

HEAR THE NATURE CHIRP



Assam Range is home to 120+ bird species which await to
tell you stories to remember forever!





HIS VISION IS OUR MISSION

Team,
Anant Raj Limited



WHERE IT ALL BEGAN

Shri Ashok Sarin, the founder Chairman of Anant Raj Limited laid a solid foundation in the year 1969, and nurtured each project which has come its way. His deep understanding of the market and his unwavering commitment & excellence played an instrumental role in the success of the company. Shri Ashok Sarin, placed great emphasis on forging strong relationships with stakeholders, including investors and business partners.

Anant Raj Limited today stands tall, with over five decades of experience in the real estate. It has steadily climbed the ranks to become one of the largest real estate developers in Delhi/NCR region. With a stronghold in Delhi and NCR, the company has set new benchmarks with its exceptional quality and innovative designs.

DEVELOPING
QUALITY REAL ESTATE
SINCE 1969

EXPLORE A TRUE FORM OF MODERN ART



Imagine living in a luxurious apartment with the sun shining on your private home. Discover a space that is enchanting, calm, and absolutely flawless in its aesthetic. Here, each corner tells a different story and turns you into a true artist.

With Anzani, you are able to embrace the calm you need in a home. The lush yet modern home that surrounds you in eternal beauty and nature ensures that this new project exceeds your expectations.

Reward yourself with this timeless yet modern space that you have never seen or experienced before. A world of light, grandeur and serenity awaits you.





Anant Raj Limited's Anant Raj Estate located in Sector 63, A, near the Gurgaon and encompasses a well-integrated residential township. With Estate Floors, Estate Halls, Estate Club, Estate Markets. All fully furnished ultra-luxurious villas of 300 sq. yd and 480 sq. yd, office space and retail space mall have been planned meticulously to provide a contemporary lifestyle to people living in this Estate.

It is surrounded by corporate workspaces and premium developments and great accessibility for all amenities, educational and medical systems. The gorgeous skyline and lush green surroundings makes its neighbourhood with quality living, away from the hectic and fast-paced life.

Anant Raj Limited is now selling



RESIDENCES
— LUXURY LIVING —

Located in the township, it is crafted by internationally acclaimed Architects & Construction Partners, which gives you a beautiful and unhindered view of the Anant Raj range from its ultra-luxurious apartments.



WHERE OPULENCE
RESIDES



TOWER
DETAILS



4

TOWERS

30+

FLOORS

248

EXHIBITS





IT A
RESIDENCES
— SECOND PHASE —
BY ANAND RAIL LIMITED



EXPERIENCE LIVING IN A SPACE
WITH AN UNINTERRUPTED VIEW
OF THE SERENE ARAVALLI RANGE





TOWERS OF WONDER



The Estate Residence has 4 towers with 30+ floors, 268 units and basement car parks. Which have been designed to give you a better quality of life and a more vibrant living experience has been created with Sereni Zen Garden, above which are raised elevated grounds. With zero traffic movement. It has all been designed meticulously while offering you a secure living environment and ensuring a peaceful mind.

As well as dedicated well-kept garden, an outdoor theatre, swing court, tennis and dedicated zones for seniors make this space hall is straight out of your dreams.



