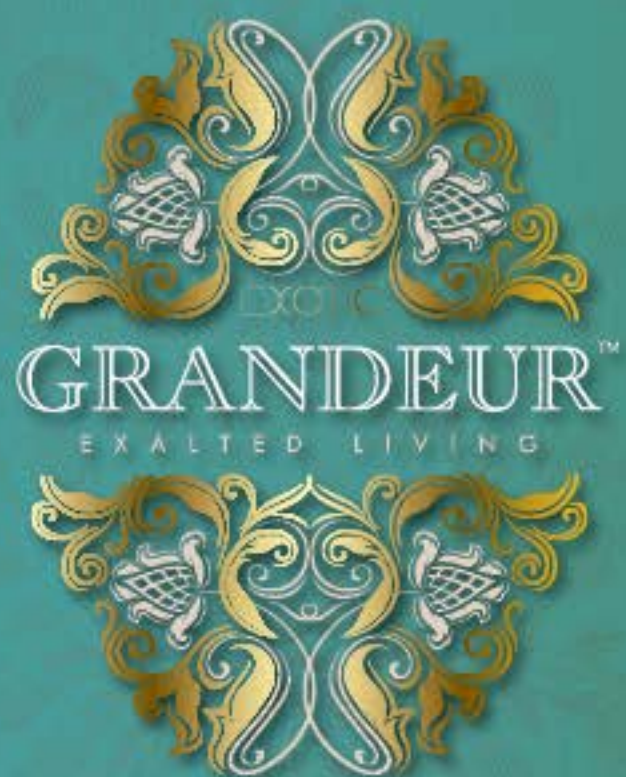
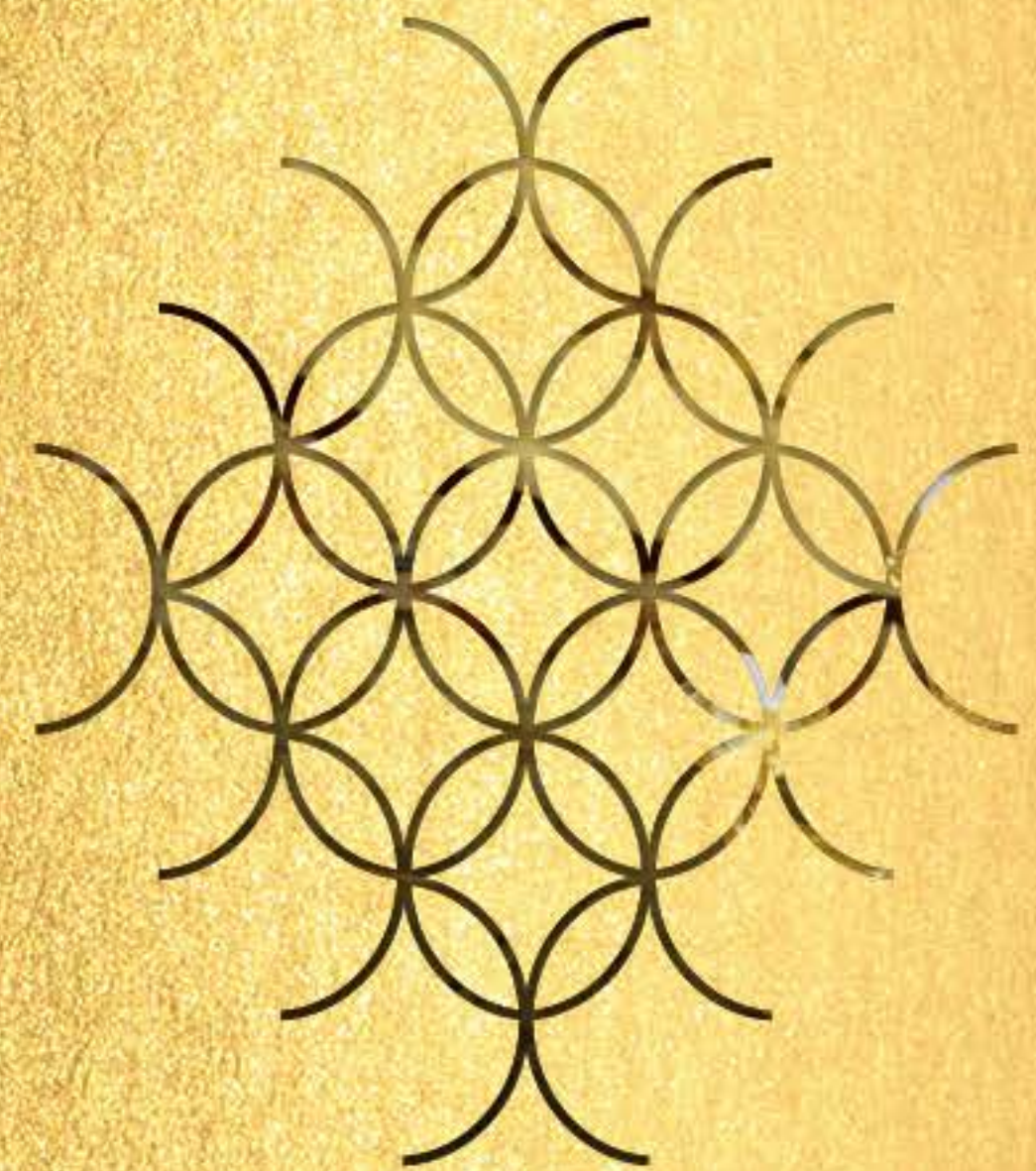




