ARAYA

Pioneer Urban Land and Infrastructure Ltd. is rapidly evolving to become a provider of premier lifestyles. For the last two decades, Pioneer Urban has been at the forefront of path breaking developments across Delhi NCR.

With a roster of innovative projects such as Nirvana Country, Greenwoods City, South City II under its belt, Pioneer Urban is fast becoming a name to reckon with. With Vista Villas, the company has also achieved the distinction of becoming the first one to introduce villas with landscaped greens.

People, places and experience are the ingredients for the recipe that makes Pioneer Urban what it is today. It is a name that stands for trust and reliance that is backed by a team of seasoned professionals including architects, engineers and marketing specialists, who deliver what they promise.

BESPOKE LUXURY

Pioneer Urban is founded on a vision that seeks commitment to a high quality in every single undertaking, recognizing the need of growth across the real estate industry with consumer centric approach. We have created lifestyle impressions and articulate residences that avail more than just spaces to live in.

For us the pride of success is efficiency, effectiveness and perfection. Taking care of quality and customer satisfaction, we provide you with the advantage of opulence with your touch to create your dream home. One such luxuriant living experiences will be at Araya. Keeping our heritage of high quality, we offer you the wonderland beyond your imagination. The time has come to embark you with the best of world class amenities.

I welcome you to take a look at an exceptionally grand launch pad of your desired comforts with a blend of the finest ambience.

Chairman
Manish Periwal



EXQUISITE INDULGENCE



WELCOME TO ARAYA

Built with a sense of impeccable expertise that only comes after years of perseverance, Araya rises to achieve what has always eluded many - perfection. Araya, located in Gurgaon, Delhi NCR, gives you the ease of reach and a complete peace of mind.

Welcome to your home, welcome to Araya.



A PRIVILEGE RESERVED
FOR THE ELITE



YOUR PRIVATE RETREAT

An extension of your highly refined world, Araya promises the experience of impeccable and incomparable lifestyle. We invite you to savour the delight of living at this exclusive address. The Araya residences offer a unique opportunity to expand your lifestyle with a multitude of tasteful choices at your disposal.



FURNISHINGS PAST COMPARE

Designed to surpass expectations, Araya residences emulate uber contemporary feel, subtly manifested in the architectural style and choice of furnishing.

You are whisked up in a secure elevator, which alights into your private lobby. The burst of radiance from the double height ceilings takes your breath away, as you absorb every fine detail that has been lovingly crafted for you. Walk into your home and feel the spaces blend harmoniously around you.

From the finest marble to timber veneered wooden doors, European modular kitchen to imported wardrobes, thoughtful extravagance touches every aspect of your home.



THE FINER DETAILS

A private sanctuary awaits you at the ensuite bath in your master bedroom. With avant-garde features like jacuzzi, steam, enclosed rain shower, you can experience nirvana in complete privacy.

Complementing your luxurious lifetsyle is a state-of-the-art spacious kitchen with all modern accessories and fittings that make cooking a simple pleasure to delve in.



