









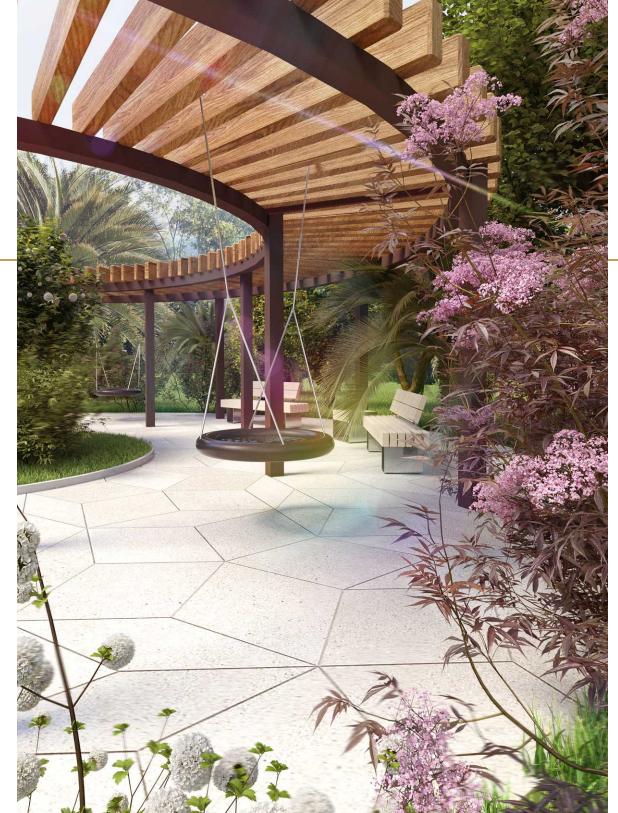
To make your life more calm & peaceful













To give you a retreat into haven, the garden area has been thoughtfully designed with dense canopy of trees that creates a presence of its own. A myriad of landscape features unfold one by one as you move ahead and gain a permanent sense of discovery. The entry gate in the North-East direction welcomes you with a beautiful water feature that gives you a sense of calmness at the very beginning. Moving forward, this feeling only intensifies as it brings you to an environment that has been specifically curated for your everyday needs. The area also compromises of pergola and ample pathways surrounded by lush greenery. Every element creates harmony to make your life more calm and peaceful.



Crafted to satisfy your senses.

The talented team at Noble Callista transformed every space into luxury homes, each with signature aesthetics and style. The magnificent 400 approx. apartments come alive in soft, warm and earthy tones, worthy to be your home. The clear and sharp architectural lines accentuate the building. Spacious rooms get ample amount of sun light, further creating an illusion of depth and expansion in each unit, making it appear bigger and better. Marbled flooring teamed up with elegant design and wood work adds a cosmopolitan look. Luxury through purified aesthetics differentiates the apartment from any other in Mohali. Experience an elegant dialogue between the idealist and modernist through the eyes of well known and highly reputed Noble Group.





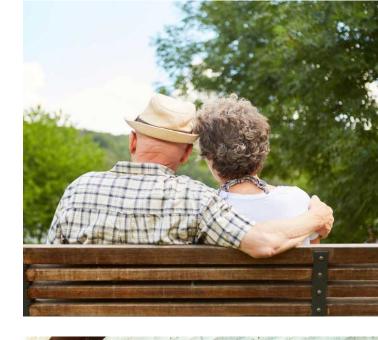




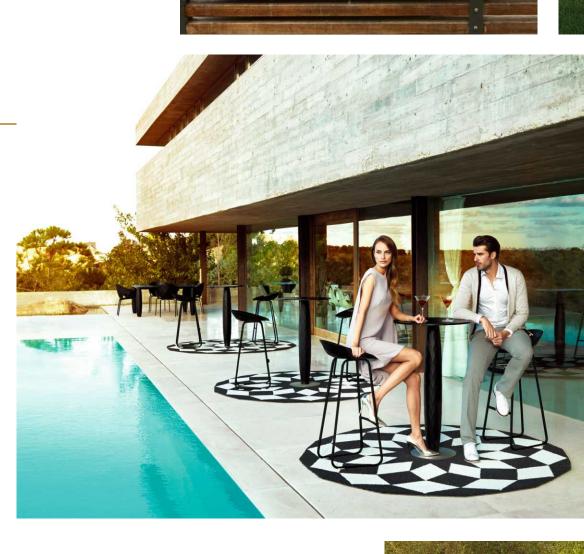




In abundance of recreational amenities.