SECTOR 63A IS SITUATED ON
GOLF COURSE EXTENSION ROAD,
WHERE SEAMLESS CONNECTIVITY
IS A HALLMARK FEATURE



ALREADY DEVELOPED
SOCIAL INFRA



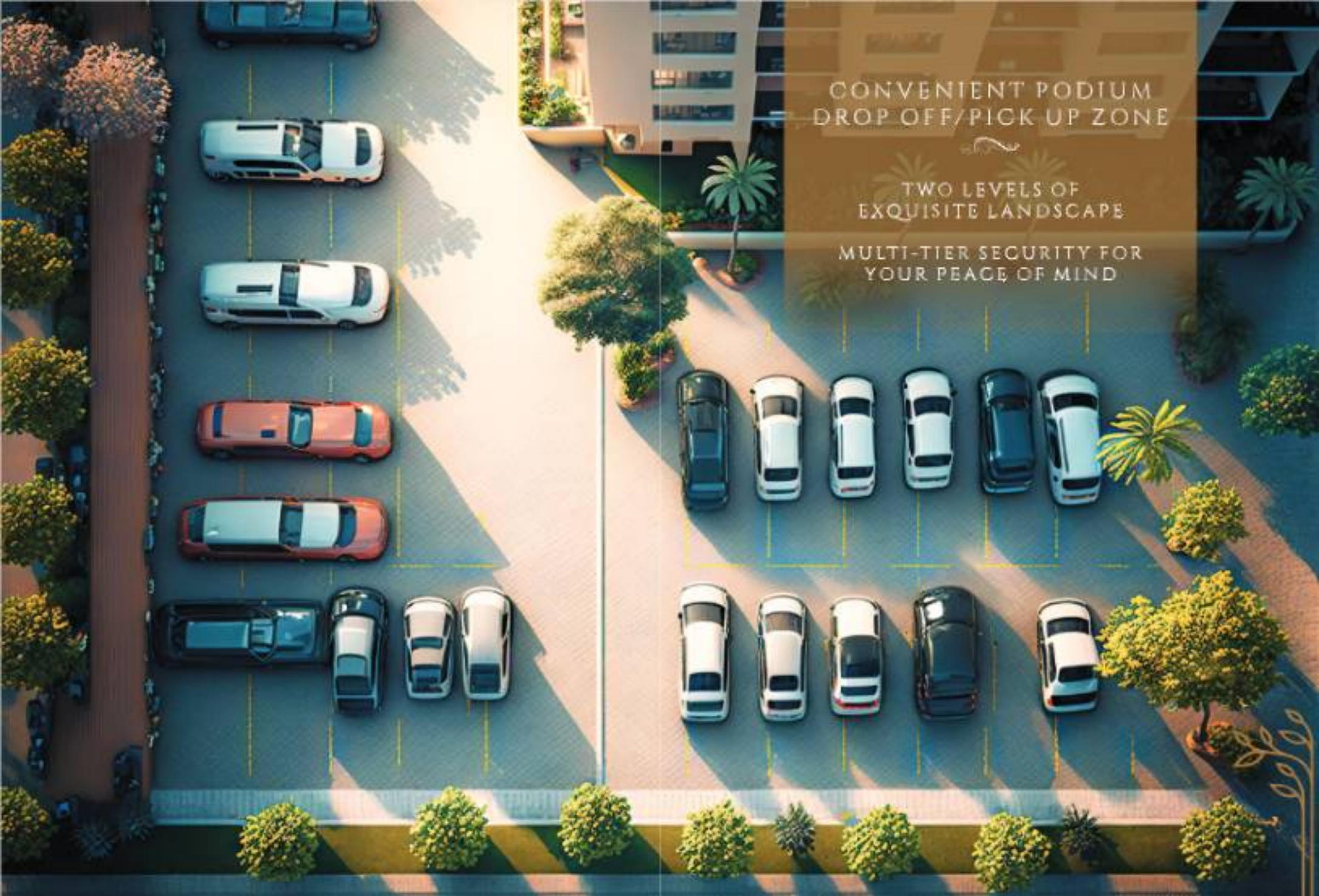


ENJOY CONSISTENTLY
SUPERIOR AIR QUALITY IN
SECTOR 63A ON
GOLF COURSE EXTENSION
ROAD, CURGAON.
WE TAKE PRIDE IN BEING
THE INAUGURAL PROJECT
FROM THE ARAVELLIS.
ENSURING THAT THERE
WILL BE NO FURTHER
CONSTRUCTION BEHIND US





THE LAND FALLS IN
SESMIC ZONE IV, AND
THE STRUCTURE IS
BEING BUILT AS PER
ZONE V SESMIC
STRUCTURE.



CONVENIENT PODIUM
DROP OFF/PICK UP ZONE

TWO LEVELS OF
EXQUISITE LANDSCAPE

MULTI-TIER SECURITY FOR
YOUR PEACE OF MIND

THE HIGH POINTS OF

GRAND
ENTRANCE LOBBY

THE LIFT
TAKES YOU TO YOUR
APARTMENT DIRECTLY...

