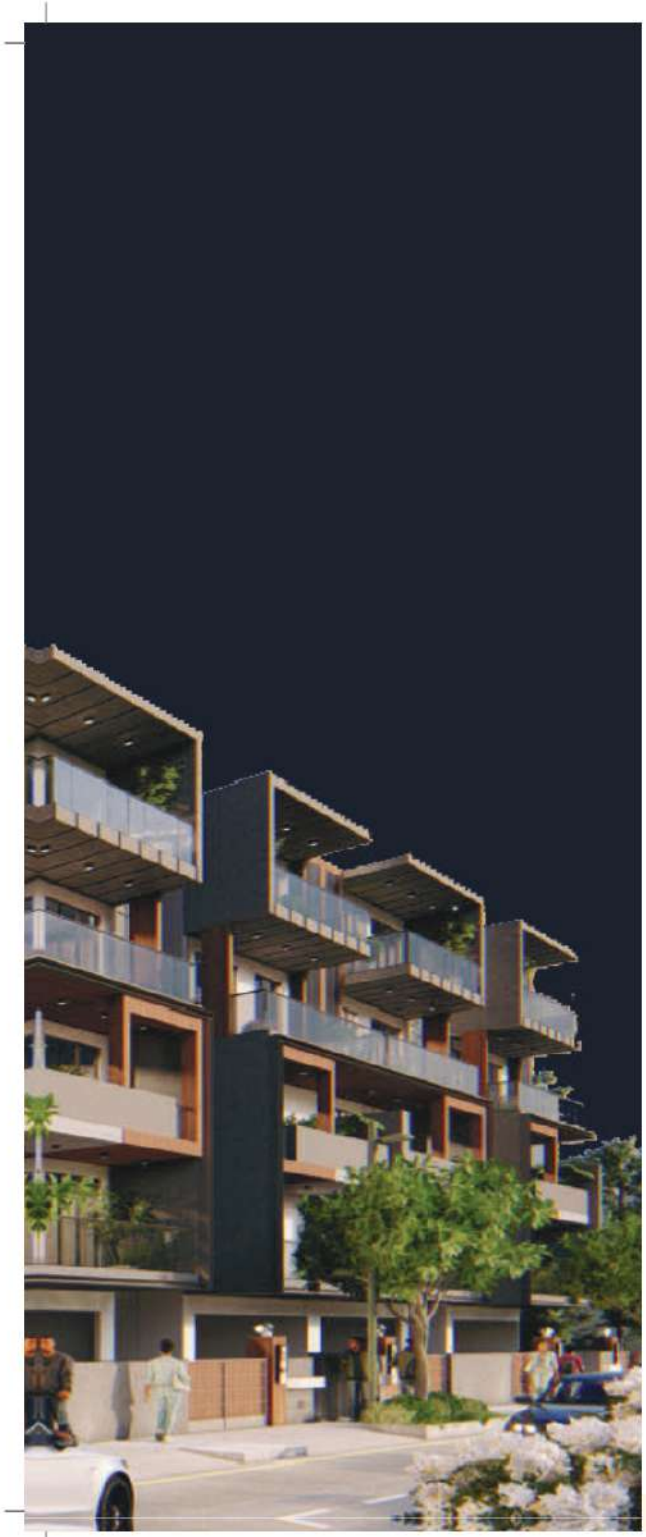

4S
WE BUILD THE BEST
ARADHYA
HOMES
GURUGRAM'S
FINEST RESIDENCES
LUXURY INDEPENDENT FLOORS





TRANSFORMING THE LANDSCAPE *of* GURUGRAM

Starting out in 2014, 45 Developers has emerged as one of the Premier Real Estate Developers in NCR, renowned for transparency, excellence in construction, and impeccable service standards. Our planning, construction speed and execution of projects are unmatched in the industry. We stand out in the luxury real estate segment with our impeccable record of ultra-fast delivery of projects. The customer-centric philosophy of our chairman, Shri Balraj Bhadana, has served as the guiding light for the landmark development of 45 Aradhya Homes, one of Gurugram's most lavish low-rise floors.

