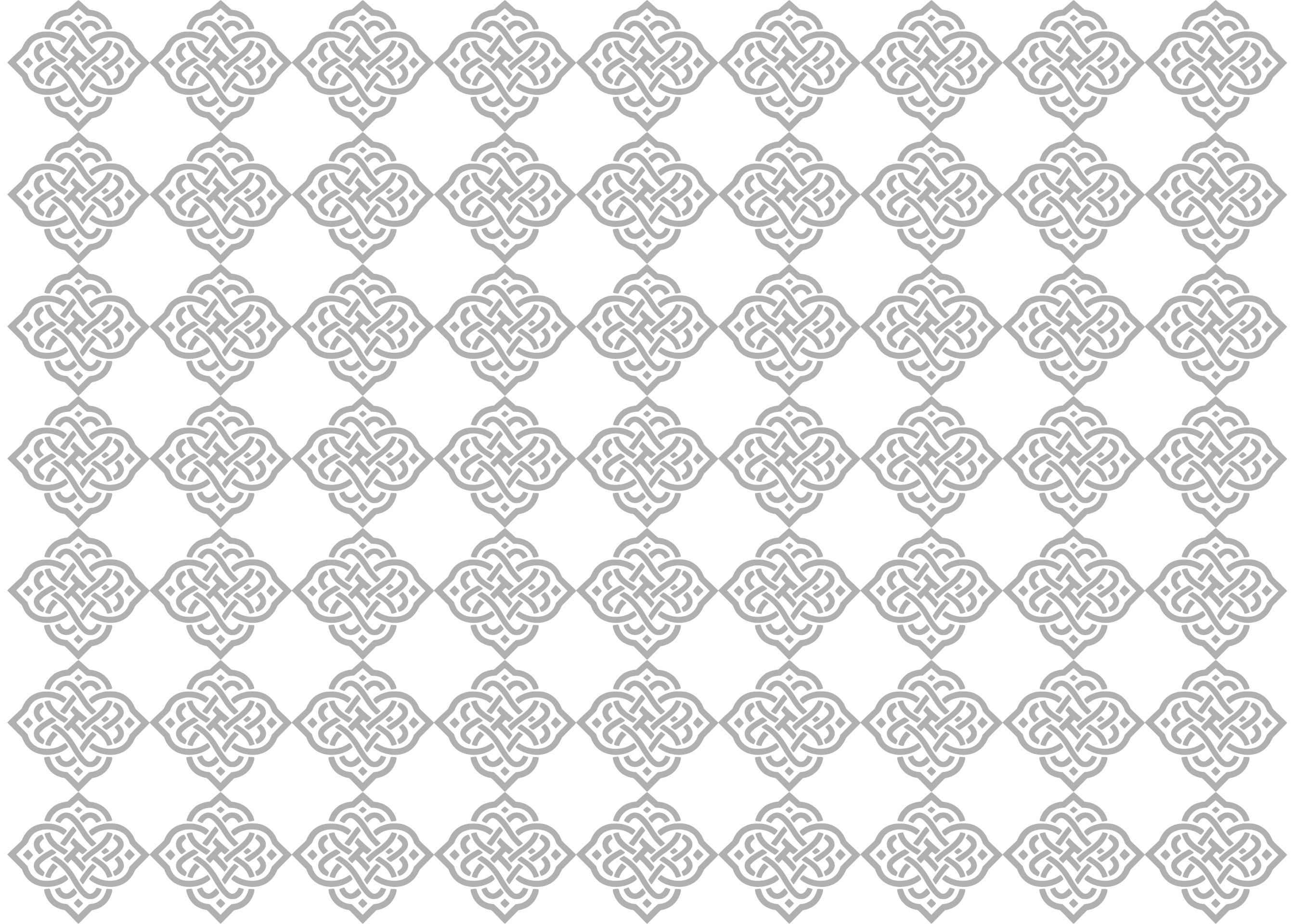




Tulip
CRIMSON

— Unveiling Luxury's New Address —

G U R U G R A M





THE TULIP PLATINUM COLLECTION

EXQUISITE. RARE. SOUGHT AFTER.

Introducing Tulip Crimson, the latest innovation in luxury living from the Tulip Group's Platinum Collection. This collection, welcomes its newest gem, Tulip Crimson. Designed for the elite few, Tulip Crimson combines cutting-edge architectural design with the serene beauty of nature, setting a new standard for luxury residential projects. With Tulip Crimson, we offer not just a home, but a haven of privacy and luxury, where every amenity is crafted to perfection, ensuring a living experience that is in a class of its own.



BEYOND LUXURY A SIGNATURE LIFESTYLE

Nestled next to the main SPR road, Tulip Crimson offers seamless connectivity to Gurugram's landmarks and beyond. Enjoy the privilege of living in a location that's central yet serene. Embrace the luxury of choice and the charm of exclusive living at Tulip Crimson. Welcome home to Tulip Crimson - where your new life begins.

