



**M2K™**

**Negolice India Limited**

Corporate Office: E-13/29, Harsha Bhawan, Connaught Circus, New Delhi 110001. INDIA

Ph.: +91 11 2341 7771 | Fax: +91 11 2341 5554

Site: M2K Victoria Gardens, Ring Road, Adjoining Model Town, Delhi 110033. INDIA

Ph.: +91 11 2743771 - 74 | info@m2kindia.com | www.m2kvictoriagardens.com, www.m2kindia.com

**M2K™**







## THE NEW ADDRESS FOR LUXURY LIVING

Victoria Gardens redraws the lines of luxury, living with an imposing character and layout created by Master Architects. A class apart, M2K presents Premium, Freehold Air-conditioned Apartments located in the heart of Delhi, adjoining Model Town on Ring Road with 67% green area spread over 8 acres\* (including 5.36 acres to be developed and maintained as greens by the DDA).

\*Subject to approval







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## SITE PLAN

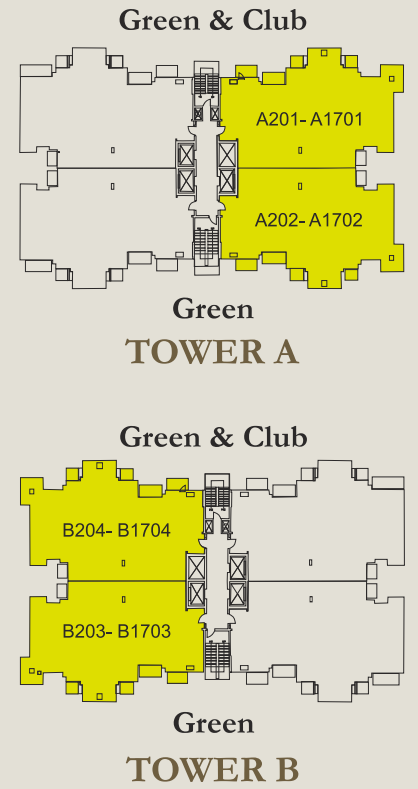
The layout plan is tentative and subject to change as may be decided by the Company or the Competent Authority

TYPE A1: 4 BEDROOM + UTILITY (with Bay Window)  
Saleable Area: 3485 sq.ft. (323.77 sq.mt.)



In the interest of maintaining high standards, all floor plans, areas, dimensions, specifications, amenities, images etc. are indicative and are subject to change as decided by the Developer or by any Competent Authority. Soft furnishing, furniture and gadgets are not part of the offering.

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## TOWERS A & B APARTMENT NOS.

- A 201 - A 1701
- A 202 - A 1702
- B 203 - B 1703
- B 204 - B 1704

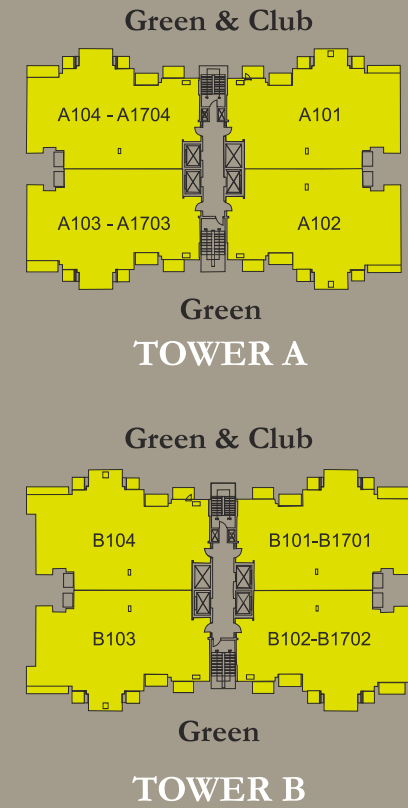


## TYPE A2: 4 BEDROOM + UTILITY

Saleable Area: 3450 sq.ft. (320.515 sq.mt.)



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### TOWERS A & B APARTMENT NOS.

