





A TREAT_{for} THE AFICIONADOS OF GRACE

It is said that, Elegance is Eternal. There are some glorious monuments in this world which are timeless. We took a leaf from them and made a grand towering edifice – the first of its kind in Noida that will stand the testimony of time for many generations to savour. A magnificent piece of heritage for you to call, your own iconic home.

Welcome to the...



Standing boastfully amidst the prestigious Grand Ajnara Heritage, in Sector 74, Noida, the Klock Tower is the ultimate representation of avant-garde design and highly sophisticated craftsmanship. Every part of the Klock Tower has been built to resonate your exquisite taste. From graceful apartments to magnificent club, kaleidoscopic amenities with infinite charms of everlasting beauty.





PREMIUM RESIDENCES AT SEC - 74, NOIDA

Being close to the metro city, it offers convenient accessibility from all the major destinations and important cities. So, come and discover the grandness of luxury living that is exclusive and addictive.

Location Advantages:

- 1 minute drive from proposed Metro Station
- 3 minutes' drive from FNG corridor
- 5 minutes' drive from Sector 119 and Sector 120
- 5 minutes' drive from Noida City Centre Metro Station
- 5 minutes' drive from Sai Mandir
- 10 minutes' drive from NH-24
- 10 minutes' drive from Fortis Hospital



FEATURES THAT MAKES LIFE MAGNIFICENT

The Project:

- Located in the heart of Grand Ajnara Heritage in Noida, Sector 74.
- Proposed metro stations and SEZs in immediate neighbourhood
- Unmatched location advantages with all utility points
- Reputed healthcare, educational institutions, banks & shopping mall in near vicinity
- Grand featured entrance gate
- Land allotted by Noida authority

Comforts:

- 24x7 security with CCTV
- Ample parking space
- Installation of fire fighting system as per norms
- In-house maintenance services for all common facilities*
- Laundry (door service)
- Internet connectivity
- Provision for Natural Gas pipeline in kitchen*
- 24x7 water supply
- Business centre along with Wi-Fi
- Future ready digital homes equipped with fibre optic network*
- Golf cart for visitors
- Doctor on call
- Convenience store

^{*} Terms & Conditions apply.



A PLETHORA of COMFORTS & EXCITEMENTS



The Club House:

- Swimming Pool with separate Kids' Pool
- Spa, Steam, Sauna & Jacuzzi
- Gymnasium
- Indoor Table Tennis
- Badminton Court
- Billiards/ Pool Room
- Yoga Centre
- Jogging Track
- Basketball Court
- Banquet/ Party Hall
- Separate Kids' Playing Area with Sand Pit
- In-house Music, Dance Academy for Kids
- Exclusive Fitness Centre for Klock tower

Eco-friendly:

- Approx. 70% of the plot area open for free flow of light and air
- Eco-friendly layout of the project
- Provisions for rain water harvesting
- Lavish theme garden
- Solar lighting for common areas





SPECIFICATIONS

Living/ dining/ passage & lobby within the apartments

Floor Vitrified tiles

Walls Inside walls finished with oil bound distemper on POP punning

Ceiling Oil bound distemper on POP punning

Bedrooms

Floor Vitrified tiles

European standard laminated wooden flooring in master bedroom

Walls Oil bound distemper on POP punning

Ceiling POP with design

Kitchen

Walls Ceramic tiles up to 2 feet above counter

Floor Vitrified tiles
Counter Granite top

Fitting/ Fixtures CP Fittings, stainless steel sink

Kitchen Appliances Individual RO unit

Balcony

Floor Anti-skid ceramic tiles with 'sit-out' in the balcony

Toilets

Walls Designer wall tiles
Floors Anti-skid tiles

Accessories Branded Sanitaryware & CP fitting

Sanitary Ware Single lever CP fittings in master toilet, CP fitting & quarter turn in others, wash basin, English WC

Plumbing CPVC / PPR for water supply inside the toilet and kitchen

Utility Room

Floor Terrazzo/ Ceramic tiles Walls & Ceiling Oil bound distemper

Toilets Ceramic tiles flooring and cladding, conventional CP fittings and chinaware

Doors

Internal Doors 7' high polished hardwood frame with polished flush doors Entrance Door 8' high polished hardwood frame with designer panel door

Door Fittings Good quality SS finish
Ext. Doors Powder coated aluminium/

Windows/ Ventilators UPVC

Electricals Modular switches, copper wiring with MCB's

Power Back-up DG power backup for all the apartments and common areas

Security System Secured gated community with intercom, CCTV at lift lobby at ground floor

Lift Lobby

Lifts High speed passenger elevators

Lift Lobby Floor Combination of one or more of granite/ tiles

Lift Lobby Walls Combination of granite/ tiles and textured paint, embellished with mirrors

Staircases

Floor
Walls
Marble/ granite/ tiles
Dry distemper/ snowcem



CLUSTER PLAN - KLOCK TOWER



06

SUPER AREA - 1075 SQFT

07

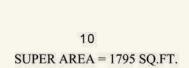
SUPER AREA - 1075 SQFT

(

SUPER AREA - 1495 SQFT







11 SUPER AREA = 1295 SQ.FT. 01 SUPER AREA = 2195 SQ.FT.



SUPER AREA = 1795 SQ.FT. 04 SUPER AREA = 1295 SQ.FT.
03

SUPER AREA = 2195 SQ.FT. 02

(

FLOOR PLANS



2BHK+2TOILET SUPER AREA - 1075 SQ.FT. BUILTUP AREA - 860 SQ.FT.

