

ANANTAM

85

For Energised Living

SECTOR 85, GURUGRAM

A home above the clouds

Wake up amidst swirls of clouds. Look out and enjoy a lifestyle reserved just for a discerning few.

GANGA
REALTY

THE TALLEST TOWER

IN GURUGRAM

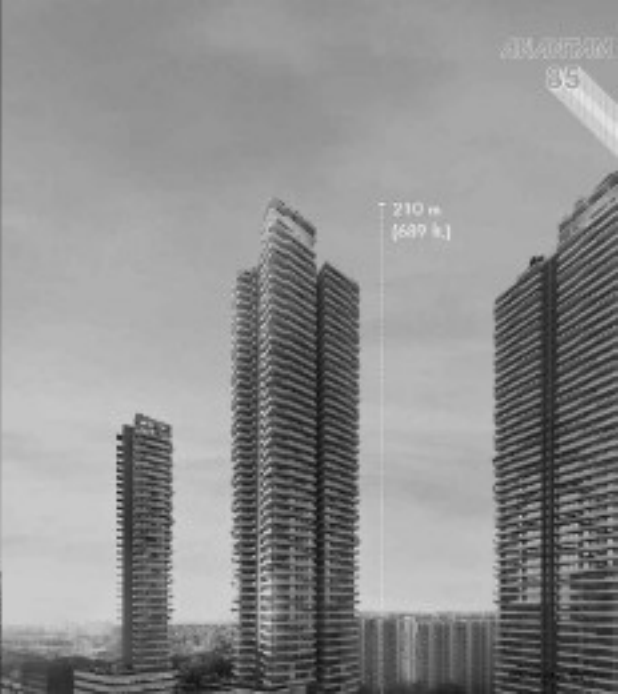
AN ADARSH
PROJECT

GANGA REALTY

The project dwarfs even
the grandest monument



Qutub Minar
72 m (236 ft.)



210 m
(689 ft.)

Sun path

ABATTAN
85

Solar study

It is delivered in two seasons,
namely: **Winter and Summer.**

*Availability Report refers to local.

Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 9:00am

Winter January 15

Altitude

128.30 Deg.

Azimuth

18.90 Deg.

Morning (9:00 am)

Tower A

Shadow falling until 6th Floor

Tower B

Shadow Falling until 9th Floor

Tower C

No impact of shadow during this hour



* ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun).

FOR INTERNAL USE ONLY

Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 9:00am

Summer January 15

Altitude

84.00 Deg.

Azimuth

44.20 Deg.

Morning (9:00 am)

Tower A

Shadow falling until 5th Floor

Tower B

No impact of shadow during this hour

Tower C

No impact of shadow during this hour



*ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun)

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Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 12:00pm

Winter January 15

Altitude

170.50 Deg.

Azimuth

39.90 Deg.

Noon (12:00 pm)

Tower A

Shadow falling until 7th Floor

Tower B

Shadow falling until 9th Floor

Tower C

Shadow falling until 6th Floor



* ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun).

FOR INTERNAL USE ONLY

Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 12:00pm

Summer January 15

Altitude

131.20 Deg.

Azimuth

82.70 Deg.

Noon (12:00 pm)

Tower A

No Impact of Shadow during this hour

Tower B

No Impact of shadow during this hour

Tower C

No Impact of shadow during this hour



* ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun).

FOR INTERNAL USE ONLY

Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 4:00pm

Winter January 15

Altitude

231.30 Deg.

Azimuth

19.40 Deg.

Evening (4:00 pm)

Tower A

Shadow falling until 10th Floor

Tower B

Shadow of Tower A overlapping the units

Tower C

Shadow of Tower A & B overlapping the units



*ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun).

FOR INTERNAL USE ONLY

Solar study analysis

The study analysis showcases the below inferences:

Sun Path Angle: 4:00pm

Summer January 15

Altitude

277.20 Deg.

Azimuth

41.60 Deg.

Evening (4:00 pm)

Tower A

No Impact of Shadow during this hour

Tower B

No Impact of shadow during this hour

Tower C

No Impact of shadow during this hour



*ALTITUDE (Height of Sun above the horizon) AZIMUTH (Angle of the Sun).

FOR INTERNAL USE ONLY

Behold the splendour



Icons of
brilliance

3 UNIQUE TOWERS

each crafted
to offer the most
indulgent experience
for every resident.



