







PEACE OF MIND

AJNARA REALTECH LTD.

(A Subsidiary of Ajnara India Ltd.)

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TOWNSHIPS • GROUP HOUSING • VILLAS • STUDIO APARTMENT • COMMERCIAL • IT PARKS

ON SPOT BANK LOAN AVAILABLE



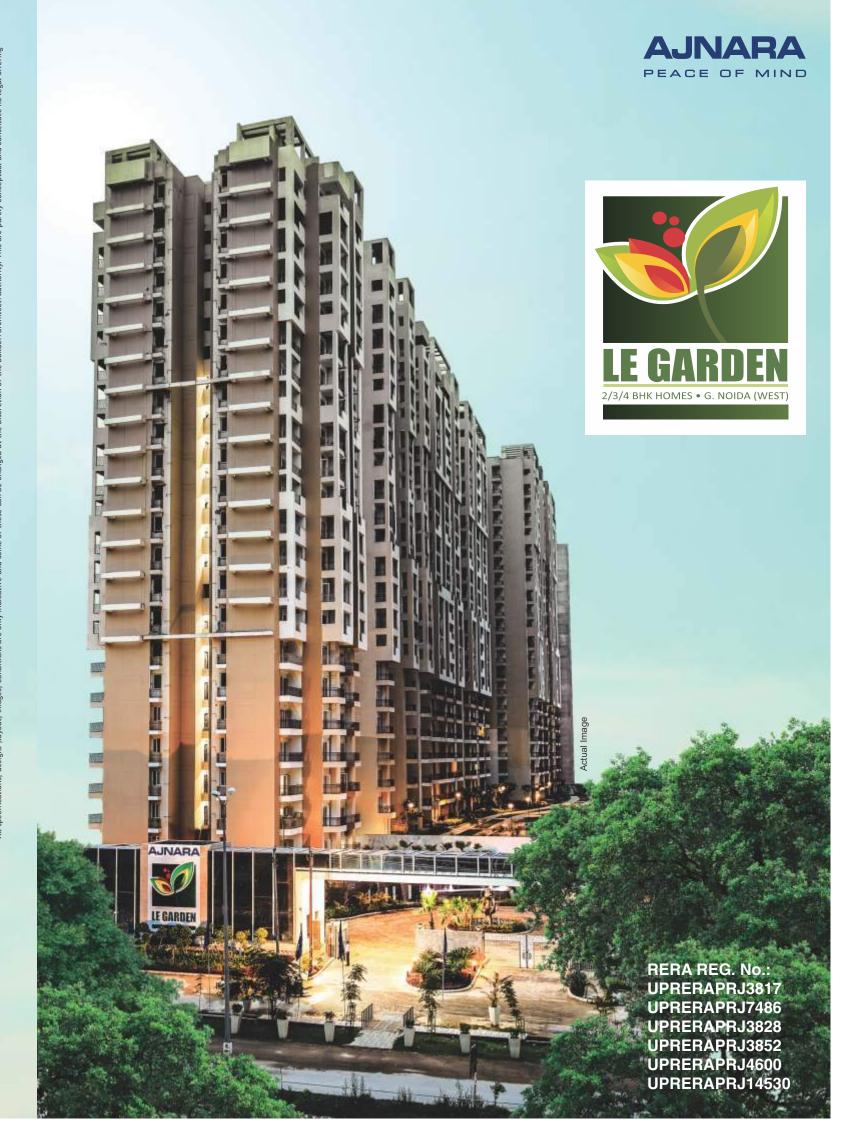








BADMINTON COURTS (2 NOS.)





the group and its vision

Ajnara India Ltd. is a renowned name in the real estate sector with an experience of over two decades. With Delhi, Noida and NCR as its center of operations, Ajnara has successfully completed various residential and commercial projects on land acquired from DDA, GDA & Noida Authority through bidding and auctions.

In all the ventures completed so far, Ajnara has proven its dedication towards quality, design and construction, and has received much acclaim for great emphasis on aesthetics, appeal and timely completion. Ajnara's project palette includes everything from uber opulence to luxury within reach.

This has contributed immensely to the trust and confidence imposed by the patrons in the company.

homes with a great location

Greater Noida (W) is today on a fast track to progress. This fast developing area has caught the attention of those looking for affordable housing. The 9 acre green stretch situated here brings the brilliance of living amidst nature. With great infrastructure and planned Metro connectivity, Greater Noida (W) is a most sought-after destination in NCR.

Ajnara Le Garden is conveniently situated at G. Noida (W), which is well connected to NH-24 and the 130 meter wide road, better known as Noida-Greater Noida Link Road. A 100 meter wide commercial belt has also been planned on one side of this 130 meter wide road as per the Master Plan 2021 by Greater Noida Authority. Proximity to Noida Sector-121 and imminent Metro connectivity give a further boost to the area, in terms of better connectivity and location as compared to other parts of NCR. Being in the vicinity of developed sectors of Noida, G. Noida (W) is poised to become a residential hub in the future.

features that facilitate convenience

Grand/ featured entrance gate Club house • A swimming pool with kids pool • Spa with steam, sauna & Jacuzzi • Gymnasium • Air conditioned banquet/party hall Indoor table tennis • Badminton court • Half basketball court • 24x7 security • Yoga center • Jogging track • Lavish theme gardens • Solar lighting for common areas • Laundry (door service) • Separate kids' playing area with sand pits

• Internet connectivity • Provision for Natural • Gas pipeline in kitchen • 24x7 water supply • Doctor on call • Ambulance on call





specifications that enhance the interiors

STRUCTURE : Earthquake resistant RCC framed structure.

