





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

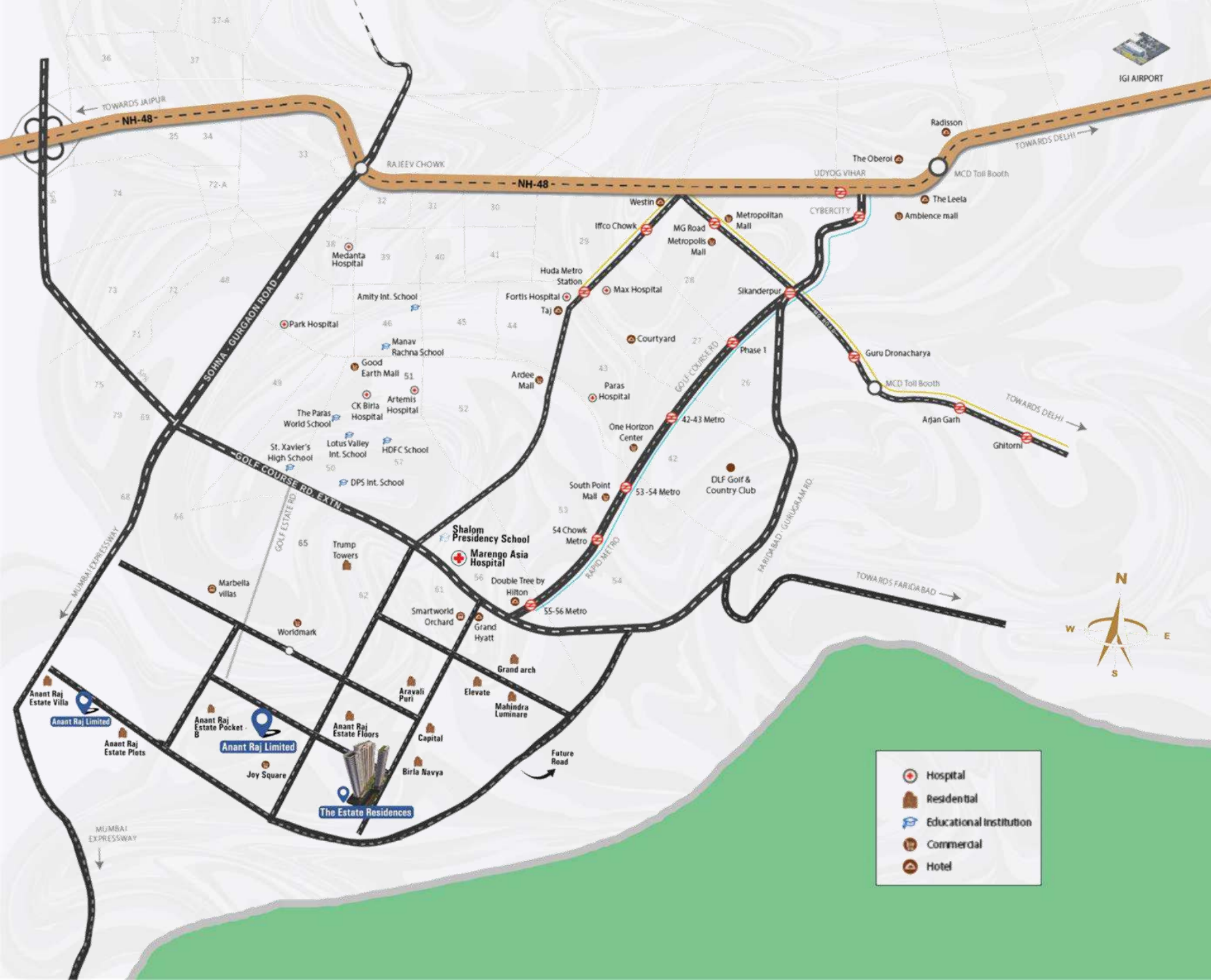
GURUGRAM  
SECTOR 63A





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**

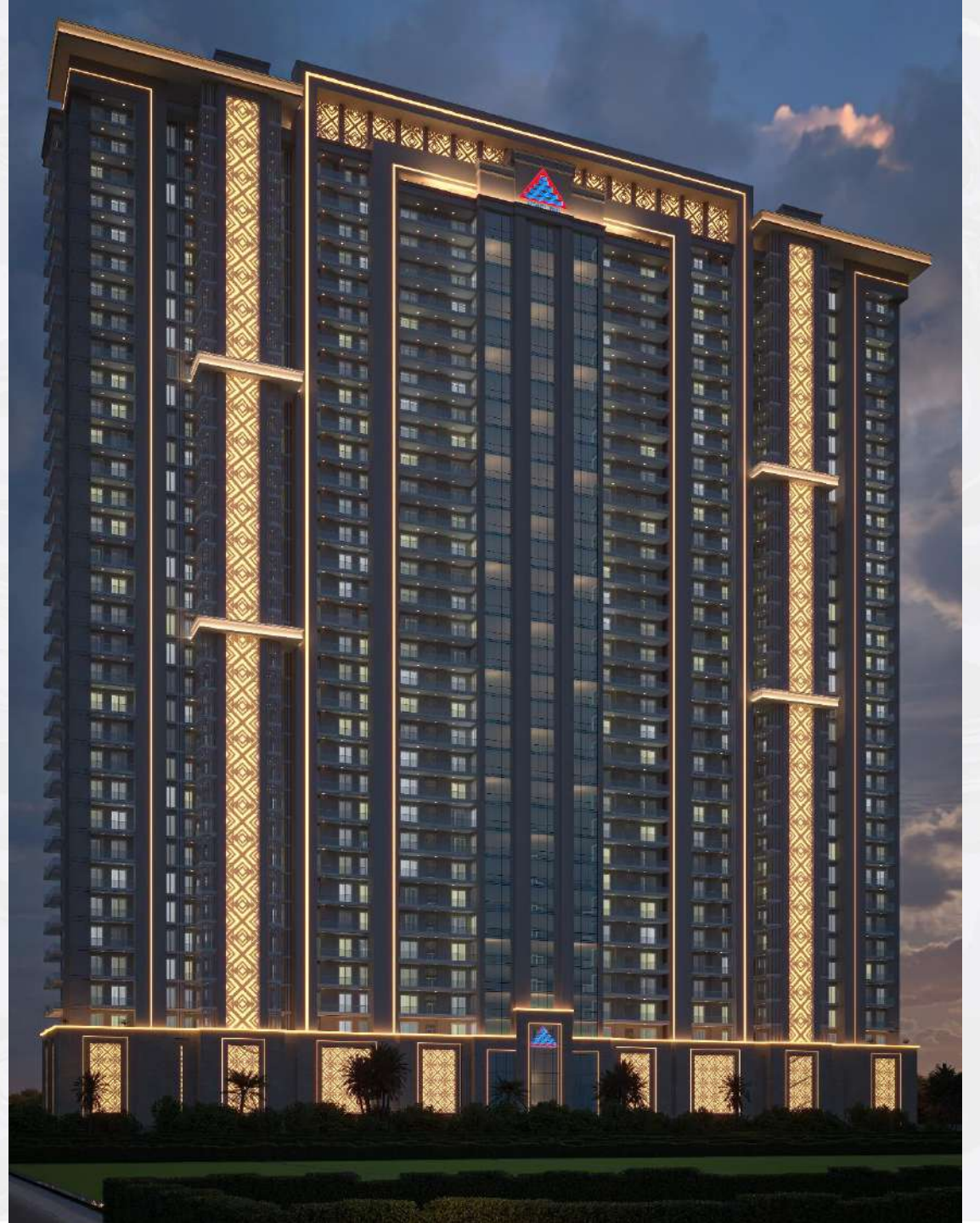
