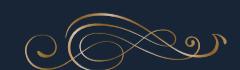




THE ESTATE
RESIDENCES
— SECTOR 63A, GURUGRAM —

BY ANANT RAJ LIMITED

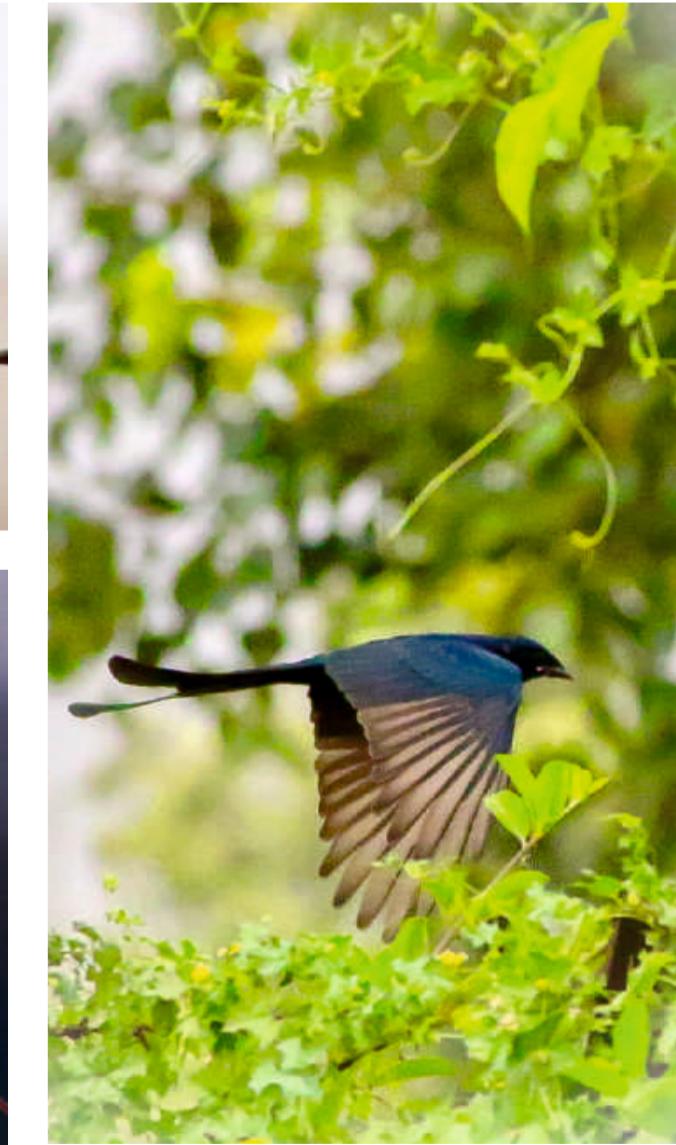
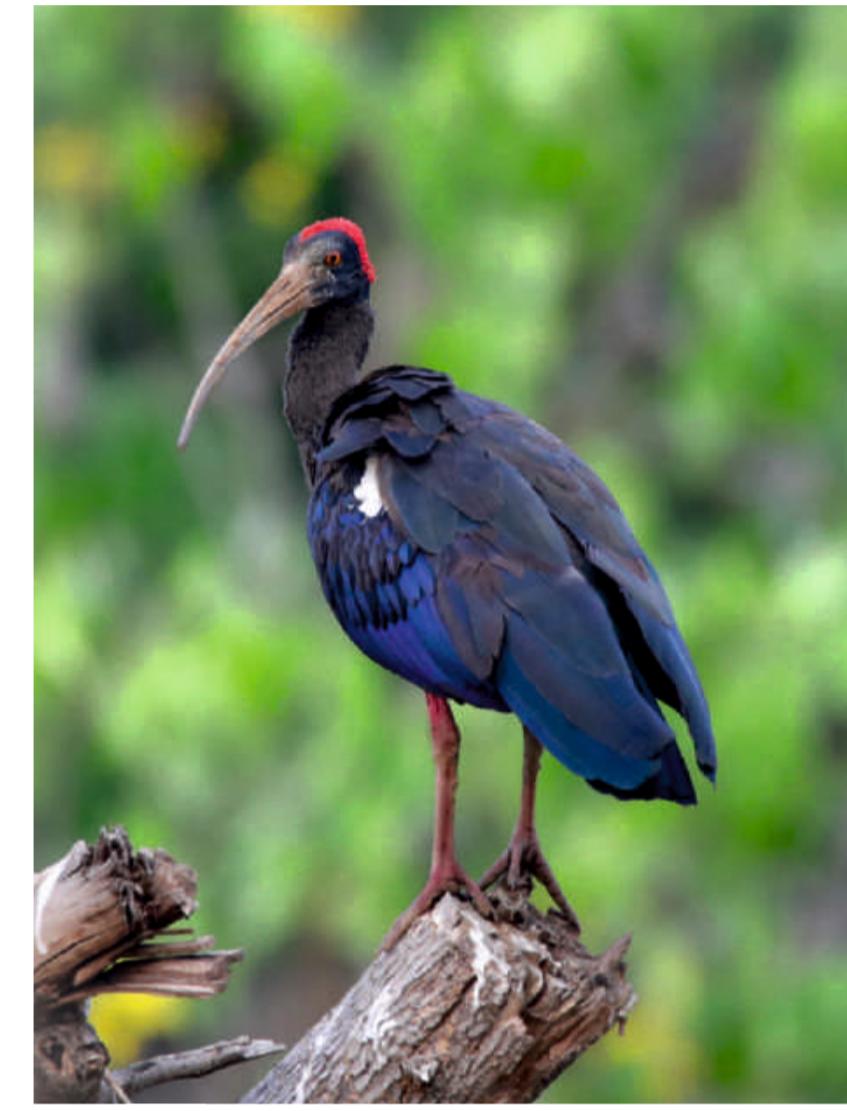
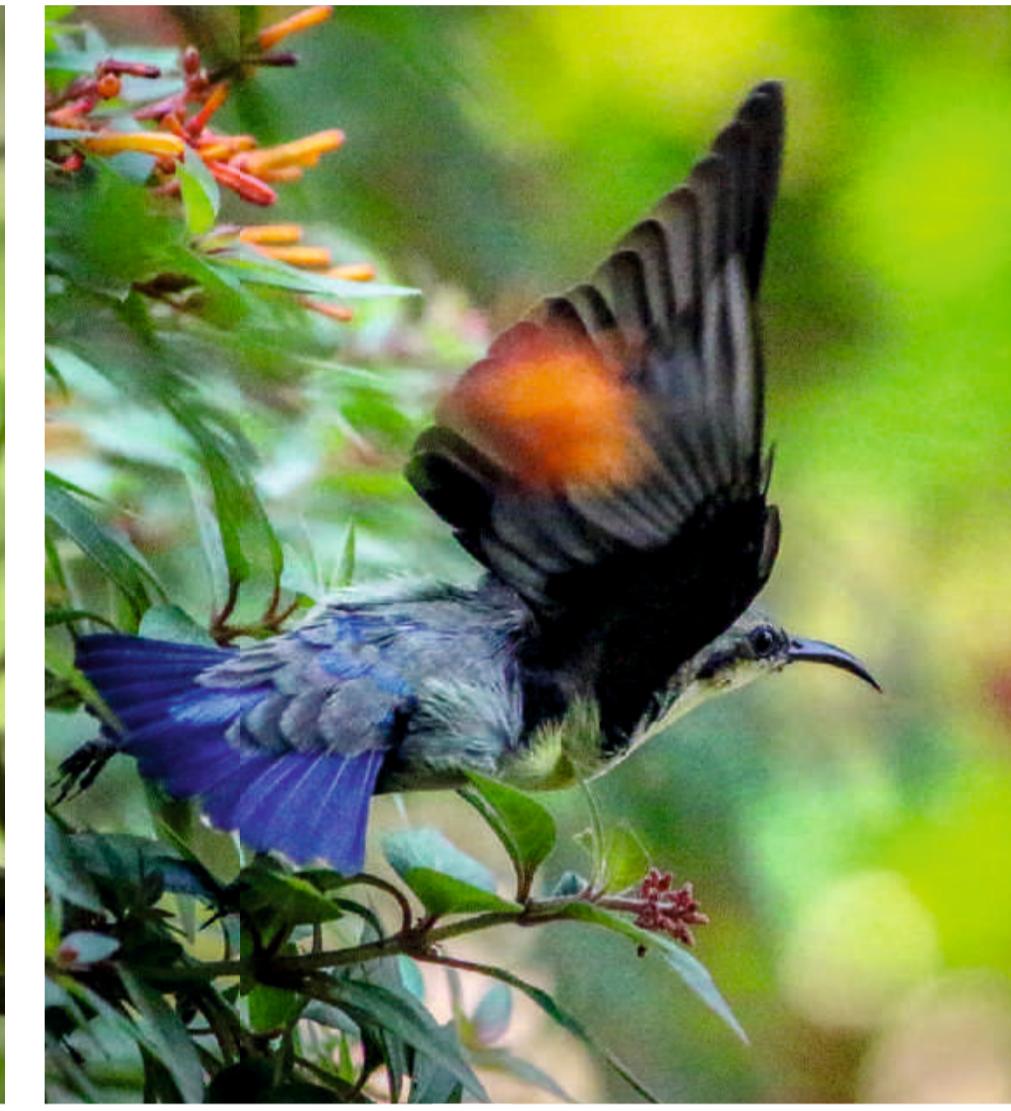
THE ABODE
OF TRANQUILITY

