



THE ESTATE
RESIDENCES
— SECTOR 63A, GURUGRAM —
BY ANANT RAJ LIMITED

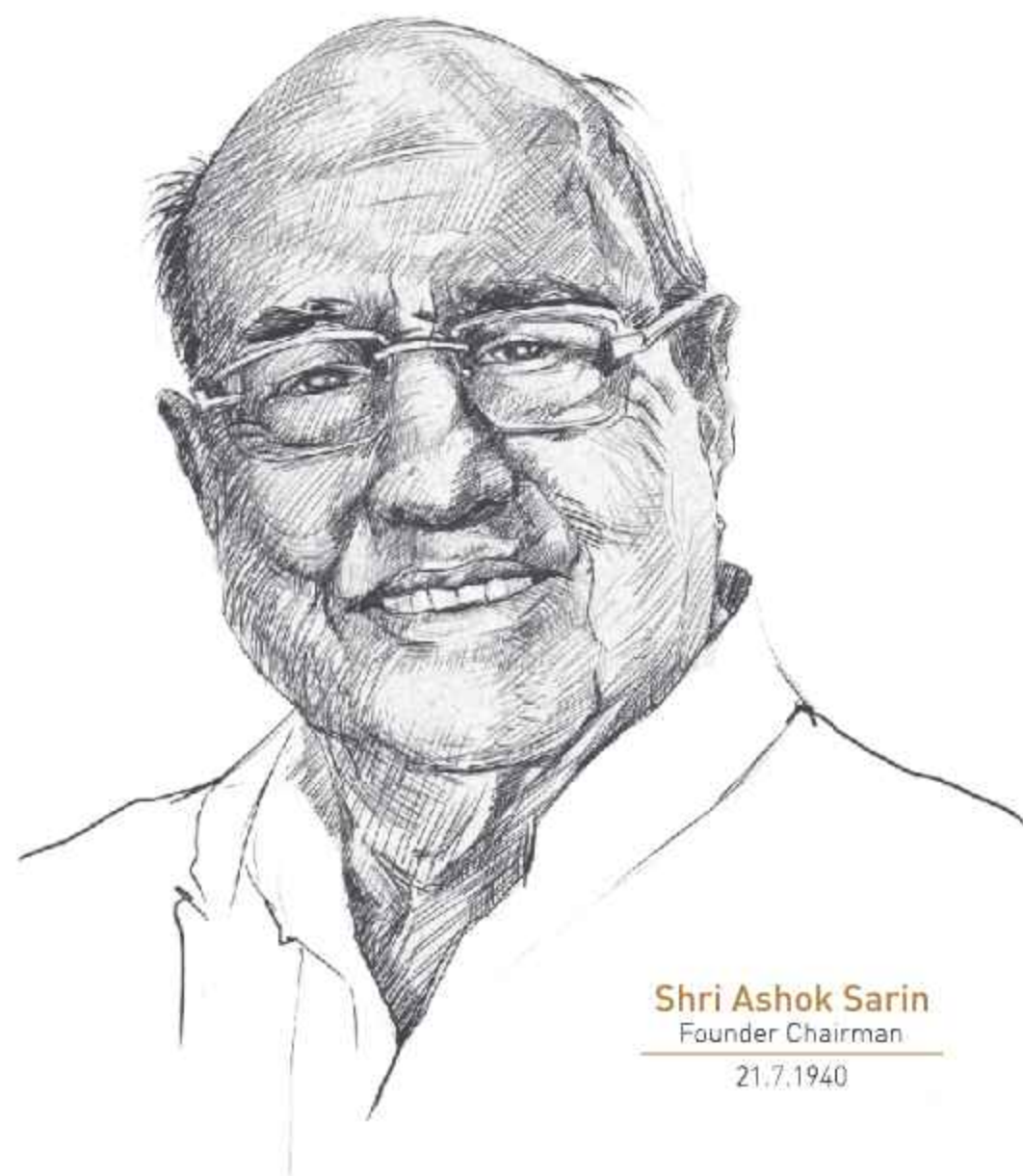
THE ABODE
OF TRANQUILITY


HEAR THE NATURE CHIRP



Aravalli Range is home to 120+ bird species which await to
tell you stories to remember forever!





