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A whole new benchmark for an
opulent and independent

Lifestyle



OUR PURPOSE

Home-buyers are finding it difficult to buy a home in Gurugram, without making significant compromises. In most cases, the trade-off involves not only shifting locations but also shrinking or otherwise altering the size of one's living space. For some of the buyers, this could be once in a lifetime purchase and when a purpose is so special, why start with a compromise? CBS Developers is on a mission to create high-end, independent homes in connected & accessible locations, with the goal of revolutionising the way people live without compromising on comfort, cost, and convenience.

The brand's philosophy of 'creating value without compromises' for its customers drives CBS' passion for building homes. Value in the quality of the product (materials and workmanship), the process of development (professionalism), and finally, the price advantage (reasonability) that can be passed on to the homebuyers.

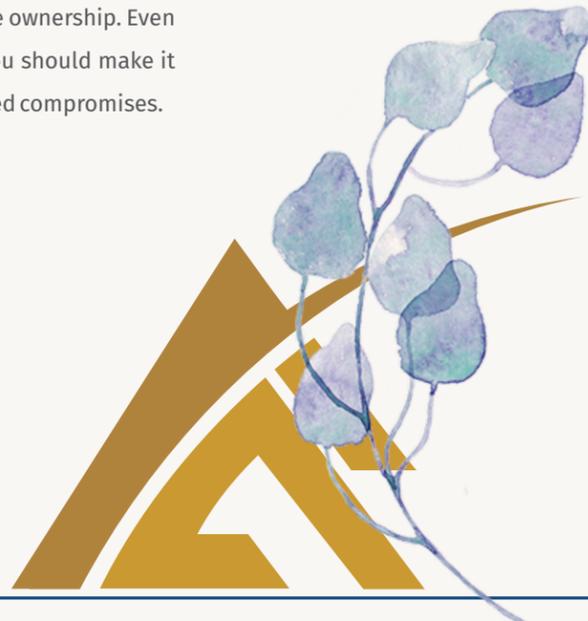
Mr. Ajit Singh, Managing Director of CBS and a third-generation scion of a legacy real-estate business, decided to foray into building independent homes, having analysed the gap between unmet demand and current offerings. Ajit was brought up in an agrarian family with a specific interest in real estate. In his growing-up years, Ajit witnessed many real estate transactions in the family business, most of which were driven by trust, faith and ethics. He used the same learnings, experiences, values & principles to build CBS as a housing developer.

OUR MISSION

Our commitment is to provide houses for sale that are devoid of any compromises, with the goal of helping you realise the most cherished and ardent dream of home ownership. Even though purchasing a house is one of life's most important decisions, you should make it from a point of unrestricted freedom of choice rather than one of the forced compromises.

CBS Advantage:

- ✦ Independent & Luxurious
- ✦ Roomy & Spacious
- ✦ More value for Less
- ✦ Low acquisition, move-in, and living cost
- ✦ Connectivity & Centrality



OUR VALUES

WE BELIEVE IN
**SEWADHARM
SAHAJTA
SUVICHAR**



SEWADHARM SERVITUDE

The service-oriented mindset in each and every interaction and decision we make with our customers. We, 'say what we do and do what we say'.

SAHAJTA SIMPLICITY

Now, the height of sophistication is found in avoiding complexity. Our perspective remains realistic because of our commitment to minimalism and simplicity.

SUVICHAR ETHICS

Ethics guide our conduct and help us to maintain our conscience. Staunch believers in 'cause & effect', our actions are self-governed by our unrelenting focus on building long-term value for our clients.

OUR VISION

TO ESTABLISH CBS AS THE MOST **TRUSTED**
& **SUCCESSFUL** INDEPENDENT FLOORS
DEVELOPER BRAND BY UNDERSTANDING &
FULFILLING PROSPECTIVE BUYERS' NEEDS.

ABOUT US

Young scions and members of the third generation run a real estate legacy business that is more than 50 years old and represents CBS. CBS is determined to construct homes that provide uncompromised ownership by virtue of its extensive prior experience in the real estate industry, its extensive knowledge of the industry as a whole, as well as its strong commitment to values such as **SERVITUDE**, **SIMPLICITY**, and **ETHICS**, which defines the moral fabric of the organisation. CBS is aiming to position itself in the market as a reasonable, responsible, and realistic developer with the sole objective of creating customer value. This is in sharp contrast to the motives that drive current stakeholders in the realm of real estate.

