



AYANA RESIDENCES

— BY **RAHEJA** —

THE FUTURE OF LUXURY
SEC.-79B, GURGAON

+918586866824



AYANA
RESIDENCES

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Project Overview

Offering a futuristic lifestyle at the foothills of Aravallis, Unobstructed , serene views of the Aravallis from your very own terrace makes you feel like you are living at a Hill station . Here life is nothing less than an enchanting vacation !

Ayana residences are located in the heart of world class integrated township with state-of -the -Art infrastructure which offers an ultra luxurious ,future -ready lifestyle. Where technology takes the center stage. Whether it is answering the front door, adjusting the curtains, pre-scheduling your electrical gadgets, or setting safety alerts, you can do it all at the touch of a button with Home Automation.*

What's more, every 1st floor apartment is being designed for splash pool/ mini Jacuzzi which opens up to the beautiful views of Aravallis*. And the township living offers you the luxury of fully-equipped clubhouse, opulent swimming pool, stunning landscapes, wide jogging tracks, extraordinary services like 3-tier security, and solar systems.

Live ahead of times at Ayana Residences!

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* Optional Packages

USP's

-Unobstructed View of the Aravallis



-Construction By Arabtec, Makers of Burj Khalifa, Dubai & currently constructing Gurgaon's Tallest Residential Tower, Raheja Revanta



Shuttering & Scaffolding By PERI, for Super Fast & World Class Construction Quality.

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Project Features

- Passenger Lifts
- Servant Quarter with each Unit
- Parking space for 2 vehicles with each unit
- Open to Sky Courtyard in most of the Unit Layouts making the unit seem Large and Lavish
- Space and plumbing provision for Washing Machines in Utility Balcony
- Interiors by La Sorogeeeka, a premium global name in interior solutions *
- Home Automation*
- Centralized Media Storage Hub *
- Pre-installed Wi-Fi system*
- Provision for Private Plunge Pool / Jacuzzi in each 1st floor unit in the Community in the Backyard *
- Privy Greens in Backyard for 1st Floor Unit
- Landscaped Terrace rights for 3rd floor Unit*
- Eco Friendly Solar Systems
- Beautiful Landscaping in the Community

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* Optional Package

STANDARD SPECIFICATIONS

- 1) Designer Tiles in Living Areas
- 2) Laminated Wooden Flooring in Bedrooms
- 3) Acrylic Emulsion Paint on Walls
- 4) OBD Paint on Ceilings with Cornices
- 5) UPVC/ Aluminium Windows
- 6) Wooden/MDF/HDF Composite Doors
- 7) Grohe/Kohler/Jaquar equivalent CP Fittings
- 8) Kohler equivalent Sanitaryware
- 9) MS/SS Railings in Balconies
- 10) Granite Counter in Kitchens with SS Sink+Drainboard+CP fittings
- 11) Pure RCC, Load Bearing Structure with Infill Partition Walls



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Type – T4C, 3 BHK

Plot Size: 358.8 Sq. Yd

FF-Saleable Area: 4313.54 sq.ft

SF-Saleable Area: 1887.84 sq.ft.

TF-Saleable Area: 2473.95 sq.ft

Building Plan approval No. 739 of 19/12/14

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Type – T4D, 3BHK

Plot Size: 338.95 Sq. Yd

FF- Saleable Area: 4164.01 sq.ft.

SF- Saleable Area: 1881.82 sq.ft.

TF- Saleable Area :2440.79 sq.ft.

Building Plan approval No. 736 of 19/12/14

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Type – T5E, 3BHK

Plot Size: 398.9 Sq. yd

FF-Saleable Area: 4652.34 sq.ft.

SF-Saleable Area: 1900.99 sq.ft.

TF- Saleable Area: 2552.02 sq.ft.

Building Plan approval No. 748 of 19/12/14

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Type – T5F, 3BHK

Plot Size: 384.514 Sq. Yd

FF-Saleable Area: 4589.74 sq.ft.

SF-Saleable Area: 1896.13 sq.ft.

TF-Saleable Area: 2525.64 sq.ft.

Building Plan approval No. 757 of 19/12/14

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Type - T5, 3BHK

Plot Size: 448.5 Sq. yd

FF-Saleable Area: 5183.87 sq.ft.