Shri Ashok Sarin
Founder Chairman
21.7.1940

HIS VISION IS OUR MISSION



Team,
Anant Raj Limited



WHERE IT ALL BEGAN



Shri Ashok Sarin, The Founder Chairman of Anant Raj Limited laid a solid foundation in the year 1969, and nurtured each project which has come its way. His deep understanding of the market and his unwavering commitment to excellence has played an instrumental role in the success of the company. Shri Ashok Sarin, placed great emphasis on forging strong relationships with stakeholders, including investors and business partners.

Anant Raj Limited today stands tall, with over 5 decades of experience in the real estate; it has steadily climbed the ranks to become one of the largest real estate developers in Delhi and NCR region. With a stronghold in Delhi and NCR, the company has set new benchmarks with its exceptional quality and innovative designs.

DEVELOPING
QUALITY REAL ESTATE
SINCE 1969



EXPLORE A TRUE FORM OF MODERN ART



Imagine living in a luxurious apartment with the sun shining on your palatial home. Discover a space that is enchanting, calm, and absolutely flawless in its aesthetics. Here, each corner tells a different tale and allures you into a world of elegance.

With Anant Raj, you are able to embrace the warmth you need in a home. The lavish yet nestled home that surrounds you in eternal beauty and nature ensures that this new project exceeds your expectations.

Reward yourself with this timeless yet modern space that you have never seen or experienced before. A world of light, grandeur and serendipity await you!





ANANT RAJ ESTATE

Anant Raj Limited's Anant Raj Estate located in Sector 63-A, the heart of Gurugram and encapsulates a well-integrated residential township with Estate Floors, Estate Villas, Estate Club, Estate Mansions with fully furnished ultra-luxurious villas of 300 sq. yd. and 400 sq. yd., office space and retail space/mall have been planned meticulously to provide a contemporary lifestyle to people living in the Estate.

It is surrounded by corporate workspaces and premium developments with great accessibility to retail centres, educational and medical systems. The gorgeous skyline and lush green atmosphere makes it a neighbourhood with quality living, away from the hustle bustle of daily life.

Anant Raj Limited is now unveiling

THE ESTATE RESIDENCES

SECTOR 63A, GURUGRAM

Located in the same township, it is crafted by Internationally Acclaimed Architects & Construction Partners, which gives you a beautiful and unhindered view of the Aravalli range from its ultra-luxurious apartments.



WHERE OPULENCE
RESIDES



TOWER
DETAILS



4
TOWERS

30+
FLOORS EACH

248
EXCLUSIVE UNITS





THE ESTATE
RESIDENCES
— SECTOR 43A, GURUGRAM —
BY ANANTRAJ LIMITED



EXPERIENCE LIVING IN A SPACE
WITH AN UNINTERRUPTED VIEW
OF THE SERENE ARAVALLI RANGE





TOWERS OF WONDER



The Estate Residences has 4 towers with 30+ floors, 248 units and basement car parks, which have been designed to give you a better quality of life and a covered vehicular drop off area has been created with Sunken Zen Garden, above which are raised curated greens with zero traffic movement. It has all been designed intricately while offering you a secure living environment and ensuring your peace of mind.

