

AJNARA

PEACE OF MIND



**AJNARA
CITY**

**EXPERIENCE
TRUE SPORTS
STYLED LIVING**



LOCATION MAP



Towards Ghaziabad

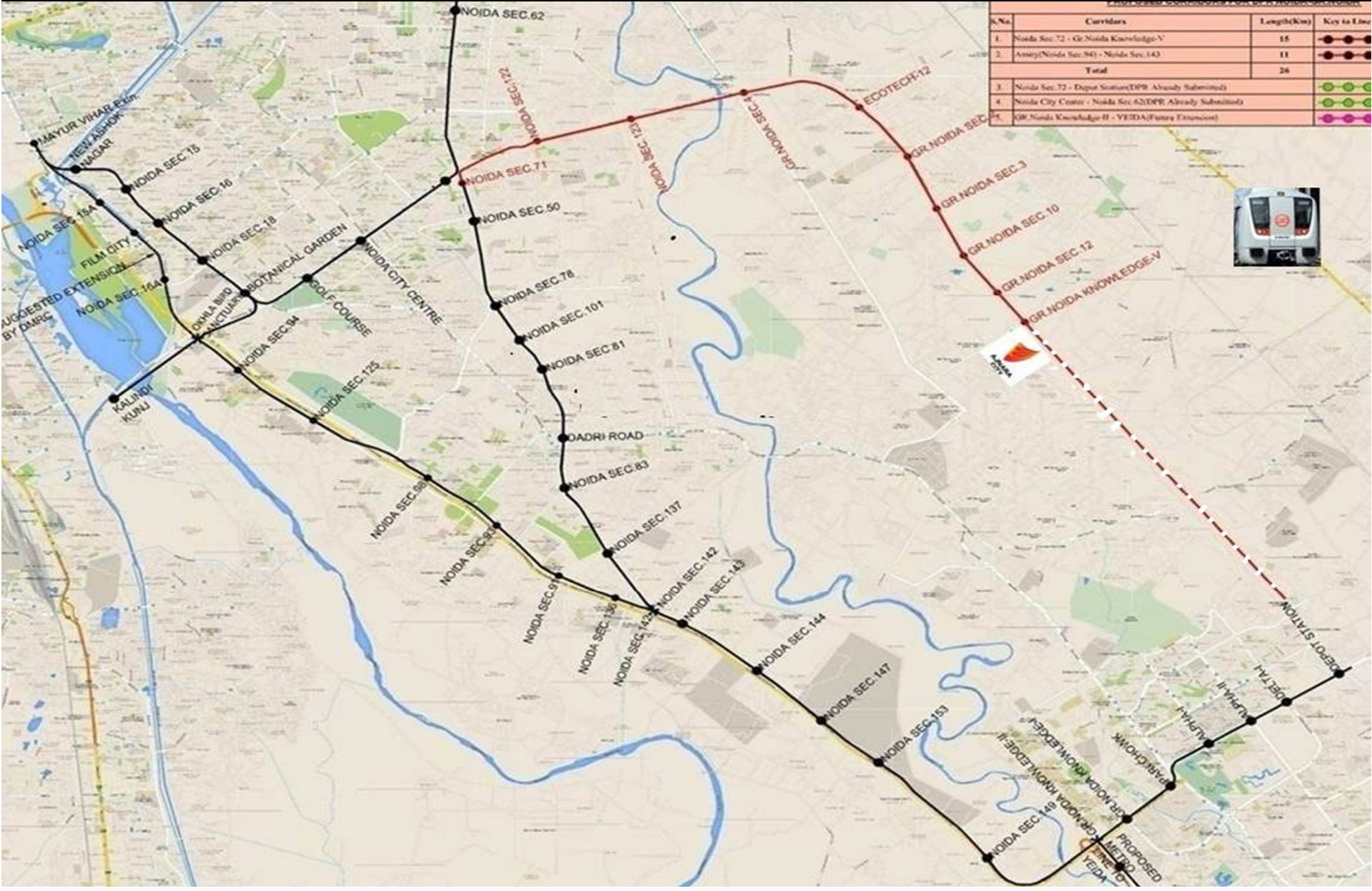
NH-24

VIJAY NAGAR CROSSING

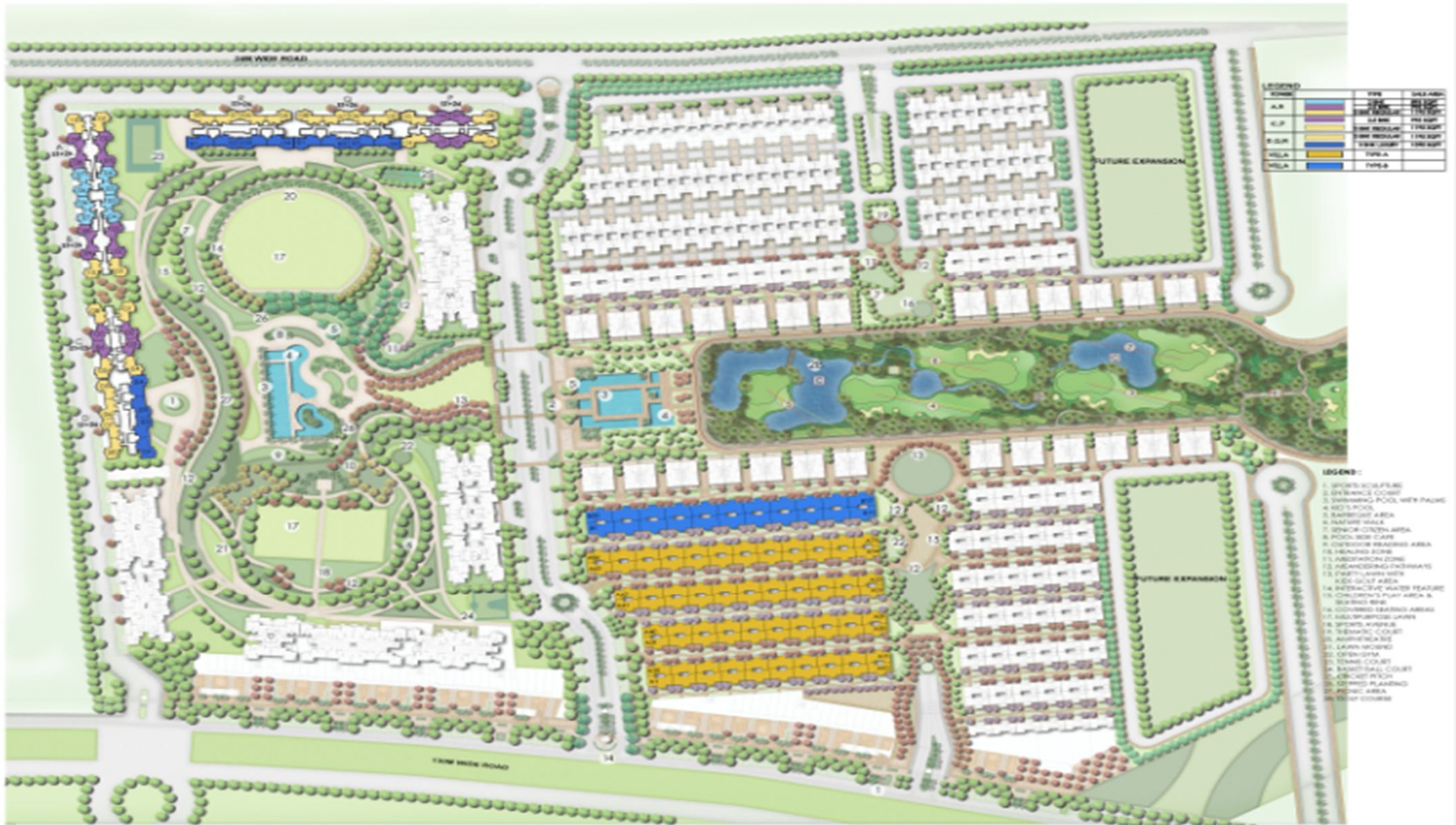
Sec. 62 CROSSING

NH-24

PROPOSED METRO PLAN FOR GREATER NOIDA (WEST)



SITE LAYOUT



AJNARA CITY AT GREATER NOIDA WEST



ARCHITECT
HAFEEZ
CONTRACTOR

Bird's Eye View



USP's OF AJNARA CITY

- **175 Acres sports centric integrated city**
- **Designed by internationally Renowned Architect HAFEEZ CONTRACTOR**
- **75% Open Landscaped Area**
- **Executive Golf course with Golf cart for visitors**
- **Earthquake Resistant Structure**
- **Proposed Metro station just 2 min. drive**
- **Located at 130 mt. wide road**