After the blockbuster response on Tower B
On high demand

P R E S E N T I N G

TOWER A

AT ANANTAM

A black and white photograph of a woman floating in water, her head and shoulders above the surface. She has her eyes closed and her hands are pressed against her temples, suggesting a state of relaxation or meditation. In the background, a tall, modern skyscraper with a distinctive top section is visible against a dark sky. The water's surface is rippled, and the overall mood is serene and contemplative.

Life is an endless celebration

ANANTARA





Make the most of every moment

57th floor

A clubhouse spanning 1 lakh sq.ft

Live leisurely (6 Exclusive clubs)



Cloud 60

The new height of grandeur

Witness the city bathed in the golden hues and enjoy opulence at newer heights with Cloud 60.

57th floor

Wake up to a dream

Immerse in pure luxury and be one
with the boundless beauty of 4 Infinity Pools.

57th
Floor



Cloud 60

Terrace/Tower A



MAP NOT TO SCALE

57th floor

Keep wellness by your side



Gymnasium



Yoga

Dive into tranquillity



Observatory Deck



Colours



Sun Loungers



Unleash your peak performance

Energize: Indoor Sports Club

49th
floor



Energize Tower A



NOT TO SCALE

49th floor

Play for greatness



Table Tennis



Billiards



Meditation Room



Pilates

Rise beyond limits
Business Center

ANANTAM
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13th
floor

Business Center

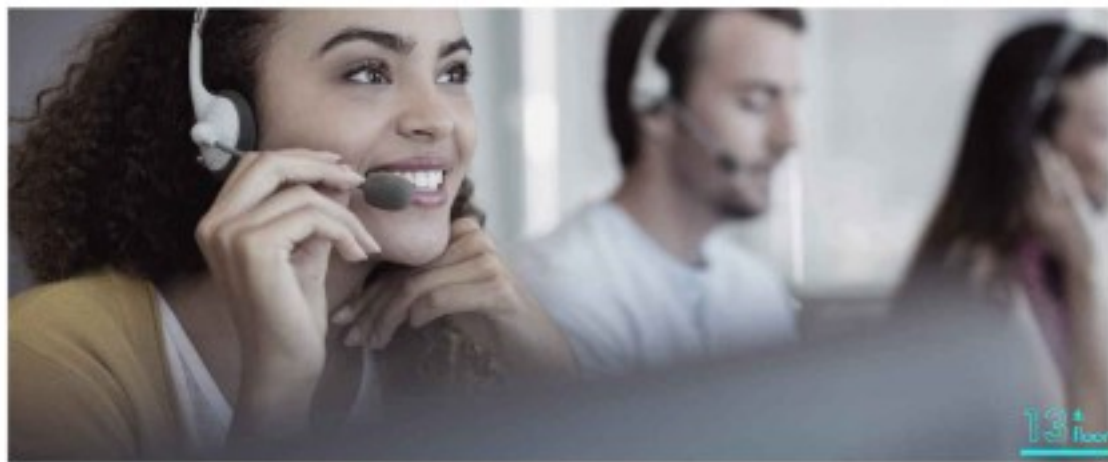
Tower A



NOT TO SCALE

13th floor

Immediate assistance by your side



13th floor

On-site Support Team

Work seamlessly

Dedicated Desk



Your own desk
in a shared office

Private Office



Move to ready office
with shared or private rooms

Full Floor Office



From shared, communal and/or offices
on a private floor

A black and white photograph of a woman with glasses and her hair in a bun, standing in a library. She is reaching up to a high shelf with her right hand while holding several books in her left arm. The shelves are filled with books, and the lighting is soft, creating a quiet, studious atmosphere.

