





THE ESTATE
RESIDENCES
SECTOR - 63A
BY ANANT RAJ LIMITED

Exclusive

ABODE TO TRANQUILITY
AN OPPORTUNITY!

ANANT RAJ LIMITED REVEALS A NEW RESIDENTIAL HEAVEN

SPRAWLING ACROSS 5.5 ACRES WHICH IS A PART OF
LARGER 200-ACRE INTEGRATED TOWNSHIP

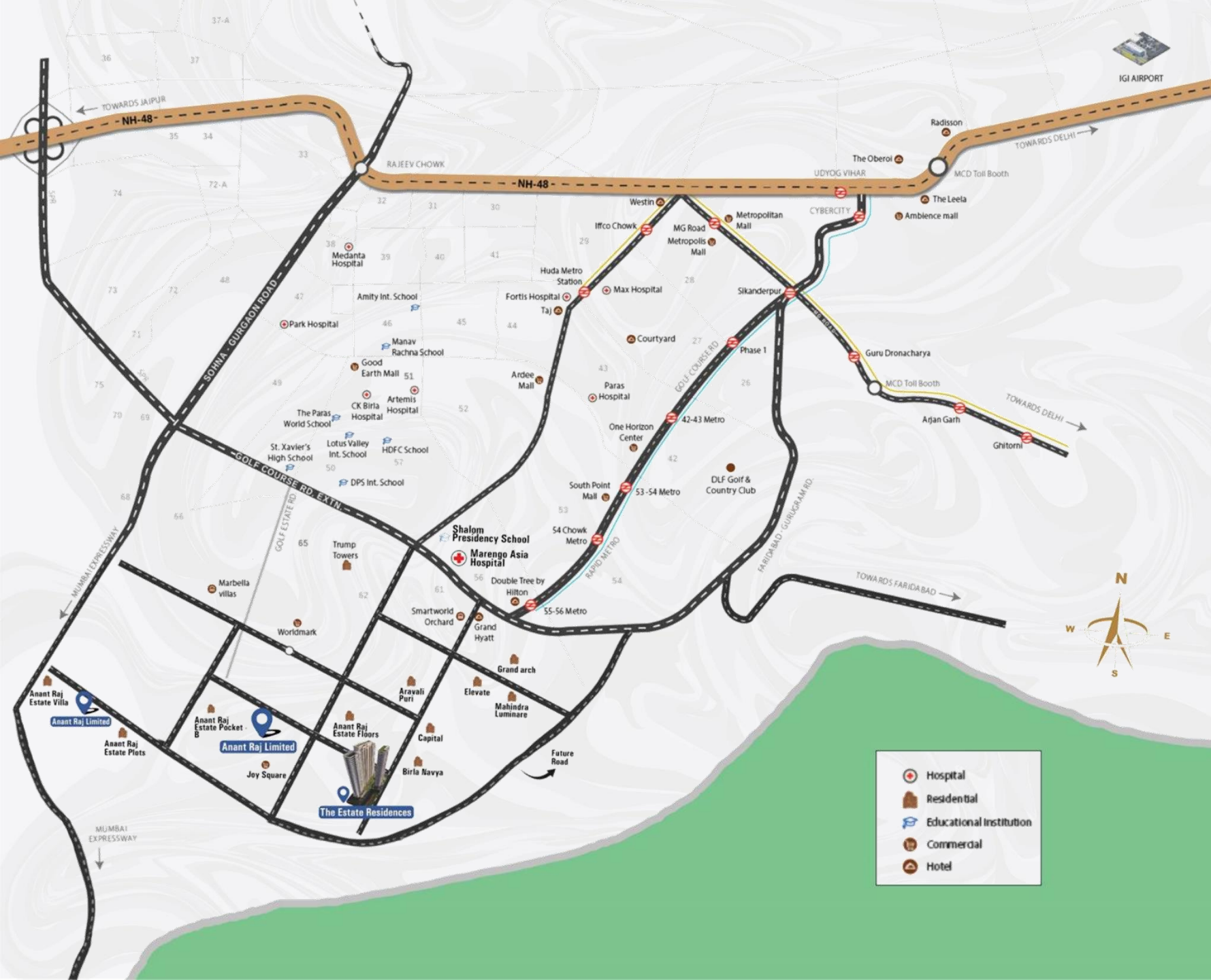


YOUR NEW HABITAT IS HERE AT THE
MOST PREFERRED LOCATION OF

GURUGRAM
SECTOR 63A



YEAR-ROUND, RELISH UNIMPEDED PANORAMAS
OF THE SERENE AND EVER-CHANGING
NATURAL BEAUTY



LOCATION ADVANTAGES

- 
2.4 KMS (6 MINS)
HOTEL GRAND HYATT
- 
3.5 KMS (8 MINS)
MARENGO ASIA HOSPITAL
- 
3.5 KMS (8 MINS)
SHALOM PRESIDENCY SCHOOL
- 
3.6 KMS (10 MINS)
RAPID METRO SEC 55-56
- 
6.4 KMS (15 MINS)
SOUTH POINT MALL
- 
23 KMS (44 MINS)
IGI AIRPORT

SECTOR 63A

A GOLF COURSE
EXTENSION ROAD WHERE
CONNECTIVITY IS NEVER
AN ISSUE



CITY VIEW FROM 32ND FLOOR - TOWER 1





ALREADY DEVELOPED
SOCIAL INFRA

ENJOY CONSISTENTLY SUPERIOR AIR QUALITY IN SECTOR 63A ON GOLF COURSE EXTENSION ROAD, GURGAON. WE TAKE PRIDE IN BEING THE INAUGURAL PROJECT FROM THE ARAVALIS, ENSURING THAT THERE WILL BE NO FURTHER CONSTRUCTION BEHIND US

INTRODUCING A NEW LIFESTYLE
CHAPTER WITH UNMATCHED
LUXURY

LIMITED EDITION