UNITS



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*

Residents

Guests









# 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











# THE ESTATE RESIDENCES MASTER LAYOUT







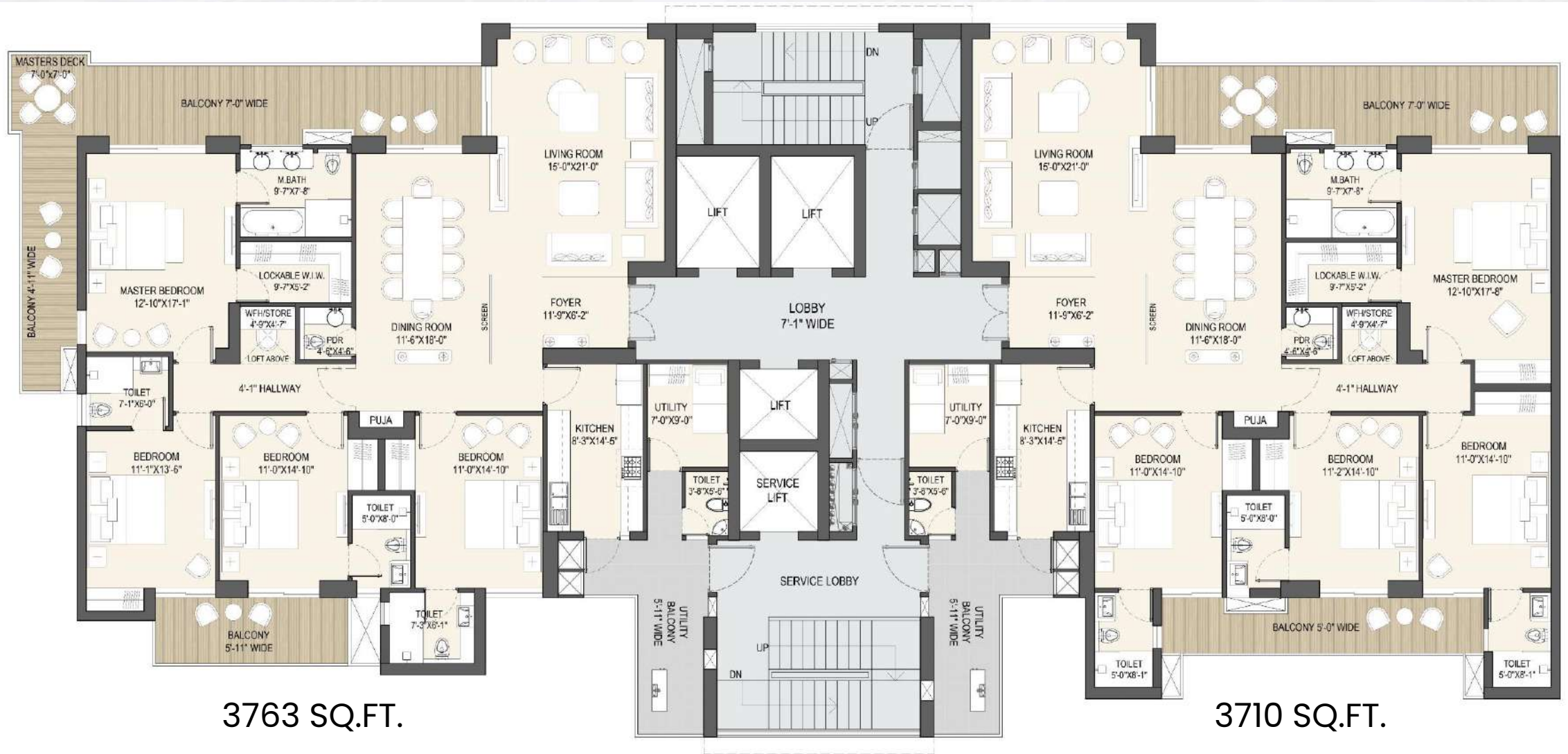
