



A GLORIOUS CANVAS
FOR THE STORY OF YOUR LIFE

ENTICEMENT INFRASTRUCTURE PRIVATE LIMITED

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RERA Registration no. UPRERAPRJ15180

“ If Luxury Isn't Comfortable,
It Isn't Luxury At All.
At Sublimis, You Can Experience
The Perfect Blend of Luxury & Leisure ”

Come Embrace the Perfect Lifestyle!



SUBLIMIS
your home, your story

A TIMELESS MASTERPIECE

There are few creative works of art that define the timeless glory of the artist and also magnifies the imagination of the viewers. One such fine creation that stands tall as a fine example of today's contemporary age is - Sublimis, a beautifully planned residential project by CRC.

Sublimis is all about living a life of peace and tranquillity, surrounded with modern amenities and facilities. Designed by world famous architect Hafeez Contractor, this magnificent project reflects fineness in every detail.

Strategically located in Sector 1, Greater Noida West, the homes in Sublimis are not just built, but are judiciously fashioned with a vision that is larger than life. With 2BHK and 3BHK flats designed with optimum open space, contemporary amenities, spaces for both children and elderly and aesthetically appealing infrastructure, the project is perfect for individuals who do not want to settle for the ordinary.

So, if you have a desire to write the story of your life in a place that inspires your imagination, Sublimis is the perfect place to be.

A place you will not trade for anything!



Craft your story in Sublimis...

The image shown is for demonstrative purpose only and is subject to change.

ADDRESS THAT'S PERFECT FOR YOUR DESIRES



Imagine a life where you live in complete serenity with close proximity to all the things that you require. Sublimis has been planned to give residents a complete peace of mind. The below mentioned vantages are surely going to impress you.

Sector 1, Greater Noida West is in proximity to NOIDA. The residential project is surrounded by the best and high-end projects of Greater Noida West.

Close to schools like Lotus Valley, Gaur International, Indo Global, Sapphire International, The Wisdom Tree, St. John School, DPS, etc. and many more. The property is also in close vicinity to IT offices and manufacturing hub of Noida, Greater Noida, Dadri & IBM Campus.

Location Advantages:

- 2 minutes drive to FNG Expressway (under construction)
- 3 Minutes drive to nearest upcoming hospital Yartharth
- 5 minutes drive to the nearest metro station in Sector 78
- 5 minutes drive to upcoming City Center Mall at Kisan Chowk
- 10 minutes drive to NH-24
- 15 Minutes drive to Fortis hospital and upcoming Kailash Hospital

A couple, a man and a woman, are seen from behind, standing on a balcony and looking out over a modern apartment complex. The man is wearing a white shirt, and the woman is also wearing a white shirt. They are looking out over a large, multi-story apartment building with many balconies. The building is surrounded by lush greenery, including palm trees and other tropical plants. In the foreground, there is a swimming pool and a playground. The sky is blue with some clouds. The overall scene is bright and sunny, suggesting a warm climate.

Bringing you the
perfect impression

A PIECE OF HEAVEN ON EARTH

The purity in the refreshing breeze. The feel of green earth below your feet. The clarity of an azure sky. Where does one find these joyous and heartfelt moments? Sublimis is your answer. A definitive destination that promises pristine nature in the midst of the humdrum. It's a poem set in a landscape. It's an art created to allure the heart. It's what you will call home.



Uplift Your Soul



SPACE THAT'S ONE OF A KIND

TOWERS

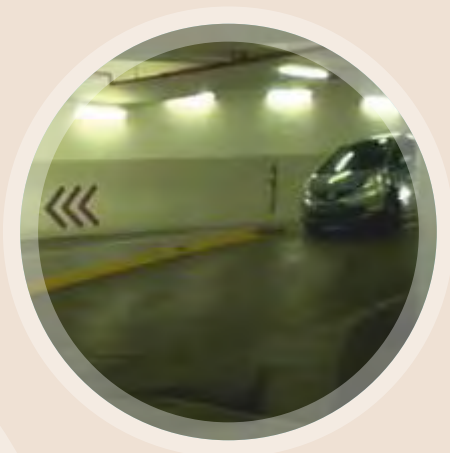
- ▲ Each tower at Sublimis has been planned with individual drop-off zone
- ▲ The lobby is open from two sides with central green area
- ▲ All units are at the corner of each tower
- ▲ One tower consists of 6 apartments per floor
- ▲ 3 Lifts per tower, with 2 being passenger and 1 service lift
- ▲ Tower faces 60 m road & low density prominent projects
- ▲ Wide lift lobby, common areas and waiting area in front of each apartment
- ▲ Optimum natural light



