

A NEW DELHI ADDRESS THAT
PUTS YOU ABOVE THE ORDINARY



@THE HEART OF DWARKA

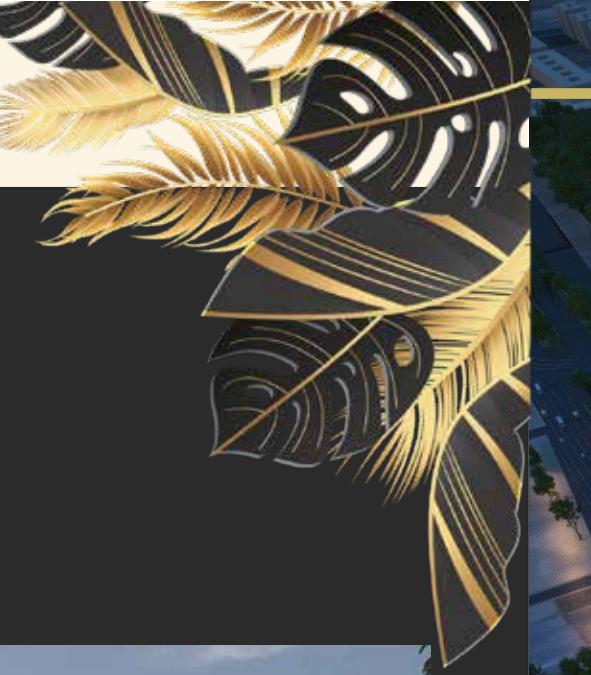
Dwarka sub-city is also known as one of the largest residential areas in Asia and is also referred to as the Model Township owing to its most organized, well-planned and clean & green development that make it a preferred residential area of New Delhi. Dwarka is known for its wide and well-laid road network and its close proximity to Indira Gandhi International Airport, New Delhi.



Diplomatic Enclave
Sector-24, Dwarka



Adjacent to the upcoming Diplomatic Enclave 2 is Sector 24, Dwarka, which is currently bustling with development. Its tall blue-tinted aluminum boundary walls stretch as far as eye can see. Huge construction cranes are at work, moving 360 degrees from one task to another.



Discover the epitome of excellence in event spaces. The iconic India International Convention Centre in Dwarka offers state-of-the-art facilities, cutting-edge technology, and impeccable services to elevate your conferences, exhibitions, and special events to new heights of success and grandeur.

ONE OF ASIA'S
LARGEST
EXHIBITION & CONVENTION CENTRES

221 ACRES
OF DEVELOPMENT
OVER
1 MILLION SQ. MTR.
OF BUILT-UP SPACE



India International
Convention and
Expo Centre (IICC)

Sector-25, Dwarka



GOLF COURSE DWARKA

Tee off at the prestigious golf course, just 1 km away from The Consulate Apartments. Embrace a golfer's paradise with lush fairways & serene surroundings. Enjoy easy access to an unparalleled sporting experience, offering you leisure and recreation right at your doorstep. Experience luxury living with world-class amenities and a golfer's dream nearby.

Golf promotes physical fitness, enhances mental focus, provides opportunities for socializing, and allows for enjoying beautiful outdoor landscapes.

Golf is good for health and relaxation, offering exercise, fresh air, social interaction, and a chance to enjoy nature.

18 Hole Golf Course, Sector 24, Dwarka
Expected to be Operational by March 2024





DWARKA IT & ITES HUB & HOTELS

The Delhi development Authority (DDA) has expedited its plan to create an international business, information technology and information technology enabled services (ITES) hub in Dwarka.

The hub, planned to attract IT giants and startups, will include multi sectoral facilities. The proposed hub, spreading over nearly 82 hectares will boast of state-of-the-art office space, hotels, commercial zones, and supporting infrastructure in synergy with the upcoming India International Convention Centre (IICC) at Sector 25,Dwarka. Out of total land available, 4 hectares are proposed for the hotels and for integrated freight complex area reserved is 37.72 hectares.