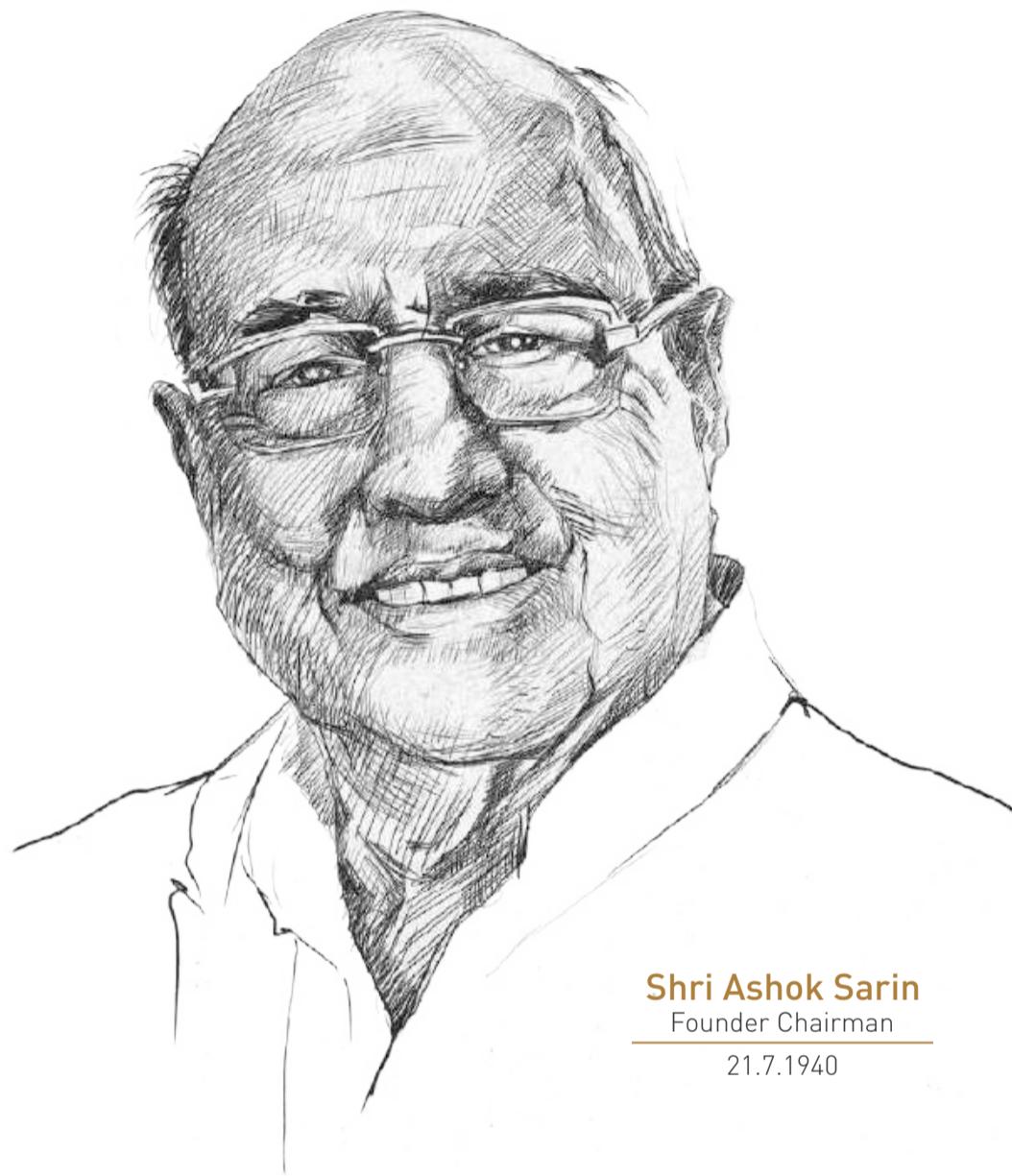


HEAR THE NATURE CHIRP



Aravalli Range is home to 120+ bird species which await to
tell you stories to remember forever!





Shri Ashok Sarin
Founder Chairman

21.7.1940

HIS VISION IS OUR MISSION



Team,
Anant Raj Limited



WHERE IT ALL BEGAN



Shri Ashok Sarin, The Founder Chairman of Anant Raj Limited laid a solid foundation in the year 1969, and nurtured each project which has come its way. His deep understanding of the market and his unwavering commitment to excellence has played an instrumental role in the success of the company. Shri Ashok Sarin, placed great emphasis on forging strong relationships with stakeholders, including investors and business partners.

