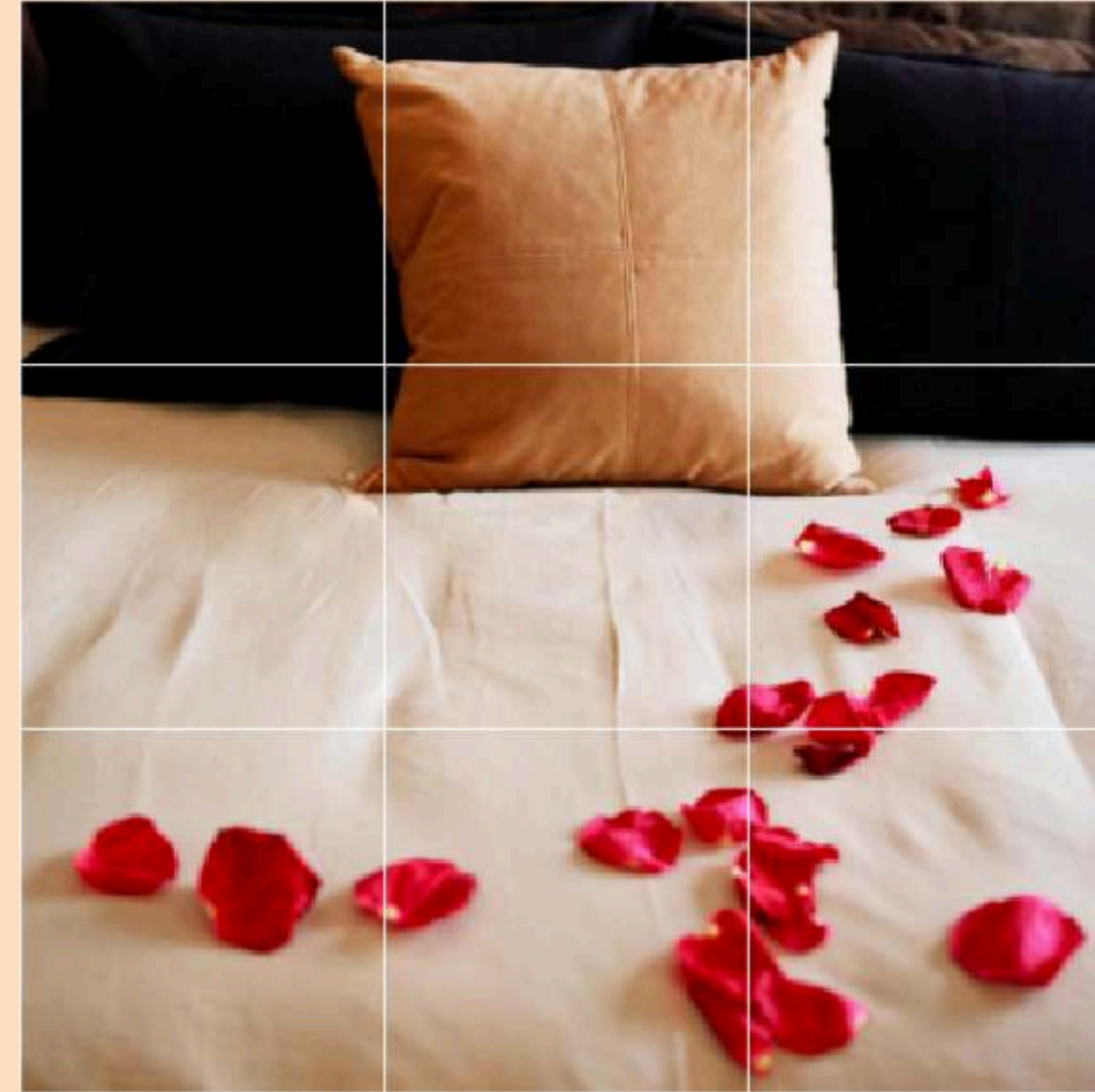


M2K



Your Living Garden Resort



M2K



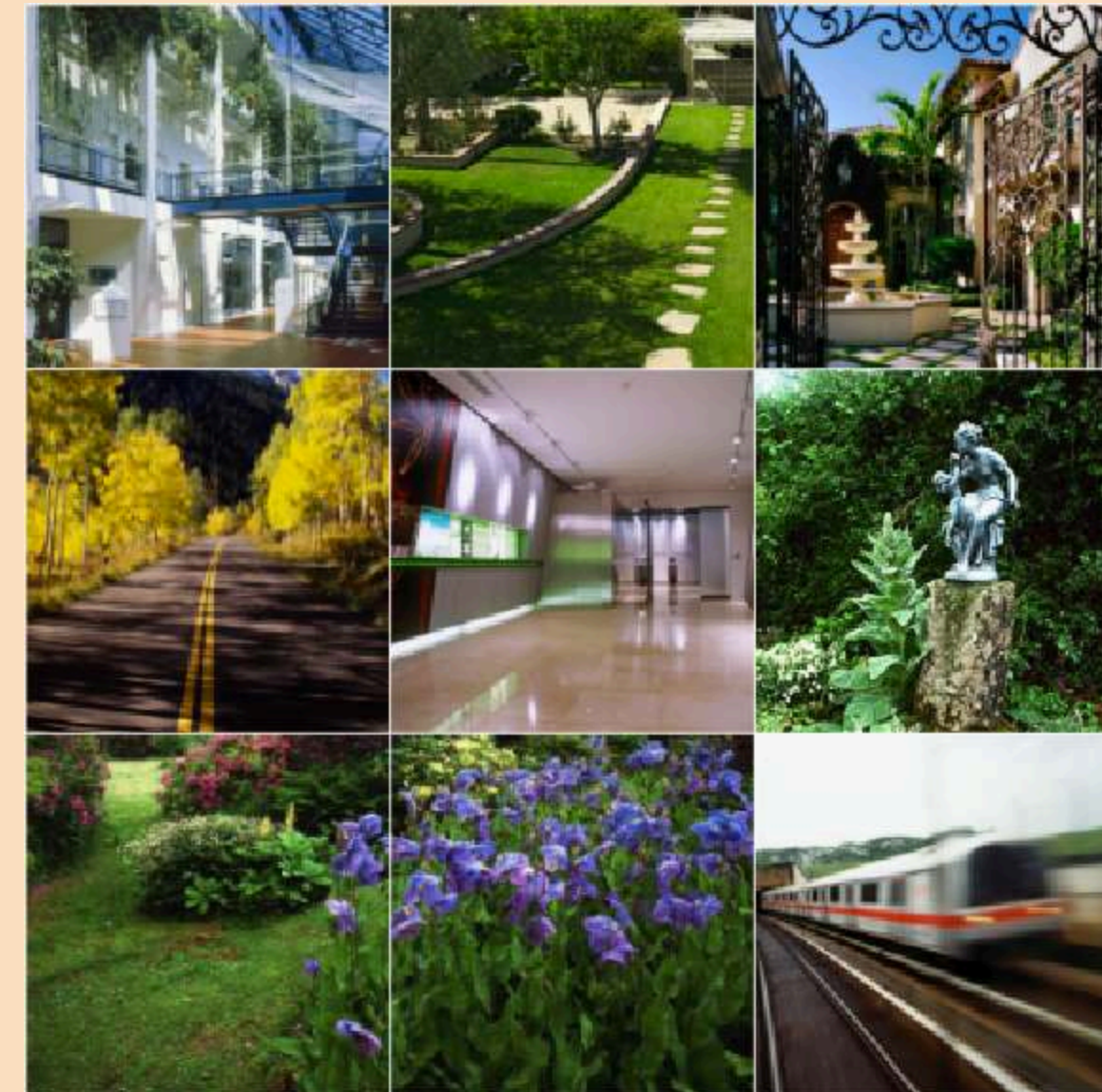
VICTORIA
GARDENS

In a city full of concrete,
some lush green garden to live and breathe.

In Delhi.



Victoria Gardens - at Ring Road, adjoining Model Town, in the heart of Delhi

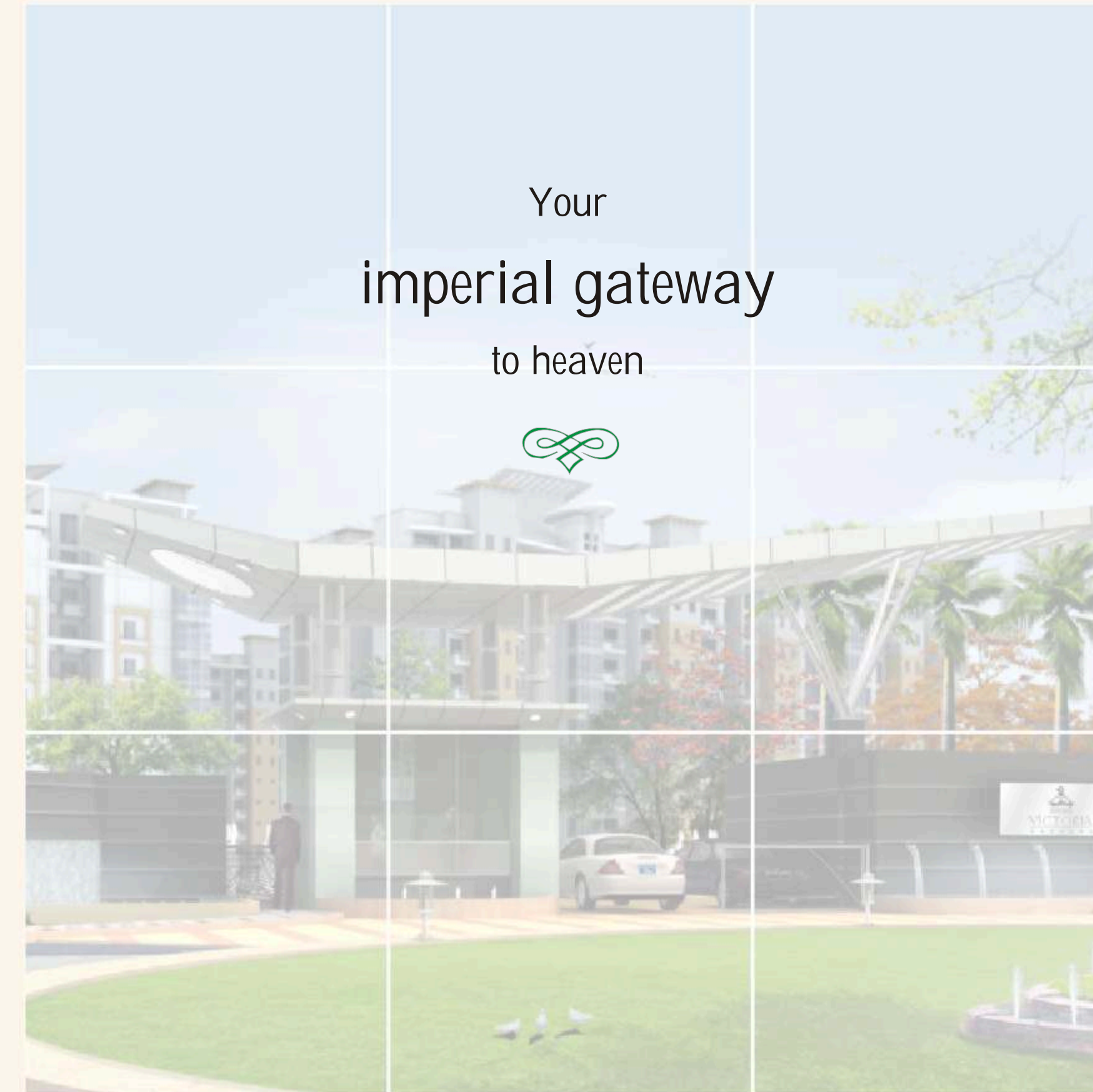


Freehold, Air Conditioned, High End Residential Condominiums
with world class facilities in the heart of Delhi opposite Metro and Monorail* Station