As per Indian Express New paper, 10/5/21



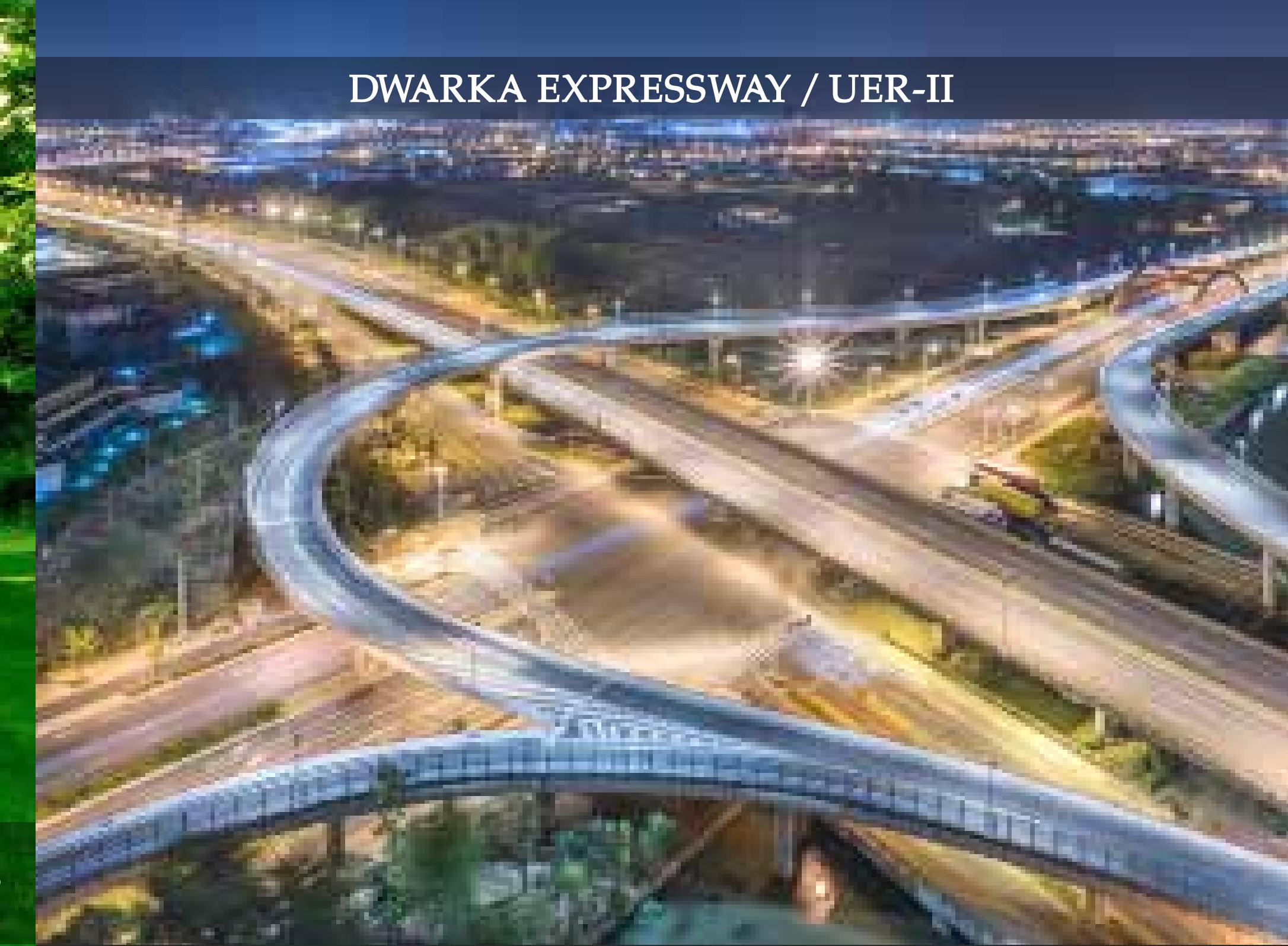


BHARAT VANDANA PARK

Indias biggest theme park- Bharat Vandana Park, Sector 20 , Dwarka. The Consulate Apartments are just 2 km away from the greatest attraction in Delhi, where famous monuments replicas will be showcased. To be operational in 2024



