



Supported by :



AIGEAHS



Ajnara Khel Gaon

Ajnara City, Plot No. SC-02C, Near Sector KP-V of Sector 27 Greater Noida (West)

About Ajnara - Delivered Projects*

Residential



Commercial



* Includes partly delivered

About Ajnara - Major Ongoing Projects *

Residential

AJNARA
Dayfodil
SECTOR 137
EXPRESSWAY
NOIDA

**GRAND
AJNARA HERITAGE**

LE GARDEN

AJNARA
PANORAMA
FACING F1

AJNARA
HOMES
2-3-4 Bedroom Aptt., GNIDA (West)

AJNARA
Ambrosia
SECTOR 118 • NOIDA
A Residential Group Housing

AJNARA
LSQ
LONDON SQUARE
Luxury Villas at Yamuna Expressway

the
belvedere

Commercial

AJNARA
ARCADE
at Crossings Republik
N16-24 Ghaziabad

ORBIT
—PLAZA—

THE
MEGALEIO

I.T. Park
Greater Noida

Multiplex
Rajnagar Extn.

* Includes partly delivered

About Ajnara City

- ▶ Part of Integrated Township of ~175 Acres located on 130 meter road in Greater Noida (West):
 - ▶ Luxury Apartments / Group Housing
 - ▶ Low Rise Apartments
 - ▶ Commercial
 - ▶ World Class Sport Facilities – both Indoor & Outdoor
 - ▶ Golf Course – 7 Holes
 - ▶ Multi Purpose Playfield
- ▶ Designed by renowned architect ‘Hafeez Contractor’
- ▶ 75% open landscaped area.
- ▶ 2 side open, Vaastu Friendly development
- ▶ Proposed Metro Station near the project
- ▶ Luxury Living at unbelievable pricing – perfectly matching lifestyle and living standards of the officers community.



Location









About Ajnara Khel Gaon Scheme

- ▶ An honor to Serving/Retired Officers community in the Government machinery - Quality housing at attractive pricing.
- ▶ Eligibility Criteria –Employees of :
 - ▶ Any Central / State Government
 - ▶ All Defence & allied services organizations, including Indian Army, Indian Navy, Indian Air Force, Paramilitary & other forces, Police Forces, Defence PSUs, Academies etc.
 - ▶ All Public Sector Undertakings (PSUs) including Central(CPSE), State (SPSE), Maharatnas, Navratnas, Mini Ratnas etc
 - ▶ Public Sector Banks (PSBs) & NBFCs
 - ▶ Govt. Insurance & Financial Services including LIC, NIC, HUDCO
 - ▶ Indian Railways & Transportation
 - ▶ Govt. Healthcare, Education & Sports Professionals
 - ▶ Communication & IT like BSNL, MTNL, State Telecom etc
 - ▶ Aviation & Hospitality like Air India, The Ashok Group
- ▶ Scheme Valid from June 25th, 2016 till July 16th, 2016