APARTMENTS WITH
UNLIMITED GRANDEUR

4

TOWERS

30+

FLOORS

248

UNITS

ELEVATING THE
SKYLINE WITH
GRACE AND
GRANDEUR



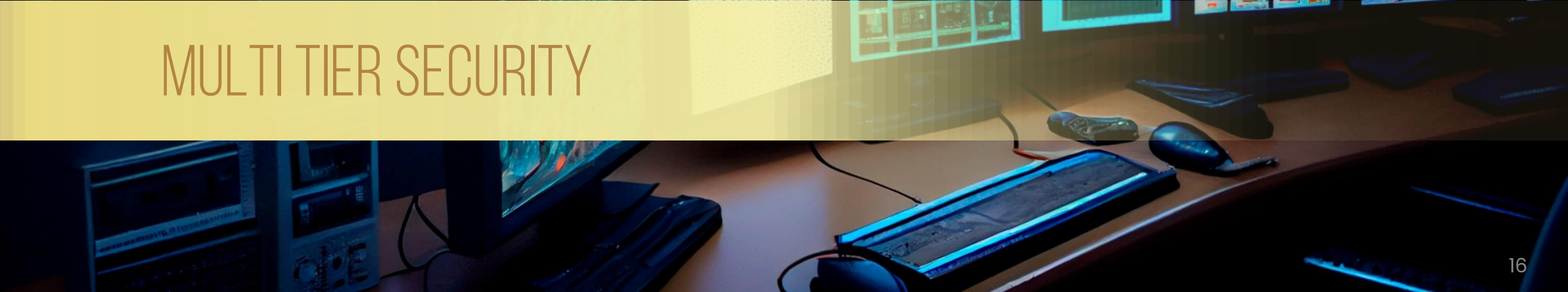




WRAP AROUND BALCONIES WITH
STUNNING NATURE VIEWS



MULTI TIER SECURITY



TRIPPLE HEIGHT
GRAND ENTRANCE
LOBBY

THE SUNKEN GARDEN
BOASTS OF LUSH
GREENERY & BEAUTY

THE LIFT TAKES YOU
TO YOUR APARTMENT
DIRECTLY
PRIVATE LIFTS

HIGH POINTS OF
THE ESTATE RESIDENCES

UNWIND AT THE
40,000 SQ. FT CLUB

A BEDROOM WITH A
LOCKABLE WALK-IN
CLOSET

SKY LOUNGES AT
ROOF TOPS

750 CAR PARKS
FOR
248 APARTMENTS

ALL 4 BHK
APARTMENTS
WITH HELPERS ROOM

DESTINATION
CONTROLLED
LIFTS

PREMIUM FEATURES

70% OPEN GREENS
30% BUILT UP AREA

ARAVALI
FACING
UNITS

PODIUM GREENS WITH
VEHICLE FREE ZONE

OUR CONSULTANTS



Principal Architect



Project Architect



Land Scope Consultant



EPF Consultant



Structure Consultant



Green Building
Consultant



Confederation of Indian Industry

Indian Green Building Council (IGBC)

hereby precertifies

The Estate Residences

Group Housing Colony Measuring 5.43263 Acres (License No: 128 of 2022) developed by Anant Raj Limited. Sector 63A, Gurugram, Haryana

