

GRAND  
CENTRA  

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THE LUXURY RESIDENCES

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GRAND  
**CENTRA**  
THE LUXURY RESIDENCES

welcome  
to the  
grand central  
lifestyle

AN EXCLUSIVE DEVELOPMENT SET WITHIN A MODERN  
INTEGRATED COMPLEX BY THE MAKERS OF ILD GRAND,  
ILD PRESENTS GRAND CENTRA IN THE HEART OF GURGAON.

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LOCATION

AS CONVENIENT AS IT GETS

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## the central location

JUST 5 MINUTES FROM THE HERO HONDA CHOWK AND NH 8

**Located** in the pioneer sector of New Gurgaon, Sector 37 C  
**In close** vicinity with Hero Honda Chowk, Dwarka Expressway, NH 8 and the upcoming Kundli-Manesar Palwal (KMP) Expressway  
**Very close** to proposed metro station and ISBT  
**Conveniently** located to fulfill all your everyday needs  
**Delhi and IGI Airport** to become easily accessible after Dwarka Expressway becomes operational.  
**Rechristened as 'New Gurgaon'**, Sector 37 is booming with commercial/institutional development, as the region is thriving with IT/ITES sectors, corporate offices, shopping malls, markets etc.

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**Key Legends:**

Pataudi Road	Walking Distance
Hero Honda Chowk	5 mins.
Dwarka Expressway	5 mins.
The Medicity	10 mins.
Huda City Metro Station	15 mins.
Ambience Mall	15 mins.
IGI Airport	20 mins.

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DEVELOPMENT

AS EXCLUSIVE AS IT GETS



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# 22 acres of well designed community living



**Gated** complex with 3 tier advance security system

**22 acres** of development with 75% green and open space

**Cosy** 2 and 3 BHK apartments

**G+18** towers inspired by new age straight line modern architecture

**Impressive** building facade with intricate jali-work

**Super** club house with swimming pool

**Easy** accessibility to all your every day needs

**Planned** jogging and cycling track

**A green** conscious eco-friendly development with rain water harvesting and energy saving practices

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# an alluring landscaping of greens and blues



- Beautifully** landscaped entrance forecourt
- Multi-level** landscaping inside the complex
- Abundant** floral beds and water bodies
- Dedicated** garden and play area for little ones
- Fitness** trail and bicycle track
- Efficient** security system
- Modern** waste management plant and rainwater harvesting unit
- Energy** saving equipments & fixtures in common and outdoor area





# CLUB CENTRA

CLUB LIFE AS LIVELY AS IT GETS

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club centra:  
a stylish  
blend of  
fitness, wellness  
and leisure



Swimming pool and kids splash pool

Spa and beauty saloon

Tennis and basket ball court

Billiards room

Gymnasium and organic café

Dedicated area for aerobics and yoga

Bar-be-que spots and party lawns

Multi-purpose integrated community space

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RESIDENCES

AS PERSONAL AS IT GETS

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**Fully** air conditioned living/dining room and bedroom