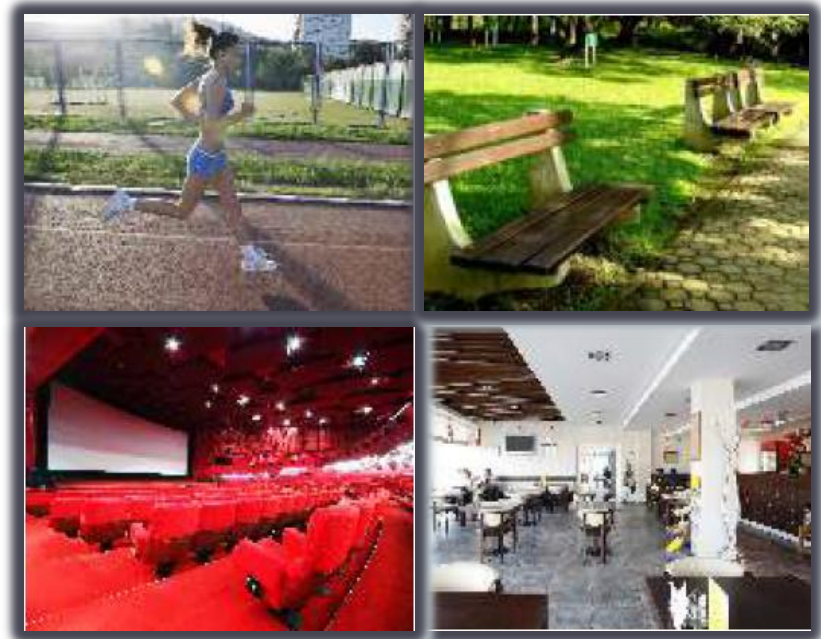
Sports Facilities

- ▶ Swimming Pool with separate kids pool area
- ▶ Indoor facilities like :
 - ▶ Billiards/Snooker
 - ▶ Table Tennis
 - ▶ Badminton
 - ▶ Squash
 - ▶ Volley Ball
 - ▶ Gymnasium
 - ▶ Cards Room/Pool Room
 - ▶ Rock climbing
- ▶ Cricket Net
- ▶ Half basket ball court
- ▶ Kids play area with Sand pits



Project Amenities

- ▶ Wellness Center with facilities like :
 - ▶ Aerobics,
 - ▶ Steam bath, Sauna, Spa & Jacuzzi
 - ▶ Yoga Center
- ▶ Jogging Track
- ▶ Unisex Salon in club
- ▶ Shopping Complex and Cafeteria
- ▶ Fully air conditioned party /banquet hall
- ▶ Wifi Enabled society
- ▶ Doctor/Ambulance on call
- ▶ Proshops/ Beverage & Food
- ▶ Golf Cart for visitors
- ▶ Rain Water Harvesting