(IGBC Registration No. GH232106)

The project has demonstrated intent to design and build high performance building in accordance with

IGBC Green Homes Rating System

Precertified Gold

December 2023

(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

Sharukh Mistry
Chair, IGBC Green Homes

Gurmit Singh Arora
Chairman, IGBC

K S Venkatagiri
Executive Director, CII-Godrej GBC



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



CONVENIENT PODIUM
DROP OFF / PICK UP
ZONE

PODIUM LEVEL OF EXQUISITE LANDSCAPE
MULTI-TIER SECURITY FOR YOUR PEACE OF MIND







THE RESIDENCY CLUB

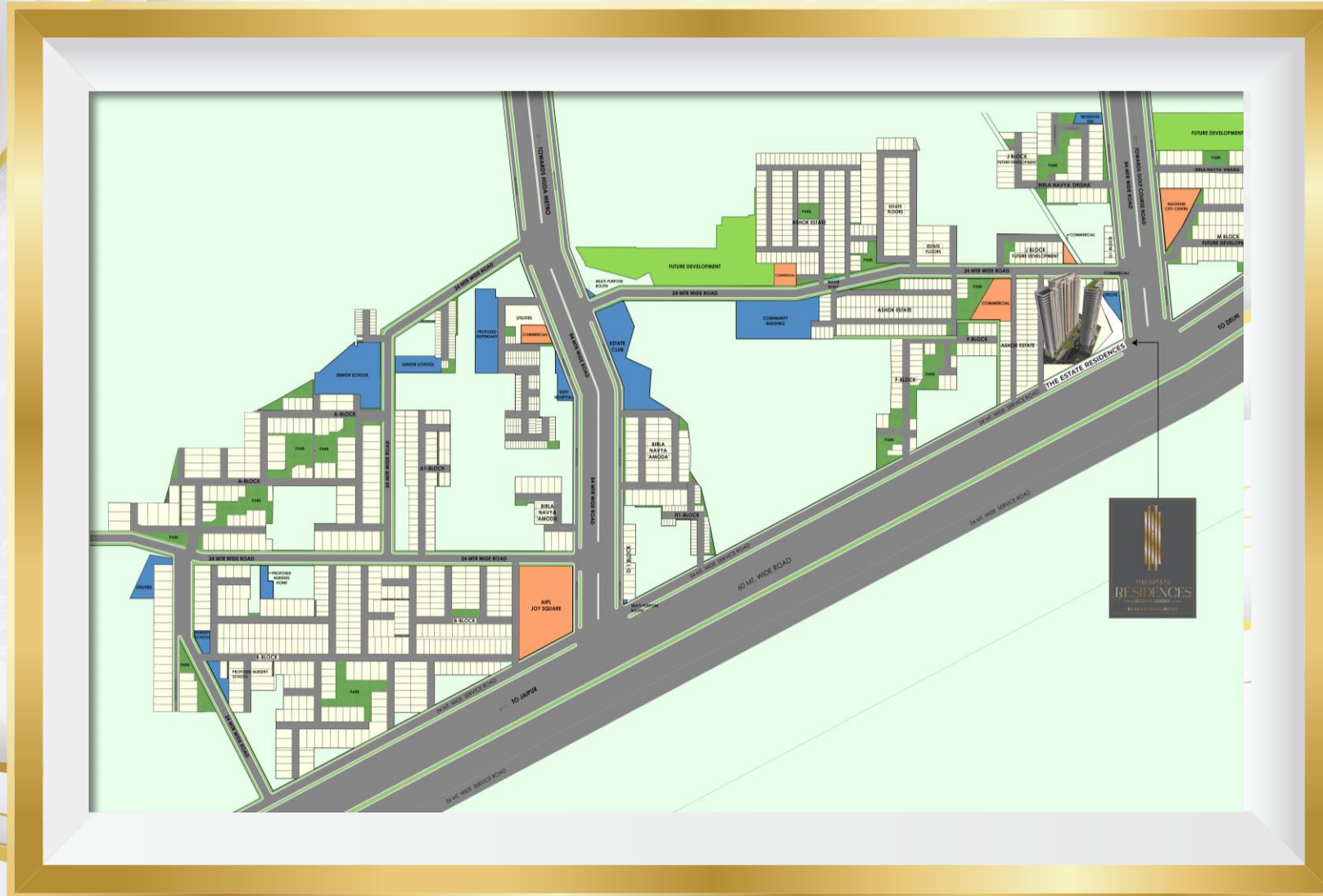
EMBARK ON A NARRATIVE OF
REFINEMENT AT THE RESIDENCY
CLUB WITHIN THE ESTATE
RESIDENCES, WHERE THE
TAPESTRY OF ULTRA-LUXURY
LIVING UNFOLDS.