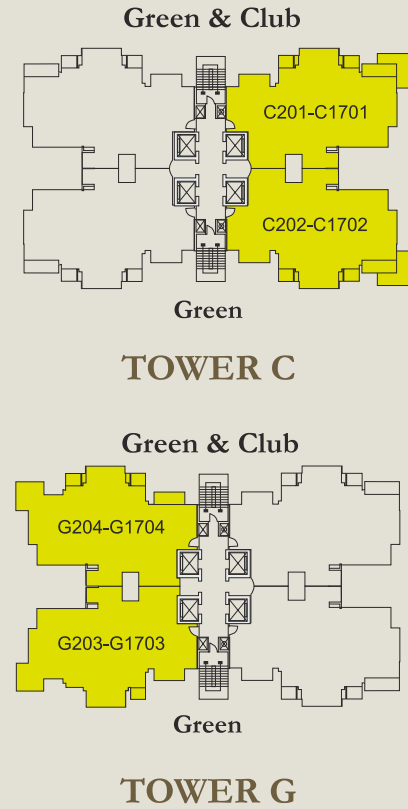
A 101 - A 102  
A 103 - A 1703  
A 104 - A 1704  
B 101 - B 1701  
B 102 - B 1702  
B 103 - B 104

## TYPE B1: 3 BEDROOM + UTILITY (with Bay Window)

Saleable Area: 2485 sq.ft. (230.864 sq.mt.)



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### TOWERS C & G APARTMENT NOS.

C 201 - C 1701  
C 202 - C 1702  
G 203 - G 1703  
G 204 - G 1704

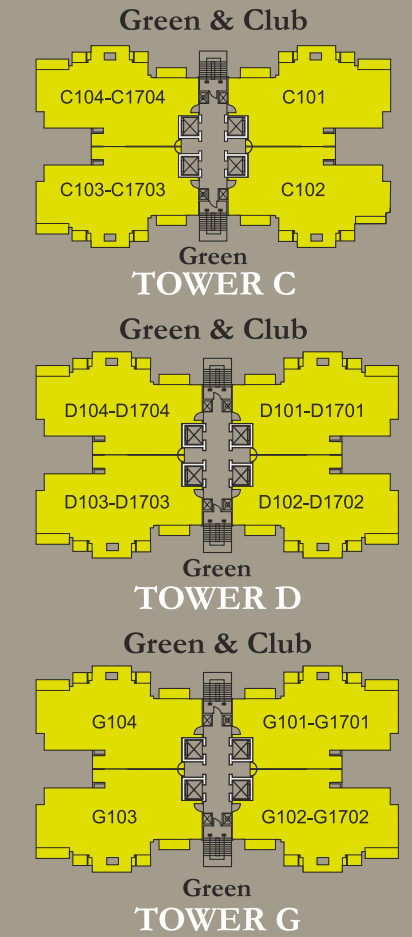


TYPE B2: 3 BEDROOM + UTILITY  
Saleable Area: 2450 sq.ft. (227.61 sq.mt.)



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TOWERS C, D & G  
APARTMENT NOS.

- |                |                |
|----------------|----------------|
| C 101          | D 103 - D 1703 |
| C 102          | D 104 - D 1704 |
| C 103 - C 1703 | G 101 - G 1701 |
| C 104 - C 1704 | G 102 - G 1702 |
| D 101 - D 1701 | G 103 - G 104  |
| D 102 - D 1702 |                |



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Club View

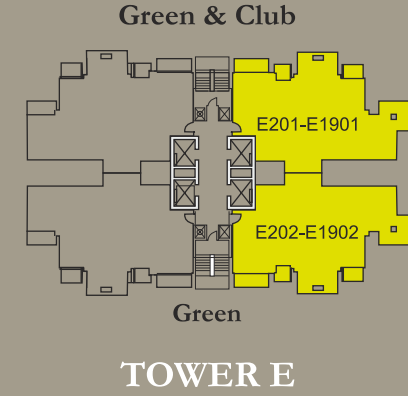


**TYPE C1: 3 BEDROOM (with Bay Window)**  
Saleable Area: 1985 sq.ft. (184.41 sq.mt.)



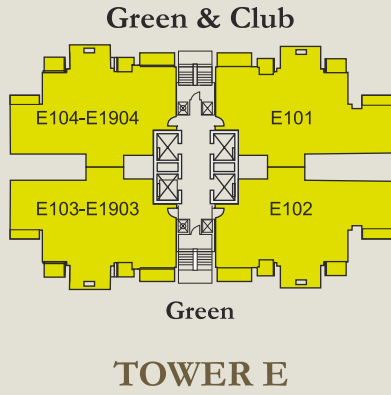
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**TOWER E**  
**APARTMENT NOS.**  
**E 201 – E 1901**  
**E 202 – E 1902**

