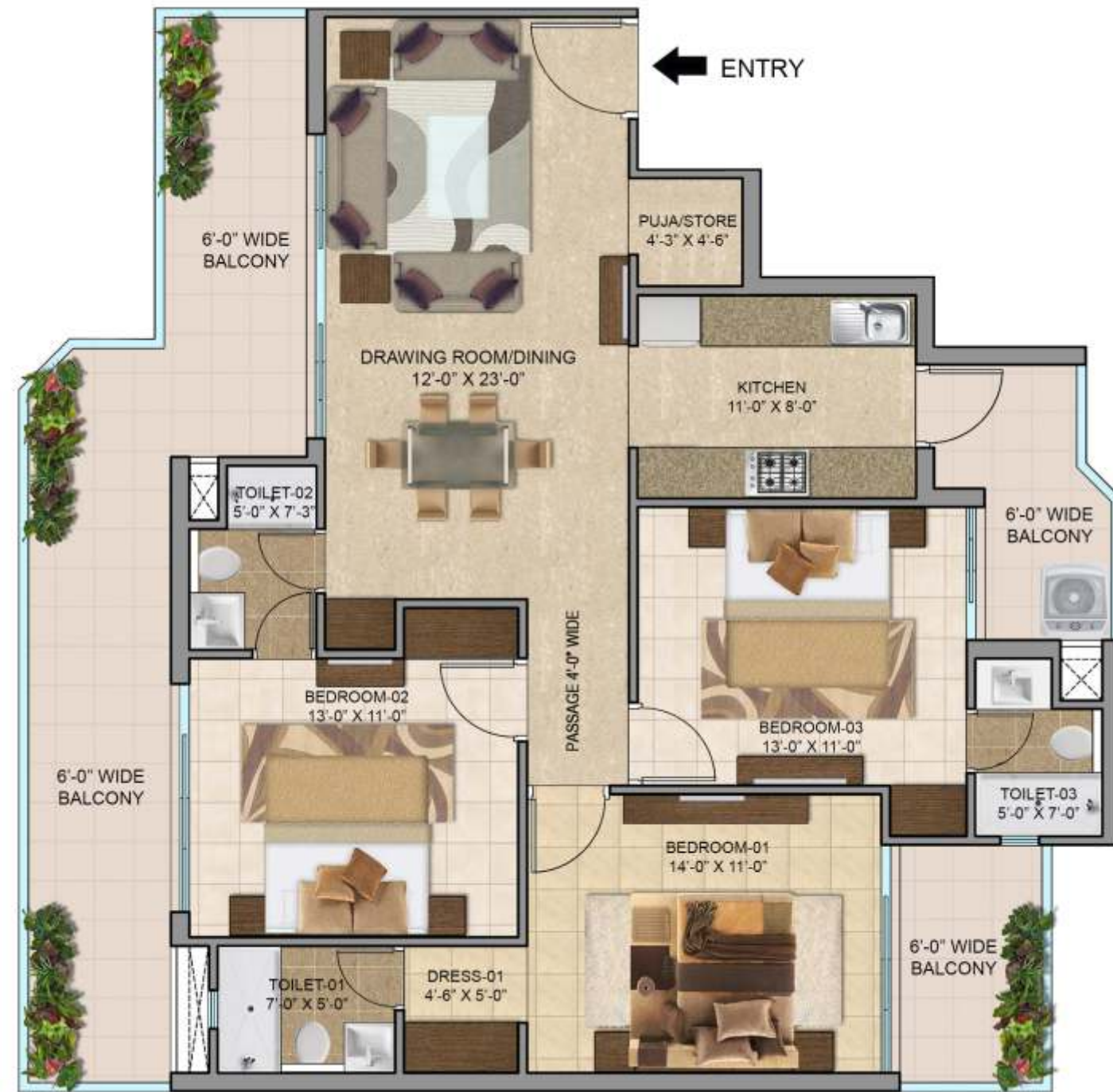
DRAWING/ DINING	12'0" X 23'0"
BEDROOM-1	14'0" X 11'0"
BEDROOM-2	13'0" X 11'0"
BEDROOM-3	13'0" X 11'0"
BALCONY-1	6'0"
BALCONY-2	6'0"
KITCHEN	11'0" X 8'0"
TOILET-1	7'0" X 5'0"
TOILET-2	5'0" X 7'3"
TOILET-3	5'0" X 7'0"
PUJA ROOM	4'3" X 4'6"