Z I R A K P U R



LIVE DIFFERENTLY



i prefer my
life exotic





Magnificence

Opulence





Elegance



An invitation to...
Exalted Living



enter a world
of exceptional
design

Architecture bears witness to life.
Welcome to the masterpiece collection
of homes at Exotic Grandeur, featuring all
that you wished for.





a home designed
exclusively for
grand living

Featuring only two exclusive apartments
on each floor of its six towers,
Exotic Grandeur is the embodiment
of grand living.

introducing six grand towers

ATHENIA ♦ BIANCA ♦ CIELO ♦ DELANO ♦ ETONIA ♦ FRESCO



144 exclusive 4 bhk units

6 exclusive penthouses

6 independent towers

25 units in each tower

13 residential floors

Stilt & basement levels





A neo-classical landmark in zirokpur

The Neo-classical architecture of Grandeur residential towers recreates a blend of contemporary and traditional aesthetics. An address that achieves the glory of what a home should truly be; a place that envelops you into a cradle of utmost comfort and aesthetic beauty. Structure approved by a leading institute of India.



Outdoors landscaped by ORACLES Landscape Consultants, India's reputed landscape designers.

Wrap-around driveway connecting all towers creates the comfort of resort style living with easy drop-off access directly to the doorstep.



Location

there's
something very
special about
chandigarh
living...

A city of arts,
culture, entertainment,
architecture, design and beautiful
nature in the lap of the Shivaliks.

CHANDIGARH MOHALI ZIRAKPUR PANCHKULA SHIMLA



EXOTIC GRANDEUR

located only three
kilometers from the
heart of vibrant
chandigarh



location matters...

Conveniently located off the NH-22, Chandigarh-Zirakpur-Shimla Highway, with only 4kms from the airport, Exotic Grandeur offers easy access to luxurious living.





site plan

3.28 acres of aesthetically landscaped gardens
enclosing well-built homes with state-of-the-art
facilities.