**Optimum** space utilization

**Large** french size windows for ample sunlight and serene views

**Choice** of garden facing & vibrant city skyline

**Modular** kitchen

**High** quality modern fixtures and fittings



3 BHK - 1745 SQ. FT. APARTMENTS

2 BHK - 1300 SQ. FT. APARTMENTS



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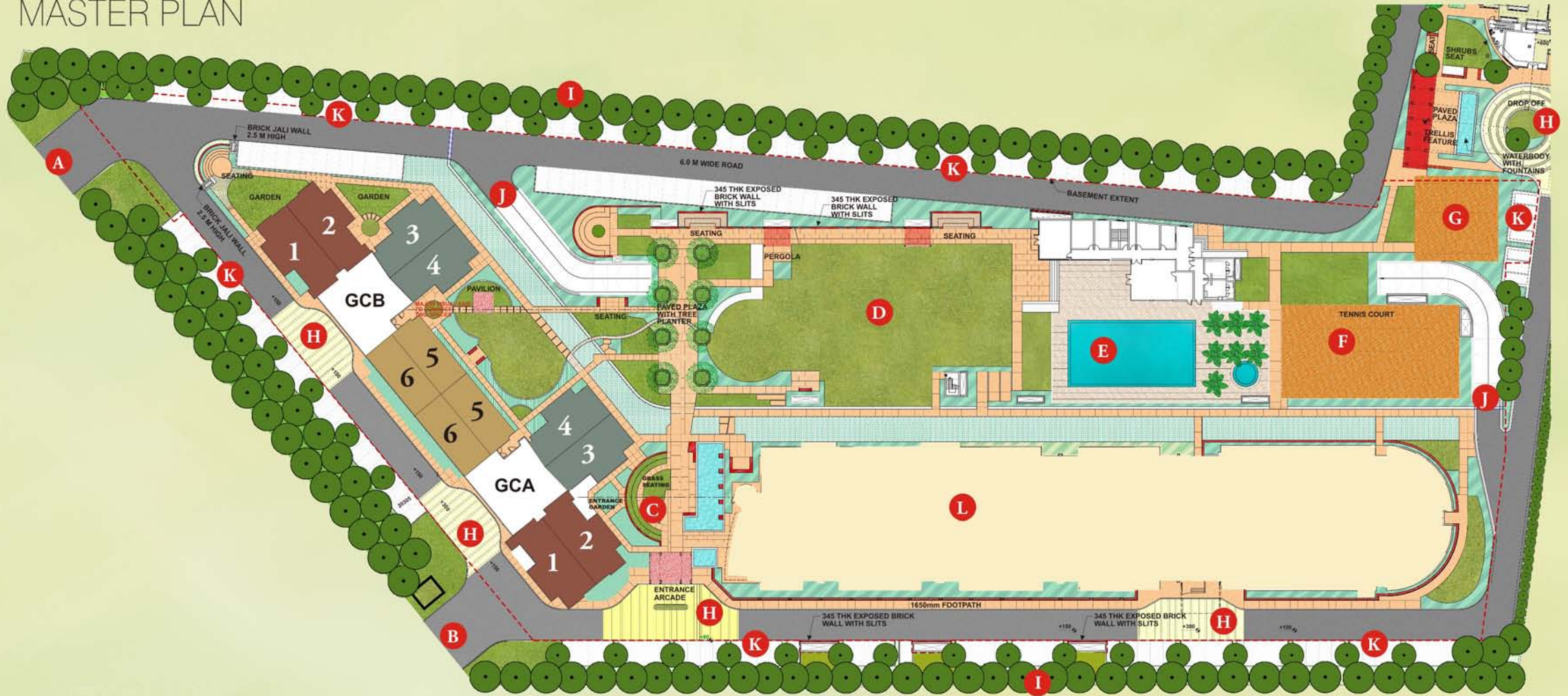
# THE PLANS






