

AJNARA
PEACE OF MIND

Supported by :



AIGEAHS



GREATER NOIDA (W)

PROSPECTUS



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MANAGING DIRECTOR'S NOTE



SHRI ASHOK GUPTA

Ajnara – a world of dreams, and we the team of Ajnara, makes it possible.

All big endeavors begin with a small step. After that, it is knowledge, hard work and perseverance that lead one to success.

Ajnara India Ltd. that took its initial steps with loads of dreams and determination, is a reflection of the true qualities of a leader.

Since the small steps taken more than two decades back, Ajnara is today a renowned name in the world of real estate sector guiding through its growth and success. Established in 1991, Ajnara is a leading developer in the Delhi NCR. Known for quality construction and execution, it is one of the first developer to have been certified ISO 9001:2000 in North India. As one of the largest real estate companies in the Delhi/NCR region, we understand that the core of our job is not construction but bringing people's dream into reality by providing them a Quality Home. Ajnara is today a Trusted Name in the industry having won many accolades and awards by leading institutions as the NCR's Trusted Developer.

This year we are celebrating our 25th Year of Excellence and with every passing year we have thrived to deliver our customers best of homes. I am glad and feel proud in saying Ajnara has successfully delivered more than 50 projects with over 50,000 customers happily residing.

Our utmost focus is on customer satisfaction and we take precise attention in providing our customers a "Delightful Experience".

ABOUT AJNARA KHEL GAON

Ajnara Khel Gaon is our Dream Project. It is a part of Ajnara City which is spread across 62.5 acres. The USP of Ajnara Khel Gaon is Executive Golf Centric apartments. With 75% green open space and a low density project, Ajnara Khel Gaon is a perfect destination in Gr. Noida (West) situated right on the 130 Mtr. Road. All the towers are strategically placed to provide maximum sunlight and fresh air without any view blocks. A green sports park at the center of the development is spread over 13 Acres to provide best of nature to every residents. With sports amenities like Tennis Court, Squash, Swimming, Gymnasium, Badminton, Table Tennis, Cricket and Jogging Track

We are developing this project with the best of architects and partners. I am sure this project is designed to encourage healthy lifestyle and a great living experience

In one sentence Ajnara Khel Gaon can be described as “A destination with million experiences”. Continuing its constant endeavors to provide quality housing to masses at attractive pricing, Ajnara Khel Gaon is an honor to Serving/Retired Officers community in the Government machinery.

Be a part of it...

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

ARTISTIC VIEWS

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LOCATION MAP



USP'S & CONNECTIVITY

USP'S

- Part of 175 Acres Sports Centric Integrated City
- Golf Facing Luxury Apartments
- Perfectly Located At Greater Noida West
- Project Designed By Renowned Architect Hafeez Contractor
- 75% Open Landscaped Area
- 2 Sided Open Vastu Friendly Area
- Indoor/Outdoor Sports Facilities
- Proposed Metro Station close to project
- Ample Parking Space
- Recycle Bin All Around The Campus
- Surrounded By Lush Green Area
- Efficient security systems including fire fighting equipment on all floors
- Security with intercom
- Boom barriers at entry & exit gate
- 100% Power backup for lifts and common services
- 24 Hours water supply
- Rain water Harvesting
- Convenience stores
- Surrounded by Acre of natural forest and greenery
- Smartly planned complex with ample parking space and vast green landscape for nature lovers
- Facing 130 m wide Road with superb connectivity to Pari chowk, NH 24, Noida & proposed Metro Station

CONNECTIVITY

- 25 Min. drive from Noida city centre
- Proposed Metro in close vicinity
- 10 min. drive from Pari Chowk
- 20 min from NH 24
- 8 min. drive from Gaur Chowk

SPORTS FACILITIES



EXECUTIVE GOLF COURSE



SWIMMING POOL



CRICKET



CYCLING TRACK



SQUASH



GYMNASIUM



BILLIARDS



VOLLEY BALL



KIDS PLAY AREA



TENNIS COURT



BADMINTON



TABLE TENNIS



CARDS ROOM



BASKETBALL

PROJECT AMENITIES



AEROBICS



YOGA CENTER



UNISEX SALON



SHOPPING COMPLEX



BANQUET HALL



DOCTOR ON CALL



RAIN WATER HARVESTING



SPA



JOGGING TRACK



CAFETERIA



GARDEN



MINI THEATER

OVERALL SITE PLAN



LEGENDS

TOWER		TYPE	SALE AREA
A,B		2 BHK	895 SQ.FT.
		2.5 BHK	995 SQFT
		3 BHK REGULAR	1195 SQFT
C,P		2.5 BHK	995 SQFT
		3BHK REGULAR	1195 SQFT
		3BHK REGULAR	1195 SQFT
DQR		3 BHK LUXURY	1395 SQFT
VILLA		TYPE-A	
VILLA		TYPE-B	