The CBS promoters, led by Mr. Ajit Singh, Managing Director of CBS Developer, are driven by their passion to build homes and create customer delight after they have fulfilled their dream. This is in contrast to the general perception of developers, wherein most get enticed by the economics of doing real-estate business.

CBS is founded on years of experience and knowledge, and it is today driven by the very unique attitude of its individual promoters. The promoters represent and manage the overall perspective of each function with greater autonomy and skill required to build synergies and in turn value for the homebuyers. Mr. Ajit Singh, who is spearheading CBS, serves as the guiding light and leads the group from the front, along with his brothers, Mr. Raj Singh and Mr. Sumit Singh, who provide the required support and strength to further their collection passion and goals.

*We are on a pursuit to build
just good homes!*



FOUNDERS



AJIT SINGH

Managing Director | CBS Developers

At the head of CBS is Ajit Singh, who is a founder, a visionary, and an unwavering believer in the value of thinking in the long term. He has a Master of Business Administration degree and is in charge of making key choices inside the organisation. These decisions pertain to strategic business development, strategic administrative decisions, and the investment portfolio.

RAJ SINGH

Director | CBS Developers

Raj Singh holds a Bachelor of Arts and a Law Degree, and he now serves as the Chief Compliance Officer for the organisation. He plays a pivotal role throughout the whole of the product lifetime, beginning with the identification of suitable land and continuing through the phases of design, development, and approvals. Finally, he is responsible for the unit's transfer of ownership and handover to the purchasers.

SUMIT SINGH

Director | CBS Developers

Because Sumit Singh, who is the youngest of everyone, is so good at understanding customer needs, he has been given the responsibility of developing design inputs for architects. These design inputs are supposed to be based on customer needs, the requirements of the segment of buyers, feedback and learnings from previous projects, market trends, design/development advancements in value engineering, and so on. Following the input provided by Sumit, the product is given form with the assistance of the architects and is then carried out on the ground.

All of the divisions of CBS—planning, finance, business development, and marketing—collaborate to keep the organisation running smoothly.

BRAND PHILOSOPHY



Uncompromised Living!

What exactly is meant by the expression **uncompromised living**? When the most significant and critical choice of your life is founded on compromises, it generates anguish in your mind at a time that otherwise should be the happiest moment of your life. Buying a home should not be about guilt or regret.

To realise your deepest, most cherished aspiration and dream in life, to have a place that you can call home that satisfies all of your requirements for comfort and convenience, to do it at a practical price and without sacrificing quality; these are the goals that we want to help you achieve. Uncompromised living is the situation in which a person identifies a home that satisfies all of their needs while also allowing them to enjoy life without any regrets.

When you choose to make homes developed by CBS your dream home, you do not just buy the home, you build a relationship with us and our commitment to creating uncompromised living.



OUR SERVICES

PLOT COLLABORATION

WE WILL CONSTRUCT INDEPENDENT FLOORS ON YOUR LAND AT OUR COST IN RETURN FOR YOU ALLOWING US TO HAVE TWO STOREYS IN YOUR HOME.

BUY INDEPENDENT FLOORS

WE HAVE EXCLUSIVE OWNERSHIP OF THE LAND IN A PRIME LOCATION AND HAVE BUILT INDEPENDENT FLOORS, WHICH CAN BE BOUGHT FROM US.

LUXURY
Built Right!

VERSALIA

4 BHK LUXURY FLOORS

ANSAL VERSALIA
SECTOR 67 A, GURUGRAM

STARTING 1.75 CR



Uncompromised
Living!



**TO REALISE YOUR DEEPEST,
MOST CHERISHED ASPIRATION
AND DREAM IN LIFE!**



LOCATION MAP

Comfort. Convenience. Connectivity.