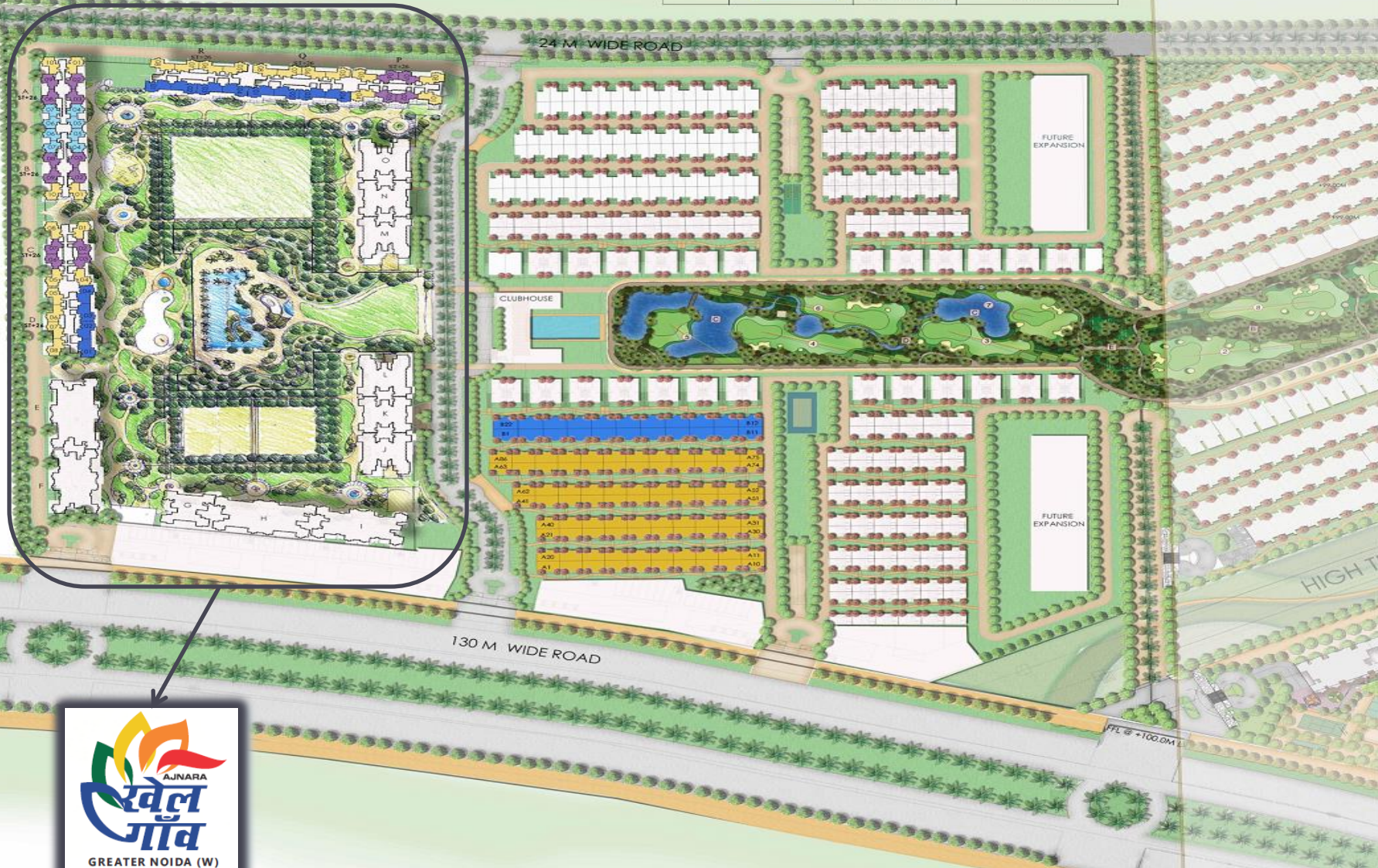
Proposed Club Views



Site Plan

LEGEND:-

TOWER		TYPE	SALE AREA
A, B		2 BHK	895 SQFT
		2.5 BHK	995 SQFT
		3 BHK REGULAR	1195 SQFT
C, P		2.5 BHK	995 SQFT
		3 BHK REGULAR	1195 SQFT
		3 BHK REGULAR	1195 SQFT
D, Q, R		3 BHK REGULAR	1195 SQFT
		3 BHK LUXURY	1395 SQFT