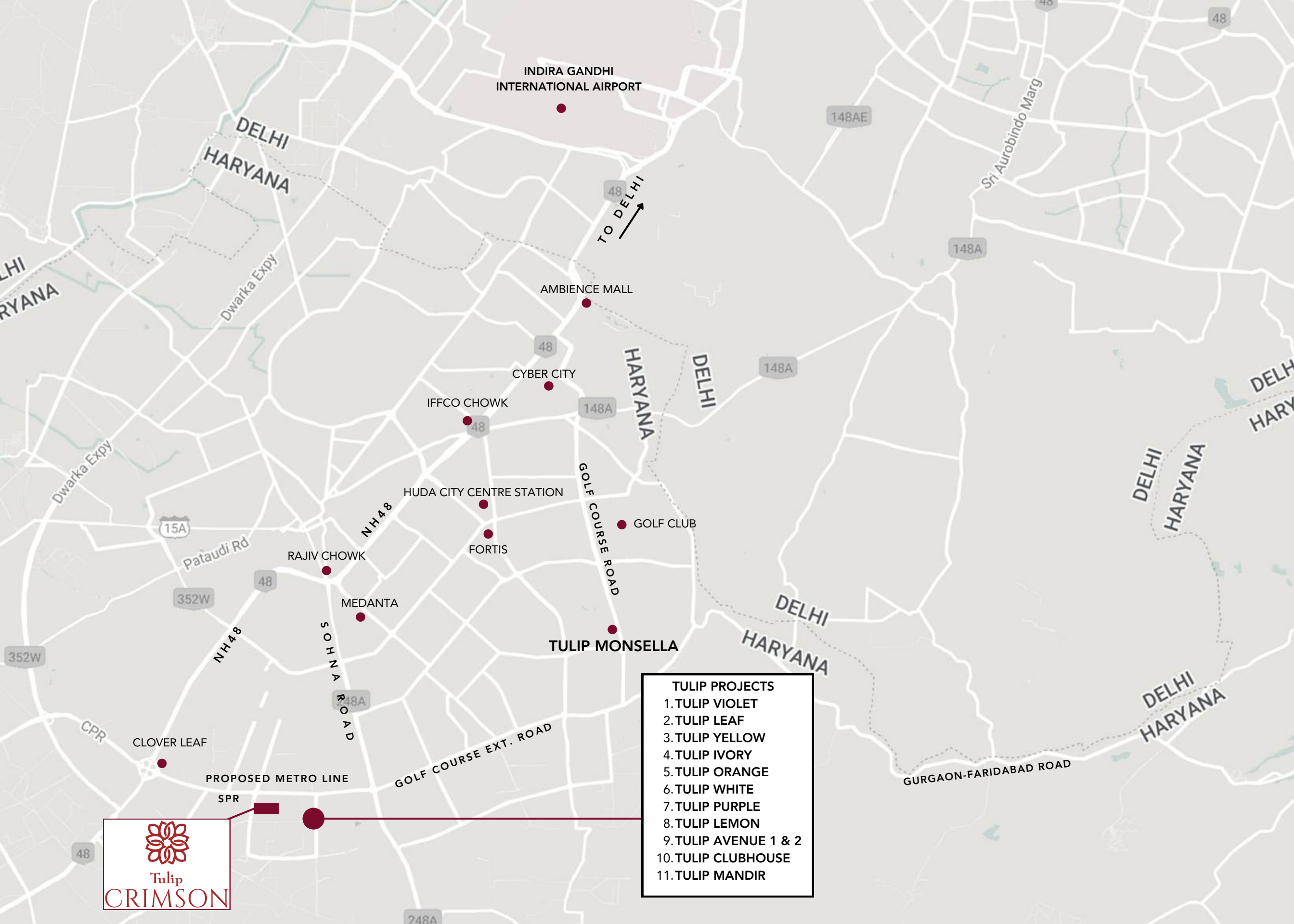


YOUR

PRIVATE WORLD



The Location



INDIRA GANDHI
INTERNATIONAL AIRPORT

DELHI
HARYANA

TO DELHI

AMBIENCE MALL

CYBER CITY

IFFCO CHOWK

HUDA CITY CENTRE STATION

GOLF CLUB

FORTIS

RAJIV CHOWK

MEDANTA

TULIP MONSELLA

- TULIP PROJECTS**
1. TULIP VIOLET
 2. TULIP LEAF
 3. TULIP YELLOW
 4. TULIP IVORY
 5. TULIP ORANGE
 6. TULIP WHITE
 7. TULIP PURPLE
 8. TULIP LEMON
 9. TULIP AVENUE 1 & 2
 10. TULIP CLUBHOUSE
 11. TULIP MANDIR





'The City's finest Education

School days are our glory days. Give your children the very best start with an education at some of the finest establishments in the city.



Highlight Location Advantages

SPR - 2 Minute Walk
Sohna Road - 2 Minute Drive
NH48 - 5 Minute Drive
Dwarka Expressway - 5 Minute Drive
Mumbai Expressway - 10 Minute Drive

Airport

Indira Gandhi International Airport - 25 minute Drive

Metro/Railway Station

Proposed Metro Line/Station on SPR - 2 Minute Walk
Gurugram Railway Station - 20 minute Drive
Huda City Centre Metro Station - 20 minute Drive

Healthcare

Cloud Nine Hospital, Sector 47 - 10 minute Drive
Park Hospital, Sector 47 - 10 minute Drive
Medanta - The Medicity - 15 minute Drive
Fortis Hospital, Sector 44 - 20 minute Drive
Paras Hospital, Sushant Lok - 20 minute Drive

Education

Shri Ram School, Sector 70 - 2 Minute Drive
Suncity School, Sector 54 - 20 minute Drive
Ryan International School, Sector 40 - 20 minute Drive
Pathways World School, Aravali - 20 minute Drive