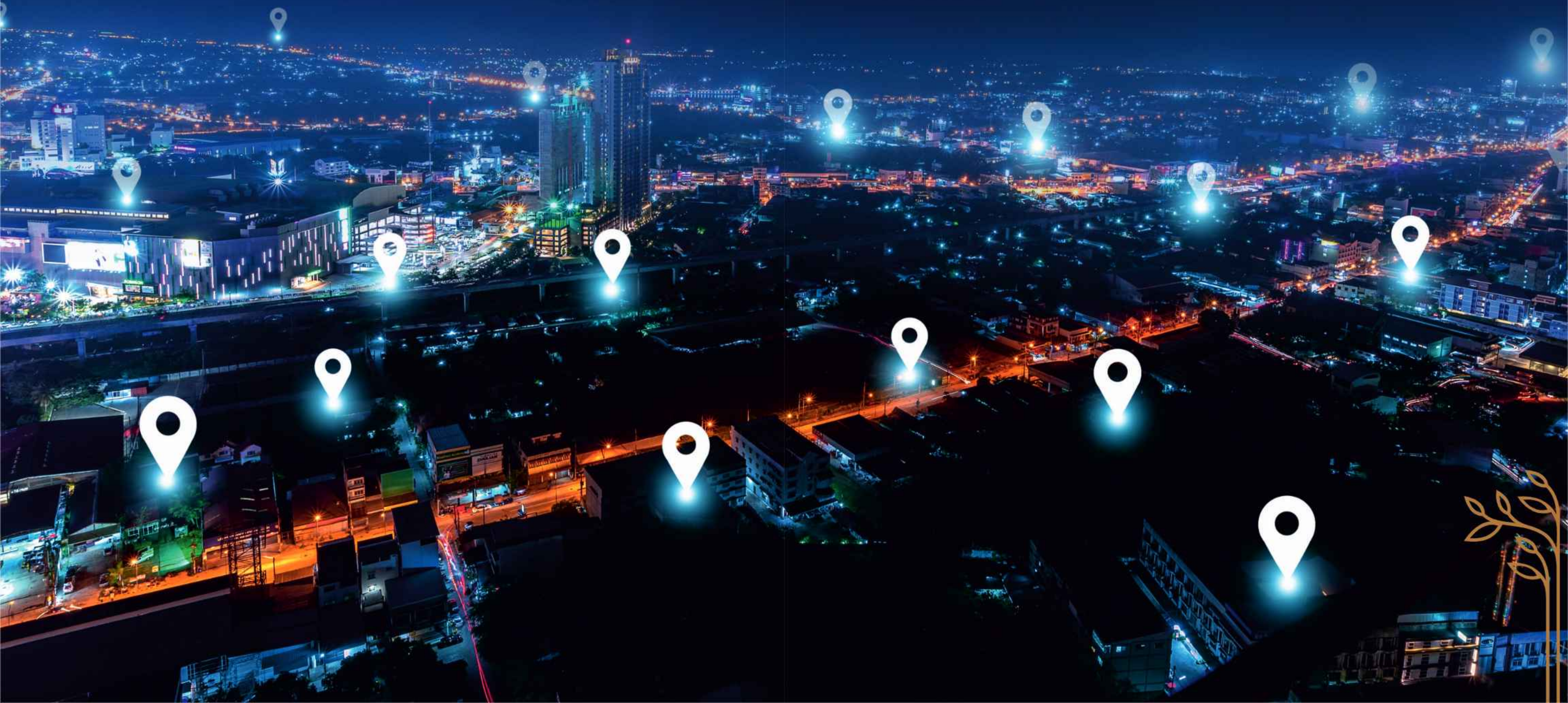
A party lawn, dedicated walking garden, an outdoor theatre, swing court for kids and dedicated zones for seniors make for a space that is straight out of your dreams.



SECTOR 63A IS SITUATED ON
GOLF COURSE EXTENSION ROAD,
WHERE SEAMLESS CONNECTIVITY
IS A HALLMARK FEATURE



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 ARAVELLIS,
ENSURING THAT THERE
WILL BE NO FURTHER
CONSTRUCTION BEHIND US





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





CONVENIENT PODIUM
DROP OFF/PICK UP ZONE

TWO LEVELS OF
EXQUISITE LANDSCAPE

MULTI-TIER SECURITY FOR
YOUR PEACE OF MIND

THE HIGH POINTS OF

GRAND
ENTRANCE LOBBY

THE LIFT
TAKES YOU TO YOUR
APARTMENT DIRECTLY...

A BEDROOM WITH
A LOCKABLE AND
A WALK-IN CLOSET

THE ESTATE RESIDENCES

SERENE SURROUNDINGS
AT THE SUNKEN GARDEN
AWAIT YOU...

RELAX AND
REJUVENATE AT THE
RESIDENCY CLUB...