(



3BHK+2TOILET SUPER AREA - 1295 SQ.FT. BUILTUP AREA - 1015 SQ.FT.



(

3BHK+2TOILET+DINING SUPER AREA - 1495 SQ.FT. BUILTUP AREA - 1215 SQ.FT.





(



3BHK+3TOILET+SER. ROOM+DRESS+ENT. FOYER SUPER AREA - 1795 SQ.FT. BUILTUP AREA - 1445 SQ.FT.

(



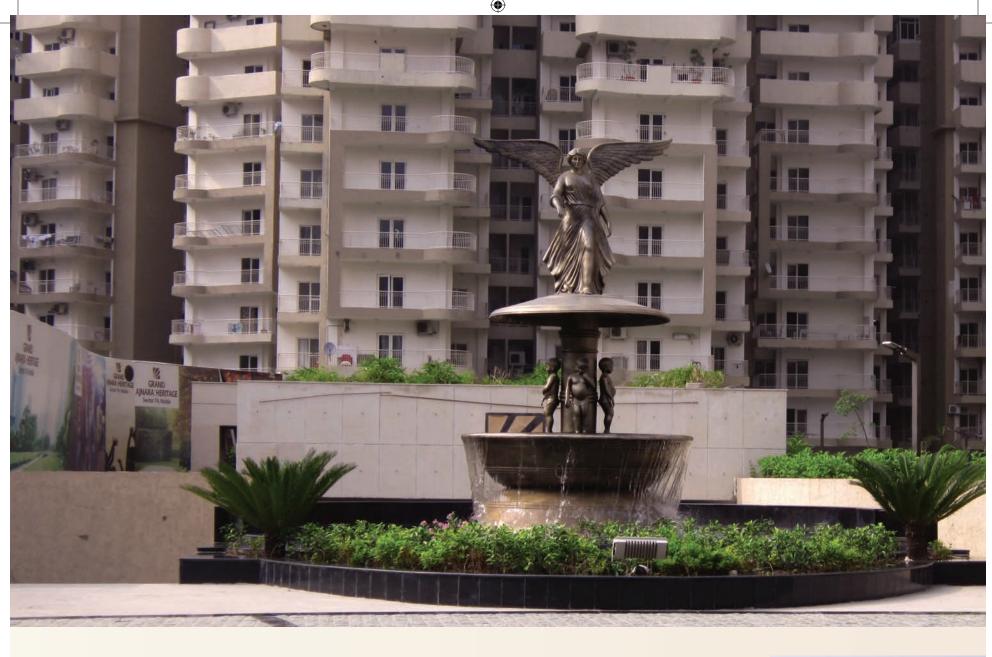
3BHK+3TOILET+KID'S+SER. ROOM+ENT. FOYER SUPER AREA - 2195 SQ.FT. BUILTUP AREA - 1715 SQ.FT.





SECTOR-77 (RESID







ACTUAL SITE IMAGES



















ABOUT

AJNARA

PEACE OF MIND

Every endeavour aspires to bring peace, success and happiness to people associated with it. At Ajnara, every project is planned and executed to bring complete peace of mind to its customers. Such single minded devotion to it has made Ajnara a synonym of pure bliss.

Transparency

Ajnara believes in complete transparency and openness so that its patrons and associates remain well aware of all company policies, payment processes, operations & important nformation and construction status. As it is believed that there should be a clear understanding between all parties involved to leave no scope for error and confusion.

Decades of experience

Being in business for the last 25 years, it has diversified immensely and gained expertise in every aspect of real estate.

In-time delivery

Ajnara has the reputation of being a trustworthy real estate developer in the market that always delivers on-time.

Uncompromising quality

Quality is, beyond doubt, an extremely vital parameter in any project and Ajnara leaves no stone unturned to offer its clients nothing short of brilliant products.

Unmatched aesthetical designs

Ajnara works with renowned architects on all its projects to ensure that aesthetics and appeal are never compromised on.

Luxury within reach

Ajnara offers its customers the experience of elegant homes, modern & luxury living that easily fits the pocket.





ONGOING RESIDENTIAL PROJECTS ----



















----- UPCOMING PROJECTS -----





----- ONGOING COMMERCIAL PROJECTS -----







- DELIVERED PROJECTS ----























PEACE OF MIND

AJNARA INDIA LTD.

Corporate Office: D-247/26, Sector-63, Noida • Tel: +91 120 4166777 • Fax: +91 120 4193953

Regd. Off.: 502, 5th Floor, Sachdeva Corporate Tower, Plot No. 17, Karkardooma, Community Centre, Delhi-92

Site Off.: GH 01/B, Sector-74, Noida

www.ajnara.com • sales@ajnara.com • SMS 'AJ' to 53030 • Call: 958 200 6085

TOWNSHIPS • GROUP HOUSING • VILLAS • STUDIO APARTMENTS • COMMERCIAL • IT PARK • HOSPITALITY