A BEDROOM WITH
A LOCKABLE AND
A WALK-IN CLOSET

THE ESTATE RESIDENCES

SERENE SURROUNDINGS
AT THE SUNKEN GARDEN
AWAIT YOU...

RELAX AND
REJUVENATE AT THE
RESIDENCY CLUB...

SKY LOUNGE
RESTAURANT



THE HIGH POINTS OF



THE ESTATE RESIDENCES



THE HIGH POINTS OF

ENJOY THE BREATHTAKING BEAUTY OF
THE TRIPLE-HEIGHT LOBBY ENTRANCE.

SIMPLY ENTER THE 4-DIGIT CODE ON YOUR APP
TO YOUR PRIVATE LOBBY.

HELMED BY THE IDEA OF
A LOCKABLE CLOSET, YOU CAN SECURELY
STASH YOUR BELONGINGS DISCREETLY.

THE ESTATE RESIDENCES

HEAR THE RUSTLING OF THE LEAVES
IN THE SUNKEN GARDEN AS YOU SOAK IN
ITS LUSHNESS AND VIBRANCY.

THE ESTATE RESIDENCES HAS
AMENITIES THAT ARE PERFECT TO HELP
YOU UNWIND AFTER YOU ARE BACK FROM
A LONG DAY AT WORK.

A STARRY NIGHT AWAITS YOU AT
THE ROOFTOP LOUNGE AS YOU DINE IN
WITH YOUR LOVED ONES.





ENGULFS YOU IN
ITS WARMTH



A WELL-LIT TRIPLE HEIGHT ENTRANCE LOBBY.

As you enter the triple-height entrance lobby of the Estate Residences, you feel engulfed by warmth and welcomed by the magnificence of the ultra-luxurious amenities that are beautifully crafted.

UNWIND AT THE CLUB
OF GOOD TIMES



ESTATE RESIDENCES HAS ACCESS TO
AN APPROXIMATE

40,000^{SQ FT}

EQUIPPED WITH AMENITIES SUCH AS

PARTY HALL, A MINI THEATRE, SPA, INDOOR AND OUTDOOR SPORTS, GYMNASIUM,
OUTDOOR HEATED POOL, CRECHE AND TOT LOT FOR CHILDREN.





GYMNASIUM



SWIMMING POOL



BILLIARD TABLE



MINI THEATRE



BANQUET HALL



BAR AREA



THE SUNKEN GARDEN
BOASTS OF LUSH GREENERY
& BEAUTY...



THE VEHICLE-FREE ZONE
THAT LETS YOUR KIDS PLAY SAFELY...

Bask in the sun, take a stroll, read a book and unwind at the Sunken Garden while your kids play around freely, surrounded by nature, inhale the fresh air and let your mind be at peace and ease in the lap of nature's glory.

SITE PLAN



- ① DIRECT CLUB ENTRY & EXIT
- ② CLUB RECEPTION AREA
- ③ PUBLIC GREENS LEVEL CLUB ENTRY
- ④ DAILY RESIDENT ENTRY/EXIT
- ⑤ PARKING & OUTSIDE EXCLUSIVE BASEMENT PARKING
- ⑥ GUEST ENTRY
- ⑦ ENTRY TO CLUB HOUSE & PUBLIC DROP OFF ZONE
- ⑧ EXIT
- ⑨ EXIT FROM COVERED PUBLIC DROP OFF ZONE
- ⑩ CLUB LAWN
- ⑪ PUBLIC SIDE ALFRESCO
- ⑫ PUBLIC WITHIN DE ZONE
- ⑬ OUTDOOR SPORTS
- ⑭ PUTTING GREEN
- ⑮ JOGGERS PATH
- ⑯ SMALL RED WOOD PUBLIC GREENS
- ⑰ TURNED GREEN COURSE
- ⑱ GOLF PARK
- ⑲ SERVICE ENTRY
- ⑳ SERVICE
- ㉑ CLUB BELLY TRAIL - 1
- ㉒ SERVICE ENTRY
- ㉓ SERVICE EXIT
- ㉔ LOW RISE EAS
- ㉕ CLUB ENTRY / GOLF PUBLIC GREENS