- **Low density**
- **Approximately 5500 flats and 480 Villas**
- **Vastu Friendly Environment**
- **3 Tier security**
- **Based on Green Building concept**
- **Golf Facing Lavish Villas & Luxury Apartments**
- **4 Sided Open Vastu Friendly Area**
- **All Indoor Outdoor Sports Facilities**
- **Ample Parking Space**
- **Recycle Bin All Around the Campus**
- **Surrounded by Lush Green Area**
- **Provision for Rain water harvesting**

TYPES

- **VILLA**
- **APARTMENTS**

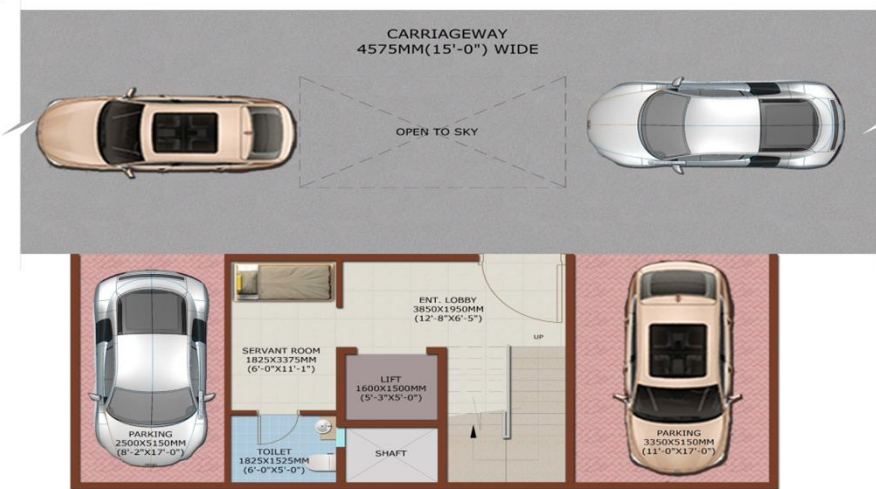
VILLA SIZES (SQ. FT.) & Types

- 2405-** Basement + 4BHK+ Family Lounge + Servant Room + 5 Toilets + Powder Room + Terrace
- 3115-** Basement + 4BHK+ Family Lounge + 5 Toilets + Servant Room + Powder Room + Terrace