THE SKY LOUNGES



ANANT RAJ ESTATE - MASTER PLAN



THE ESTATE RESIDENC'S MASTER LAYOUT



①	DIRECT CLUB ENTRY & EXIT	⑭	PET PARK
②	CLUB ARRIVAL PLAZA	⑮	JOCKEY'S PARK
③	PODIUM GREENS LEVEL CLUB ENTRY	⑯	SECURED PARKED PODIUM GREENS
④	DAILY RESIDENT ENTRY/EXIT	⑰	SUNSHINE GREEN COURT
⑤	RAMP IN & OUT OF EXCLUSIVE BASEMENT PARKING	⑱	SWING PARK
⑥	GUEST ENTRY	⑲	SENIORS PARK
⑦	ENTRY TO COVERED PODIUM DROP OFF ZONE	⑳	SERVICES
⑧	EXIT	㉑	CLUB BELOW TOWER-1
⑨	EXIT FROM COVERED PODIUM DROP OFF ZONE	㉒	SERVICE ENTRY
⑩	CLUB LAWN	㉓	SERVICE EXIT
⑪	POOLSIDE ALFRESCO	㉔	LOW RISE EWS
⑫	POOL WITH KIDS ZONE	+	TOWER ENTRY BELOW PODIUM GREENS
⑬	OUTDOOR SPORTS		