The hub for curious minds
Kid's Club

ANANTAMI

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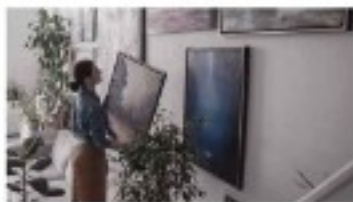
Enter a wonderland of endless learning



Library



Craftsby Centre



Artists' Corner



Museum

Rewrite the game
Hyde Park: Outdoor Sports Club

ANALYSIS

8.5

Open
Area

Live the thrilling action



Cricket Pitch



Badminton Court



Jogging Track



Basketball Court



Table Tennis



Kids' Play Area

Inhale lasting wellness



Yoga Deck



Meditation Area



Reflexology Area



Pondicherry Park

Awaken your inner child



Pet Park



Open Gyn



Climbing Wall



There's beauty in every detail
Interiors and Finishing

ANANTAM

85



Exquisitely crafted residences

3 BHK



A 270-degree panoramic view

to showcase the stunning skyline of the city

Smart Home System



Smart Speakers



Smart Lighting



Smart Security



Smart Appliances



Smart Sensors



Network Infrastructure

Energy Conservation and Management System



High-performance Glass Facades
to Reduce Heat Gain



Smart Metering for Water and Electricity



Water Recycling Systems



On-site Wastewater Treatment



Solar Panel Integration

A black and white advertisement. On the left, a woman is shown from the chest up, wearing a thick, light-colored fur coat. She has dark hair and is wearing large, ornate earrings and a ring. Her hand is raised near her face. On the right, a tall, modern skyscraper with many windows is visible. The background is dark and moody.

Luxury at its finest
Lifestyle and Experiences

ALCANTARA

ALCANTARA



Step into a world of grandeur

A magnificent triple-height lobby

A lifestyle beyond compare

Jewellery Case



Clay Sauna and Cafe



Meditation Zone



Relaxation Pods





Power up your journey

EV charging stations



Luxury meets convenience

Designer car parking

Landscaping and nature zones



landscape



landscape



landscape



landscape

SITE CONNECTIVITY

The site is accessible from the main Multi-Utility Corridor (135.0 M Wide) road through a 24.0M wide Road.

Multi-Utility Corridor (135.0 M Wide Road)



Site Plan

[Green Area: 2.5 acre]

Legend

1. 10' WIDE SIDE
2. 10' WIDE SIDE
3. 10' WIDE SIDE
4. 10' WIDE SIDE
5. 10' WIDE SIDE
6. 10' WIDE SIDE
7. 10' WIDE SIDE
8. 10' WIDE SIDE
9. 10' WIDE SIDE
10. 10' WIDE SIDE
11. 10' WIDE SIDE
12. 10' WIDE SIDE
13. 10' WIDE SIDE
14. 10' WIDE SIDE
15. 10' WIDE SIDE
16. 10' WIDE SIDE
17. 10' WIDE SIDE
18. 10' WIDE SIDE
19. 10' WIDE SIDE
20. 10' WIDE SIDE
21. 10' WIDE SIDE
22. 10' WIDE SIDE
23. 10' WIDE SIDE
24. 10' WIDE SIDE
25. 10' WIDE SIDE
26. 10' WIDE SIDE
27. 10' WIDE SIDE
28. 10' WIDE SIDE
29. 10' WIDE SIDE
30. 10' WIDE SIDE