Anant Raj Limited today stands tall, with over 5 decades of experience in the real estate; it has steadily climbed the ranks to become one of the largest real estate developers in Delhi and NCR region. With a stronghold in Delhi and NCR, the company has set new benchmarks with its exceptional quality and innovative designs.

DEVELOPING
QUALITY REAL ESTATE
SINCE 1969



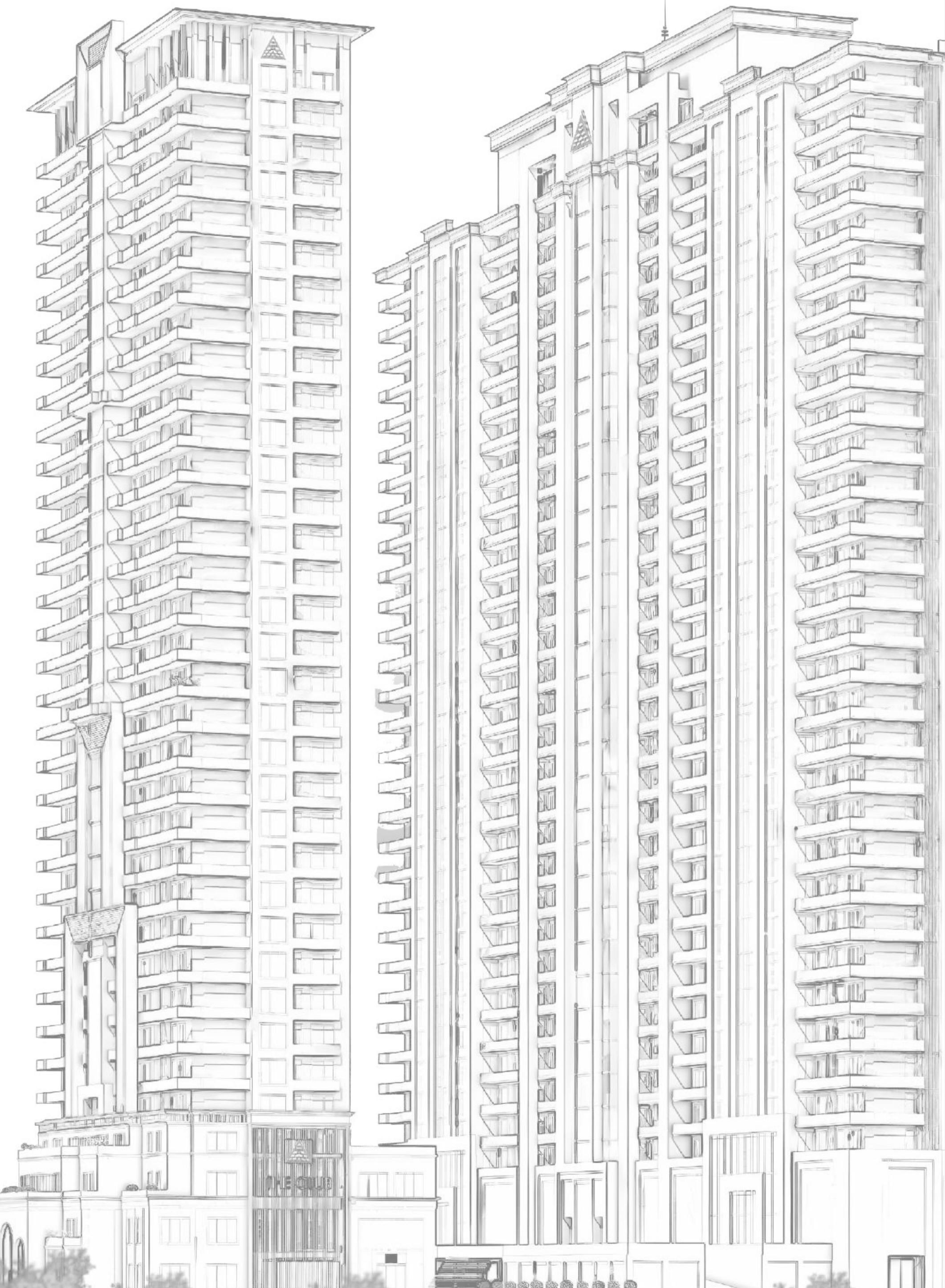
EXPLORE A TRUE FORM OF MODERN ART



Imagine living in a luxurious apartment with the sun shining on your palatial home. Discover a space that is enchanting, calm, and absolutely flawless in its aesthetics. Here, each corner tells a different tale and allures you into a world of elegance.

With Anant Raj, you are able to embrace the warmth you need in a home. The lavish yet nestled home that surrounds you in eternal beauty and nature ensures that this new project exceeds your expectations.

Reward yourself with this timeless yet modern space that you have never seen or experienced before. A world of light, grandeur and serendipity await you!