INDIVIDUAL APARTMENTS

- ▲ Spacious living & dining room with balconies facing the green landscape
- ▲ Contemporary kitchen ensuring maximum privacy & minimum sound. Large utility balcony for convenience of washing clothes & other household work
- ▲ Cross ventilation inside each apartment
- ▲ Maximum privacy assured
- ▲ Vaastu friendly layouts with maximum natural light
- ▲ Utility & toilet shaft placed in way that provides unobstructed view, openness to even utility balconies





COMFORT THAT'S BEYOND IMAGINATION

Experience an unrestraint lifestyle and embark on a journey of true luxury living. Sublimis has been designed in a way that no apartment overlooks each other. Furthermore, one can enjoy all the leisure with the commercial space right in front of the presidential project. Some of the features that are worth mentioning are as follows:

- Efficiently planned and designed by **Architect Hafeez Contractor**
- Landscape design from internationally renowned landscape consultant – **Integral Designs**
- Aesthetically designed area for elderly & children
- Direct access to green area from drop off zone
- Independent drop off for each tower
- Separate window in master bedroom
- Provision for video door phone
- All the apartments are designed to allow maximum sunlight indoors
- Beautifully designed landscape with nature's abundance
- Privacy in each apartment
- Most services have been placed in the basement to give unhindered spaces of organised parking like D.G. sets, etc.
- Ample room spaces, excluding the in-built wardrobe
- One basement with 4.5m height, with provision for mechanical parking

For The Love Of Life



PERFECTION THAT'S WELL PLANNED

Homes at Sublimis are perfectly crafted to give you the space to thrive. Every corner of the homes defines elegance that is blended with comfort. Get that beautiful space for you and your family and jot down the wonderful memories of your life.

- Beautifully planned foyer entrance
- Wide spaced bedrooms
- Efficient carpet area
- Wide open balconies
- All corner apartments
- All the homes receive maximum sunlight
- Well planned cross ventilation for comfortable living
- All the rooms in each apartment are park facing
- A double height grand entrance lobby
- Each home is planned to give the residents an independent feeling
- On call verified maid service
- On-call laundry
- Best in class wardrobe sizes
- IGBC Gold Rated Green Building





An Arena For Your Leisure

Feel the lavishness and let every corner at Sublimis give you a feeling of elevated living. The Clubhouse at Sublimis is strategically crafted to give you the true indulgence that you deserve. Stay relaxed and stay stress-free.

- Wonderfully designed club entrance
- Magnificently designed fountain
- Multi-purpose hall cum banquet adjoining green landscape
- Perfect space for parties and functions
- Indoor Badminton & Squash Court

- Table tennis, Lawn Tennis & billiards
- Library, reading room & elder's area
- Café & lounge
- Ampitheatre
- Board, carrom & chess room
- Golf simulate room

- Sauna & Health spa
- Swimming pool with kids pool area along with rain dance
- Indoor children play area & covered activity area
- Crèche for children
- Handicap ramp & toilets
- Dance & yoga room



Personal Bike Escort/Escort Guard*

MODERN-AGE SECURITY



*To be pre-booked at Sublimis to any point at Delhi/NCR.

LEGEND

1. Entry / Exit
2. Commercial Entry
3. Stramp
4. Commercial Plaza
5. Parking

6. Drop Off
7. Driveway
8. Entry To Garden
9. Pathway
10. Peace Lawn

11. Seating Garden
12. Pebble Garden
13. Youth Garden
14. Chit Chat Plaza
15. Celebration Lawn

16. Mini Golf
17. Half Basket Ball Court
18. Swimming Pool
19. Kids Pool
20. Jacuzzi

21. Deck
22. Tree Grove
23. Congregational Lawn
24. Yoga / Meditation Lawn
25. Party Lawn

26. Amphitheater
27. Reflexology
28. Kids Play Area
29. Sand Pit
30. Elderly Park
31. Fitness Court
32. Paved Plaza
33. Indoor Multi-purpose Activity Space
34. Chess Board
35. Leisure Seating Court

36. Pebble Garden With Potted Plants
37. Pergola With Seating Below
38. Palm Avenue
39. Stepping Stones
40. Tennis Court





Key Plan



Note : Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained.
Architect reserves the right to add/delete any details/specifications/elevation mentioned