INTERNET



NOT HOT TO SCALE
FOR INTERNAL USE ONLY

Revel in opulence

LIVING/DINING

Flooring



Imported Flooring

Walls



Acrylic Emulsion Paint/
Designer Wallpaper

Ceiling



POP False Ceiling

Internal Doors & Windows



Veneered/
Laminated Flush Doors

External Doors & Windows



Powdered Coated Aluminium/
UPVC with Glass

Indoor AC Unit



18K/16K Hitachi

MASTER BEDROOM

Flooring



Laminated Wood on Flooring

Walls



Acrylic Emulsion Paint/
Designer Wallpaper

Ceiling



POP False Ceiling

Internal Doors & Windows



Veneered/
Laminated Flush Doors

External Doors & Windows



Powdered Coated Aluminium/
UPVC with Glass

AC Unit



V80/V80 Hi Wall

OTHER BEDROOM

Flooring



Laminated Wooden Flooring

Walls



Acrylic Emulsion Paint/
Designer Wallpaper

Ceiling



POP False Ceiling

Internal Doors & Windows



Veneered/
Laminated Flush Doors

External Doors & Windows



Powdered Coated Aluminium/
UPVC with Glass

AC Unit



18000 BTU Split

MASTER TOILET

Flooring



Verified Tiles

Walls



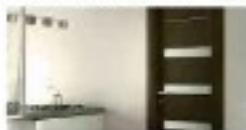
Tiles

Ceiling



Acrylic Emulsion Paint on Ceiling & False Ceiling

Internal Doors & Windows



Varnished/Laminated Flush Doors

Counter Top



Stone

Fixtures



Topend CP Fixings

OTHER TOILET

Flooring



Verified Tiles

Walls



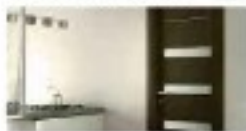
Tiles

Ceiling



Acrylic Emulsion Paint on
Ceiling & False Ceiling

Internal Doors & Windows



Varnished/Laminated Flush Doors

Counter Top



Stone

Fixtures



Topend CP Fixings

KITCHEN

Flooring



Imported Flooring

Walls



Tile

Ceiling



Acrylic Insulation Paint

Counter Top



Granite

Fixture



Top End CP Fixings

White goods

- Modular Cabinetry with Soft Close top
- Hobbs and Chimney (Bosch/Boach or Similar)
- Refrigerator (Boach or Similar)
- Double Bowl Sink with Drain Board
- Built-in Microwave (Daewoo/Hobday/Boach or Similar)
- RO
- Geyser
- Dishwasher (Boach or Similar)



Resiconnect

An intuitive tech system for residential flats providing seamless access to building facilities via a mobile app. Residents can schedule spa appointments, book gym sessions, and manage preferences, enhancing convenience and community connectivity.



Safeguarding your peace of mind

Extensive, 5-layer security
complemented by smart AI systems

- Entry Gate
- Tower Entries
- Elevators (Access Card)
- Tower Exit
- Exit Gate



A beacon of resilience

The first project in the vicinity with seismic Zone 5 earthquake endurance.

While Delhi NCR is categorized as **Zone 4**, we are opting to design for **Zone 5**.



Unwavering promise to safety

State-of-the-art fire resistance system



A hub of fresh choices

The first supermarket in the area with 24/7 service and express checkouts.

Standing tall on a foundation of strategic associations

A FOUNDATION OF GREAT ASSOCIATIONS



Landingscape Partner



Associate Partner



House Partner



Prestige Partner



House Landingscape Partner



Construction Partner



Landingscape Partner



Landingscape Partner



Landingscape Partner



Design Partner



Construction Partner



Construction Partner



Construction Partner



Construction Partner



Construction Partner



Construction Partner



High Partner

Our associations are the bedrock behind our rise in the real estate market. Their valuable contribution in renovation and redevelopment through advanced technology ensures helping us create spaces that stand alone all in build in, superior design and most importantly, sustainability.

uha

ACCREDITED PARTNER

UHA is an authorized member of the Indian Real Estate Regulatory Authority (RERA) and is a member of the Real Estate Regulatory Authority (RERA) and is a member of the Real Estate Regulatory Authority (RERA).



CONSTRUCTION PARTNER

UHA is a member of the Construction Partner network and is a member of the Construction Partner network and is a member of the Construction Partner network.



CONSTRUCTION PARTNER

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Global City Gurugram: The future of realty

Global City is a landmark mixed-use township project being developed by the Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC). It will comprise of workspaces, bespoke residential towers, modern retail spaces and world-class, future-proof infrastructure.



DXP Dwarka Expressway





Heli-hub near Dwarka Expressway

Capacity to land 150 helicopters

The Haryana government has proposed to build India's first heli-hub near Dwarka Expressway in Gurugram.

Location
Map

- SCHOOL
- HOSPITAL
- AIRPORT
- TEMPLE
- SHOPPING



Nandakā

ANANTAM



DOUBLE YOUR BOOKING AMOUNT

10:20
— OFFER* —

*Offer valid for first 50 customers only
*Valid till October 2024

Now enjoy savings of upto ₹20 lakh

on your EOI booking of ₹10 lakh



Offer valid for first 50 customers only

*Book your sky haven
at the best price*

Now enjoy savings of upto ₹20 lakh on your EOI booking of ₹10 lakh

10:20
OFFER

PAYMENT PLAN(35:35:30)

S.no.	CONSTRUCTION STAGE	% DUE
1	Booking Amount	INR 10 Lakhs
2	At the time of Allotment (Less Booking Amount)	10%
3	Within 75 Days from Booking Date	25%
4	On Completion of Super Structure	35%
5	On Application for Occupation Certificate	25%
6	On Offer of Possession + Other Charges	5%
TOTAL		100%