SF-Saleable Area: 2200.06 sq.ft.

TF-Saleable Area: 2904.61 sq.ft.

Building Plan approval No. 745 of 19/12/14

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Type – T5D, 3BHK

Plot Size: 497.44 Sq. yd

FF-Saleable Area: 5614.14 sq.ft.

SF-Saleable Area: 2352.19 sq.ft.

TF-Saleable Area: 3132.58 sq.ft.

Building Plan approval No. 733 of 19/12/14

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Type IR1, 4 BHK

Plot Size: 539.24 Sq. yd

FF-Saleable Area: 6220.65 sq.ft.

SF-Saleable Area: 2482.86 sq.ft.

TF-Saleable Area: 3320.90 sq.ft.

Building Plan approval No. 754 of 19/12/14

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Type – IR2, 3BHK

IR2 – Plot Size: 283.10 Sq. Yd.

FF-Saleable Area: 3147.40 sq.ft.

SF-Saleable Area: 1555.66 sq.ft.

TF-Saleable Area: 2021.89 sq.ft.

Building Plan approval No. 751 of 19/12/14

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Type - IR3, 3BHK

IR3 : (Plot Size: 367.59 Sq. Yd)

FF Saleable Area: 4344.19 sq.ft.

SF-Saleable Area: 1800.28 sq.ft.

TF-Saleable Area: 2398.67 sq.ft.

Building Plan approval No. 000 of 19/12/14

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THE PRICING

Normal

- 1) BSP – Rs.5575 for 2nd & 3rd Floor
- 2) BSP – Rs.4975 for 1st Floor + Basement + Lawn

Bare Shell

- 1) BSP – Rs. 5175 For 2nd & 3rd Floor
- 2) BSP - Rs. 4575 for 1st floor + Basement + lawn

THE ADD-ON'S

- 1) PLC's - 5% for Green Facing Plot
5% for Corner Plot
- 2) EDC/IDC - Rs.360 psf
- 3) IFMS - Rs.75 psf
- 4) Stilt Car Parking- Rs.2Lacs. per Parking (2
Parking Mandatory)
- 6) Power back up Charges- Rs.20,000/kw. Min 3 kw
Electric Meter Charges - Rs.20,000/kw.

ADDED ATTRACTION

- 1) Timely Payment Rebate – 5% on BSP
- 2) In case A Client wants to opt for Bare Shell without Tiles , Flooring , CP Fittings & Sanitary ware, Paint & Fitting, Internal doors, a Special Price Reduction of Rs. 400 psf Shall be Applicable on BSP.

PAYMENT PLAN

<u>SR.No.</u>	<u>MONTHS</u>	<u>INSTALLMENTS TO BE PAID</u>
1	At the Time of Booking	10% of BSP
2	Within 60 days of Booking	15% of BSP
3	On Execution of Agreement to Sell	5% of BSP + 50% of EDC& IDC+ 50% of PLC
4	On Start of Excavation Work	10% of BSP + 50% of EDC& IDC+ 50% of PLC
5	On Foundation Laying / Start of Construction work	10% of BSP + 25% of Parking
6	On Completion of Foundation	5% of BSP + 25% of Parking
7	On Casting of First Floor Slab	10% of BSP + 25% of Parking
8	On Casting of Second Floor Slab	10% of BSP + 25% of Parking
9	On Casting of Third Floor Slab	10% of BSP
10	On Completion of Internal Finishing	5% of BSP
11	On Application of Occupancy Certificate	5% of BSP
12	On Receipt of Occupancy Certificate	5% of BSP + IFMS+ 100% of Electricity & Water Connection Charges + 100% Club Membership+ 100% power back up charges

PRICE LIST

	Total Area	Plot Tyoe	Apartment Type	BSP	EDC/ IDC	Car Parking	Club Mem	IFMS	Service Tax	Total Cost IN INR
First Floor	4652.34	T5E	3 BHK	23145392	1674842	400000	200000	348926	897783	26666943
	4589.74	T5F	3 BHK	22833957	1652306	400000	200000	344231	886235	26316729
	5183.87	T5	3 BHK	25789753	1866193	400000	200000	388790	995836	29640573
	4313.54	T4C	3 BHK	21459862	1552874	400000	200000	323516	835284	24771535
	4164.01	T4D	3 BHK	20715950	1499044	400000	200000	312301	807699	23934994
	5614.14	T5D	3 BHK	27930347	2021090	400000	200000	421061	1075209	32047707
	6220.65	IR1	4 BHK	30947734	2239434	400000	200000	466549	1187094	35440810
	3147.40	IR2	3 BHK	15658315	1133064	400000	200000	236055	620162	18247596
	4344.19	IR3	3 BHK	21612345	1563908	400000	200000	325814	840938	24943006