Interiors



a grand entry

Each Grandeur tower features a five-star entrance lobby with marble flooring and a visitor's lounge creating an exquisitely luxurious ambience.



fine details
create
masterpieces

All construction details for Grandeur towers are being supervised personally by the founders of the Exotic Group, delivering a superior level of construction quality in the region.



grand spaces

Each home at Grandeur features open layouts with balconies framed by beautiful views of the outdoors. Living room, Prayer room and Dining room all designed within an uninterrupted plan creates perfect harmony.



the
privilege of
exotic
luxury



spacious bedrooms

We spend almost a quarter of our lives asleep and good sleep is vital to our health. Each bedroom at Grandeur is designed for total privacy to ensure comfort and tranquility.

a portrait of
the picture
perfect home





playful
living

Spacious children's room with floor to ceiling windows creates a sunny bright backdrop for your precious ones.



cooking with love

Italian style flooring, Granite counter tops, vitrified tiling and state of the art fixtures in Grandeur's open kitchen layouts creates a warm environment for joyous family moments.



Amenities



to good
health and
joy!

A rich tapestry of amenities
for a grand, luxurious life.

Grandeur Clubhouse

SWIMMING POOL, STEAM AND SAUNA, KIDS' POOL •
WELL EQUIPPED GYMNASIUM • 24-SEATER MINI THEATRE •
PARTY /COMMUNITY HALL with KITCHEN • MULTIPURPOSE
HALL for INDOOR GAMES • LIBRARY

Outdoors

ORNAMENTALLY DESIGNED AND LANDSCAPED GARDENS •
AMPHITHEATRE • JOGGING TRAILS • PEDESTRIAN WALKWAYS
• KIDS PLAY AREA • SERENE WATER BODIES • BOULEVARD •
BEAUTIFUL FLORA • THEMATIC GARDENS.

Stilt and Periphery areas landscaped with greens and trellis shading
along with a spacious basement offer ample secure parking.



banquet hall



parking



t-tennis



pool



library



card room



kids pool



mini theatre



gymnasium



billiards



Exotic Living



A 30-Year Legacy

The Exotic Group

Exotic Realtors and Developers have built a multi-generational legacy of building structures that deliver the best value to our clients. Our motto "Live Differently" guides us to build and create properties that offer a superior quality of living in the market. We believe in the time-honoured business tradition of being personally committed and loyal to our buyers, so we go to great lengths to find the right locations and deliver the highest quality design and construction in our projects. For thirty years, the Exotic Group has created properties "with a difference" across both residential and commercial sectors in Punjab, Haryana, Himachal Pradesh and Chandigarh.

Exotic Group's flagship residential project, Exotic Grandeur has been launched after two years of exhaustive research in the best interior design, landscaping design, amenities design and architectural design to create a fresh offering for luxurious living in Punjab. We have left no stone unturned in making Grandeur an exclusive address that will stand apart for its high quality construction and community.

Exotic Group's prestigious list of past construction projects include Exotic Heights, New Look Cooperative Group Housing Society, Whitefield Cooperative Society, New Light Group Housing Society (ARYAN ENCLAVE), the IMTECH Protein and Research Centre, Wipro, Biodeal, Macbro, Health Biotech, Theon Pharmaceuticals, Alchemist at IT Park Chandigarh, NIIT Kurukshetra hostel with 1000 dorms, SVIET, Chandigarh Airport Radar Centre, among many others.



completed projects



Exotic Heights, Zirakpur.



Alchemist



Alchemist



Exotic Heights, Zirakpur.



MTECH Protein & Research
Centre



New Look Cooperative Group Housing
Society, Panchkula.



environmental responsibility

In a visionary commitment that ensures the comfort and health of its residents over decades, the Exotic Group has registered the Grandeur project as a GRIHA (Green Rating for Integrated Habitat Assessment) certified building. As an energy efficient, thermally insulated and eco-friendly building, Exotic Grandeur is setting a new benchmark in Punjab by becoming the first private builder to register for the GRIHA standard in the state. Registration Code : 15 GR 0002



Whitefield Cooperative
Society, Panchkula.



Whitefield Cooperative
Society, Panchkula.