The Independent floors at Ansal Versalia, Sector 67 Gurugram by CBS Developers define the thrill of living in a natural environment with plenty. Hotels, schools, hospitals, multiplexes, clubs, transportation choices, and a wide range of other retail and recreational alternatives are all nearby



CBS Developer has been involved in real estate for the past ten years. Began their careers in the mapping industry and are now developers after gaining market experience and completing numerous successful projects in the past. Bring your ideal home closer to reality with their creative urban design ideas. The highest-quality builder flooring are what we offer for sale. We always offer top-notch, five-star material that is used to make floors. We thoroughly inspect the structure on several occasions by ourselves. We constantly make sure that everything has been taken care of and is according to our checklist.

- ✦ **ADJACENT TO FULLY DEVELOPED TOWNSHIP**
- ✦ **15 MINUTES AWAY FROM IFFCO CHOWK**
- ✦ **20 MINUTES AWAY FROM DELHI**
- ✦ **30 MINUTES AWAY FROM INDIRA GANDHI INTERNATIONAL AIRPORT**
- ✦ **CLOSE PROXIMITY TO MEDICITY, MALLS & SCHOOLS**



SITE PLAN



Our expertise lies in urban design, which makes the most use of available space while balancing the needs for privacy, natural light, and functional necessities. Each unit has a well-designed layout that is both aesthetically pleasing and functional. We approach each flat with a pragmatic, attention to detail mindset.



URBAN DESIGN

Space Utilisation
Privacy
Natural Light
Functional Necessities



AMENITIES



LIFT



PARKING



24x7
SECURITY



24x7 POWER
BACKUP



NEAR BY
PARKS



NEAR BY DISPENSARY
HOSPITAL



24x7
WATER SUPPLY



MAINTENANCE
STAFF



FULLY MODULAR
KITCHENS

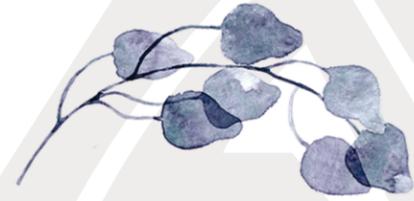


VASTU COMPLIANT
HOMES



SUN-PROOF
HOMES

SPECIFICATIONS



KITCHEN

Fully Modular Kitchen with Pantry
 Stylish Design
 Inside laminate finish cabinets,
 GRASS Hardware used in drawers
 Chimney, hob, microwave oven
 Piped Gas facility
 Double Bowl sink and Dishwasher



WARDROBES

Modern style wardrobes with
 HAFELE/ HETTICH hardware used in it
 Glass & Sun mica finishing
 #Colors can as per customer demand



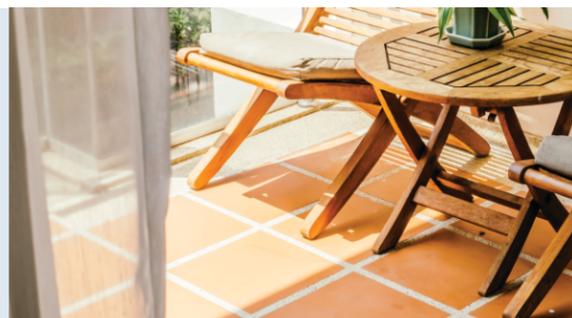
BATHROOMS

Jaquar bath fittings
 Vanity
 Shower Glass
 Geyser
 Exhaust Fan
 Wall mounted Washbasin
 Looking Mirror
 Wall tiles up to roof height
 Tiles flooring in all bathrooms



ROOF

Vitrified Tiles Flooring
 Sun protection
 Water protection



BUILDING HIGHLIGHTS

Separate Temple space
 4000 liters underground water tank & 1000 liters water tank on Roof for each floor
 Separate way for access to water tanks on Mumty area
 No hindrance with the roof
 Front elevation designed with HPL (Green)
 Toughened, Rustic Texture Glass and SS railing
 Granite used in Balcony and Staircase
 A1 quality bricks
 Ultratech/Ambuja Cement, Rathi/ TATA (Fe 550)
 6 kg per SQ FT Steel used iron used in the construction as per the architectural drawings



PLUMBING MATERIAL

CPVC (Astral)
 PVC (Prakash)
 Earthquake Zone IV compliant building structure
 Vastu Oriented Layout
 Designer false ceiling with combination of POP & wood
 Johnson speed Lift in SS finish till rooftop



ELECTRICAL

All electrical switches & MCB "Legrand"
 Electrical wiring "POLYCAB"(K.E.I)
 35 Video door on every floor
 Teak Veneered polished doors in every room
 Exterior doors & windows made of UPVC (Simta)
 Toughened glass
 LED lights
 Wallpaper
 Fan (Orient/Crompton)
 TV wooden cabinets in all rooms
 Dedicated Two Car Parking for each floor
 Water pump pre installed (Havells)
 100% power back through DG.