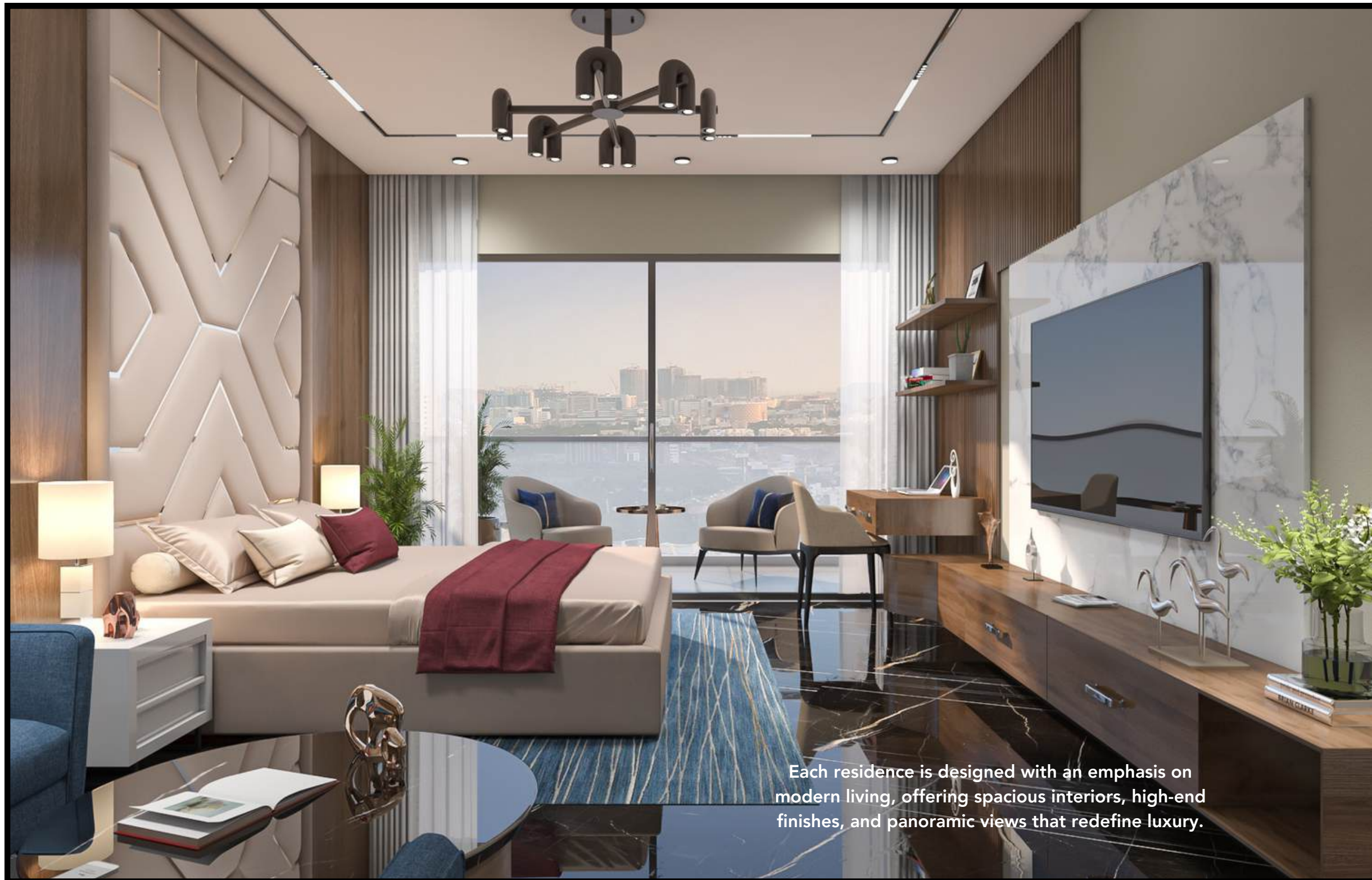


The Residences

ASCEND TO LUXURIOUS HEIGHTS

Experience the pinnacle of luxury at Tulip Crimson, where every residence is a testament to high-end sophistication and contemporary design. Our project elevation soars with elegance, offering panoramic vistas that promise an unparalleled lifestyle. Envisioned for the discerning few, Tulip Crimson stands as a beacon of architectural brilliance and refined taste, nestled in the heart of serene landscapes.





Each residence is designed with an emphasis on modern living, offering spacious interiors, high-end finishes, and panoramic views that redefine luxury.



AN ENTRY TO EXCLUSIVITY

Step inside and discover interiors adorned with the finest materials and finishes, creating a seamless blend of modern sophistication and functional aesthetics. High, floor-to-floor ceilings not only enhance the sense of space but also offer panoramic views of the serene landscapes and vibrant cityscape, ensuring that nature's beauty is just a glance away.



Landscape Architecture

A vibrant, modern park scene. In the foreground, a wide, curved wooden walkway with a dark brown metal railing leads towards the background. A man and a woman are walking along this path. To the right, a large, blue, spherical playground structure with a green slide is the focal point. Several children are playing on the slide and on the blue safety mat surrounding the structure. The ground is covered in a blue safety mat with white wavy patterns. In the background, there are more trees, a building, and a small fountain. The overall atmosphere is bright and sunny.

NATURE'S PALETTE, LUXURY'S CANVAS

Discover an oasis where nature's embrace and modern convenience blend seamlessly at Tulip Crimson. Our innovative landscape architecture reimagines urban living with a vehicle-free sanctuary at ground level, ensuring peace, safety, and uninterrupted green vistas. Glide effortlessly through the lush grounds aboard eco-friendly golf carts, navigating through serene water bodies and an expanse of emerald greenery. With exclusive jogging tracks, private party lawns, and tranquil water features, life at Tulip Crimson is a symphony of luxurious tranquility, orchestrated for an elite living experience.



Cycling & Jogging Tracks

Stay active on our bespoke tracks, perfect for cyclists and joggers alike.



Zero Vehicular Movement

Relish the tranquility of a car-free zone, promoting safety and serenity.



Golf Carts for Residents & Guests

Navigate with ease using our convenient and eco-friendly golf carts.



Water Features

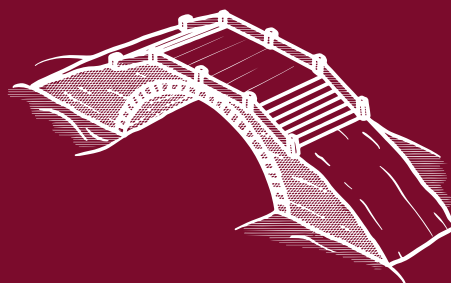
Soothe your senses with beautifully integrated water elements across the property.

AT THE CENTRE OF THE GOOD LIFE



Private Party Lawns

Elegant outdoor spaces perfect for hosting memorable gatherings and celebrations.



Elevated Walkways

Connect and explore with scenic elevated pathways linking the central landscape.



Air Cleaning Plants

Surround yourself with nature's air purifiers, integrated into the landscape to enhance environmental quality.



Outdoor Gym

Achieve your fitness goals in our invigorating, fully-equipped outdoor gym.



LANDSCAPES CRAFTED
FOR LUXURY



SCULPTED SCENERY: CRAFTING
NATURE'S MASTERPIECE



LANDSCAPE LUXURY: THE ART OF OUTDOOR LIVING

Meandering paths lead to secluded family pavilions and vibrant private party lawns, offering exclusive spaces for relaxation and social engagements. This thoughtfully curated environment not only enhances the aesthetic appeal of Tulip Crimson but also enriches the everyday lives of its residents, making it the epitome of sophisticated outdoor living.



The Clubhouse

An architectural rendering of a modern clubhouse courtyard at dusk. The central feature is a large, teardrop-shaped sculpture made of many small, blue, teardrop-shaped tiles, sitting in a circular pool. The sculpture is illuminated from below, casting a glow. The courtyard is paved with dark tiles and features a large, circular, white geometric pattern on the ground. Several people are walking around the courtyard. In the background, there is a modern building with a curved facade and large glass windows. The building has a central section with a decorative, golden-brown metal screen. The sky is a mix of blue and orange, suggesting sunset or sunrise. There are trees and plants around the courtyard, including a large tree on the right and some smaller trees on the left.

A SYMPHONY OF SOPHISTICATION

The Tulip Crimson Club redefines luxury with an exquisitely designed clubhouse that serves as the crown jewel of our prestigious project. Embrace the art of refined living in this haven of opulence, where every corner is a celebration of elite comforts. The Tulip Crimson Club isn't just an amenity; it's the cornerstone of a life well-lived, reserved for those who aspire to nothing but the best.