Total Sale Area = 982 sq. ft / 91.23 sq.mt
Total Builtup Area = 799 sq.ft / 74.23 sq.mt
Total Rera C.A. = 603 sq.ft / 56.02 sq.mt

2 BHK + Study



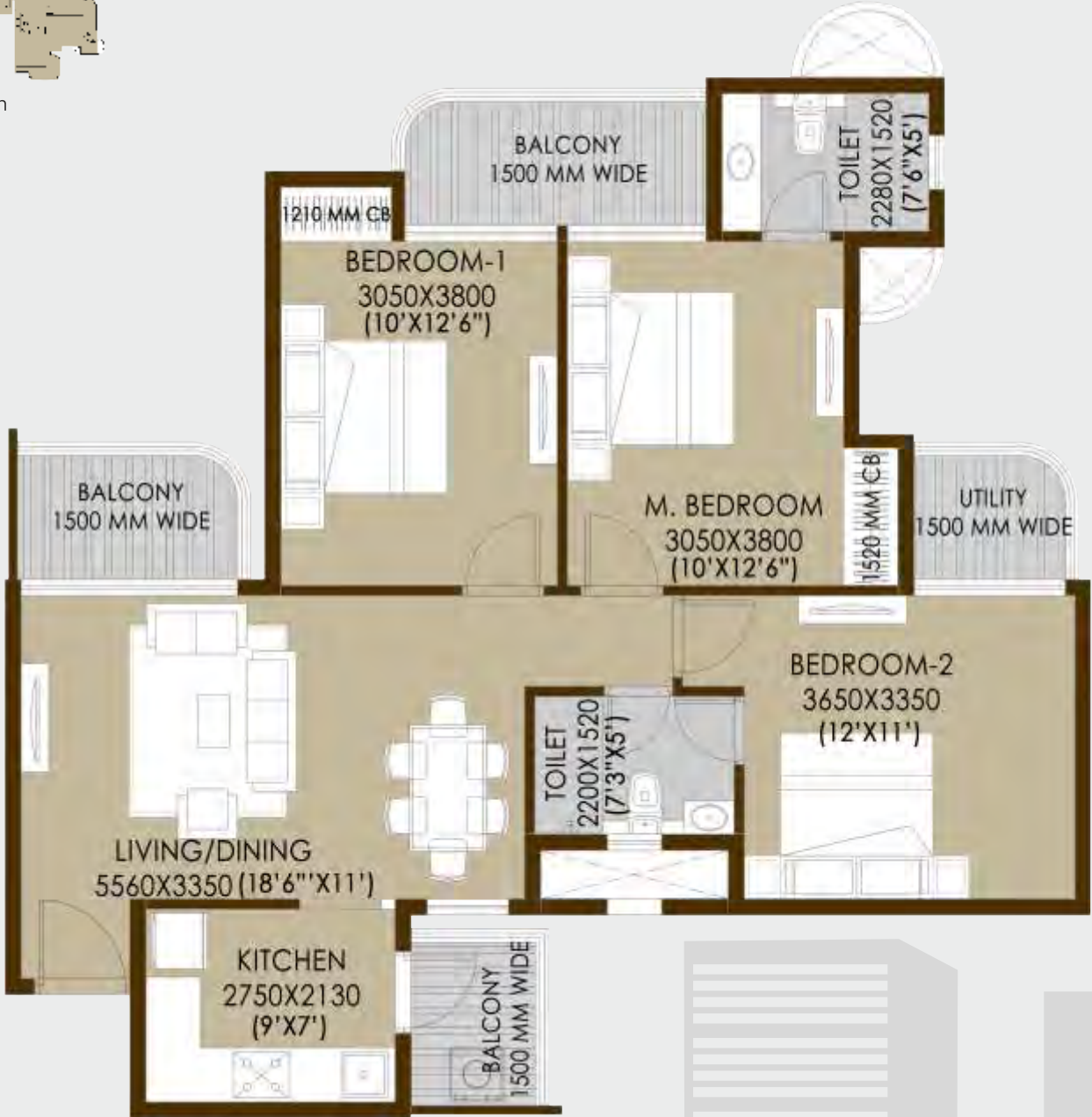
Key Plan



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Total Sale Area	= 1170 sq. ft / 108.69 sq.mt
Total Builtup Area	= 940 sq.ft / 87.33 sq.mt
Total Rera C.A.	= 727 sq.ft / 67.54 sq.mt