*Proposed

M2K

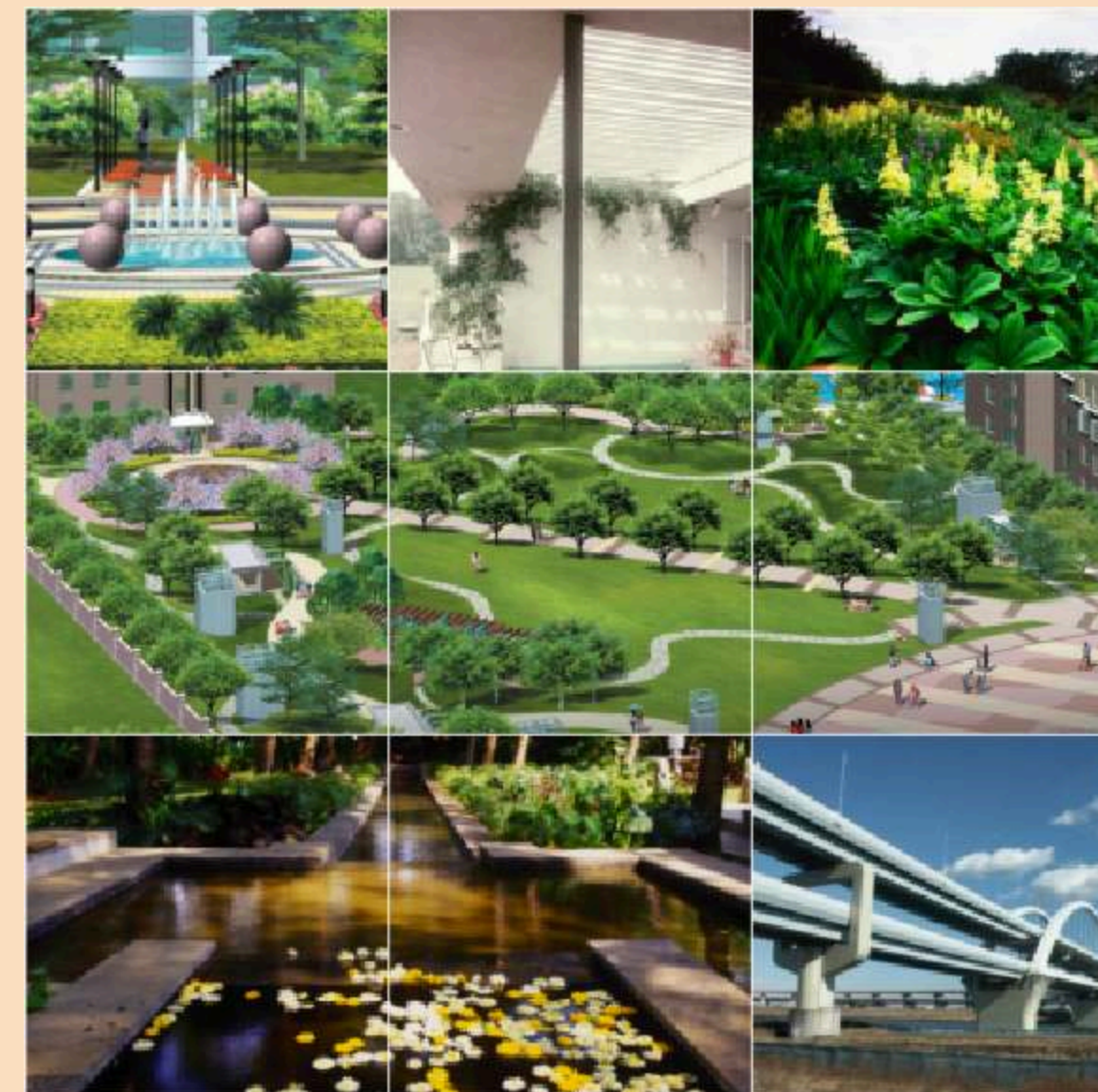
Your
imperial gateway
to heaven



History is blooming once again. Inspired by the Victoria Gardens of Kolkata and the royal lifestyle from the imperial era, comes Victoria Gardens in Delhi. One step into this living garden resort and you'll forget the blues of concrete city life. All your five senses will feel enamored and you will experience a lifestyle that is beyond belief, in the heart of Delhi (at Ring Road, adjoining Model Town). Here 8* acres full of carefully manicured lawns, landscape green, enviable buildings, well appointed condominiums and penthouses soaked in the luxuries welcome you. An Exclusive Club with a Royal Pool, Mini-Golf along with world-class facilities like Guest Room and Concierge Service has been planned for the occupants. Get ready to own a part of a living garden resort - 'Victoria Gardens'.

*Including 5.36 acres to be developed & maintained as greens by D.D.A.

VICTORIA
GARDENS



M2K



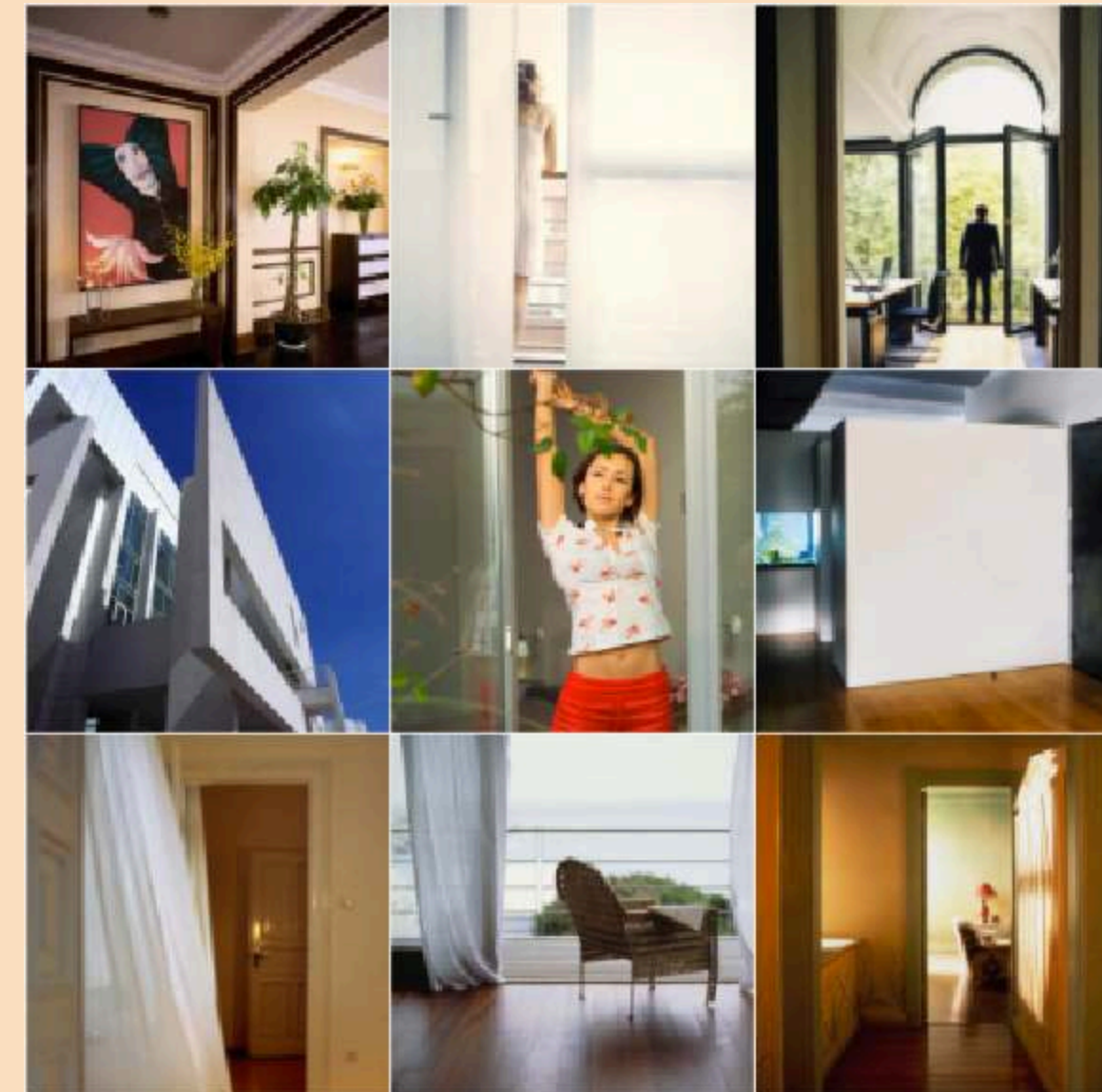
Ensnared in the middle of concrete jungle is a living garden resort that'll catch everyone's eye - The Victoria Garden. Lined by swaying palms, Victoria Garden is cocooned in greens. Mapped for a family with royal taste, and set like a Victorian jewel piece.

Landscape Features

- MAIN POOL
- JACUZZI
- CHILDREN'S POOL
- BUBBLE POOL
- LOTUS POND
- FOOT REFLEXOLOGY
- JUMPING JETS
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M2K



Full of
designer
luxury



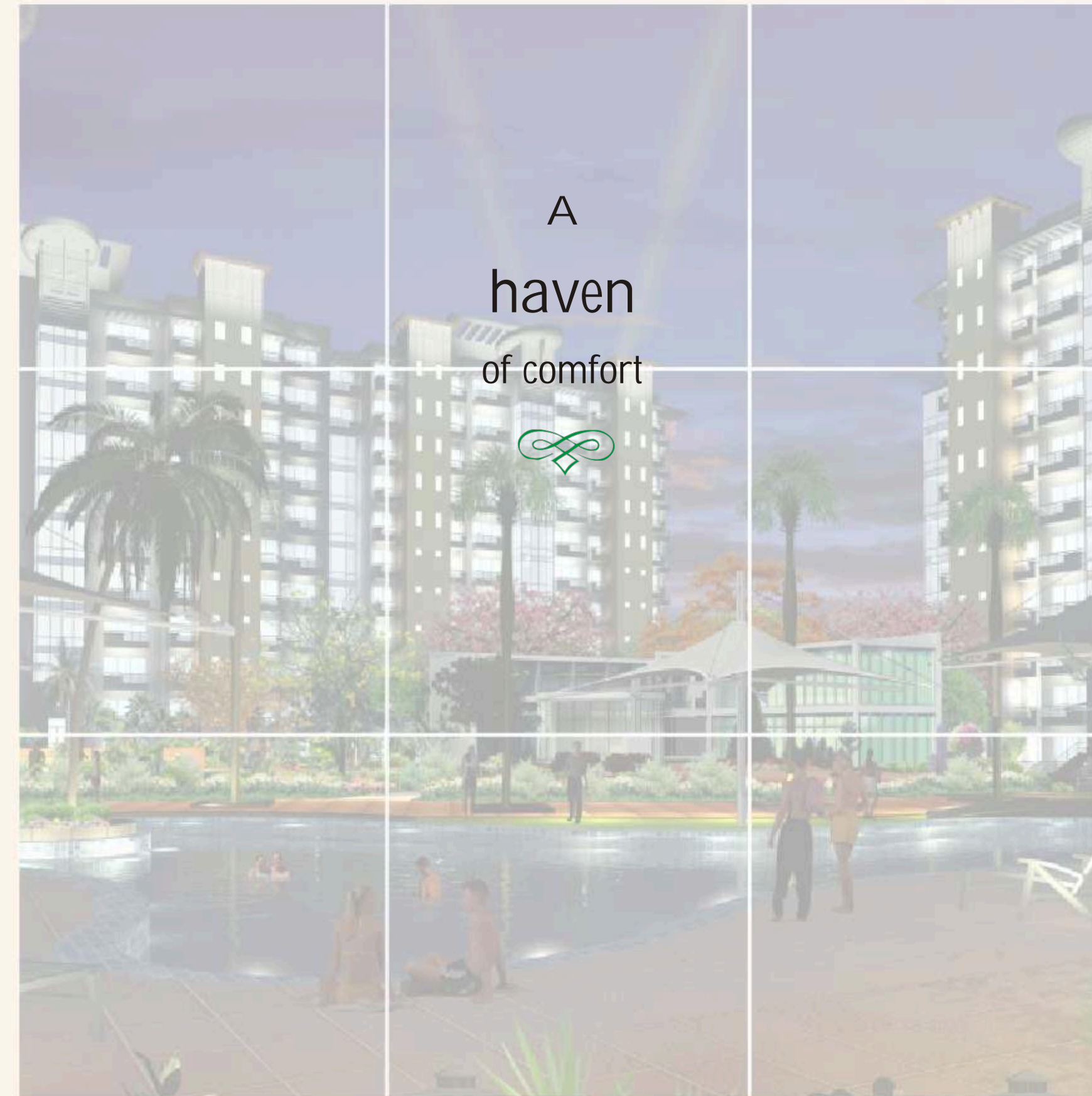
Victoria Gardens bring you the most modern styling in the elite condominiums. It will be a class apart from all others on sheer strengths of superior architecture set in Victorian pastoral surroundings. At Victoria Gardens you'll get Freehold, Air-conditioned luxurious 3 & 4 Bedroom Apartments & 5-6 Bedroom Penthouses.