HOME FEATURES

WELL VENTILATED

WOODEN / VINYL FLOOR

CUSTOM BUILT-INS

MODULAR KITCHEN

AIR CONDITIONING

VANITIES

VENTILATION

WE DEVELOP HOUSES WITH SUCH DESIGNS TO KEEP THE IMPORTANCE OF VENTILATION



FLOORING

PROVIDING BEST IN CLASS FLOORING THAT IS MODERN, ENDURING AND STRONG BUILT



WARDROBES

WE CONSTRUCT A WARDROBE MATCHING THE THEME



KITCHEN

L-SHAPE, U-SHAPE OR PARALLEL, WE PROVIDE THE BEST KITCHEN DESIGNS



AIR CONDITIONING

WE PROVIDE ENERGY SAVING SPLIT AIR CONDITIONING



BATHROOM

WE PROVIDE VANITIES IN BATHROOMS AND PLACES WHERE NEEDED FOR PERFECT STORAGE



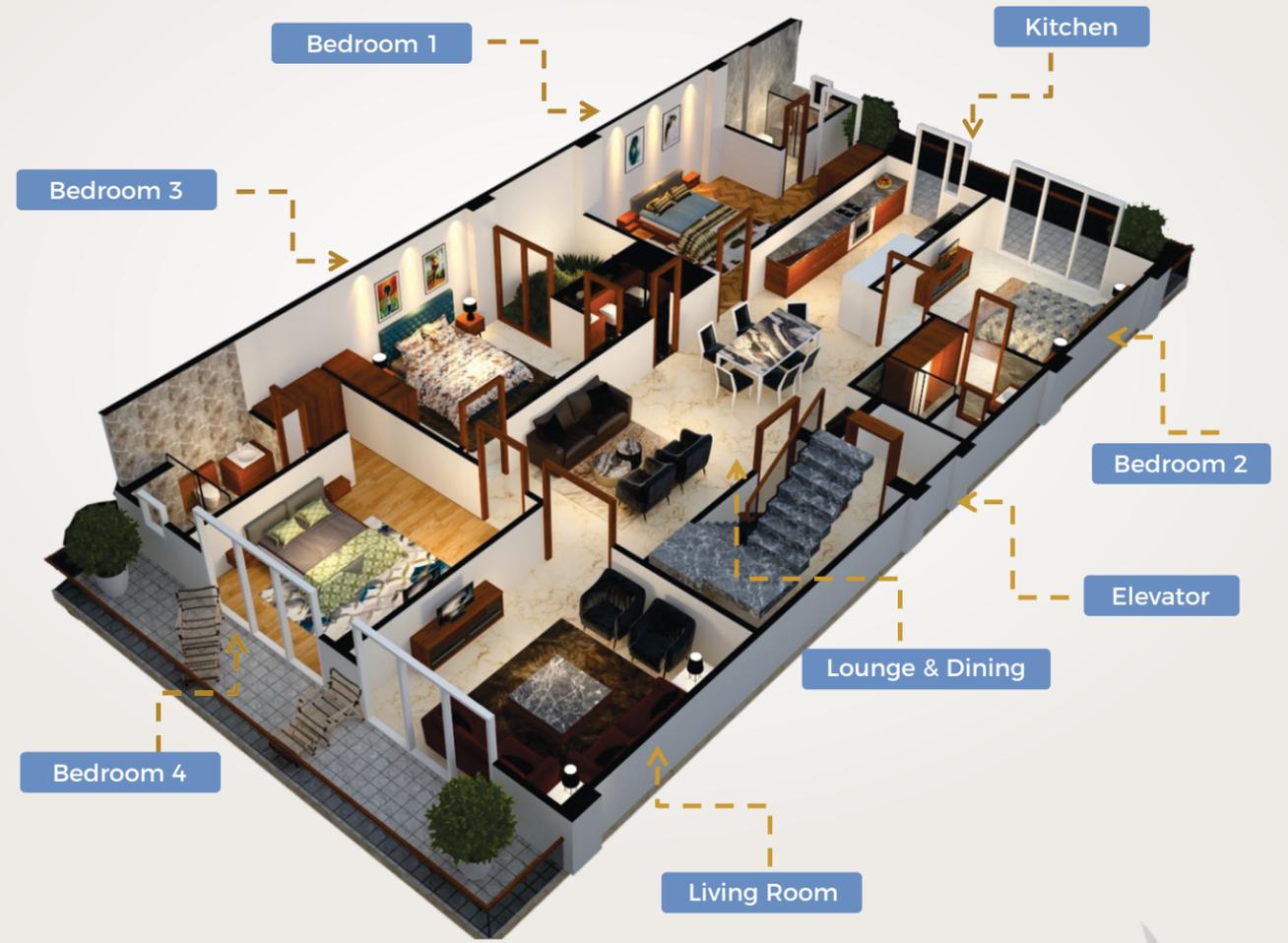
TYPICAL FLOOR PLAN



ANSAL VERSALIA
SECTOR 67 A, GURUGRAM



4 BHK INTERNAL VIEW 1



INTERNAL VIEW 2

Built up Area
2050 Sq. Ft.

Super Built up Area
2215 Sq. Ft.

DELIVERED PROJECTS

OUR PROJECTS IN GURUGRAM ARE A PERFECT EXAMPLE OF URBAN HOUSING WITH EVERY FACILITY FOR A FAMILY. OUR PROJECTS COMPRISE NOT JUST OF DESIGN & LUXURY, BUT WE PAY SPECIFIC ATTENTION TO DURABILITY AND STRENGTH.



MALIBU TOWN
SECTOR 47
GURUGRAM

PLOT: WW 98

Plot Area – 250 Sq. Yd.
Type – 3 BHK + Study
Total Floor – 4



SOUTH CITY
SECTOR 49
GURUGRAM

PLOT: G 119

Plot Area – 1606 Sq Feet
Type – 3 BHK + 3 toilet