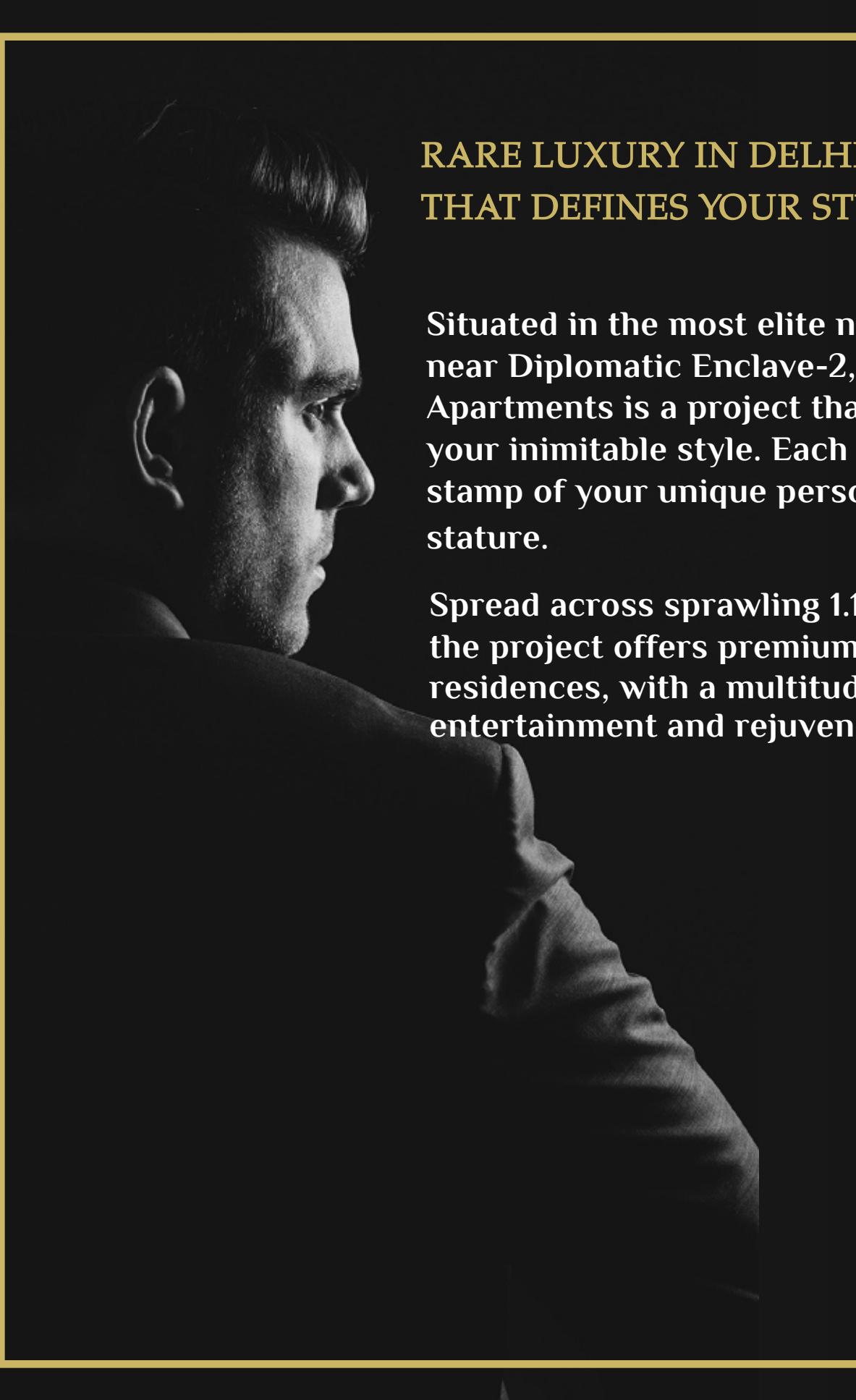
200 Acres of Reserved Forest - Dwarka has a wide green spread which has led this place to blossom into a green neighbourhood



DWARKA EXPRESSWAY / UER-II

The location of The Consulate Apartments is excellent which is connected with two expressways, major attraction of Delhi NCR Real Estate Industry, Dwarka Expressway and UER 2

Dwarka Expressway expected to be operational by January 2024 and UER 2 is also expected to be ready by March 2024.