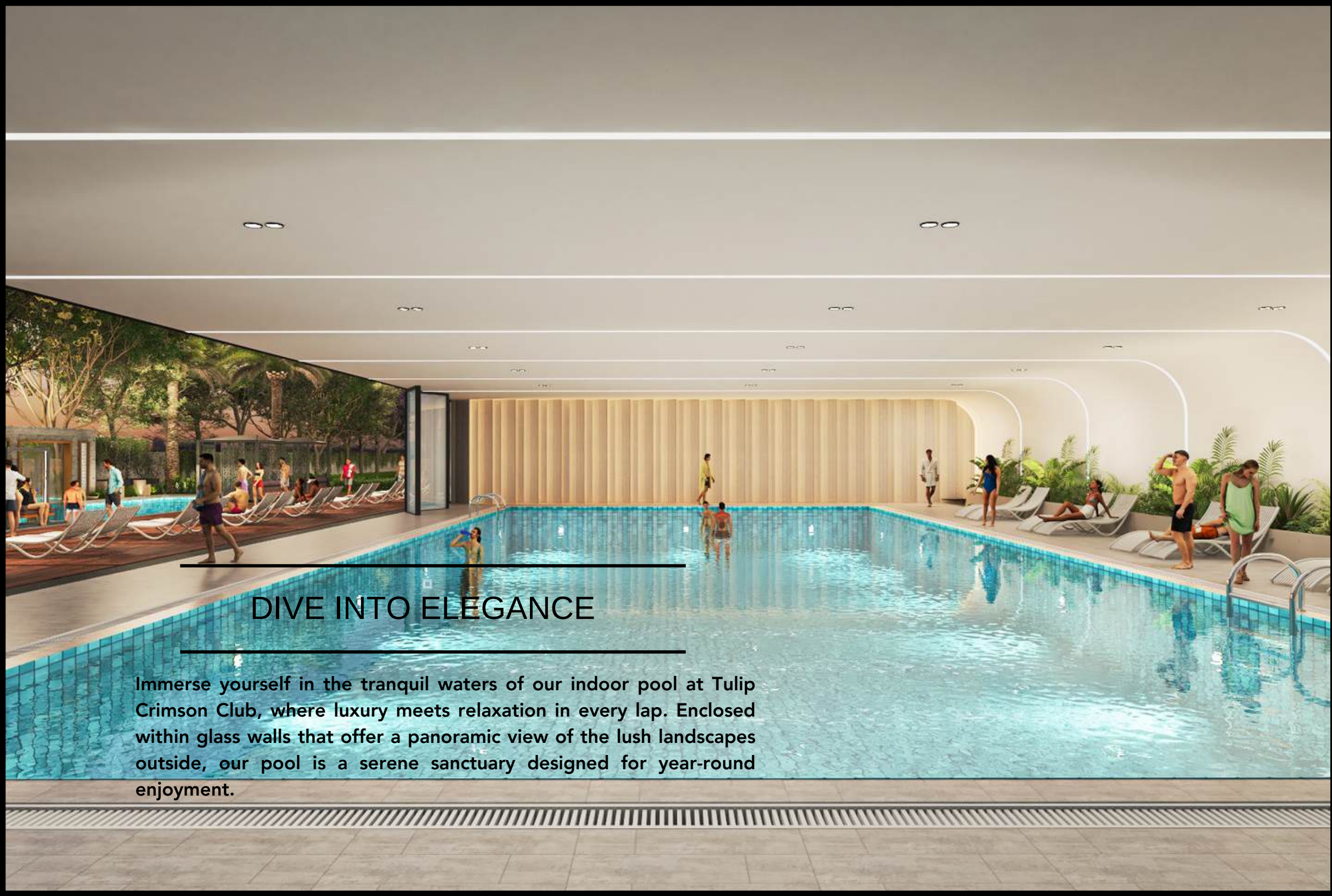


WHERE ELEGANCE MEETS COMFORT

Step into the grand club lobby of Tulip Crimson, a gateway to your private haven of luxury. Crafted with meticulous attention to detail, the lobby sets the stage for the sophisticated living that lies beyond. High ceilings, bespoke art installations, and designer furnishings create an atmosphere of unparalleled elegance and grandeur.



**AN INTIMATE BUSINESS DINNER OR A PARTY FOR
100? THE PRIVATE DINING ROOM &
BALLROOM PROVIDE THE PERFECT SETTING FOR
ENTERTAINING YOUR GUESTS IN STYLE.**



DIVE INTO ELEGANCE

Immerse yourself in the tranquil waters of our indoor pool at Tulip Crimson Club, where luxury meets relaxation in every lap. Enclosed within glass walls that offer a panoramic view of the lush landscapes outside, our pool is a serene sanctuary designed for year-round enjoyment.



REFINED LEISURE AWAITS

With luxurious seating and stylish interiors, it's the perfect place to unwind, connect, and indulge in friendly competition. Experience leisure redefined in every encounter at The Cue Lounge.



PLANS



(2) GLASS
POCKET DOORS

154 FLOOR
BETWEEN EXIST
U ADDITION

HALL
8'-1" CLG
DN
WOOD

RAMP
1" RISE
4'-9" V2'

HALL
9'-1" CLG
WOOD

12 PAVEMENT

PLATFORM 36" AFF
DRYWALL ON 2" PLY
ON 2x6 16" O.C.

