



ANANT RAJ ESTATE



INTEGRATED TOWNSHIP
SECTOR 63A, GURGAON

THE LIFESTYLE OF
ANANTRAJ
ESTATE

OVER 160 ACRES
OF COMMUNITY LIVING

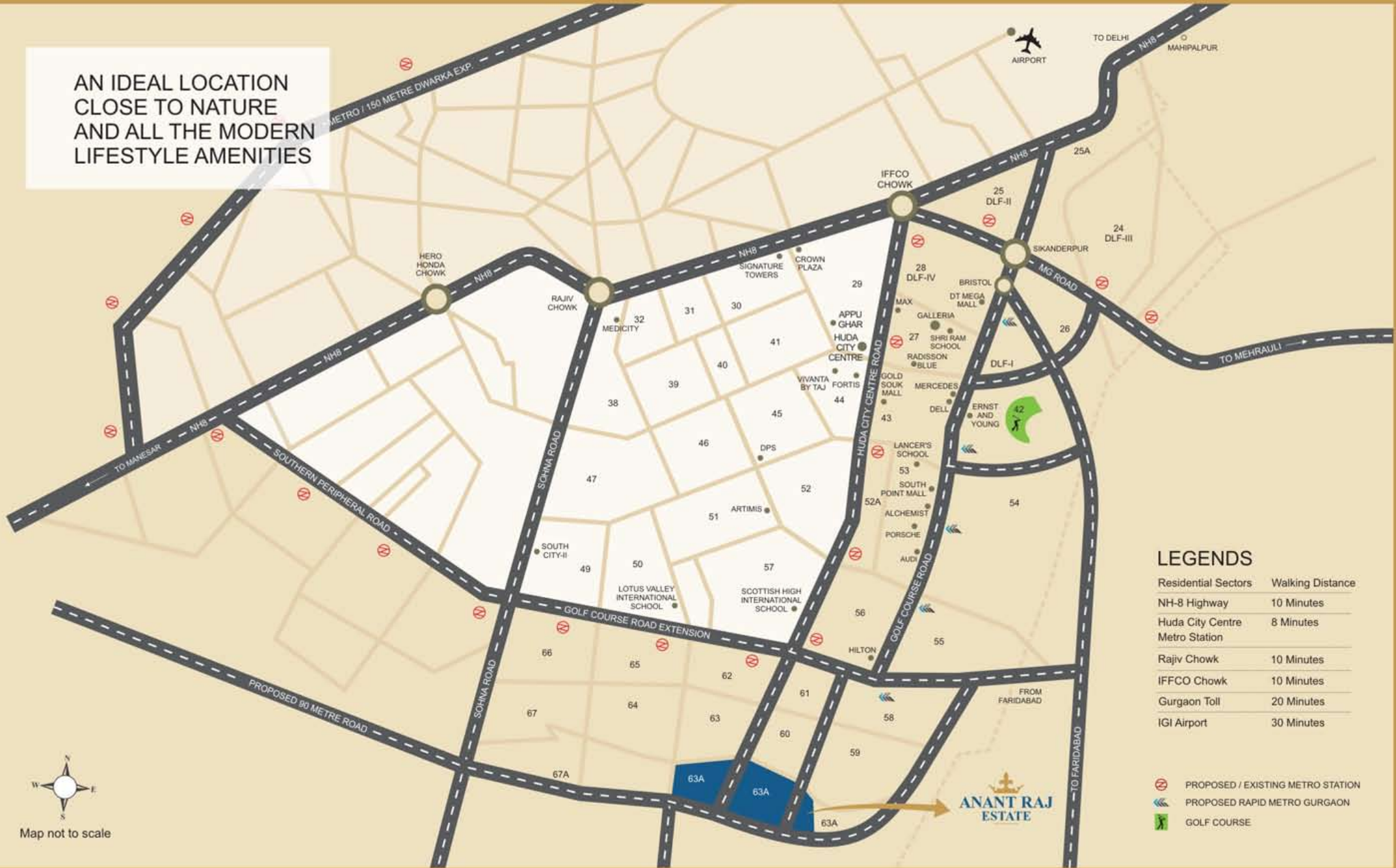
NEAR THE THRIVING
GOLF COURSE EXTENSION ROAD

