

CHD *Lifestyle*

Independent Floors



**STYLISH
COMFORTABLE
& AFFORDABLE**





Stylish Comfortable & Affordable

CHD Developers Ltd. is a well known BSE listed company with over 2-decades of expertise. Having already delivered more than 500,000 sq. ft. built-up areas in both Residential and Commercial sectors spread across the NCR & Tier-II cities, the company is focused on innovative designs, superior standards of construction, customer service and community values. Over the years CHD Developers has delighted its customers by delivering beyond their expectations.

Some of the major residential and commercial complexes developed by the company include Gayatri Lok, a 416-flat apartment at Haridwar; 216-flat apartment at Vrindavan; Capital Exim Center, Okhla; Anchal Plaza, Vasant Kunj; Capital Chambers, Dwaraka; Capital Plaza, Paschim Vihar; Gaurav Towers, Vikas Puri...

CHD City, an integrated 128-acre township is launched at Karnal. With most modern amenities such as health club, large central park covering over 5 acres, connected by wide roads to every area, 100% power backup, modern 24x7 security system, the project is one of its kind outside NCR and Chandigarh.

Silver County Villa, Karnal Business Centre, are some limited edition sub-projects launched within CHD City that have already been sold out.

CHD Lifestyle is part of this mega township with limited edition of "**Stylish, Comfortable and Affordable**" independent floors been just launched.

Birds Eye View of CHD City



IMAGINE a place that promises you space, freedom and the chance to commune with your inner self.

Envision living in an integrated community of green zones intersected by wide-open roads, with direct access to important business centers and leisure destinations around Karnal.

Fancy a stroll along a **5 acre park**, lined with magnificent water features. Visualize a dip in an **international style swimming pool** or work out in a **well-equipped health club** or simply enjoy your morning walks along the **jogging tracks**. Reflect exclusivity with access to a **business centre**, a **new age mall**, a **hospital**, **nursing homes**, **hotels** and **schools** at close quarters to your home.

Explore all the necessities of modern life you have always dreamt about. Fancy a world within a city.

Welcome to **CHDcity** a **128 Acre Picturesque Township** along the **National Highway 1, Karnal**. With future probability for further expansion and located on the soon to be completed **6 lane expressway**, CHD City combines brilliant execution of design and construction.





WITHIN THE PERIMETERS
OF THIS GREEN, SCENIC
AND SOPHISTICATED
TOWNSHIP, MAKING ITS
OWN POWERFUL
STATEMENT OF STYLE
AND QUALITY STANDS

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If you ever wanted to reside in an eco-friendly zone, adorned with ornamental flowers, herbal spas and a temple, **CHD Lifestyle is your destination.**

Make it your very own slice of comfort. You may choose between **2 and 3 bedroom apartments, with majestic garden plots and balconies with a view.** With best comforts of modern city infrastructure, comprising accessible amenity centers and an unmatched lifestyle, you shall be filled with an absolute charm for a lifetime.

**SO MUCH FOR
SO LITTLE;
SIMPLY
AFFORDABLE**

Located close to popular towns like Ambala, Kurukshetra, Panipat and Yamuna Nagar and conveniently linked to Karna lake, Haveli restaurant, Oasis resort and Karnal golf course, you will never have it any better.

With a host of integrated features like exotic landscape, well-lit roads, 24 X 7 security, a community centre and huge play areas for your children, a dazzling tomorrow awaits you at CHD Lifestyle.





COMFORT STARTS HERE

INDEPENDENT FLOORS

 Ground Floor

3 Bdr. Front & Rear Lawn

 1st Floor

2 Bdr. Balconies + Personal Terrace

 2nd Floor

2 Bdr. Balconies + Terrace + Roof Rights



At CHD Lifestyle you live a life of
peace, comfort and style.

The outdoor landscaping of the blocks
serves as a mood elevator. From its
exclusive ambience to enticing
surroundings, CHD Lifestyle is a delight
for those who like to live life beyond the
ordinary.

The finishing of the **Independent Floors, complete with elegant balconies, is simply matchless.**

All ground floors are surrounded by lush garden plots. Each building block has a contemporary look with spacious bedrooms, airy living and dining rooms. A modern kitchen is likely to add more spice to your culinary habits.



FUSION OF SCIENCE & NATURE

Special attention is given to allow optimum light and airflow into every home, so as to enhance the visual axis. All flats are east-west facing. 24 X 7 power back-up takes care of power cuts. The modern pre-paid card system takes care of power saving and regulates your power bills. There is a dedicated car parking area for each floor.