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# MASTER PLAN

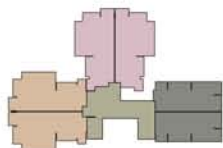
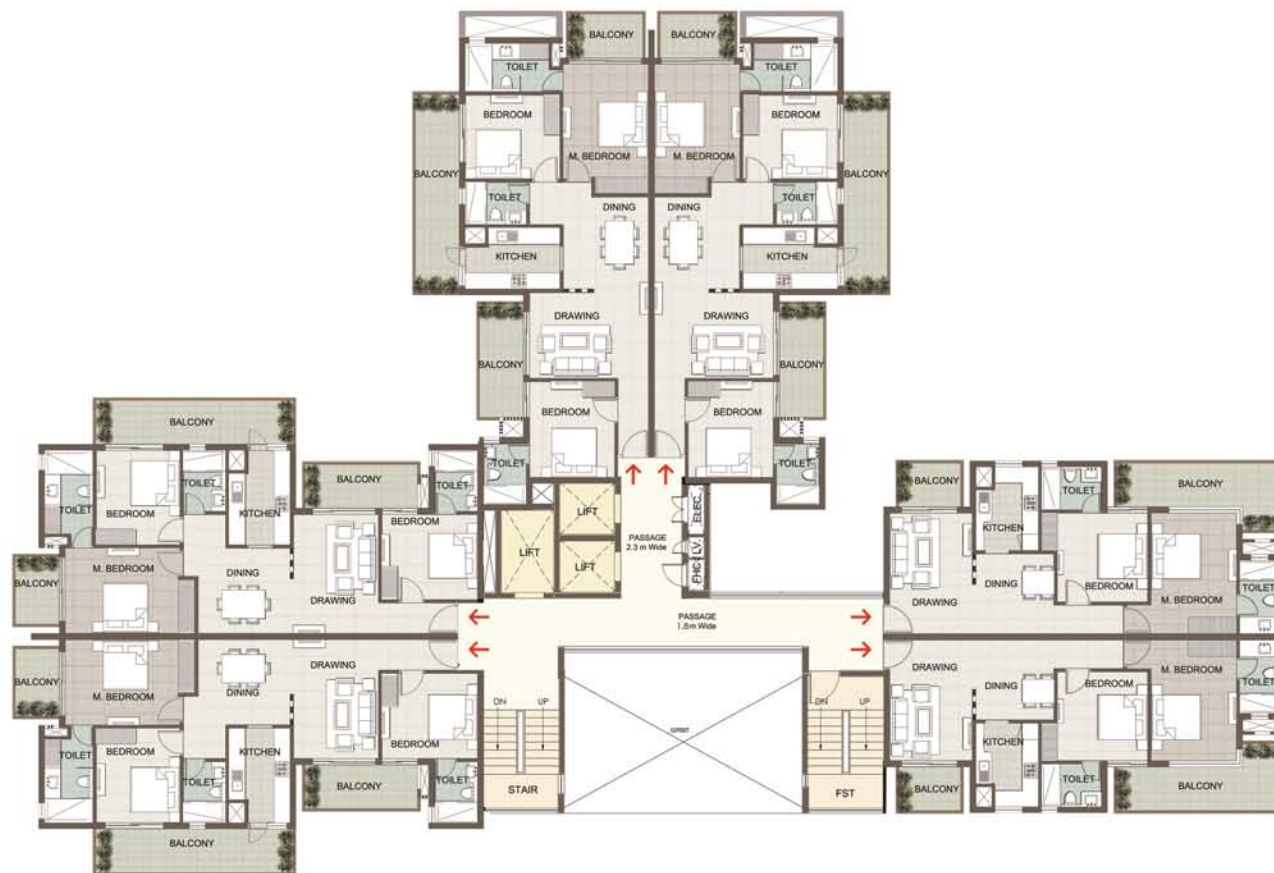
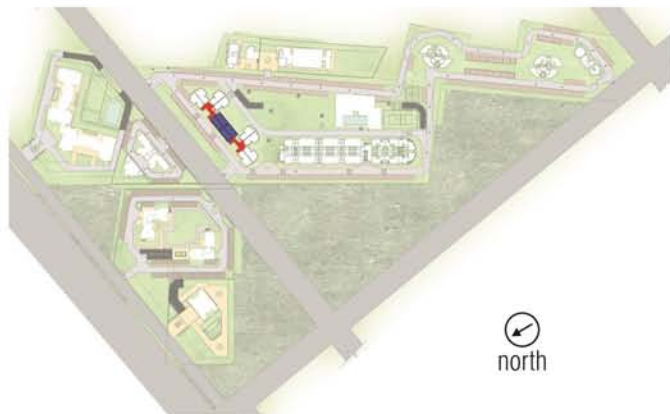


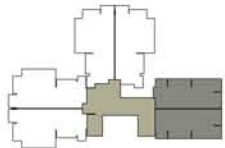
## Legends

- |    |                               |    |  |   |                |
|----|-------------------------------|----|--|---|----------------|
| A. | ENTRY                         | G. | BADMINTON COURTS                         |  | 3 BHK - TYPE 1 |
| B. | EXIT                          | H. | DROP OFF                                 |  | 3 BHK - TYPE 2 |
| C. | LANDSCAPED ENTRANCE FORECOURT | I. | JOGGING/BICYCLE TRACK                    |  | 2 BHK          |
| D. | CENTRAL GREEN                 | J. | ENTRANCE & EXIT FROM UNDERGROUND PARKING |   |                |
| E. | SWIMMING POOL                 | K. | PARKING                                  |   |                |
| F. | TENNIS COURT                  | L. | OTHER DEVELOPMENT                        |   |                |

# GRAND CENTRA



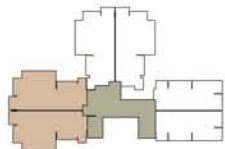




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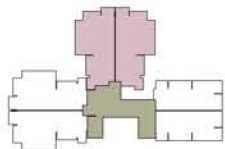
2 BHK  
AREA: 1300 sq. ft.





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3 BHK (Type 1)  
AREA: 1745 sq. ft.



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3 BHK (Type 2)  
AREA: 1745 sq. ft.