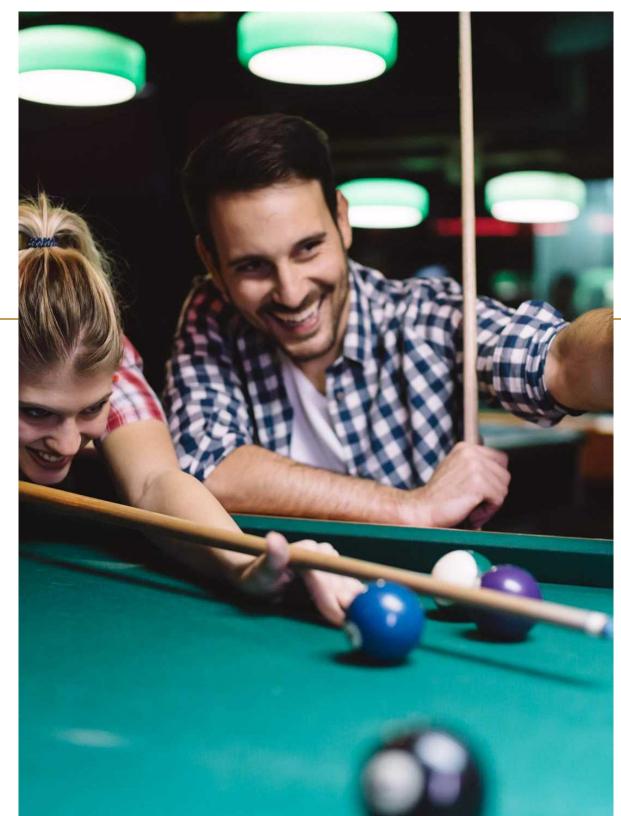






"Club Royce" is designed to reflect a charming seamlessness between the outdoor and indoor recreation spaces. Wooden fins and natural stones are used extensively in the facade design of the club to merge with the outdoors. The reception is flooded with natural sunlight from the skylight above, making the space come alive. The project has a total of 5 impressive and intricately curated Club Houses, adding to the convenience of the residents. The Master Club House is sheer beauty and holds within a myriad of relaxing and rejuvenating spaces that you always craved for.











Your High Statement of Style

When we think of residing in a space, comfort and luxury is what we wish for. A space that reflects our lifestyle, our thinking process and is in line with the highest living standards that are in vogue currently. Along with the indoor, the outdoor environment must offer relaxed and calm feel. Noble Callista is specifically designed to bring out that 'wow' factor without compromising on any aspect of high living standards.

We believe that inspired designs develop a deeper understanding of every potential homeowner's unique goals and vision.

Architecture, interior design, and planning and landscape have been thoughtfully carried out, taking even the slightest details in consideration. The result, the project offers refined and elevated design along with a living standard that everyone would wish to be a part of.



Active & Relaxation Passive Relaxation

in equal measures

Noble Callista welcomes you to a sanctuary nestled in sophisticated urban luxury. Enclosed by a number of facilities, every corner promises a new discovery. The open green area of approximately 3.5 acres embraces you in its peaceful warmth. Whether you are enjoying a cup of coffee in the balcony or plan to go out for a walk in the evening, the expansive gardens and other flora and fauna will become a treat for your eyes. Kids will also have a safe and nurturing space to grow in. Whether you are an old school or a millennial, you are in for a bespoke lifestyle.



Green spaces where you

Breathe Loom





your stress away,

<u>QVQI</u>/Cay

EXDANSIVE outdoor space

that accommodates everyone



The Grandiosity of life

unmatched and uncensored





At Noble Callista, you arrive in style. The towers and the main area are well equipped with lounge space along with a separate waiting area for drivers and helpers. The lifts are also well connected to take people on their desired floor with utmost ease.



