



# IVORY ARCHES

LUXURY MADE SIMPLE





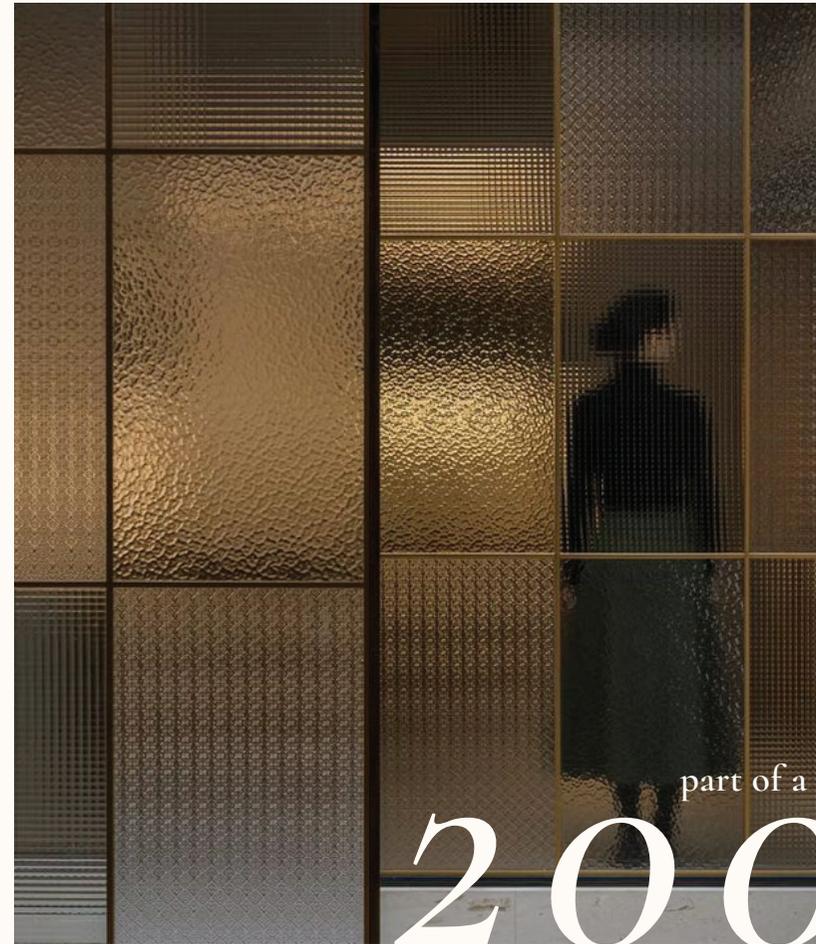
Part of a **200-acre Township** in *Vatika INXT2, Dwarka Expressway* , located bang on the newly-built Dwarka Expressway, the layouts of these builder floors are thoroughly planned and designed, with added smart automation. The specifications are a blend of luxury and practicality. Also, it gives the home owner choice of different sizes and layouts to choose from best suited to their needs.

A great investment for the future, as the Dwarka Expressway is set to be the next commercial and retail destination.



1.0

P R O J E C T  
O V E R V I E W



part of a  
200

acre township in  
*Vatika INXT2, Dwarka*  
*Expressway*





# 2.0

## LOCATION & CONNECTIVITY

LOCATED NEAR  
REPUTED HIGH SCHOOL  
POPULAR HOSPITALS AND  
SHOPPING MALLS  
OPPOSITE GLOBAL CITY



# HIGHLIGHTS

- 200-ACRE TOWNSHIP IN GURUGRAM, SECTOR 88A AND 88B
- TOWNSHIP PLANNED WITH ONLY LOW RISE & LOW DENSITY LIVING
- AMENITIES LIKE HOSPITALS, NURSING HOMES AND SCHOOLS ARE ALL PART OF THE TOWNSHIP
- ENTIRE TOWNSHIP MANAGED BY A REPUTED FACILITY MANAGEMENT COMPANY.
- EXCLUSIVE CLUBHOUSE
- CONVENIENT ACCESS TO NH8 AND IGI AIRPORT
- EXCLUSIVE 1 LAKH SQ. FT. CLUBHOUSE