**LIVING ROOM / DINING ROOM**

WALLS	ACRYLIC EMULSION PAINT FINISH
FLOOR	IMPORTED TILES
CEILING	OIL BOUND DISTEMPER

**KITCHEN**

WALLS	CERAMIC TILES & ACRYLIC EMULSION
FLOOR	CERAMIC TILES (ANTI-SKID)
CEILING	OIL BOUND DISTEMPER
COUNTER	GRANITE COUNTER & STAINLESS STEEL SINK WITH DRAIN BOARD

**BALCONIES / TERRACES**

WALLS	WEATHER PROOF TEXTURED PAINT
FLOOR	CERAMIC TILES (ANTI-SKID)
CEILING	OIL BOUND DISTEMPER

**BED ROOMS**

WALLS	ACRYLIC EMULSION PAINT FINISH
FLOOR	LAMINATED WOODEN FLOORING
CEILING	OIL BOUND DISTEMPER

**TOILETS**

WALLS	CERAMIC TILES & OIL BOUND DISTEMPER
FLOOR	CERAMIC TILES (ANTI-SKID)
CEILING	OIL BOUND DISTEMPER
COUNTER	GRANITE/ MARBLE COUNTER
SANITARY ITEMS	WHITE SANITARY FIXTURES, CONTEMPORARY CP FITTINGS

**LIFT LOBBIES/ FAÇADE**

WALLS	MARBLE/GRANITE CLADDING & ACRYLIC EMULSION PAINT
FLOOR	GRANITE/ MARBLE
CEILING	OIL BOUND DISTEMPER

**DOORS/WINDOWS**

MAIN ENTRANCE /OTHERS DOORS	HARDWOOD DOOR FRAMES WITH SKIN MOULDED/ FLUSH DOOR SHUTTERS.
WINDOWS/EXTERNAL DOORS	POWDER COATED/ ANODIZED

**COMMON FACILITIES**

HIGH SPEED ELEVATORS, POWER BACKUP, TREATED WATER SUPPLY, ADEQUATE COVERED/ SURFACE PARKING, LANDSCAPED COURTS WITH SIT OUT SPACES, KIDS PLAY AREA, PEDESTRIAN PATHWAY, JOGGING TRACK, SHOPPING

**SPECIAL FEATURES**

PROVISION OF WI FI SYSTEM FOR INTERNET & DTH CONNECTIONS

EXCLUSIVELY DESIGNED SKY TERRACE / PARTY ZONE AT TERRACE LEVEL

**ELECTRICAL**

ELECTRICAL FITTINGS & FIXTURES	MODULAR SWITCHES & SOCKETS, COPPER WIRING FOR LIGHT & POWER
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## ILD GRAND AND THE GRAND CENTRA COMPLEX

