REAL ESTATE

GB REALTY
PASSION FOR EXCELLENCE

NEWSLETTER



THE VISION THAT BUILDS AND SPEAKS

GURINDER BHATTI

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NEWSLETTER

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ABOUT THE FOUNDER

GURINDER BHATTI



Visionaries are not defined by the scale of what they build, but by the standards they refuse to compromise. In the evolving theatre of Indian luxury real estate, Gurinder Bhatti emerges as a disciplined futurist, one who understands that true luxury is not declared, it is experienced. As the Founder and Chairman of GB Realty and the Optas Group, Bhatti has quietly but decisively reshaped the residential narrative of the Chandigarh Tricity, infusing it with international finesse while remaining deeply anchored in regional sensibilities.

Bhatti's worldview has been shaped by a rare exposure to global education and hospitality-led environments, where precision, service, and emotional intelligence define excellence. This influence permeates his work. For him, a residence is not a static asset but it is a living ecosystem, one that must anticipate human needs, inspire everyday rituals, and stand resilient against the erosion of time.

This philosophy finds its most articulate expression in Opus One, GB Realty's flagship development in New Chandigarh. Conceived as a landmark rather than a launch, Opus One is a carefully orchestrated residential composition that reflects restraint, clarity, and purpose. Every decision whether spatial, aesthetic, or functional, has been calibrated to deliver longevity rather than momentary allure. It is luxury that whispers, not shouts.

To translate this ambition into form, Bhatti collaborated with HBA (Hirsch Bedner Associates), a global authority in hospitality design. The partnership brings a hotel-grade sensibility into the private realm, where homes borrow the fluidity, comfort, and understated opulence of the world's finest addresses. The result is a seamless continuum between architecture and experience, where interiors breathe and landscapes converse with design.

What distinguishes Bhatti's vision is not excess, but discipline. Materials are chosen for integrity, not ornamentation. Spaces are shaped for human movement, not visual drama alone. Technology, sustainability, and security are integrated invisibly, ensuring that modernity enhances life without intruding upon it.

Through Opus One, Gurinder Bhatti articulates a larger belief: that India's luxury future must be intelligent, responsible, and globally relevant without being culturally detached. In doing so, he positions the Tricity not as a peripheral market, but as a confident participant in the global conversation on refined living.

This is not merely development. It is authorship. And Gurinder Bhatti is writing a language of luxury that will endure well beyond its time.

WHERE THOUGHT TAKES FORM

Manifest was conceived as a beginning, not a broadcast.

In a landscape defined by speed and saturation, this magazine chooses clarity over clutter and intention over immediacy. It exists to slow the conversation down, to examine ideas, values, and perspectives before they become outcomes.

Each edition of Manifest is curated with restraint. The words are measured. The visuals are purposeful. The narratives are allowed space to unfold. This is a publication that values relevance over frequency, and depth over display.

At its heart, Manifest is both a window and a mirror. A window into evolving ideas around design, leadership, culture, and the built environment. A mirror reflecting the collective thinking, aspirations, and voices within the GB Realty ecosystem.

This magazine does not seek to define conclusions. It invites dialogue. It does not aim to impress; it aims to endure.

As these pages turn, Manifest sets the tone for an ongoing exchange of thought, one that will continue, evolve, and find new expression in every edition that follows.

What begins here, continues beyond these pages.



Founder's Note

Trust Is the Foundation Upon Which We Build



When I left home with only a few thousand rupees to my name, I possessed no safety net, only conviction. A quiet yet unshakeable belief that disciplined and honest endeavour ultimately yields its reward. From the very beginning, I was resolute about one fundamental principle: whatever I build must be firmly anchored in integrity.

Over time, the scale has expanded, responsibilities have intensified, and opportunities have multiplied, yet that core belief has remained steadfast. I continue to operate with the same philosophy that guided me on the very first day: remain grounded, honour your word, and allow consistency to compound. Titles, capital, and recognition are fleeting. Character endures.

GB Realty was founded upon the understanding that real estate is not merely the construction of buildings. It is the solemn responsibility of cultivating trust, instilling confidence, and delivering upon promises without exception. This conviction shaped the vision of Opus One, where luxury is aspirational yet attainable, and where architectural distinction, sustainability, and financial prudence converge with clarity and fairness.