Punjab Police Officers Insitute
(Punjab Police Housing Corporation)



New Light Group Housing Society
(Aryan Enclave), Chandigarh

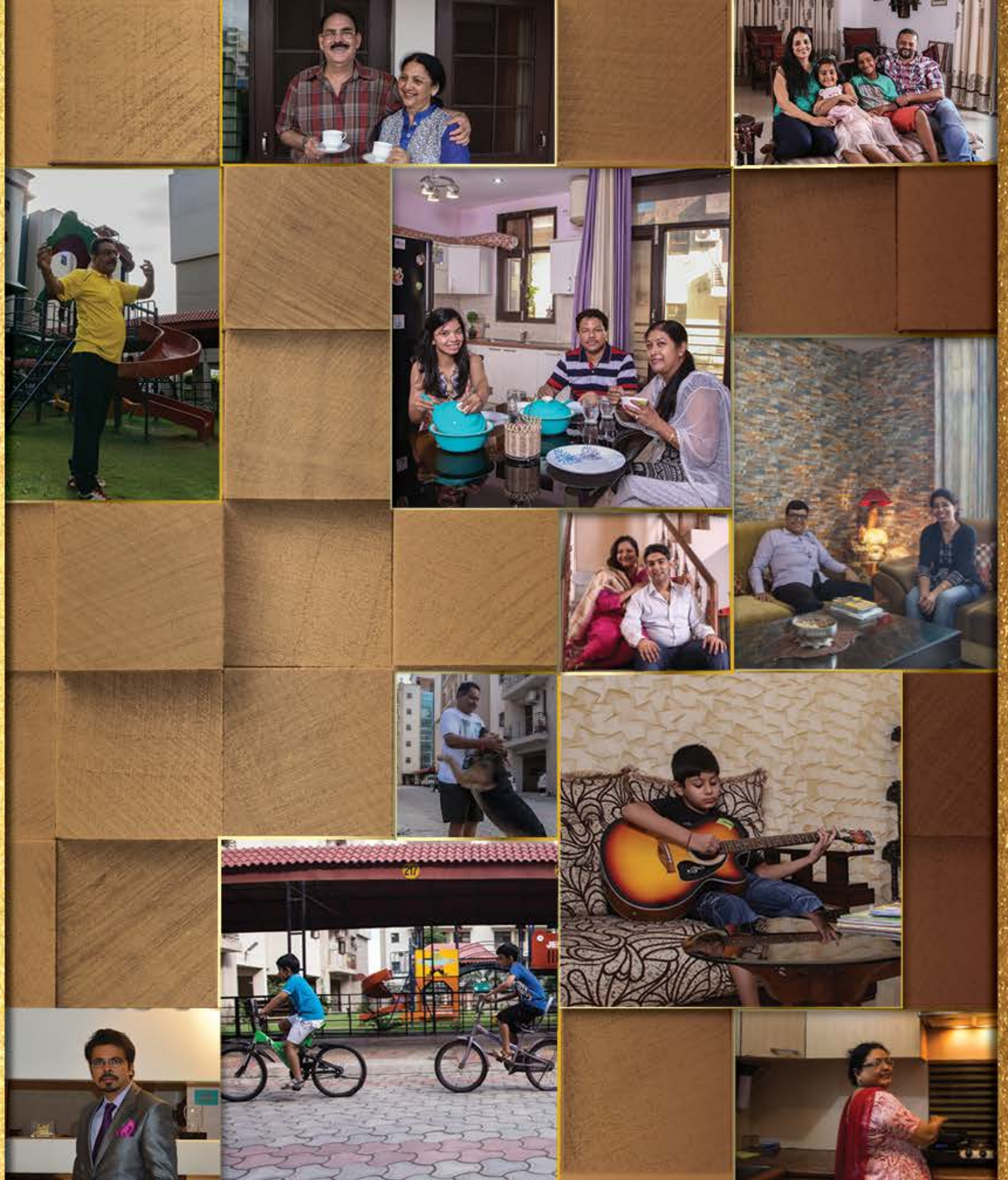


New Light Group Housing Society
(Aryan Enclave), Chandigarh



Grandeur Site

vignettes of life of exotic





Exotic Group believes in building trust and long-term relationships with their customers. They are very proactive; every issue we have shared with them, before and after shifting to our apartment at Exotic Heights, has been resolved very quickly. We thank the Exotic Group for always treating the customer like kings and for creating this wonderful and peaceful housing complex.