With more majestic projects in the pipeline, 45 Developers is on the cusp of truly transforming the real estate sector in Gurugram. It is our endeavour not only to build elegant homes, but also create vibrant neighbourhoods that nourish, nurture, and sustain the lives and happiness of every resident. Join us as we truly redefine the paradigm of luxury living in the Millennium City of India!

FROM OUR

DIRECTORS' DESK

"Focused on the holistic living standards of residents, we deliver projects that are a seamless blend of modernity, opulence, and unbound utility. That's how we are transforming Gurugram into India's most cosmopolitan, caring and liveable city!"

SANJU BHADANA, MD

"We entered the real estate segment driven by a deep desire to provide our patrons with a home they would be proud to call their own! Every 4S project is designed to be a monument of unparalleled magnificence, setting a new paradigm of perfection for the city of Gurugram!"

NARAYAN BHADANA, MD

CREATING A LEGACY *of* EXCELLENCE


ARTISTIC IMPRESSION

Emerging as a force to reckon with in the real estate industry, the 4S Group has become synonymous with excellence. Driven by the inspirational vision of our management, we are renowned for our high-quality execution that distinguishes every 4S project from the competition.

Since our establishment, our sole focus is on the quality of life of our residents. Each project is designed to provide a sophisticated living experience for generations to come, giving residents the opportunity to create a legacy of luxury for their families.



MILESTONES

1. 2014 - 4S Developers established
2. 2016 - Successfully Delivered Projects in Aaronville, Vipul World, Uppal South End, Sector 49, Gurugram
3. 2017 - Successfully Delivered Projects in South City-II, Sector 49, Gurugram
4. 2018 - Successfully delivered Projects in Rosewood City, Sector 49, Gurugram and Sushant Lok 2 & 3 Sector 57, Gurugram
5. 2020 - Launched Aradhya Homes, our Flagship Offering in Sector 67-A, Gurugram
6. 2021 - Successfully Delivered Phase 1 of Aradhya Homes in Record Time
7. 2022 - Successfully delivered Phase 2 of Aradhya Homes

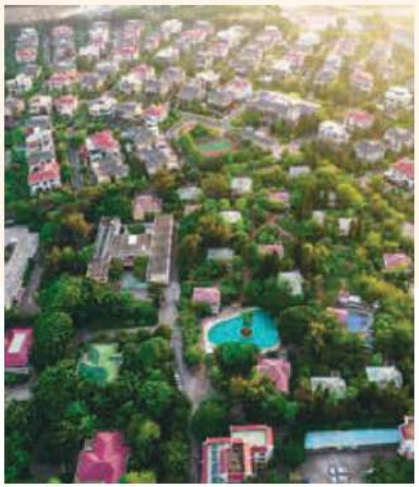
ACCOMPLISHMENTS

Distinguished by its stellar track record of delivery in the luxury real estate segment, 4S Developers has built a Legacy of Quality, Trust & Transparency



500+

HAPPY FAMILIES



1.1 MILLION+ SQ.FT.

OF PREMIUM RESIDENTIAL SPACE DELIVERED



PIONEER OF THE

'LUXURY INDEPENDENT FLOORS' CONCEPT



100% DEBT FREE

DEVELOPER

Images are for representation purposes

EXPERIENCE 4S *the* DIFFERENCE

Stupendous Space For Every Resident

Every resident of our projects needs ample space for rest, recreation, and tapping their creative genius. The 4S Group offers the most spacious homes in Gurugram with room for all your needs, aspirations, and more!





Security & Peace of Mind, Guaranteed!

To thrive and achieve your true potential, every human being needs to feel safe and secure. Each home crafted by us is fully secured by multi-tier 24*7 security to guarantee peace of mind to each of our residents.