OPEN

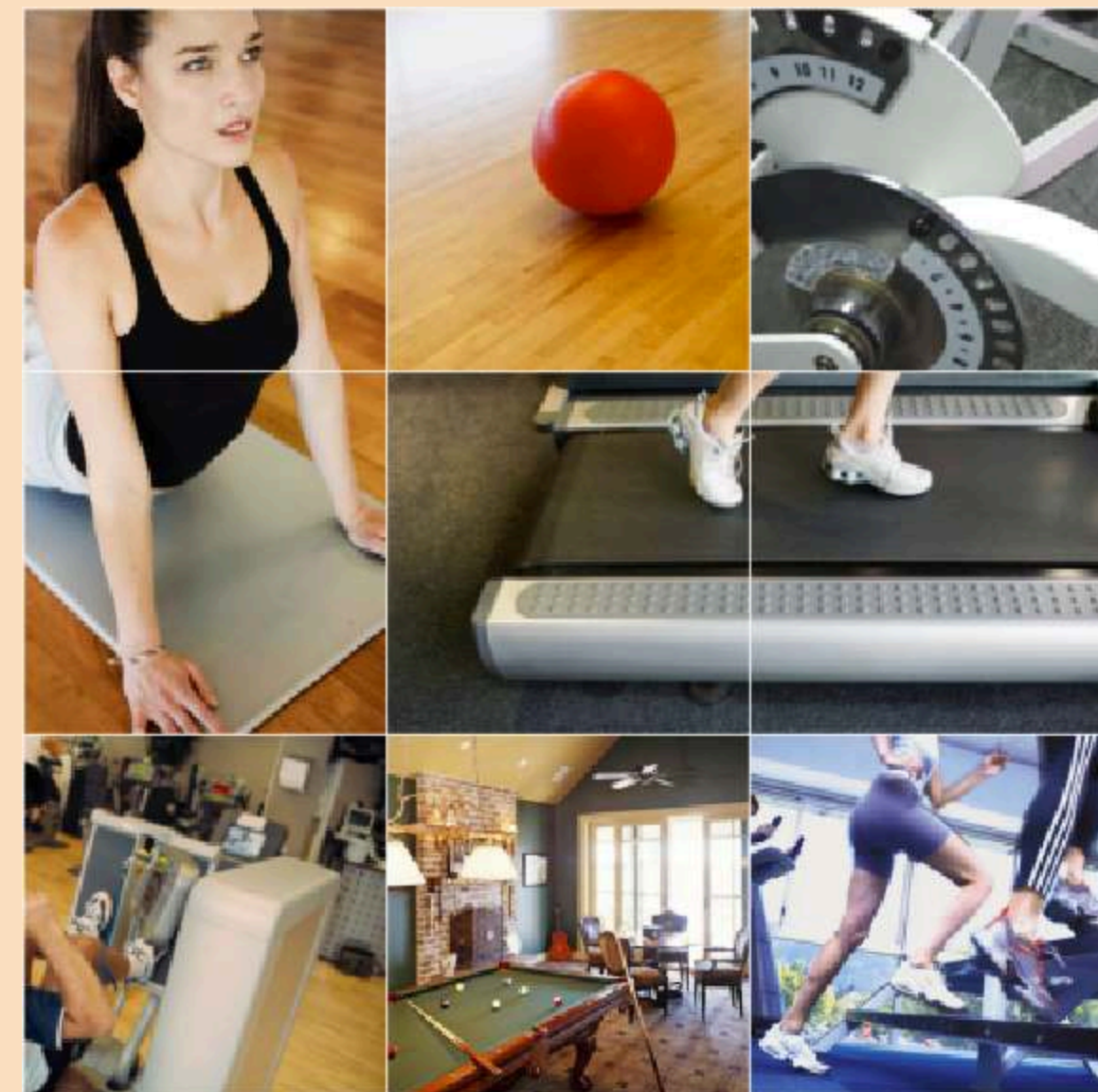




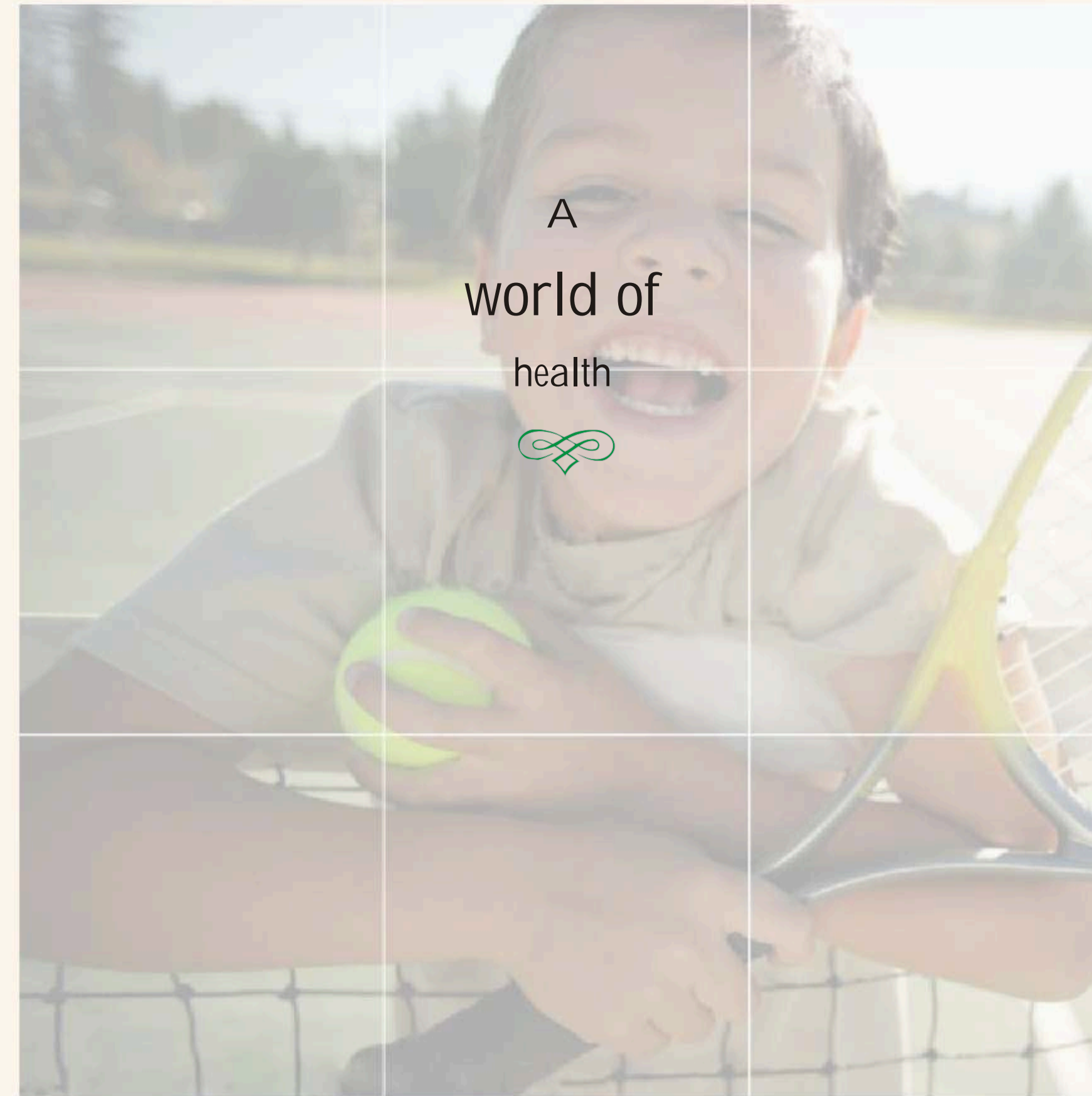
M2K



Beyond the pampering indoors, the outdoor indulgences will delight any person with refined royal taste. The exclusive 'soaked in delight' pool has been designed to let your senses truly come alive. Just float on the reinvigorating waters and let your eyes float like the clouds above.