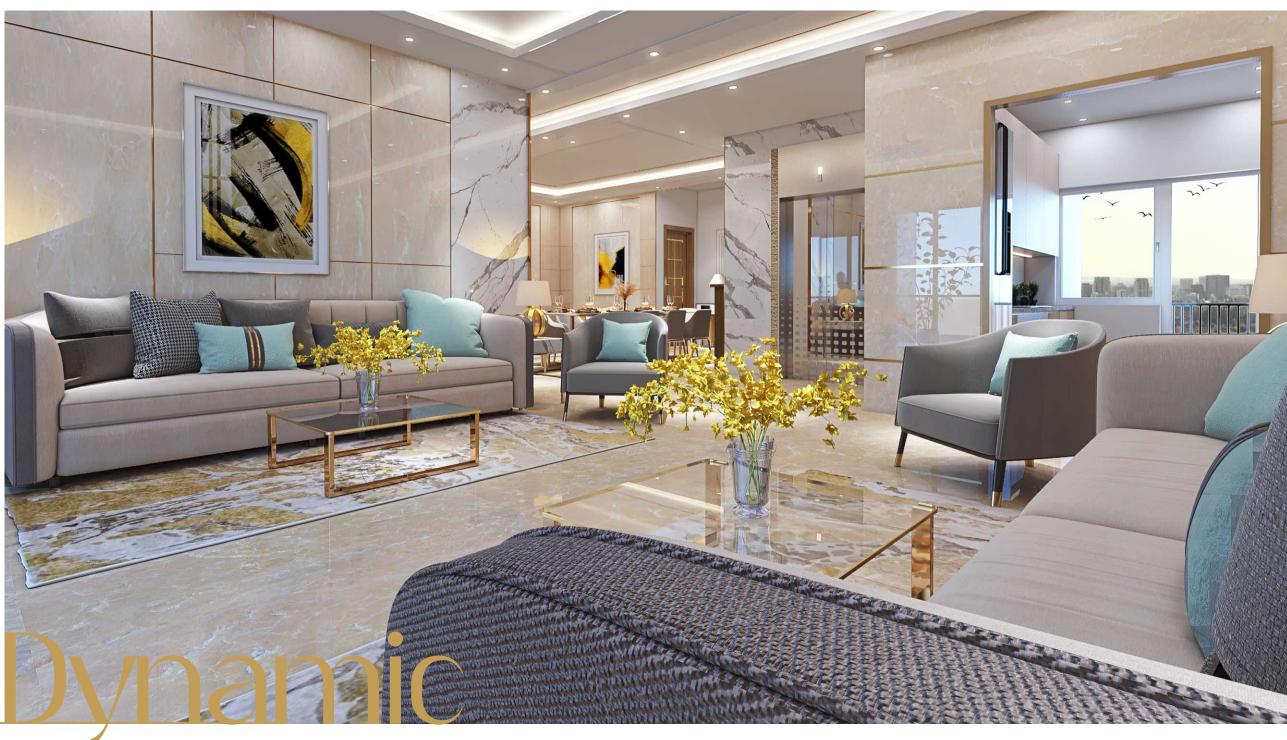
Unlimited

Cherish every Mondent every element.

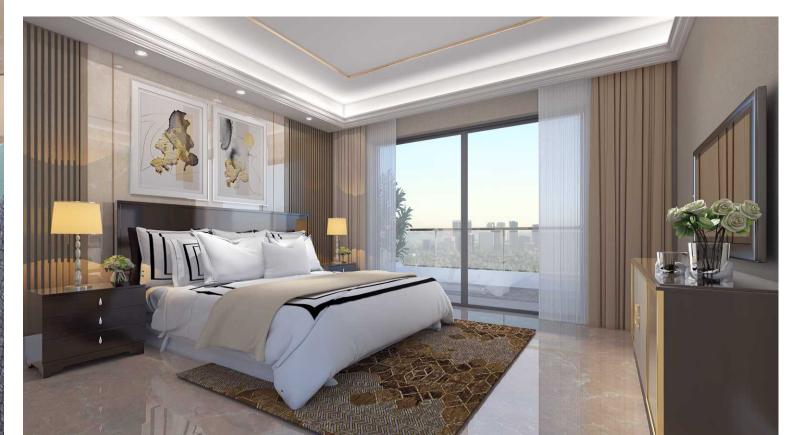




Designed with impeccable style & space.



Every unit at Noble Callista is designed to offer you a fine living experience. It is just the way you have imagined your home to be. As you walk into 3/4/5 BHK unit, the space will speak for itself from every nook and corner. High ceilings, spacious rooms, blended hues, intricate designs and the flow from one room to another is an epitome of stylish urbane living. With big, signature windows; your HOME will always have fresh air and plenty of natural light to brighten up the living space and warm your heart.