Supreme Sophistication in Every Detail

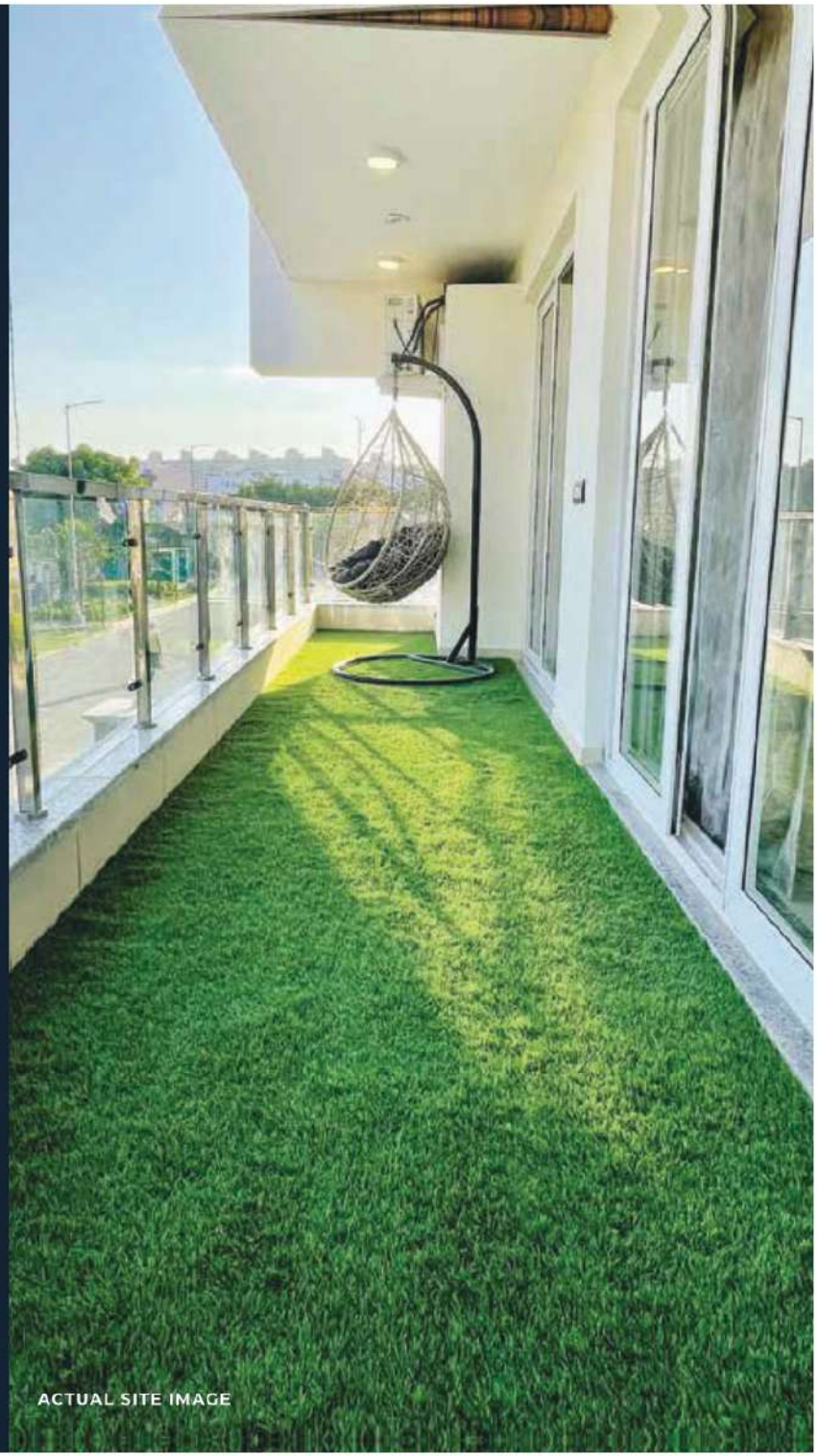
The epitome of tasteful design and sophistry, every 4S project is designed to delight with stunning interiors and optimum utilisation of space! We ensure that we take care of every fine detail so you can just move in and enjoy a world of unmatched luxury.





