

PEACE OF MIND

# KICCK TOWER

PREMIUM RESIDENCES AT SEC - 74, NOIDA



RERA Reg. No.: UPRERAPRJ5655



# A TREAT<sub>for</sub> 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.



# KIEWEK TOWER

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



## 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 Marble/ granite/ tiles
Walls Dry distemper/ snowcem

Note

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

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

3. Area in all categories of apartments may vary up to  $\pm 3\%$  without any changes in cost. However, in case the variation goes beyond  $\pm 3\%$ , charges are applicable.

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





## **CLUSTER PLAN - KLOCK TOWER**



### **FLOOR PLANS**



#### 2BHK+2TOILET - 1075 SQ.FT.

CARPET AREA (AS PER RERA)	=	62.34 sqm.	(671.028 sqft.)	
TOTAL BALCONY AREA	=	14.93 sqm.	(160.707 sqft.)	
EXTERNAL WALL AREA			(58.233 sqft.)	
COMMON AREA	=	17.19 sqm.	(185.033 sqft.)	
TOTAL AREA	=	99.87 sqm.	(1075.001 sqft.)	



#### 3BHK+2TOILET - 1295 SQ.FT.

CARPET AREA (AS PER RERA)	= 119.49 sqm (1286.190 sqft)
TOTAL BALCONY AREA	= 29.74 sqm. (320.121 sqft.)
EXTERNAL WALL AREA	= 9.73 sqm. (104.734 sqft.)
COMMON AREA	= 44.95 sqm. (483.847 sqft.)
TOTAL AREA	= 203.91 sgm. (2194.887 sqft.)



#### 3BHK+2TOILET+DINING - 1495 SQ.FT.

CARPET AREA (AS PER RERA)	=	81.12 sqm.	(873.176 sqft)	
TOTAL BALCONY AREA	=	27.28 sqm.	(293.641 sqft.)	
EXTERNAL WALL AREA			(79.115 sqft.)	
COMMON AREA	=	23.15 sqm.	(249.187 sqft.)	
TOTAL AREA	=	138.90 sqm.	(1495.119 sqft.)	







#### 3BHK+4TOILET+SER, ROOM - 1795 SQ.FT.

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	CARPET AREA	=	108.08 sqm.	(1163.373 sqft.)	
	BALCONY AREA	=	20.47 sqm.	(220.339 sqft.)	
	EXTERNAL WALL	=	6.74 sqm.	(72.494 sqft.)	
	COMMON AREA	=	31.47 sqm.	(338.743 sqft.)	
	TOTAL AREA	=	166.76 sqm.	(1795.005 sqft.)	Ī



#### 3BHK+4TOILET+KID'S+SER. ROOM - 2195 SQ.FT.

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	CARPET AREA (AS	PER RERA)	=	119.49	sqm	(1286.190 sqft)	
	TOTAL BALCONY A	REA	=	29.74	sqm.	(320.121 sqft.)	
	EXTERNAL WALL A	AREA	=	9.73	sqm.	(104.734 sqft.)	
	COMMON AREA		=	44.95	sqm.	(483.847 sqft.)	
	TOTAL AREA		=	203.91	sqm.	(2194.887 sqft	.)

Disclaimer: Built-up area includes apportioned common of project. All specifications, designs, layout, images, conditions are only indicative and can be changed at the discretion of the builder/architect/authority. This is purely conceptual and constitutes no legal offering. 1Sqm=10.764 sq.ft, 304.8 mm=1'-0".



45.MT WIDE ROAD













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























**DELIVERED PROJECTS** 











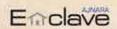






















#### **AJNARA**

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

Ajnara India Ltd. Lease deed no. 14773 dated 9/7/2015 and correction deed no. 16965 dated 22/6/2016 layout plan sanctioned vide letter no. 3834/6685 dated 20/9/2016 by New Okhla Development Authority. The details of the approval including building plans approved from Authority can be checked in our corporate office during office hours. All images, perspective, specifications, features, figures are only indicative and not a legal offering. 1 Acre = 4046.82 sq. mtrs. 1 sq. mt. = 10.764 sq. ft. (Approx.) Terms & Conditions apply.