SUPER AREA CALCULATION

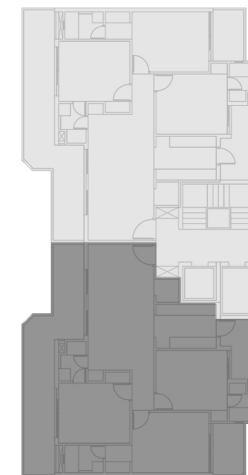
Carpet Area	= 1040 sq. ft.
Balcony Area	= 389 sq. ft.
Circulation + Common Area	= 456 sq. ft.
TOTAL SUPER AREA	= 1885 sq. ft.



Disclaimer applicable*



2D Representation



KEY PLAN

3 BHK PREMIUM



3D Representation

3 BHK + SERVANT

DRAWING/ DINING	12'0" X 23'0"
BEDROOM-1	14'0" X 11'0"
BEDROOM-2	13'0" X 11'0"
BEDROOM-3	13'0" X 11'0"
BALCONY-1	6'0"
BALCONY-2	6'0"
KITCHEN	11'0" X 8'0"
TOILET-1	7'0" X 5'0"
TOILET-2	5'0" X 7'3"
TOILET-3	5'0" X 7'0"
DRESS-1	4'6" X 5'0"
SER. ROOM	6'0" X 8'0"

SUPER AREA CALCULATION

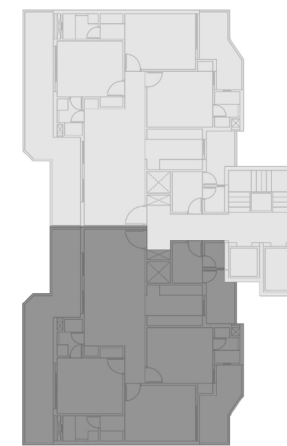
Carpet Area	= 1089 sq. ft.
Balcony Area	= 423 sq. ft.
Circulation + Common Area	= 503 sq. ft.
TOTAL SUPER AREA	= 2015 sq. ft.



Disclaimer applicable*



2D Representation



KEY PLAN

3 BHK + SERVANT



3D Representation

4 BHK

DRAWING/ DINING	13'0" X 23'0"
BEDROOM-1	15'0" X 11'0"
BEDROOM-2	15'0" X 11'0"
BEDROOM-3	13'0" X 11'0"
BEDROOM-4	13'0" X 10'6"
BALCONY-1	6'0"
BALCONY-2	6'0"
KITCHEN	8'6" X 13'0"
TOILET-1	9'0" X 5'0"
TOILET-2	8'6" X 5'0"
TOILET-3	8'0" X 5'0"
TOILET-4	5'0" X 7'0"

SUPER AREA CALCULATION

Carpet Area	= 1370.6 sq. ft.
Balcony Area	= 548 sq. ft.
Circulation + Common Area	= 566.4 sq. ft.
TOTAL SUPER AREA	= 2485 sq. ft.



Disclaimer applicable*

HERMITAGE
CENTRALIS



2D Representation



KEY PLAN

4 BHK



3D Representation



Pre-Certified
Gold Rated Project

WE THINK GREEN WHAT WE DO

Green thinking is clearly looked upon as a business advantage by us. Our approach to sustainability aligns 3 factors – social equity (People), the environment (Planet) and economics (Profit). We endeavor to construct and develop buildings that minimise risks to health, safety and environment while optimizing efficiencies in resource management and operational performance.