: External doors and windows made of powder coated aluminium.

Internal hardwood frames with flush doors.

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 : Granite 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 sanitaryware &

CP fittings.

INSIDE WALL FINISH : Inside walls with POP punning and OBD.

EXTERNAL FACADE : Exterior in superior paint finish.

Note:-

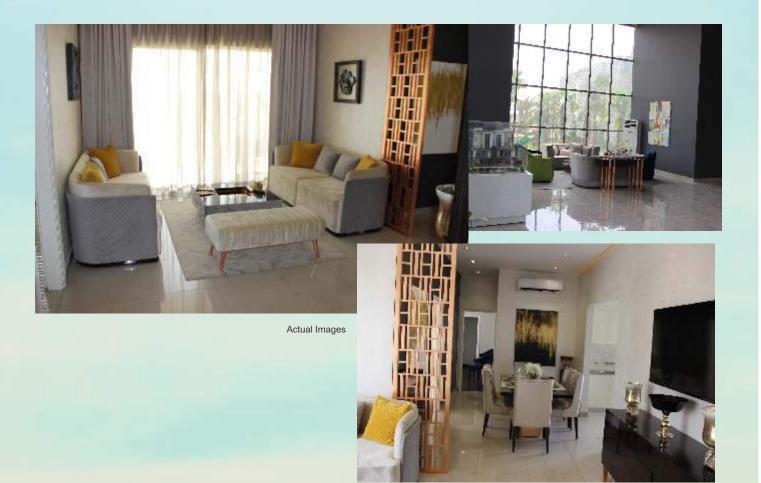
DOORS & WINDOWS

1. The colour and design of the tiles can be changed without prior notice.

2. Variation in the colour and size of vertified tiles/granite may occur.

3. Area in all categories of apartments may vary upto +3% without any changes in cost, howerver.in case the variation beyond +3 charges are applicable

All specifications, designs , layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. This are purely conceptual and constitute no legal offering





CARPET AREA = 61.17 sqm (658.434 sqft)
BALCONY AREA = 8.69 sqm. (93.539 sqft.)
COMMON AREA = 24.40 sqm. (262.631 sqft.)
EXTERNAL WALL = 7.48 sqm. (80.515 sqft.)
TOTAL AREA = 101.74 sqm. (1095.119 sqft.)



ENT.



CARPET AREA = 74.41 sqm (800.949 sqft)
BALCONY AREA = 16.77 sqm. (180.512 sqft.)
COMMON AREA = 15.06 sqm. (162.106 sqft.)
EXTERNAL WALL = 7.56 sqm. (81.376 sqft.)
TOTAL AREA = 113.80 sqm. (1224.943 sqft.)



CARPET AREA = 72.25 sqm (777.699 sqft)
BALCONY AREA = 13.33 sqm. (143.484 sqft.)
COMMON AREA = 26.35 sqm. (283.631 sqft.)
EXTERNAL WALL = 7.46 sqm. (80.299 sqft.)
TOTAL AREA = 119.39 sqm. (1285.114 sqft.)

1Sq mtr = 10.764 s



ENT.

CARPET AREA = 81.18 sqm (873.822 sqft)BALCONY AREA = 19.02 sqm. (204.731 sqft.) COMMON AREA = 30.64 sqm. (329.809 sqft.) EXTERNAL WALL = 8.51 sqm. (91.602 sqft.)TOTAL AREA = 139.35 sqm. (1499.963 sqft.)



CARPET AREA = 90.04 sqm (969.191 sqft)BALCONY AREA = 21.40 sqm. (230.350 sqft.) COMMON AREA = 27.90 sqm. (300.316 sqft.) EXTERNAL WALL = 8.83 sqm. (95.046 sqft.) TOTAL AREA = 148.17 sqm. (1594.902 sqft.)

ENT.























Actual Images









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

CARPET AREA 53.38 SQ.MT. (574.58 SQ.FT.)
BALCONY AREA 10.48 SQ.MT. (112.80 SQ.FT.)
EXTERNAL WALL 5.96 SQ.MT. (64.15 SQ.FT.)
TOTAL BUILT UP AREA 69.82 SQ.MT. (751.54 SQ.FT.)



2BHK+2TOILET SUPER AREA - 895 SQ.FT.

CARPET AREA 46.32 SQ.MT. (498.68 SQ.FT.)
BALCONY AREA 11.74 SQ.MT. (126.37 SQ.FT.)
EXTERNAL WALL 4.99 SQ.MT. (53.71 SQ.FT.)
TOTAL BUILT UP AREA 63.05 SQ.MT. (678.67 SQ.FT.)