3.0



# 180 SQ YARDS



**PLOT NUMBER** | H-40/22

**PRICE** | | ON REQUEST

**TYPE** | 3 BHK & 3 BHK + TERRACE

EAST FACING

**RERA**-GRG-1987-2025





# 227 SQ YARDS



**PLOT NUMBER** | E-31/24

**PRICE** | ON REQUEST

**TYPE** | 3 BHK + STUDY & 3 BHK + STUDY + TERRACE  
EAST FACING

**RERA**-GRG-1987-2025

# 261 SQ YARDS



**PLOT NUMBER** | J-12/24

**PRICE** | ON REQUEST

**TYPE** | 4 BHK & 4 BHK + TERRACE  
PARK FACING

**RERA**-GRG-1987-2025





# 269 SQ YARDS



**PLOT NUMBER** | F-14: 17, 19, 21, 23, 39, 41

**TYPE** | 4 BHK & 4 BHK + TERRACE  
EAST FACING

**PRICE** | ON REQUEST

**OC RECEIVED**





## O T H E R   W O R K S

- RCC Framed Structure
- Steel FE500 ( Rathi / Kamdhenu or equivalent)
- Cement: Ultratech or equivalent
- Brick work using first-class bricks in 1:4 mortar (230mm / 115mm)
- Water proofing of wet areas & terrace using DR. Fixit cement base WP compound
- Internal (1:4) & external plaster (1:6)
- Complete electrical works (from meter to floor DB, internal wiring, switch sockets, lights & testing)
- Complete plumbing works (from Main supply, UG Tank , overhead tank , internal water supply, fittings complete)
- Vitrified tiles (600x600) at terrace floor
- Overhead water tanks in PVC (4x 1000L), Jindal Make
- Under ground storage tank - 5000L made in RCC and finishes with ceramic tiles (basic / box )
- CCTV cameras for common areas ( CP Plus)
- Electronic locks for main entrance (All floors) - Godrej / equivalent
- Split AC in each room.
- Elevator
- EV Charger.

### REPUTED BRANDS USED ONLY

SWITCH SOCKETS	NORYSIS / EQUIVALENT
TILE	SOMANY / KAJARIA
AL WINDOWS WITH DGU	VERDUREN MAKE WITH DGU (5+5MM)
POP CEILINGS WITH COVES	SAKARNI / GI CHANNELS
TOILET INCLUDING CERAMIC & CP PLUMBING FITTINGS (WITH SHOWER CUBICAL)	JAGUAR MAKE AND OZONE FITTINGS
PLASTIC PAINT	ASIAN / ICI DULUX
ELEVATOR	OTIS / EQUIVALENT
AIR CONDITIONER	DAIKIN

*Lifestyle* &  
AMENITIES

- a.* CLUBHOUSE FACILITIES
- b.* OUTDOOR SPACES
- c.* SECURITY FEATURES



a.



gym



children's  
play area



swimming  
pool



party  
hall

*clubhouse facilities*

# *outdoor spaces*

**gardens**



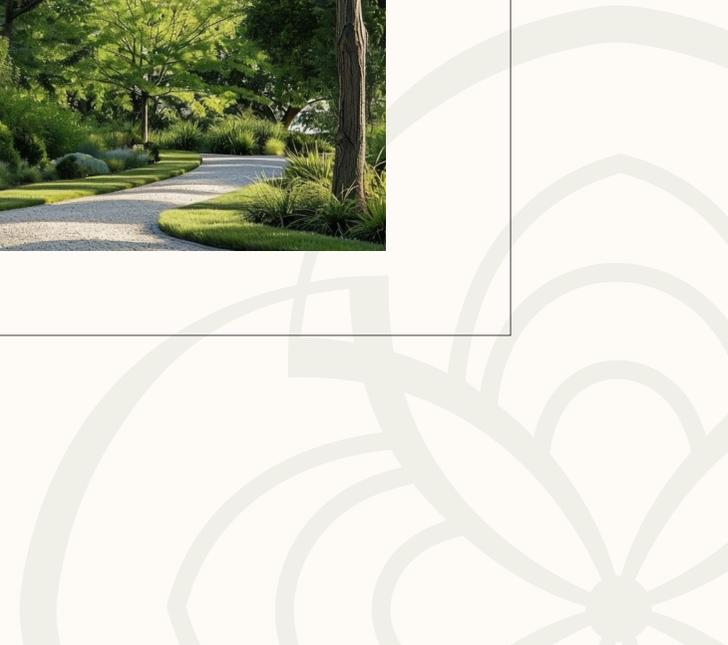
**terraces**



**green areas**



*b.*





*MEET THE TEAM*



## *DEEPAK ARORA*

With a strong business acumen and a diverse entrepreneurial journey, he has been a key player in both the real estate and fashion industry. He ventured into business in 2000 with Soni Sapphire, a renowned silver and fashion jewelry brand, operating successfully both online and through offline outlets in Delhi NCR.