RARE LUXURY IN DELHI APARTMENTS THAT DEFINES YOUR STYLE STATEMENT

Situated in the most elite neighbourhood of Dwarka near Diplomatic Enclave-2, Sector 24, The Consulate Apartments is a project that is being built to match your inimitable style. Each home here bears the stamp of your unique personality and reflects your stature.

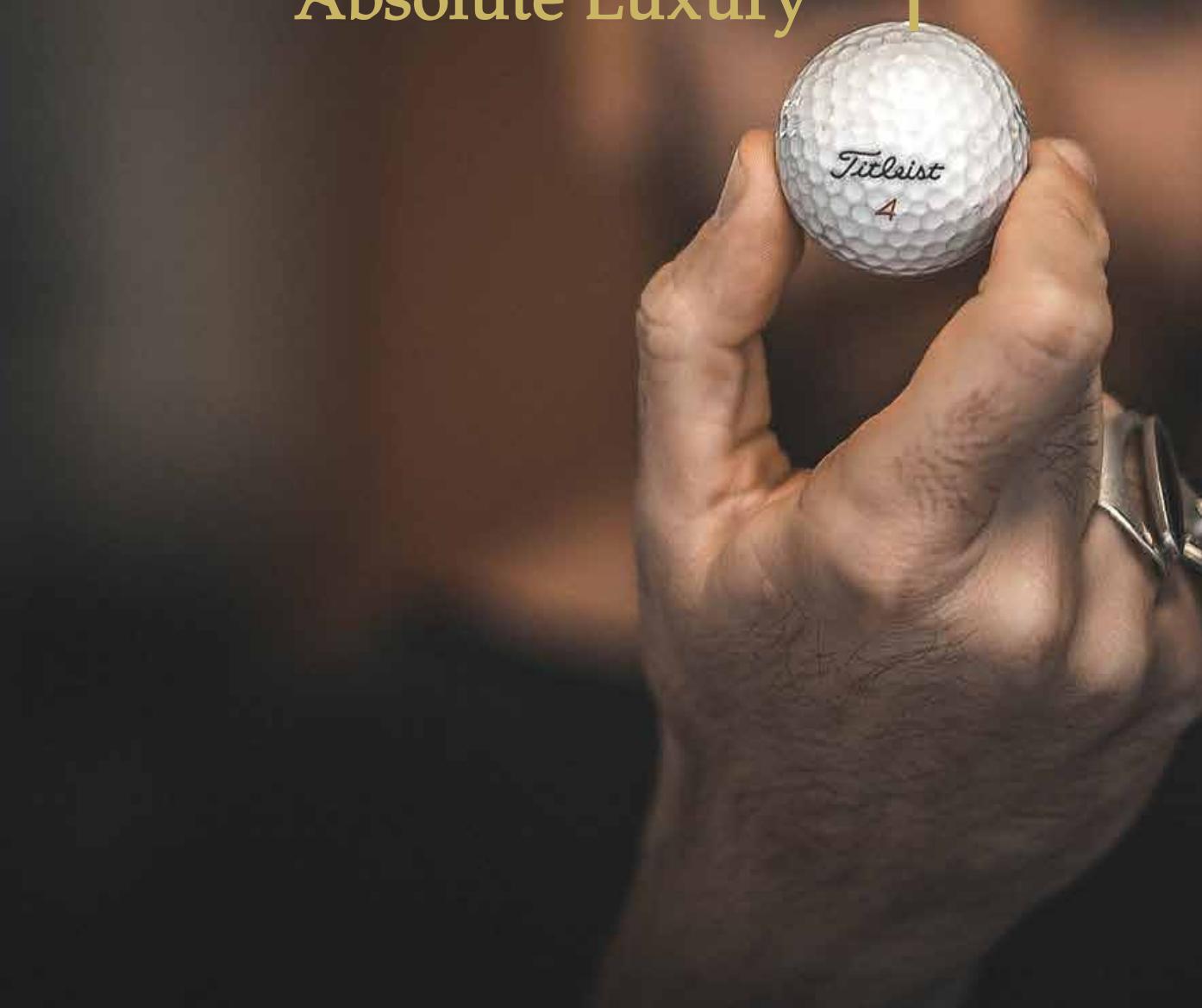
Spread across sprawling 1.15 acres (approx.), the project offers premium 4 BHK and 3+1 BHK residences, with a multitude of recreation, entertainment and rejuvenation avenues.