SKY LOUNGE
RESTAURANT



THE HIGH POINTS OF



THE ESTATE RESIDENCES



THE HIGH POINTS OF

ENJOY THE BREATHTAKING BEAUTY OF
THE TRIPLE-HEIGHT LOBBY ENTRANCE...

SIMPLY ENTER THE 4 DIGIT-CODE ON YOUR APP
TO YOUR PRIVATE LOBBY...

HELMED BY THE IDEA OF
A LOCKABLE CLOSET, YOU CAN SECURELY
STASH YOUR BELONGINGS DISCREETLY...

THE ESTATE RESIDENCES

HEAR THE RUSTLING OF THE LEAVES
IN THE SUNKEN GARDEN AS YOU SOAK IN
ITS LUSHNESS AND VIBRANCY...

THE ESTATE RESIDENCES HAS
AMENITIES THAT ARE PERFECT TO HELP
YOU UNWIND AFTER YOU ARE BACK FROM
A LONG DAY AT WORK.

A STARRY NIGHT AWAITS YOU AT
THE ROOFTOP LOUNGE AS YOU DINE-IN
WITH YOUR LOVED ONES...





ENGULFS YOU IN
ITS WARMTH



A WELL-LIT TRIPLE HEIGHT ENTRANCE LOBBY.

As you enter the triple-height entrance lobby of the Estate Residences, you feel engulfed by warmth and welcomed by the magnificence of the ultra-luxurious tower lobbies that are beautifully crafted.

UNWIND AT THE CLUB
OF GOOD TIMES



ESTATE RESIDENCES HAS ACCESS TO
AN APPROXIMATE

40,000_{SQFT.}

EQUIPPED WITH AMENITIES SUCH AS

PARTY HALL, A MINI THEATRE, SPA, INDOOR AND OUTDOOR SPORTS, GYMNASIUM,
OUTDOOR HEATED POOL, CRECHE AND TOT LOT FOR CHILDREN.