Surrounded by Serenity

Our projects have been designed meticulously, set out spaciously amid sprawling green spaces, unaffected by the hustle and bustle of the world outside. Our projects are low density colonies surrounded with verdant greens, our gated communities allow you to experience nature at its finest!



ACTUAL SITE IMAGE

ARADHYA HOMES

The City's Most Vibrant Enclave

Set in the serene environs of Sector 67-A, one of Gurugram's finest addresses, Aradhya Homes is an elegant low rise conceptualised as one of the most vibrant, lively and open neighbourhoods in the city.

Offering an ecosystem that does not just include spaces to live, but to nurture and harbour the warmth of a close-knit locality, it is in sync with 45 Group's efforts to make Gurugram a more liveable, caring and joyful city.

A Community of Unmatched Convenience

Aradhya Homes is a lavish and well-planned locale blessed with spacious living spaces and acres of verdant greens. The reserved parking spaces and designated elevators offer each family an unparalleled ambience of exclusivity and comfort. Equipped with 24*7 surveillance and emergency power backup, this private gated society is designed to offer unmatched security and convenience to all residents.

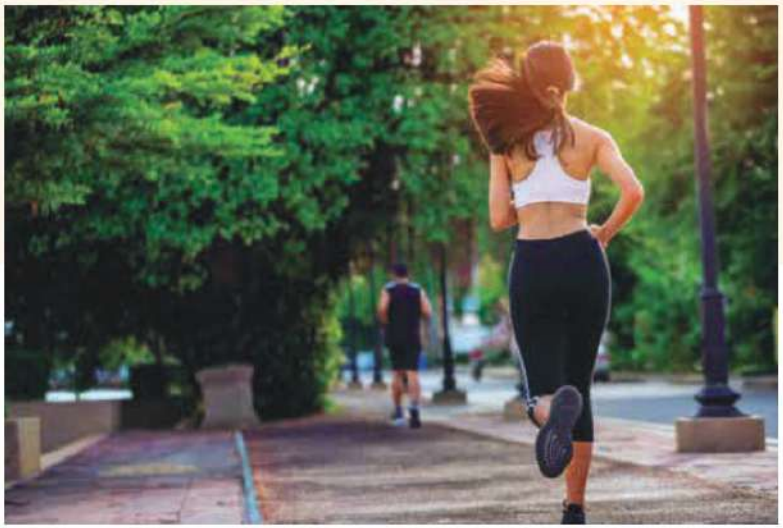


SAVOUR

A LIVING EXPERIENCE

PAR EXCELLENCE

With a bevy of world-class amenities designed to provide a world of comfort and convenience at your fingertips, Aradhya Homes offers you an unrivalled living experience in the city of Gurugram!



3+ Acres of Verdant Greens



Gated Community with 24*7 Security



Reserved Car Parking



100% Power Back-Up



Indoor Sports Area



Cafe & Restro Bar



Kids Play Centre



World Class Gymnasium
& Fitness Centre

Images are for representation purposes

Sector 67A

THE EMERGING HUB OF GURUGRAM

Live in Gurugram's hottest neighbourhood with the city's top schools, hospitals and shopping centres only a short drive away!

Elite Centres of Education

Renowned ICSE, CBSE & IB Schools	15 - 20 minutes

Transport Hubs

Huda City Centre Metro Station	10-15 minutes
IGI airport (T3 terminal)	25 minutes

The Finest Hospitals

Medanta, Max, Fortis Hospital	5-15 Minutes

Premium Shopping Centres

Airia Mall/ Golden Arcade/ Hub 66/ Joy Street	5-15 Minutes

PREMIUM SHOPPING CENTRES
AIRIA MALL, HUB 66, JOY STREET & GOLDEN ARCADE

5-15 MINUTES

HUDA CITY CENTRE
METRO STATION

10-15 MINUTES

RENOWNED ICSE,
CBSE & IB SCHOOLS

15-20 MINUTES



IGI AIRPORT
(T3 TERMINAL)