3 BHK (2 toilets) Type A



Note : Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained.
Architect reserves the right to add/delete any details/specifications/elevation mentioned

Total Sale Area = 1305 sq. ft / 121.24 sq.mt
Total Built-up Area = 1092 sq.ft / 101.45 sq.mt
Total Rera C.A. = 801 sq.ft / 74.42 sq.mt

3 BHK (3 toilets)



Note : Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained.
Architect reserves the right to add/delete any details/specifications/elevation mentioned

Total Sale Area = 1485 sq. ft / 137.96 sq.mt
Total Built-up Area = 1198 sq.ft / 111.29 sq.mt
Total Rera C.A. = 936 sq.ft / 86.95 sq.mt

SPECIFICATIONS



FLOORING :- Vitrified tiles flooring in living, dining & wooden/vitrified tile flooring in bedrooms vitrified tiles in kitchen & toilets in ceramic tiles. Staircase & landings to be provided in kota flooring/marble or equivalent balconies will be in anti-skid ceramic flooring.

DADO :- Ceramic tiles of required height in toilets & 600mm height above kitchen counters slab in appropriate color & paint.

EXTERIOR :- Appropriate finish of texture paint of exterior grade or equivalent.

Painting :- Plastic emulsion of appropriate color on interior walls & ceilings.

Kitchen :- All kitchen counters in pre-polished granite / premium marble stone, electrical points for kitchen chimney & hob. Stainless steel sink, premium cp fitting.

Doors & windows :- Entrance door- 8 feet high polished hard wood frame, laminated flush door. internal door high polished-hard wood frame, laminated flush door. External door-upvc / powder coated aluminum. Window-aluminum composite powder coated with anodized aluminum hardware along with additional one wire mesh panel in toilets.



Plumbing :- As per standard practice, all internal plumbing in gi / cpvc / composite.

Toilet :- Premium sanitary fixtures. Premium chrome plated fittings.

Electrical :- All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & t.v outlets and drawing, dining and all bedrooms; molded modular plastic switches & protective mcb's.



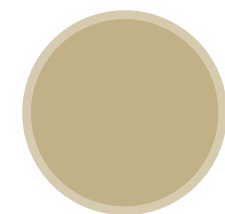
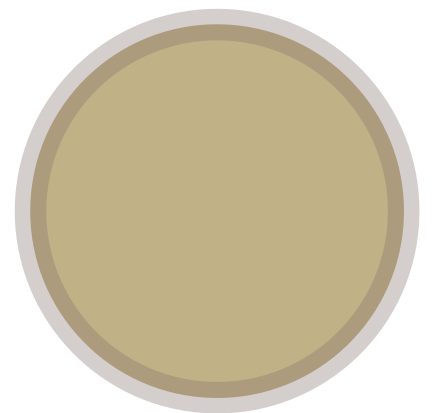
Lift :- 2 Passenger lifts and 1 service lift.

Generators :- Generator to be provided for 100% backup of emergency & safety facility, lifts & common areas.

Clubhouse & sports facilities :- Clubhouse with swimming pool to be provide with changing rooms for both males-females, well equipped gym, indoor & outdoor games areas, multi-purpose hall, utility shops, table tennis, children's play area, badminton court, jogging track, sauna, billiards, long tennis, squash court, half basket ball court, mini golf.

Security & fetch :- Provision for network wire, perimeter security and entrance lobby security with cctv cameras, fire prevention, suppression, detection & alarm system as /per fire norms.

Structure :- Earthquake resistance rcc framed structure as per applicable seismic zone.



“over 33 glorious years of delivering promises & quality”



Chandgi Ram Real Estate (CRC) is a name that is widely recognised for delivering what is promised. The Group is headed by Founder & MD – Mr. Satish Garg and Founder & CEO – Mr. Kunal Bhalla. Creating a niche for itself in the real estate industry, CRC has to its name a plethora of impressive impacts in all the asset classes.

Founded in the year 2006, CRC today thrives in delivering world-class living spaces and other solutions related to real estate, while adhering to its core objective of providing Reliability, Quality and Innovation. With in-depth knowledge of the Construction & Development sector, the Group assures that every construction is delivered with perfection and on time.



RST is one name that is recognised for delivering contemporary spaces for diverse developments. Being a well-established real estate player, they have their expertise spread across different verticals including residential, commercial, etc. Headed by Chairperson, Mrs. Kushal Singh and Director, Mr. Aditya Chaudhary, RST aspires to create impactful development. With an aim for holistic development of the society, they founded Kaushalya World School, an educational institute promoted under the aegis of OM SAI FOUNDATION. Mrs. Kushal Singh, being the trustee, emphasises upon designing a secure and sustainable learning environment, bestowing excellent education to the students.