STUDY
9'-1" CLG
WOOD

BUILT-IN
SEE DETAILS

DESK
SEE DETAILS

BUILT-IN
SEE DETAILS

ENTRY
9'-1" CLG
WOOD

(3) 2'-4" W x 6'-0" H
BILL HOUL

FIXED

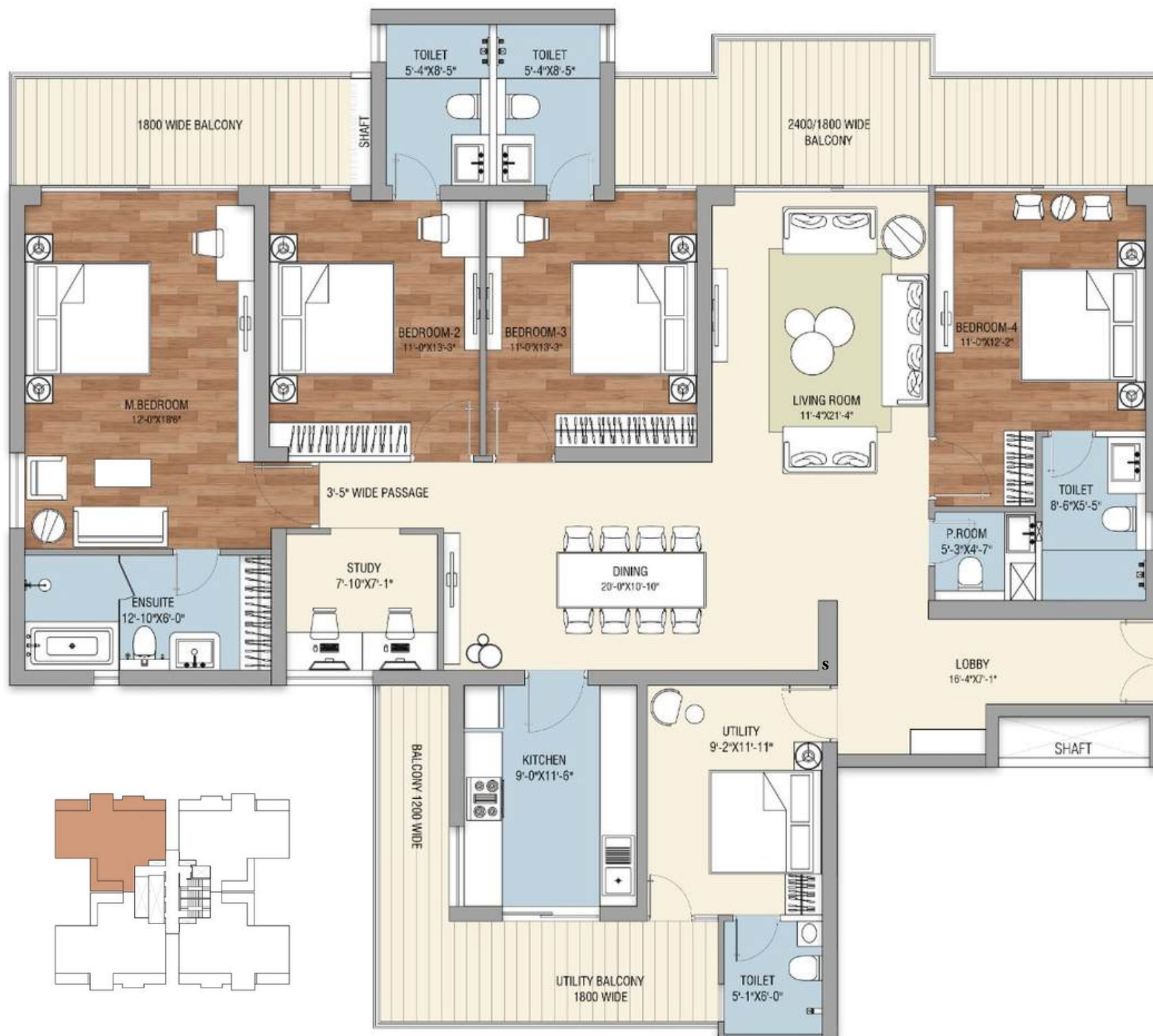
ARCH TRANSOM - WIDTH OF 3 WINDOWS
SHOULDER HOT 1'-0"
PEAK HOT 2'-0"

ARCH TRANSOM - WIDTH OF 2 DOORS
SHOULDER HOT 2'-0"
PEAK HOT 3'-0"

PORCH



- | | | | | |
|----------------------------|----------------------------|-------------------------------|----------------------------|-----------------------------|
| 1. Entrance | 11. Children's Play Park | 21. Poolside Lounge Deck | 31. Verdant Forest Green | 41. Table Tennis |
| 2. Resident Entry | 12. Senior Citizen's Area | 22. Open-Air Amphitheatre | 32. Sunken Seating | 42. Senior Citizen's Garden |
| 3. Dedicated Visitor Entry | 13. Water Feature | 23. Stage | 33. Private Party Lawn - 1 | 43. Solar Car Track |
| 4. Security Cabin | 14. Celebration Lawn | 24. Community Lawn | 34. Private Party Lawn - 2 | 44. Cycle Track |
| 5. Grand Entrance Arch | 15. Pocket Garden | 25. Elevated Walkway | 35. Jogging Track | 45. Golf Putting Greens |
| 6. Club Arrival Plaza | 16. Swimming Pool | 26. Restful Seating Benches | 36. Multipurpose Lawn | 46. Wooden Deck |
| 7. Club Entrance | 17. Poolside Cabana | 27. Serene Water Gardens | 37. Half Basketball Court | 47. Skating Rink |
| 8. Tower Drop Off | 18. Jacuzzi | 28. Family Pavilion | 38. Lawn Tennis Court | 48. Pets Corner |
| 9. Outdoor Fitness Area | 19. Children's Splash Pool | 29. Lush Shrub Beds | 39. Cricket Practice Pitch | |
| 10. Artistic Feature Wall | 20. Ornate Pergola | 30. Children's Discovery Park | 40. Badminton Court | |



**4 BEDROOM + STUDY +
SERVICE PERSONNEL**

SUPER AREA

3090 SQ. FT. (287.068 SQ. M.)

CARPET AREA

1858 SQ. FT. (172.619 SQ. M.)

BALCONY AREA

446 SQ. FT. (41.452 SQ. M.)

We are offering carpet area from a sales point of view. Super area is indicative only and not a legal offering. (Further Described in the BBA)

SPECIFICATION



LIVING / DINING

Floor: Imported marble or equivalent

Walls: Acrylic emulsion paint finish

Ceiling: Acrylic emulsion paint with partial false ceiling

MASTER BEDROOM

Floor: Laminated wooden flooring

Walls: Acrylic emulsion paint finish

Ceiling: Acrylic emulsion paint with partial false ceiling

MASTER TOILET/ DRESS ROOM

Floor: Premium quality tiles

Walls: Premium quality tiles / mirror

Ceiling: Grid false ceiling or equivalent

CP fittings: Hot and cold water wall & basin mixture of premium brands, hand shower, health faucet & angle valve

Sanitary ware: Wash basin & WC of standard make

Fittings / fixtures: Bath tub with jacuzzi, exhaust fan, geyser, towel rail, toilet paper holder & robe hook



BEDROOMS

Floor: Laminated wooden flooring

Walls: Acrylic emulsion paint finish

Ceiling: Acrylic emulsion paint with partial false ceiling

TOILETS

Floor: Premium quality tiles

Walls: Premium quality tiles/mirror

Ceiling: Grid false ceiling or equivalent

CP fittings: Hot and cold water wall and basin mixture of premium brands, hand shower, health faucet & angle valve

Sanitary ware: Wash basin & WC

Fittings / fixtures: Exhaust fan, geyser, towel rail, toilet paper holder & robe hook

DOORS

Doors & frames: Hardwood door frames with moulded skin door / panel door shutters

EXTERNAL GLAZING

Windows / glazings: Energy-efficient double glass aluminium / UPVC glazings with fly mesh shutter in all habitable areas & aluminium / UPVC frames with single glass in all toilets & utility rooms



KITCHEN

Floor: Anti-skid tiles or equivalent

Walls: 2'-0" dado above counters & acrylic emulsion paint

Ceiling: Acrylic emulsion paint with partial false ceiling

Counter: Marble/granite with double bowl stainless steel sink, CP fittings

Fittings: Modular kitchen

Fixtures: Hob, chimney, oven, microwave, refrigerator.