ABOUT US

**Focused Vision to Develop
Absolute Luxury**



Ankit jindal, the Co-Founder and CEO of Orchid India Inframart, is a highly accomplished entrepreneur with a strong educational background and extensive experience in the real estate industry. Under his Visionary leadership, the company has excelled in Various projects, delivering exceptional value and contributing to community development. Ankit's commitment. To excellence, social responsibility, and environmental Stewardship sets him apart as a respected and influential figure in. The real estate sector, inspiring his team and peers to create. Positive change in the industry.

Vipul Jindal, the Co-Founder and MD of Orchid India Inframart, is a prominent entrepreneur with a rich background in the real estate industry. under his leadership, the company has excelled in various real estate developments, focusing on luxury residential projects and warehousing solutions. Vipul's strategic vision, community involvement, and commitment to social responsibility have contributed to the company's strong reputation and success in the global real estate arena. his dedication to excellence and his ability to identify lucrative opportunities continue to drive Orchid India Inframart's growth and prominence in the market.

ABOUT THE ARCHITECT

Semion Studios, Sector-46, Faridabad



Chitvan Vrindavan Group Housing, Vrindavan

The Arena, Bangalore, Karnataka



Golden Tulips, Sector-63, Faridabad

Gautam and Gautam Associates (G&G) is an award winning, inter-disciplinary Architecture & Design Firm with over 50 years of experience in designing, construction & management of projects to a successful completion. The firm's design portfolio constitutes projects of diverse typologies, scale & context, each design exclusive in all its essence.

The firm offers a full range of Architectural and Planning services including feasibility studies, programming and system analysis, master planning, contract documentation and project monitoring, architectural, landscape and product designing, conservation and restoration, building maintenance and supervision, green building certifications along with site management and other complementary services.

To keep abreast with the technical advancements, the firm is using extensive and latest computing software for designing and detailing of the projects, inevitable in today's scenario. The firm is committed to produce creative design based on careful research individually tailored to each project and through knowledge of building processes and technologies. The firm lays emphasis on the quality of design, careful supervision of its execution and close collaboration with the clients.

G&G ACHIEVEMENTS



First Design Project in Dubai – His Highness Residence

Gautam & Gautam Associates Design First Project @ Dubai: Residence of His Highness

Out to make dreams true into reality

It has been a long journey for KP Gautam, the founder Chairman of Delhi based

Best Architectural Firm in India 2016

The Gautam & Gautam Associates recognized for Best Architectural Firm in India 2016 for best practices, innovative thinking, and design excellence.



Patanjali Food Park inaugurated in Nagpur

The foundation stone of Patanjali Mega Food and Herbal Park, promoted by Yoga Guru Ramdev



G&G Contractor: Your reliable partner for construction and development projects. With a proven track record of excellence, we deliver top-quality services, from concept to completion. Experience peace of mind with G&G Contractor as your trusted construction partner.



PROPOSED VIEW OF CONSULATE APARTMENTS AT DWARKA

INTRODUCING

**The Consulate Apartments
in Sector 24, Dwarka, New Delhi**

Experience luxury living with spacious 3+1 & 4BHK apartments. Indulge in exclusivity with a Rooftop Club and Swimming Pool. Immerse yourself in comfort and sophistication while enjoying premium amenities. Discover the epitome of elegant urban living at The Consulate Apartments

SITE PLAN



WELCOME TO AN ABUNDANT LIFE!



**Unique features like Home Automation and 7 Tier Security for
the first time in any Dwarka Residential Project**





The luxurious rooftop club at The Consulate Apartments. Elevate your lifestyle and unwind in style with breathtaking city views. Indulge in exclusive amenities, socialize at the elegant lounge, stay fit in the state-of-the-art gym, and relax by the sparkling Roof Top Club. Experience opulence & leisure at its finest.

OPULENT ROOFTOP CLUB & AMENITIES DECK

You won't experience
a better evening



Splash, Smile & Unwind into the Rooftop Pool



Dive into luxury at the rooftop swimming pool in The Consulate Apartments. Experience sheer indulgence and relaxation with panoramic city vistas while enjoying a refreshing swim. Immerse yourself in a world of serenity and opulence, where the poolside ambiance complements your lifestyle, making every moment extraordinary and memorable.