MRS. SHIKSHA & MR. RAJESH THAMAN

happy
people
living

“Exotic Group has given us a comfortable and secure abode. The quality of construction has been par excellence. The builders have taken full responsibility of the society even after all the residents have shifted to their respective flats. Life has been so comfortable that our family cannot even think of shifting anywhere else now.”

MRS SUREKHA & MR. DEVINDER KUMAR GUPTA



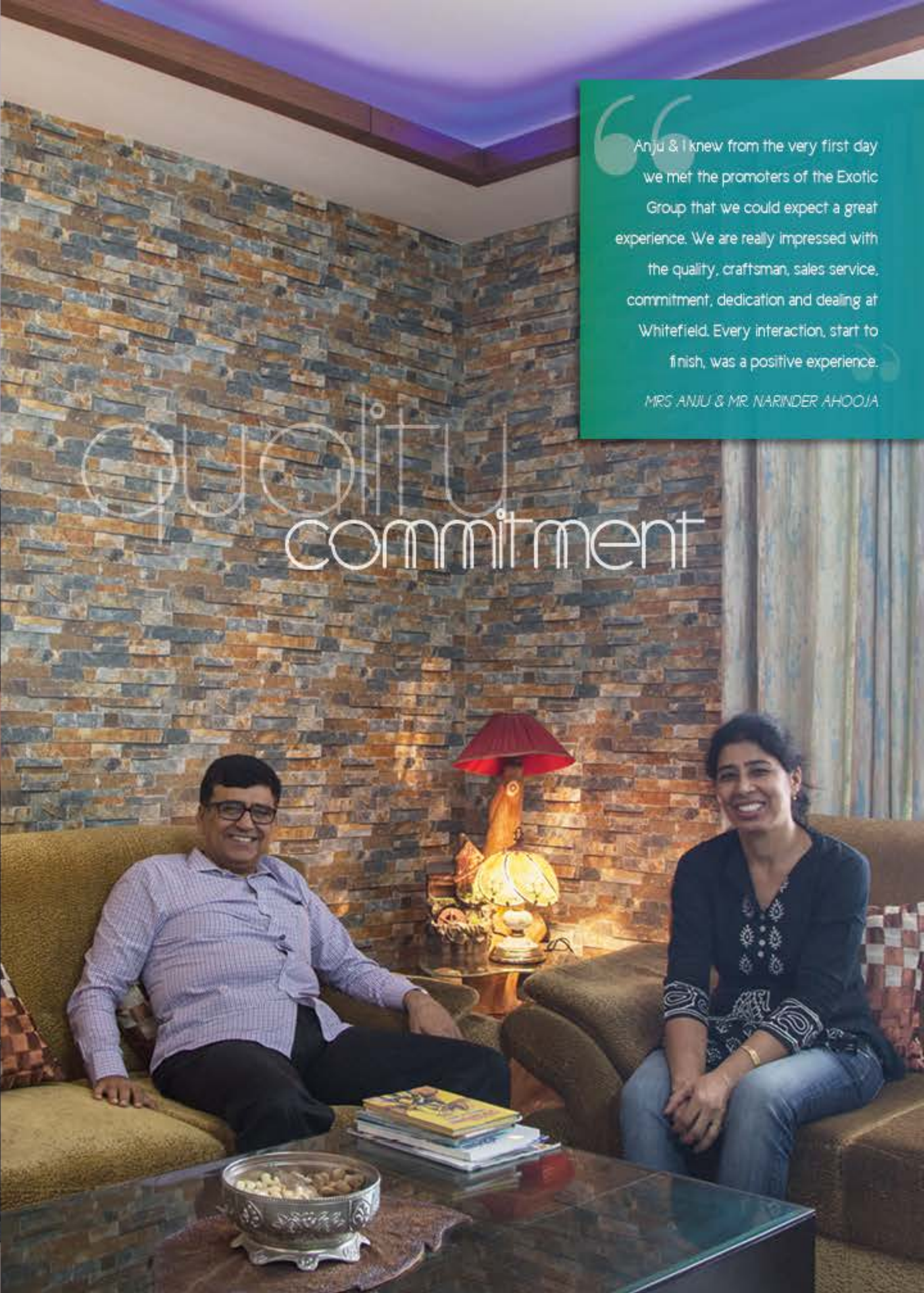
“I have found my sweet home here at Aryan Enclave. The space is properly utilized along with the well-maintained lush green areas. The kids and elders both enjoy ample open spaces available. Security is also not an issue. The apartments / flats are made with the best of interiors keeping the home owners in mind.”