UTILITY ROOMS/BALCONY/TOILET

Floor: Vitrified tiles

Walls & ceiling: Oil bound paint finish

Toilet: Anti-skid ceramic floor tiles & ceramic tiles on walls with CP fittings, sanitary ware, exhaust fan

Balcony: Anti-skid ceramic tiles

Appliances: Washing machine with dryer of premium brands

SIT-OUTS / BALCONIES

Floor: Anti-skid ceramic tiles

Walls & ceiling: Permanent texture / paint finish

Railings: 4'-6" high wall / SS with toughened glass railings

AIR CONDITIONING

Energy efficient VRF / VRV air conditioning systems in bedrooms, living, and kitchen of standard make.

AMENITIES & FACILITIES



HIGHLIGHT AMENITIES

Zero Vehicle Movement on Ground Level
Golf Carts
Vastu Compliant
WiFi Enabled Tower Lobby
Convenient Shopping
Emergency Ambulance

RESIDENCES

Double Height Tower Lobby
High Speed Elevators Opening in your Residence
Concierge Service
Home Automation
Dedicated Loading/Unloading Area in Basement
Panic Switch

SPORTS FACILITIES

Putting Greens
Basketball Court
Badminton Court
Indoor Cricket Pitch
Table Tennis
Squash Court
Skating Rink
Lawn Tennis Court



5-TIER SECURITY

Guards at main gate
CCTV surveillance
Tower lobby with access control
Elevator with Access Control
Digital door lock at main door

LANDSCAPE ARCHITECTURE

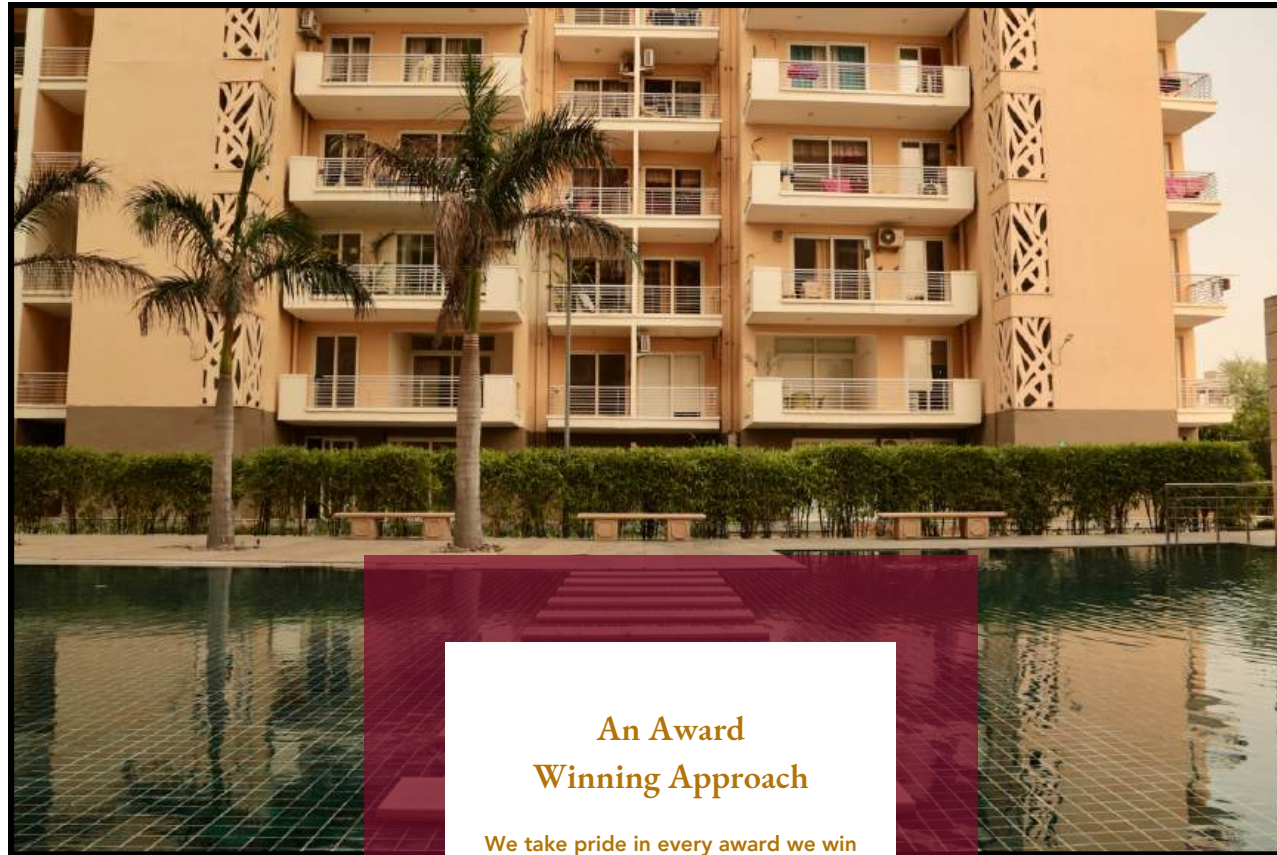
Cycling Track
Jogging Track
Serene Water Features
Jungle Walk
Elevated Walkway
Private Party Lawn
Family Pavillions
Air Cleaning Plants
Kids Play Area
Outdoor Gym
Serene Ponds
Amphitheatre
Pet's Corner