ASPECTS OF SUSTAINABLE DEVELOPMENT IN OUR PROJECTS

ENERGY EFFICIENCY IN BUILDINGS

At Hermitage Centralis, holistic energy-efficient approach integrates factors like building orientation, envelope, systems, lighting and other equipment in the design of the project.

INDOOR ENVIRONMENT QUALITY

Factors such as daylight, ventilation and indoor air quality, influences the health and well being of the occupants of the building. At Hermitage Centralis, the following provisions are given importance during the design stage:

- Daylight and ventilation regulation
- Cross ventilation
- Low VOC paints

WATER CONSERVATION

Some of them are as follows:

- Installing water efficient fixtures
- Using native and adaptive species of vegetations for landscaping
- Waste-water treatment
- Designing the landscaped areas with the use of an efficient irrigation system

RAIN WATER HARVESTING

Controlling ground water depletion by employing the following Rain Water Harvesting (RWH) schemes designed by specialized consultants.

HEAT-ISLAND EFFECT

'Heat islands' are described as developed areas that are hotter than nearby less developed areas. They are parts of the urban development where there is a steep temperature variation between developed areas and cooler surrounding areas. In Hermitage Centralis, a building's roof and non-roof are designed with the following considerations:

- Covering building's exposed roof areas by materials with high Solar Reflective Index (SRI).
- Vegetation in roof and other areas.
- Shaded or underground parking.

SHADOW ANALYSIS

The effects of shading by one building upon another can be either positive or negative depending on the site-specific circumstances of the properties involved. Shadow analysis helps to assess the impact of shadow on the neighbourhoods.

WIND ANALYSIS

Wind analysis of high-rise buildings helps in predicting the wind pattern in the surrounding areas of the building. This enables the designer to make decisions with respect to layout of the building, the orientation of the building, placement of windows and other aspects. This study helps to adopt the following eco-friendly measures:

- Appropriately place openings and building orientation to get the most out of cross ventilation.
- Assess the impact of wind on pedestrians & motor vehicles.
- Assess the impact of wind on architectural features provided in common areas.

WASTE MANAGEMENT AND DISPOSAL

Waste management techniques are employed to keep the surroundings clean while employing the garbage as valuable resource for generating energy that can be further utilized in the residential complex itself.



INSIDE HERMITAGE CENTRALIS

Only the choicest material specifications have been cherry-picked for the layout and construction of Hermitage Centralis.