Located in the heart of Gurugram - Sector 63A, Ananraj Estate encapsulates a well-integrated residential township with Estate Floors, Estate Villas, Estate Club, Estate Mansions with fully furnished ultra-luxurious villas of 300 sq.yd. and 400 sq.yd., office space and retail space/mall have been planned meticulously to provide a contemporary lifestyle to people living in the Estate.

It is surrounded by corporate workspaces and premium developments with great accessibility to retail centres, educational and medical systems. The gorgeous skyline and lush green atmosphere makes it a neighbourhood with quality living, away from the hustle bustle of daily life.

Anant Raj Limited is now unveiling



THE ESTATE
RESIDENCES
SECTOR 63A, GURUGRAM

Located in the same township, it is crafted by Internationally Acclaimed Architects & Construction Partners, which gives you a beautiful and unhindered view of the Aravalli range from its ultra-luxurious apartments.



WHERE OPULENCE
RESIDES



TOWER
DETAILS



4

TOWERS

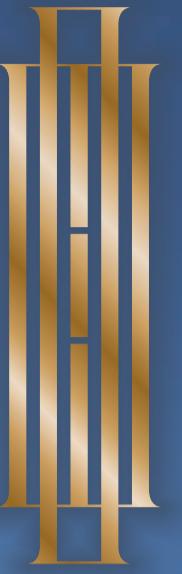
30+

FLOORS EACH

248

EXCLUSIVE UNITS





THE ESTATE
RESIDENCES
SECTOR 63A, GURUGRAM

BY ANANT RAJ LIMITED





EXPERIENCE LIVING IN A SPACE
WITH AN UNINTERRUPTED VIEW
OF THE SERENE ARAVALLI RANGE





TOWERS OF WONDER



The Estate Residences has 4 towers with 30+ floors, 248 units and basement car parks, which have been designed to give you a better quality of life and a covered vehicular drop off area has been created with Sunken Zen Garden, above which are raised curated greens with zero traffic movement. It has all been designed intricately while offering you a secure living environment and ensuring your peace of mind.

A party lawn, dedicated walking garden, an outdoor theatre, swing court for kids and dedicated zones for seniors make for a space that is straight out of your dreams.





THE LAND FALLS IN
SEISMIC ZONE IV, AND
THE STRUCTURE IS
BEING BUILT AS PER
ZONE V SEISMIC
STRUCTURE.



THE HIGH POINTS OF

GRAND
ENTRANCE LOBBY

THE LIFT
TAKES YOU TO YOUR
APARTMENT DIRECTLY...

A BEDROOM WITH
A LOCKABLE AND
A WALK-IN CLOSET

THE ESTATE RESIDENCES

SERENE SURROUNDINGS
AT THE SUNKEN GARDEN
AWAIT YOU...

RELAX AND
REJUVENATE AT THE
RESIDENCY CLUB...

SKY LOUNGE
RESTAURANT



THE HIGH POINTS OF



THE ESTATE RESIDENCES



THE HIGH POINTS OF

ENJOY THE BREATHTAKING BEAUTY OF
THE TRIPLE-HEIGHT LOBBY ENTRANCE...

SIMPLY ENTER THE 4 DIGIT-CODE ON YOUR APP
TO YOUR PRIVATE LOBBY...

HELMED BY THE IDEA OF
A LOCKABLE CLOSET, YOU CAN SECURELY
STASH YOUR BELONGINGS DISCREETLY...

THE ESTATE RESIDENCES

HEAR THE RUSTLING OF THE LEAVES
IN THE SUNKEN GARDEN AS YOU SOAK IN
ITS LUSHNESS AND VIBRANCY...

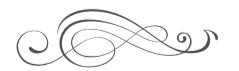
THE ESTATE RESIDENCES HAS
AMENITIES THAT ARE PERFECT TO HELP
YOU UNWIND AFTER YOU ARE BACK FROM
A LONG DAY AT WORK.

A STARRY NIGHT AWAITS YOU AT
THE ROOFTOP LOUNGE AS YOU DINE-IN
WITH YOUR LOVED ONES...





ENGULFS YOU IN
ITS WARMTH



A WELL-LIT TRIPLE HEIGHT ENTRANCE LOBBY.

As you enter the triple-height entrance lobby of the Estate Residences, you feel engulfed by warmth and welcomed by the magnificence of the ultra-luxurious tower lobbies that are beautifully crafted.