4 BHK + LOUNGE + SERVANT ROOM FLOOR PLAN

TOWER 01 TYPE-A

2586 SQFT. | 779 SQFT. | 4781 SFS
CARPET AREA | DECK AREA | SALEABLE AREA



4 BHK + SERVANT ROOM FLOOR PLAN

TOWER 02 TYPE-B

2042 SQFT. | 588 SQFT. | 3763 SFS
CARPET AREA | DECK AREA | SALEABLE AREA



4 BHK + SERVANT ROOM FLOOR PLAN

TOWER 02 TYPE-C

2072 SQFT. | 480 SQFT. | 3710 SFS
CARPET AREA | DECK AREA | SALEABLE AREA



4 BHK + SERVANT ROOM
FLOOR PLAN

TOWER 03 TYPE-8

2073 SQFT. CARNET AREA	481 SQFT. DECK AREA	3710 SFS SE FLOOR AREA
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TOWER 03 TYPE-C

2073 SQFT. 481 SQFT. 3710 SFS
CARPET AREA DECK AREA SA/FAB/FAPFA



4 BHK + SERVANT ROOM
FLOOR PLAN



TOWER 04 TYPE-8

2072 SQFT. CARPET AREA	480 SQFT. DECK AREA	3710 SFS S&P FABRIC AREA
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4 BHK + SERVANT ROOM
FLOOR PLAN



TOWER 04 TYPE-C

2042 SQFT. 588 SQFT. 3763 SFS
CARPET AREA DECK AREA SAIL FABRIC AREA



SPECIFICATIONS



LIVING / DINING / FOYER / LOUNGE / PASSAGE

FLOOR: Impressed Marble or Equivalent
WALL: Premium Grade Acrylic Emulsion or POP painting/ Gypsum Plaster
CEILING: Premium Grade Acrylic Emulsion with Gypsum Plaster

MASTER BEDROOM

FLOOR: Impressed Marble / Engineered Wooden Flooring or Equivalent
WALL: Premium Grade Acrylic Emulsion or POP painting/ Gypsum Plaster
CEILING: Premium Grade Acrylic Emulsion with Gypsum Plaster

OTHER BEDROOMS / MULTI-PURPOSE ROOM

FLOOR: Laminated Wooden Flooring or Equivalent
WALL: Premium Grade Acrylic Emulsion or POP painting/ Gypsum Plaster
CEILING: Premium Grade Acrylic Emulsion with Gypsum Plaster

KITCHEN

FLOOR: Premium Anti-Skid Vitrified Tiles or Equivalent
WALL: Combination of Premium Vitrified Tiles/ Laminated Glass or Stone/Tile Backsplash, Premium Grade Acrylic Emulsion with Gypsum Plaster
COUNTERS: Granite / Engineered Stone Counter Top or Equivalent
FITURES/FITTINGS: Premium Grade Modular Kitchen with Premium White Granite

DOORS

WALK DOORS: Hardwood Frame & Vitrified Flush Door with matching PU Polish
INTERNAL DOORS: Hardwood Frame with Paint/Polish & Laminated Painted Flush Doors
HARDWARE: Refer to Details or Equivalent

EXTERNAL GLAZING

WINDOW/GLAZING: Single/Double Slazed Glass Unit - Energy Efficient Slazed with UPVC Aluminium Profiles
BALCONY: Summer Weather Glass Fitting / SS RAILING with Tempered Glass Fitting

MASTER TOILET

FLOOR: Impressed Marble/ Premium Vitrified Tiles or Equivalent
WALL: Combination of Stone/Engineered/Engineered/ Premium Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion
CEILING: POP with Acrylic Emulsion Paint
FITURES/FITTINGS: Shower Partition in tempered glass/ Acrylic/ Marble slab, Vanity with Marble/Engineered Stone Counter top or Equivalent and Mirror in Frame, Mirror M.O. Smith/Recessed or Equivalent Mirror
SANITARY WARE: Duravit/ Roca/ Kohler or Equivalent Make
CP FITTINGS: Roca/Kohler or Equivalent Make
TOILET ACCESSORIES: Roca/Kohler/ Duravit or Equivalent Make

