



SKY  
MANSION







## Architectural Lodestar Indicates the Rise of a New Era

World-class landmarks always come in forms of skyscrapers. They rise to reach the sky to pick the most breathtaking views of cities and witness thriving development of the era.

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Artistic Impression. Not an Actual Site Image

The New Landmark of Delhi  
has Finally Arrived

# EVERY CITY HAS A DISTINCTIVE LANDMARK

## Transform Delhi's Living Beacon Witness the Milestone of Modern Living

Looking back to changes of Delhi's living beacon, from the 1973 designed HT house at 80m height to the 2010 designed Civic center building at 102m height, their towering height, without exception, conveys brand new horizon and elevated high life philosophy to local people, and forms a strong impetus to local residences.



1973  
Hindustan Times House  
80 meters

1976  
Vikas Minar  
82 meters

1992  
Ambadeep  
84 meters

2010  
Civic Center  
102 meters

2018  
Sky Mansion  
100 meters

# 100 Meters Supreme Skyline

Uninterrupted Views of Aravalli Greens  
An Emerging Symbol of Delhi's Unfettered Aspiration

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100 meter height redefines Delhi's skyline. Sky Mansion, as a unique landmark, will be the signature of India's wealthy class. With splendid views over the city, you will relish the high life that is out of the common people's reach. You will enjoy the newest and best lives in Delhi. These are the best rewards for achievers.

The tallest addresses with unrestricted views of South Delhi. Take a sip of tea at leisure, listen to the soft wind breathing through that benign sky, and have the vast expansive greens in your horizon.

Never feel disturbed by clustered low-rise living. Just indulge yourself in lofty, serene and clean homes.



Artistic Impression. Not an Actual Site Image

A man with glasses and a beard, wearing a dark suit, is seated on a plush, dark-colored sofa. He is holding a glass of whisky in his right hand. The setting is a library or study, with bookshelves filled with books visible in the background. A desk lamp is positioned to the left of the man. The lighting is warm and focused on the man, creating a sophisticated and intimate atmosphere.

AN ENCLAVE OF  
DISTINGUISHED  
PERSONALITIES

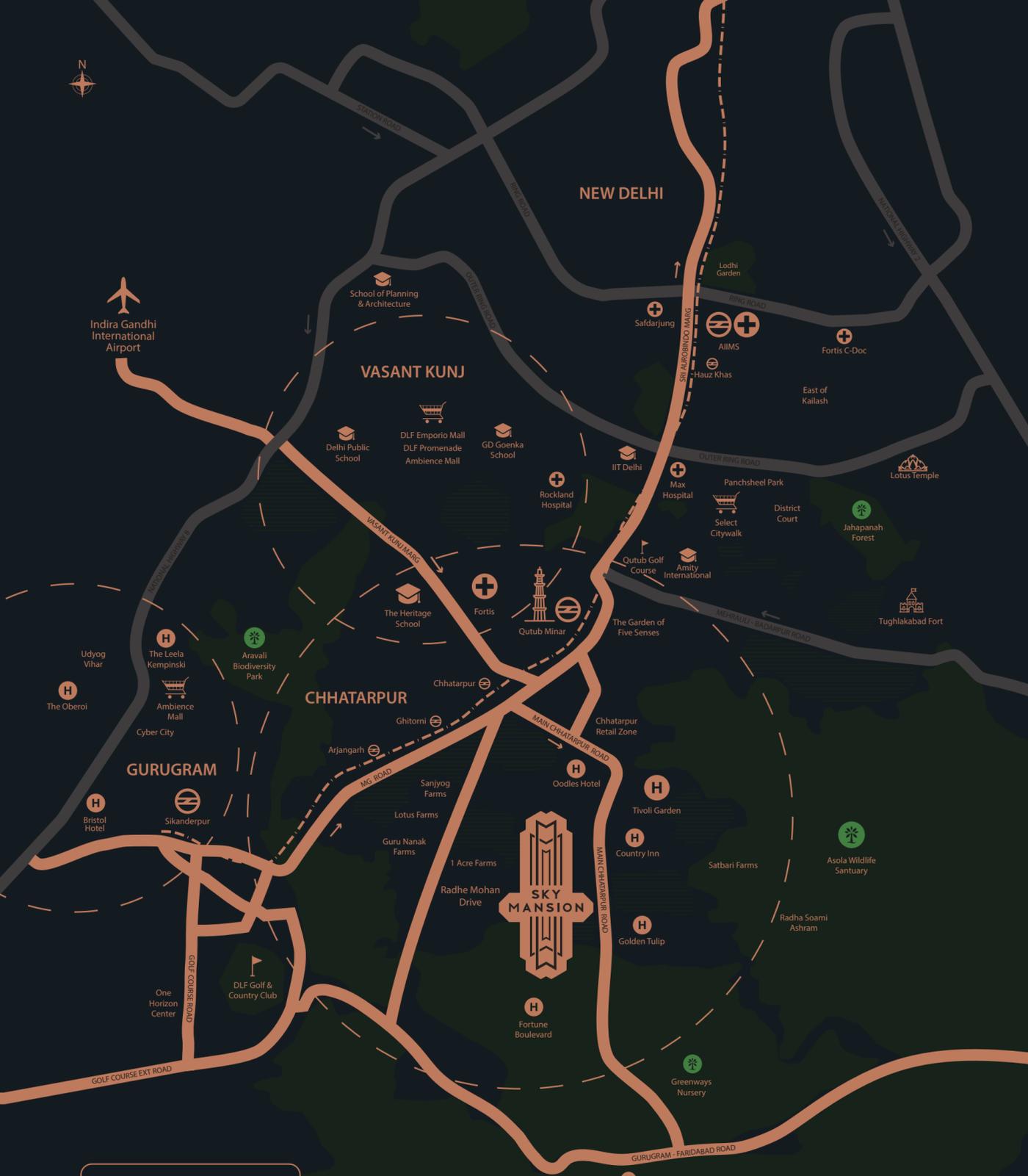
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Finest Mansions and  
Farmhouses as Your Neighbors.  
Live in the Heart of it all.