TPR
Sheet

FINITE		ANANTAM - TOWER A				
TYPOLOGY		3B+2B+5B - 10+10+20				
SIZE IN SQ.FT		2851.601				
		(To To, To)		Amount (In Rs.)		
RATE		16,500 /-		5,38,42,017		
CALCULATION OF IFR 30:70:10 PLAN (10:50:10 For Sq. Ft)						
Milestone	%	Rate	Amount	GST	Total	
1ST MILESTONE: AT THE TIME OF MATERIALS	10%	4	1,44,000	4	1,49,760	35,79,411
2ND MILESTONE: WITHIN 75 DAYS FROM BOOKING DATE	20%	8	2,88,000	8	2,96,880	69,67,291
3RD MILESTONE: ON COMPLETION OF STRUCTURE WORK	30%	12	4,32,000	12	4,44,240	1,06,81,531
4TH MILESTONE: ON COMPLETION OF INTERIOR WORK	40%	16	5,76,000	16	5,92,320	1,41,53,851
5TH MILESTONE: ON COMPLETION OF HANDOVER	50%	20	7,20,000	20	7,40,400	1,74,34,251
6TH MILESTONE: ON COMPLETION OF HANDOVER	60%	24	8,64,000	24	8,88,480	2,07,62,731
7TH MILESTONE: ON COMPLETION OF HANDOVER	70%	28	10,08,000	28	10,36,560	2,41,91,211
8TH MILESTONE: ON COMPLETION OF HANDOVER	80%	32	11,52,000	32	11,84,640	2,76,19,691
9TH MILESTONE: ON COMPLETION OF HANDOVER	90%	36	12,96,000	36	13,32,720	3,10,48,171
10TH MILESTONE: ON COMPLETION OF HANDOVER	100%	40	14,40,000	40	14,80,800	3,44,76,651

*Book your sky house
at the best price*

Now enjoy savings of upto ₹20 lakh on your EOI booking of ₹10 lakh

10:20
OFFER

PAYMENT PLAN(C/L)

Sr.no.	CONSTRUCTION STAGE		% DUE
1	Booking Amount		INR 10 lakhs
2	At the time of Allotment (Less Booking Amount)		10%
3	Within 75 Days from Booking Date		20%
4	On Completion of Rofl Work*	15 Months*	10%
5	On Completion of 4th Floor*	21 Months*	10%
6	On Completion of 20th Floor*	27 Months*	10%
7	On Completion of Super Structure*	36 Months*	15%
8	On Application for Occupation Certificate		10%
9	On Receiving of Occupation Certificate		10%
10	On Offer of Possession + Other Charges		5%
			100%

* Whichever is later

Anantam - Cost sheet for bank loan

TOWER - A (3BHK + UTILITY)	
Area in Sq. Ft	2051.001
Rate	16,500
ESP	3,38,42,011.50

Bank loan	75%
Customer Contribution	25%

S.No.	Schedule of Payment	Due Amount		Payment by Customer		Payment by Bank	
		Percentage	Value	Percentage	Value	Percentage	Value
1	At the time of Allotment	10%	33,84,201	10%	33,84,201	-	-
2	Within 75 Days from Booking Date	25%	84,60,503	No Contribution from Customer		25%	84,60,503
3	On Completion of Super Structure	50%	1,70,44,754			50%	1,70,44,754
4	On Apply of OC	25%	84,60,503	10%	33,84,201	10%	33,84,201
5	On Offer of Possession	8%	16,82,101	0%	0	5%	16,82,101
TOTAL			3,38,42,012	25%	84,60,503	75%	2,53,81,509

*The bank and customer's contribution shown in the table is subject to change and may vary based on individual customer's eligibility, terms & conditions, and other factors.

*TFR of INR 300 which amounts to INR 6,15,300 is also applicable here.

A wide-angle, low-angle shot of a sky filled with dramatic, dark clouds. A bright light source, likely the sun, is positioned at the top center, creating a strong lens flare and illuminating the scene. A vibrant rainbow arches across the middle of the frame, its colors appearing somewhat washed out by the bright light. The overall mood is awe-inspiring and majestic.

It's your chance
to wander in the sky

ANANTAM

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