To our team across every function and discipline, I wish to underscore this: people are our greatest strength. Skills may be cultivated and systems refined, but values determine who we are. Integrity, honesty, and loyalty are non negotiable at GB Realty. When alignment is unwavering, excellence becomes inevitable.

This introductory newsletter is an extension of our commitment to transparency and purposeful communication. It serves as a platform to share our journey, our perspective, and our accountability, both with one another and with those who repose their trust in us. The name of the magazine, Manifest, holds particular significance, for in any endeavour, the clarity of one's intentions determines the magnitude of its outcome. The magazine will feature all eleven of our towers each month. I remain both excited and deeply grateful.

Five years from now, if people say, "If GB has said it, it will be done," that shall stand as our greatest accomplishment. Because ultimately, brands do not endure on scale alone, they endure on credibility.

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OUR MISSION FOR THE MAGAZINE

The mission of the GB Realty magazine is to document and communicate the journey, philosophy, and responsibility behind the brand with honesty and purpose. It exists to provide meaningful insight into our developments, design thinking, sustainability practices, and leadership approach, while fostering transparency and accountability in everything we share. The magazine also serves as a platform to recognise the people who uphold our values, celebrate excellence across teams, and strengthen alignment within the organisation. Above all, it is intended to build informed trust by presenting real estate not merely as an asset class, but as a long-term commitment to quality, credibility, and enduring value.

The vision behind this magazine is to create a credible and enduring platform that reflects the values, thinking, and discipline that define GB Realty. Beyond showcasing developments and milestones, the magazine seeks to articulate a deeper narrative of trust, respons ibility, and long-term vision in real estate. It is intended to inspire confidence among homeowners, partners, and industry stakeholders by demonstrating that integrity, innovation, and thoughtful leadership can coexist at scale. Through considered storytelling and clarity of purpose, the magazine aims to become a trusted voice that mirrors the principles on which GB Realty is built.

Why This Newsletter?

This newsletter is an extension of our belief that our words shape our world. In an industry frequently characterised by noise, delays, and opacity, we have consciously chosen a different path rooted in clarity, consistency, and accountability. This platform exists not merely to announce milestones or celebrate achievements, but to articulate the thinking, values, and judgements that guide our decisions and define our direction.

Through this newsletter, we seek to keep our team aligned with our evolving vision and long-term purpose, share considered insights into our projects, innovations, and leadership philosophy, recognise individuals who consistently uphold our values, and reinforce a culture where transparency is standard practice rather than an afterthought. This is not simply an update. It is an ongoing dialogue about trust, responsibility, and the future we are building together.



FROM CURIOSITY TO CONVICTION: WHY NEW CHANDIGARH IS THE FUTURE OF REFINED LIVING.

For the longest time, I found myself asking a rather pointed question. Why is everyone suddenly looking towards New Chandigarh for a living space?

Born and brought up in Chandigarh, I had always been loyal to the familiar. Zirakpur did not quite tempt me. Mohali felt predictable. Kharar seemed distant. I never truly looked beyond what I already knew. Until, quite unexpectedly, my perspective shifted. And it shifted towards New Chandigarh.

Curiosity, once ignited, is difficult to silence. I began asking friends over coffee, quizzing relatives at family dinners, debating with acquaintances who had already invested there. Conversations grew animated. Opinions varied. Yet the intrigue refused to fade. So, I did what any sceptic turned seeker would do. I visited. Not once, but two or



three times. And that is when it happened.

The place began to make sense. Allow me to walk you through the 8 reasons that persuaded me.

Let us begin with accessibility, because location has always been the quiet dictator of real estate. The distance from New Chandigarh to Central Chandigarh is approximately 13.4 kilometres. Close enough to remain connected, yet far enough to escape the daily congestion. The township sits gracefully along the Chandigarh Mullanpur Road, granting effortless access to Chandigarh, Mohali and Panchkula. The approach roads link seamlessly to the highways connecting Chandigarh, Zirakpur and Patiala.



Now pause for a moment and ask yourself. Would you not prefer a location that offers proximity without the chaos?
Connectivity extends beyond roads. The Chandigarh International Airport, major railway stations and bus terminals are all within convenient reach. It is the sort of strategic positioning that makes every day travel feel less burdensome and more efficient. In a world where time is currency, that matters immensely.