Total Floor – 4



SUSHANT LOK PHASE 1
SUSHANT LOK-1
GURUGRAM

PLOT: B 113

Plot Area – 418 Sq. Yd.
Type – 4 BHK
Total Floor – 4



UPPAL SOUTHEND
SECTOR 49
GURUGRAM

PLOT: S 84-85

Plot Area – 311 Sq. Yd.
Type – 4 BHK
Total Floor – 4



MALIBU TOWN
SECTOR 47
GURUGRAM

PLOT: RW 11

Plot Area – 1390 Sq Feet
Type – 3 BHK + 3 Toiler
Total Floor – 4



MALIBU TOWN
SECTOR 47
GURUGRAM

PLOT: OD 37

Plot Area – 1766 Sq Feet
Type – 3 BHK + 3 Toilet
Total Floor – 4



SOUTH CITY II
SECTOR 49
GURUGRAM

PLOT: G 119 A

Plot Area – 1766 Sq Feet
Type – 3 BHK + Study
Total Floor – 4



DLF PHASE 1
DLF PHASE 1
GURUGRAM

PLOT: A 469

Plot Area – 316 Sq. Yd.
Type – 4 BHK
Total Floor – 4



SOUTH CITY II
SECTOR 49
GURUGRAM

PLOT: E 36

Plot Area – 500 Sq. Yd.
Type – 4 BHK
Total Floor – 4



VIPUL WORLD
SECTOR 48
GURUGRAM

PLOT: D 124

Plot Area – 2540 Sq Ft
Type – 4 BHK + 4 toilet
Total Floor – 4



VIPUL WORLD
SECTOR 48
GURUGRAM

PLOT: D 1

Plot Area – 400 Sq. Yd.
Type – 4 BHK
Total Floor – 4



VIPUL WORLD
SECTOR 48
GURUGRAM

PLOT: B 71

Plot Area – 2525 Sq Ft
Type – 4 BHK + 4 Toilet
Total Floor – 4



AARON VILLE
SECTOR 48
GURUGRAM

PLOT: H 71

Plot Area – 2063 Sq Ft
Type – 4 BHK
Total Floor – 4

LUXURY
DESIGN
DURABILITY
STRENGTH