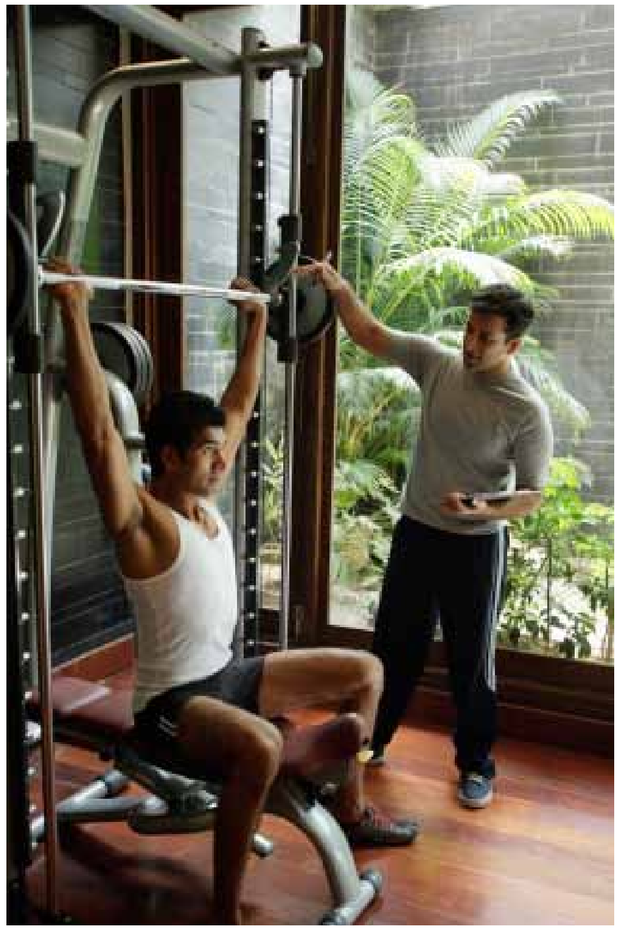


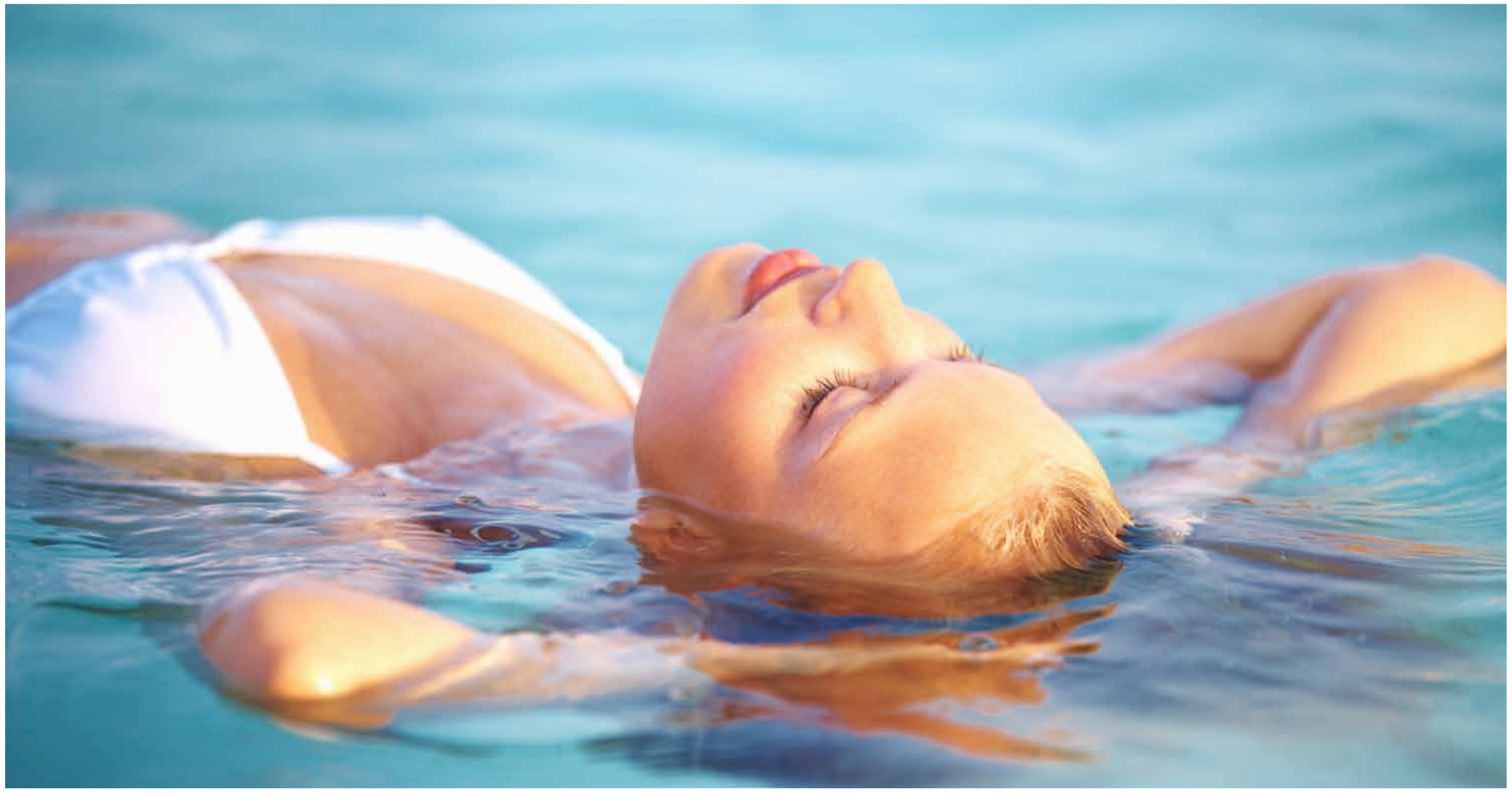


Araya is designed for the modern connoisseur, where residents and their guests experience an unparalleled lifestyle.