25 MINUTES

MEDANTA, MAX &
FORTIS HOSPITAL

5-15 MINUTES

ARTISTIC IMPRESSION


Hero Honda Chowk
NH8
34
33
Rajiv Chowk
NH8
IFFCO Chowk
To Delhi
NH8
Airport
Ambience Mall
Shankar Chowk
Sohna Road
Sohna Road
38 Medanta Hospital
Fortis Healthcare
Crowne Plaze
Max Hospital
47
46
Amity School
Taj Vivanta
Huda City Metro
Mega Mall
St. Xaviers School
Artemis
Sushant Lok 1
66
57
Sushant Lok 3
67
65
Golf Course Road
Golf Course
67-A
64
62
Heritage School
Proposed Metro Station
55
Rapid Metro Station
Sushant Lok-2
63
61
60
Lemon Tree Hotel
59
58
ARADHYA HOMES
N
E
W
S
GURUGRAM MASTER PLAN
METRO STATION
PROPOSED METRO LINE
EXISTING METRO LINE
RAPID METRO LINE

FLOOR PLAN

LAYOUT



4bhk (Type A)

10 mtr x 25 mtr



4bhk (Type B)

10.76 mtr x 21.19 mtr

UNIT SPECIFICATIONS

LIVING/ DINING ROOM/ FOYER

FLOOR	Vitrified Tiles
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint

OTHER BEDROOMS

FLOOR	Matt Ceramic/ Vitrified Tiles
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint

STILT PARKING

FLOOR	Granite/ Equivalent
WALLS & CEILING	Acrylic Emulsion Paint

MASTER BEDROOM

FLOOR	Matt Ceramic/ Vitrified Tiles
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint

UTILITY ROOM/ TOILET

FLOOR	Ceramic/ Vitrified Tiles
WALLS	OBD
CEILING	OBD

AIR CONDITIONING

LIVING & DINING ROOM	1.5 Ton Daikin or Equivalent
BEDROOMS	Provision

BALCONIES

FLOOR	Matt Ceramic/ Vitrified Tiles
WALLS	Weather Proof Paint
CEILING	Weather Proof Paint
PARAPET	Stone Coping
RAILING	Toughened Glass Railing

BATHROOM

FLOOR	Matt Ceramic/ Vitrified Tiles
WALLS	Matt Ceramic/ Vitrified Tiles
CEILING	Acrylic Emulsion Paint
COUNTER	Vanity
CP FITTINGS/ CHINAWARE GLASS SHOWER	Jaquar or Equivalent
ACCESSORIES	Rain Shower, W.C & All Fittings Health Faucets in All Toilets

DOORS AND WINDOWS

MAIN DOORS	32 mm Thick Laminated Door
BEDROOM	32 mm Thick, Veneered on Both Sides
EXTERNAL	Specially Designed Heavy Duty Powder Coated Aluminium Extruded Frames & Shutters/ Premium Quality UPVC Doors
WINDOWS	Toughened Glass UPVC Windows
HARDWARE	Matching Hardware

KITCHEN- Premium Modular Kitchen

FLOOR	Matt Ceramic/ Vitrified Tiles
WALLS	Superior Quality Ceramic Tiles 2 Ft Above Counter
CEILING	Acrylic Emulsion Paint/OBD
CP FITTINGS/ KITCHEN ACCESSORIES	Acrylic Emulsion Paint Microwave Oven, Hob. Chimney
PIPED GAS SUPPLY	Provision

TERRACE GARDENS

FLOOR	Vitrified Flooring

WE BUILD THE BEST

Get in Touch

+91-8860 82 8860 | WWW.4SDEVELOPERS.CO.IN

Aradhya Homes, Sales Gallery, Ansal Versalia, Sector 67A,
Gurugram, Haryana 122002