UNWIND AT THE CLUB
OF GOOD TIMES



ESTATE RESIDENCES HAS ACCESS TO
AN APPROXIMATE

40,000^{SQFT.}

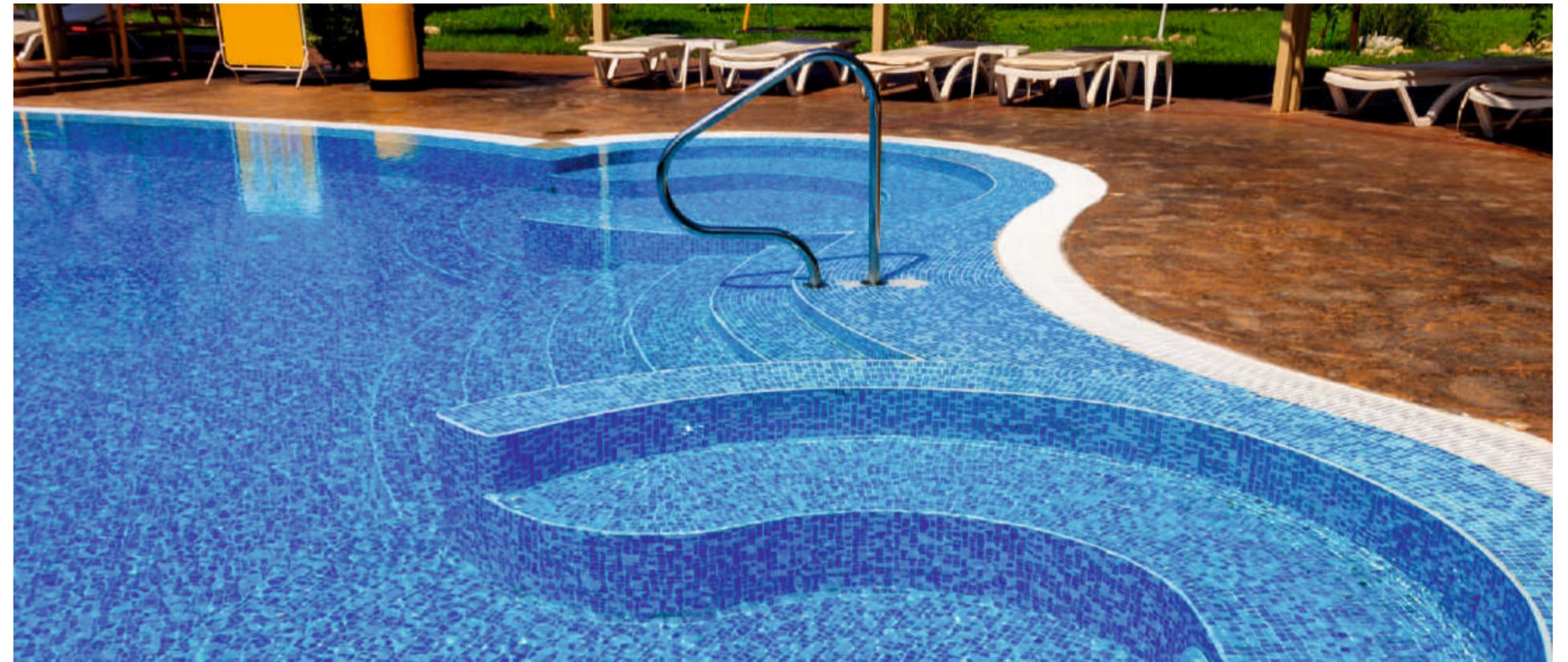
EQUIPPED WITH AMENITIES SUCH AS

PARTY HALL, A MINI THEATRE, SPA, INDOOR AND OUTDOOR SPORTS, GYMNASIUM,
OUTDOOR HEATED POOL, CRECHE AND TOT LOT FOR CHILDREN.





GYMNASIUM



SWIMMING POOL



BILLIARDS TABLE





MINI THEATRE



BANQUET HALL



CAFETERIA



THE SUNKEN GARDEN
BOASTS OF LUSH GREENERY
& BEAUTY...



THE VEHICLE-FREE ZONE
THAT LETS YOUR KIDS PLAY SAFELY...

Bask in the sun, take a stroll, read a book and unwind at the Sunken Garden while your kids play around freely. Surrounded by nature, inhale the fresh air and let your mind be at peace and ease in the lap of tranquillity.