# TOWER 1







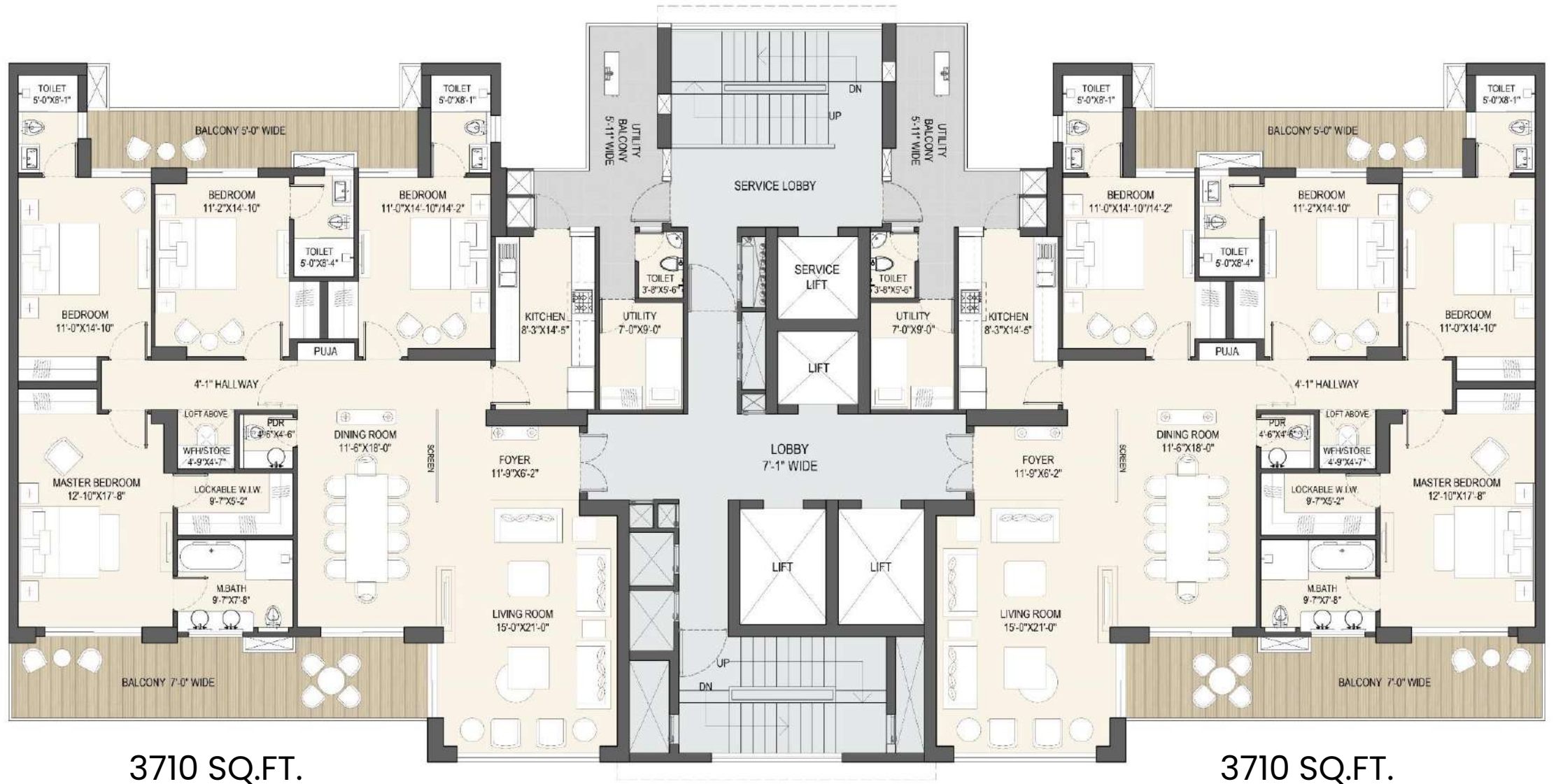
# TOWER 2







# 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%
	<b>Total Payable</b>	<b>100%</b>

## 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%
	<b>Total Payable</b>	<b>100%</b>

## 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



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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.