GYMNASIUM



SWIMMING POOL



BILLIARDS TABLE



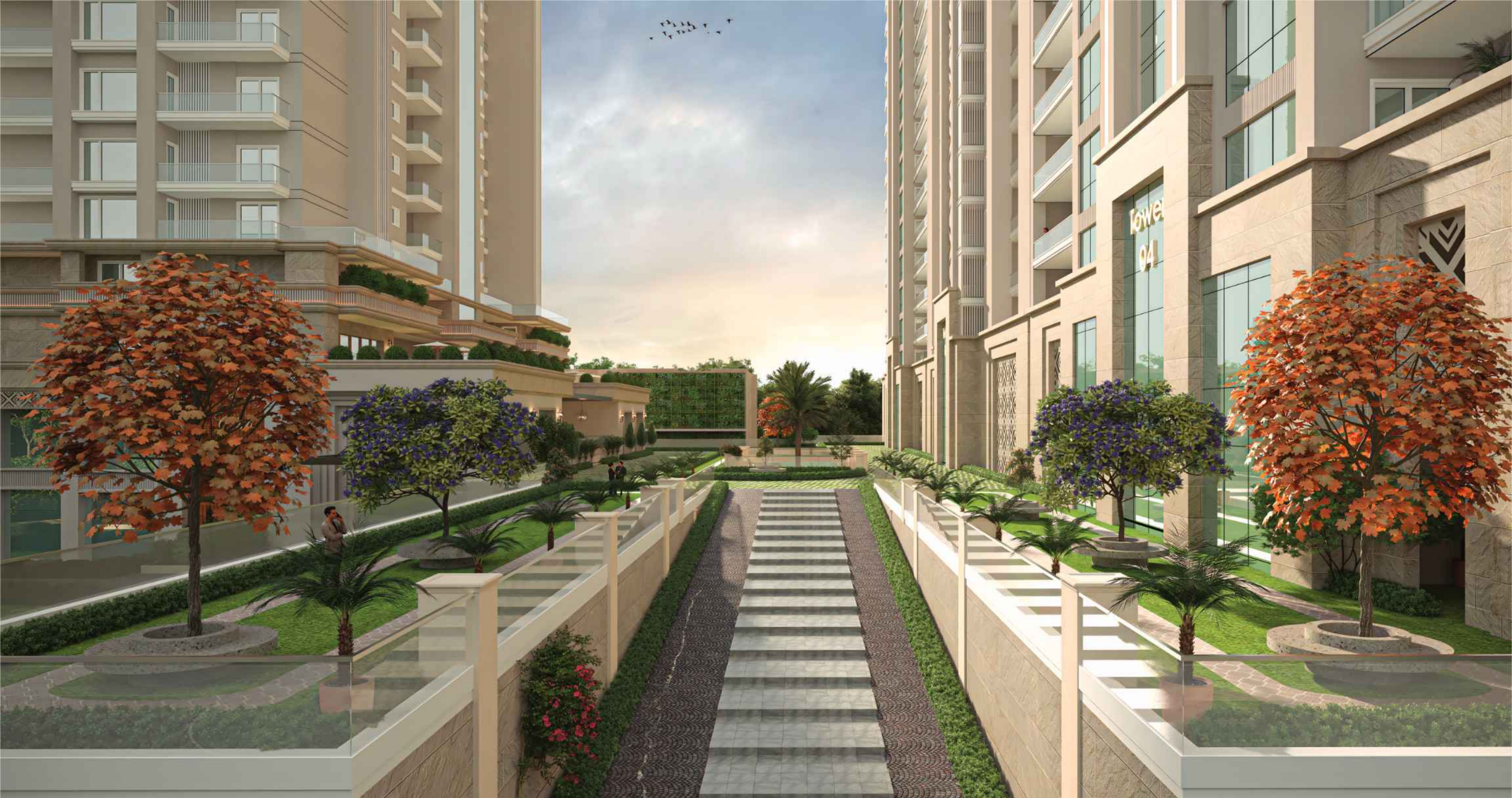
MINI THEATRE



BANQUET HALL



CAFETERIA



THE SUNKEN GARDEN
BOASTS OF LUSH GREENERY
& BEAUTY...



THE VEHICLE-FREE ZONE
THAT LETS YOUR KIDS PLAY SAFELY...

Bask in the sun, take a stroll, read a book and unwind at the Sunken Garden while your kids play around freely. Surrounded by nature, inhale the fresh air and let your mind be at peace and ease in the lap of tranquillity.