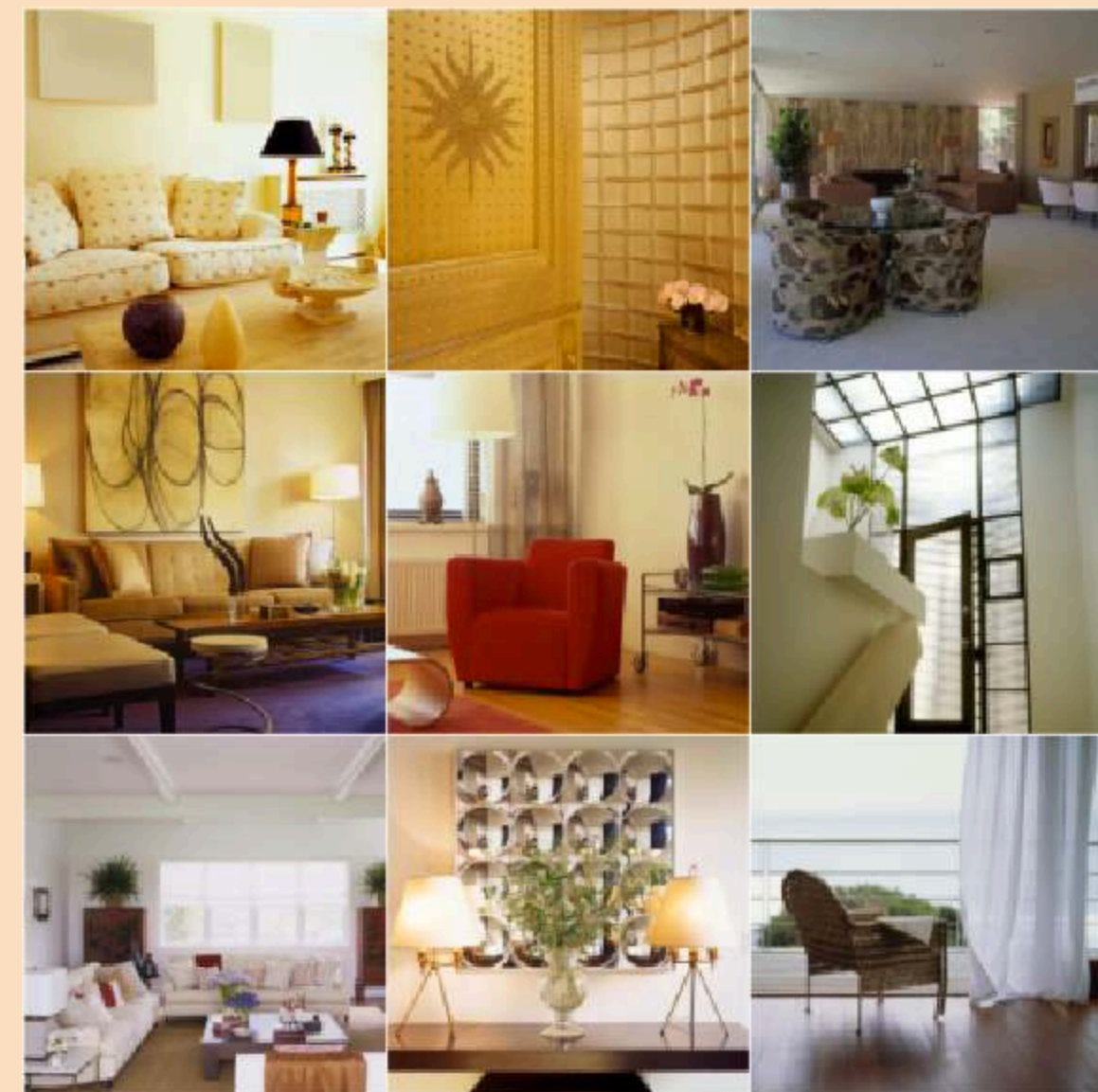
M2K



A
world of
health

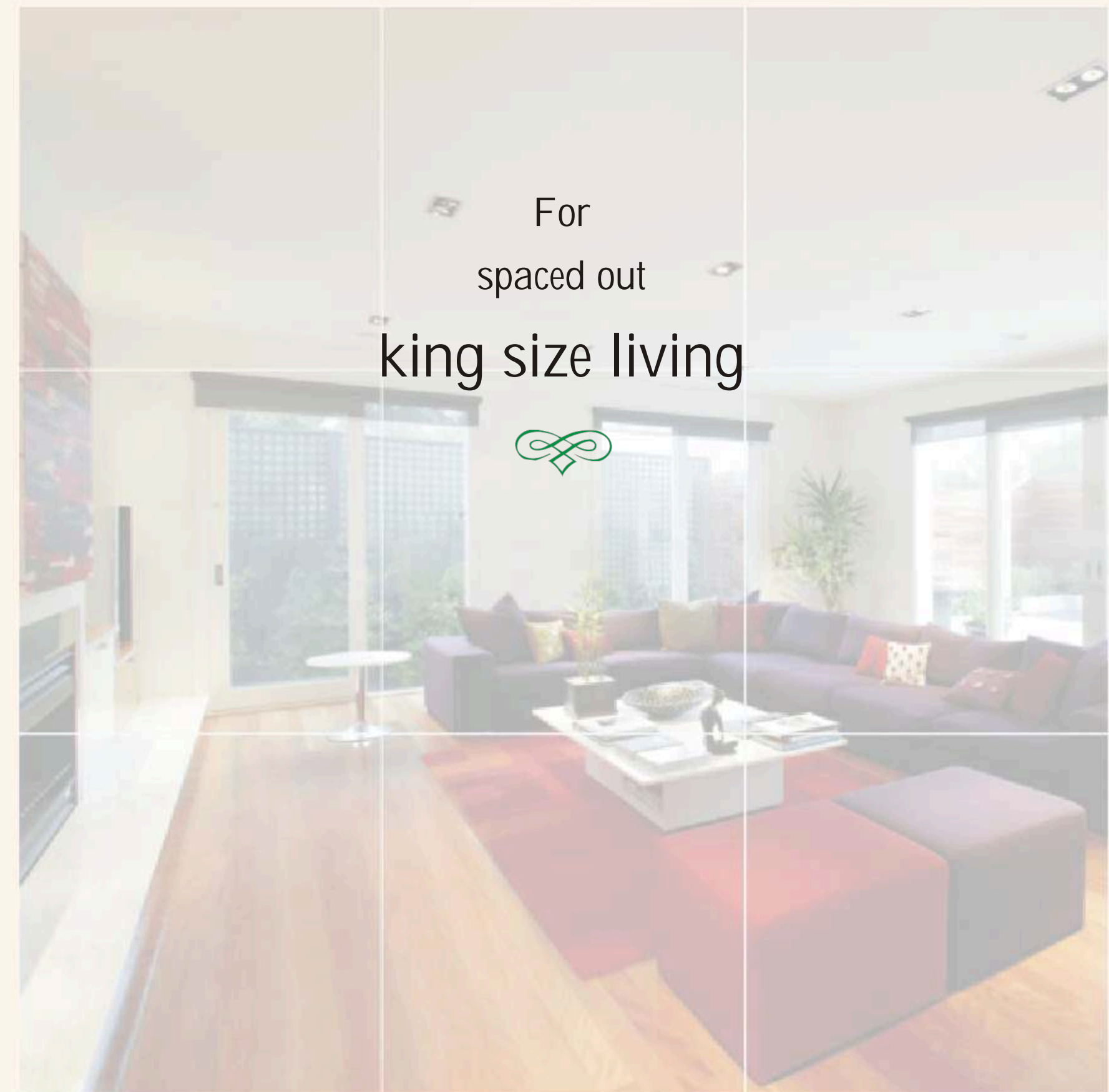


Return to your living garden resort at Victoria Gardens, head for the modern health club and rejuvenate your body and soul. The exclusive Health Club is well appointed with all the facilities you'll ever need including gymnasium, pool, jacuzzi, steam and sauna. Not to mention the world-class outdoor facilities like tennis court, jogging track, and play areas.

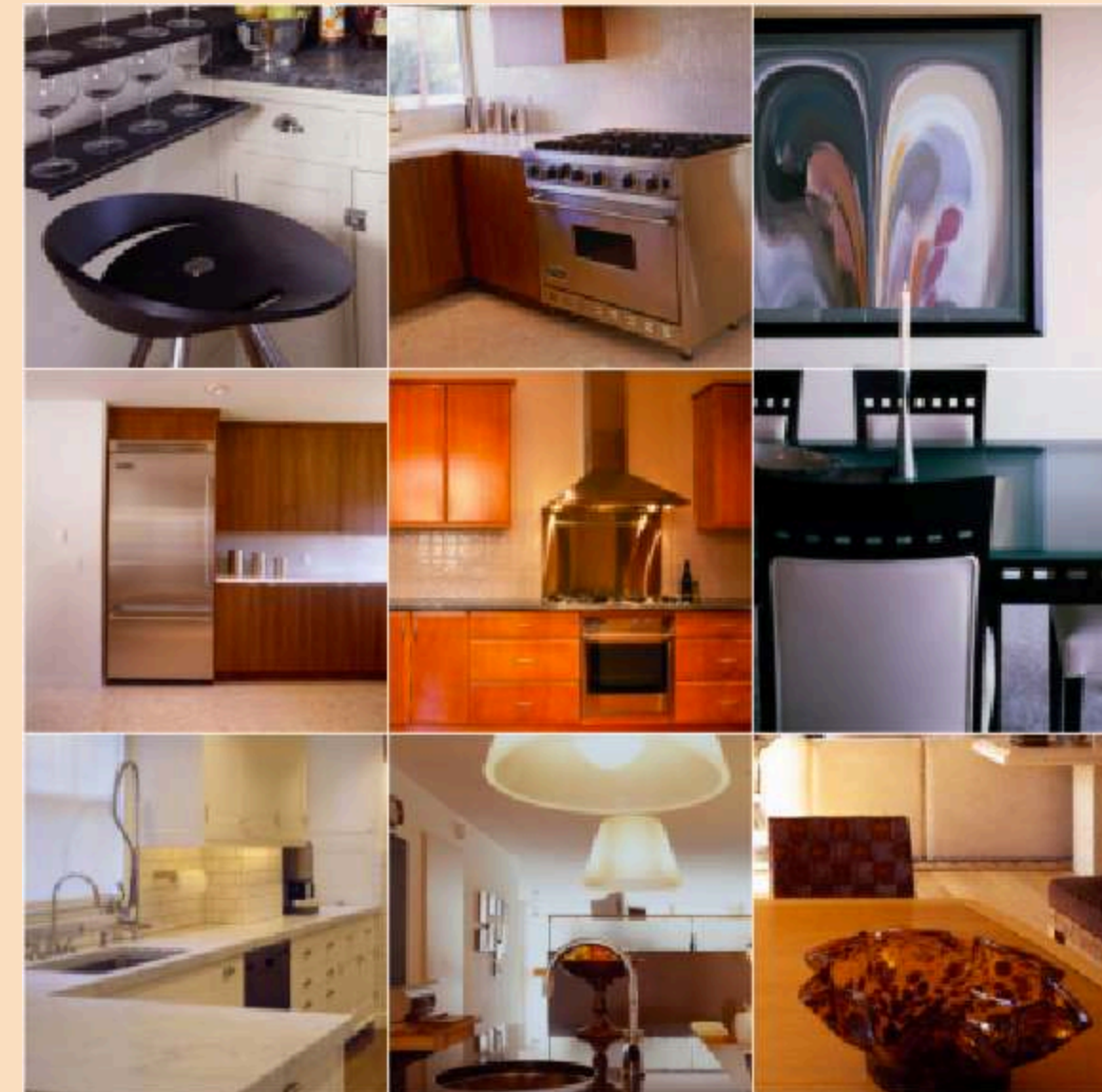


M2K

For
spaced out
king size living



The Living room in any Victoria Gardens condominium is truly a destination where you will soothe your senses and cradle your life with love and care. The bedrooms in every condominium is designed to make you feel relaxed, quite as if you were being handled like true blue.



M2K



Every
gourmet's
delight



The European style open kitchen is modular, just because your world-class condominium should have a world-class kitchen. And you need to cook in style, before you eat in style.

Specifications

Freehold Air conditioned condominiums and penthouses
Structure designed for the highest seismic considerations.

Living/Dining/Lobby Passage		Walls & Ceiling	Oil Bound distemper/textured paint	Security System	Access control & CCTV for basement and Entrance lobby at Ground floor
Floor	Imported Marble/ Vitrified Tiles/ Equivalent	Toilets			Video phone & Intercom for each apartment
Walls	Acrylic emulsion paint	Walls	Combination of one or more of Vitrified Tiles/ Ceramic Tiles/ Marble/Stone/Mirror/Acrylic Emulsion paint	Water	R.O. Drinking Water Facility
Ceiling	Oil bound distemper	Floor	Combination of one or more of Vitrified Tiles/ Ceramic Tiles/ Marble/ Stone	Lift Lobby	
Bedroom		Counters	Marble/Granite	Floor	Combination of one or more Indian Marble/Granite/Vitrified Tile/ Stone/Terrazzo
Floor	Laminated Wooden Flooring in Master Bedroom, Marble/Vitrified Tiles/Laminated Wooden Flooring in other rooms	Fittings/Fixture	Jacuzzi and Shower cubicle* in Master Bed Room, CP fittings, WC, Exhaust fan, Conventional fittings and Indian WC in Utility	Walls	Combination of one or more of Marble/Granite/Stone-cladding up to 4 ft./Acrylic Emulsion/ textured paint
Wall	Acrylic emulsion paint	Water	Hot and Cold water supply	Club Facility	Club with Pool/Change Rooms/ Gymnasium/ Card Room/ Cafeteria/Steam/Sauna/Billiards Room
Ceiling	Oil bound distemper	Utility Room			
Woodwork	Wall-in Closet in Master Bedroom	Floor	Terrazzo/Ceramic Tiles		
POP	Cornice & moulding in all rooms	Walls	Oil bound distemper		
Kitchen		Ceiling	Oil bound distemper		
Walls	Ceramic tiles upto 2 ft. above counter and Oil bound distemper in the balance area	Door			
Floor	Combination of one or more of Vitrified Tiles/Ceramic Tiles/ Marble/ Stone	Internal doors	Polished/ Panelled doors		
Counter	Marble/Granite	Entrance door	Veneered and polished shutter/ Moulded skin door		
Fittings/fixtures	CP fittings, Sink, Exhaust fan	Windows	Powder Coated/ Aluminium glazing/ UPVC Windows		
Woodwork	Modular Kitchen cabinet	Electrical			
Gas*	Gas Bank provision/Piped Gas		Modular switches & Copper wiring, 24 hr power backup, Cable TV & Internet through Broadband*		
Water	Hot and Cold water supply				
Balcony					
Floor	Combination of one or more Indian/Imported Marble/ Terrazzo/ Stone/ Tiles				

Note : All specifications are indicative and are subject to change as may be decided by the Company or Competent Authority
*Subject to availability & extra charges
*In 4 bedroom apartments only

Architect: Mohit Gujral, M/s Design Plus



God as they say is in details. And every little detail speaks for itself when it comes to selecting materials in Victoria Gardens condominiums. After all, for a person with exquisite taste, nothing but the finest in the world will do.



M2K

M2K, a well-established business house, headquartered in Delhi has business interests spanning Infrastructure, Real Estate, Multiplexing, Biotechnology & Organic Foods. Excellence is what drives the dynamics at M2K Group.

Poised to bring a rapid change in the lifestyle of people, M2K aims to raise current lifestyles by developing the Malls of the future, by bringing technology and Theatres from the future and by building the Condominiums, Towers, Townships of the future.

Surging ahead with the enterprising vision of creating value through excellence, M2K is totally committed to its corporate mission of achieving and exceeding customer expectations, enriching their lives through superior quality and enhanced lifestyle. The group derives competence from the sound financial position, technological superiority and skilled resource base.