Ifesty/e spaces



that soothes the Soul



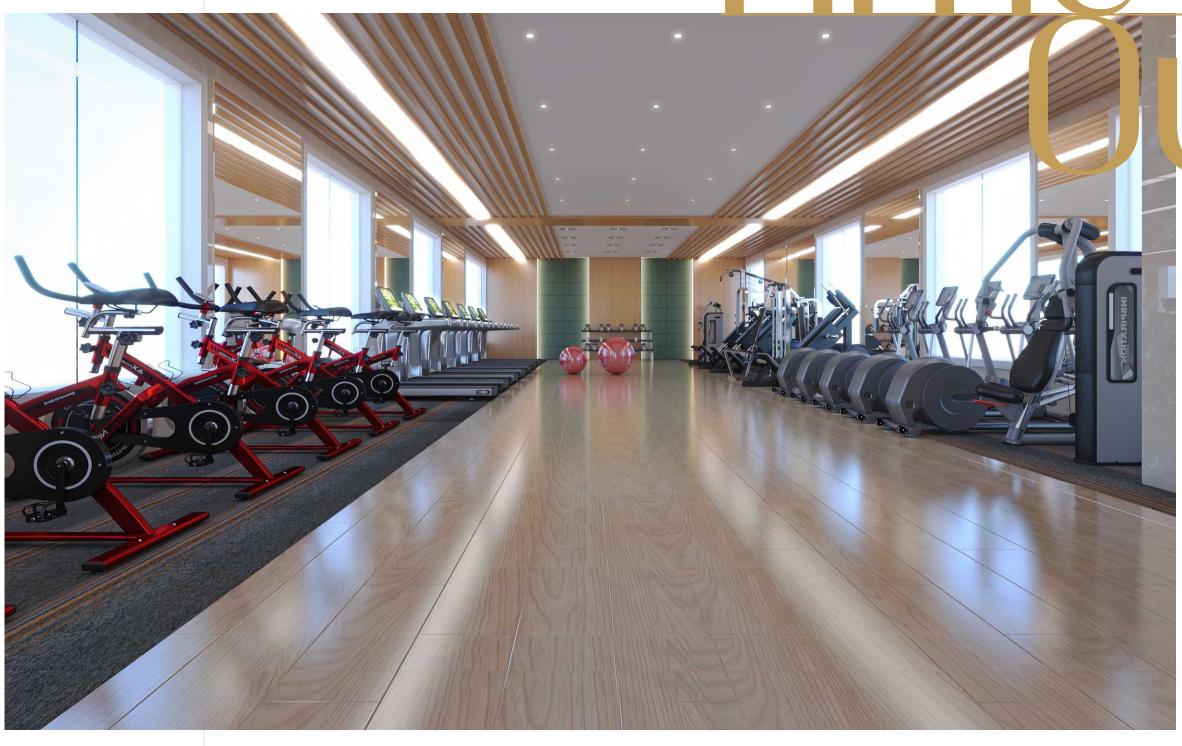




First in India 5 Club Houses

for myriad of relaxation needs!

When you step into Noble Callista, recreation and relaxation gets a whole new meaning. The project has Master Club House "Club Royce" & 4 Mini Tower Clubs that are designed to meet your specific or community based needs. Residents can enjoy in the Club Houses in an exclusive manner, a classy start to Privé Lifestyle. The project welcomes you with 80000 sq. ft. Master Club House that is fully equipped with many more amenities and activities. Swimming area, gym, meditation area, yoga centre, kids' play area, games arena and more are all yours to explore and indulge in.







The Ultimate luxuries & Amenities

FIRST IN THE REGION

Club Houses 4 Mini Tower Clubs & a Master Club "Club Royce"

Families Per Acre

First Project in the Region to offer Cycle Hub Spot

Timeless Mivan Construction Technology (Brick-Less Construction)

Side Open Site
With 3 Entry/Exit Points

First Project in the City to offer Sanitization Hub Spots

Ultra-Spacious, Finished Bespoke Residences with All-Weather Hybrid Air-Conditioning

Car Park
Per Apartment
EV & Non EV

Olympic Size
Swimming Pool
With Privacy for Women

Acres Open Green Area With Parks &

First Maha-Vastu Compliant Project in Sector 66 Beta, I.T City Mohali



RECREATIONAL OUTDOOR AMENITIES

- Half-Olympic Sized Swimming Pool with Private Section for women
- Ornamentally Designed & Landscaped Gardens Spread across 3.5 Acres
- Divine Pergola
- Open Air Amphitheatre
- 1 Km Cycling Track (Approx.)
- 1 Km Jogging Track (Approx.)
- Open Air Garden Gym
- Senior Citizen Zone

Open Air Meeting Zones

- Basket Ball Court
- Football Zone
- Lawn Tennis Court
- Badminton Court
- Cricket Practice Net
- Kids play area with slides, swings & Sandpit
- Water Bodies
- Barbeque area Gazebo
- Central Plaza/Central Greens

MASTER CLUB & RECREATIONAL INDOOR AMENITIES

- Reception & Concierge
- Art & Craft Studio for Kids
- Chemist shop & First aid room Yoga & Meditation Room
- · Restaurant & Bar
- Master Banquet- Open &
- Library
- Cafeteria
- Closed
- Mini Cineplex
- · Salon & Spa
- Guest suites

- Conference room
- Jacuzzi
 - · Steam & Sauna Bath
 - · Squash Court
 - Billiards Room
 - Carrom Chess
 - Play Cards
 - Table Tennis · Gym & Spa
 - · Dance & Music Zone
 - First Aid

TOWER CLUB (4S) **AMENITIES**

- · Reception & Concierge
- VIP Guest Waiting Lounge
- Driver's Lounge & Dormitory
- Guest & Driver's Restrooms Quick Work Station(s)
- Private Office(s)
- Conference Room(s)
- · Recreational & Games Area: (Gym, Yoga, Meditation, Billiard,
- Chess, Carrom, Play Cards etc)
- Kids play area
- First Aid

Sanitization Hub

Mini Cineplex

- Master Welcome Desk
 - · Shopping Arcade 9,000 Sq.Ft. (Access from main road with security access from apartments)
 - 5 Tier Security

OTHER

FACILITIES

Electric Golf Carts

Station).