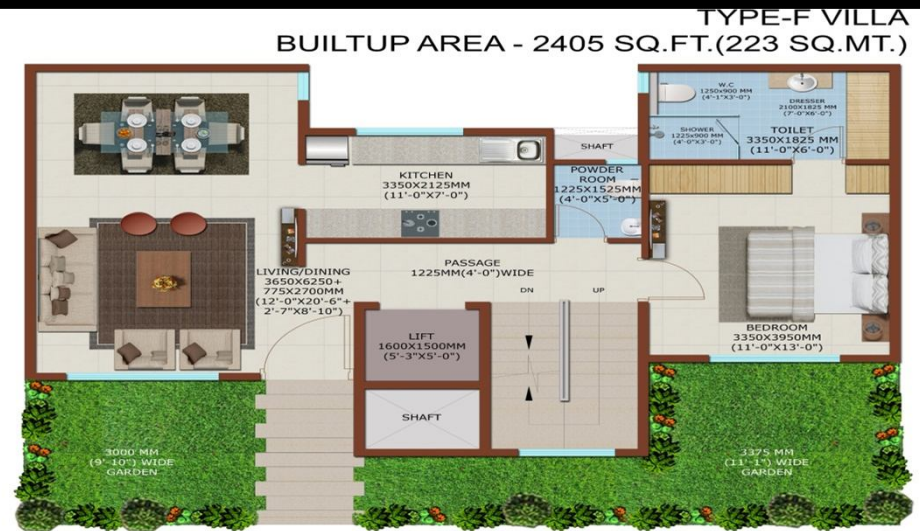
TENTATIVE ELEVATION VILLAS



VILLA LAYOUT 2405 SQ. FT



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

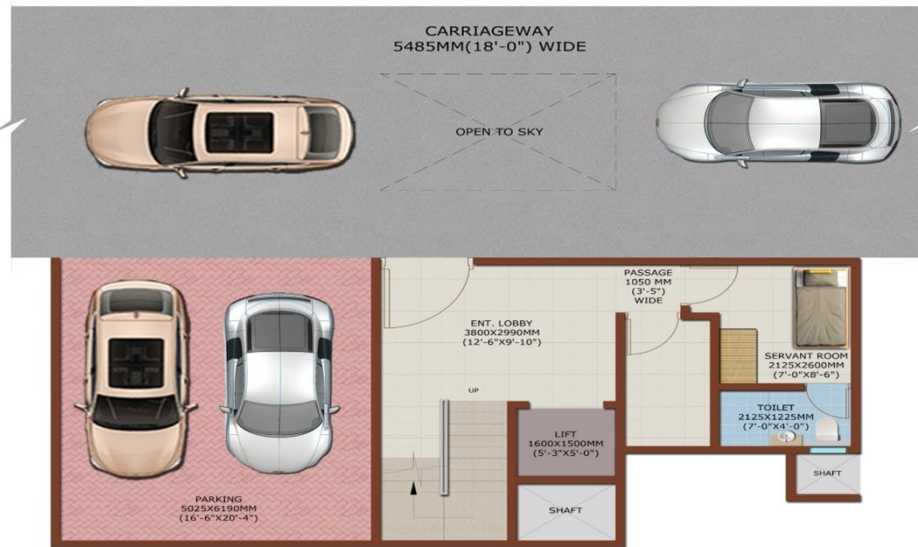


FIRST FLOOR PLAN

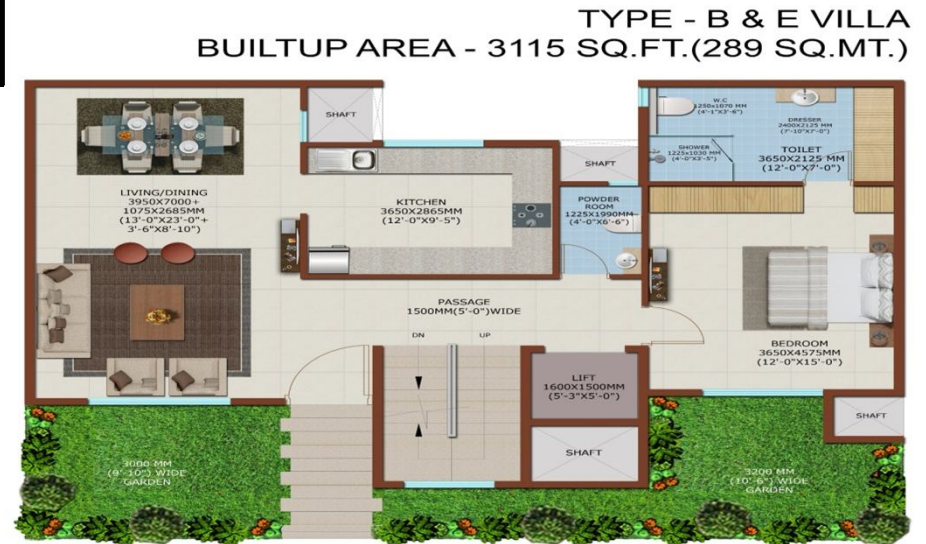


SECOND FLOOR PLAN

VILLA LAYOUT 3115 SQ. FT



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

APARTMENT SIZES (Sq. Ft.) & TYPES

- **895-2 BHK+ 2 Toilets**
- **995- 2 BHK+ 2 Toilets +Study**
- **1195-3 BHK+3 Toilets**
- **1395- 3 BHK+3 Toilets+ Dress**

TENTATIVE ELEVATION APARTMENTS



TENTATIVE ELEVATION APARTMENTS



TENTATIVE ELEVATION APARTMENTS



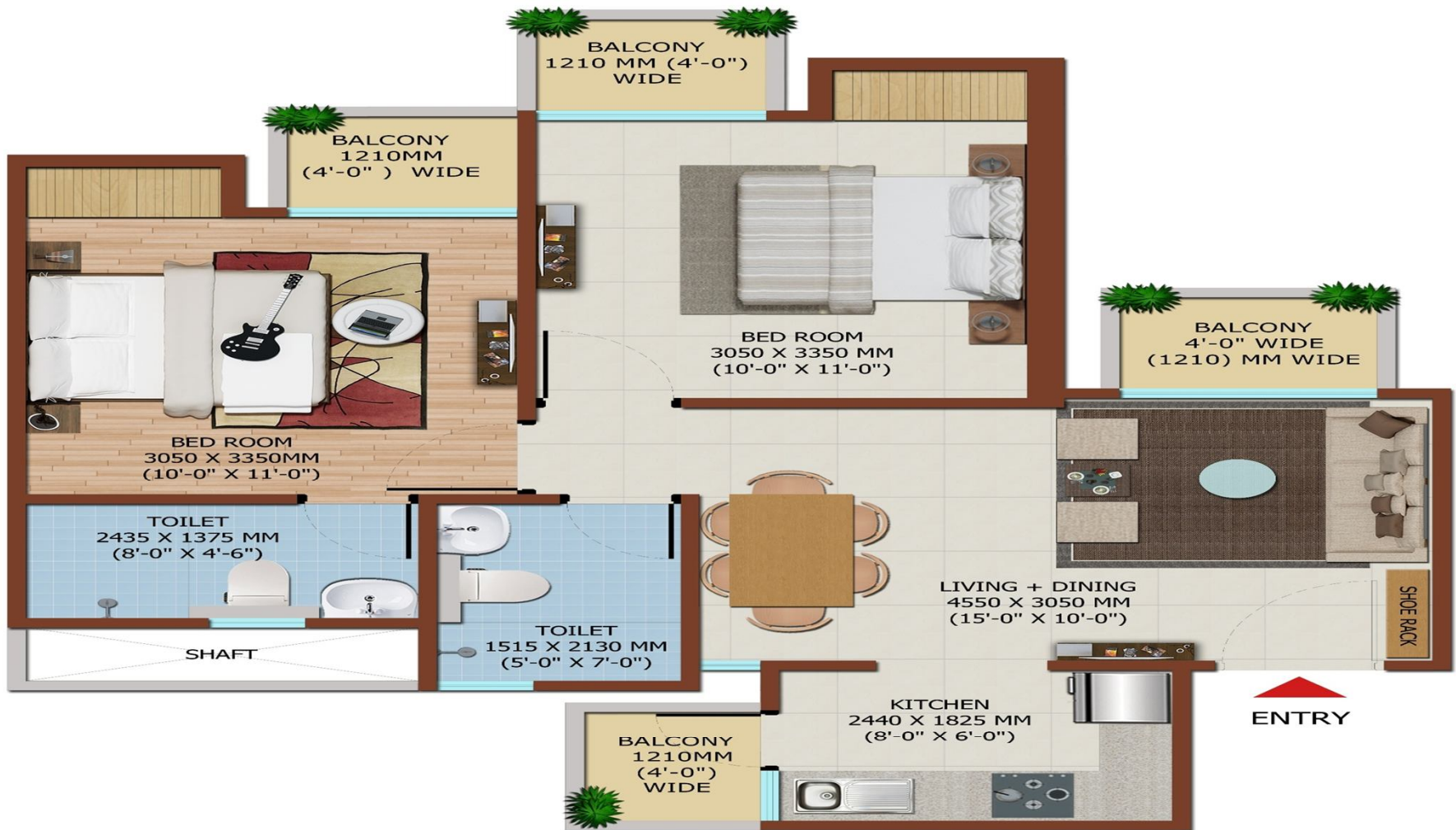
APARTMENT LAYOUT 895 SQ. FT.