OTHER TOILETS

FLOOR: Premium Vitrified Tiles or Equivalent
WALL: Combination of Premium Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion
CEILING: POP with Acrylic Emulsion Paint
FITURES/FITTINGS: Shower Partition in tempered glass/ Vanity with Marble/ Granite, Counter Top or Equivalent and Mirror in Stone, Mirror M.O. Smith/Recessed or Equivalent Mirror
SANITARY WARE: Duravit/ Roca/ Kohler or Equivalent Make
CP FITTINGS: Roca/Kohler or Equivalent Make
TOILET ACCESSORIES: Roca/Kohler/ Duravit or Equivalent Make

LIFT LOBBY

FLOOR: Impressed Marble or Equivalent
WALL: Combination of Marble / Vitrified Tiles/ POP painting/ Plaster Paint

BALCONIES

FLOORING: Premium Anti-Skid Vitrified Tiles or Equivalent

AIR CONDITIONING

Energy efficient VRS/VRF Air conditioning (Daikin / Samsung / LG or Equivalent Make)

SECURITY

2 Tier Security - Gate/ Perimeter/ Parking/ Lobby & Entrance Door Video Door Phone on Main Door
Digital Lock on Main Door (Dimple/Samsung or Equivalent)
Secured Access for Lifts & Lift Lobbies
Access Controlled Reception Areas in each Tower CCTV coverage for complete Management

UTILITY ROOM

FLOOR: Vitrified Tiles or Equivalent
WALL: GBB Paint
CEILING: GBB Paint
AC: Split AC in Shell/Box

UTILITY TOILET

FLOOR: Vitrified Tiles or Equivalent
WALL: Combination of Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion
CEILING: Spensible System Ceiling
SANITARY WARE & CP FITTINGS: Hindware/ Kohler or Equivalent Make

UTILITY BALCONY

FLOOR: Full Body Vitrified Tiles or Equivalent
WALL: Tiles with Weather Shield Exterior Paint (Acrylic/ or Equivalent)
CEILING: Weather Shield Exterior Paint (Acrylic/ or Equivalent)

GENERAL ITEMS

FITURES/FITTINGS: Switches (Panda / Parag / Schneider or Equivalent) Wall Ceiling Fans (Dimplex / Jayco / Orient / or Equivalent Make)

100% POWER BACKUP, DG Capacity Shall Be on Suitable Load Factor & Diversity



CONSULTANTS ON BOARD



GARY E. GREENE, AIA ARCHITECT

Gary brings over 40 years of experience and achievement from his architectural career with the renowned American architectural firm, starting in Atlanta in 1980, moving to the firm's Singapore Office in 1994 as Director of Design, then as Principal and Managing Director from 1999-2017. For over 29 years, Gary played a leading role in the firm's international design practice.

NIKHIL BHANDARI ARCHITECT

With a vast magnitude of experience in Large Scale Architecture & Planning, and a wide range of projects successfully delivered across the country over the past decades, Concept Planners International has been associated with KnightRidg Limited for over 30 years.

Not, at the helm, Nikhil and his partners have led the firm to new heights successfully executing over 20 million square feet of built habitat in a span of just 10 years. The firm's notable projects include a wide array of Hospitality, Institutional and Housing Projects.

The firm has national presence and operations in Delhi and Mumbai.

GARY
GREENE
DESIGN

GARY E. GREENE, AIA - ARCHITECT



CONCEPT PLANNERS INTERNATIONAL - ARCHITECT



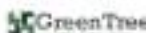
VINTECH-STRUCTURE CONSULTANT



C&SPL - MEP CONSULTANT



ORACLES - LANDSCAPE CONSULTANT



GREENTREE- GREEN BUILDING CONSULTANT