SITE PLAN



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



4 BHK + LOUNGE + SERVANT ROOM
FLOOR PLAN

TOWER 01 TYPE-A

2586 SQFT. CARPET AREA | 779 SQFT. DECK AREA | 4781 SFS SALEABLE AREA



4 BHK + SERVANT ROOM FLOOR PLAN

TOWER 02 TYPE-B

2042 SQFT.
CARPET AREA

588 SQFT.
DECK AREA

3763 SFS
SALEABLE AREA



4 BHK + SERVANT ROOM FLOOR PLAN

TOWER 02 TYPE-C

2072 SQFT.
CARPET AREA

480 SQFT.
DECK AREA

3710 SFS
SALEABLE AREA



4 BHK + SERVANT ROOM FLOOR PLAN

TOWER 03 TYPE-B

2073 SQFT.
CARPET AREA

481 SQFT.
DECK AREA

3710 SFS
SALEABLE AREA



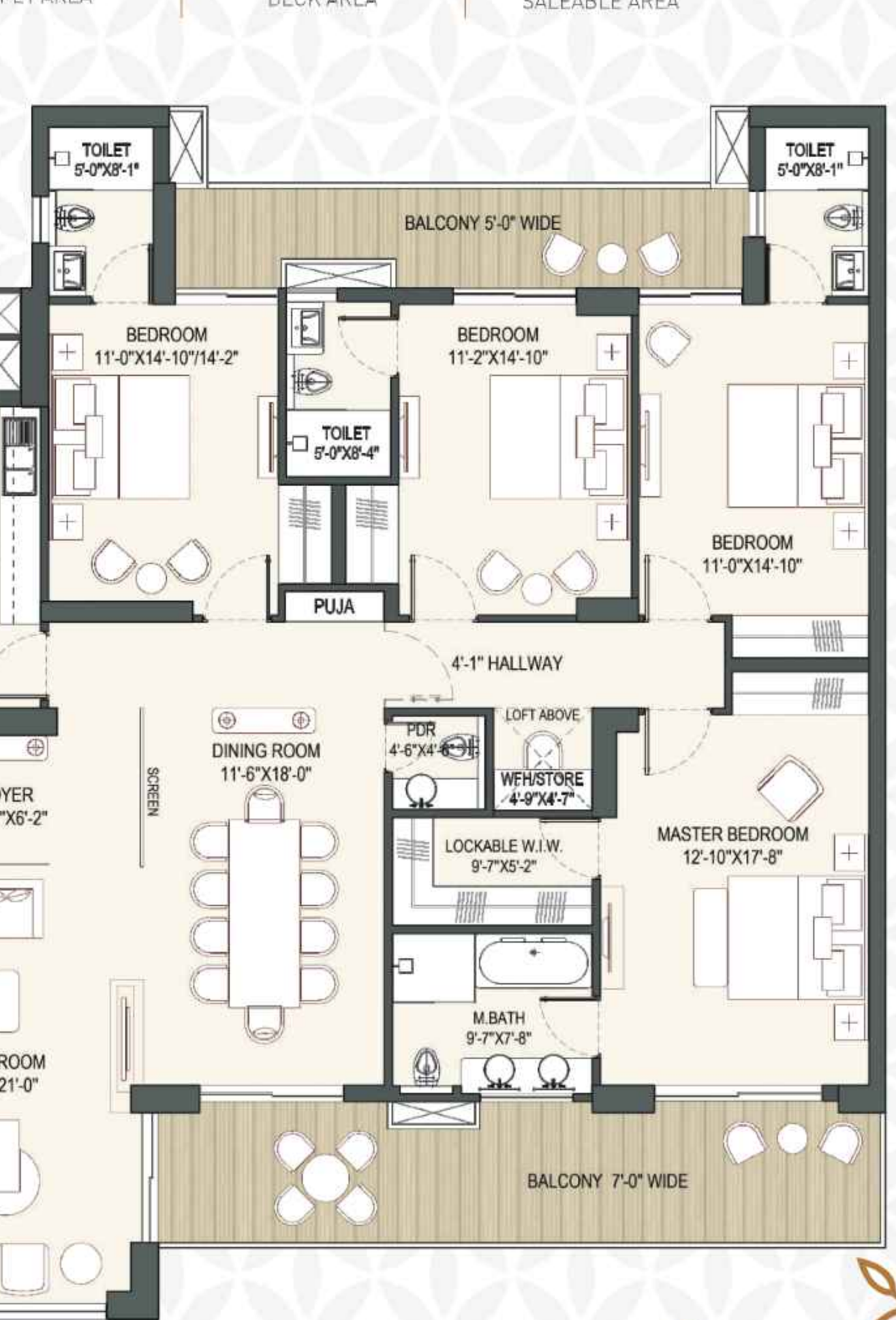
4 BHK + SERVANT ROOM FLOOR PLAN

TOWER 03 TYPE-C

2073 SQFT.
CARPET AREA

481 SQFT.
DECK AREA

3710 SFS
SALEABLE AREA



4 BHK + SERVANT ROOM FLOOR PLAN

TOWER 04 TYPE-B

2072 SQFT.
CARPET AREA

480 SQFT.
DECK AREA

3710 SFS
SALEABLE AREA

4 BHK + SERVANT ROOM FLOOR PLAN

TOWER 04 TYPE-C

2042 SQFT.
CARPET AREA

588 SQFT.
DECK AREA

3763 SFS
SALEABLE AREA





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

SPECIFICATIONS



LIVING / DINING / FOYER / LOUNGE / PASSAGE

FLOOR: Imported Marble or Equivalent

WALL: Premium Grade Acrylic Emulsion on POP punning/ Gypsum Plaster

CEILING : Premium Grade Acrylic Emulsion with Gypsum Plaster

MASTER BEDROOM

FLOOR: Imported Marble / Engineered Wooden Flooring or Equivalent

WALL: Premium Grade Acrylic Emulsion on POP punning/ Gypsum Plaster

CEILING: Premium Grade Acrylic Emulsion with Gypsum Plaster

OTHER BEDROOMS / MULTI-PURPOSE ROOM

FLOOR: Laminated Wooden Flooring AC4 or Equivalent

WALL: Premium Grade Acrylic Emulsion on POP punning/ Gypsum Plaster

CEILING: Premium Grade Acrylic Emulsion with Gypsum Plaster

KITCHEN

FLOOR: Premium Anti Skid Vitrified Tiles or Equivalent

WALL: Combination of Premium Vitrified Tiles/ Lacquered Glass or Stone/Tile Backsplash, Premium Grade Acrylic Emulsion with Gypsum Plaster

COUNTERS: Granite / Engineered Stone Counter Top or Equivalent

FIXTURES/FITTINGS: Premium Grade Modular Kitchen with Premium White Goods

DOORS

MAIN DOORS: Hard Wood Frame & Veneered Flush Door with matching PU Polish