Site Plan - Zoomed

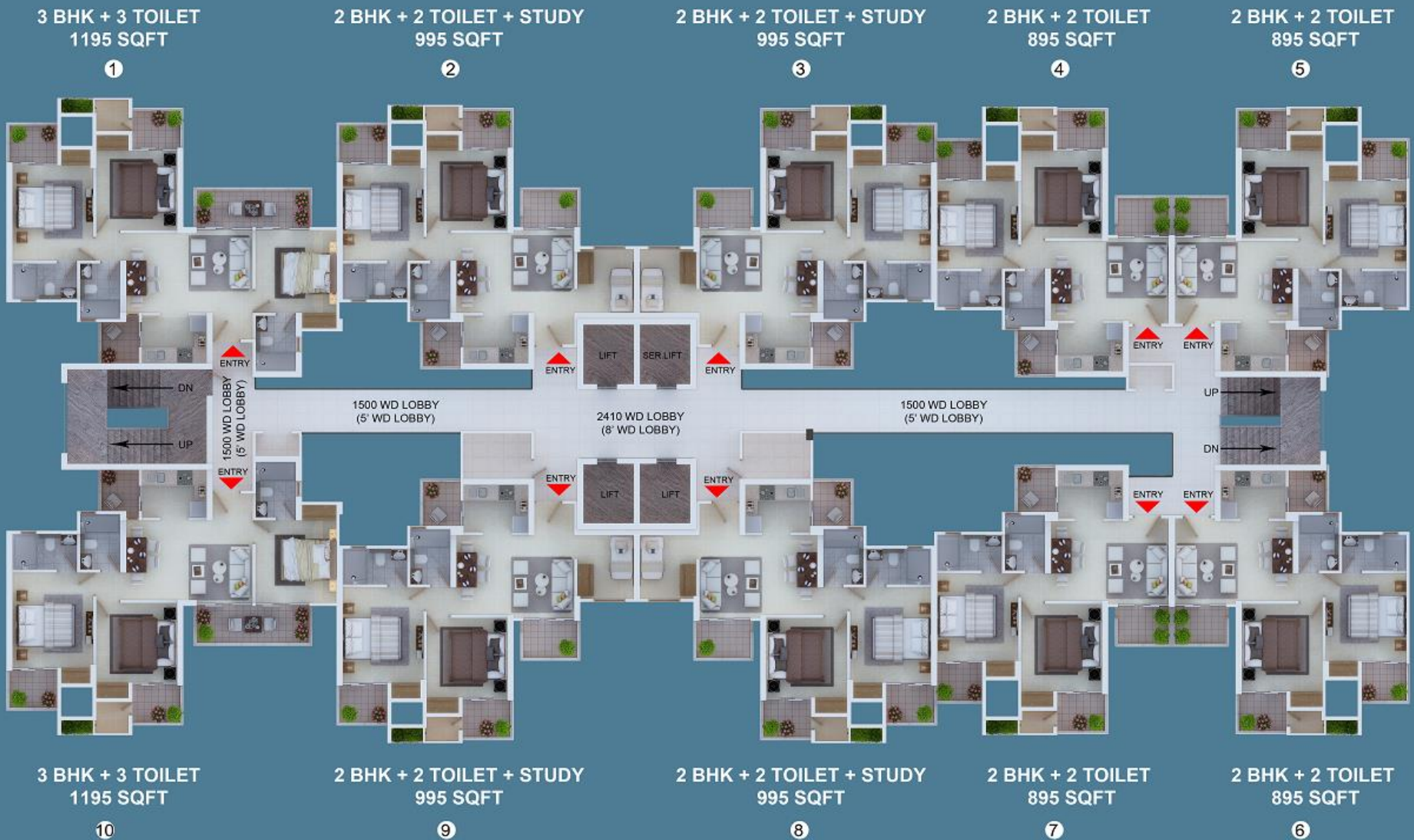
Khel Gaon



Available Inventory - Zoomed Further

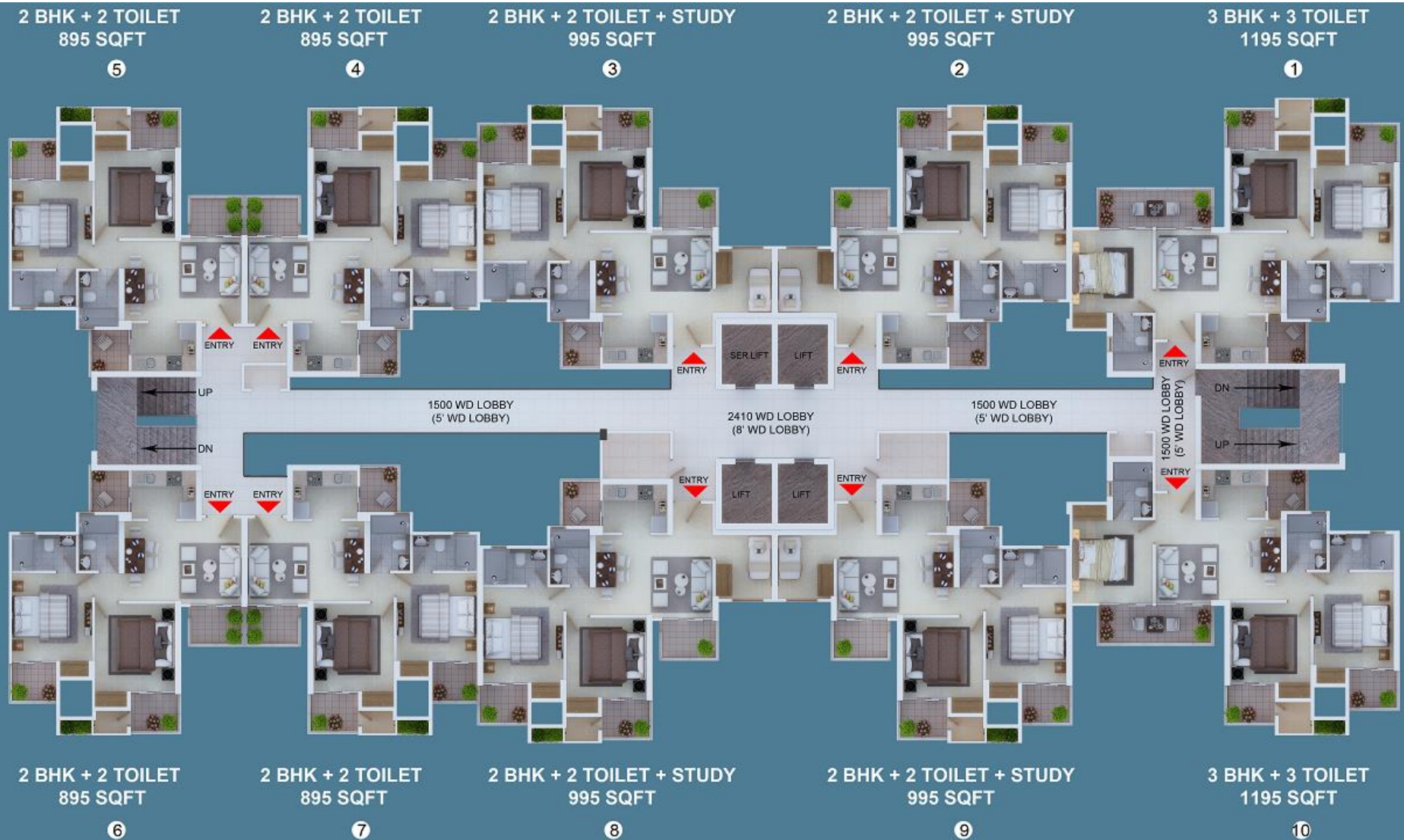


Cluster Plan – Tower A



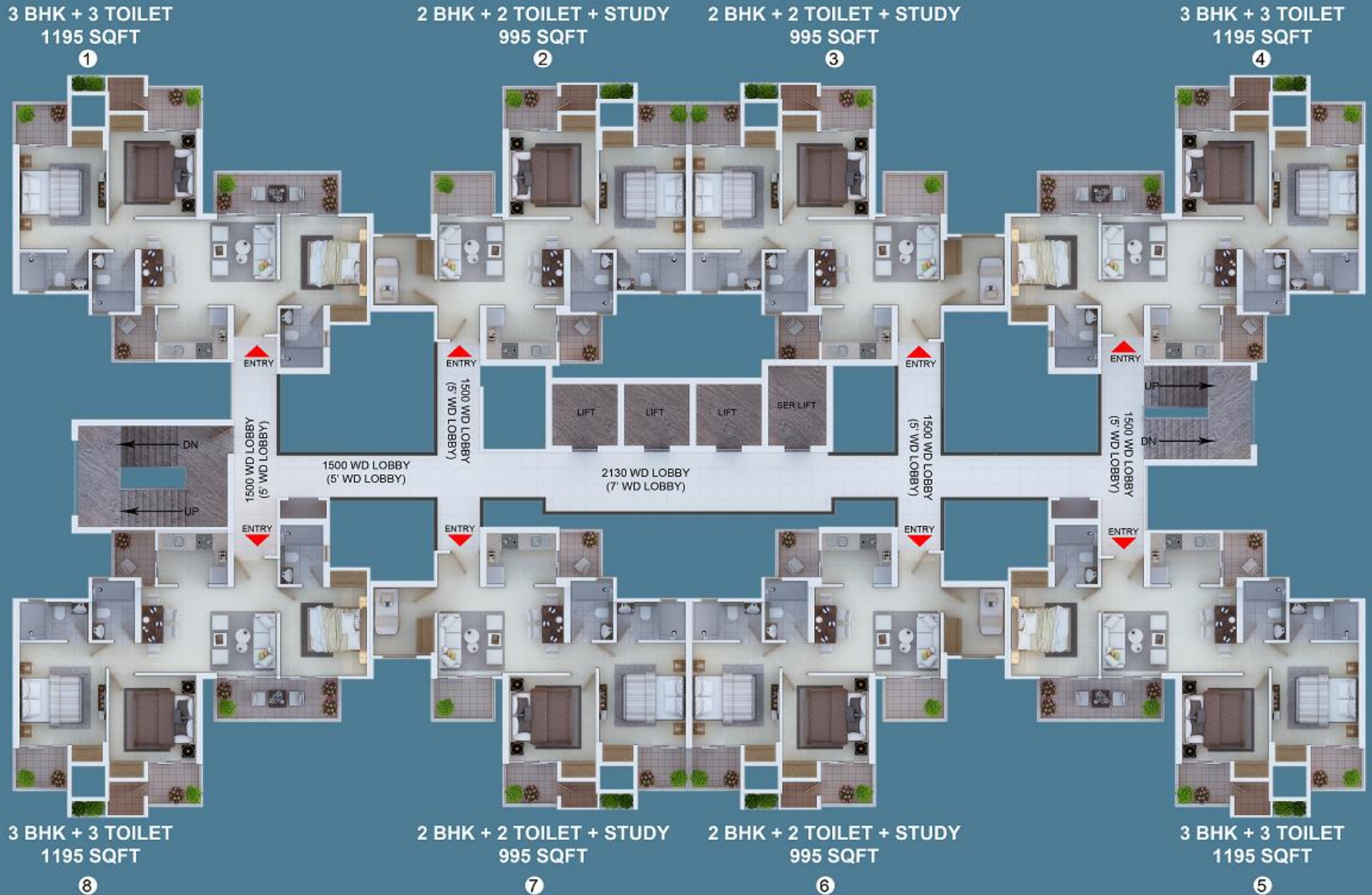
TOWER A

Cluster Plan – Tower B



TOWER B

Cluster Plan – Tower C & P