Pet's zone

Laundry Worship Zone

- Car Washing Area
- · Cycle HubSpot. (Smart Bike

On Call Housekeeping &

- - Crèche
 - Medical Emergency Vehicle

Round the Clock Water &

Ample Open Car Parking for

Parking for residents. (With

Provision). Upto 3 Car Parks

visitors & covered Car

EV Charging Points &

Per Apartment

Electricity Supply

Panic Button/App

- Master Club "Club Royce", "Tower Clubs and other life
- Style Amenities in 80,000 Sq.Ft.

Its all about the CESTINATION

& what lies around



SHOPPING DESTINATION			HEALTH FACILITIES		
Bestech Mall	4 Km	8 Min	Jindal Clinic	5 Km	13 Min
Sec-70, Mohali	7 Km	18 Min	Silver Oak Hospital	6 Km	17 Min
3B2, Mohali	9 Km	21 Min	Fortis Hospital	8 Km	18 Min
Centra Mall	10 Km	24 Min	Sohana Eye Hospital	8 Km	20 Min
Wave Mall	11 Km	24 Min	IVY Hospital	9 Km	20 Min
Elante Mall	11 Km	25 Min	PGIMER	19 Km	39 Min
VR Punjab Mall	13 Km	28 Min			
Sec-17 Plaza	15 Km	32 Min	PUBLIC UTILITY		
			Railway Station	6 Km	11 Min
LEISURE ACTIVITIES			Airport	7 Km	12 Min
City Park, Sec- 70	6 Km	15 Min	ISBT (43)	11 Km	23 Min
PCA Stadium, Ph- 9	7 Km	12 Min	Mini Secretariat	18 Km	35 Min
Hockey Stadium, Sec-42	13 Km	25 Min	Chandigarh High Court	18 Km	36 Min
Rose Garden	16 Km	31 Min			
Chandigarh Golf Club	16 Km	32 Min	HOTELS		
Rock Garden	18 Km	34 Min	Radisson	4 Km	8 Min
Sukhna Lake	18 Km	40 Min	Hyatt	11 Km	24 Min
Thunder Zone	19 Km	25 Min	Taj Hotel	11 Km	23 Min
Indoor Sports Stadium	26 Km	32 Min	JW Marriot	13 Km	28 Min
			Park Plaza	13 Km	22 Min
BREWERIES					
Brew Bros, Sec-80	4 Km	10 Min	IT/INDUSTRIAL AREA		
Brew Estate, Sec-80	4 Km	10 Min	IT City, Mohali	0 Km	0 Min
Hops N Grains, Sec 79	5 Km	12 Min	Industrial Area, Ph-9	2 Km	10 Min
			Industrial Area, Sec-82	2 Km	10 Min
EDUCATIONAL INSTITUTIO	NS				
Manav Rachna Int. School	2 Km	6 Min			
ISB Mohali	3 Km	10 Min			
IISER Mohali	3 Km	10 Min			
NIPER Mohali	4 Km	11 Min			
Ryan International School	4 Km	12 Min			
Gurukul	6 Km	17 Min			
British School	7 Km	19 Min			
Smart Wonder School	8 Km	20 Min			
Yadavindra Public School	9 Km	21 Min			
Punjab University	18 Km	38 Min			



Master Plan

1	•	Entry / Exit
2	•	Block-A (3BHK+utility)
3	•	Block-B (4BHK+utility)
4	•	Block-C (5BHK)
5	•	Master Club
6	•	Swimming Pool
7	•	Surface Parking
8	•	Proposed Retail Plaza
9	•	Pergola
10	•	Pedestrian Walkway
11	•	Kid's Play Area
12	•	Tot-Lot
13	•	Mini Golf Course
14	•	Lawn Tennis Court
15	•	Landscaped Sitting Area
16	•	Gazebo
17	•	Jogging Track
18	•	Open Air Theatre
19	•	Central Plaza
20	•	Central Green
21	•	Meditation Area
22	•	Senior Citizen Garden
23	•	Party Lawn
24	•	Football Court
25	•	Basketball Court
26	•	Cricket Practice Pitch
27	•	Pet Garden
28	•	Water Feature
29	•	Drop-off Path
30	•	E-cycle/ Smart Bike Station
31	•	Ramp (Down to Basement)
32	•	Cycle Track
33	•	VIP Lounge
34	•	Yoga Deck
35	•	Barbeque Area
36	•	Theatre Lawn
37	•	Hedges
38	•	Green With Screen
39	•	Herb Garden

Rain Curtain

3+1BHK Typical Floor Plan

Carpet Area - 1751 Sq. ft. | Builtup Area - 2295 Sq. ft. | Super Builtup Area - 2850 Sq. ft.