Group Ventures

M2K
C I N E M A S
M2K Cinemas
Multiplexes

International Panacea Limited
(An ISO 9001 : 2000 Company)
Bio-tech

Panacea Organic Foods Ltd.
Organic Foods

M2K Rohini, Mall cum Multiplex

Launched in 2003 in Rohini, the hub of North West Delhi, this two-screen Mall-cum-Multiplex has scaled growth, achieving phenomenal success in the upscale, high-value residential catchment area and has since become a landmark destination in North West Delhi.

M2K Pitampura, Mall cum Multiplex

Strategically located in the heart of North Delhi, M2K Pitampura has a three-screen Multiplex, with two floors of shopping and dining. Launched in 2005, M2K Pitampura provides exclusive dining, shopping leisure and entertainment facilities in a fully Air-conditioned integrated complex.

M2K Golden Villas, Gurgaon

In its foray into the residential sector, M2K offered a revolutionary residential private villa concept with expandable design options in simplex and duplex on varied plot sizes in the heart of Millennium City, Gurgaon.

M2K Aura, Sec. 47, Gurgaon

M2K Aura, pioneered Air-conditioned luxurious floors. Launched in February 2005, in the heart of Gurgaon (Sector-47) blending sophistication of modern life with sheer beauty of natural surrounds, offering a splendor interspersed with contemporary facilities, making it an ideal combination for a dream home.

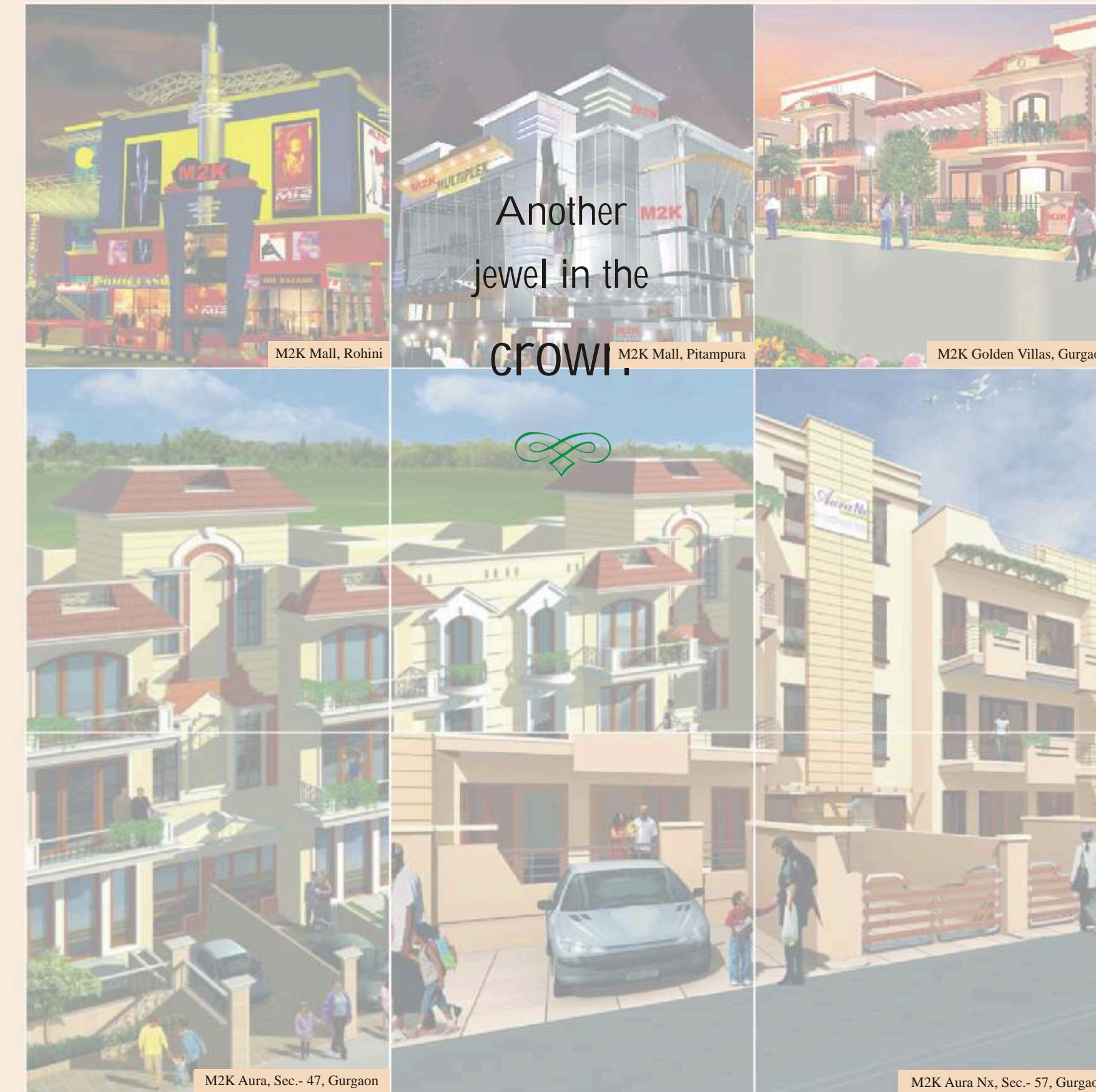
M2K Aura Nx, Sec. 57, Gurgaon

M2K AURA Nx, Air-conditioned luxurious floors with modern and contemporary architecture designed to fulfill the needs of comfort, security and avant-garde conveniences.

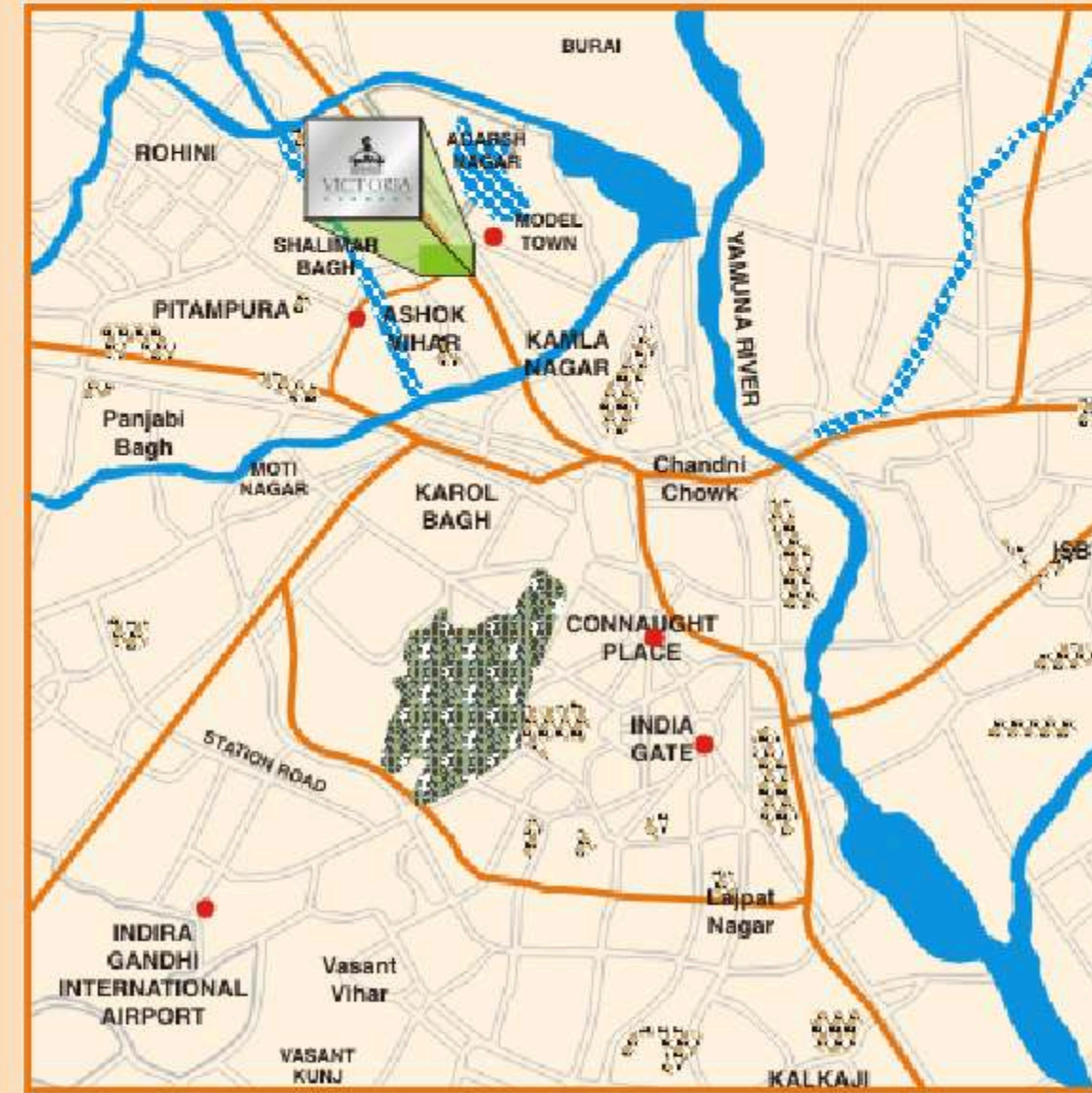
Upcoming Projects

SEZs, Townships, Shopping Malls and Multiplexes at various locations.

M2K



All set to rekindle the rich legacy and cultural heritage of yore, blending it with the subtle sophistication & comforts of contemporary life, Victoria Gardens is poised to redefine the concept of royal living in Delhi.



Map not to scale.



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 All building plans, drawings, amenities, facilities, details, specifications, materials, layout plans, etc. are tentative and subject to various conditions and modifications by the company or the competent authorities and would be changed if necessary. The document remains with Regalis India Ltd.
 All drawings and maps are with copyright and technical registers of the building, with drawings or bank copy and Regalis India Ltd. reserves the right to make changes at any time, without notice or obligation, to the information contained in this brochure, including and without limitation to areas, amenities and specifications. Regalis India Ltd. does not warrant or assume any legal liability, or any responsibility for the accuracy, completeness or timeliness of any information disclosed.
 1 acre = 4047 sq. mtr, 1 sq. mtr = 10.76 sq. ft = 1.196 sq. yard, 1 acre = 3.58 B.

M2K




VICTORIA
G A R D E N S

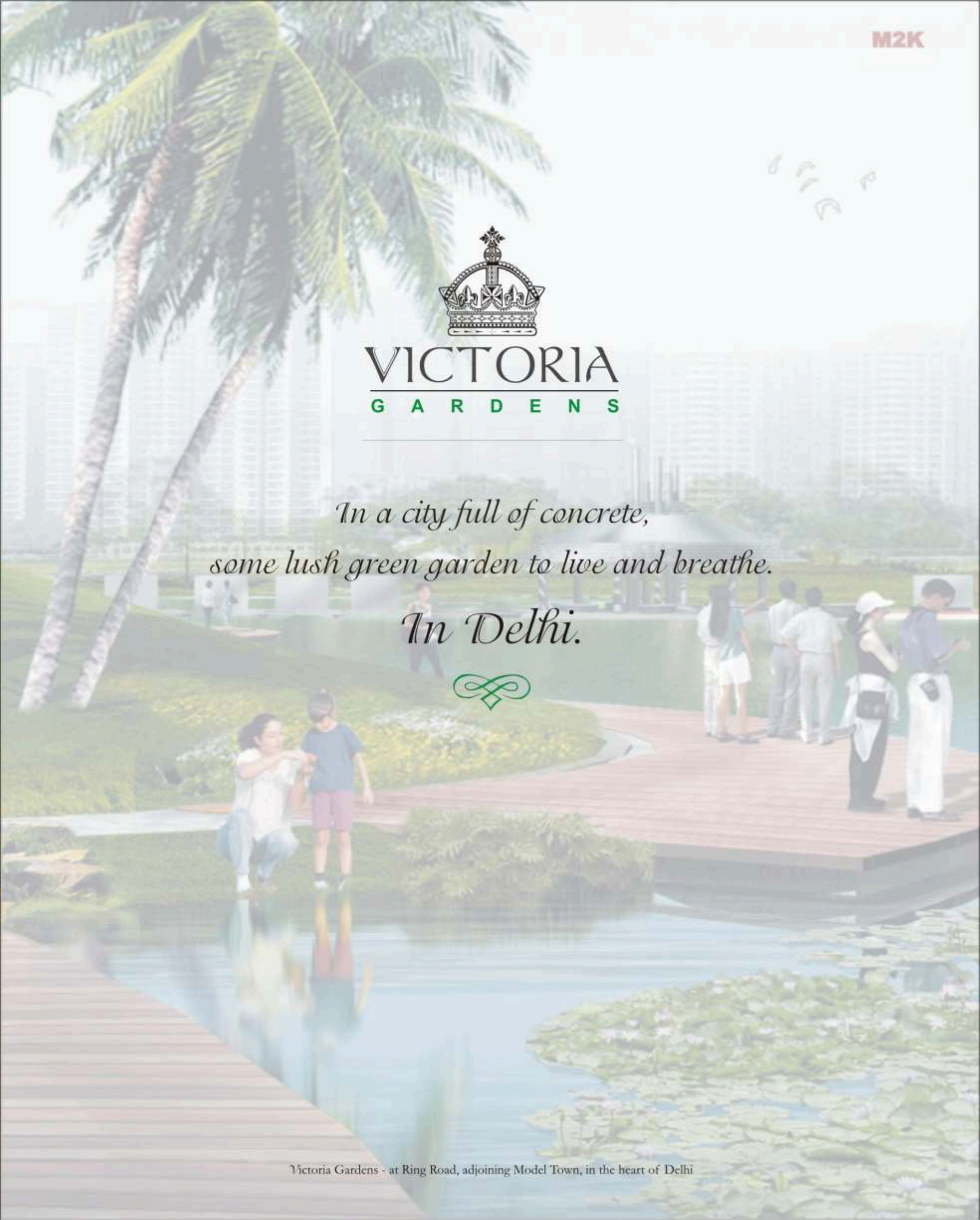
Negolice India Ltd.
Corp. Off: E-13/29, Harsha Bhawan,
Connaught Circus, New Delhi - 110001, India
Ph.: +91 11 2341 7771-74, Fax: +91 11 2341 5554