THE CRIMSON CLUB

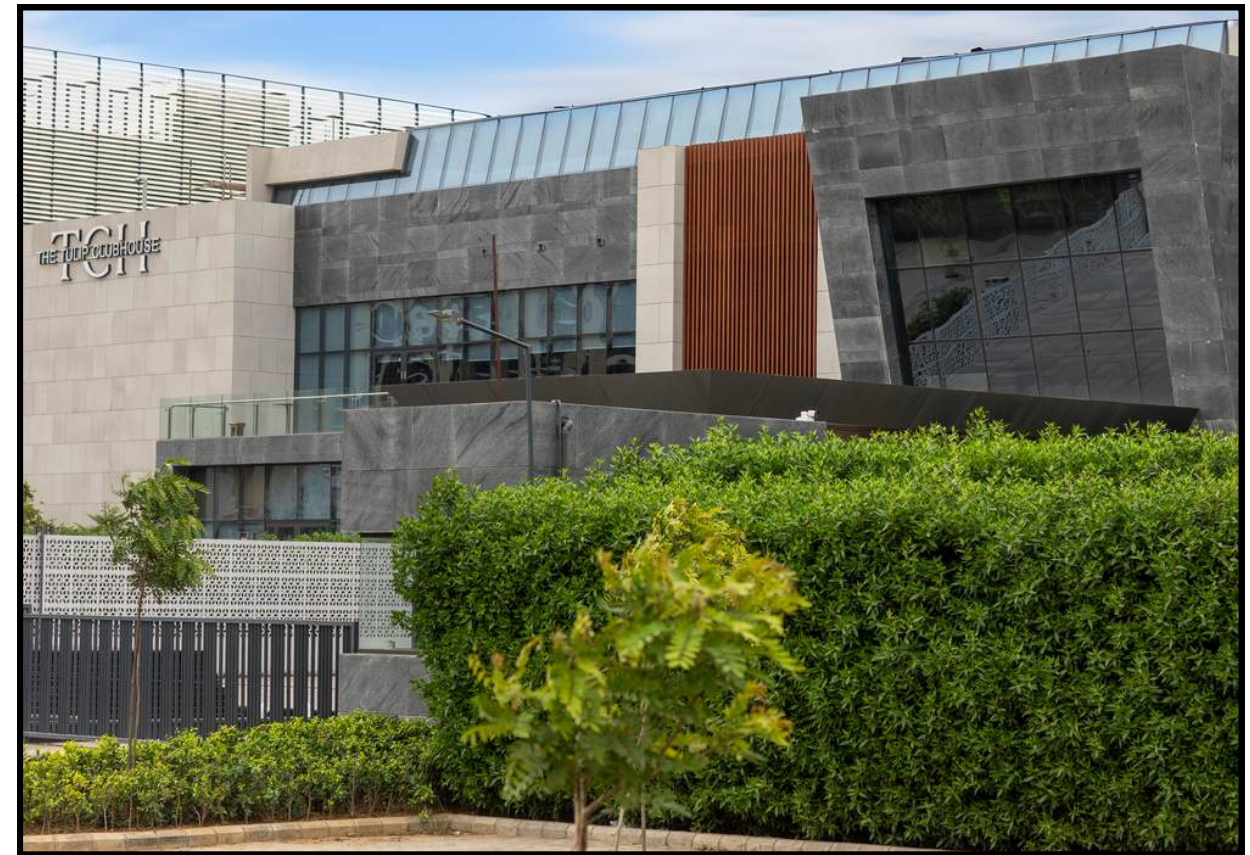
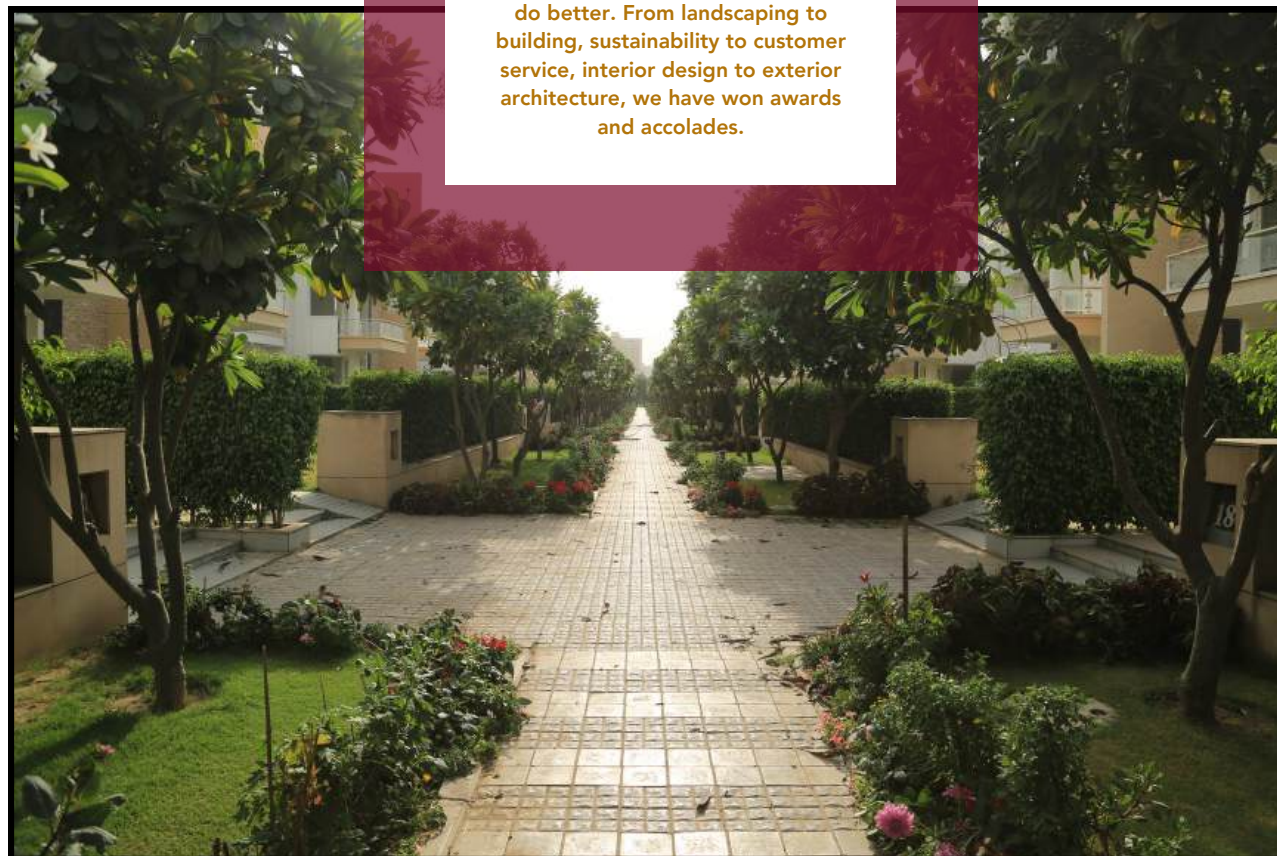
The Spa

Salt Room
Massage Room
Sauna
Steam
Hair Salon
Jacuzzi
Fine Dining Restaurant
Resto Bar
Cigar Lounge
Patisserie
Mini Theatre
Cards' Lounge
Snooker Lounge
Library
Banquet Hall
Business Centre
Yoga/Zumba Room
Swimming Pool
Kids Pool
Gaming Lounge
Gym
Medical Room



An Award Winning Approach

We take pride in every award we win because it spurs us on to continually do better. From landscaping to building, sustainability to customer service, interior design to exterior architecture, we have won awards and accolades.



Established as a cornerstone of trust and innovation in the Indian real estate sector, Tulip Infratech has become synonymous with excellence and quality in residential and commercial developments. Founded in 2005, we have a commendable record of delivering over 5500 homes across 18 projects, developing over 100 acres, reflecting our commitment to transforming the National Capital Region's skyline.