A Terrace That Bustles with Activities



SKY-GARDEN PLAN



CLUB FLOOR PLAN



SPECIFICATIONS

Dwelling Units

TOILETS



Flooring

GVT ANTI
Skid Tiles



Ceiling

False Ceiling
(P.O.P.)



Wall

Semi-Glossy
Vitrified Tiles



Door/Window

Timber Flush Doors
Fixtures (ELEC.)



Switchboards

Switchboards
In Matt Black, Wooden
Finish, White



Fixtures (Plumbing)

Fixtures and Fittings
In Polished Chrome

KITCHEN



Flooring

Glazed
Vitrified Tiles



Ceiling

False Ceiling
(P.O.P.)



Door/Window

Timber Flush
Doors Fixtures
(ELEC.)



Counter

GVT Kitchen
Slabs



Fixtures (Plumbing)

Fixtures and Fittings
In Polished Chrome



Switchboards

Switchboards
In Matt Black, Wooden
Finish, White



Modular Kitchen

Semi-Glossy
Vitrified Tiles on Walls

Dwelling Units

DRAWING/DINING ROOM



Flooring

Italian GVT Collection
Semi-Gloss



Ceiling

False Ceiling
(P.O.P.)



Wall

Panelling in Veneer/
Laminate or Acrylic
Emulsion Paint



Door/Window

Main Entry Door in
Wooden Finish UPVC



Fixtures (ELEC.)

Legrand Switchboards
in Matt Black, Wooden
Finish White



Flooring

Matt
Finish GVT Wooden
Pattern

BEDROOMS



Flooring

Matt
Finish GVT Wooden
Pattern



Ceiling

False Ceiling
(P.O.P.)



Wall

Panelling in Veneer/
Laminate or Acrylic
Emulsion Paint



Door/Window

Timber Flush Doors



Fixtures (ELEC.)

Legrand Switchboards in Matt Black,
Wooden Finish White

CLUB

Lobby



Flooring
Italian GVT Collection
Semi-Gloss

Playzone



Flooring
Matt Finish GVT
Wooden Pattern

Library



Flooring
Carpet Tiles For
Sound Insulation

Cafe



Flooring
Matt Finish GVT
Wooden Pattern

Club Executive Lounge



Flooring
Italian GVT Collection
Semi-Gloss

Spa Zone



Flooring
Italian GVT Collection
Semi-Gloss

GYM



Flooring
Laminated Wooden
Flooring

Terrace Garden



Flooring
Astro Turf with
Cement GVT Flooring



Wall
Acrylic Emulsion
Paint/Wooden
Panelling



Fixtures (ELEC.)
Switchboards
in Timber Shade with
off white Switches



Door/Window
Timber Flush Doors

BEST BRANDS FOR THE BEST EXPERIENCE

Kajaria

KOHLER.

dors t
we understand

Schindler

Jayna
The Kitchen Essentials

Jaquar

asianpaints

Crabtree

legrand

Qquba
EXPERIENCE EXCELLENCE

HAVELLS

Finolex

Bhutan tuff®
Bringing Home The Nature
PLY VENEER DOORS

wipro

FUJITEC

borientbell tiles

IPSA
unlock a better life...

OSRAM

SYSKA

OTIS

POLYCAB
Connection Zindagi Ki

BIRLA HIL
PIPES & PUTTY

ashirvad

ÖKOTECH™
Lead free uPVC profiles

ELEVATORS
BIRLA GROUP

BAJAJ
Bajaj Electricals Ltd.
Inspiring Trust

SAINT-GOBAIN

hindware
Start with the expert

Supreme

LEDVANCE

KONE

Levis
Berger
Paint your imagination

Dulux





LOCATION ADVANTAGE

Seamless connectivity to network of Expressways and National Highways- Dwarka Expressway, UER2, NH8