Site: Victoria Gardens, at Ring Road, adjoining Model Town
New Delhi - 110 033, India
Ph.: +91 11 2711 7771 - 74
Email: homes@victoriagardens.com
www.victoriagardens.com



VICTORIA
G A R D E N S

Your Living Garden Resort

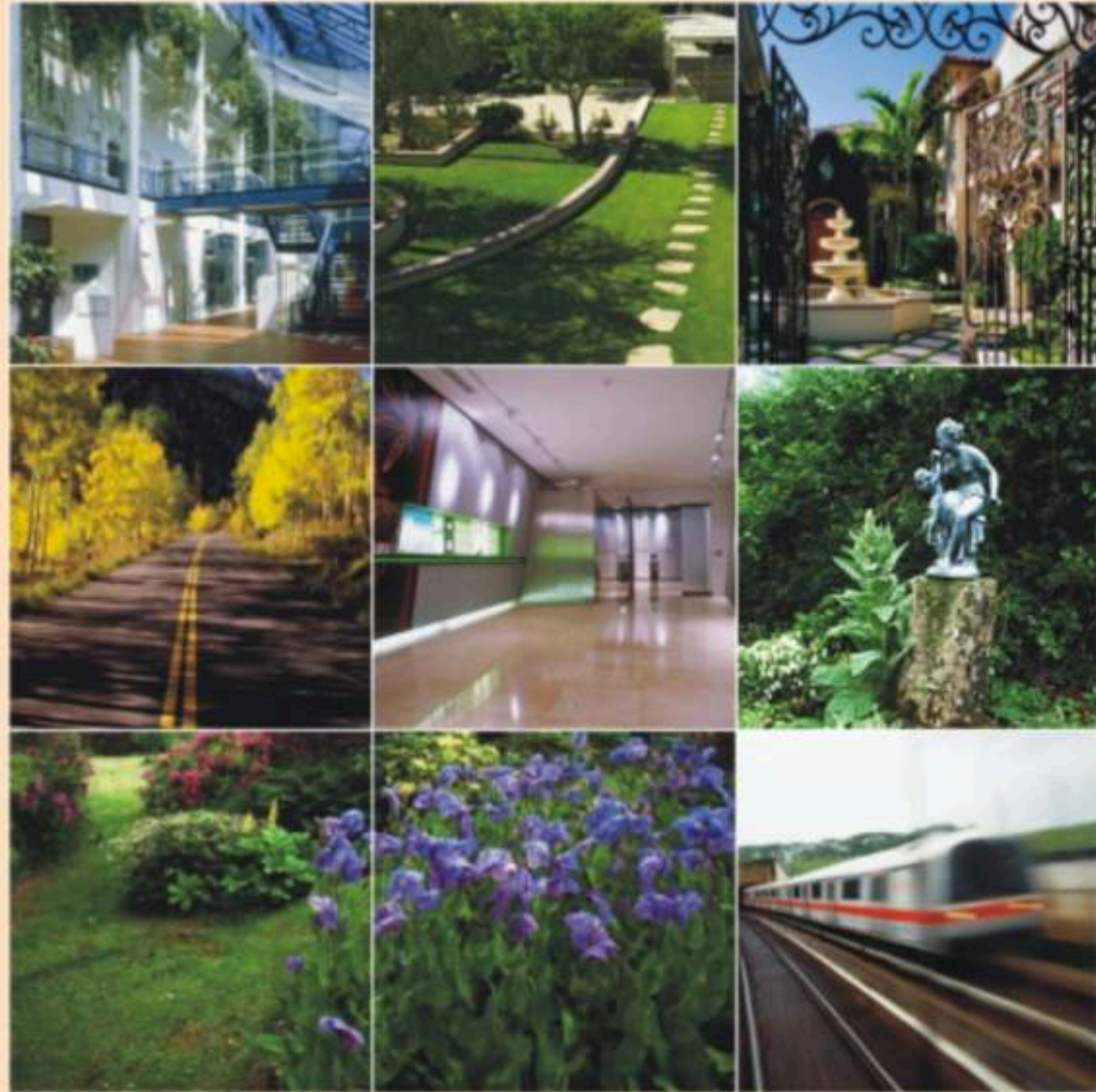


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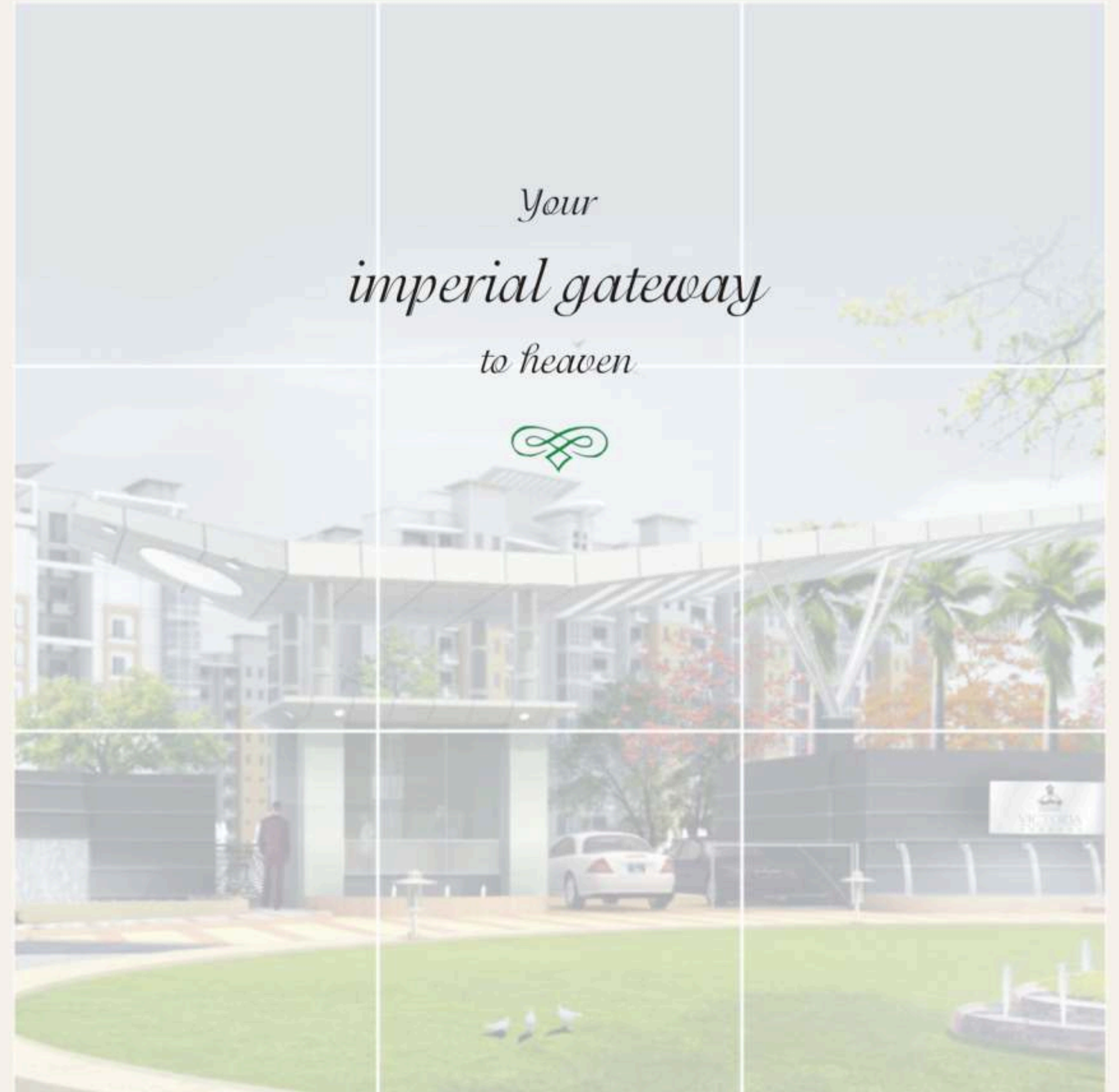


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[®]Proposed

M2K

*Your
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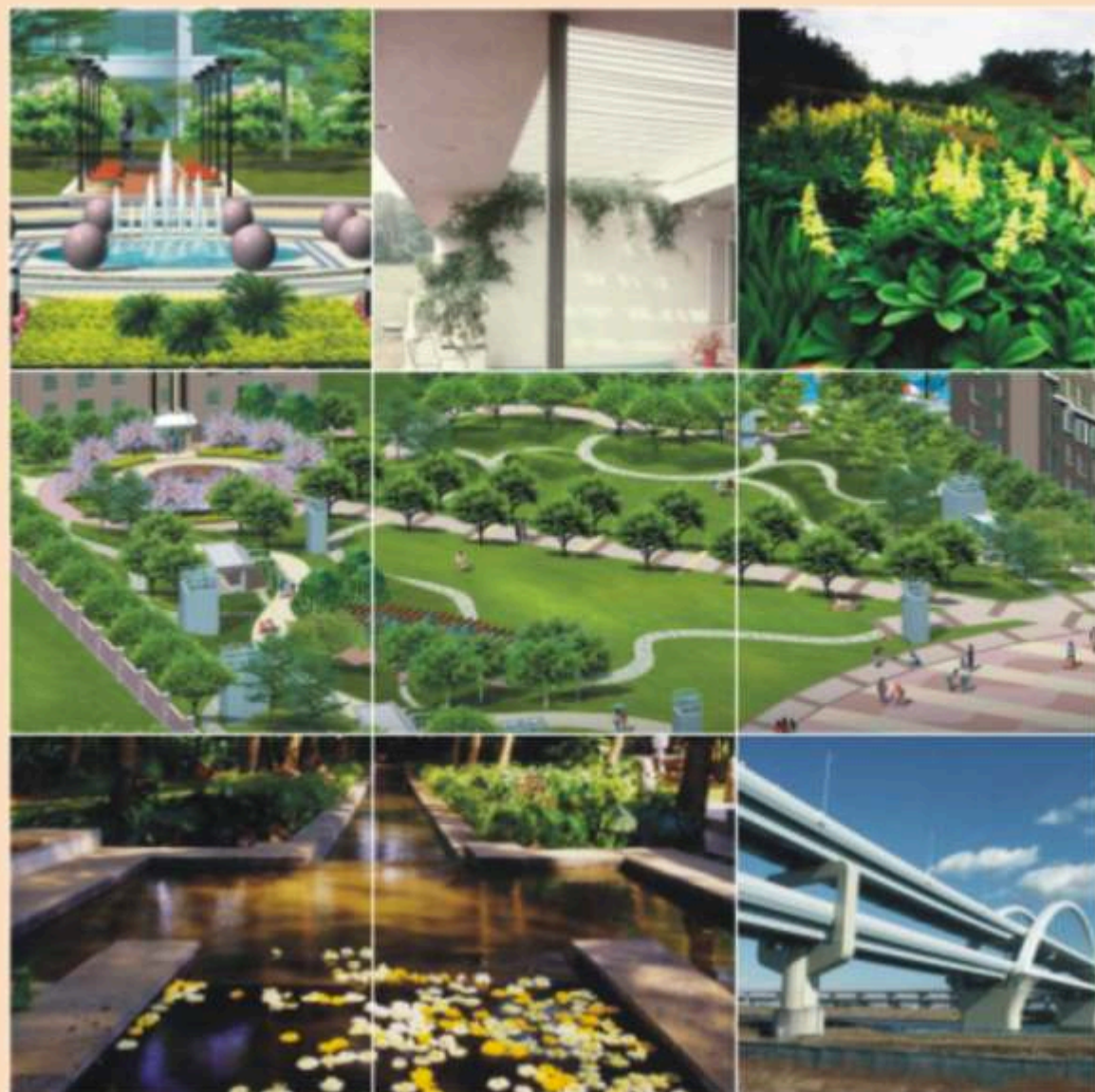