2BHK + 2 TOILET
SUPER AREA : 895 SQFT
BUIL UP AREA : 680 SQFT

1. LIVING + DINING: 4550 X 3050 (15' X 10')
2. KITCHEN: 2440 X 1825 (8' X 6')
3. BALCONY: 1210 WIDE (4' WIDE)
4. BED ROOM-1: 3050 X 3350 (10' X 11')
5. TOILET-1: 1515 X 2130 (5' X 7')
6. BED ROOM-2: 3050 X 3350 (10' X 11')
7. TOILET-2: 2435 X 1375 (8' X 4'-6")



APARTMENT LAYOUT 895 SQ. FT.



2BHK + 2TOILET
SUPER AREA - 895 SQ.FT.
BUILTUP AREA - 680 SQ.FT.

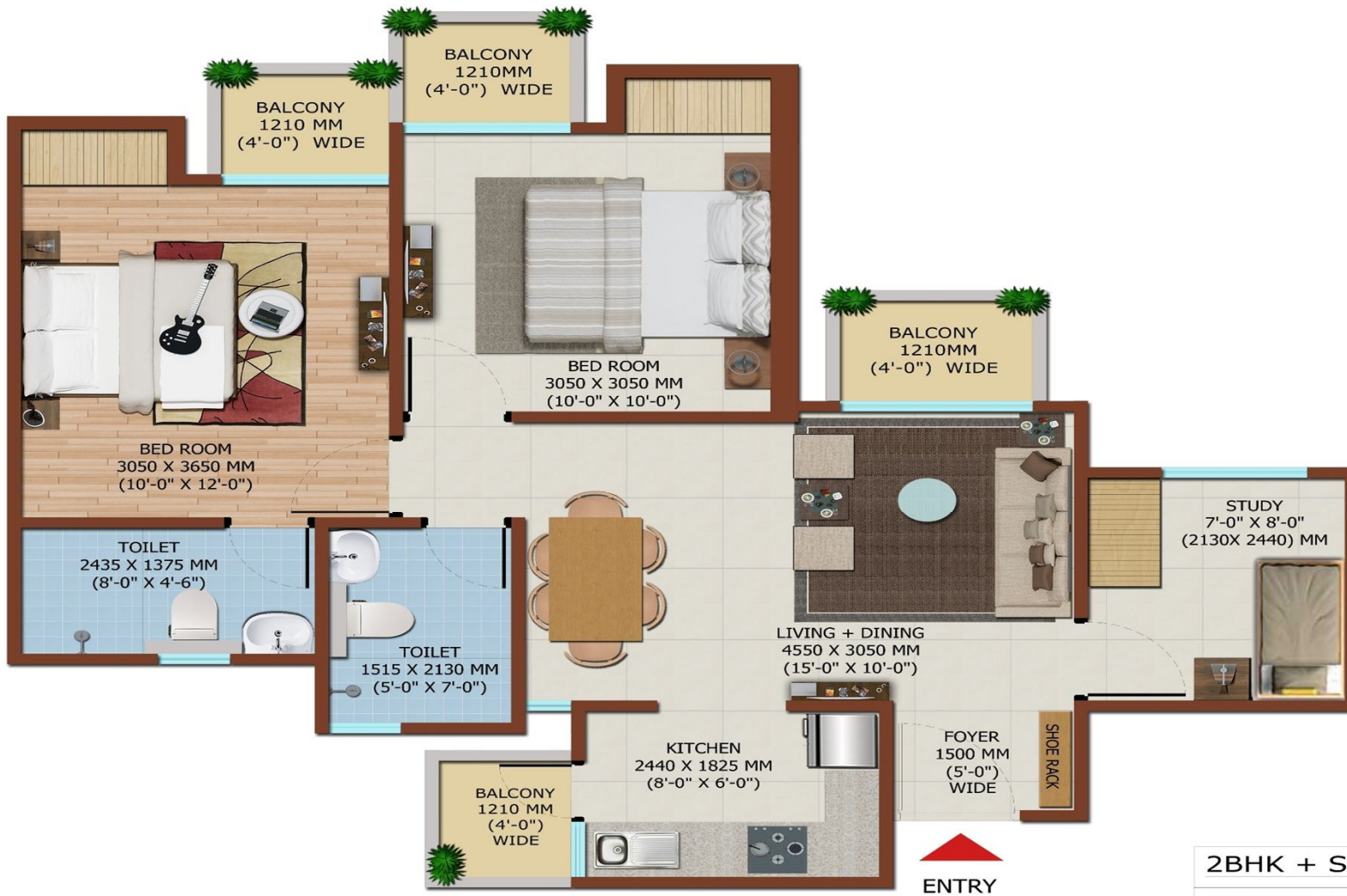
APARTMENT LAYOUT 995 SQ. FT

*2BHK + STUDY + 2 TOILET
SUPER AREA : 995 SQFT
BUIL UP AREA : 765 SQFT*

1. ENTRANCE FOYER: 1500X1210 (5'X4')
2. LIVING + DINING: 4550 X 3050 (15' X 10')
3. KITCHEN: 2440 X 1825 (8' X 6')
4. STUDY: 2440 X 2130 (8' X 7')
5. BALCONY: 1210 WIDE (4' WIDE)
6. BED ROOM-1: 3050 X 3050 (10' X 10')
7. TOILET-1: 1515 X 2130 (5' X 7')
8. BED ROOM-2: 3050 X 3660 (10' X 12')
9. TOILET-2: 2435 X 1375 (8' X 4'-6")



APARTMENT LAYOUT 995 SQ. FT



2BHK + STUDY + 2TOILET
SUPER AREA - 995 SQ.FT.
BUILTUP AREA - 765 SQ.FT.