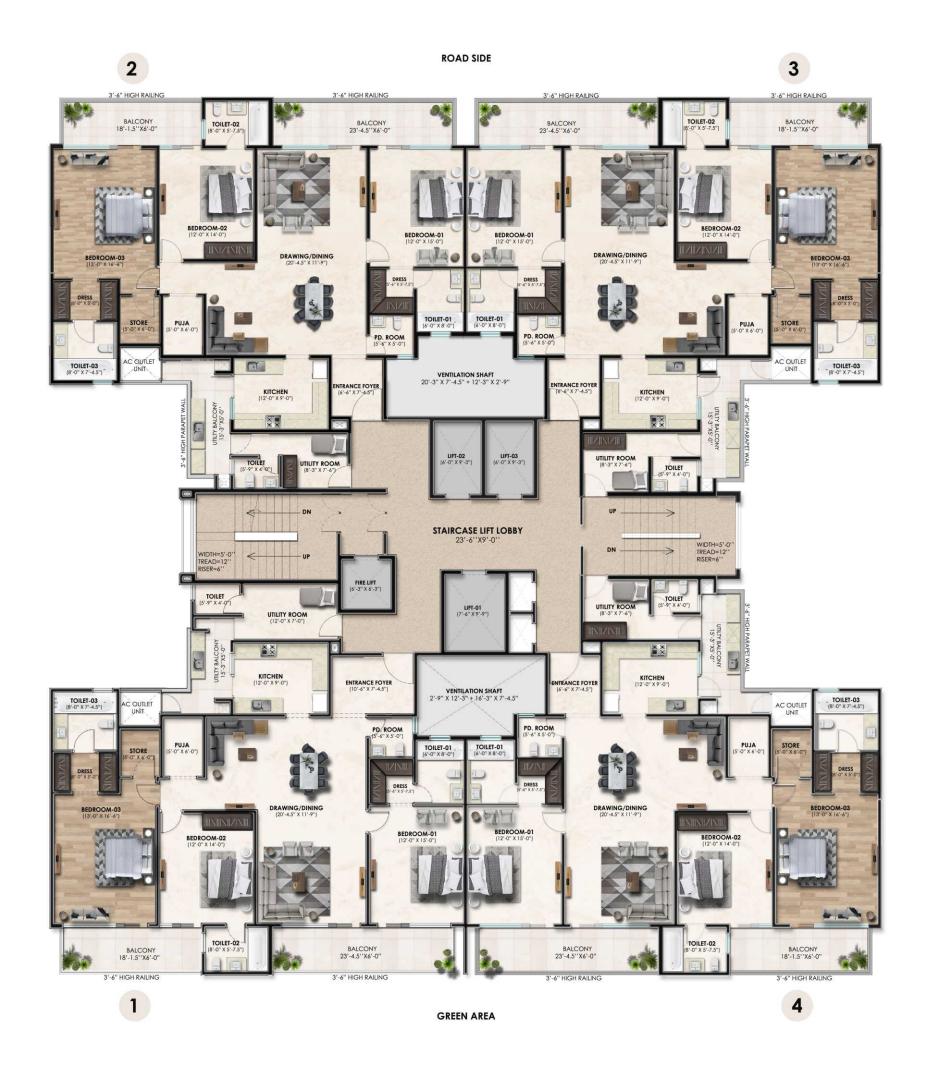


- Each apartment accommodates servant room, powder room, pooja & store room.
- Provides More Efficient core design.
- · Only 4 apartments per floor.

 All units face either the central green or over looking hills, low-rise development to the east with 1st kiss of sun each morning.

3+1BHK Cluster Floor Plan

Carpet Area - 1751 Sq. ft. | Builtup Area - 2295 Sq. ft. | Super Builtup Area - 2850 Sq. ft.



4+1BHK Typical Floor Plan

Carpet Area - 2122 Sq. ft. | Builtup Area - 2805 Sq. ft. | Super Builtup Area - 3500 Sq.Ft.



- Each apartment accommodates servant room, powder room, pooja & store room.
- Dual aspect tower with all main living rooms and bedrooms facing the central green.
- Only 2 apartments per floor provides most Prive' lifestyle.
- · Additional family space/lounge.
- Balcony to all rooms with a large deck in front of living room.