MRS. ESHA & MR. SAMEER JOLLY



“They are professional builders who go the extra mile to please the customer by listening well to customers' wishes and readily incorporating changes as desired. We were given excellence after-the-sale assistance in matters relating to home's construction and the best part of the promoters is that they are family to us and are always available to the maintenance services though they are not liable for the same. The promoters really have brought a sense of belongingness to the residents of the Exotic heights.

MRS. SONIA & MR. HIMANSHU SHARMA



quality commitment

“Anju & I knew from the very first day we met the promoters of the Exotic Group that we could expect a great experience. We are really impressed with the quality, craftsman, sales service, commitment, dedication and dealing at Whitefield. Every interaction, start to finish, was a positive experience.

MRS. ANJU & MR. NARINDER AHOOJA

specifications

AREAS / LOCATION	FLOORS	WALLS	DOORS	WINDOWS	CEILING	DRESSER/ WARDROBES	FITTING \ FIXTURES	CHINAWARE	ELECTRICAL	OTHERS
1. LIVING / DINING ROOM, LOBBY AND FAMILY LOUNGE	Premium Vitrified Tiles/ Natural Stone/ Granite	Premium Emulsion Paint	Internal: Flush doors with Veneers of good brand with Frames External: High quality UPVC Doors	External: High quality UPVC Windows	Premium Emulsion Paint False Ceiling (extent as per design) with Decorative Down Lighters and with provision of Cove Lighting**				Modular Switches of ABB / Crabtree / Legrand / MK standards or Equivalent make. All internal Copper wiring (complete) of fire Retardant (FR) grade	Split Air Conditioners Daikin / Hitachi / Mitsubishi standards or Equivalent make with star rating
2. BED ROOMS	Premium Vitrified Tiles/ Laminated Wooden Flooring	Premium Emulsion Paint	Internal: Flush doors with Veneers of good brand with Frames External: High quality UPVC Doors	External: High quality UPVC Windows	Premium Emulsion Paint False Ceiling (extent as per design) with Decorative Down Lighters and with provision of Cove Lighting**	Fully fitted Wardrobes / Dressers with Attractive Laminate / Veneer finish			Modular Switches of ABB / Crabtree / Legrand / MK standards or Equivalent make. All internal Copper wiring (complete) of fire Retardant (FR) grade	Split Air Conditioners Daikin / Hitachi / Mitsubishi standards or Equivalent make with star rating
3. TOILETS	Good Quality Ceramic / Antiskid Tiles	Good quality Tiles of Premium Brand upto 7'0" height	Internal: Flush doors with Veneers of good brand with Frames External: High quality UPVC Doors	External: High quality UPVC Windows	Premium Emulsion Paint False Ceiling (extent as per design) with Decorative Down Lighters and with provision of Cove Lighting**		CP Fittings of Premium Brand Grohe / Kohler / Jaquer standards or Equivalent make	Premium Brand Hindware / Kohler standards or Equivalent make	Modular Switches of ABB / Crabtree / Legrand / MK standards or Equivalent make. All internal Copper wiring (complete) of Fire Retardant (FR) grade	
4. KITCHEN (Fully furnished kitchen with Modular Fittings)	Premium Vitrified Tiles / Natural Stone / Granite	Good quality Tiles / Ceramic Tiles of Premium Brand upto 2'0" height above counter and Premium Emulsion Paint in balance areas	External: High quality UPVC Doors	External: High quality UPVC Windows	Premium Emulsion Paint False Ceiling (extent as per design) with Decorative Down Lighters and with provision of Cove Lighting**		CP Fittings of Premium Brand Grohe / Kohler / Jaquer standards or Equivalent make		Modular Switches of ABB / Crabtree / Legrand / MK standards or Equivalent make. All internal Copper wiring (complete) of Fire Retardant (FR) grade	Modular Kitchen without Chimney and Hob with Marble / Granite counter top with Stainless Steel Double Bowl Sink