Tulip Infratech prides itself on its punctuality, ensuring that each project is completed within the promised timeline, a testament to our integrity and reliability. We are known for creating homes that are more than structures; they are a blend of dreams, aesthetics, and functionality, offering state-of-the-art amenities that ensure a comfortable and luxurious lifestyle.

The company's vision of harmoniously blending modern infrastructure with India's rich cultural heritage underpins its mission to redefine the landscape with properties that are not only landmarks of architecture but also bastions of community and environmental responsibility. Tulip's dedication to upholding sustainability and innovative practices in its projects highlights its role as a steward of greener, more sustainable urban development.

100+

ACRES DEVELOPED

15+

MILLION SQ. FT.
BUILT UP AREA DEVELOPED

20+

MILLION SQ. FT.
AREA IN PIPELINE

5500+

HOMES DELIVERED

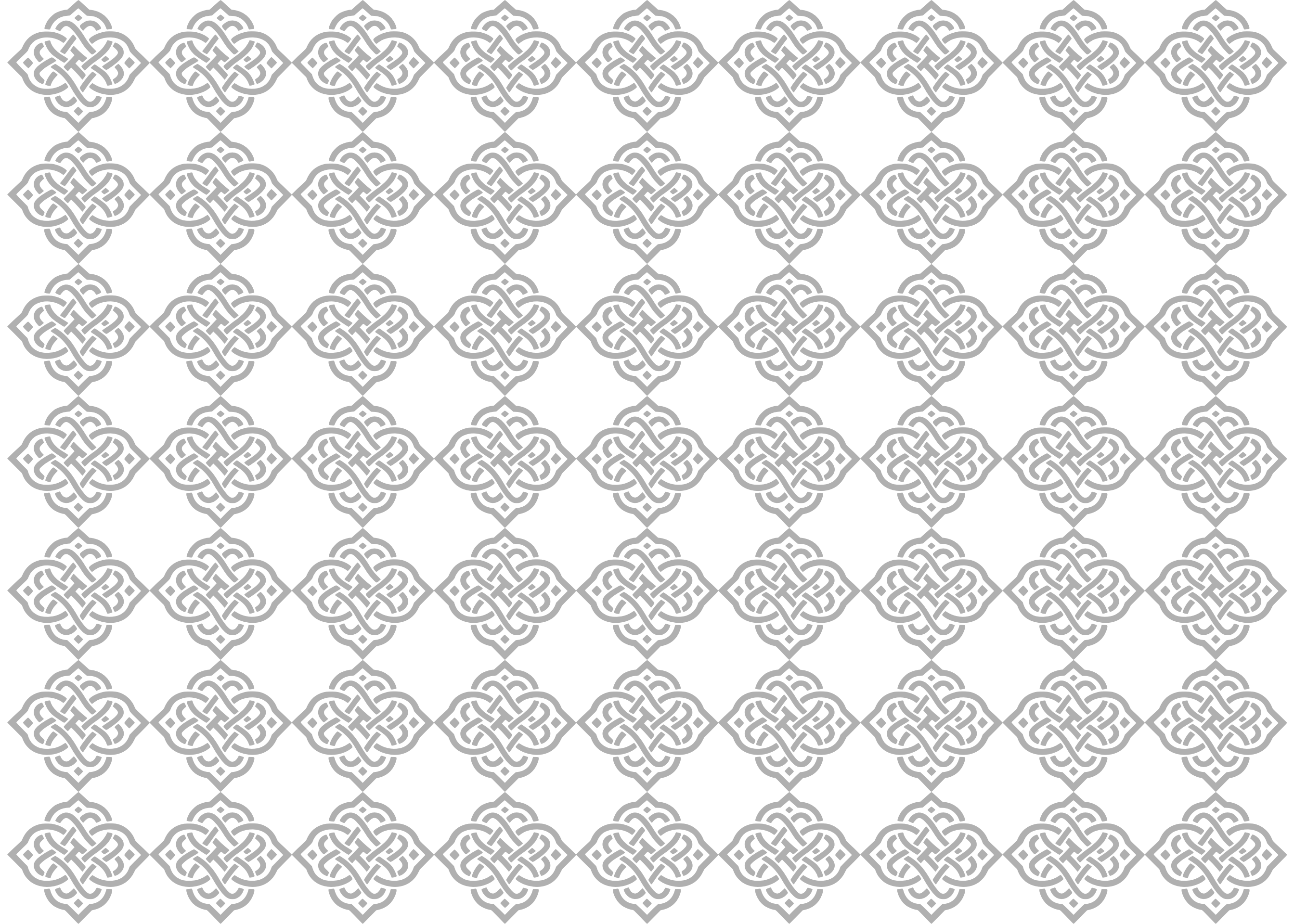
At Tulip, the safety, well-being, and training of our on-site workers are paramount. We prioritize creating a secure and healthy work environment through comprehensive safety programs and continuous training initiatives. Every team member undergoes regular, rigorous training designed to not only enhance their skill sets but also to ensure they are well-versed in the latest safety protocols and emergency response techniques.

Our commitment to maintaining high standards of quality is unwavering. We implement stringent quality control measures that include regular checks at every stage of our operations. Our quality assurance process is meticulous, ensuring that every meets the rigorous standards set by both our internal benchmarks and external regulatory bodies. This comprehensive scrutiny guarantees that we consistently deliver excellence and reliability to our clients.

Further strengthening our commitment to safety and quality is our structural safety assurance process. Each project undergoes a rigorous vetting process by multiple experts to ensure that all structures are robust. This multi-layered review involves seasoned engineers and safety experts who assess and validate the structural integrity of our projects. This thorough examination ensures that every construction meets the highest standards of safety and quality, thereby safeguarding not only our assets but also the lives of those who interact with our environments.

Through these initiatives, we are dedicated to upholding the highest standards of safety and quality, reflecting our commitment to excellence and our responsibility towards our employees and clients. These efforts are fundamental to our mission of delivering outstanding results while ensuring the well-being of our community and the sustainability of our operations.





Project Consultants:

Principal Architect - ACPL Design Ltd.

Landscape Architect - Green Box Consultants Pvt. Ltd.

Structural Consultant - Perceptive Ideas Consulting Engineers

Structural Proof Consultant - Live HOOAH Technologies Pvt. Ltd.

Plumbing & Fire Consultant - CP Vidya & Associates

HVAC Consultant - Creative Services Consultants

Sales Gallery: Tulip Crimson Sales Lounge, 60M Wide Road, Sector 70, Gurugram, 122101

Project Developed by - Tulip Infratech Pvt. Ltd. in Collaboration with Land Owners, License Number 21 Dated 07.02.2024, Building Plans Approved by DTCP vide Memo No. 21724 Dated 16.07.2024, on Land Measuring 9.16875 Acres Under TOD Zone Policy.

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Tulip

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