SPECIFICATIONS

Areas/Locations	Floors	Walls	Doors	Ceiling	Fixtures & Fitting	Others
1.Living/dining room, Lobby & family lounge	Premium quality double charged vitrified tiles flooring Somany, Kajaria or equivalent make	Premium emulsion paints	Internal: Flush doors with hardwood frames with matte finish External: High quality UPVC doors	Premium emulsion paints/ Oil bound distemper	Fully fitted wardrobes/Dressers with attractive finish	Split air conditioners(Voltas/ Hitachi) or equivalent make with 4* Rating
2. Bedrooms	Premium quality double charged vitrified tiles flooring Somany, Kajaria or equivalent make	Premium emulsion paints	Internal: Flush doors with hardwood frames with matte finish External: High quality UPVC doors	Premium emulsion paints/ Oil bound distemper	Fully fitted wardrobes/Dressers with attractive finish	Split air conditioners(Voltas/ Hitachi) or equivalent make with 4* Rating
3. Bathrooms	Good quality ceramics antiskid tiles Somany, Kajaria or equivalent make	Good quality of premium brands ceramic tiles	Internal: Flush doors with hardwood frames with matte finish External: High quality UPVC doors	Premium emulsion paints/ Oil bound distemper	CP fitting of premium brand Jaquar/Kohler or equivalent make chinaware of premium brand Hindware/Kohler or equivalent make	A detachable stainless steel cockroach trap with lid of chilly or equivalent brand shall be provided in all bathrooms
4. Kitchen	Premium antiskid ceramic tiles Somany, Kajaria or equivalent make	Good quality ceramic tiles of premium brands upto 2' height above counter and premium emulsion paints in balance areas	External: High quality UPVC doors	Premium emulsion paints/ Oil bound distemper	CP Fitting of premium brand Jaquar/Kohler or equivalent make, telescopic channels installed to enable easier access to recessed regions of drawer units and better use of storage space	Modular kitchen with pre polished granite counter top with stainless steel double bowl sink, high quality hardware provided by Hettich or equivalent, natural shade laminate finish on exteriors and interiors in wood work and Exhaust Fan
5.Balconies/ Exterior	Good quality antiskid ceramics tiles Somany, Kajaria or equivalent make	Weather proof paint of premium brand	High quality UPVC doors	Weather proof paint of premium brand/ ceiling light fixtures in balconies	RAILING MS railing	Tap in utility balcony and electrical power point in all balcony
6.Elevators lobby & corridors	Granite	Granite/Stones/Tiles/ Premium emulsion paints or in combination, use of other products for décor as per architect view	Flush door shutter	Premium emulsion paints/Oil bound distemper ceiling, light fixtures		Two lift to be provided in each tower for access to all the floors of premium quality (known brand), capacity as per norms
7.Staircase	Granite/Marble and natural stones	Premium emulsion paints		Premium emulsion paints/ Oil bound distemper	RAILING	
8. Servant room	Ceramic tiles Somany, Kajaria or equivalent make	Oil bound distemper	Flush door shutter	Oil bound distemper		
9. Servant bathrooms	Good quality antiskid ceramic tiles Somany, Kajaria or equivalent make	Ceramic tiles Somany, Kajaria or equivalent make	Flush door shutter	Oil bound distemper	Toilet fixtures- chinaware & C.P. fittings Indian make and premium modular switches, sockets & copper wiring with exhaust fan Havells, Legrand or equivalent make	
10. Electrical	All electrical wires in concealed conduit, provision for adequate light and power point. Telephone , T.V. outlets and AC point in Drawing/Dining and all bedrooms. Provision for geyser in all bathrooms and Kitchens. Each apartment shall have 3KWA power backup.					
11.Plumbing	As per standard practice all internal plumbing in GI/CPVC/PVC					



A LEGACY BUILT WITH COMMITMENT, SINCERITY AND QUALITY.

Hermitage Infra Developers commits and maintains a stringent quality standard in all its projects with a promise of on-time delivery. Hermitage Infra Developers, as a group and real estate company always strives to achieve excellence with qualitative deliverables. Our mission is to not only build home but to also provide a harmonious lifestyle and secure environment to all the people living in them.



HERMITAGE PLAZA,
ADJOINING K AREA NAC, ZIRAKPUR

Envisioned as the meeting point for leisure and business, it is the first multi-use commercial development in the vicinity of Tricity.



SAVITRY HEIGHTS
(VIP ROAD, ZIRAKPUR)

Project offers better standards of living in a cordial environment.



HERMITAGE PARK,
ADJOINING K AREA NAC, ZIRAKPUR

At Hermitage Park we incorporate the five elements of nature in its balance. Also, the landscape planning for the project is a view.



HOLLYWOOD HEIGHT-I
(VIP ROAD, ZIRAKPUR)

Architectural excellence with the experience of bliss attached to it makes this property a novelty in itself.



HOLLYWOOD HEIGHT-II,
(NR. WHISPERING WILLOWS
VIP ROAD, ZIRAKPUR)

The project is meticulously planned residential space.



VIP GALLERIA,
(VIP ROAD, ZIRAKPUR)

An ideal place to invest, expand and grow your retail business.



HOLLYWOOD PLAZA,
(VIP ROAD, ZIRAKPUR)

The project is an opportunity for businesses and retail outlets to evolve and enhance.



We have been proven right in going for Hermitage Infra Developers. You have not deviated from what you had promised! Excellent experience in terms of commitment given – Project delivery & completion. No complaints to make in terms of responsive / responsible replies to our queries. Always prompt in solving the issues. Excellent team folks & kudos to the leader!