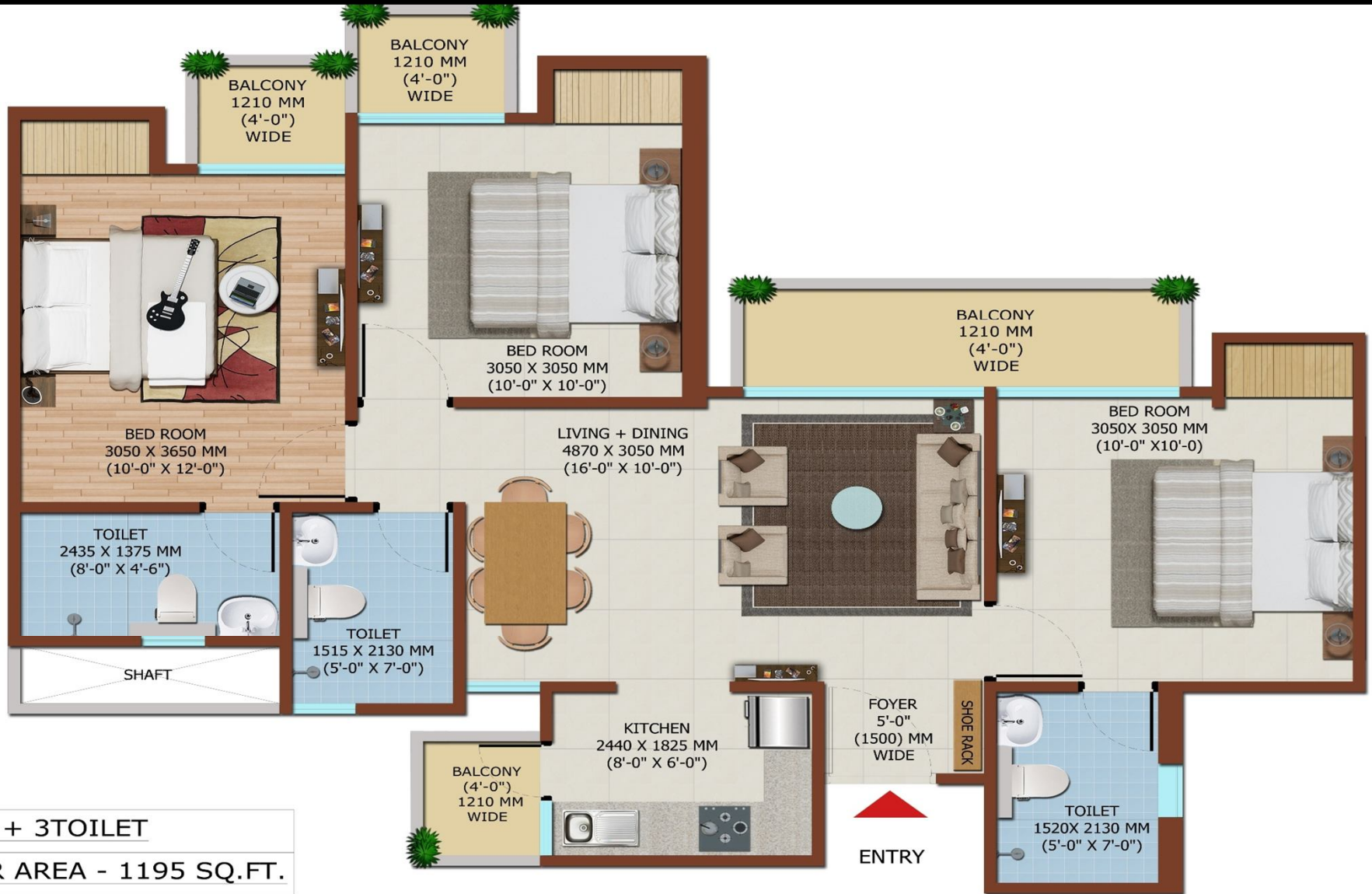
APARTMENT LAYOUT 1195 SQ. FT.

3BHK + 3 TOILET
SUPER AREA : 1195 SQFT
BUIL UP AREA : 905 SQFT

1. ENTRANCE FOYER: 1500X1025 (5'-0"X3'-4")
2. LIVING + DINING: 4870 X 3050 (16' X 10')
3. KITCHEN: 2440 X 1825 (8' X 6')
4. BED ROOM-1: 3050 X 3050 (10' X 10')
5. TOILET-1: 1515 X 2130 (5' X 7')
6. UTILITY: 1210 WIDE (4' WIDE)
7. BED ROOM-2: 3050 X 3050 (10' X 10')
8. TOILET-2: 1515 X 2130 (5' X 7')
9. BED ROOM-3: 3050 X 3660 (10' X 12')
10. TOILET-3: 2435 X 1375 (8' X 4'-6")
11. BALCONY: 1210 WIDE (4' WIDE)



APARTMENT LAYOUT 1195 SQ. FT.



3BHK + 3TOILET

SUPER AREA - 1195 SQ.FT.

BUILTUP AREA - 905 SQ.FT.

APARTMENT LAYOUT 1395 SQ. FT.

3BHK + 3 TOILET + DRESS
SUPER AREA : 1395 SQFT
BUILT UP AREA : 1110 SQFT

1. LIVING + DINING: 3350 X 4235 + 1875 X 2735
(11' X 14') + (6'-2" X 9')
2. KITCHEN: 2750 X 2130 (9' X 7')
3. UTILITY: 1525 WIDE (5' WIDE)
4. BED ROOM: 3050 X 3050 (10' X 10')
5. TOILET: 1370 X 2435 (4'-6" X 8')
6. BED ROOM: 3050 X 4190 (10' X 13'-9")
7. DRESS: 1210 X 1505 (4' X 5')
8. TOILET: 1530 X 2435 (5' X 8')
9. BED ROOM: 3050 X 3660 (10' X 12')
10. TOILET: 1515 X 2130 (5' X 7')
11. BALCONY: 1525 WIDE (5' WIDE)