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PRICE LIST

	Total Area	Plot Tyoe	Apartment Type	BSP	EDC/ IDC	Car Parking	Club Mem	IFMS	Service Tax	Total Cost IN INR
Second Floor	1900.09	T5E	3 BHK	10593002	684032	400000	200000	142507	432341	12451881
	1896.13	T5F	3 BHK	10570925	682607	400000	200000	142210	431522	12427263
	2200.06	T5	3 BHK	12265335	792022	400000	200000	165005	494351	14316711
	1887.84	T4C	3 BHK	10524708	679622	400000	200000	141588	429808	12375727
	1881.82	T4D	3 BHK	10491147	677455	400000	200000	141137	428564	12338302
	2352.19	T5D	3 BHK	13113459	846788	400000	200000	176414	525799	15262461
	2482.86	IR1	4 BHK	13841945	893830	400000	200000	186215	552811	16074800
	1555.66	IR2	3 BHK	8672805	560038	400000	200000	116675	361140	10310656
	1800.28	IR3	3 BHK	10036561	648101	400000	200000	135021	411708	11831390

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PRICE LIST

	Total Area	Plot Tyoe	Apartment Type	BSP	EDC/ IDC	Car Parking	Club Mem	IFMS	Service Tax	Total Cost IN INR
Third Floor	2552.02	T5E	3 BHK	14227512	918727	400000	200000	191402	567108	16504748
	2525.64	T5F	3 BHK	14080443	909230	400000	200000	189423	561655	16340751
	2904.61	T5	3 BHK	16193201	1045660	400000	200000	217846	639996	18696702
	2473.95	T4C	3 BHK	13792271	890622	400000	200000	185546	550969	16019409
	2440.79	T4D	3 BHK	13607404	878684	400000	200000	183059	544115	15813262
	3132.58	T5D	3 BHK	17464134	1127729	400000	200000	234944	687122	20113928
	3320.90	IR1	4 BHK	18514018	1195524	400000	200000	249068	726052	21284661
	2021.89	IR2	3 BHK	11272037	727880	400000	200000	151642	457519	13209078
	2398.67	IR3	3 BHK	13372585	863521	400000	200000	179900	535407	15551414

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Please Note:-

- PLC's will be applicable as per exact unit allotted & shall be charged extra
- 2 Car Parking are Mandatory
- Club Membership will be charged as per actuals & shall be payable to M/s Supertech Limited as per their prevailing policies at the time of booking & as per the terms & conditions set for the "Agreement to Sell".
- Mandatory: Power back up Charges- Rs.20,000/kw. Min 3 kw
Electric Meter Charges – Rs.20,000/kw.
- Cheque / Draft to be issued in Favour of
" Standard Farms Pvt Ltd. A/c Raheja Ayana"

ADD-ON CUSTOMIZATION PACKAGE

1) Future Ready IT Package – BSP + Rs.400 psf

TV's , Streaming Devices, Central Server, Home Automation (Lighting Control ,
Curtain Control , Video door Phones, Media Control, Provision for Climate
Control)

2) Luxury Interiors Package – BSP + Rs 4000 psf

High End Furniture, Furnishings, Carpeting, Curtaining, Artwork, Soft
Furnishings by La Sorogeeeka, India's Most Premium Interiors Brand

Central VRV Air Conditioning, Imported Modular Kitchen with all Appliances,
Wardrobes, Imported Marble Flooring, Wallpapers, IT Package included,
Cornices, Hans Grohe equivalent CP fittings, Toto equivalent Sanitaryware,
Electronic WCs

Ready to Move In solution ! Just get your Luggage and be proud of your
Branded Home

2) Solar Geysers & Solar Panels Payable extra as per Statutory Govt.
Requirements @ cost + 10% as Applicable.

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THANKS ..

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