Col.S.Das

Resident at Hollywood Height-1



Hermitage Infra Developers is the most reliable real estate company in today's volatile market in Tricity. As I am unable to travel to India, a brand like Hermitage Infra Developers makes me feel secure and I am sure many NRIs like me, chose Hermitage Infra Developers because of its honest dealings, transparency and customer service.

Mr. Kuldip Vasdev (NRI-UK)

Resident at at Savitri Enclave-1



We met a number of builders during our house-searching stage. But we seemed to just connect with Hermitage Infra Developers. It's like they are able to read our mind and give us a home that best suits our needs. We don't have to bother about maintenance issues at all.

Bhanu Arora (VP-ICICI Bank)

Resident at Hollywood Height-1



Overall happy with the quality of the house and Hermitage's co-ordination. Appreciate support and anticipate the same forever! Overall Hermitage's commitment and response is well appreciated.

Mr. Anuj Malik (AVP-Axix Bank)

Resident at Hermitage Park

THE MAVERICKS

A duo of visionary entrepreneurs with a wealth of experience in having set-up and established multiple real estate projects, that have carved a niche in the real estate story of Zirakpur.



D.R. SINGLA

A first-generation entrepreneur, D.R. Singla is a dynamic and vibrant business magnate who holds a degree in Engineering from Thapar University, Patiala. He entered the real estate space a decade ago and under his expert guidance the group has delivered a number of residential and commercial projects in Zirakpur like The Hermitage Park, Savitry Enclave, Savitry Heights-II, Hollywood Heights-I, Hollywood Heights -II, Hollywood Plaza, Hollywood Plaza-I, Hollywood Plaza-II and VIP Galleria, to name a few.

He has expanded the group's operations on a comprehensive scale and the company has built and sold a multitude of Group Housing and SCO to high profile customers like Sr. Advocates, Doctors and Sr. Army Officers.

His endeavor has always been to deliver quality workmanship and robust construction practices at all stages of a project. With the group turnover of Rs. 600 Cr., his vision for the future is to grow the company into a Rs. 3000 crore business in the next 6 years.



NITANT SINGLA

Smart, suave and a go-getter, Nitant Singla has a futuristic vision and is driven by a positive outlook. A Thapar university aluminate, Nitant has inherited the vision and passion for quality creation from his father, D.R. Singla.

He is like a trailblazer who is setting new standards for the real estate domain. He endeavours to create exceptional landmarks and forever change the Tricity Region skyline. He joined group in 2014 and since then he has been instrumental in bringing a unique and innovative approach to the business by offering cutting age services and products. He aspires to create extraordinary infrastructure developments and modern lifestyle projects.

He firmly believes in doing one project at a time, so that the entire focus is on timely completion of the project, and all energies are channelized in one direction.

ARCHITECT CONSULTANT

INTEGRATED ENVIRONS

E-5, IInd Floor, Bali Nagar, New Dehli -15
B-6-31-1 Safdurjung Enclave, New Dehli -29

Website: www.iedesign.in

STRUCTURAL CONSULTANT

SPACELINK ENGINEERS PVT.LTD.

24A ground floor, DDA flats,
Pocket -1, Sector -10, Dwarka, New Delhi -110075

Website: www.slep.in

CONSTRUCTION CONSULTANT

HI-TECH BUILDERS

Hollywood Plaza,
Showroom No. 4 & 5,
V.I.P. Road, Zirakpur Punjab-140603

LANDSCAPE CONSULTANT

Setu Design Studio, E-69,Anand Niketan, F.Floor,
New Delhi-110021

Website: www.slep.in



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SCF 1-2, GROUND FLOOR, HOLLYWOOD PLAZA - 1, VIP ROAD, ZIRAKPUR (PUNJAB).

*PRICING EXCLUDING GST, STAMP DUTY, REGISTRATION CHRGES, MISCELLANEOUS CHARGES, PLC AND IS SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. * CHARGES APPLICABLE EXTRA

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