At CHD Lifestyle you are inclined to stop caring about your safety. A three tier security system and alarm system ensures that you relax to luxuriate in unrestricted freedom. The best part is that your dream home is close to your entertainment and commercial needs.



Facilities at your doorstep

- East-west facing apartments
- Ample ventilation & sunlight in all rooms
- 24 x 7 Power back-up with prepaid card system
- Hi-tech security within the township
- Access to facilities & amenities
- Dedicated car parking area for each floor
- Wide and well-lit roads





The picturesque township has an environment that's free from pollution and is filled only with freshness, mellow breezes and all the modern conveniences anyone could imagine.

CHD Lifestyle's Independent Floors, gives your family an exclusive & urbane environment and allows plenty of opportunity for privacy & relaxation.



RESIDENTS ENJOY INCOMPARABLE FACILITIES & AMENITIES AVAILABLE IN CHD CITY.



- CHD Plaza (State-of-the-Art Shopping Complex)
- Karnal Business Center (Business Complex)
- Hotels
- Hospitals & Nursing Homes
- Primary Schools & High School
- 5 Acres of Central Park
- Large Tracts around your Block, earmarked for Gardens and Green Zones
- Swings & Slopes and Landscaped Gardens
- Jogging Tracks & Wide Roads
- Well- lit Alleys
- 24 X 7 Hi-tech Security
- Community Center with Club, Swimming Pool
- Indoor & Outdoor Games Center
- Yoga & Meditation Room, Massage Parlors and much more.



KARNAL

Karnal is a historical city situated along National Highway-1. It is noted for its shoe manufacturing, basmati rice, and many agricultural research institutes. The strategic location of Karnal makes it an attractive destination for anyone, who looks for comfort and luxury at home and closeness to commercial and business areas.

An important city on the New Delhi-Chandigarh rail line, Karnal has excellent connectivity with all important places in the country. Linked by rail and road to New Delhi (South), Chandigarh (North-East) & Amritsar (North-West), Karnal serves an important trade centre. It is home to well known organizations like the NDRI, CSSRI, Wheat Directorate and the Indian Oil (IOC) Refinery.

LOCATION MAP TO CHD CITY



CHD Lifestyle is located within CHD City, Sec 45 Karnal

Map not to scale

Attractions Close to CHD City



Oasis Resort



Haveli Restaurant



Mc Donalds



Karna Lake

Cities Around Karnal

Panipat

(Approx 30 kms)

Kurushetra

(Approx 30 kms)

Ambala

(Approx 75 kms)

Yamuna Nagar

(Approx 75 kms)



(An ISO 9001: 2000 Certified Company)

Site Office : CHD City, Opp. Oasis Resort, NH 1, Sector 45, Karnal, Haryana - 132001

Regd. Office : SF-16-17, 1st Floor, Bhikaji Cama Bhawan, Bhikaji Cama Place, New Delhi - 110066

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SMS
CHD
57575

CHD Lifestyle

Independent Floors

Part of **CHD city**
Sector 45, Karnal



GROUND FLOOR
1145 SQ.FT.
(SUPER BUILT-UP AREA)

Features

- 1) Front & rear lawn
- 2) Utility area attached to the kitchen
- 3) Large front verandah

CHD Lifestyle

Independent Floors

Part of **CHD city**
Sector 45, Karnal



The plan/views are artistic impressions and are subject to change.

FIRST FLOOR
1012 SQ.FT.
(SUPER BUILT-UP AREA)

Features

- 1) Large personal terrace in front
- 2) Utility balcony attached to the kitchen
- 3) 2 Rear balconies

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SECOND FLOOR
1042 SQ.FT.
(SUPER BUILT-UP AREA)

Features
1) Terrace rights
2) Utility balcony attached to the kitchen
3) Wide balcony in front

CHD Lifestyle

Independent Floors



The plan/view is an artist's impression and are subject to change.