LOW DENSITY
GATED COMMUNITY

WELL PLANNED
INFRASTRUCTURE
FOR A HASSLE-FREE LIFESTYLE

CHOICE OF
INDEPENDENT
VILLAS, FLOORS & PLOTS

AN IDEAL LOCATION
CLOSE TO NATURE
AND ALL THE MODERN
LIFESTYLE AMENITIES



LEGENDS

Residential Sectors	Walking Distance
NH-8 Highway	10 Minutes
Huda City Centre Metro Station	8 Minutes
Rajiv Chowk	10 Minutes
IFFCO Chowk	10 Minutes
Gurgaon Toll	20 Minutes
IGI Airport	30 Minutes

- PROPOSED / EXISTING METRO STATION
- PROPOSED RAPID METRO GURGAON
- GOLF COURSE



Map not to scale

**ANANT RAJ
ESTATE**

THE THRIVING LOCATION GOLF COURSE EXTN ROAD GURGAON



BUSTLING WITH DEVELOPMENT

Golf Course Road is the most prime and posh location of Gurgaon. With real estate prices sky rocketing on this stretch, Golf Course Extension Road has become an attractive alternative and is witnessing enormous development.

ACCESS TO HIGHWAY / NH8

The Golf Course Extension and Southern Peripheral road is well connected with the Golf Course Road (1-5 Mins drive) as well as NH-8 (10 Mins Drive), and Mehrauli Road (1-5 Mins Drive). Thus access to and fro Delhi is excellent.

EXCELLENT INFRASTRUCTURE

The Golf Course Extension Road is the best planned development in Gurgaon. With wider roads, metro connectivity, planned commercial, retail and recreation, it is the future address of the who's who of Gurgaon.

THE NHA ADVANTAGE

Future Infrastructural Developments – The Golf Course Extn. Road and Southern Peripheral Road in Gurgaon have been declared as a National Highway, which means that this stretch of road is going to be maintained by the NHA and will be a proposed 6 lane expressway.

THE METRO CONNECTIVITY

The Phase II of Metro Connectivity is planned along Golf Course Extension and Southern Peripheral Road, which offers the best connectivity to Delhi and other areas of Gurgaon.



THE PROXIMITY TO WORKSPACES

Anant Raj Estate provides an easy access to a thriving corporate world of well known international as well as national organisations as it is just minutes away from commercial zones located on Golf Course Road, Sohna Road, NH-8, HUDA City Centre, Cyber City, etc.



THE PROXIMITY TO TOP SCHOOLS

With multiple primary and nursery schools right within the township and reputed educational institutes like Heritage, Sri Ram, DPS, Lancers, Shikshantar, GD Goenka, Pathways, etc. in the neighbourhood, Anant Raj Estate is an ideal residential destination.



THE PROXIMITY TO RETAIL & ENTERTAINMENT

Retail destinations on Golf Course Road and MG Road are just 10-20 minutes drive from Anant Raj Estate which offers a plethora of shopping, dining and leisure options for you and your family. Further variety is provided by the bustling Sohna Road and the HUDA City Centre region in the vicinity.



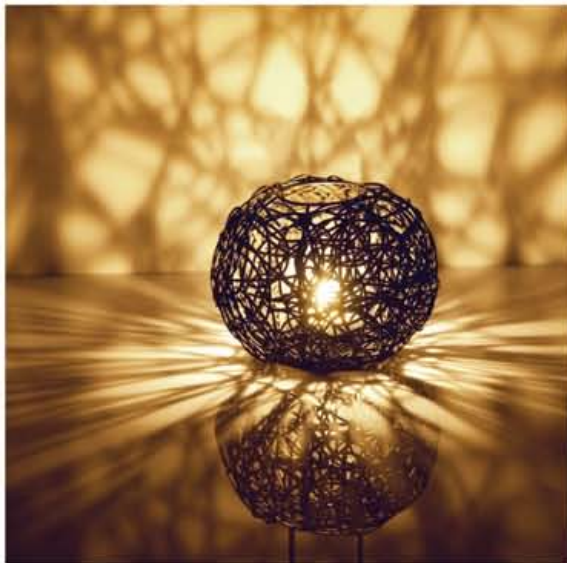
THE PROXIMITY TO HEALTHCARE

Gurgaon is already emerging as a preferred destination for medical tourism. You will be just minutes drive from the known healthcare centres like Paras, Alchemist, Max, Artemis, Fortis, Medicity, etc.