- ★ 1 KM from Dwarka Expressway
- ★ 600M from UER 2
- ★ Adjacent to IIICC Sector 25, Dwarka
- ★ 1 KM from Diplomatic Enclave 2, Sector 24
- ★ Adjacent to Metro Station Sector 25, Dwarka
- ★ Adjacent to international IT hub
- ★ 10 Minutes from NH8
- ★ 15 Minutes From IGI Airport
- ★ 2 KM from Delhi Largest Golf Course, Sector 24
- ★ Direct Access to Delhi Mumbai Expressway
- ★ 2 KM from Bharat Vandana Park, Sector 20
- ★ Facing 200 Acres Reserved Forest Green Zone







REAL ESTATE REGULATORY AUTHORITY
NCT of Delhi
2nd Floor, Shivaji Stadium Annex Building,
Shaheed Bhagat Singh Marg, New Delhi-110001

No F.1(80)/RERA/2022-6024 Dated: 15/03/2023
FORM 'C'
[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as RE(RD)Act,2016) to the following project under project registration number DLRERA2023P0005.

Project: The Consulate Apartments (hereinafter referred to as "Project")

Location: Plot/Khasra No.112/2, 05-09, situated at extended Lal Dora, Village Doolsiras, Tehsil Dwarka, New Delhi.

1. The project will be implemented by M/s Orchid India Inframart LLP having registered office at Kothi No. 3, P.F., Sector 11, Dwarka, New Delhi – 110075, (hereinafter called as "Promoter")

2. This registration is granted subject to the following conditions namely:-

- The Promoter shall not deviate from the layout and sanctioned building plans without the prior approval of the Authority.
- The Promoter shall enter into an "Agreement for Sale" with each allottee as prescribed by the appropriate Government;
- The Promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
- The Promoter shall mention all details regarding acquisition of land for the project by way of lease or purchase or any other means in the "Agreement for Sale".

By Secretary (RERA)
Real Estate Regulatory Authority
2nd Floor, Shivaji Stadium Annex
Shaheed Bhagat Singh Marg
New Delhi-110001

(v) The Promoter shall disclose all liabilities and encumbrances on the land for the project or project in the 'Agreement for Sale'.

(vi) The Promoter shall deposit seventy percent of the amounts realized by the promoter from the allottees in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of Section 4 of the RE(RD) Act, 2016;

(vii) The Promoter shall neither seek nor accept more than 10 percent of the cost of unit without entering into and registering written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016.

(viii) The Promoter shall mention details of parking slot(s) attached to each unit in the 'Agreement for Sale'.

(ix) The Promoter shall mention the numbers of entrances, lifts and materials to be used in the 'Agreement for Sale'.

(x) The basement of the project would be used only for the purposes indicated in the sanctioned building plan.

(xi) The Promoter shall mention details of all common facilities proposed to be developed as part of the project in the 'Agreement for Sale'.

(xii) The registration shall be valid upto 20.10.2027 unless extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;

(xiii) The Promoter shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;

(xiv) The Promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

(xv) The Promoter shall submit Quarterly Progress Report detailing the physical and financial progress made on the project till issue of Completion Certificate. The first QPR stands due on 01/04/2023.

3. The Promoter shall enter into an 'Agreement for Sale' with the allottees as per the model 'Agreement for Sale' given in Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) Agreement for

TCS
By Secretary (RERA)
Real Estate Regulatory Authority
2nd Floor, Shivaji Stadium Annex
Shaheed Bhagat Singh Marg
New Delhi-110001

DELHI RERA No.- DLRERA2023P0005

(-2-

(v) The Promoter shall disclose all liabilities and encumbrances on the land for the project or project in the 'Agreement for Sale'.

(vi) The Promoter shall deposit seventy percent of the amounts realized by the promoter from the allottees in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of Section 4 of the RE(RD) Act, 2016;

(vii) The Promoter shall neither seek nor accept more than 10 percent of the cost of unit without entering into and registering written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016.

(viii) The Promoter shall mention details of parking slot(s) attached to each unit in the 'Agreement for Sale'.

(ix) The Promoter shall mention the numbers of entrances, lifts and materials to be used in the 'Agreement for Sale'.

(x) The basement of the project would be used only for the purposes indicated in the sanctioned building plan.

(xi) The Promoter shall mention details of all common facilities proposed to be developed as part of the project in the 'Agreement for Sale'.