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VICTORIA
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VICTORIA
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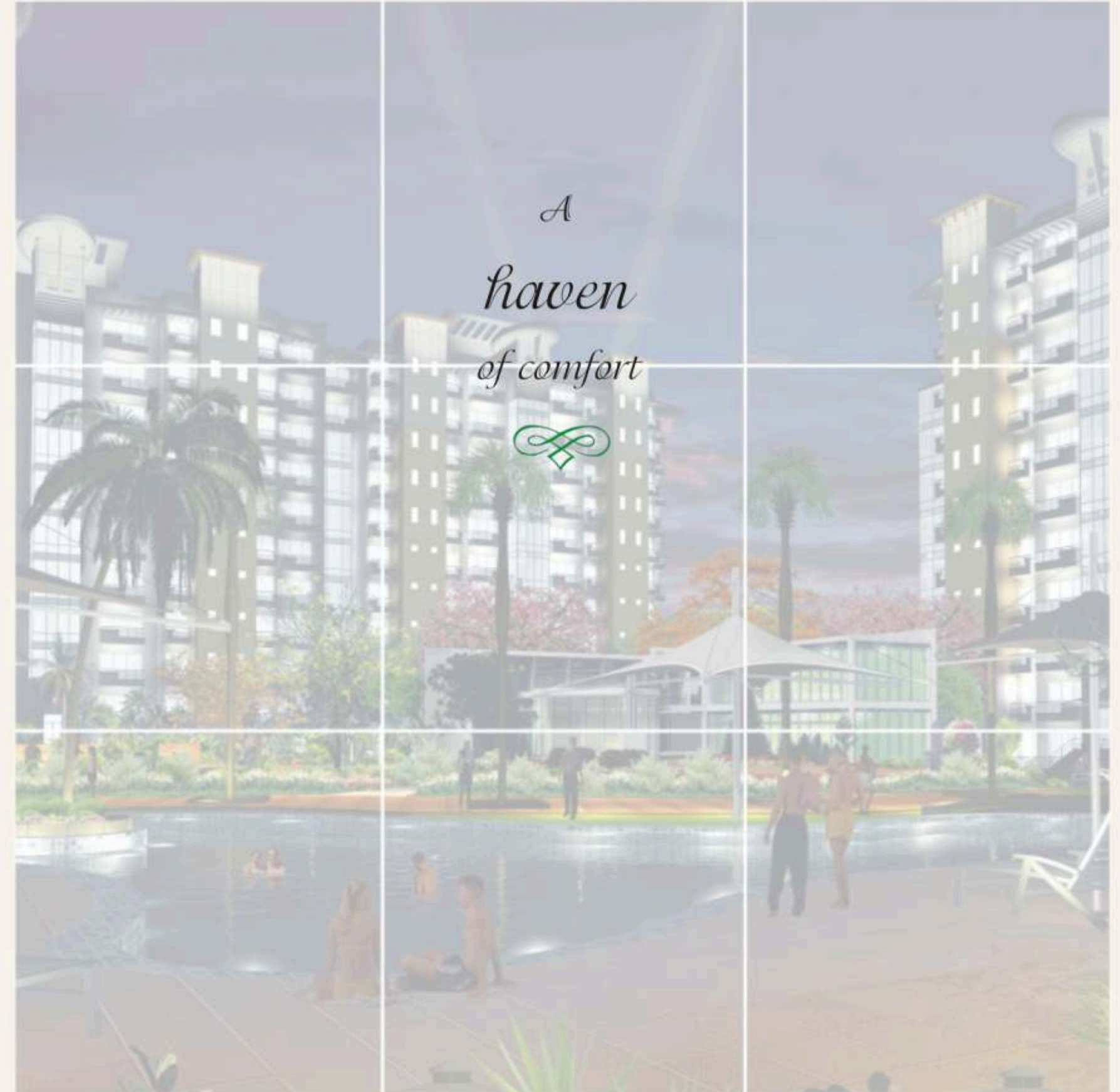


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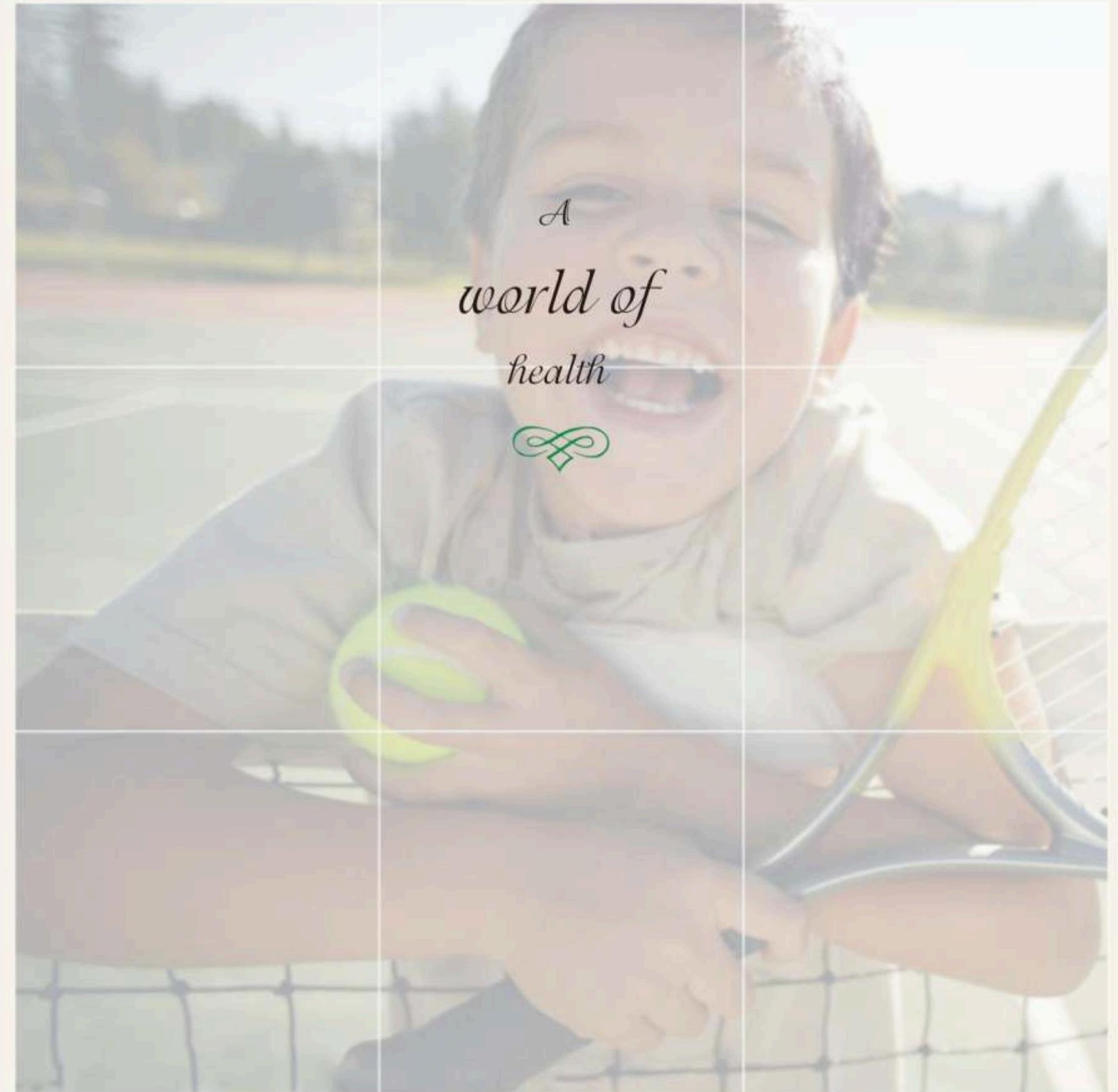
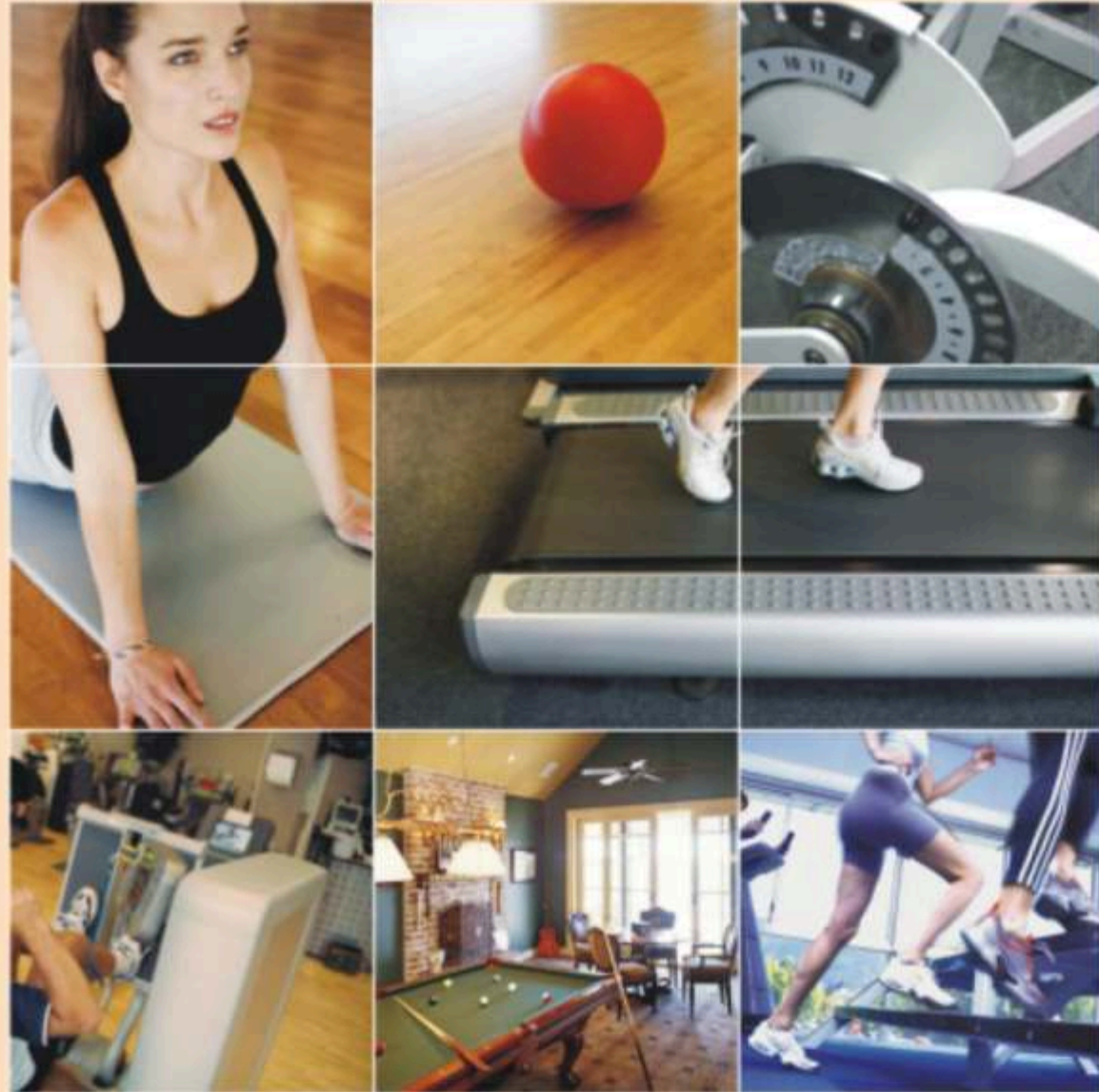




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*For
spaced out
king size living*



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VICTORIA
GARDENS



The European style open kitchen is modular, just because your world-class condominium should have a world-class kitchen. And you need to cook in style, before you eat in style.