TERRACE

SPECIFICATIONS OF CHD LIFESTYLE, INDEPENDENT FLOORS

Living / Dining / Lobby	
Floor	Premium Vitrified Tiles
Walls and Ceiling	Oil Bound Distemper of Designer's Shade
Connection	TV & Telephone Ports and AC Sockets
Bedrooms	
Floor	Premium Vitrified Tiles
Walls and Ceiling	Oil Bound Distemper of Designer's Shade
Wardrobe	Provision made for Wardrobes
Connection	TV & Telephone Ports and AC Sockets
Kitchen	
Floor	Premium Vitrified Tiles
Wall	Dado up to 2ft Height, above the Counter and Balance in OBD
Ceiling	Oil Bound Distemper
Fittings / Fixtures	Premium CP Fitting, Stainless Steel Sink
Cooking Counter	Mirror Polished Granite Counter
Provisions	Provision for Exhaust fan & Geyser
Front and Rear Verandah / Balconies	
Floor	Ceramic Anti-Skid Tiles
Wall	Modular Exposed Brick/ Texture Permanent Finish
Toilets	
Floor	Combination of One or More Anti-skid Premium Ceramic Tiles
Dado	Combination of One or More of Glazed Ceramic Tiles up to 7ft Height
Fittings / Fixtures	Standard C.P. Fittings, European WC & Wash-basin
Joinery	
Internal Doors	Solid Hardwood Frame with Factory Made Flush Doors with Paint
Main Entrance Door	Solid Hardwood Frame with Factory Made Flush Doors with Paint
External Doors and Windows	UPVC/ Aluminum Frame and Shutters
Electrical	Standard Modular Switches and Copper Wiring in Conceal Conduits
Plumbing	G.I.Piping for Water Supply Inside the Toilets and Kitchen
Sanitation	SWR/CI or UPVC Pipes for Soil and Waste
External	
Elevation	Contemporary Elevation with Designer Features
Walls	Modular Brick Finish / Plaster Finished with External Paint of Pleasing Color Scheme
Landscape	Front and Real Lawns Soft Landscape
Common Area / Staircase	Kota Stone/ Marble Floor Finishes
Structure	Earthquake Resistant Structure- Responsive to Earth Tremors

Independent Floors

RATE LIST (With effect from May 1, 2009)

FLOOR	SUPER AREA & TYPE	BASIC SALE PRICE (BSP)*
GROUND	1145 sq.ft./ 3 BDR	Rs. 15,25,000.00
FIRST	1042 sq.ft./ 2 BDR	Rs. 11,70,000.00
SECOND (with terrace rights)	1042 sq.ft./ 2 BDR	Rs. 12,85,000.00

PAYMENT SCHEDULE

LINKED STAGES	PAYMENT
On Booking	10% of BSP
Within 60 Days of Booking (allotment)	10% of BSP
On commencement of construction	10% of BSP + 50% of PLC
On completion of DPC	10% of BSP + 50% of PLC
On Slab Casting of Ground Floor	10% of BSP
On Slab Casting of First Floor	10% of BSP
On Slab Casting of Second Floor	10% of BSP
On Brick Work	7.5% of BSP
On Plumbing Work	7.5% of BSP
On Plastering	5% of BSP
On Flooring	5% of BSP
On Intimation for Possession	5% of BSP

A. DOWN PAYMENT PLAN - 15% Discount

On Booking	10% of BSP
Within 45 Days of Booking	70% (85-15) of BSP + 100% of PLC (if any)
On Intimation for Possession	5% of BSP + IFMS + other charges (if any)

B. DOWN PAYMENT PLAN - 12% Discount

On Booking	20% of BSP
Within 75 Days of Booking	63% (75-12) of BSP + 100% of PLC (if any)
On Intimation for Possession	5% of BSP + IFMS + other charges (if any)

PREFERENTIAL LOCATION CHARGES(PLC)

A. Floor Facing or adjoining a park; B. East facing Floor; C. Corner Floor; D. Floor a butting 18, 24 and 30 mts.

*Additional Charges (on BSP)

ONE PLC Rs. 50/sq. ft; **TWO** PLC Rs. 75/sq. ft.; **THREE** PLC Rs.100/sq. ft

Interest free maintenance security (IFMS) will be charged extra @Rs. 40.00/ sq. ft
Stamp duty, registration fee, legal and documentation charges will be charged extra.

Note :

- Cheque/Bank Draft to be made in favour of **M/S. CHD Developers Ltd.**
- The BSP of Floor inclusive of 1 open CPS on ground floor & EDC/IDC Charges.
- Prices mentioned above are subject to change/revision at the sole discretion of the Company.
- The above rates are not inclusive of Electricity, Water & Sewer Connection Charges and additional facility shall be charged extra.
- Prices, Terms and Conditions stated herein are merely indicative with a view to acquaint the applicants and are not exhaustive.