INTERNAL DOORS: Hard Wood Frames with Paint/Polish & Laminated/ Painted Flush Doors

HARDWARE: Hafele/Ozone or Equivalent

EXTERNAL GLAZING

WINDOWS/GLAZING: Single/Double Glazed Glass Unit - Energy Efficient Glass with UPVC/ Aluminium Frames

BALCONY: Seamless Modern Glass Railing / SS RAILING Balustrade Glass Railing

MASTER TOILET

FLOOR: Imported Marble/ Premium Vitrified Tiles or Equivalent

WALL: Combination of Stone (Imported/Engineered)/ Premium Vitrified Tile, with Gypsum Plaster & Acrylic Emulsion

CEILING: POP with Acrylic Emulsion Paint

FIXTURES/FITTINGS: Shower Partition in toughened glass Jacuzzi/bath tub, Vanity with Marble/Engineered Stone Counter top or Equivalent and Mirror in Frame, Geyser (A.O. Smith/Racold or Equivalent Make)

SANITARY WARE: Duravit/Roca/Kohler or Equivalent Make

CP FITTINGS: Roca/Kohler or Equivalent Make

TOILET ACCESSORIES: Roca/Kohler/Jaquar or Equivalent Make

OTHER TOILETS

FLOOR: Premium Vitrified Tiles or Equivalent

WALL: Combination of Premium Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion

CEILING: POP with Acrylic Emulsion Paint

FIXTURES/FITTINGS: Shower Partition in toughened glass Vanity with Marble/Granite Counter Top or Equivalent and Mirror on Studs, Geyser (A.O. Smith/ Racold or Equivalent Make)

SANITARY WARE: Duravit/Kohler/Roca or Equivalent Make

CP FITTINGS: Kohler/Roca or Equivalent Make

TOILET ACCESSORIES: Roca/Kohler/Jaquar or Equivalent Make

LIFT LOBBY

FLOOR: Imported Marble or Equivalent

WALL: Combination of Marble / Veneer Panelling/ Plaster Paint

BALCONIES

FLOORING: Premium Anti Skid Vitrified Tiles or Equivalent

AIR CONDITIONING

Energy efficient VRV/VRF Air conditioning (Daikin / Samsung / LG or Equivalent Make)

SECURITY

5 Tier Security- Gate/ Perimeter/ Parking/ Lobby & Entrance Door Video Door Phone on Main Door

Digital Lock on Main Door (Yale/Samsung or Eqv.)

Secured Access for Lifts & Lift Lobbies

Access Controlled Reception Areas in each Tower CCTV coverage for complete Development

UTILITY ROOM

FLOOR: Vitrified Tiles or Equivalent

WALL: OBD Paint

CEILING: OBD Paint

AC: Split AC in Staff Qtr.