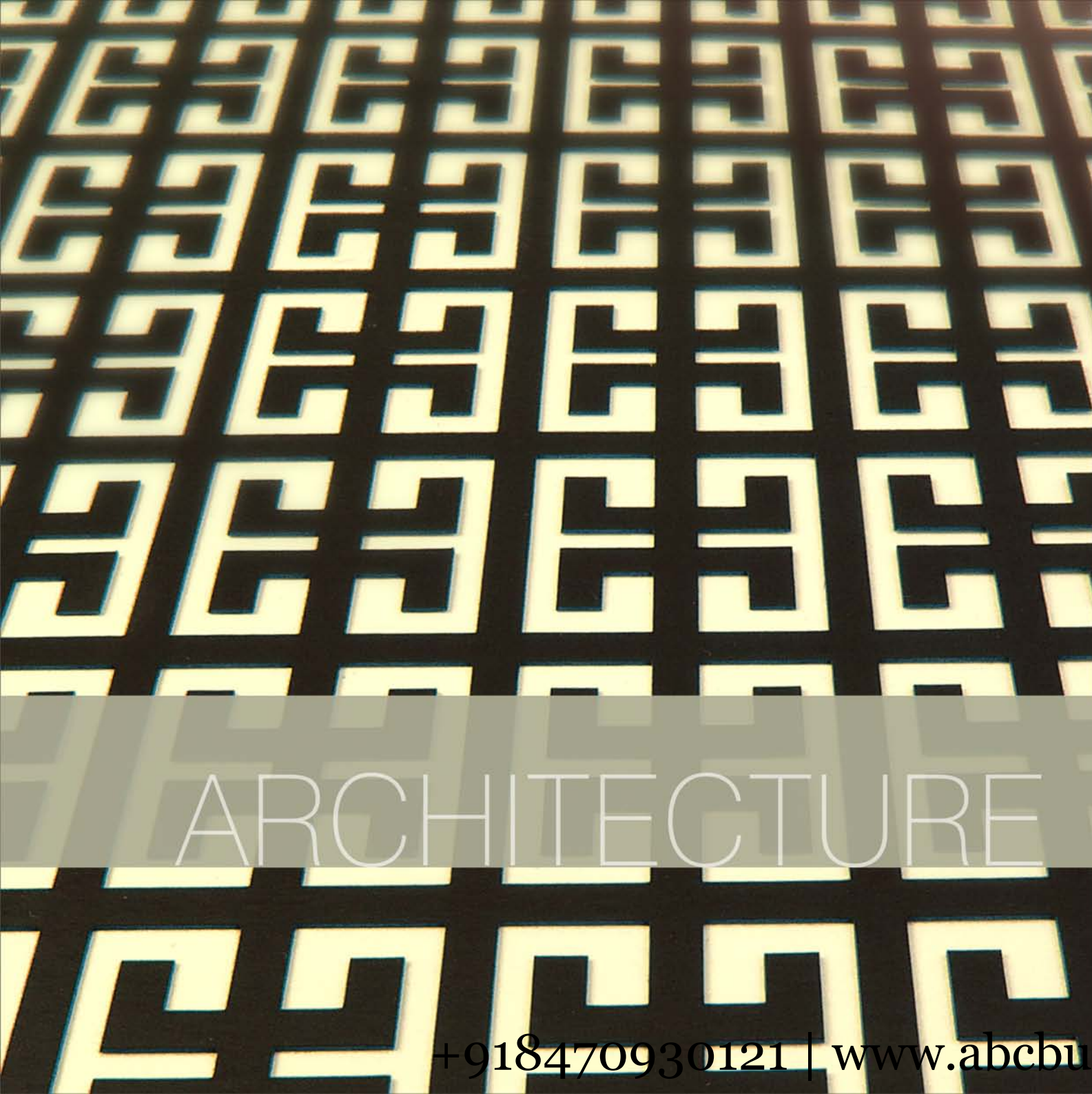


Construction  
in full swing

Excavation of the Grand  
Centra site in progress

Sample apartment  
unveiling soon

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ARCHITECTURE

AS TIMELESS AS IT GETS

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# design forum international

## THE PROJECTS



Select City Walk, New Delhi



The Cyber Walk, Manesar

Design Forum International (DFI) is the brainchild of three IITians: Anoj Tevatia, Goonmeet Chauhan and Anand Sharma. Delivering the project on time and conforming to international standards is a norm with this firm which was incorporated in 1995. With a team of over 100 professionals and clearly defined structure of Senior Associates, Associates and Junior Associates, it always aspires to deliver more than the brief demands. The firm has an enviable track record of one the best turnaround times, with the most innovative approaches.



# shaheer associates

## THE PROJECTS



The Trident, Udaipur



The Lake Palace, Udaipur

Shaheer Associates has successfully participated in the landscape design of large public open space and heritage projects in Delhi, Lucknow and Kabul, apart from many private commissions throughout India. Its work includes significant projects such as the Memorial to Rajiv Gandhi at Sriperumbudur, Mr. O.P. Jain's Sanskriti Kala Kendra, New Delhi, environmental improvements to the historic gardens of the Humayun's Tomb precinct in Delhi as well as the rehabilitation of Bagh-e-Babur, Kabul.

Its project Sanskriti Kala Kendra in New Delhi received the ISOLA Landmark Award 2012, and in 2014 he received the Hudco Award (First prize) in the Landscape category for the design of Dr. Ram Manohar Lohia Park at Lucknow.







**INTERNATIONAL LAND DEVELOPERS**

"Work with the Best" and "Deliver on Promise" forms the core of the progressive International Land Developers (ILD) Group. Mr. Alimuddin Rafi Ahmed, the Chairman of the ALM Group has promoted ILD to bring professional management, international design concepts, execution and the best of services to real estate.

Being ahead of the trend and offering effective living-space solutions has made ILD today a well-known and trusted player in the real estate market of India.

Its' ILD Trade Centre, an operating commercial development on the prime Sohna Road of Gurgaon is a living example of excellence in planning and execution. Two of its successful residential projects, ILD Grand and ILD Spire Greens are in the advanced stages of construction and once completed will be the defining developments of Gurgaon.

With a land bank of hundreds of acres in and around Delhi NCR, ILD's approach is to deliver unique developments in the exciting times ahead.

**1** MILLION  
SQ. FT.

Delivered

**200** ACRES  
INDUSTRIAL  
PLOTING

Delivered

**2** MILLION  
SQ. FT.

Under Construction

**6.5** MILLION  
SQ. FT.

Upcoming

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DELIVERED

ILD TRADE CENTRE  
Sohna Road, Gurgaon





DELIVERED

## INDUSTRIAL PLOTTING

Near Manesar on NH8



UNDER CONSTRUCTION

## ILD GRAND

Sector 37 C, Gurgaon



UPCOMING

## ILD ENGRACIA

Sector 37 D, Gurgaon



UNDER CONSTRUCTION

## ARETE

Sector 33, Sohna Gurgaon



UPCOMING  
Sector 36, Sohna Gurgaon