AMENITIES FOR A COMPLETE LIFE

Araya offers you distinctive conveniences that meet your individual needs. Our myriad in-house offerings provide you with every comfort you may require. From the lavish swimming and splash pools to the state-of-the-art gymnasium, world-class indoor squash courts to luxurious rejuvenating spa, an exclusive lounge to a chic restaurant, the beyond comparison residences bring all the plush facilities to pamper the best in you. The indulgence in a sumptuous lifestyle can just never stop here.





UNCOMPROMISED DISTINCTION

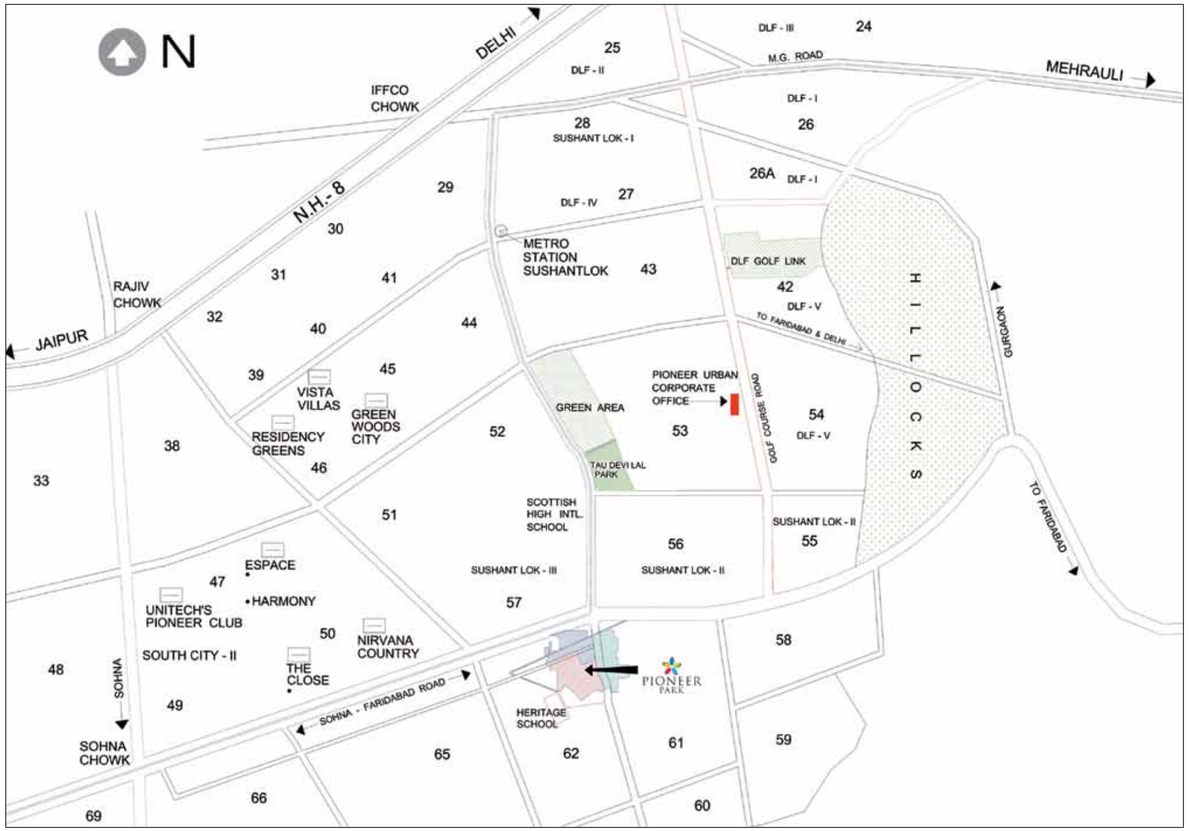








LOCATION


N
DELHI
25
DLF - II
DLF - III
24
M.G. ROAD
MEHRAULI
IFFCO CHOWK
28
SUSHANT LOK - I
DLF - I
26
26A
DLF - I
N.H. - 8
29
DLF - IV
27
30
METRO STATION SUSHANTLOK
43
DLF GOLF LINK
42
DLF - V
TO FARIDABAD & DELHI
RAJIV CHOWK
31
41
32
40
44
JAIPUR
39
45
VISTA VILLAS
GREEN WOODS CITY
PIONEER URBAN CORPORATE OFFICE
GREEN AREA
54
DLF - V
RESIDENCY GREENS
38
52
53
GOLF COURSE ROAD
46
TAU DEVI LAL PARK
33
SCOTTISH HIGH INTL. SCHOOL
51
SUSHANT LOK - II
55
ESPACE
56
47
SUSHANT LOK - III
SUSHANT LOK - II
HARMONY
57
UNITECH'S PIONEER CLUB
50
NIRVANA COUNTRY
58
SOUTH CITY - II
48
THE CLOSE
PIONEER PARK
SOHNA
SOHNA - FARIDABAD ROAD
49
HERITAGE SCHOOL
SOHNA CHOWK
65
62
61
59
66
60
69
HILLOCKS
GURGAON
TO FARIDABAD

MASTERPLAN

1 Urban Square
2 Retail Plaza and Gardens
3 Sector Road Streetscape
4 Primary School
5 High Street
6 Office Tower
7 Residential Towers
8 Pedestrian Bridge
9 Club House
10 Parkdrive
11 Midrise Towers
12 Greens

N



SITEPLAN

N



3BHK
TOWER A,B,C



AREA 3498 sqft

SPECIAL UNIT 3BHK + TERRACE
TOWER A,B,C



AREA 3858 sqft

4BHK
TOWER A,B,C



AREA 4279 sqft

4BHK
TOWER A,B,C



AREA 4403 sqft

4BHK + FAMILY
TOWER A,B,C



AREA 4690 sqft

SPECIAL UNIT 4BHK + FAMILY + TERRACE
TOWER A,B,C



AREA 4983 sqft

5BHK FAMILY
TOWER A,B,C



AREA 5514 sqft

DESIGN MEETS OPULENCE

GRAND DUPLEX RESIDENCES

TOWNHOUSE LOWER 4BHK + FAMILY + TERRACE
TOWER A,B,C



AREA 7004 sqft

TOWNHOUSE UPPER 4BHK + FAMILY + TERRACE
TOWER A,B,C



AREA 7004 sqft

PENTHOUSE LOWER FLOOR 5BHK + FAMILY + POOL & SUNDECK TOWER A,B,C