MASTER PLAN

- | | | |
|------------------------------|----------------------------------|----------------------------------|
| 1 The Estate Hub Bldg. 3 & 4 | 6 Primary School 1 | 11 The Estate Floors 400 Sq. yd. |
| 2 The Estate Villas | 7 Primary School 2 | 12 The Estate Hub Bldg. 2 |
| 3 The Estate Plots | 8 The Estate Hub Bldg. 1 | 13 Proposed Group Housing |
| 4 Nursery School 1 | 9 The Estate Club | 14 Nursing Home |
| 5 Nursery School 2 | 10 The Estate Floors 270 Sq. yd. | 15 The Estate Prevu |







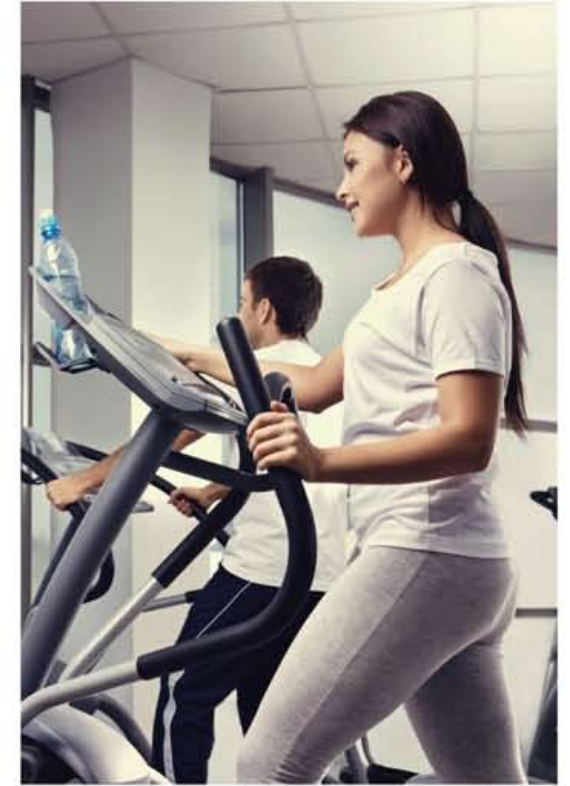
EXCLUSIVE CLUB HOUSE



MULTIPLE SPORTS FACILITY



MULTIPLE POOLS



MODERN GYMNASIUM

CLUB DESIGNED FOR
LIKE MINDED COMMUNITY LIVING

Grand clubbing zone | Fine dining and Cafes

State-of-the-art Gymnasium | Meditation and Yoga centre

Multiple swimming pools | Spa and Beauty care

Outdoor and Indoor sports facility



OPEN AIR CAFES & EATERIES



WORK SPACES



PROFESSIONAL FACILITY MANAGEMENT



HIGH STREET EXPERIENCE

WORK, SHOP & ENJOY
CLOSE TO YOUR HOME

Designed for a complete living experience

State-of-the-art workspaces | High street shopping

Hypermarket and Shops | Open air eateries and fine dining options

Sports facilities and gaming zones Amphitheatre

YOU CHOOSE YOUR
STYLE

LUXURY VILLAS

INDEPENDENT FLOORS

PLOTS

RESIDENTIAL



ACTUAL SHOW VILLA: 500 SQ.YD.

THE ESTATE VILLAS

VILLAS AVAILABLE IN
500, 400 & 300 SQ.YD.