SITE PLAN



84 MT WIDE ROAD

ARAVALLI RANGE

GOLF COURSE EXTENSION VIEWS

24 MT WIDE ROAD

LOW RISE DEVELOPMENT

ACCESS ROAD

LOW RISE DEVELOPMENT

- 1 DIRECT CLUB ENTRY & EXIT
- 2 CLUB ARRIVAL PLAZA
- 2a PODIUM GREENS LEVEL CLUB ENTRY
- 3 DAILY RESIDENT ENTRY/EXIT
- 3a RAMP IN & OUT OF EXCLUSIVE BASEMENT PARKING
- 4 GUEST ENTRY
- 4a ENTRY TO COVERED PODIUM DROP OFF ZONE
- 5 EXIT
- 5a EXIT FROM COVERED PODIUM DROP OFF ZONE
- 6 CLUB LAWN
- 7 POOLSIDE ALFRESCO
- 8 POOL WITH KIDS ZONE
- 9 OUTDOOR SPORTS
- 10 PET PARK
- 11 JOGGER'S PARK
- 12 SECURED RAISED PODIUM GREENS
- 13 SUNKEN GREEN COURT
- 14 SWING PARK
- 15 SENIORS PARK
- 16 SERVICES
- 17 CLUB BELOW TOWER-1
- 18 SERVICE ENTRY
- 19 SERVICE EXIT
- 20 LOW RISE EWS
- ◆ TOWER ENTRY BELOW PODIUM GREENS

4 BHK + LOUNGE + SERVANT ROOM
FLOOR PLAN



TOWER 01

2586 SQFT.
CARPET AREA

779 SQFT.
DECK AREA

4781 SFS
SALEABLE AREA



4 BHK + SERVANT ROOM
FLOOR PLAN



TOWER 02

2042 SQFT.
CARPET AREA

588 SQFT.
DECK AREA

3763 SFS
SALEABLE AREA

4 BHK + SERVANT ROOM
FLOOR PLAN



TOWER 02

2072 SQFT.
CARPET AREA

480 SQFT.
DECK AREA

3710 SFS
SALEABLE AREA



4 BHK + SERVANT ROOM
FLOOR PLAN



TOWER 03

2073 SQFT.
CARPET AREA

481 SQFT.
DECK AREA

3710 SFS
SALEABLE AREA



4 BHK + SERVANT ROOM
FLOOR PLAN

TOWER 03

2073 SQFT.
CARPET AREA

481 SQFT.
DECK AREA

3710 SFS
SALEABLE AREA



4 BHK + SERVANT ROOM
FLOOR PLAN



TOWER 04

2072 SQFT.
CARPET AREA

480 SQFT.
DECK AREA

3710 SFS
SALEABLE AREA



4 BHK + SERVANT ROOM
FLOOR PLAN

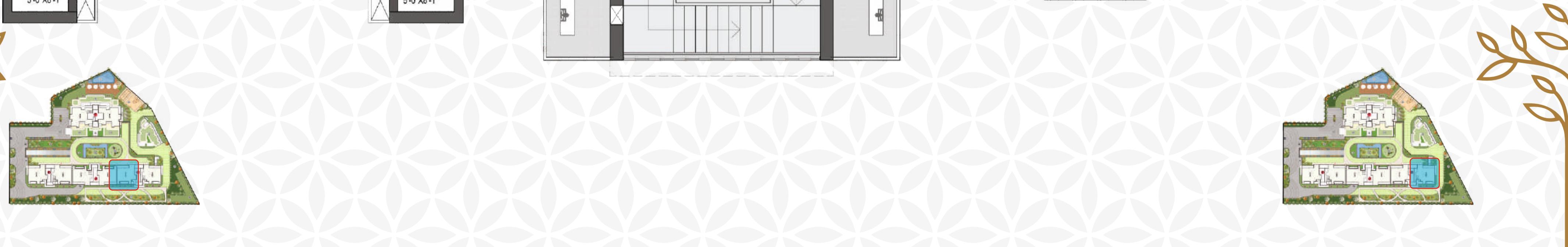


TOWER 04

2042 SQFT.
CARPET AREA

588 SQFT.
DECK AREA

3763 SFS
SALEABLE AREA





LOCATION ADVANTAGES

2.4 KMS (5 MINS)
Hotel Grand Hyatt

3.5 KMS (7 MINS)
Marengo Asia Hospital

3.5 KMS (7 MINS)
Shalom Presidency School

3.6 KMS (8 MINS)
Rapid Metro Sec 55-56

6.4 KMS (10 MINS)
South Point Mall

23 KMS (30 MINS)
IGI Airport

SCHEDULE-III

SPECIFICATIONS OF APARTMENT



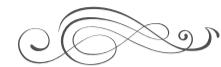
Specification of Apartments and other Buildings including the following

FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	Tiles/ Marble/ Granite/ Laminated Wood
WALL FINISHING DETAILS	OBD/ Semi-Acrylic/ Acrylic Emulsion/ Tiles
KITCHEN DETAILS	Modular Kitchen with Appliances as per Point 6.6 in Unit Wise Specifications, Cabinetry and SS Sink.
BATHROOM FITTINGS	CP Fittings, Wash Basin, WC with Accessories
WOOD WORK ETC	NA
DOORS AND WINDOWS FRAMES	MS/ UPVC/ AL/ Wood/ Composite Material
GLASS WORK	Clear/ Tinted/ Coated/ Frosted Glass
ELECTRIC FITTINGS	NA
CONDUCTING AND WIRING DETAILS	PVC Conduits, FR Wiring
CUPBOARD DETAILS	Modular Wardrobes in Bedrooms
WATER STORAGE	OHT & UGT Water Tanks
LIFT DETAILS	Branded Make
EXTERNAL GLAZINGS	UPVC/ Aluminium
WINDOWS/GLAZINGS	UPVC/ Aluminium