AREA 9625 sqft

PENTHOUSE UPPER FLOOR + FAMILY + POOL & SUNDECK TOWER A,B,C



AREA 9625 sqft

4BHK
TOWER D



AREA 4613 sqft

4BHK SPECIAL
TOWER D



AREA 4739 sqft

4BHK + FAMILY
TOWER D



AREA 4902 sqft

4BHK + FAMILY + TERRACE
TOWER D



AREA 5310 sqft

5BHK + FAMILY
TOWER D



AREA 5761 sqft

EXTRAORDINARY LIVING

GRAND DUPLEX RESIDENCES

TOWNHOUSE LOWER 4BHK + FAMILY + TERRACE
TOWER D



AREA 7673 sqft

TOWNHOUSE UPPER 4BHK + FAMILY + TERRACE
TOWER D



AREA 7673 sqft

PENTHOUSE LOWER
5BHK + FAMILY + POOL + SUNDECK
TOWER D



AREA 10019 sqft

PENTHOUSE UPPER
5BHK + FAMILY + POOL + SUNDECK
TOWER D



AREA 10019 sqft

SPECIFICATIONS

Living room	
Walls	stone cladding/ feature wall
Floor	italian/ european marble
Doors and windows	metal and timber vineered
Master bedroom	
Walls	imported texture paint
Floor	premium imported wood
Doors and windows	metal and timber vineered
Other bedroom	
Walls	imported texture paint
Floor	italian/ european marble
Doors and windows	metal and timber vineered
Master bath	
Walls	imported tile
Floor	imported tile/ marble
Doors and windows	timber veneered and aluminium
Others	steam/ jacuzzi
	Shower cublicle
	Premium imported cp fittings
	Premium imported sanitaryware
Other bathrooms	
Walls	imported tiles
Floor	imported tile/ marble
Doors and windows	timber veneered and aluminium
Others	shower cubicle
	Premium imported cp fittings
	Premium imported sanitaryware

Powder room	
Walls	imported tiles
Floor	imported tile/ marble
Doors and windows	timber veneered and aluminium
Others	shower cublicle
	Premium imported cp fittings
	Premium imported sanitaryware
Kitchen	
Walls	combination of lacquered glass and imported tiles
Floor	imported tiles
Doors and windows	metal and timber vineered
Others	high end european modular kitchen
Balconies	
Walls	textured paint
Floor	imported tiles
Doors and windows	timber veneered and aluminium
Railings	stainless steel with toughened glass
Lift lobby	
Walls	imported stone cladding
Floor	italian/ european marble

All plans, specifications and amenities are subject to change without any prior notice in the best interest of the development.