TOWER C, P

Cluster Plan – Tower D, Q & R

3 BHK + 3 TOILET
1195 SQFT

8

3 BHK + 3 TOILET
1195 SQFT

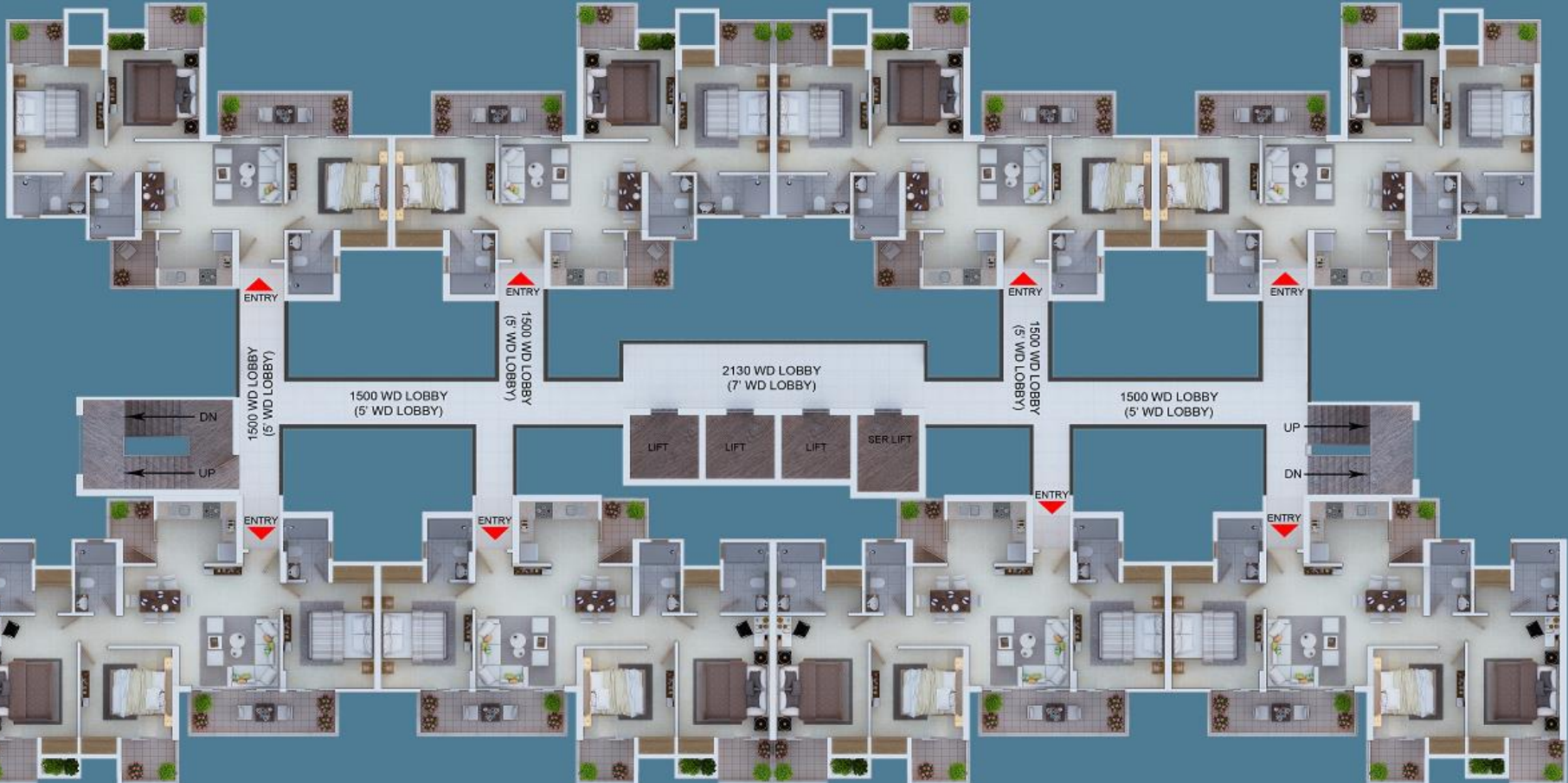
7

3 BHK + 3 TOILET
1195 SQFT

6

3 BHK + 3 TOILET
1195 SQFT

5



3 BHK + 3 TOILET + DRESS
1395 SQFT

1

3 BHK + 3 TOILET + DRESS
1395 SQFT

2

3 BHK + 3 TOILET + DRESS
1395 SQFT

3

3 BHK + 3 TOILET + DRESS
1395 SQFT

4

TOWER D,Q,R

3D Floor Plan 895 Sq Ft (2BHK)

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")

Floor Plan 895 Sq Ft (2BHK)



2BHK + 2TOILET

SUPER AREA - 895 SQ.FT.

BUILTUP AREA - 680 SQ.FT.

3D Floor Plan 995 Sq Ft (2BHK+Study)

2BHK + STUDY + 2 TOILET

SUPER AREA : 995 SQFT

BUIL UP AREA : 765 SQFT




ENTRY

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")

Floor Plan 995 Sq Ft (2BHK+Study)



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

3D Floor Plan | 195 Sq Ft (3BHK)