(xii) The registration shall be valid upto 20.10.2027 unless extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;

(xiii) The Promoter shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;

(xiv) The Promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

(xv) The Promoter shall submit Quarterly Progress Report detailing the physical and financial progress made on the project till issue of Completion Certificate. The first QPR stands due on 01/04/2023.

3. The Promoter shall enter into an 'Agreement for Sale' with the allottees as per the model 'Agreement for Sale' given in Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) Agreement for

TCS
By Secretary (RERA)
Real Estate Regulatory Authority for NCT of Delhi
2nd Floor, Shivaji Stadium Annex
Shaheed Bhagat Singh Marg
New Delhi-110001

(-3-

Sales) Rules, 2016. For any deviation from the prescribed text, the Promoter shall take prior permission of the Authority.

4. If the above mentioned conditions are not fulfilled by the Promoter, the Authority may take necessary action against the Promoter including revoking the registration granted herein, as per the RE(RD) Act, 2016 and the rules and regulations made thereunder.

Rakesh Kumar
Deputy Secretary
Real Estate Regulatory Authority for NCT of Delhi
2nd Floor, Shivaji Stadium Annex
Shaheed Bhagat Singh Marg
New Delhi-110001

DELHI RERA

HOME LOAN APPROVED FROM





THE CONSULATE APARTMENTS

Sector-24, Dwarka New Delhi-110077

RERA NO. DLRERA2023P0005

M/S Orchid India Inframart LLP

Site Address: Plot No. 112/2, 05-09, Doolsiras, Sector-24, Dwarka, New Delhi - 110075

The information depicted herein, for e.g. master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc. are subject to change without notifications as may be required by the relevant authorities or the Developer's architect. Whilst every care is taken in providing this information, the developer cannot be held liable for variations. All information, images and visuals, design and drawings, plans or sketches are purely indicative and for representational purposes, it may differ from the actuals and not to scale. All illustrations and pictures are artist's impression only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the Architects and/or the relevant approving authorities. Photographs of interiors, surroundings or location are digitally enhanced unless otherwise mentioned. Not all photos may have been shot at site. Products, features, light fittings, pictures, images, etc. shown as illustrations are for reference only. The colours, shades of walls, tiles etc. shown in the images are for the purpose of representation only and may vary upon actual construction. All images, the interiors and furniture items displayed therein are to give a perspective to the customer and are not part of the flat to be sold to the customer. This brochure may unintentionally include inaccuracies or errors with respect to the description of a plot/ flat size, site plan, floor plan, a rendering, a photo, elevation, prices, taxes, adjacent properties, amenities, design guidelines, completion dates, features, zoning, buyer incentives etc. Further the actual design / construction may vary in fit and finish from the one displayed in the information and material displayed on this brochure. The purpose of this brochure /booklet /prospectus /advertisement /website is, to indicate to the customers the extent of the amenities and facility that may come up in the project as per the present approved layout. Any prospective sale shall strictly be governed by the terms and conditions of the agreement for sale to be entered into between the parties. Recipients/ viewers are advised to exercise their discretion in relying on the information provided and are requested to verify all the details, specifications, including areas, amenities and facilities, services, payment plans and other relevant terms independently with the Developer/Promoter (M/S Orchid India Inframart LLP), have thorough understanding of the same and take appropriate advice prior to concluding any decision for buying in the Project. Notwithstanding anything, in no event shall the Developer, their promoters, partners/ directors, employees and agents be liable to the visitor/ user for any or all damages, losses and causes of action (including but not limited to negligence), errors, injury, whether direct, indirect, consequential or incidental, suffered or incurred by any person/s or due to any use and/or inability to use this brochure or information, action taken or abstained through this brochure.

While enough care is taken by the Developer to ensure that information in the brochure are up to date, accurate and correct, the readers/ users are requested to make their independent enquiry before relying upon the same. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement. *Taxes and statutory charges extra as applicable and terms and conditions. Registration No. DLRERA2023P0005 available at www.rera.delhi.gov.in. For more information please visit - www.orchidindiainframart.com.

Project Name & Address - The Consulate Apartments located at Plot/Khasra No. 112/2, 05-09, situated at extended Lal Dora, Village Doolsiras, Tehsil Dwarka, New Delhi - 110075