1. SPORTS SCULPTURE
2. ENTRANCE COURT
3. SWIMMING POOL WITH PALMS
4. KID'S POOL
5. BARBEQUE AREA
6. NATURE WALK
7. SENIOR CITIZEN AREA
8. POOL SIDE CAFÉ
9. OUTDOOR READING AREA
10. HEALING ZONE
11. MEDITATION ZONE
12. MEANDERING PATHWAYS
13. PARTY LAWN WITH KIDS GOLF AREA
14. INTERACTIVE WATER FEATURE
15. CHILDREN'S PLAY AREA & SKATING RINK
16. COVERED SEATING AREAS
17. MULTIPURPOSE LAWN
18. SPORTS AVENUE
19. THEMATIC COURT
20. AMPHITHEATER
21. LAWN MOUND
22. OPEN GYM
23. TENNIS COURT
24. BASKET BALL COURT
25. CRICKET NET
26. STEPPED PLANTING
27. PICNIC AREA
28. GOLF
29. COMMERCIAL

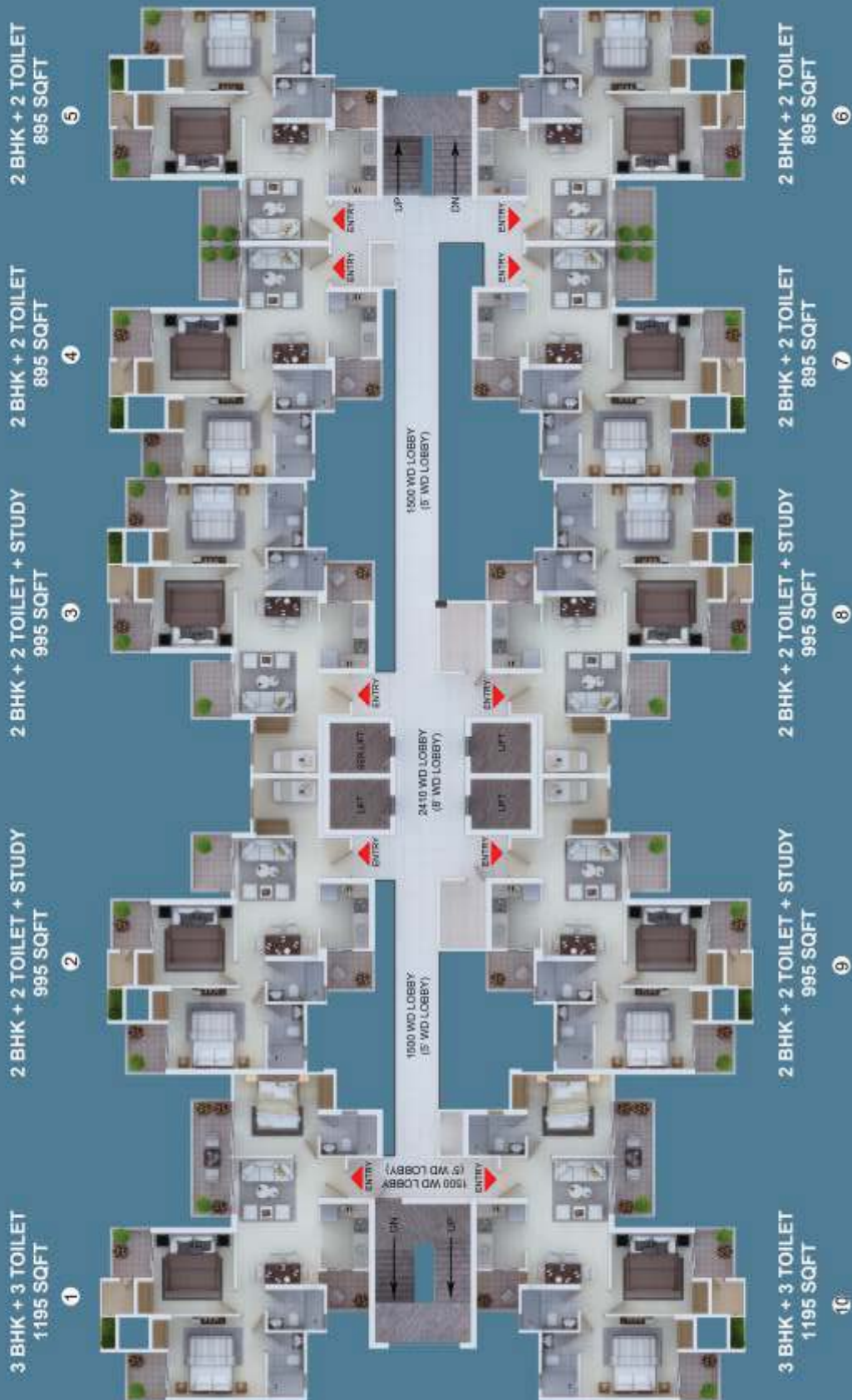


CLUB VIEWS

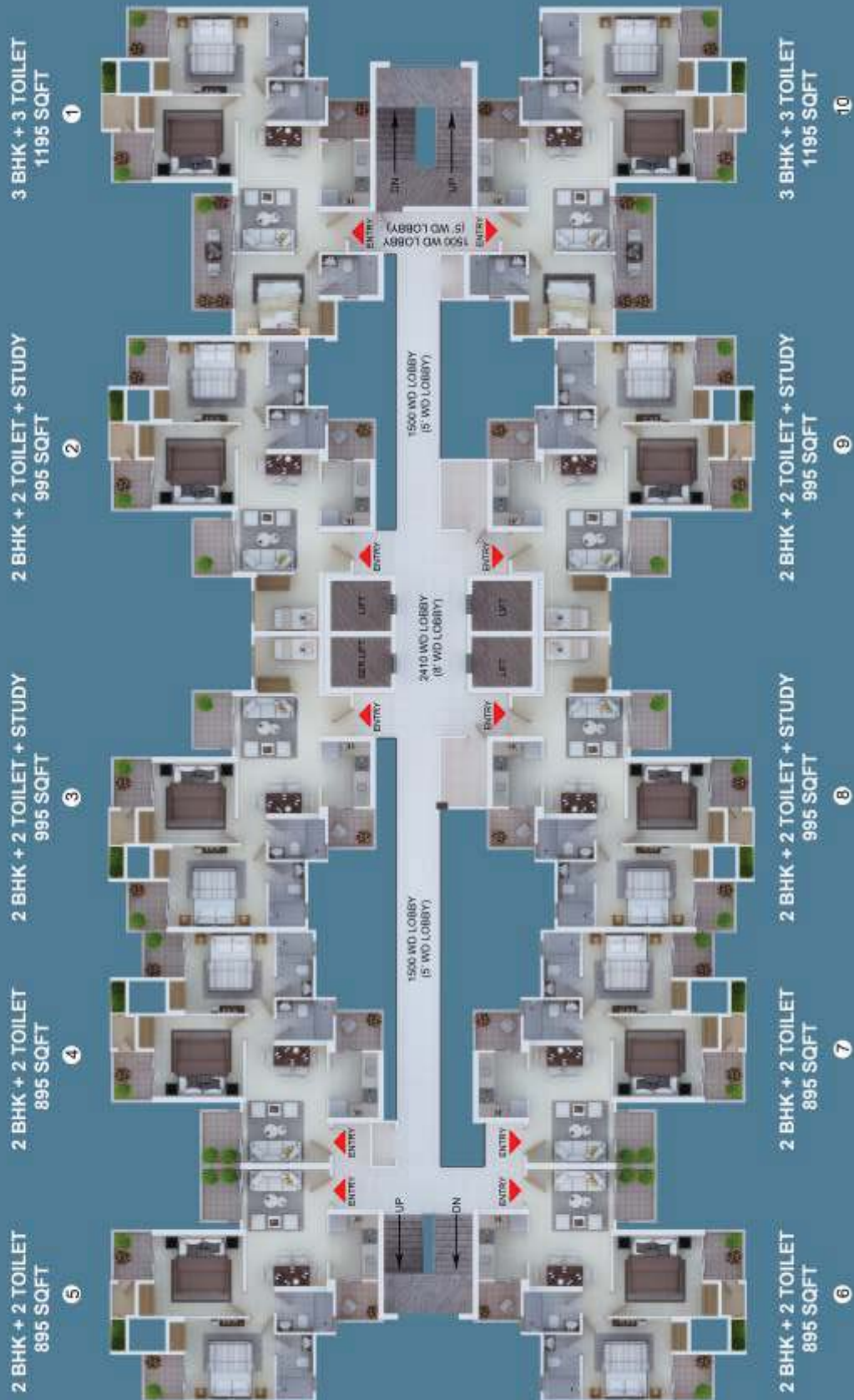
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CLUSTER PLAN - TOWER A