5. BALCONIES / EXTERIOR	Good quality (Heavy duty) Antiskid Tiles	Weather proof Paint of Premium brand	High quality UPVC Doors	External: High quality UPVC Windows	Weather-proof Paint of Premium brand Ceiling light fixtures in balconies	RAILING Powdered coated MS railings / Wrought Iron Railings (as per design and layout)			Modular Switches of ABB / Crabtree / Legrand / MK standards or Equivalent make. All internal Copper wiring (complete) of Fire Retardant (FR) grade	
6. LIFT LOBBY AND CORRIDORS	Marble / Granite / Stone/ Tiles or in combination	Granite / Stone / Tiles / Premium Emulsion Paint or in combination			Premium Emulsion Paint Ceiling light fixtures					Air-conditioned Five star Ground Floor Entrance Lobby / Visitor's Lounge
7. STAIR CASES	Granite / Marble / Natural Stone	Premium Emulsion Paint			Premium Emulsion Paint	RAILING MS Railing				
8. PLUMBING	As per standard practice, all internal plumbing in CPVC / GI (Jindal or Equivalent)/ Composite.									
9. ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light and power points, T.V. outlets and AC points in Drawing, Dining and				all bedrooms; Modular switches and protective MCBs; Provision for geyser in all Toilets and Kitchen. All Street Lights and External Lighting to be on timers.					
10. STRUCTURE	Earthquake resistant RCC framed structure approved by a leading institute of India as per applicable Seismic Zone.									
11. PUBLIC HEALTH	Sewerage Treatment Plant and Rain Water Harvesting as per Government guidelines.									
12. SECURITY SYSTEM	Boom barrier entry into the Premises; Secured Gated Community / Perimeter Security with access control at entrances and CCTV for				parking area and entrance lobby at ground floor and basements.					
13. FIRE FIGHTING SYSTEM	Fire Prevention, Detection and Alarm system as per fire norms.									
14. ENVIRONMENT FRIENDLY	As per Ministry of Environment and Forests (MoEF) requirements.									
15. GENERATORS	Generator to be provided for 100% backup of Emergency and Safety Facilities, Lifts and Common Areas.									
16. WATER TANKS	Overhead Water tank, Underground Water tank with pump house for uninterrupted supply of water.									
17. COMMUNITY/ RECREATIONAL FACILITIES	Complete Clubhouse experience with Swimming Pool to be provided with his/ her Change Rooms, Steam and Sauna, Kids' Pool, well such as Billiards / Snooker, Chess, Carom, Table Tennis, Cards etc., Library, Waiting Lounge, Wi-Fi in Clubhouse, Children Play Zone				equipped Gymnasium, Indoor and Outdoor Games' Areas, Party /Community Hall with Kitchen, 24-seater Mini Theatre, Multipurpose Hall for Indoor Games and Jogging Tracks etc.					

* Subject to Terms & Conditions ** Cove Lights not included with False Ceiling.

Disclaimer: Specifications are subject to change till the final completion of the project.



i prefer my
life exotic



EXOTIC™
LIVE DIFFERENTIALLY

www.theexoticgroup.com

EXOTIC REALTORS AND DEVELOPERS
(ISO 9001:2008 Certified)

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