UTILITY TOILET

FLOOR: Vitrified Tiles or Equivalent

WALL: Combination of Vitrified tiles with Gypsum Plaster & Acrylic Emulsion

CEILING: Openable System Ceiling

SANITARY WARE & CP FITTINGS: Hindware/Jaquar or Equivalent Make

UTILITY BALCONY

FLOOR: Full Body Vitrified Tiles or Equivalent

WALL: Texture with Weather Shield Exterior Paint (Asian/ICI or Equivalent)

CEILING: Weather Shield Exterior Paint (Asian/ICI or Equivalent)

GENERAL ITEMS

FIXTURES/FITTINGS: Switches (Havells / Norysis / Schneider or Equivalent Make) Ceiling Fans (Crompton / Havells / Orient / or Equivalent Make)

100% POWER BACKUP, DG Capacity Shall Be on Suitable Load Factor & Diversity



CONSULTANTS ON BOARD



GARY E. GREENE, AIA ARCHITECT

Gary brings over 40 years of experience and achievement from his successful career with a renowned American architectural firm, starting in Atlanta in 1980, moving to the firm's Singapore Office in 1994 as Director of Design, then as Principal and Managing Director from 1999-2019. For over 25 years, Gary played a leading role in the firm's international design practice.

NIKHIL BHANDARI ARCHITECT

With a vast magnitude of experience in Large Scale Architecture & Planning, and a wide range of projects successfully delivered across the country over the last 5 decades, Concept Planners International has been associated with Anant Raj Limited for over 30 years.

Now, at the helm, Nikhil and his partners have led the firm to new heights successfully executing over 20 million square feet of built habitat in a span of just 18 years. The firm's notable projects include a wide array of Hospitality, Institutional and Housing Projects.

The firm has a national presence operating out of Delhi and Mumbai.



GARY E. GREENE, AIA - ARCHITECT



CONCEPT PLANNERS INTERNATIONAL- ARCHITECT



VINTECH-STRUCTURE CONSULTANT



CESPL- MEP CONSULTANT



ORACLES- LANDSCAPE CONSULTANT



GREENTREE- GREEN BUILDING CONSULTANT



WHEN WE TASTED SUCCESS

Anant Raj Limited has undertaken a diverse range of prestigious projects including DDA contracts, the development of Residential Complexes and Townships, Shopping Malls, Hospitality Projects, IT Parks, Data Centres, Serviced Apartments, Affordable Housings, and Office Complexes.

Today, the company boasts of almost 5 million sq. ft. of leasable space, most of which is ready and leased out. It has prime locations in Delhi & NCR to its credit.



A GLIMPSE TO SOME OF OUR ACCOMPLISHED PROJECTS



ANANT RAJ TECH PARK, MANESAR
FIRST OPERATIONAL DATA CENTER



SERVICE APARTMENTS,
MANESAR, HARYANA



ANANT RAJ TRADE CENTRE,
RAI, HARYANA



ANANT RAJ TECH PARK,
PANCHKULA



OFFICE BUILDING,
SECTOR 44, GURUGRAM



STELLAR RESORTS,
NEW DELHI



HOTEL - BEL LA MONDE,
CHATTARPUR, NEW DELHI



ANANT RAJ AASHRAY,
NEEMRANA



JOY SQUARE,
SECTOR-63A, GURUGRAM



BIRLA NAVYA,
SECTOR-63A, GURUGRAM



ANANT RAJ ESTATE,
SECTOR-63A, GURUGRAM



THE ESTATE VILLAS,
SECTOR-63A, GURUGRAM

SOME OF OUR UPCOMING PROJECTS



FUTURE VERSION OF CHATTARPUR HOTEL,
CURRENTLY KNOWN AS HOTEL BEL LA MONDE



ASHOKA TOWERS
SECTOR-63A, GURUGRAM



FUTURE VERSION OF RAJOKRI HOTEL,
CURRENTLY KNOWN AS STELLAR RESORTS



ANANT RAJ AASHRAY II,
TIRUPATI, ANDHRA PRADESH



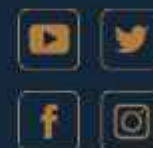
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Haryana Rera website: <https://haryanarera.gov.in>

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Licence No. 128 of 2022 dated 24.08.2022 for an area measuring 5.43263 acres being developed by M/s Anant Raj Limited situated at Sector 63A Gurugram Haryana. Building Plan Approval Memo No: ZP-1635/JD (RA)/2024/1660 dated 15.01.2024 for the project.