Spread over G+2 and basement

Spacious five bedroom villas

Multiple car parks, a private elevator

Front and rear landscaped lawns

Personal pool for 500 and 400 sq. yd. villas

Large terrace garden on the second floor

24 x 7 stringent security service

VRV air-conditioning

24 x 7 power backup



THE ESTATE FLOORS

INDEPENDENT FLOORS
AVAILABLE IN 400 & 270 SQ.YD.

Large sized living room spaces

Highest design standards and quality amenities

Views of front and rear lawns

Parking spaces at stilt

Additional storage in basement

Large balconies and terraces

Separate provision for servant's room
in the 400 sq. yd. floors



THE ESTATE PLOTS

PLOTS AVAILABLE IN
250 SQ.MTRS. & ABOVE

Gated community living

Well demarcated plots of sizes 250
sq. mtrs and above

Sewage and electrical connection

Well developed road infrastructure

Rain water harvesting

24x7 power backup

YOU CHOOSE YOUR
BUSINESS
STYLE

OFFICE SPACES

.....
RETAIL SHOPS

COMMERCIAL



THE ESTATE BUSINESS HUBS

ULTRA MODERN
COMMERCIAL WORK SPACES

Modern building design

Impressive drop offs & common lobbies

Centralized air-conditioning system

Multi-level basement parking

Broadband connectivity and Wi-Fi enabled complex

Earthquake resistant RCC frame structure

Choice of varied unit size

24 x 7 CCTV surveillance



THE ESTATE HIGHSTREET

EFFECTIVE LOW CAM
BUSINESS MODEL

- Wide range of shopping choices
- Shops catering to the daily needs
- Open air eateries and coffee shops
- Sophisticated fine dining options
- Entertainment and gaming zone
- Space for events and exhibitions
- Ample open spaces to hang-out



ANANT RAJ GROUP

One of the leading real estate Delhi based developers in the country, Anant Raj Group has focused all its development operations in the Delhi and NCR region. Established in 1969, as a construction company, Anant Raj has always been a front runner in shaping Delhi and NCR's skyline.

Evolving further as an independent real estate developer, Anant Raj Group has successfully completed a number of developments across a wide bandwidth of verticals: Commercial, IT Parks, SEZs Hospitality, Farm Houses, Villa development, infrastructure projects and developed over 20 million sq. ft. in Delhi, Haryana, Rajasthan & the NCR region.

The Company, with its own dedicated construction art, is currently developing almost 10 million sq. ft. spread across high-growth verticals such as Hotels, Malls, Residential Group Housing, Industrial Colonies, Townships, Resorts, and IT Parks.

As on date, the Company owns a fully paid land bank of almost 1250 acres located in the heart of Delhi & NCR. The development process for most of this land bank has been initiated and construction is in full swing.



ORIGINAL
DELHI DEVELOPER



4 DECADES
OF LEGACY



DIVERSIFIED
PROJECTS PORTFOLIO



OVER 1000 ACRES
OF LAND BANK IN DELHI-NCR



OVER 20 MILLION
SQ.FT. DELIVERED

COMPLETED DEVELOPMENTS



TRICOLOR, NH-8



HOTEL MAPPLE EXOTICA, SOUTH DELHI



HOTEL MAPPLE EMERALD, NH-8



SERVICE APARTMENT, MANESAR



HOTEL OCEAN PEARL RETREAT, SOUTH DELHI



IT PARK, MANESAR



IT SEZ, RAI



MOMENTS MALL, KIRTI NAGAR, NEW DELHI

ONGOING DEVELOPMENTS



MADELIA, SECTOR-M1A, MANESAR



MACEO, SECTOR-91, GURGAON



ANANT RAJ AASHRAY NEEMRANA, RAJASTHAN



IT PARK, PANCHKULA

DELHI'S ORIGINAL
DEVELOPER





ACTUAL PICTURE OF THE ESTATE PREVU, MARKETING OFFICE AT THE ANANT RAJ ESTATE SITE

CALL 1800 419 0499
TEXT 'ARE' TO 56161
EMAIL ESTATE@ANANTRAJLIMITED.COM

THE ESTATE PREVU
ANANT RAJ ESTATE, SECTOR 63A, GURGAON

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