DOORS	Wooden Flush Door
MAIN DOORS	Wooden Fire Resistant Flush Door
INTERNAL DOORS	Wooden Flush Door
AIR CONDITIONING	VRV/ VRF with High Wall Units in Living, Dining, Bedrooms, Utility & Kitchen
ELECTRICAL FITTINGS	Switch Box and Sockets. Home Automation in Select Areas as per Design.
PNG PIPE LINE	Gas Pipe Line Provision only
PROVISION OF WIFI AND BROADBAND FACILITY	Provision only
EXTERNAL FINISHING/ COLOUR SCHEME	Exterior Grade Paint
INTERNAL FINISHING	NIL



SPECIFICATIONS UNIT WISE



LIVING / DINING / FOYER / FAMILY LOUNGE

FLOOR: Marble
WALLS: Acrylic Emulsion
CEILING: Acrylic Emulsion

MASTER BEDROOM/ DRESSROOM

FLOOR: Laminated Wooden Flooring
WALLS: Acrylic Emulsion
CEILING: Acrylic Emulsion
MODULAR WARDROBES: Modular Wardrobes

MASTER TOILET

FLOOR: Tiles/ Marble/ Granite
WALLS: Combination of Tiles/ Acrylic Emulsion Paint & Mirror
CEILING: Acrylic Emulsion
COUNTERS: Marble/ Granite/ Synthetic Stone
SANITARY WARE/ CP FITTINGS: CP Fittings, Wash Basin, WC, Towel Rail/Rings, Toilet Paper Holder
FITTING FIXTURES: Glass Shower-partition, Exhaust Fan, Geyser

BED ROOMS

FLOOR: Laminated Wooden Flooring
WALLS: Acrylic Emulsion
CEILING: Acrylic Emulsion
WARDROBES: Modular Wardrobes

TOILET

FLOOR: Tiles/ Marble/ Granite
WALLS: Combination of Tiles/ Acrylic Emulsion Paint & Mirror
CEILING: Acrylic Emulsion
COUNTERS: Marble/ Granite/ Synthetic Stone
SANITARY WARE/ CP FITTINGS: CP Fittings, Wash Basin, WC, Towel Rail/Rings, Toilet Paper Holder
FITTINGS: Glass Shower-Partition, Exhaust Fan, Geyser

KITCHEN

FLOOR: Tiles/ Granite
WALLS: Tiles Upto 2' Above Counter/ Emulsion Paint in the Balance Area
CEILING: Acrylic Emulsion
COUNTERS: Granite/ Synthetic Stone
FIXTURES: CP Fittings, SS Sink Exhaust Fan
KITCHEN APPLIANCES: Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Geyser, Washing Machine (in Balcony)

UTILITY ROOMS/ UTILITY BALCONY/ TOILET

FLOOR: Tiles
WALLS & CEILING: OBD/ Semi-Acrylic/ Tiles
TOILET: CP-Fittings, WC, Wash Basin
BALCONY: Tiles/ Cement-Based Exterior Grade Paint

SIT-OUTS

FLOOR: Tiles
WALL & CEILING: Exterior Grade Paint
RAILING: MS/ SS/ AL/ Glass
FIXTURES: Ceiling Lights



100% POWER BACKUP, DG Capacity Shall Be on Suitable Load Factor & Diversity

CONSULTANTS ON BOARD



GARY E. GREENE, AIA ARCHITECT

Gary brings over 40 years of experience and achievement from his successful career with a renowned American architectural firm, starting in Atlanta in 1980, moving to the firm's Singapore Office in 1994 as Director of Design, then as Principal and Managing Director from 1999-2019. For over 25 years, Gary played a leading role in the firm's international design practice.



GARY E. GREENE, AIA - ARCHITECT



CONCEPT PLANNERS INTERNATIONAL- ARCHITECT



VINTECH-STRUCTURE CONSULTANT



CESPL- MEP CONSULTANT



ORACLES- LANDSCAPE CONSULTANT



GREENTREE- GREEN BUILDING CONSULTANT





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Haryana Rera website: <https://haryanarera.gov.in>

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Licence No. 128 of 2022 dated 24.08.2022 for an area measuring 5.43263 acres being developed by M/s Anant Raj Limited situated at Sector 63A Gurugram Haryana. Building Plan Approval Memo No: ZP-1635/JD(RA)/2024/1660 dated 15.01.2024 for the project.