Then comes the living experience itself. New Chandigarh has been conceptualised with an emphasis on eco conscious planning and intelligent design. Wide, tree lined avenues welcome you rather than intimidate you. Dedicated cycling paths and pedestrian lanes encourage healthier routines. Smart parking solutions and well-engineered drainage systems improve daily convenience in subtle but meaningful ways.

The overarching vision is clear. This is a township that intends to breathe.

Open spaces are not an afterthought here. Parks, landscaped stretches and generous green belts foster a tangible connection with nature. The air feels lighter. The surroundings feel intentional. For families who value sustainability and wellness, this is not merely attractive. It is reassuring.

Energy efficiency is embedded into the blueprint. Solar power installations, waste management systems and environmentally considerate construction aim to reduce ecological impact while preserving natural beauty. There is an ambition here to become a model for responsible urban development.

And let us be honest. When you think of your children growing up, or your parents enjoying their retirement, does an eco-friendly environment not become a priority?

Education is another compelling factor. Imagine sending your child to a world class school or institute without battling cross city traffic every morning. New Chandigarh envisions the presence of reputable schools, colleges and research centres. The focus is not solely on housing structures, but on nurturing intellectual growth and skill development within the community itself.

Healthcare too is being woven into the framework. The plan includes state of the art hospitals and clinics equipped with contemporary medical technology. Such facilities would not only serve residents but also attract people from neighbouring regions seeking quality healthcare. Accessibility to dependable medical care is a comfort one cannot quantify until it becomes necessary.

Now consider employment. Development on this scale inevitably generates opportunity. Construction of residential and commercial spaces requires skilled professionals, administrative personnel and service providers. Infrastructure growth stimulates economic activity. Beyond that, the proposed commercial sectors and technology parks are likely to draw established companies and emerging enterprises.
Given its proximity to Chandigarh and its developing infrastructure, New Chandigarh presents itself

as an attractive proposition for businesses looking to expand. More businesses mean more employment avenues. More employment avenues mean stronger communities.

Recreation and leisure are equally integral to the vision. A township cannot thrive on residential and commercial spaces alone. It requires vibrancy. Plans for parks, sports complexes and cultural centres promise a holistic lifestyle. The natural backdrop of the Shivalik Hills and the proximity to Sukhna Lake enhance its appeal.

Weekend hikes, morning jogs, nature trails and quiet sunset views become part of everyday life rather than occasional indulgences.

The government's intention to position New Chandigarh as a prominent tourist destination further adds to its dynamism. Museums, cultural activities and organised commercial spaces could infuse the area with both economic vitality and cultural depth.

Of course, no development is devoid of challenges. Infrastructure projects must adhere to timelines. Resources must be utilised judiciously. The delicate equilibrium between urban expansion and environmental preservation demands constant vigilance. Rapid urbanisation can easily undermine the very principles that make such a township desirable.

Yet, with proactive governance, strategic urban planning and responsible development, the prospects appear promising. There is a palpable sense of foresight underpinning the project. It does not feel haphazard. It feels envisioned.

As I stood there during my final visit, observing the expanse, the greenery, the measured pace of development, I realised something rather significant. New Chandigarh is not merely about acquiring property. It is about participating in a vision. A vision that attempts to harmonise urban convenience with serene living. A vision that respects sustainability while embracing modernity.

Perhaps that is why it appealed to me. It offers a rare duality. Connectivity without chaos. Growth without suffocation. Modern infrastructure without abandoning nature.

So, if you find yourself, as I once did, questioning the sudden interest in New Chandigarh, I would suggest this. Visit. Walk its roads. Observe its planning, enquire & reflect.

Sometimes, a place does not reveal its promise in statistics or brochures. It reveals itself in experience.

And New Chandigarh, I discovered, is an experience quietly preparing to shape the urban narrative of the coming decade.



BUILT WITH INTENT. VALUED FOR LIFE.

GB Realty Opus One embodies an uncompromising pursuit of excellence, where every detail is shaped by intent and refined by purpose. This philosophy defines a vision of living where true luxury reveals itself through restraint, precision and an unwavering commitment to excellence.