The enclave is regarded as one of the most beautiful suburbs of Delhi. Extremely up-class area with finest mansions and farmhouses around, brings in so many legendary names, forming a neighborhood of Delhi's who's who. Grab your opportunity to mingle with these big names from all walks of life. People of good taste and aspiration will choose Sky Mansion undoubtedly.

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Ensconced in the Golden Miles of South Delhi.

A Glittering Stretch Highly Contested By People of High Net Worth.

Situated in South Delhi's new area - 'J'- Zone, a promising area at par with world-class metropolises, a green livable territory with great potential in the near future, Sky Mansion will be developed into a better place.

'J'- Zone is in South Delhi, with Mehrauli-Badarpur in the north, NH-8 national expressway in the west and Delhi periphery in the east and south. A total area of 15,000 hectares includes 6,400 hectares parks and hills, enjoying 42% greenery. It aims to be an integrated district park, historical monuments and sustainable green landscapes.

All Your Destinations within 30 Minutes.

- 4 kms to Mehrauli-Gurugram road (148A Highway)
- 8 kms to the heart of South Delhi via Mehrauli-Badarpur road
- 14 kms to Indira Gandhi International Airport via Vasant Kunj & Mahipalpur road
- 15 kms to Ambience Mall of Gurugram via Mehrauli-Gurugram road
- Adjacent to upcoming 60-meter 8-lane main Chhatarpur road as per 2021 Delhi master plan

# Soothe and Refresh your Senses in the Biggest Green Lung of South Delhi.

Sky Mansion has the most livable environment in Delhi. Its just 3km (approx.) away from Asola Wildlife Sanctuary. This large green cover acts as a sponge to absorb the city's pollution by providing oxygen and controlling the harsh climate. It is a second-to-none green lung and preferred posh location of Delhi, with a wide range of fauna and flora, it's a much-appreciated picnic spot within reach.

- 10 minute drive to Asola Sanctuary, having fun with nature instantly
- More than 193 species of birds and animals like nilgai, black buck, black naped hare, porcupine, civet, jackal, jungle cats and many more
- The highest negative ions concentration in Delhi. Negative ions can clear the air, significantly decrease airborne viruses and bacteria, normalize your breathing rate, decrease blood pressure and relieve tension, increase mental peace, improve energy levels and concentration, reduce instances of headaches and sickness.



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# A Private Empire in the Low Density Residential Area of Delhi

Booming population growth, especially in Delhi with over millions of people, makes low-density residence increasingly scarce. Large farmhouses and mansions, verdant green beauties, and spacious neighborhood all around, this is a neighborhood of everyone's dream.

