

**adani** | Realty



AANGAN<sup>TM</sup>

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GALLERIA





The Adani Group is one of India's leading business houses with a revenue of over \$12 billion. Over the years the group has diverged into various businesses like resources, logistics, energy, and agro to name a few with incredible success. Adani Realty, one of the youngest arms of the Adani Group, is committed to placing India on the world map with the creation of promising cities, integrating the finest design aesthetics combined with cutting-edge technology. We aspire to build the nation and have delivered 13 Lac sqm. of space to 6000 families in just 7 years, in addition to winning 31 awards including Asia's Top Brand Award in 2016 by PWC. With an aim to revolutionize the real estate sector, Adani Realty has 13 Lacs sqm. under development.

aangan  
GALLERIA

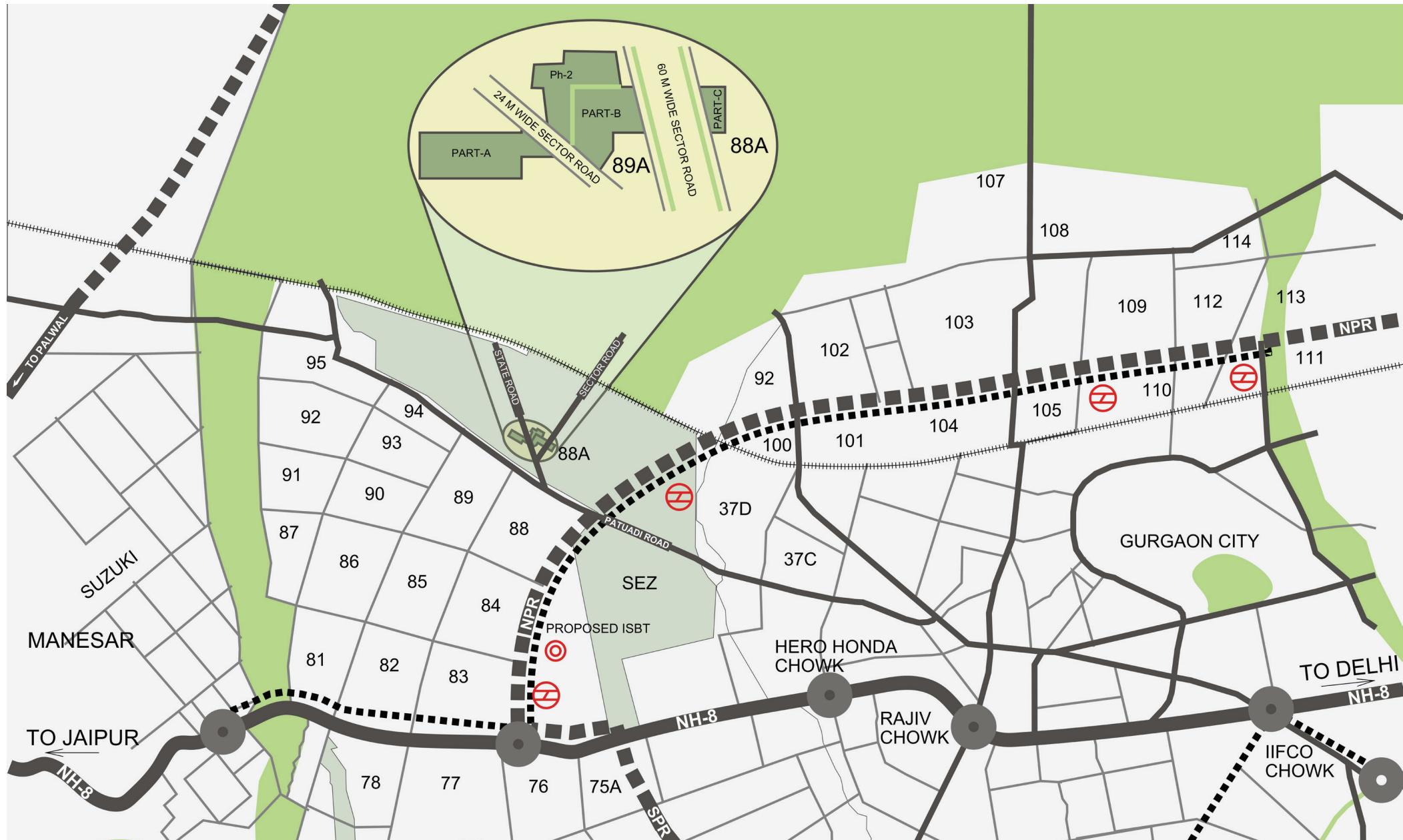




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# GALLERIA

Aangan is located in the midst of a highly residential population, making it the only commercial hub in the vicinity. It is a part of Aangan Residential, covering approximately 7.50 acres of land, and therefore it gets an immediate attraction of 3000 plus families. Located on the wide sector road, it offers small investment opportunity and low maintenance shops. It is the go-to destination for all your premium and daily needs.



## LOCATION MAP

## LOCATION HIGHLIGHTS

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Aangan is a centrally located commercial hub in Gurgaon. And hence, it enjoys easy accessibility from both Dwarka Expressway and Pataudi Road. It is well connected to NH 8 and Indira Gandhi International Airport. Apart from that, it is hardly 9 km from Hero Honda Chowk and 15 km from IFFCO Chowk. All major multi-specialty hospitals and reputed schools such as Aarvy Healthcare, Arc multi-specialty hospital, Krishna Hospital, RPS International School, Lotus Rise World School, Vasant Valley Public School are present in close proximity.