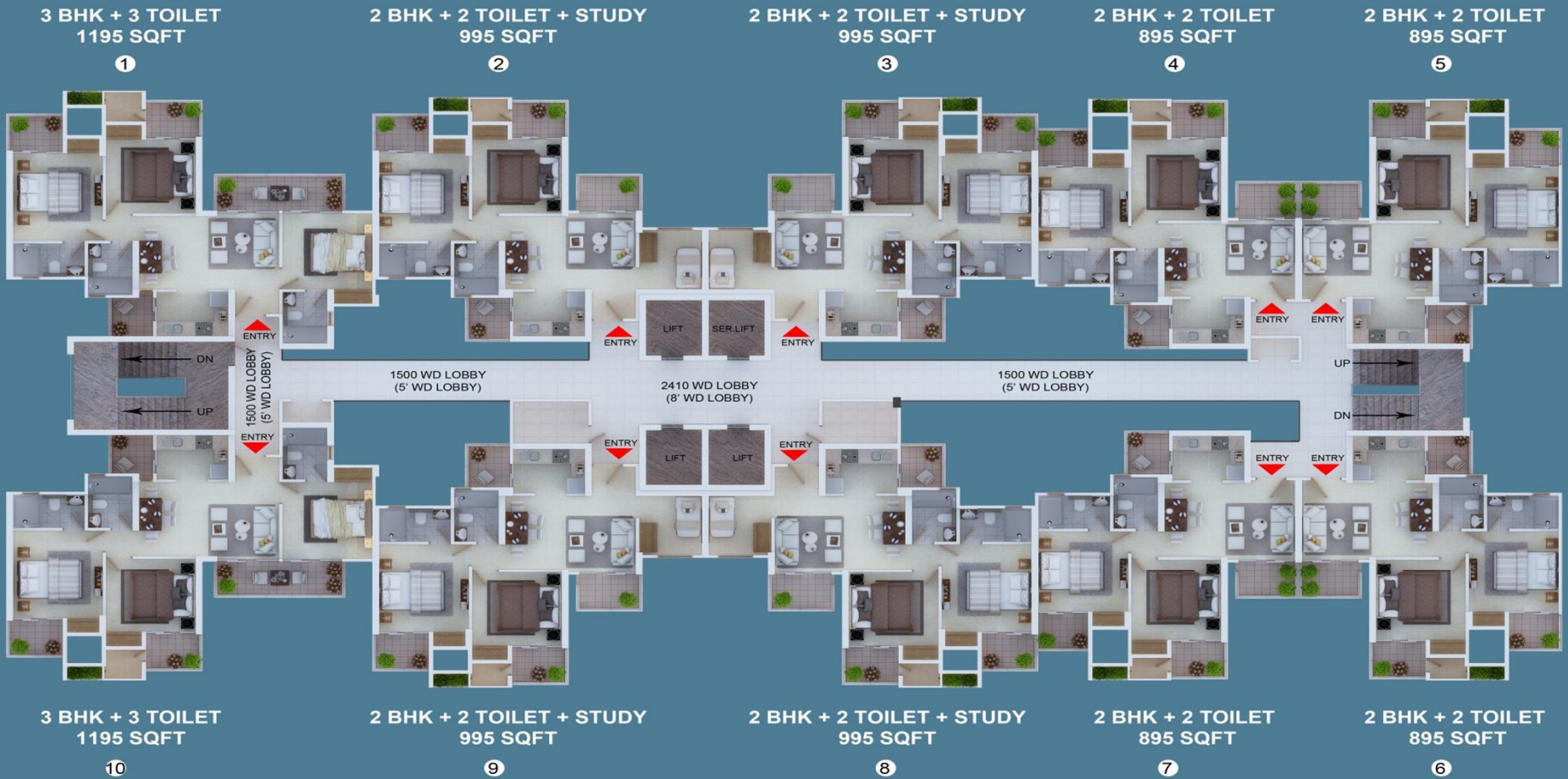


APARTMENT LAYOUT 1395 SQ. FT.



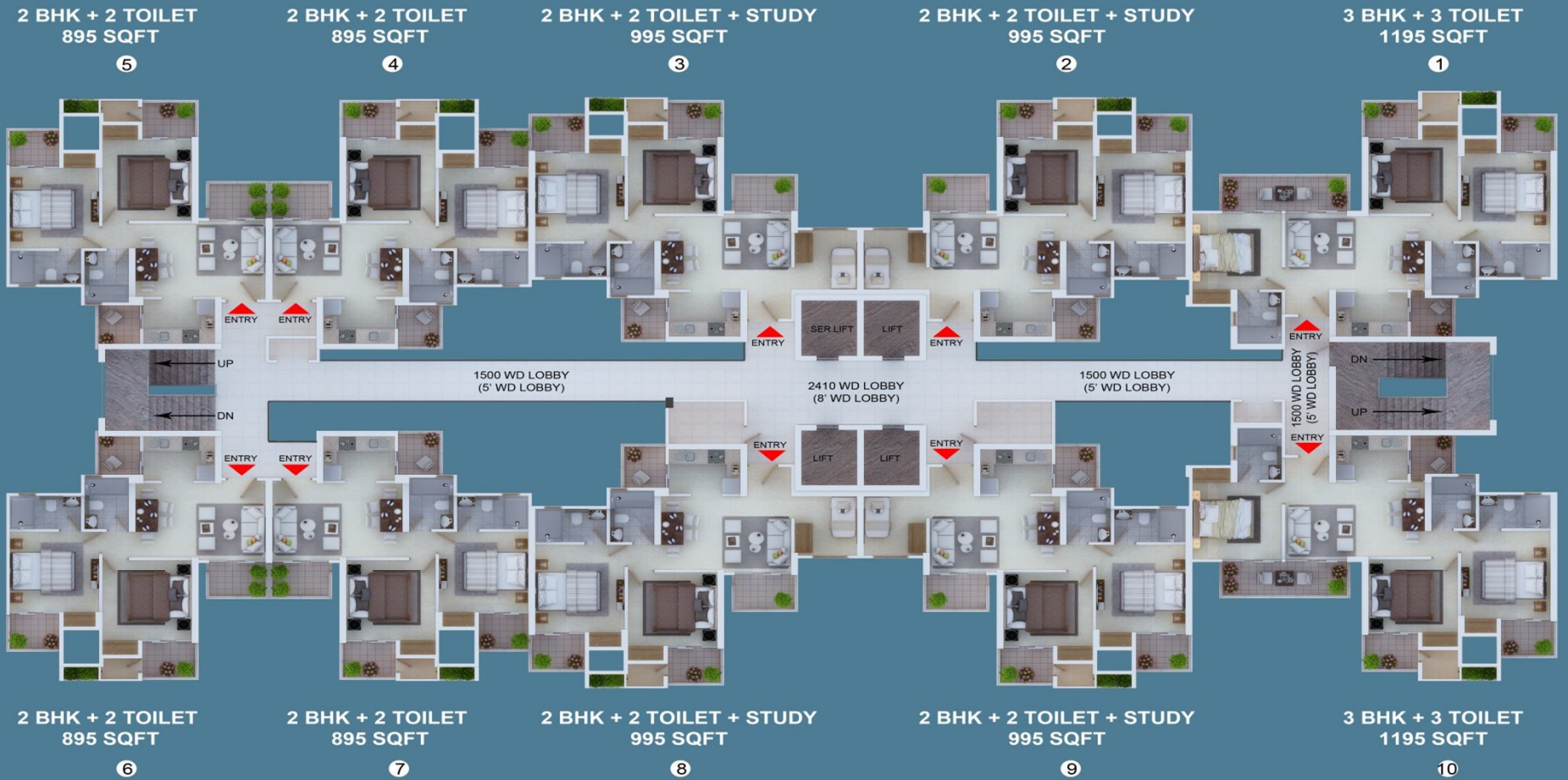
3BHK + 3TOILET + DRESS
SUPER AREA : 1395 SQFT
BUILT UP AREA : 1110 SQFT