ARAYA TOWER A,B,C

PRICES	
Sale Price including EDC & IDC	As Applicable
Preferential Location Charges (PLC)	As Applicable
Car Parking Charges	Rs.3 Lac per bay (Covered)

S. NO	LINKED STAGES	PAYMENT
1.	On Booking	10 % of Sale Price
2.	Within 60 days of Allotment	10 % of Sale Price
3.	On start of Excavation	7.5 % of Sale Price
4.	On Completion of 3rd basement roof slab	7.5 % of Sale Price
5.	On Completion of Ground floor roof slab	5 % of Sale Price + 50% of Car Parking
6.	On Completion of 4th floor roof slab	5 % of Sale Price + 50% of Car Parking
7.	On Completion of 8th floor roof slab	5 % of Sale Price
8.	On Completion of 12thfloor roof slab	5 % of Sale Price
9.	On Completion of 15thfloor roof slab	5 % of Sale Price + 50% of PLC if applicable
10.	On Completion of 18thfloor roof slab	5 % of Sale Price+ 50% of PLC if applicable
11.	On Completion of 21stfloor roof slab	5 % of Sale Price
12.	On Completion of 24th floor roof slab	5 % of Sale Price
13.	On Completion of 27th floor roof slab	5 % of Sale Price
14	On Completion of 30th floor roof slab	5% of Sale Price
15.	On Completion of final floor roof slab	5 % of Sale Price
16.	On Receipt of occupation certificate	5 % of Sale Price
17.	On intimation for possession	5 % of Sale Price + IBMS(See note 1)+ Stamp Duty

+ Registration Charges (See note 2)

NOTE

1. Interest Bearing Maintenance Security (IBMS) Rs.100/- per sq. ft.
2. Stamp Duty / Registration Charges shall be payable along with the last installment based on prevailing rates.
3. Club Membership Rs.75000/-
4. PLC as applicable
5. 3 Car Parks for all units are mandatory.
6. Price subject to revision at the sole discretion of the company

ARAYA TOWER D

PRICES	
Sale Price including EDC & IDC	As Applicable
Preferential Location Charges (PLC)	As Applicable
Car Parking Charges	Rs.3 Lac per bay (Covered)

S. NO	LINKED STAGES	PAYMENT
1.	On Booking	10 % of Sale Price
2.	Within 60 days of Allotment	10 % of Sale Price
3.	On start of Excavation	7.5 % of Sale Price
4.	On Completion of 3rd basement roof slab	7.5 % of Sale Price
5.	On Completion of Ground floor roof slab	5 % of Sale Price + 50% of Car Parking
6.	On Completion of 3rd floor roof slab	5 % of Sale Price + 50% of Car Parking
7.	On Completion of 6th floor roof slab	5 % of Sale Price
8.	On Completion of 9th floor roof slab	5 % of Sale Price + 50% of PLC if applicable
9.	On Completion of 12th floor roof slab	5 % of Sale Price + 50% of PLC if applicable
10.	On Completion of 15th floor roof slab	5 % of Sale Price
11.	On Completion of 18th floor roof slab	5 % of Sale Price
12.	On Completion of 21st floor roof slab	5 % of Sale Price
13.	On Completion of 24th floor roof slab	5 % of Sale Price
14.	On Completion of 27th floor roof slab	5 % of Sale Price
15.	On Completion of final floor roof slab	5 % of Sale Price
16.	On Receipt of occupation certificate	5 % of Sale Price
17.	On intimation for possession	5 % of Sale Price + IBMS(See note 1)+ Stamp Duty

+ Registration Charges (See note 2)

NOTE

1. Interest Bearing Maintenance Security (IBMS) Rs.100/- per sq. ft.
2. Stamp Duty / Registration Charges shall be payable along with the last installment based on prevailing rates.
3. Club Membership Rs.75000/-
4. PLC as applicable
5. 3 Car Parks for all units are mandatory.