- The lowest population area with population density less than 250/sq.km, far lower than Delhi's average (approx.17520/sq.km). It is the largest farmhouse region where you can live in a really low-density area.
- 45.52% green area percent, indulging yourself into this pretty pristine oasis.
- Just next to one of the largest green reserve forest, so enjoy lifetime greens.

A photograph of a formal garden. A central path leads through a series of manicured hedges. In the background, there are tall, dense trees. The sky is bright and slightly overcast. The overall atmosphere is serene and well-maintained.

# POETIC PICTURESQUE GARDEN

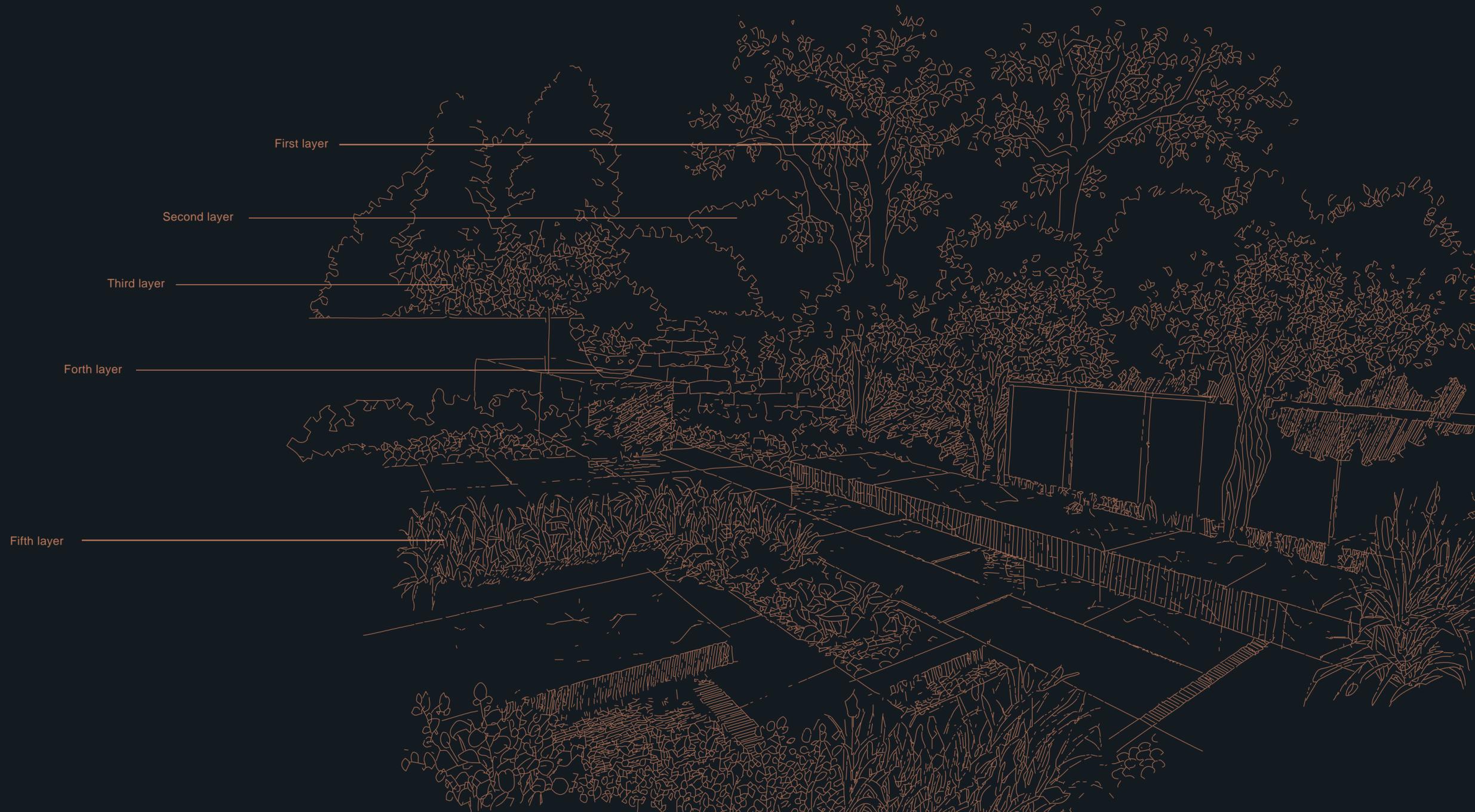
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# Fivefold Landscaping Garden

## A Place that will Blossom Your Mood

First layer	7-10 meter high phanerophyte with 3-5 meter wide crown.
Second layer	4-6 meter high flowering shrub with 2-4 meter wide crown, small trees, fruit trees and so on.
Third layer	2-3 meter high flowering bushes with 1-3 meter wide crown.
Forth layer	Flowers, ball-shaped and small flowering bushes.
Fifth layer	Lawn and lawn lights on ground cover.