In an environment where grand promises are commonplace, GB Realty distinguishes itself through thoughtful execution and a clear vision, curating spaces that resonate with permanence, prestige and purpose.

At the heart of GB Realty's philosophy lies an exacting approach to quality. Every development reflects a deep respect for craftsmanship, where design is guided by intention rather than excess. From architectural planning to material selection, each detail is considered with care, resulting in environments that feel refined, balanced and enduring. This quiet mastery is what positions GB Realty as a trusted name among discerning homeowners and investors.

The projects curated by GB Realty are conceived not merely as properties, but as lifestyle statements. They offer a harmonious blend of elegance and functionality, responding to the aspirations of those who value sophistication without compromise. Spaces are designed to elevate daily living, combining aesthetic integrity with long term value.

Beyond form and function, GB Realty is guided by principles of transparency and credibility. In a sector often driven by scale, the brand chooses substance, placing emphasis on trust, consistency and relationships that extend well beyond the point of acquisition. This approach has enabled GB Realty to cultivate confidence among its clientele while steadily strengthening its market presence.

As the demand for premium real estate continues to evolve, GB Realty remains committed to shaping environments that reflect both contemporary ambition and timeless appeal. Through measured growth and uncompromising standards, the brand continues to define what refined living truly represents.

As discerning audiences seek clarity, credibility and lasting value, GB Realty invites you to explore a portfolio shaped by intention and integrity. Discover spaces where craftsmanship meets confidence, and where every decision is guided by a singular pursuit of excellence. The journey towards refined living begins with an informed choice.

THE FEATURES

Precision as the Foundation of Luxury

Envisioned as a singular landmark, Opus One represents exclusivity in its purest form. A carefully orchestrated residential composition, it redefines living standards through precision, artistry, and purpose.

Offering 3, 4, and 5 BHK hyperluxury residences, Opus One comprises 688 thoughtfully planned homes, with 9 distinct unit configurations, ensuring a personalised living experience for every resident. A robust 7-tier security system ensures privacy and peace of mind without intrusion.

Set against the evolving cityscape of New Chandigarh, where landmarks rise, highways connect, educational institutions flourish, and nature gently embraces urban life, Opus One offers a lifestyle that is both vibrant and tranquil.

This is luxury that whispers. An experience designed not to impress momentarily, but to endure meaningfully.

DESIGN & ARCHITECTURAL INSIGHT

Where Hospitality Meets Home

To translate its vision into form, GB Realty collaborated with HBA (Hirsch Bedner Associates), globally renowned for shaping the world's most iconic hospitality environments.

The design philosophy brings hotel-grade sensibility into the private realm, fluid layouts, intuitive movement, tactile materials, and understated elegance. Interiors breathe. Landscapes converse with architecture. Spaces are shaped around human rituals rather than visual drama alone.

Technology, sustainability, and security are integrated seamlessly, enhancing everyday life without overpowering it. The result is an ecosystem that feels intuitive, calm, and enduring.

MARKET & MINDSET

The New Language of Luxury Living

The Indian luxury homebuyer has evolved. Today's discerning resident seeks more than scale or spectacle, they seek intelligence, longevity, and emotional value.

In the Tricity region, New Chandigarh has emerged as a confident destination for refined living. Infrastructure, connectivity, and natural surroundings converge to create an ecosystem that supports thoughtful growth.

Luxury today is measured by Spatial efficiency, Design integrity, Wellness and security & Long-term value. Opus One responds to this shift with clarity, offering homes that anticipate life, rather than chase trends.

Beyond Developments

GB Realty's presence extends beyond construction. Through curated events, client interactions, and meaningful collaborations, we continue to engage with the community we build for.

Each milestone is approached with the same intent that defines our developments, measured, thoughtful, and forward-looking.

We believe that real estate is not just about structures, but about relationships that endure.







Pranab Bansal
Lawyer

GB Realty has made the journey to home ownership remarkably seamless, particularly through its thoughtfully structured and accessible payment plan. What truly sets this home apart is the intelligence of its modular amenities, whether in the living spaces or the kitchen, each element feels purposeful and well considered. The interiors are striking, refined and immediately engaging, reflecting a strong sense of contemporary design. We are genuinely looking forward to moving in and beginning this new chapter here.