3BHK + 3 TOILET

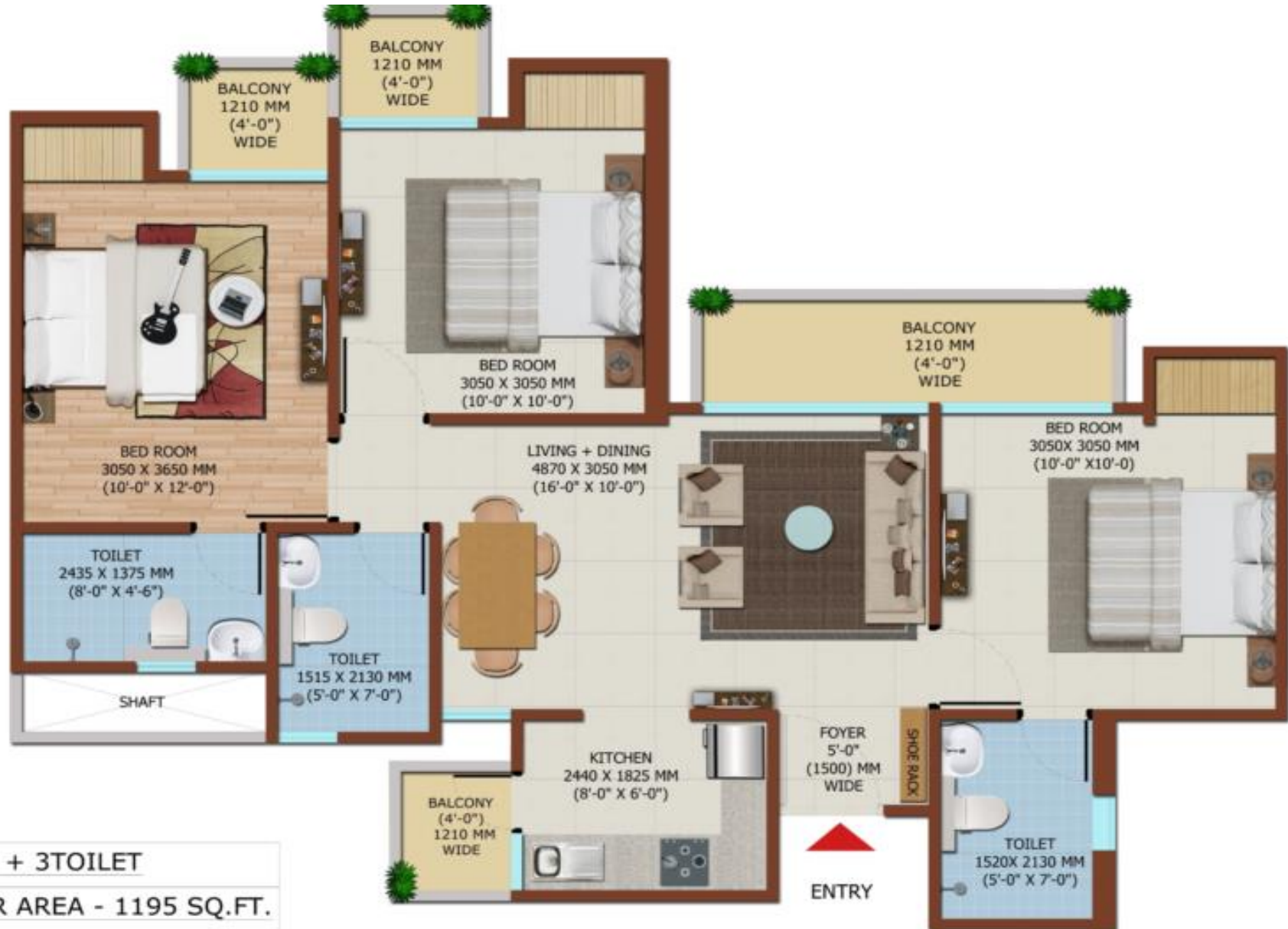
SUPER AREA : 1195 SQFT

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)

Floor Plan | 195 Sq Ft (3BHK)



3BHK + 3TOILET

SUPER AREA - 1195 SQ.FT.

BUILTUP AREA - 905 SQ.FT.

3D Floor Plan 1395 Sq Ft (3BHK)

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)

Floor Plan 1395 Sq Ft (3BHK)

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



Final Pricelist

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

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

Notes:

- 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 favour of 'Ajnara India Limited (Khel Gaon)' payable at New Delhi.
- 5) Service Charges of Rs.12,650 (Rs.11,000 plus applicable Service Tax @ Rs.15%) to be paid to Investors Clinic by DD or Cheque in the name of "Investors Clinic Infratech Private Limited".
- 6) Mandatory Document Required for Booking a) Pan Card Copy b) Address Proof c) ID Proof.

Special Bank Funding Arrangement



HDFC Limited

Pay 10% at the time of booking
Rest 90% through Bank Funding

i.e.

For property having total value upto Rs.30 lacs,
Maximum home loan available upto 90% of property value.

Inventory Availability Analysis

As on 15/06/2016

TOWER\SIZE	895 sqft	995 sqft	1195 sqft	1395 sqft	TOTAL
TOWER A	47	60	34		141
TOWER B	37	61	18		116
TOWER C		40	57		97
TOWER D			91	85	176
TOWER P		100	100		200
TOWER Q			100	100	200
TOWER R			100	100	200
TOTAL	84	261	500	285	1130

Tentative Future Sizes *

1795 sqft (3BHK) – Tower J, K, L, M, N, O

2325 sqft (4BHK) – Tower J, L, M, O

* Subject to Change at Company's discretion

Major Banking Partners



Specifications

Structure	Earthquake resistance RCC framed structure.
Doors & Windows	External doors and windows made of powder aluminium.
Electrical	Copper wiring in concealed P.V.C. conduits. Sufficient light and power points. Provision for T.V., telephone points in living room and all bedrooms.
Flooring	Vitrified tiles in drawing/ dining/bedrooms and kitchen. Anti-skid ceramic tiles in toilets and balcony. Laminated wooden flooring in master bedroom.
Kitchen	Marble top working platform. Stainless steel sink. Ceramic glazed tiles 2' above working platform with individual R.O. unit.
Toilets	Anti-skid ceramic floor tiles. Ceramic tiles up to door level on the wall. Branded sanitary ware & CP fittings.
Inside Wall Finish	Inside walls with POP punning and OBD.
External Fasade	Exterior in superior paint finish.

Site picture



Thanks !!