Expanding his expertise, he entered the real estate sector in 2010, specializing in the purchase and sale of properties with renowned builders. His deep industry knowledge, strong market presence, and commitment to excellence have earned him a reputable standing. Over the years, he has facilitated numerous high-value transactions, providing seamless and profitable real estate solutions.

With a well-established market value and extensive network, he continues to create opportunities across industries, driven by integrity, innovation, and a passion for delivering the best to his clients.



*VISHESH SWARUP MATHUR*

With over 25 years of experience in architectural design, construction, and interior execution, Vishesh Swarup Mathur currently leads ZAK Spaces, a design and build firm specializing in civil construction and interior projects. Throughout his career, he has successfully executed over 150 interior projects, along with numerous residential, commercial, hospitality, and industrial developments.

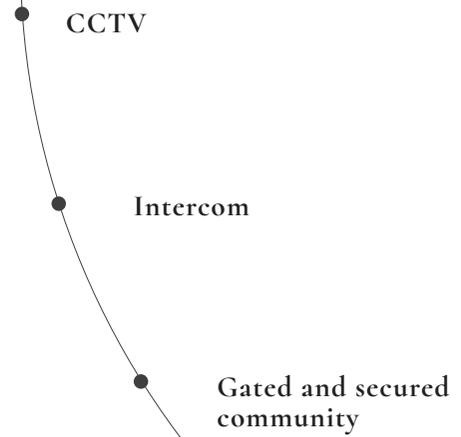
Vishesh oversees the entire project division, from design to execution, ensuring a seamless supply chain and operational efficiency. His expertise lies in translating design concepts into reality with a strong focus on quality and timely execution.

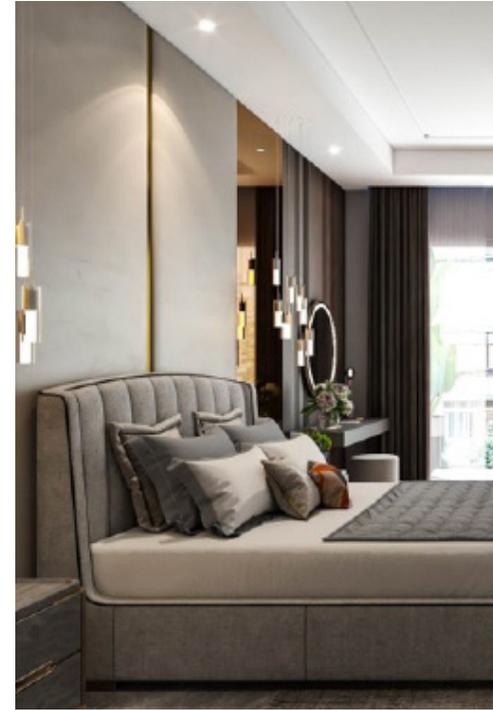


*KARAN BHALLA*

As a member of the Vatika Group Promoter family, I bring over two decades of diverse experience spanning over medical, hospitality, and real estate industries. My professional journey has been defined by strategic leadership, innovation, and a deep understanding of these dynamic sectors. Playing key roles in driving growth, enhancing operational efficiencies, and creating value-driven opportunities. My expertise lies in identifying market trends, fostering business development, and ensuring sustainable success across ventures.

Passionate about excellence and customer-centric solutions, I continue to contribute to the evolving landscape of hospitality and real estate development, shaping impactful and future-ready enterprises.





## INVESTMENT PERSPECTIVE

### Payment Plan

Booking Amount	₹ 10,00,000	Pay Smart
<b>10% (Less booking amount)</b>	<b>Within 30 Days of Booking</b>	20
<b>10% OF TSC</b>	<b>Within 60 Days of Booking</b>	80
30% OF TSC	Within 15 Days of Completion Of super Structure	
50% OF TSC	On Offer of Possession	

\*Payment plan may change at the sole discretion of the seller/company



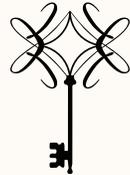
zak\_living



[www.zakspaces.com](http://www.zakspaces.com)

**RERA**-GRG-1987-2025

Developed by  
ZAK



ZAK

Disclaimer: All images shown are artistic impressions. The final independent floor may differ from the images shown