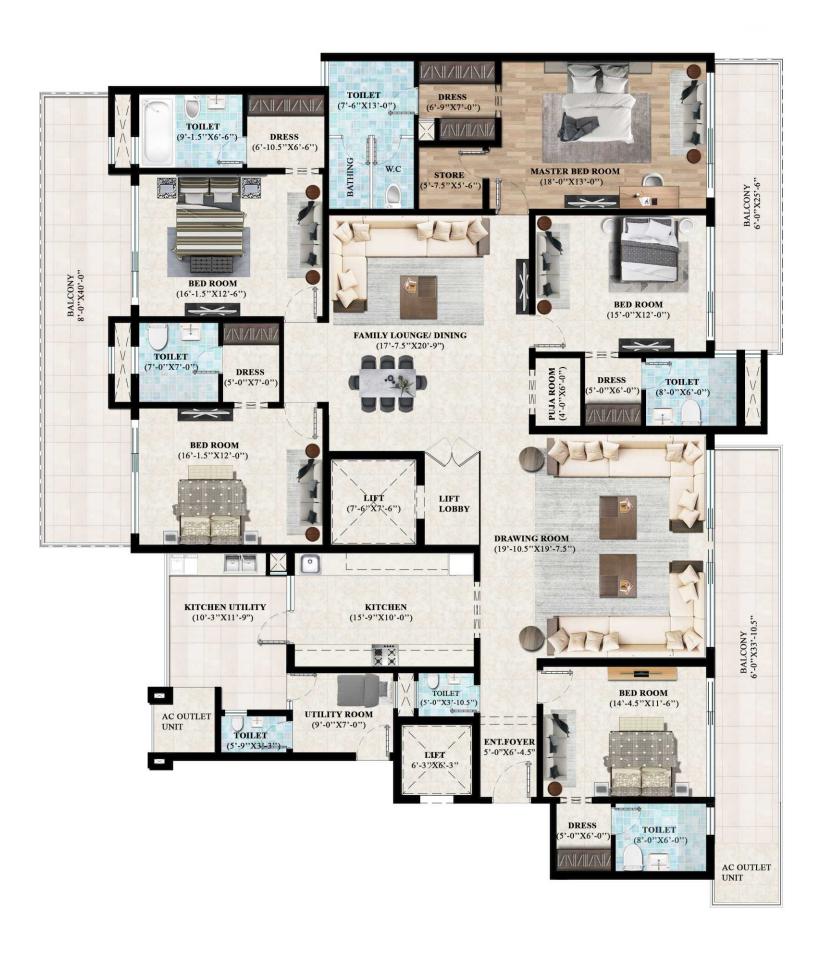
4+1BHK Cluster Floor Plan

Carpet Area - 2122 Sq. ft. | Builtup Area - 2805 Sq. ft. | Super Builtup Area - 3500 Sq.Ft.



5+1BHK Typical Floor Plan

Carpet Area - 2968 Sq. ft. | Builtup Area - 3955 Sq. ft. | Super Builtup Area - 5000 Sq.Ft.



- Each apartment accommodates servant room, powder room, pooja & store room.
- All apartments are two side open. (Either facing hills or central green).
- Only 2 apartments per floor provides most Prive' lifestyle.
- Separate steam bathroom in each apartment of iconic tower.

- Private Lift, opens straight in living room with access control.
- · Deck like balconies.
- Marble Flooring in Drawing & Dining.
- Walk-in closet in each washroom.

5+1BHK Cluster Layout Plan

Carpet Area - 2968 Sq. ft. | Builtup Area - 3955 Sq. ft. | Super Builtup Area - 5000 Sq.Ft.



Technical Specifications

EXTERNAL SPECIFICATIONS:

Structure: 18 Storied, Earthquake Resistant Mivan Formwork (Malaysian Technology) RCC framed structure, Bricks only where needed.

External Finish: Textured Paint of exterior grade and M.S/S.S railing with toughened glass on specific sections.

Entrance Lobby & Tower Club(s) - Ground Floor: Grand Air-Conditioned lobby with star category finishes like appropriate mix of Marble/Granite/Tiles flooring, Premium emulsion paint on Walls and Ceiling.

Elevators: Upto 4 Elevators Each Tower Including Service Elevator, Passenger Elevators & Fire escape Mitsubishi/Kone or equivalent brand in each tower. (Additional in-home openable Lift inside each 5BHK apartment).

Staircases: Upto 5 ft wide grand Staircases with risers & treads of Granite/Marble/Stone. Wall & Ceiling finishes with Premium emulsion paint, handrail with mild steel/ Stainless Steel.

Service Balcony: Upto 8 ft wide Grand Balconies, Concrete/Brick wall along with wet point & provision & points for Dish Washer (provided), Washing Machine (not provided), Cloth Dryer (not provided) & in service balcony. Anti-skid vitrified tiles in flooring. Wall & Ceiling finishes weather proof external Paint, Handrail with Mild Steel/Stainless steel Railing with toughened glass.

Leisure Balconies: Upto 8 ft wide grand balconies, M.S/S.S railing with toughened glass, Anti-skid tiles.

External Doors & Windows: Key Less Entry with Yale/Godrej or equivalent Door Lock, Honeywell or equivalent Video Door Phone. Upto 4 ft wide & 8 ft high main flush door & frame with Teakwood Veneer. Windows & Balcony access doors high grade aluminium with AIS or equivalent toughened glass & mesh.

INTERNAL SPECIFICATIONS:

INTERNAL DOORS

Material & Size: Upto 4 ft wide & 8 ft high internal flush door & frame with Teakwood Veneer.