Based on absorption of local essence, Sky Mansion's landscaped garden captures both international standards and local features. It boasts a layered design of "phanerophyte-flowering trees-bushes-flowers-lawn", and utilizes plant crown, color, shape of leaves, plant height to make a multi-tier, varied, undulant but natural landscaped garden. Every corner is built as a mesmerizing picturesque landscaped garden designed for the residents' experience.





## We Select Trees Carefully for Giving Delhi the Best Garden ever

Sky Mansion never sees a tree apart from other trees. It weighs the relationship between trees and garden, environment and architecture. Therefore, all the trees in the garden need to reach standards of height, width, diameter and growth. All the standards are made strictly and thoroughly.

- Every palm undergoes a scrupulous selection. Sky Mansion team goes around a range of plantation base to find the best ones.
- In order to ensure trees to grow into woods quickly, nearly all of them are transplanted integrally to Sky Mansion and are protected thoroughly.
- Trees are taken care of by professional staff. They have been systematically trained to guarantee that each tree gets professional care.



## An Oasis of Beauty and Tranquil Ushers You into an Acrostic Poem

A cup of coffee, a book, and a leisurely afternoon; ambience of garden is always romantic and elegant. Branches and leaves of trees intertwine together. Green lawn and colorful flowers set each other off beautifully. Waterscape and stone steps have a style of their own. You roam with your beloved ones and play with your kids. Your parents talk to the neighbors pleasantly under the parasol. Life is always full of poetic picturesque. Enjoy the moment here.

Closeness: International standard track at your doorstep. Run to your heart's content.

Pleasure: Feature walls and cascade complement each other and form a distinctive scenic spot, soothing urban community living.

Comfort: A variety of ornamental decorations are interspersed to make each corner an interesting place, as you are living in a park.

Enjoyment: Winding paths lead to secluded quiet place. A fine range of pottery, tree pools, cobblestones are in harmony.

What a beautiful place to take photos.

Tranquility: Parasol gardens and park bench. A good place to relax, read and rest.

A woman and a child are playing in a grassy field at sunset. The woman, on the right, is wearing a red tank top and light-colored shorts, and is holding a net up in the air. The child, on the left, is wearing a pink shirt and dark shorts. The background is filled with trees and a bright, hazy sky. The overall mood is joyful and serene.

GET THOROUGHLY  
PAMPERED BY OUR  
TOP-NOTCH AMENITIES

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## 272m<sup>2</sup> Exclusive Swimming Pool Refresh Yourself in Wonderful Scenic Beauty

No longer a round trip to public swimming pool. At Sky Mansion, just go downstairs and enjoy a vigorous swimming session, and leave summer heat faraway, say bye to all your stress and feel fresh again.

Spacious terraces beside the pool are ideal venues to hold parties, barbeques, and have fun with your friends and family members, always endless fun time.

A pool with the infinity feel with blue mosaic tiles and surrounded by beautiful scenery, creates a unique stunning landscape to take photos.

## Global Standard Fitness Center Surprise Yourself at Your Exclusive Gym

The biggest wealth is your health. Sky Mansion pays special attention to every owner's health needs and designs a beautiful fitness center with a range of dedicated facilities for old, middle and young generations. So just enjoy healthy life here.

## Keep Yourself Fit in the International Standard Tennis Court

Sky Mansion owns an international standard tennis court as well. After office or on a weekend, just invite your friends and families to have a thrilling game, not only improving your physical health but also enhance your relationship with your loved ones.



## Take a Run on a Foot Friendly Running Track

Running is not only a healthier lifestyle, but also a very earnest attitude to life. Well designed running tracks are created along the landscaped community deck for an energized and healthy exercise experience.

## Nurture the Mind and Spirit in a World of Infinite Experiences

A library is built within Sky Mansion to let books be kids' intimate friends. Indulge kids in pleasant smell of books, and join them. Reading advances thoughts, lights up minds and inspires inner peace.