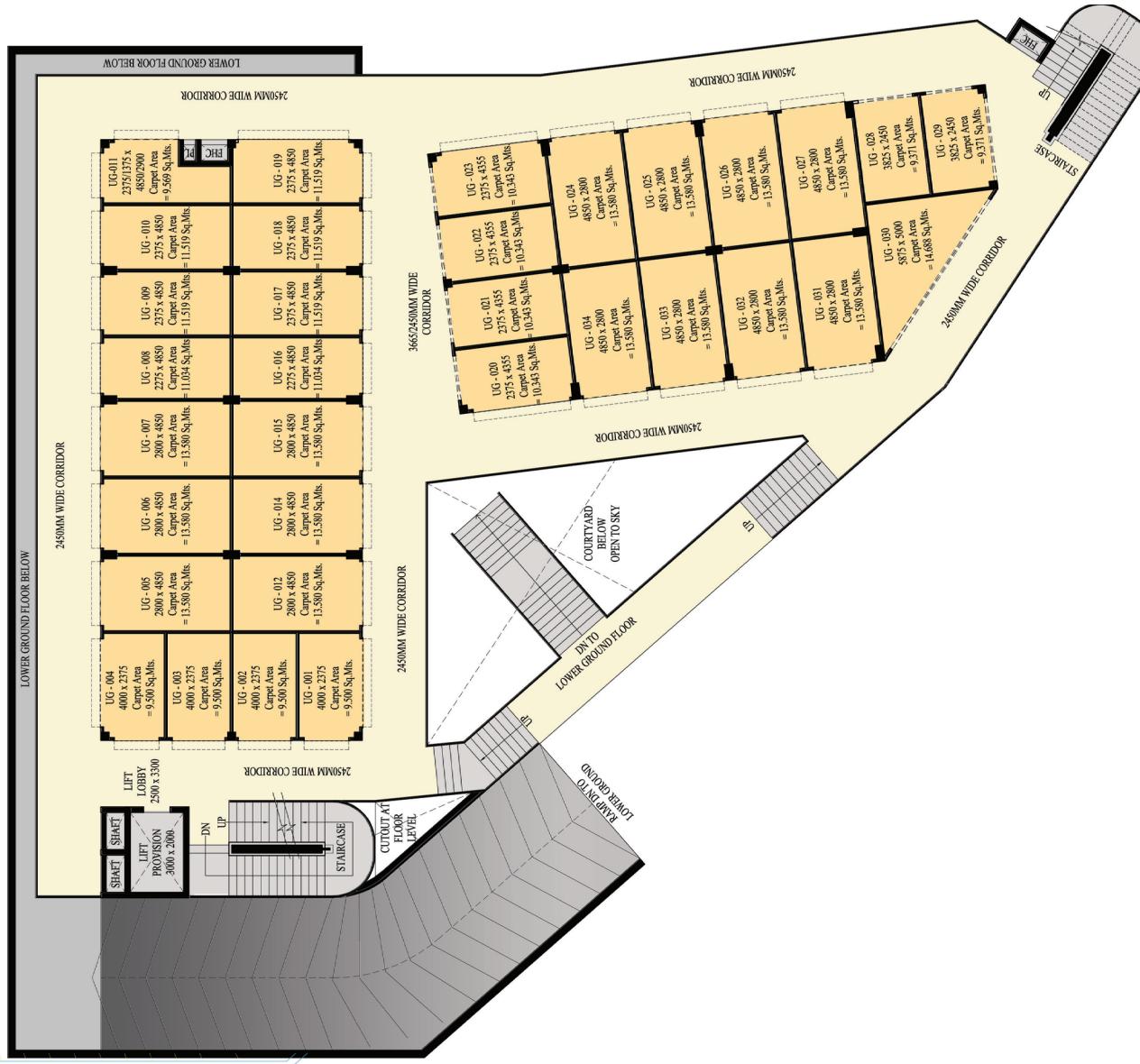


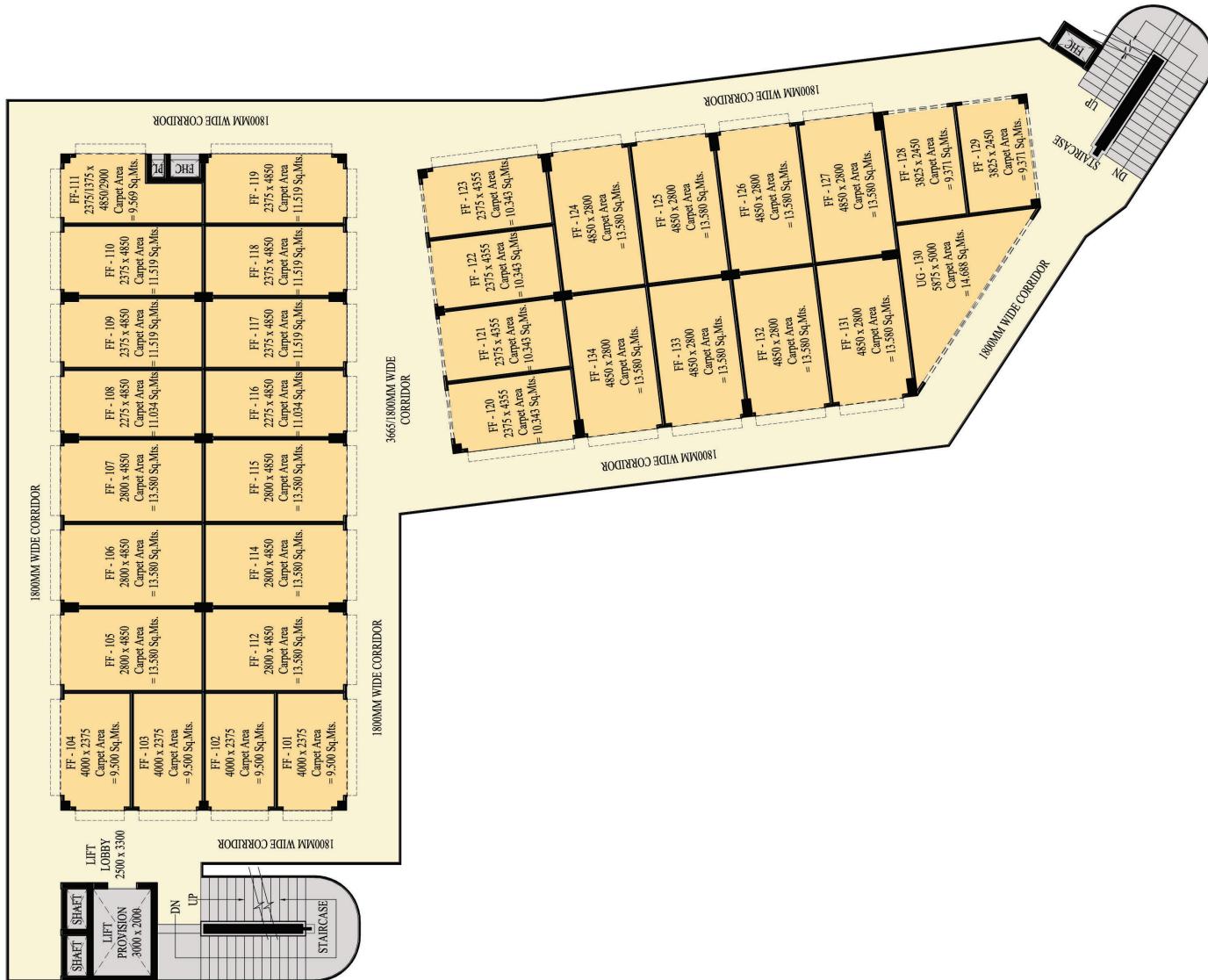
# SITE LAYOUT



# LOWER GROUND FLOOR PLAN

# UPPER GROUND FLOOR PLAN





# FIRST FLOOR PLAN



# SECOND FLOOR PLAN

# TIME LINKED PAYMENT PLAN

INSTALLMENT DESCRIPTION	% DUE OF SALES VALUE
On Booking	₹ 2 Lakhs
Within 45 days of Booking	10% less booking Amount
Within 90 days of Booking	20%
On completion of First Floor slab or 270 days from date of booking, whichever is later	30%
On Offer of Possession	40% + Other Charges (if any)

Notes:

- All payments are to be made as per the cost sheet.
- Deposits, Stamp duty, Registration fees, GST on other charges etc, if any whenever called, shall be payable by the Applicant (s) at the applicable rates.