LIVING, DINING & FAMILY LOUNGE

Flooring: Premium vitrified tiles Simpolo, Somany, Kajaria, Qutone or equivalent. (Upto 4ft. x 4ft.) (Italian Marble flooring in 5 BHK Drawing & Dining area only).

Walls: Premium emulsion paint.

Ceiling: Premium emulsion paint & false ceiling with ambient lighting & fans in all Bedrooms & Living Area.

Air Conditioning: All weather centralized hybrid Air Conditioning with split units in all Bedrooms, Living Area & Utility Room, & provisioning in Kitchen. (10 ton in 3 BHK, 12 ton in 4 BHK & 16 ton in 5 BHK respectively). Toshiba/Daikin/Mitsubishi or equivalent.

BEDROOM(S) FINISHES

Wardrobes: Upto full height wall-to-wall Modular Wardrobes with mirror/Lacquered glass/glass on top in all Bedrooms & selected Washrooms: (2 dresser + 1 Wardrobe in 3 BHK, 3 dresser + 1 Wardrobe in 4 BHK & 5 Dresser in 5 BHK respectively).

Flooring: Laminated wooden flooring in any one Bedroom (Tesa/Pergo or equivalent) & Premium vitrified tiles Simpolo, Somany, Kajaria, Qutone or equivalent (Upto 4ft. x 4ft.) in other bedrooms.

Wall Finishes: Premium emulsion paint.

Ceiling: Premium Emulsion paint & false ceiling with ambient lighting & fans.

Air Conditioning: All weather centralized hybrid air conditioning with split units in all Bedrooms, Living Area & Utility Room, & provisioning in Kitchen. (10 ton in 3 BHK, 12 ton in 4 BHK & 16 ton in 5 BHK respectively). Toshiba/Daikin/Mitsubishi or equivalent.

KITCHEN FINISHES

Cabinets: Premium Modular Kitchen cabinets of appropriate finishes with Hafele/Blum/Hettich or Equivalent Fitting & Accessories.

Appliances & Equipment: Branded R.O, Chimney, Geyser, Built-in H.O.B, Built-in Microwave (25-35 Ltr.), Built-in OTG (25-35 Ltr.) & Refrigerator (400-800 Ltr.) & Dishwasher (12 Place Setting) respectively as per category.

Ceiling: Premium emulsion paint, Illuminated False Ceiling.

Flooring: Premium vitrified tiles Simpolo, Somany, Kajaria, Qutone or equivalent. (Upto 4ft. x 4ft.)

Dado & Counter Top: Premium composite marble tiles upto 2ft. above counter & on counter top.

Wall Finishes: Vitrified tiles / premium emulsion paint.

WASHROOM(S) FINISHES

Fitment & Equipment: Fully equipped washrooms with branded cp & sanitary fittings (Grohe / Duravit or equivalent) also includes shower, vanity, looking mirror, one geyser each, glass shower enclosures, mosaic & exhaust fan(s) etc. (Steam bath system in 5 BHK master washroom).

Flooring: Premium vitrified tiles Simpolo, Somany, Kajaria, Qutone or equivalent (Upto 4ft. x 4ft.)

Walls: Premium vitrified tiles upto full height.

Ceiling: Premium emulsion paint, false ceiling with ambient lighting.

OTHER SPECIFICATIONS:

Electrical Fittings: All electrical wiring in concealed conduits, provision of adequate light and power points. Telephone, Internet, Intercom, DTH/Cable and LED-TV Outlets in drawing, dining and in all Bedrooms, Moulded modular plastic switches & Protective MCB's.(Havells/Gold Medal/Legrand Or Equivalent).

Home Automation: Basic smart home package to control lighting, air conditioning etc. (Hogar/LifeSmart Or Equivalent)

Fans: 6 fans in 3 BHK, 7 fans in 4 BHK & 8 fans in 5 BHK respectively.

Safety: Fire sprinklers according to NBC, LPG gas line fitting & panic button/mobile app.



Noble Ventures is established under the principles of a strong foundation, strong thinking, and strong determination. Strength and valour are the two characteristics that are deeply embedded into our vision and mission. These two characteristics are at the very core of our beliefs and inspirations, motivating us at every step to surpass the ordinary.

Noble Ventures is promoted by highly experienced individuals who have been responsible for the planning, development, execution, and on-time delivery of a diverse range of vital projects ranging from civil, commercial, industrial, infrastructural, luxury residential and various other multidisciplinary developments for the past 50 years. We are consistently recognised and rewarded for our contribution and timely implementation of projects from all over the country.

The dynamic and enterprising directors have led various projects for international names like Larsen & Toubro, Maire Tecnimont from Italy, Oiltanking from Germany, Toyo from Japan, Samsung from Korea, and Naftogaz from Ukraine.



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