## 230m<sup>2</sup> Kids Paradise Fun Club Let Your Kids Relish the Outdoors and Have Some Fun

Different from children parks everywhere, Sky Mansion is dedicated to develop a multifunctional playground, meeting the needs of children's entertainment, socializing and security for all ages. They help to foster children's quality of cooperation, sharing, courage, independence, wisdom and creativity, enable your kids to win at the starting line.



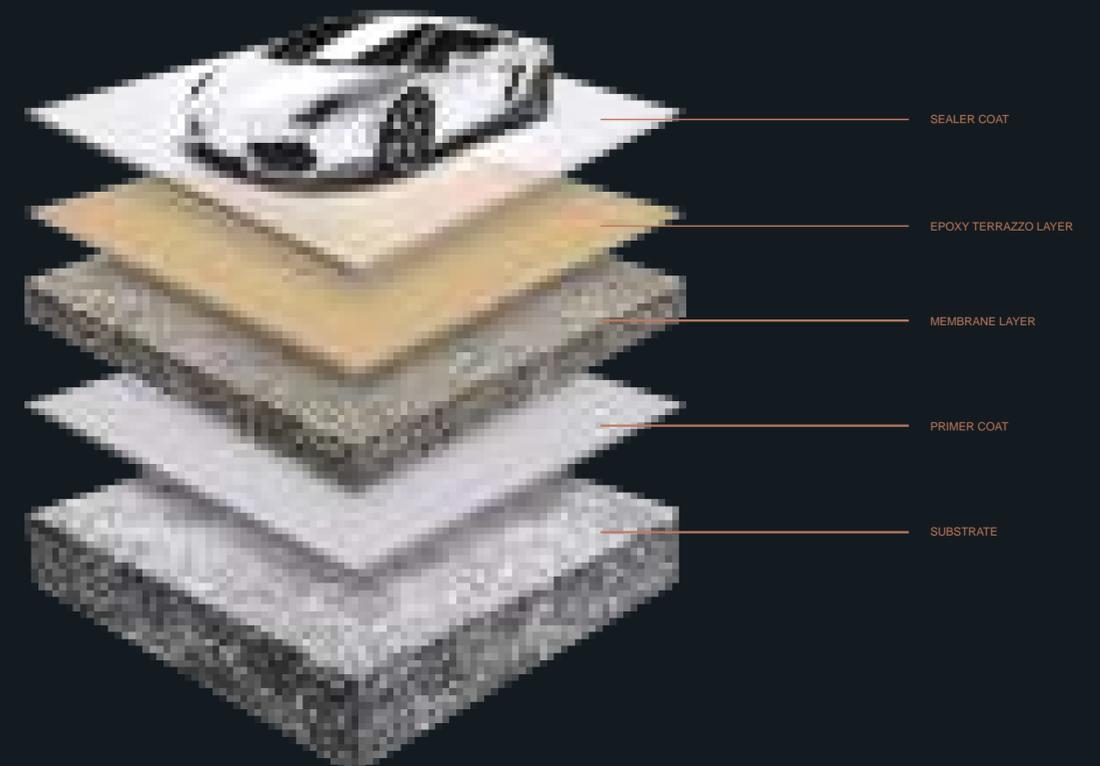
## Efficiently designed 3 Level Parking Creating 5 star Homes even for Your Cars

Two things are indispensable for your homecoming: family love and parking lots. At Sky Mansion, your cars will be welcomed by five-star treatment. High performance Epoxy mixture applied directly onto the cement concrete slab enhances its resistance to dirt and wear. Neatly rowed parking lots and strikingly marked signages, thoughtfully provided corner column protection, ensure excellence of underground & stilt parking. Its roominess, neatness and brightness makes your every homecoming a pleasant journey.

## Parking at Sky Mansion

- Safety: do not worry about thieves, scratches and pastors.
- Protection: no more exposure to wind, sun and rain.
- Ease: each family has multiple parking lots to meet their multiple car parking needs. More than 40 parking lots are reserved for visitors.

Process of High Quality Epoxy Flooring



A man and a woman are seated at a table in a dimly lit room. The man, on the left, is wearing a dark blue shirt and is gesturing towards a glowing light projection on the wall. The woman, on the right, is wearing a light-colored top and is looking at the projection. The table in front of them has a white tablecloth and a glowing laptop. The background shows a window with a view of a city at night.