CLUSTER PLAN TOWER A



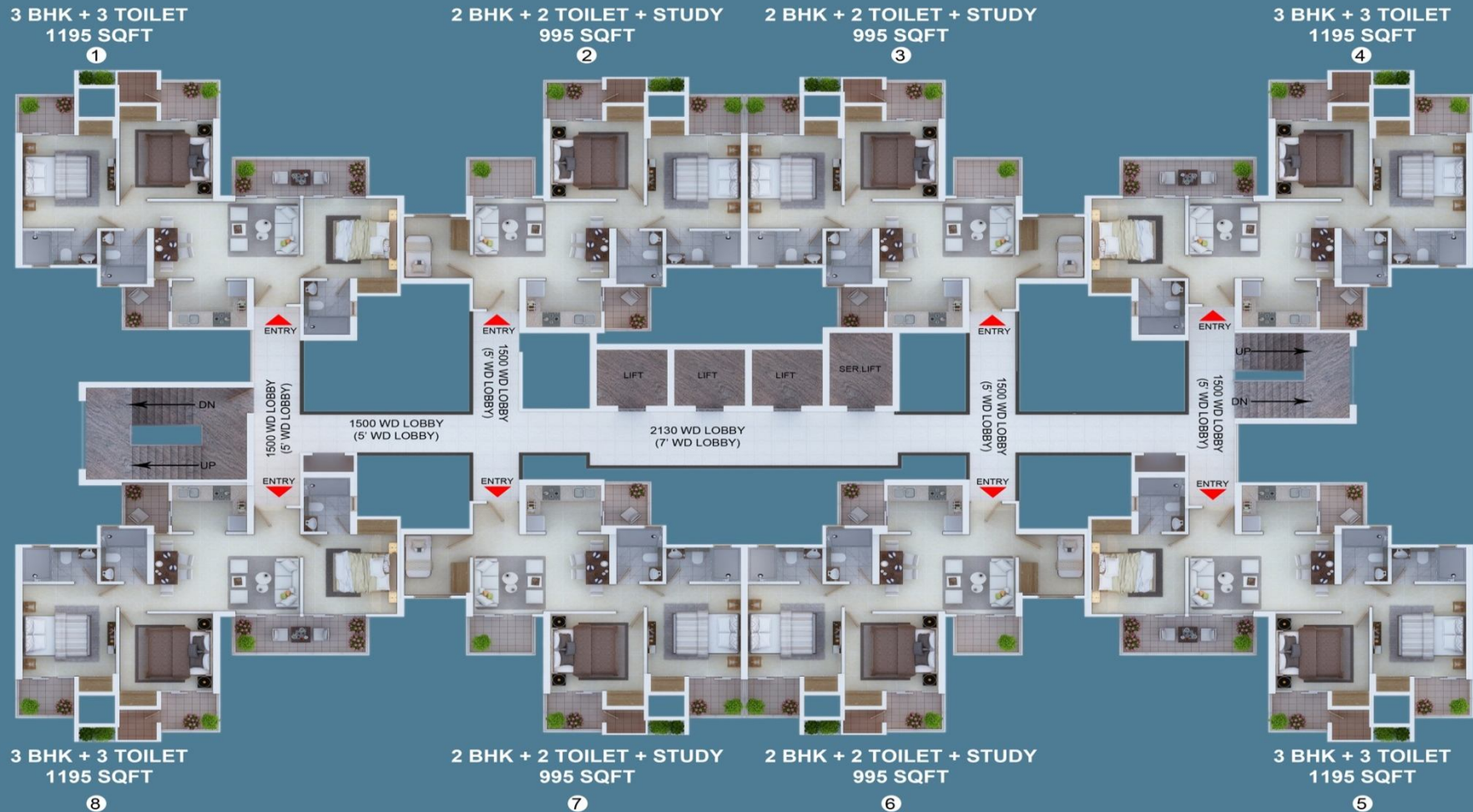
TOWER A

CLUSTER PLAN TOWER B



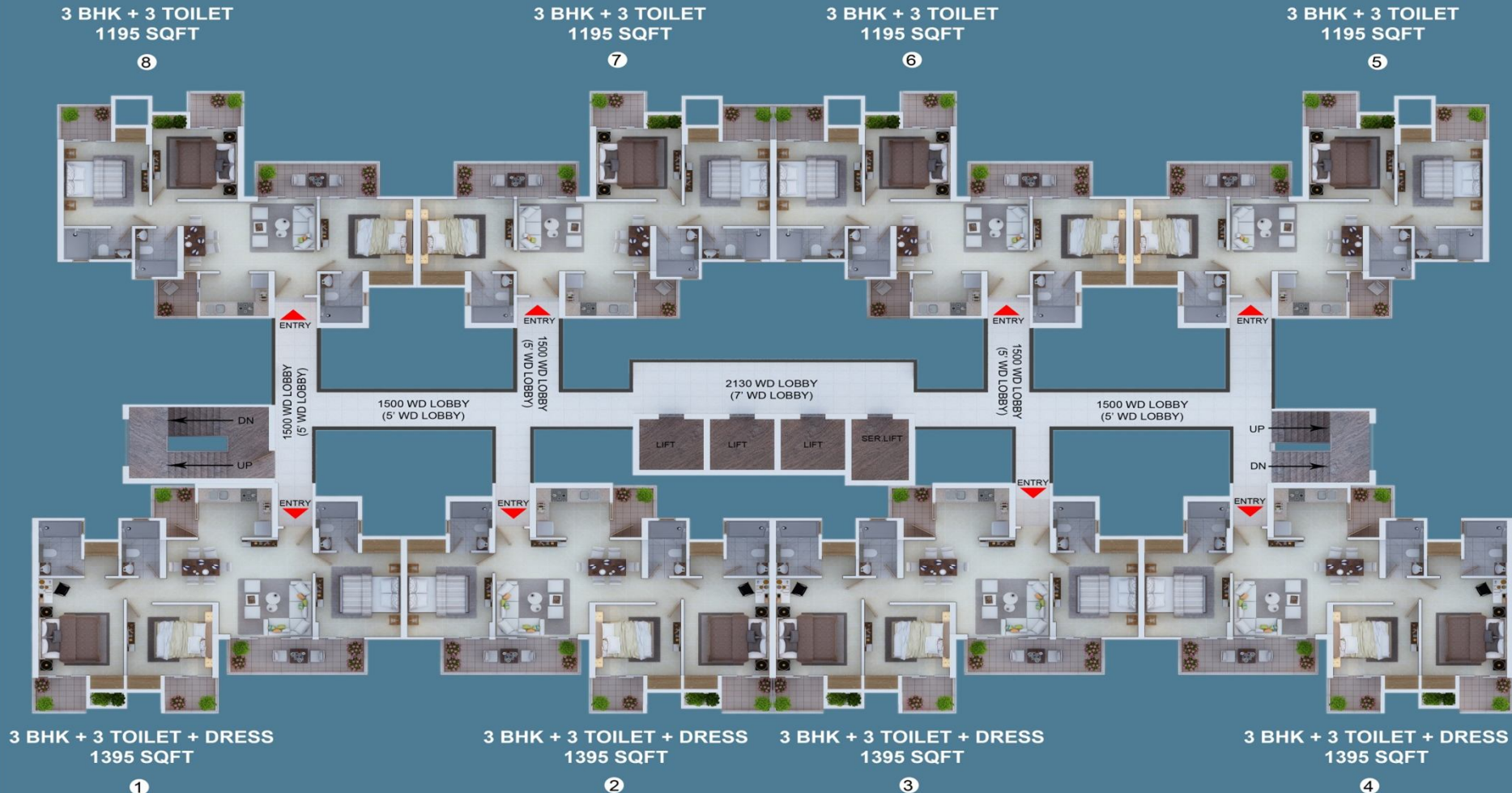
TOWER B

CLUSTER PLAN TOWER C ,P



TOWER C , P

CLUSTER PLAN TOWER D, Q, R



TOWER D,Q,R

Great Companion
Green Flied....
Great Companion
Green Flied....