**TYPE C2: 3 BEDROOM**  
Saleable Area: 1950 sq.ft. (181.16 sq.mt.)



**TOWER E**  
**APARTMENT NOS.**  
**E 101 – E 102**  
**E 103 – E 1903**  
**E 104 – E 1904**

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SPECIFICATIONS - TOWER A & G							
AREAS	FLOORING	WALLS	CEILING	DOORS	WINDOW / GLAZING	OTHERS	ELECTRICALS
FREEHOLD AIRCONDITIONED APARTMENTS							
LIVING / DINING / LOUNGE	Vitrified Tiles (800 x 800)	POP Punning with Acrylic Emulsion Paint	POP Punning & Cornice with OBD	Main Door: Hardwood Door Frames with Fire Rated Laminated Door & Stainless Steel hardware fittings Other Doors: Hardwood Door Frames with European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	Air Conditioner	Modular Switches / Sockets, Telephone, Cable TV & Internet socket
MASTER BEDROOM	Laminated Wooden Flooring	POP Punning with Acrylic Emulsion Paint	POP Punning & Cornice with OBD	Hardwood Door Frames with European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	Air Conditioner, Wardrobe	Modular Switches / Sockets, Telephone, Cable TV & Internet socket
OTHER BEDROOM/S	Vitrified Tiles (600 x 600) / Laminated Wooden Flooring	POP Punning with Acrylic Emulsion Paint	POP Punning & Cornice with OBD	Hardwood Door Frames with European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	Air Conditioner	Modular Switches / Sockets, Telephone, Cable TV & Internet socket
KITCHEN	Vitrified Tiles	Designer Tiles & Acrylic Emulsion Paint	POP Punning with OBD	Hardwood Door Frames with European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	Modular Kitchen with Granite Counter & Double Bowl SS Sink, CP Fittings, Exhaust Fan	Modular Switches / Sockets
BALCONIES / TERRACES	Anti-skid Ceramic Tiles	Weather Proof Paint	Weather Proof Paint	uPVC Door	uPVC windows	Mild Steel Railing. One Water Supply & One Drain Point in Utility Balcony	Modular Switches / Sockets, CFL Light Fixture
MASTER TOILET	Anti-skid Tiles	Designer Ceramic Tiles	POP Punning with OBD	Hardwood Door Frames with European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	CP Fittings & Sanitary Fixtures, Granite Counter, Exhaust Fan, Jacuzzi & Shower Cubicle in Tower A	Modular Switches / Sockets
OTHER TOILETS	Anti-skid Tiles	Designer Ceramic Tiles	POP Punning with OBD	Hardwood Door Frames with Laminated Flush Doors / European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	CP Fittings & Sanitary Fixtures, Granite Counter and Exhaust Fan	Modular Switches / Sockets
SERVANT ROOM / UTILITY ROOM / SERVANT TOILET	Vitrified / Ceramic Tiles	Ceramic Tiles (Only in Toilets) otherwise POP punning with OBD	POP Punning with OBD	Hardwood Door Frames with Laminated Flush Doors / European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	Chinaware and CP Fittings	Modular Switches / Sockets
GROUND / STILT LIFT LOBBY	Imported / Composite Marble / Vitrified Tiles	Imported / Composite Marble / Vitrified Tiles	POP False Ceiling with Acrylic Emulsion Paint			Kota Stone in Staircase on Floor with OBD / Texture Paint on Walls & MS Railing	
TYPICAL FLOOR / BASEMENT LIFT LOBBY	Granite/ Marble/ Vitrified Tiles	Combination of Granite/ Marble/ Vitrified Tiles with Acrylic Emulsion / Texture Paint	POP Punning with OBD			Kota Stone in Staircase on Floor with OBD / Texture Paint on Walls & MS Railing	
POWER BACKUP*	Tower A: 4BHK APARTMENTS - 8 KW Tower G: 3 BHK +SERVANT ROOM APARTMENTS - 6 KW						
COMMUNICATION / SECURITY*	FTTH* - Integrated Fibre based Communication Network with 3 Tier CCTV Security and Electronic Surveillance System at Main Entrance & Tower Entrances, Video Door Phone* & Intercom*						
ENVIRONMENT CONSERVATION	Rain Water Harvesting, Sewage Treatment Plant/s, Dual Plumbing provision for all Toilets, Water Saving Fixtures, Common Solar Water Heater for Kitchen, Energy saving CFL Lamps / LED in Common Areas						
FEATURES	Club House* with Main and Kids Pool, Open Air Family Jacuzzi, Unisex Gym, Muti-Purpose Hall, Creche, Indoor Games, Card Room, Coffee Bar & Party Terrace. Preteen Play Areas, Tot Lot / Day Care, Mound Garden, Sculpture Garden, Colourful and Continuous Landscaping. 50,000sq.ft. of Stilted Areas filled with activities, fun, frolics						
OTHER CONVENIENCES*	Piped Gas Supply, AMR Energy Management Metering, Visitor Management, Boom Barrier with RFID Access Control, Car Wash, Laundromat, RO Drinking Water Facility						