REFINED ELEGANCE

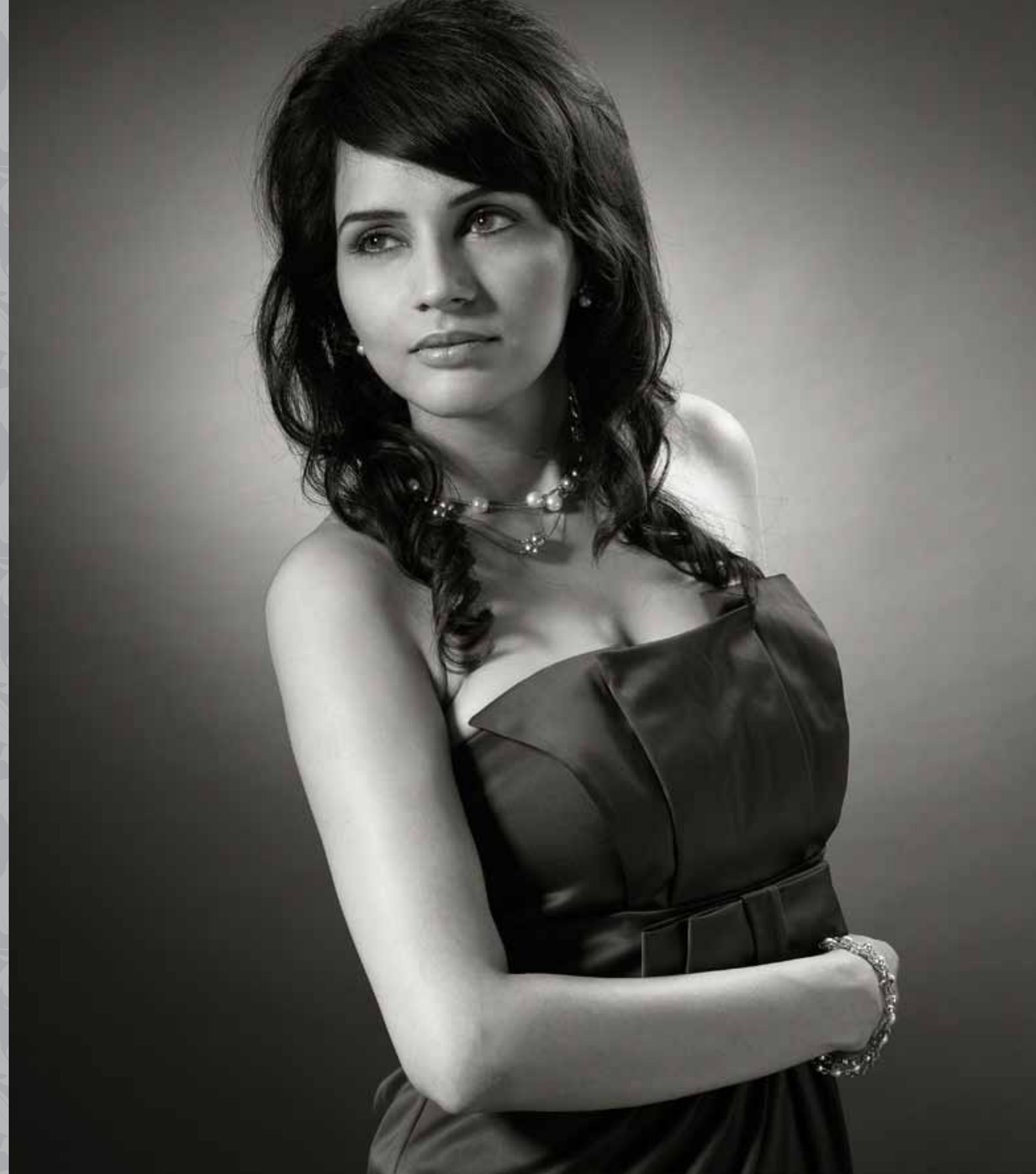
TO GET MORE INFORMATION ABOUT ARAYA

PLEASE VISIT
PIONEER PARK SALES PAVILION
SECTOR - 62, GOLF COURSE EXTENSION ROAD
GURGAON, INDIA

PIONEER URBAN CORPORATE OFFICE
PARAS DOWNTOWN CENTER, 5TH AND 7TH FLOOR
GOLF COURSE ROAD, SECTOR - 53
GURGAON, INDIA
T: 0124 4322 300

PLEASE EMAIL US AT SALES@PIONEERURBAN.IN

ARAYA.CO.IN



www.araya.co.In

Pioneer park sales pavilion, Sector - 62, Golf Course Extension road, Gurgaon, india