Tejaswini Bansal
Lawyer

Opus One is far more than an apartment; it is a place that genuinely feels like home. Conceived as an iconic vision, it is surrounded by lush greenery and thoughtfully designed features such as the lazy river, creating a sense of calm and retreat. The residences are generously planned, allowing natural air and light to flow effortlessly, while seamlessly incorporating every element one could wish for in a modern home. Opus One stands as a singular address where luxury is balanced with warmth, offering a rare harmony of sophistication and personalisation.



Hardev Saini
Entrepreneur

From its coveted location to its expansive, intelligently designed spaces, every detail embodies effortless sophistication. When luxury blends seamlessly with thoughtful design, you don't just view a property, you experience the feeling of home.



Dr Surinder Singh Khurana
Doctor

From its prime, well-connected location to its generously proportioned layout, every element has been meticulously crafted to redefine modern living. Expansive interiors, effortless ventilation, and refined detailing come together to create more than just a residence, but a true elevation of lifestyle.



Tarjeet Singh
Lawyer

A magnificent bungalow that reflects impeccable taste—grand, graceful and timeless—showcasing refined luxury, considered architecture, elegant interiors, verdant surroundings, and an air of sophistication that defines elevated family living.

AN INVITATION TO OUR STORYTELLERS...

Ink your thoughts, Manifest your voice.

At GB Realty, every employee carries a story worth telling, perspectives shaped by passion, purpose and lived experience. Manifest Magazine now invites you to step into the spotlight as a Guest Writer.

Whether you wish to write about real estate insights, personal growth, design sensibilities, travel, leadership, life lessons or a story that deserves to be heard, this is your platform to manifest your voice.

Selected pieces will be featured in upcoming editions of Manifest Magazine, celebrating the people who make GB Realty more than just a brand, a culture.



Who can contribute
All GB Realty employees

Format
Articles, essays, personal narratives or opinion pieces.

Why contribute
Be published, be heard, be remembered. Because great brands are built not just by structures, but by stories.

To submit or know more, email us at:
teamdigital@gbrealty.com



CLOSING THOUGHTS

The inaugural edition of Manifest marks the beginning of an ongoing dialogue, one rooted in design, discipline, and aspiration.
In the editions to come, we will continue to explore ideas, spotlight people, and document the evolving language of luxury living at GB Realty.
Thank you for being part of this journey.

To contribute, engage, or share your thoughts, we welcome you into the conversation.

GB REALTY
PASSION FOR EXCELLENCE

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ICONIC CERTIFIED

PLATINUM RATED

OPUS ONE

AN ADDRESS OF OPULENCE

FIRST 'ICONIC CERTIFIED' RESIDENTIAL DEVELOPMENT IN NEW CHANDIGARH

3 / 4/ 5 BHK HYPER LUXURY RESIDENCES



1% MONTHLY PAYMENT PLAN

Project Master Plan By Award-Winning Architect	Artisanal Landscapes Designed By	Interiors Designed By	Lighting & Visual Designed By
Ar. Tripat Girdhar Arete Design Studio	Wannaporn Phornprapha PLA, Thailand	Chris Godfrey HBA, Singapore	Dhruvajyoti Ghose LDP, Australia

ICONIC SHOW HOME READY
For Experience

All Green-Facing Apartments with Panoramic Views of the Majestic Shivaliks.

Proximity to Premier Schools, Hospitals, Universities & Shopping Centres.

Seven-Star Clubhouse setting the Gold Standard of Leisure & Lifestyle.

Seven-Tier Security for Your Utmost Peace of Mind.

International Cricket Stadium, Sukhvilas and An Elite Golf Range in the Neighbourhood.

Visit our Experience Centre: Plot No.1, ECO City 2, M Marg Extn., New Chandigarh. | Call: 90889 90889 | www.gbrealty.com | Follow us on Social Media »

Disclaimer: All images are artist's impressions purely to represent concept of the project Opus one and do not constitute a legally binding offer. Architectural Designs & Features, Perspective Views, Amenities, Facilities, Site Plan, Layout Plans, Dimension, Specifications etc are tentative in nature and are subject to variations and modifications, without notice, till the final completion of the project, at the sole discretion of Competent, Statutory Authorities or the Company. Architectural features may differ in different apartments.