\* Conditions Apply. Extra Charges as applicable

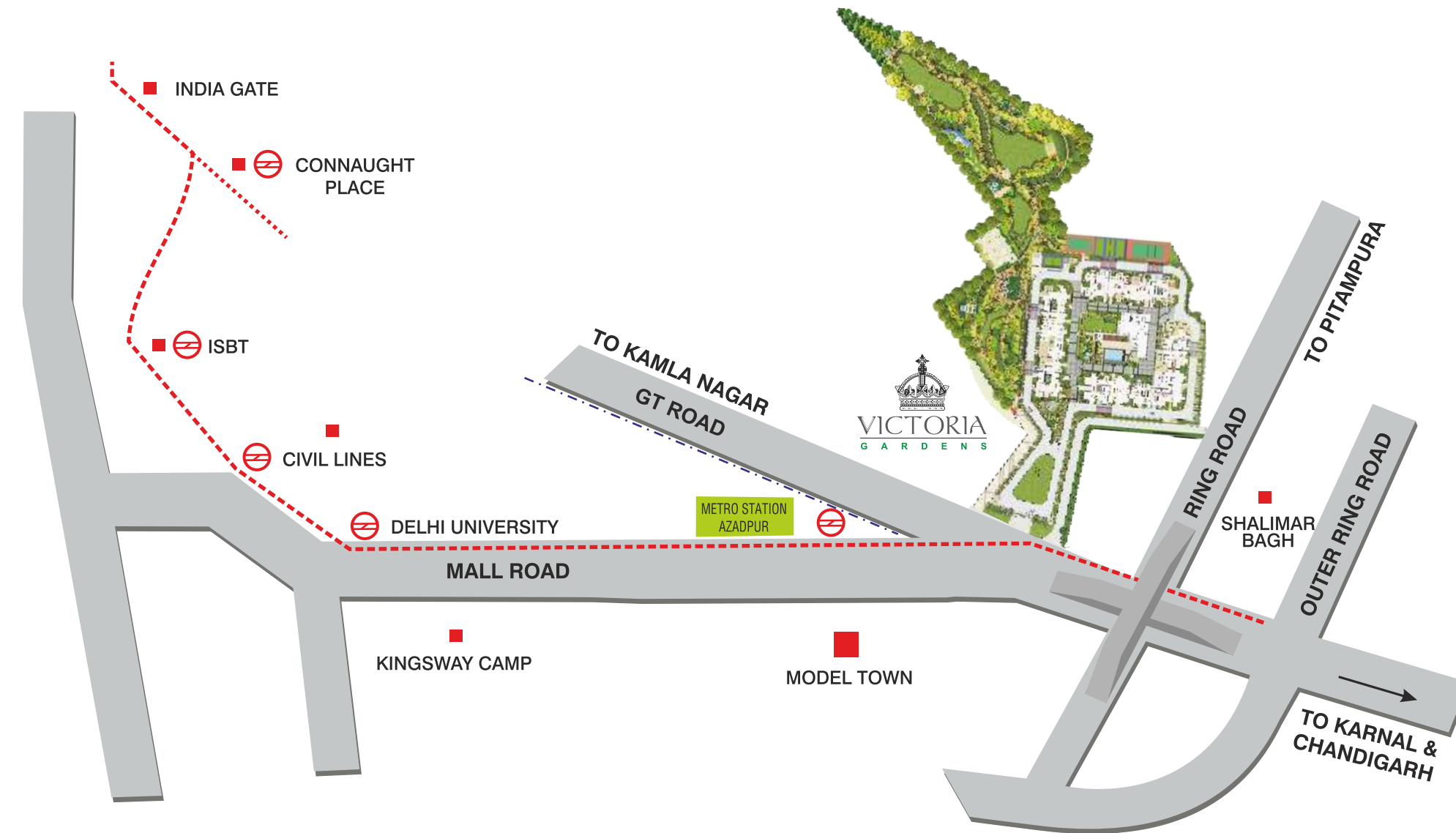


SPECIFICATIONS - TOWER B, C, D & E							
AREAS	FLOORING	WALLS	CEILING	DOORS	WINDOW / GLAZING	OTHERS	ELECTRICALS
FREEHOLD AIRCONDITIONED APARTMENTS							
LIVING / DINING / LOUNGE	Vitrified Tiles	POP Punning with Acrylic Emulsion Paint	POP Punning & Cornice with OBD	Main Door: Hardwood Door Frames with Fire Rated Laminated Door & Stainless Steel hardware fittings Other Doors: Hardwood Door Frames with European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	Air Conditioner	Modular Switches / Sockets, Telephone, Cable TV & Internet socket
MASTER BEDROOM	Laminated Wooden Flooring	POP Punning with Acrylic Emulsion Paint	POP Punning & Cornice with OBD	Hardwood Door Frames with European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	Air Conditioner, Wardrobe	Modular Switches / Sockets, Telephone, Cable TV & Internet socket
OTHER BEDROOM/S	Vitrified Tiles/ Laminated Wooden Flooring	POP Punning with Acrylic Emulsion Paint	POP Punning & Cornice with OBD	Hardwood Door Frames with European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	Air Conditioner	Modular Switches / Sockets, Telephone, Cable TV & Internet socket
KITCHEN	Vitrified Tiles	Designer Tiles & Acrylic Emulsion Paint	POP Punning with OBD	Hardwood Door Frames with European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	Modular Kitchen with Granite Counter & Double Bowl SS Sink, CP Fittings, Exhaust Fan	Modular Switches / Sockets
BALCONIES / TERRACES	Anti-skid Ceramic Tiles	Weather Proof Paint	Weather Proof Paint	uPVC Door	uPVC windows	Mild Steel Railing. One Water Supply & One Drain Point	Modular Switches / Sockets, CFL Light Fixture
MASTER TOILET	Anti-skid Tiles	Designer Ceramic Tiles	POP Punning with OBD	Hardwood Door Frames with European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	CP Fittings & Sanitary Fixtures, Granite Counter, Exhaust Fan and Jacuzzi & Shower Cubicle in Tower B	Modular Switches / Sockets
OTHER TOILETS	Anti-skid Tiles	Designer Ceramic Tiles	POP Punning with OBD	Hardwood Door Frames with Laminated Flush Doors / European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	CP Fittings & Sanitary Fixtures, Granite Counter and Exhaust Fan	Modular Switches / Sockets