TECHNOLOGICAL  
SUPERIORITY TAKES THE  
LEAD IN SMART LIVING

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# World Class Cutting-Edge Technologies

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Sky Mansion is dedicated to unfold an exemplary smart lifestyle for you. Technologically competent smart system covers entire house including entrances, living rooms, bedrooms, kitchens, and balconies. Comfortable, easy and safe life is at your fingertips.

Entrances: Main entrance door for each apartment is designed with a smart lock system which completely eradicates safety loopholes.

Living Rooms, bedrooms and kitchens: Intelligently integrated system of a specialised mobile app can set door lock a user-defined mode when you come home and verify fingerprint, it will automatically turn on the lights.

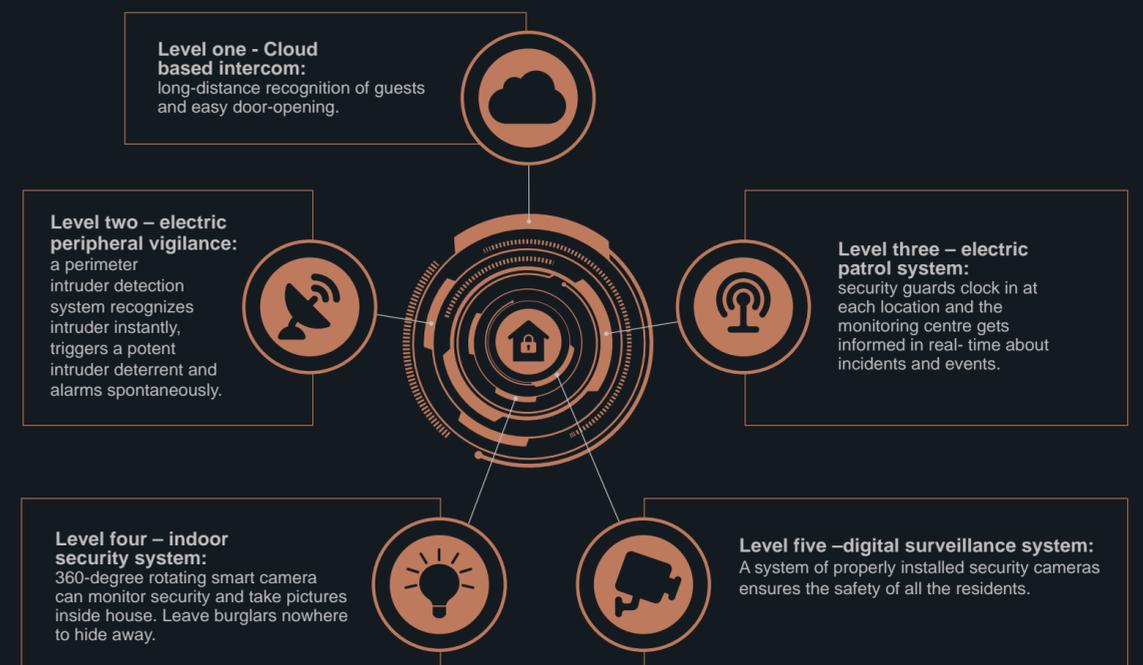
Video monitoring, gas leakage alarm system and panic button for elders and kids gives owner a completely safe home.





# State-of-the-Art Five-Level Smart Security System

Your security is our utmost concern and that's why Sky Mansion uses the cutting-edge technologies to build a 360-degree dead-zone-free system, in order to ensure owner safety and privacy. A safe environment in which kids grow happily, families live joyfully and owners worry less is what Sky Mansion always pursues.



# Feel Welcomed Even Before You Enter Home

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As the supreme skyline in South Delhi, Sky Mansion takes sense of arrival to the next level. Four-level service gives a full sense of distinction as soon as you step in the neighborhood.

**Splendor – High Standard Parking :** Epoxy floors and uniformly marked parking places. Every inch is planned carefully to show owners' noble identity.

**Honor – Five-star Entrance Lobby :** Upscale tiles are used to build a grand lobby with utmost planning. As soon as you step in, you will be greeted with a sense of exclusivity and royalty.

**Privacy – Exclusive Elevators :** Leaves you with just peace and privacy. This is exclusively for you.

**Luxury – Grand Foyer:** Large designs and bright open spaces, upmarket textures and antique decorations. Embody all the best of luxury living.





