

**AJNARA**  
PEACE OF MIND

*Live A Grand Life*



**GRAND  
AJNARA HERITAGE**

SECTOR-74, NOIDA



## live a grand lifestyle

Ajnara brings forth a first of its kind luxurious project at Sector 74, Noida - Grand Ajnara Heritage. A truly grand project with homes where all luxuries of the world combine.

It offers luxuriously comfortable and soul pampering high-end apartments.

Apart from this, the location adds to the value of Grand Heritage in terms of serenity and peace. Once you experience the grand lifestyle that these homes offer, you would want nothing but to spend the rest of your life here.



Today, Noida is quite a preferred, hi-class location for both commercial and residential purposes. Grand Heritage is boastfully nestled in the heart of Noida at Sector 74, one of the most posh sectors of 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 min. drive from proposed Metro Station
- 3 mins. drive from FNG corridor
- 5 mins. drive from Sector 119 and Sector 120
- 5 mins. drive from Noida City Centre Metro Station
- 7 mins. drive from Sector 50 / Sai Mandir
- 10 mins. drive from NH-24
- 10 mins. drive from Fortis Hospital
- 20 mins. drive from Sector 18 market

## location as grand as the project



# features that make living grand



## Eco-friendly

- Approx. 80% 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

## The Project

- Located in the heart of Noida in sector -74 within a fully inhabited locality, near sector 50
- 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
- Video Door Phone
- Ample parking space
- Installation of fire fighting system as per norms
- In-house maintenance services for all common facilities\*
- Assured timely possession with penalty clause as per allotment
- Firm prices, no escalation for units sold
- Laundry (door service)
- Internet connectivity
- Provision for Natural Gas pipeline in kitchen\*
- 24x7 soft water supply
- Business centre along with Wi-Fi
- Future ready digital homes equipped with fiber optic network\*
- Golf cart for visitors
- Doctor on call
- Convenience store

# unwind the grand way



**blueorchid**  
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



\*Terms & Conditions apply.







#### Living/ dining/ passage & lobby within 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
Walls	European standard laminated wooden flooring in master bedroom
Ceiling	Oil bound distemper on POP punning POP with design

#### Kitchen

Walls	Ceramic tiles upto 2'-0" above counter
Floor	Vitrified tiles
Counter	Granite top
Fitting/ Fixtuers	CP Fittings, stainless steel sink
Kitchen Appliances	Individual RO unit

#### Balcony

Floor	Anti- skid ceramic tiles with 'sitout' in the balcony with artificial grass turf
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#### Toilets

Walls	Designer wall tiles
Floors	Anti- skid tiles
Accessories	Branded sanitary ware and CP fittings
Sanitary Ware/ Plumbing	Single lever CP fittings in master toilet, Wash basin, English WC of branded make, CPVC/ PPR for water supply inside the toilet and kitchen

#### Utility/s 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	7' high polished hardwood frame with designer panel door
Door Fittings	Good quality SS finish
Ext. Doors	Powder coated aluminum Windows/ Ventilators
Electricals	Modular switches, copper wiring with MCB's
Power Back-up	DG power back-up 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	Marble/ granite/ tiles
Walls	Dry distemper/ snowcem







**2 BED + 2 TOILETS + STUDY**  
SUPER AREA = 1230 SQ. FT.  
BUILT-UP AREA = 984 SQ. FT.



**3 BED + 2 TOILETS  
+ PUJA/STORE**  
SUPER AREA = 1395 SQ. FT.  
BUILT-UP AREA = 1088 SQ. FT.

**3 BED + 2 TOILETS**  
SUPER AREA = 1440 SQ. FT.  
BUILT-UP AREA = 1152 SQ. FT.



**3 BED + 2 TOILETS + STORE**  
SUPER AREA = 1545 SQ. FT.  
BUILT-UP AREA = 1236 SQ. FT.



**3 BED + 3 TOILETS + STORE**  
SUPER AREA = 1665 SQ. FT.  
BUILT-UP AREA = 1325 SQ. FT.





**3 BED + 3 TOILETS**  
**+ KID'S ROOM**  
**+ DINING + PUJA**  
 SUPER AREA = 1690 SQ. FT.  
 BUILT-UP AREA = 1318 SQ. FT.

## TOWER "F"

**3 BED + Dress + 3 TOILETS**  
 SUPER AREA = 1795 SQ. FT.  
 BUILT-UP AREA = 1435 SQ. FT.



**3 BED + 3 TOILETS**  
**+ KID'S ROOM**  
 SUPER AREA = 1815 SQ. FT.  
 BUILT-UP AREA = 1449 SQ. FT.



## TOWER "F"

**3 BED + DRESS +**  
**4 TOILETS + STUDY**  
 SUPER AREA = 2025 SQ. FT.  
 BUILT-UP AREA = 1620 SQ. FT.



**3 BED + 3 TOILETS**  
**+ STUDY + PUJA + DRESS**  
**+ FOYER + DINING**  
 SUPER AREA = 2045 SQ. FT.  
 BUILT-UP AREA = 1595 SQ. FT.

THIS PROJECT IS FUNDED BY

**TATA CAPITAL**

Home Loans

We only do what's right for you

Home loans are brought to you by  
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# The Group & 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 greatly to the immense trust and confidence of our patrons in us.

## ONGOING RESIDENTIAL PROJECTS



## NEARING POSSESSION



## POSSESSION ON



## ONGOING COMMERCIAL PROJECTS



## DELIVERED PROJECTS



## UPCOMING PROJECTS



# NCR's Leading Real Estate Developer

Established in 1991, today Ajnara is a leading real estate developer in NCR. Known for high quality products, it is one of the first developers in North India to be certified ISO 9001:2000. It offers a most diverse product mix comprising residential, commercial/IT parks, retail and hospitality projects.

The well-recognized brand, Ajnara has long partnered with internationally acclaimed architects and design consultants for numerous projects.



# Site plan

SECT-77 (RESIDENTIAL)



SECT-77 (RESIDENTIAL)

FLAT TYPOLOGY		2 BED ROOM + 2 TOILET + STORE	1075 SQ. FT.		3 BED ROOM + 2 TOILET	1440 SQ. FT.		3 BEDROOM + 3TOILET + KID'S ROOM	1815 SQ. FT.
		2 BED ROOM + 2 TOILET + STUDY	1195 SQ. FT.		3 BED ROOM + 2 TOILET	1545 SQ. FT.		3 BEDROOM + 3TOILET-DRESS	1795 SQ. FT.
		2 BED ROOM + 2 TOILET + STUDY	1230 SQ. FT.		3 BED ROOM + 2 TOILET + DIN.	1395 SQ. FT.		3 BEDROOM + 3TOILET-DRESS + SERVANT ROOM+TOILET	2025 SQ. FT.
		2 BED ROOM + 2 TOILET + KIDS	1295 SQ. FT.		3 BED ROOM + 3 TOILET + STORE	1665 SQ. FT.		3 BEDROOM + 4 TOILET-DRESS + STUDY + PUJA /STORE	2045 SQ. FT.
		2 BED ROOM + 2 TOILET + KIDS	1325 SQ. FT.		3 BEDROOM + 3 TOILET-KIDS + PUJA	1690 SQ. FT.		4 BEDROOM + 4 TOILET-DRESS + SERVANT ROOM+TOILET	2675 SQ. FT.

**AJNARA**  
PEACE OF MIND  
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