TOWER 1



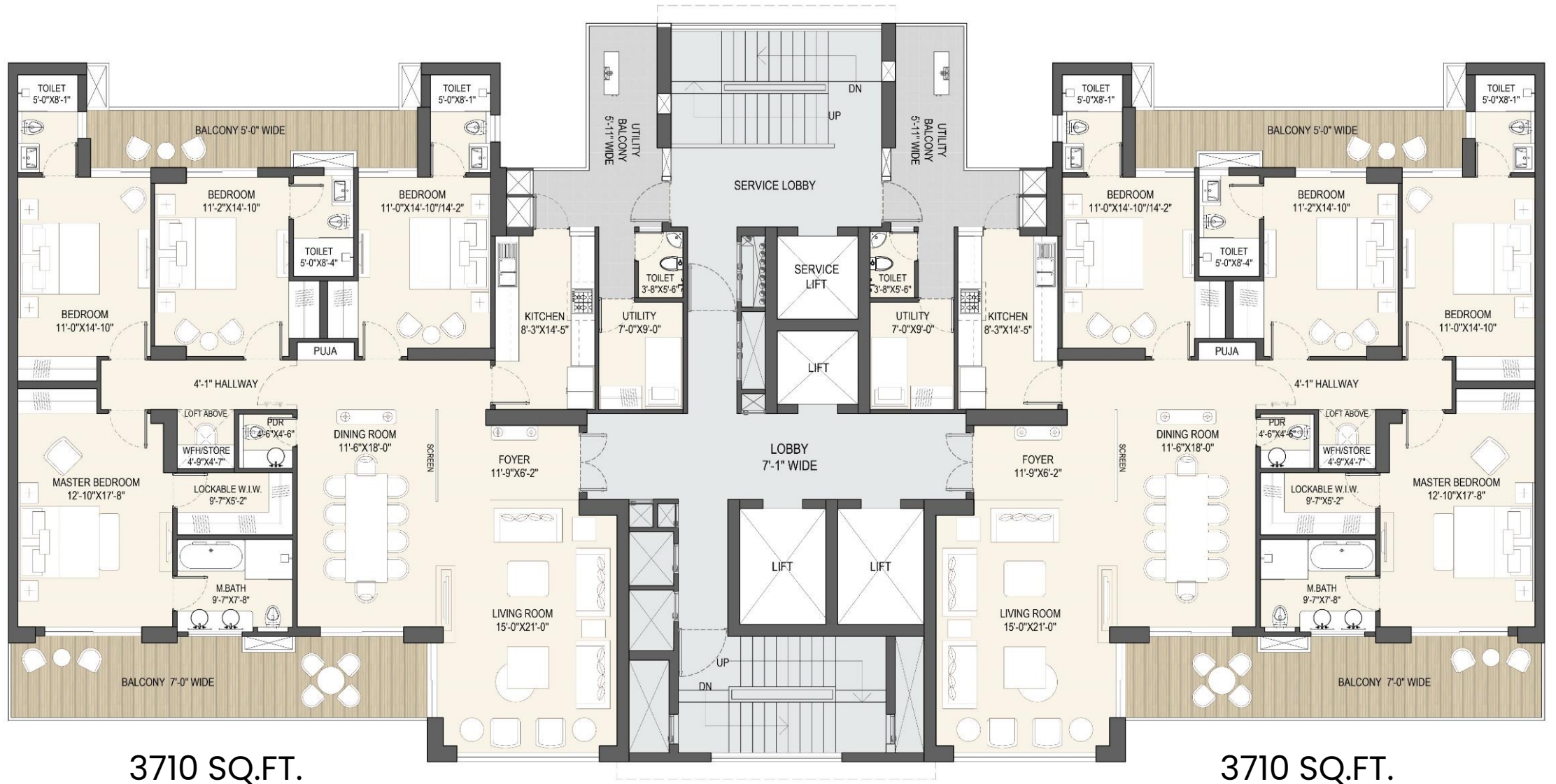


TOWER 2



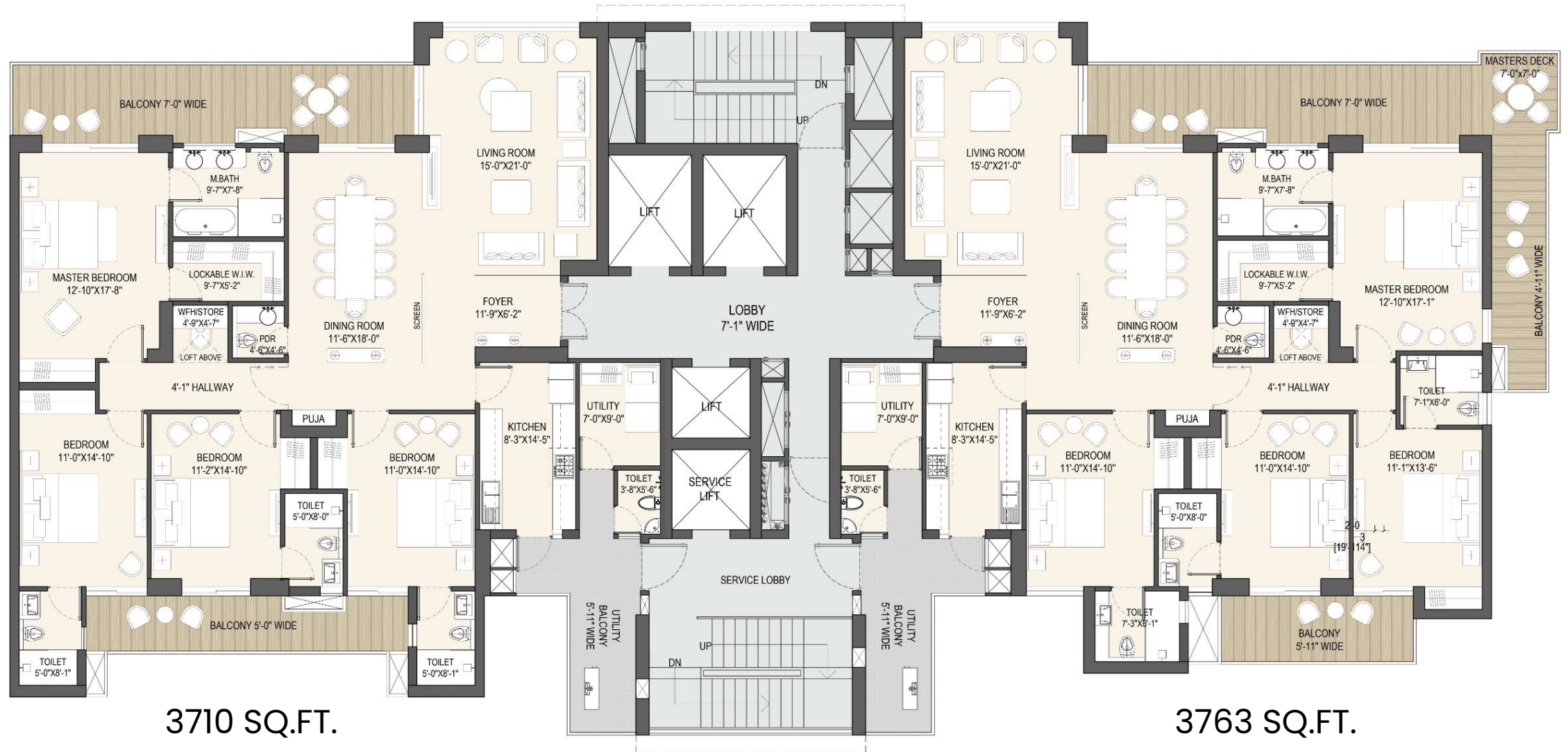


TOWER 3





TOWER 4



PAYMENT PLAN

DOWNPAYMENT PLAN (A)

Sl. No.	Instalment Description	Percentage of Total Consideration
1	At the time of Booking/ On application	Rs.21 Lakhs
2	On allotment and execution of BBA/ Agreement to Sell	Balance to complete 0%
3	Within 30 days of BBA	80% (Less applicable Rebate*)
4	On Offer of Possession (Stamp duty, registration charges, miscellaneous expenses etc.)	10%
	Total Payable	100%

CONSTRUCTION LINKED PAYMENT PLAN (B)

Sl. No.	Instalment Description	Percentage of Total Consideration
1	At the time of Booking/ On application	Rs.21 Lakhs
2	On allotment and execution of BBA/ Agreement to Sell	Balance to complete 0%
3	Within 90 days of Booking	10%
4	Within 180 days of Booking	10%
5	On structure Completion	30%
6	On application for Occupation certificate	30%
7	On offer of Possession (Stamp duty, registration charges, miscellaneous expenses etc.)	10%
	Total Payable	100%

NOTE

- a) Stamp duty and Registration charges as applicable shall be extra
- b) GST and other applicable taxes will be extra. GST shall be charged on every instalment as applicable.
- c) Interest free Maintenance Deposit (IFMD) shall be extra and payable at time of possession amounting to Rs. 10 Lakhs per apartment
- d) Misc Expenses – All Possession Related Expenses are extra
- e) Cheque in favour of Anant Raj Limited – The Estate Residences

DISCLAIMER

All information provided in this Presentation including plans, drawings, visuals & images are only an architect's impression, for illustrative purposes only and not to scale. The Promoter shall not be liable to provide any Interior works, accessories, electronic items etc, as displayed herein as the same do not form part of the specifications being offered by the Promoter, and the same is only for the purpose of illustrating a tentative layout. It may further be noted that nothing contained herein intends to constitute a legal offer and same does not form part of any legally binding agreement and/or commitment/ assurance of any nature. All specifications and amenities mentioned herein are actual specifications and facilities provided by the Company in Project in line with approved plans. The Promoter endeavour to provide the updated information, however, makes no representation for the accuracy of the information. Therefore Intending Buyers/ viewers are advised to exercise their discretion in relying on the information provided and are requested to verify all the details for the Project, including area, specifications, amenities, terms of sale and payment plans independently with the Sales Team / Promoter office, have a thorough understanding of the same before concluding and buying any Unit(s)/Apartment(s) in the Group Housing Project. Specifications mentioned are as submitted with Haryana Real Estate Regulatory Authority, Gurugram. The extent / number / variety of the equipment/ appliances mentioned are tentative and are liable to change at sole discretion of the Promoter and shall be as per applicable law. All dimensions mentioned in the drawings may vary as compared to original at site.