Artistic Impression. Not an Actual Site Image

**PREEMINENT QUALITIES  
A WORLD OF ABSOLUTE ROYALTY**



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## Slab-Type Spacious Homes Only 2 Apartments per Floor

In a crowded city, a good comfortable house is uncommon. People oriented philosophy forms the design ethos of Sky Mansion. Its slab-type structure and north-south orientation ensures that every room has ample natural light, the best views and cross ventilation across each apartment.

## Fresh Air for Your Health, Because We Care

At Sky Mansion there would be 2 centralized 120 cfm (Cubic feet per minute) low power consumption fans installed with PM 2.5 filter to provide fresh and healthy air in each part of the apartment through fresh air ducts. This fresh air system provides adequate fresh air throughout the year, ensuring good air quality in the house and taking care of your respiratory system.



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## Its Time to Cook in Style

A fully fitted yet sleek modular kitchen is designed to suit your taste.

Innovative designs with integrated built-in white goods and appliances including hob & hood with chimney and exhaust system, electric oven, under counter dishwasher, double sink with pull up tap, under counter water purifier unit & waste processing unit has been provided in your stylish kitchen.

The flawless functionality of dropdown cabinets makes everyday chores beautiful.

## Exclusive Elevators to Your House Experience Supremely Noble Ambience

Sky Mansion aims to make your way home much easier and quicker. Above all, exclusive elevators bring owners convenient entrance to their house.

## 3.6 Meter Floor Height Superlative Living in Opulent Space

Surpassing traditional floor height, 3.6 meter floor to floor height shapes a much more comfortable and luxurious space. On the other hand, house enjoys a better ventilation, abundant natural light and views. Sky Mansion's desirability is to build luxury houses with a unique sense of openness, bracing living experience and noble vibes.

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# Private Swimming Pool Extending 27m<sup>2</sup> Imperial Enjoyment Exclusive for Your Penthouses

Apartments of Sky Mansion are equipped with facilities at par with the world super luxury houses. It studies living needs of modern wealthy classes and then configures 27 m<sup>2</sup> swimming pools to penthouses, giving residents exclusively no hassle and a clean swimming pool experience. Whenever you swim alone or with families and friends, Sky Mansion builds a serene retreat to relax yourselves.

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Artistic Impression. Not an Actual Site Image

# Double Height Terraces and Large Balconies as Your Luxury Resort for Banquets and Soirees

Flowers bloom, butterflies dance. Friends come, feasts start. Starry nights blink, gentle moonlight spills. Such wonderfully beautiful scenes are so common at Sky Mansion.

Specially-designed 7.2 meter double height terraces and large balconies extend the space to the fullest, in which one can savor the incredible silhouette of the city's skyline. This will be your private luxury garden in the air, your socializing zone, and your mental cultivation hall.

# Luxury North & South Facing Master Bedroom Presidential Suite at Your Home

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Considering living comfort, splendor and privacy, Sky Mansion builds luxury master bedroom at par with presidential suite. North & South facing design allows natural light and wind to pour in. A large walk-in closet is designed for separate arrangements and storage for men and women's special requirements. The quintessence lies in its independent spread-out bathroom and adjacent balconies with provision for steam/sauna room. Just enjoy a true high quality life here.



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All picture as shown in Brochure is prospective view and actual view may be different from the prospective view. All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets and any other external fittings and fixtures do not form a part of the offering. This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales etc independently with the company prior to concluding any decision for buying. The user of the Brochure confirms that he/she has not solely relied on this information for making any booking/purchase in any project of the Company. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company.

Grant of sanction vide File No.30/B/HQ/SDMC/2016/D/17/AE-VIII dated 23/03/2017 for land situated at Village Chandanhaul, New Delhi issued to M/s. Uppal Housing Pvt. Ltd. for 4.104 Acres by South Delhi Municipal Corporation. The project comprises of 160 Dwelling Units, 124 EWS, club house, tennis court and car parking. Brilliant Etoile Pvt. Ltd. is developer of the project vide collaboration agreement dated 21/06/2017 entered with M/s. Uppal Housing Pvt. Ltd. The details of the approvals may be checked at the Corporate office of the company. All images used are artistic impression. The specifications shall be subject to availability of raw materials and better substitutes.

**RERA vide registration number DLRERA2018P0014**

**Note: The land and building for the project are mortgaged to VISTRA ITCL (India) Limited.**

# **RISLAND**

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