The Extravagant
Premium
Housing
Project....

A Great Lifestyle
Starts With Great
Payment Plans...

HIGHLIGHTS

High End Villas
Depict Style
Spaciousness

Place Where Nature
Enlightens Souls With
The Mystifying
Sounds...

Designed by World's
Renowned Architect
"Hafeez Contractor"

SPECIFICATIONS

FLOORING

Vitrified tiles in drawing room, dinning room, bedrooms and kitchen. Anti-skid ceramic tiles in toilets and balconies. Laminated wooden flooring in master bedroom.

EXTERNAL FACADE

Exterior in superior paint finish.

TOILETS

Anti-skid ceramic floor tiles up to door levels on the wall.

SPECIFICATIONS

DOORS

Sliding external doors made UPVC.

SAFETY

State -of-the-art centralized security system. All lobbies with CCTV cameras, automated boom barrier, Intercom facility in each apartment.

KITCHEN

High class verified tiles. Combination of glazed tiles 2' above platform. Polished Indian granite or marble , slab in appropriate color, stainless steel sink, C.P. fittings, provision of installation of geyser , RO unit kitchen, IGL gas pipeline.

SPECIFICATIONS

ELECTRICAL

Copper wiring in concealed PVC conduits. Sufficient light and power points. Provision for T.V., telephone points in living room and all bedrooms.

INSIDE WALL FINISH

Inside walls with POP punning and OBD.

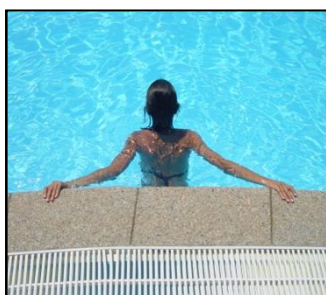
STRUCTURE

Earthquake-resistant RCC Frame Structure.

LEGENDS OF AJNARA CITY CLUB

- **Multipurpose playfield**
- **Tennis Court**
- **Swimming Pool with separate kids pool area**
- **Wellness Centre with aerobics, steam bath, sauna, spa, Jacuzzi & yoga centre**
- **Cafeteria**
- **Fully air-conditioned party/ banquet hall**
- **Wi-Fi enabled society**
- **Doctor/ ambulance on call**
- **Shopping complex**
- **Kids play area with sand pits**
- **Indoor multipurpose sports hall**
 - **Gymnasium** - **Badminton** - **Table Tennis** - **Squash**
 - **Basketball** - **Volley Ball** - **Rock Climbing** - **Card Room/ Pool Room**
- **Cricket Net**
- **Pro shops/Beverages & Food**
- **Mini theatre**
- **Jogging Track**
- **Unisex Beauty Salon**

AJNARA CITY CLUB HIGHLIGHTS



PRICE LIST-VILLA

B.S.P @ INR. 3650.00 Per sq.-ft.

IN D.P PLAN-8% @ INR. 3358/- PER SQ.FT.

Additional Charges

Club Membership	INR 150,000/-
Park / Road facing	INR 250/- per sq.ft
Corner facing	INR 250/- per sq.ft.
EDC & IDC	INR 125/- per sq.ft.
Power Back Up	INR 20,000/- per KVA.
IFMS	INR 25/- per sq.-ft
Dual Meter Charges	INR 25,000/-
Lease Charges	INR 85/-per sq. ft
Electric Meter Charges (Mandatory)	INR 15,000/- KW (7.5 kw

Payment Plan-Villa

Down Payment Plan

At the time of Booking	10%
Within 30 days of Booking	85%
On the offer of possession	5%

Construction Link Payment Plan

At the time of Booking	10%
Within 30 days of Booking	10%
On Start of Excavation	20%
On Completion of Ground Floor Slab	10%
On Completion of First Floor Slab	10%
On Completion of Second floor	10%
On Completion of Internal Plaster	10%
On Completion of External Plaster	10%
At the time of offer of Possession	10%

Terms & Condition-Villa

- 1. Cheques /Draft will be issued in favor of “M/s Ajnara India Ltd.”.**
- 2. Possession date 36 months from the date of allotment (+ Grace period of 6 months)**
- 3. First transfer Free after 40% Payment Subject to Admin Charges.**
- 4. Government Charges i.e. Stamp Duty, Service Tax or any other government levied charges will be extra.**

PRICE LIST-Apartments

Floor	BSP
26 th floor	1990
25 th floor	2040
24 th floor	2090
23 rd floor	2140
22 nd floor	2190
21 st floor	2240
20 th floor	2280
19 th floor	2320
18 th floor	2360
17 th floor	2400
16 th floor	2440
15 th floor	2470
14 th floor	2500
13 th floor	2530
12 th floor	2560
11 th floor	2590
10 th floor	2610
9 th floor	2630
8 th floor	2650
7 th floor	2670
6 th floor	2690
5 th floor	2700
4 th floor	2710
3 rd floor	2720
2 nd floor	2730
1 st floor	2740

Other Charges

Lease Rent	Rs.90/sqft
Club Membership	Waived
1Kva Power Back -Up	Waived
Dual Meter Charges	Waived
Covered Car Parking	Rs.295,000
IFMS	Rs.25/sqft

Location PLC

Central Park/Golf Facing PLC	Rs.100/sqft
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Payment Plan-Apartments

Construction Linked Payment Plan

On Booking	10% of Total Cost
Within 60 days	10% of Total Cost
On Start of Raft Work	10% of Total Cost
On Casting of 2nd Basement slab	10% of Total Cost
On Casting of 3rd Floor	5% of Total Cost
On Casting of 6th Floor	5% of Total Cost
On Casting of 9th Floor	5% of Total Cost
On Casting of 12th Floor	5% of Total Cost
On Casting of 15th Floor	5% of Total Cost
On Casting of 18th Floor	5% of Total Cost
On Casting of 21st Floor	5% of Total Cost
On Casting of 24th Floor	5% of Total Cost
On Casting of Top Floor	5% of Total Cost
On Completion of Outer Façade	5% of Total Cost
On Intimation of Possession	10% of Total Cost

Terms & Conditions

- 1) Service Tax, TDS, any other taxes, cess, duties, registration charges etc. as applicable would be payable by the customer as per demand.**
- 2) Maintenance charge, extra electricity Installation, extra power backup (as allowed by developer) charge will be charged extra and shall be paid before the possession.**
- 3) Prices & Payment plans are subject to revision at sole discretion of Company.**
- 4) Cheques/Bank Drafts to be issued in favor of "Ajnara India Limited (Khel Gaon)" payable at New Delhi.**
- 5) Mandatory Document Required for Booking**
 - a) Pan Card Copy**
 - b) Address Proof**
 - c) ID Proof.**