Specifications

Freehold Air conditioned condominiums and penthouses
Structure designed for the highest seismic considerations.

Living/Dining/Lobby Passage

Floor	Imported Marble/ Vitrified Tiles/ Equivalent
Walls	Acrylic emulsion paint
Ceiling	Oil bound distemper

Bedroom

Floor	Laminated Wooden Flooring in Master Bedroom, Marble/Vitrified Tiles/Laminated Wooden Flooring in other rooms
Wall	Acrylic emulsion paint
Ceiling	Oil bound distemper
Woodwork	Wall-in Closet in Master Bedroom
POP	Cornice & moulding in all rooms

Kitchen

Walls	Ceramic tiles upto 2 ft. above counter and Oil bound distemper in the balance area
Floor	Combination of one or more of Vitrified Tiles/Ceramic Tiles/ Marble / Stone
Counter	Marble/Granite
Fittings/fixtures	CP fittings, Sink, Exhaust fan
Woodwork	Modular Kitchen cabinet
Gas*	Gas Bank provision/Piped Gas
Water	Hot and Cold water supply

Balcony

Floor	Combination of one or more Indian/Imported Marble/ Terrazo/ Stone/ Tiles
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Walls & Ceiling	Oil Bound distemper/textured paint
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Toilets

Walls	Combination of one or more of Vitrified Tiles/Ceramic Tiles/ Marble/Stone/Mirror/Acrylic Emulsion paint
-------	--

Floor	Combination of one or more of Vitrified Tiles/ Ceramic Tiles/ Marble / Stone
-------	--

Counters	Marble/Granite
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Fittings/Fixture	Jacuzzi and Shower cubicle* in Master Bed Room, CP fittings, WC, Exhaust fan, Conventional fittings and Indian WC in Utility
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Water	Hot and Cold water supply
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Utility Room

Floor	Terrazzo/Ceramic Tiles
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Walls	Oil bound distemper
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Ceiling	Oil bound distemper
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Door

Internal doors	Polished/Panelled doors
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Entrance door	Veneered and polished shutter/ Moulded skin door
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Windows	Powder Coated/Aluminium glazing/UPVC Windows
---------	---

Electrical

	Modular switches & Copper wiring, 24 hr power backup, Cable TV & Internet through Broadband*
--	--

Security System

	Access control & CCTV for basement and Entrance lobby at Ground floor
--	---

	Video phone & Intercom for each apartment
--	--

Water

	R.O. Drinking Water Facility
--	------------------------------

Lift Lobby

Floor	Combination of one or more Indian Marble/Granite/Vitrified Tile/ Stone/ Terrazzo
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Walls	Combination of one or more of Marble/Granite/Stone-cladding up to 4 ft./Acrylic Emulsion/ textured paint
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Club Facility

	Club with Pool/Change Rooms/ Gymnasium/ Card Room/ Cafeteria/Steam/Sauna/Billiards Room
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Note: All specifications are indicative and are subject to change as may be decided by the Company or Competent Authority

*Subject to availability & extra charges

*In 4 bedroom apartments only

Architect: Mohit Gujral, M/s Design Plus



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VICTORIA
GARDENS



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Multiplexes



Bio-tech



Organic Foods

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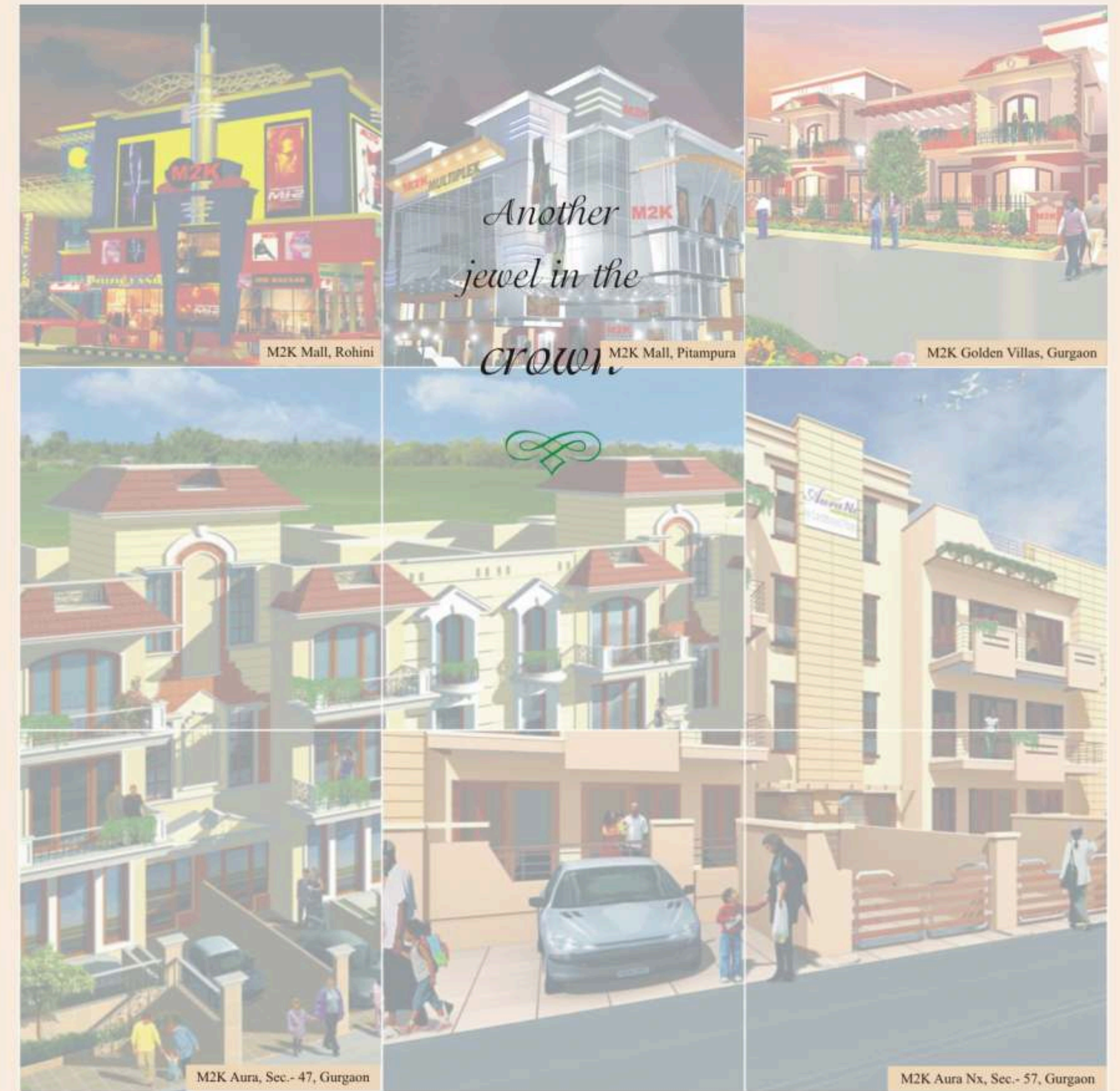
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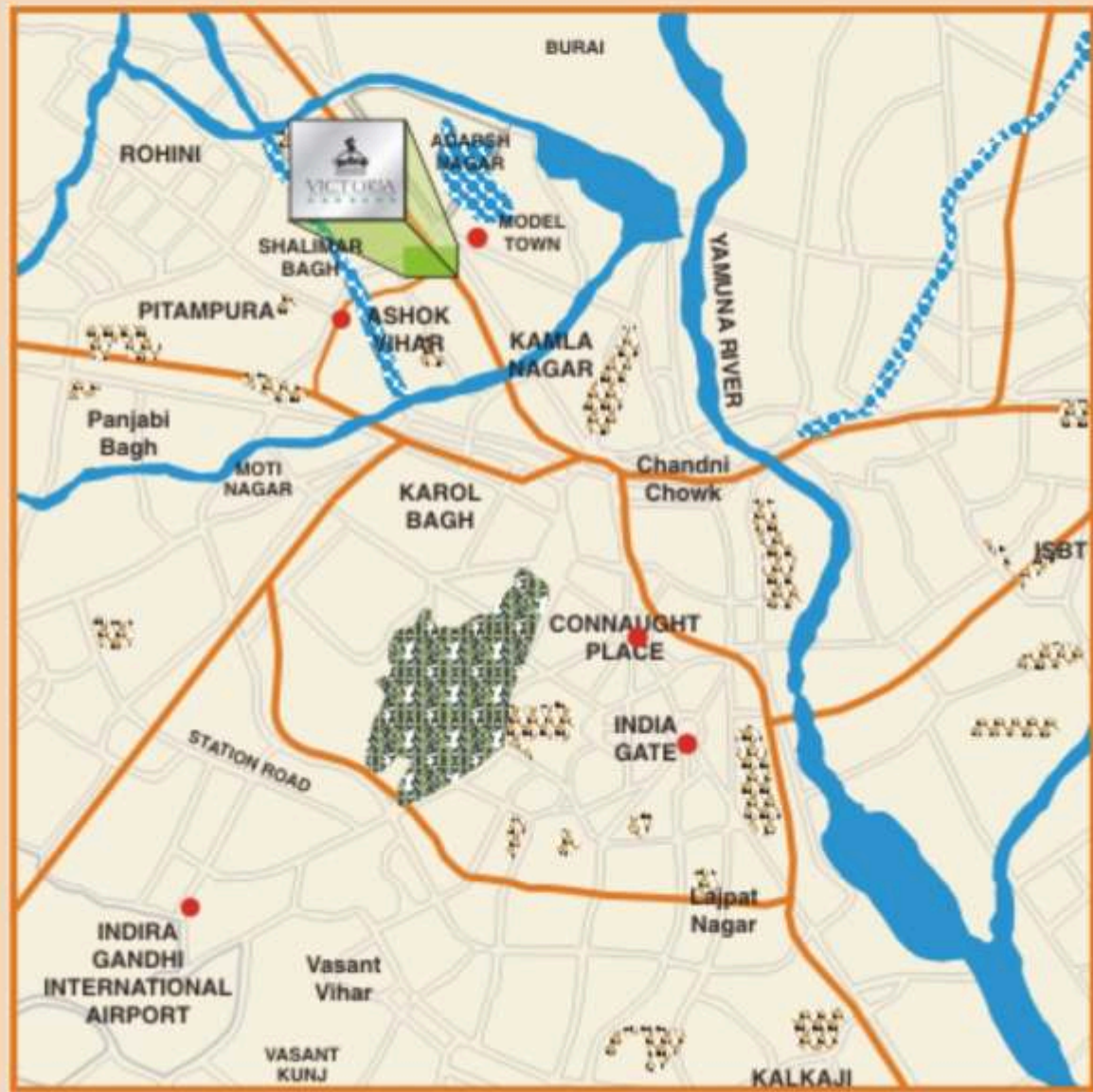
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VICTORIA
GARDENS

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1 acre = 4047 sq.mtr., 1 sq.mtr. = 10.764 sq.ft. = 1.196 sq.yards, 1 mm. = 328 ft.



VICTORIA

G A R D E N S

Negolice India Ltd.

Corp. Off.: E-13/29, Harsha Bhawan,
Connaught Circus, New Delhi - 110001, India
Ph.: +91 11 2341 7771-74, Fax: +91 11 2341 5554

Site: Victoria Gardens, at Ring Road, adjoining Model Town
New Delhi - 110 033, India
Ph.: +91 11 2711 7771 - 74
Email: homes@vvictoriagardens.com
www.vvictoriagardens.com

M2K