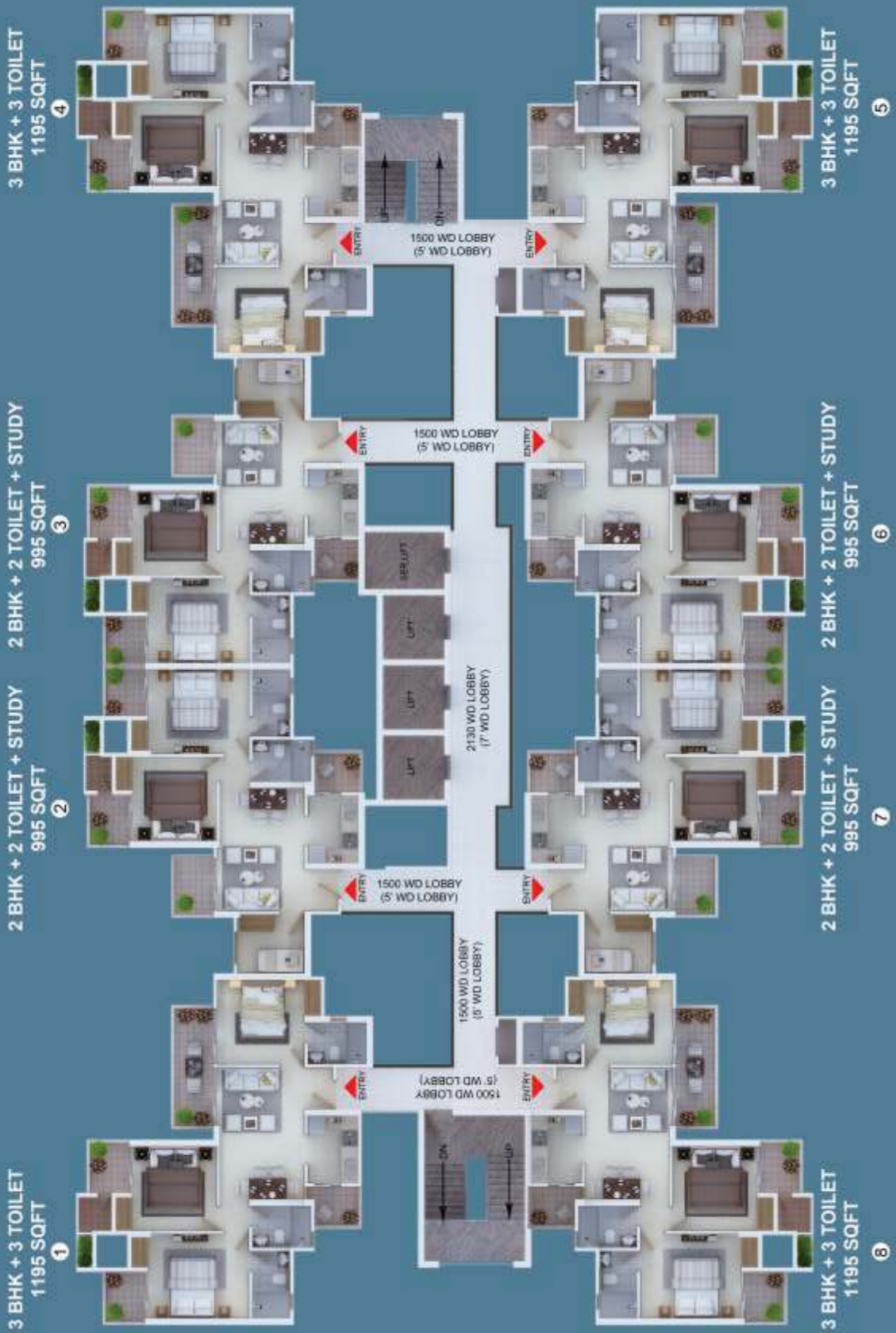


CLUSTER PLAN - TOWER B

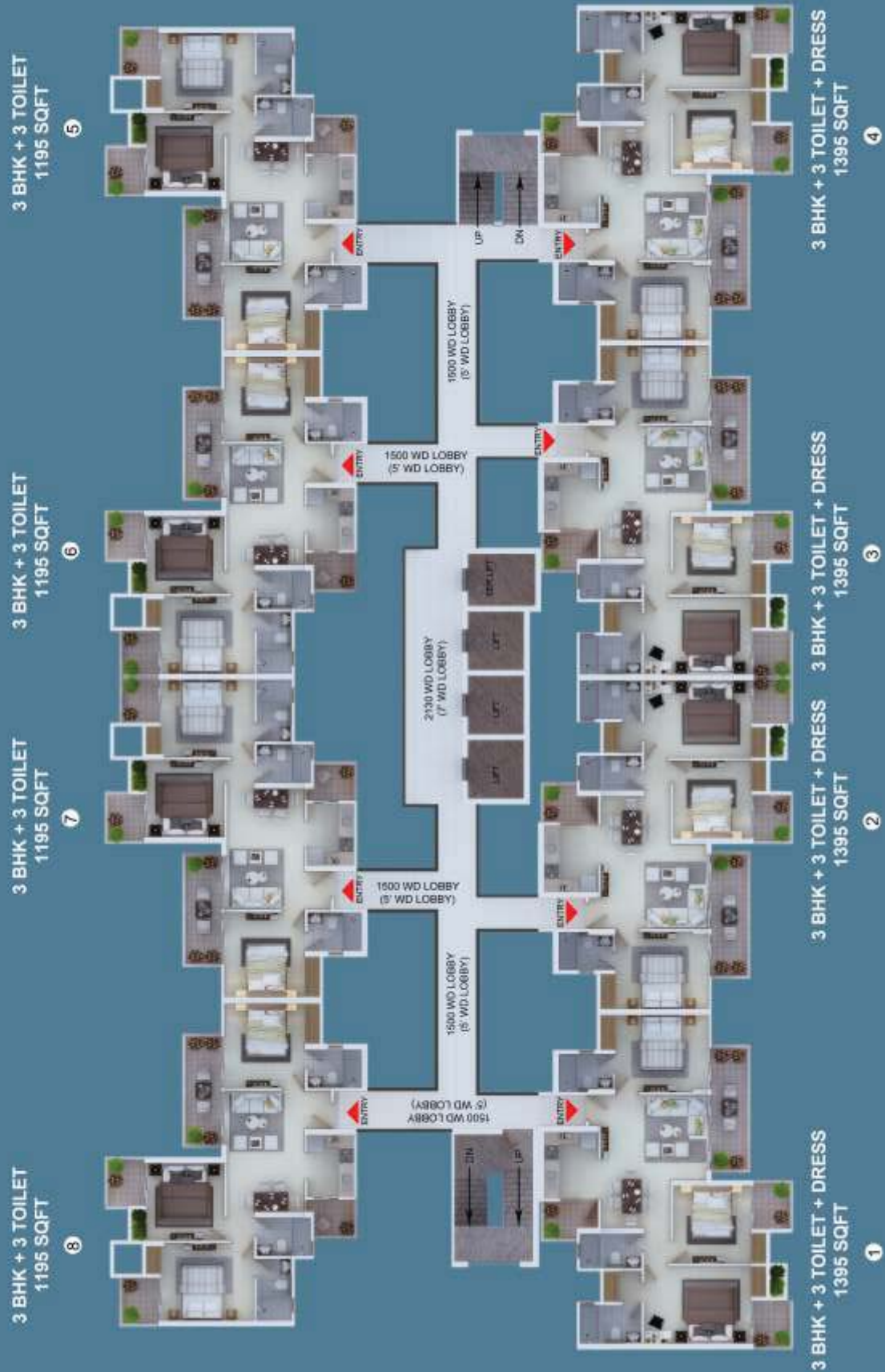


CLUSTER PLAN - TOWER C, P

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CLUSTER PLAN - TOWER D, Q, R



FLOOR PLANS

2 BHK + 2 TOILET
SUPER AREA - 895 SQ. FT.
BUILT UP AREA - 680 SQ. FT.



FLOOR PLANS

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



FLOOR PLANS

3 BHK + 3 TOILET
SUPER AREA - 1195 SQ. FT.
BUILT UP AREA - 905 SQ. FT.



FLOOR PLANS

3 BHK + 3 TOILET + DRESS
SUPER AREA - 1395 SQ. FT.
BUILT UP AREA - 1110 SQ. FT.



SPECIFICATIONS

Structure	Earthquake resistance RCC framed structure.
Doors & Windows	External doors and windows made of powder coated aluminium/ UPVC
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/ textured tiles 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.