- GST and any other taxes, levies, charges payable on total sales value at the rate applicable from time to time. Present rate of GST is 5% on Total Sales Value.
- Maintenance charges extra as applicable as per terms of application form and Agreement for Sale.
- Other Miscellaneous Charges and applicable taxes are payable at the time of offer of possession / offer of possession for Fit outs.
- Prices are subject to revision without prior notice.
- All payments to be made in favour of "Alton Buildtech India Private Limited".
- Any delay in making the payments as per the payment schedule shall attract interest as per RERA compounded quarterly from the date they fall due and shall constitute an event of default.
- Cancellation charges shall be applicable as per RERA and Application Form / Agreement for Sale.
- TDS payable @ applicable rate as per Section 194 - IA of the Income Tax Act.
- Allotment shall be subject to terms and conditions of the standard application form and Agreement for Sale.
- Registration of Agreement for Sale is mandatory within 30 days of booking. In case of non-registration, cancellation charges as above shall apply.



**Site Address: Angan Galleria, E block Sector 89A, Gurugram - 122 002, Haryana, India**

DISCLAIMER: The project has been registered via HRERA No. 391 of 2017 dated 22-12-2017 and is available on [www.haryanarera.gov.in](http://www.haryanarera.gov.in) under Registered Projects \*T& C Apply.

\*images shown in the brochure are Artistic impression not an actual image. Furnitures, fixtures and accessories do not form part of the offer/sale.