SERVANT ROOM / UTILITY ROOM / SERVANT TOILET (except Tower E)	Vitrified / Ceramic Tiles	Ceramic Tiles (Only in Toilets) otherwise POP punning with OBD	POP Punning with OBD	Hardwood Door Frames with Laminated Flush Doors / European Style Skin Moulded Door & Stainless Steel hardware fittings	uPVC windows	Chinaware and CP Fittings	Modular Switches / Sockets
GROUND / STILT LIFT LOBBY	Imported / Composite Marble / Vitrified Tiles	Imported / Composite Marble / Vitrified Tiles	POP False Ceiling with Acrylic Emulsion Paint			Kota Stone in Staircase on Floor with OBD / Texture Paint on Walls & MS Railing	
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POWER BACKUP*	Tower B: 4BHK APARTMENTS - 8 KW Tower C & D: 3 BHK +SERVANT ROOM APARTMENTS - 6 KW Tower E: 3BHK APARTMENTS - 6 KW						
COMMUNICATION / SECURITY*	FTTH* - Integrated Fibre based Communication Network with 3 Tier CCTV Security and Electronic Surveillance System at Main Entrance & Tower Entrances, Video Door Phone* & Intercom*						
ENVIRONMENT CONSERVATION	Rain Water Harvesting, Sewage Treatment Plant/s, Dual Plumbing provision for all Toilets, Water Saving Fixtures, Common Solar Water Heater for Kitchen, Energy saving CFL Lamps / LED in Common Areas						
FEATURES	Club House* with Main and Kids Pool, Open Air Family Jacuzzi, Unisex Gym, Muti-Purpose Hall, Creche, Indoor Games, Card Room, Coffee Bar & Party Terrace. Preteen Play Areas, Tot Lot / Day Care, Mound Garden, Sculpture Garden, Colourful and Continuous Landscaping. 50,000sq.ft. of Stilted Areas filled with activities, fun, frolics						
OTHER CONVENIENCES*	Piped Gas Supply, AMR Energy Management Metering, Visitor Management, Boom Barrier with RFID Access Control, Car Wash, Laundromat, RO Drinking Water Facility						

\* Conditions Apply. Extra Charges as applicable



## Location Map



map not to scale

This brochure is purely conceptual and not a legal offering. All images in this brochure are artistic conceptions. The developers reserves its right to make changes at any time, without notice or obligation, to the information contained in this brochure, including and without limitation to layout, areas, location, amenities, specification etc. The developers does not warrant or assure any legal liability or responsibility for the accuracy, completeness or usefulness of any information contained herein.

(1 acre = 4046.873 sq.mtr., 1 sq.mtr. = 10.764 sq.ft, 1 mtr. = 3.28 ft)