The Master Craftsman



CREATIVE & EXPERIENCED MINDS AT WORK

Architect
Hafeez
Contractor



Sublimis is designed and conceptualized by Padma Bhushan awardee, Architect Hafeez Contractor. Mr. Hafeez Contractor is man with an innovative mind that thrives in creating world-class masterpieces. He is the man who has impacted the skyline of metropolitan India. He began his endeavour in 1982 and has been dedicated to designing excellent, efficient and sophisticated building technology. Today, he heads one of the largest architectural firms in India, with over 550 team members. He has also won over 75 National and International Awards for distinction in contributions towards architecture. He has also been included in India Today's Most Powerful Indians List and has won innumerable awards for best residential, commercial, educational and hospitality projects across India.

Few of the impressive works by Mr. Hafeez Contractor includes some of the tallest structures on the subcontinent, The Imperial Towers, Mumbai; one of the tallest residential buildings in the world, 23 Marina, Dubai and one of the best cricket stadiums of the world, DY Patil Stadium, Mumbai. According to him, "Architecture should be honest and must respond to the spirit of the time characterized by distinct ideas, disparate missions, contrasting convictions and divergent preferences. It is this enduring belief that has brought me to where I am today."

Wonderfully landscaped by Integral Design, Sublimis is a surrounded with detailed perfection. Established in 1994, Integral Designs has always believed in delivering supreme and sustainable landscape design services. Owned by Prof. Samir Mathur, a landscape architect, Integral Design has to its calibre a wide array of landscape designs for both small and magnanimous spaces. The first major project by the company was 'Ananda Himalaya', a health resort and a spa located in proximity to Rishikesh. To mention, the resort was acknowledge as the best spa in the world by the Conde Nast Magazine.

At present Integral Design is associated with few of the big developers such as ATS, Ambience, DLF, Jaypee, Bestech, Ireo, Shipra, CHD, Ramprastha, Parsvnath, Indiabulls, etc. The team at Integral Design work closely with the architects in order to deliver matchless design concepts.



Proion Consultants provided the MEP solutions for Sublimis, headed by Mr. Sandeep Goel, Director of Proion Consultant. Mr. Sandeep comes with over 20 years in Building Services Consulting Experience. He has been involved in the design, coordination and innovation of MEP Services Design of over 100 projects. He is a committee member at Revision of National Building Code of India-2016, Part 4, Part 9 and Part 11; a certified Fire Protection Specialist-NFPA, USA; an accredited professional at Indian Green Building Council (IGBC); technical committee member at Building Fire Safety System Section-NFPA, USA and member of Skyscraper Editorial Board (2015-2017)-CTUBH, Chicago, USA.

Proion Consultants has a team of experienced professionals that includes Mechanical, Electrical & Civil Engineers on board for HVAC, Electrical, Plumbing and Fire Protection Design Offerings. They have delivered flawless services and have designed some large Hospitality, Healthcare, Core and Shell, Mixed Use, Residential, Plotted Development, College Campus and Industrial Projects and Buildings. They also have expertise in delivering for tall buildings and some of operations for whom they have worked are Marriott, Sheraton, Starwood, Shangri La, Intercontinental Hotels Group, ITC, Taj, Oberoi, etc.

CE CON Engg

A structural engineering firm, CECon handles wide array of infrastructure and building projects. The company masters in structures that include Multi-Storey Housings, Townships, Corporate Spaces, Commercial Buildings, Multiplexes, Hospitals, Hotels, Industrial Projects, Schools, Colleges, Bridges, Airports, etc. Their emphasis lies in all kinds of structural work, including low cost buildings with natural resources, stacks, hangers, equipment and more.

CECon holds pride in working with new construction materials and techniques that focuses on meeting the new-age challenges related to time, cost and quality. The company aspires to create value of its clients by executing optimum efficiency in designing and construction while adhering to quality and safe life. Their values are Integrity and ethical relationship, upgrading the methodologies and workforce according to requirement, commitment towards each project, timely completion and safety. Few of the awards that the company has received for its elaborate works on structural consultancy are Best Building Award – 2004 for Bhuj Hospital Building; Best Industrial Building Award for 2006 for Zeco Industries.



SUBLIMIS
your home, your story



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