

AJNARA

PEACE OF MIND

----- ONGOING RESIDENTIAL PROJECTS -----



----- ONGOING COMMERCIAL PROJECTS -----



----- DELIVERED PROJECTS -----



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AJNARA fragrance Walk

HIGH STREET RETAIL AT RAJ NAGAR EXTENSION



AJNARA fragrance Walk

*Smell the
fragrance of success*

Fragrance walk is a place where people come together to bond, enjoy and shop. An upscale shopping destination, it is airy from three sides and vibrant that has a modern charm to it. It is a sight to behold in every season as it celebrates with great festivities and ambience. Located at Ajnara Fragrance, Raj Nagar Extn., the space awakens the feeling of belonging that makes you never want to step out of the place.





Landscape Of Indulgence

Designed to ooze the aroma of luxury, Ajnara Fragrance is a peninsula of two residential towers surrounded by commercial space on three sides.

The escape to extravagance comprises of 1.25 lakh sq. ft. of commercial space and 4.5 lakh sq. ft. of residential space. Explore a whole new world in the warmth of peaceful abode and a lively surrounding.

- Project offers 2, 3, 4BHK homes
- Size of flats – 1315, 1540, 1785, 2315 per sq. ft.
- Out of total 796 units, 478 units are flats – 318 EWS UNIT
- Salable area for flat – approx. 8,20,000 sq. ft.
- Salable area for commercial – 1,16,000 sq. ft. in three level stories
- Each residential unit will comprise of a study area



Created With Life In Mind

The call of the modern times has changed the shopping destination of the public from markets to high street. The presence of numerous domestic and global brands all under the same premise has brought in such a behavioural change. Fragrance Walk has been planned to offer the shoppers a lavish shopping experience with the presence of the most desirable international brands, anchor stores and hyper markets.

Because of its dream location surrounded by affluent residential complexes, Fragrance Walk would open up great retail investment opportunities.





A Plethora of Comforts & Excitements

Commercial Space

- High Street Retail & Shops
- Banquet/ Party Hall
- Food Court
- Separate Kids' Playing Area
- Boutique Club
- Yoga Centre
- Spa, Steam, Sauna & Jacuzzi
- Banquet/ Party Hall

Eco-friendly:

- Approx. 70% of the plot area open for free flow of light and air
- Eco-friendly layout of the project
- Lavish theme garden



An Oasis Of Culinary Pleasure

After shopping, watching movies or work, when the hunger pangs would bother you, visit the food court. While every mall offers a food court, the difference lies in what it offers. The food court at the Fragrance Walk will offer a sumptuous spread of breakfast, lunch, dinner and awesome street food from all around the world; from complete meals to snacks and from exotic specialties to regular dishes.



A New-age Destination

Loaded with new and improved features and facilities, the destination will offer a vast range of amenities.

- Centralised & fully air conditioned retail outlets
- CCTV cameras throughout the complex
- Maximum units open towards central courtyard
- World-class landscaping designed by renowned architects
- Low maintenance module.
- 100% power back-up.
- Large store-fronts and wide arcades along all stores
- Fire safety as per international standards
- 3 Tier & 24X7 security and surveillance
- High speed elevators and escalators



Specifications

COMMERCIAL

Structure	Earthquake resistant RCC framed structure.
Shop Front	MS Rolling Shutter.
Electrical	Copper wiring in concealed PVC conduits, provision for light and Power points.
Flooring	Plain cement concrete flooring.
Inside Wall Finish	White wash.

RESIDENTIAL

Structure	Earthquake resistant RCC framed structure.
Doors And Windows	External Doors & Windows: UPVC/ powder coated Aluminum glazed door/window. Internal Doors: Flush Doors and Hard Wood Door Frames.
Electrical	Copper wiring in concealed PVC conduits, sufficient light and Power points, Provision for T.V., Telephone points in Living Room and all Bed rooms.
Flooring	Vitrified Tiles in Drawing room, Dining room, Bedrooms and Kitchen. Anti-Skid Ceramic Tiles in Toilet and Balcony.
Kitchen	Granite Top working platform, Stainless Steel Sink, Ceramic Glazed Tiles 2 feet above working platform.
Toilets	Anti-Skid Ceramic floor tiles, Glazed Ceramic Tiles dado upto Door level on the wall. ISI marked sanitaryware and CP fittings.
Inside Wall Finish	Inside walls finished with OBD.
External Facade	Building Exterior finished with superior quality External Paint.

EWS

Structure	Earthquake resistant RCC framed structure.
Kitchen	600 mm wide Kitchen counter finished in Plain CC Top
Floor / Wall Tiles	300X300 MM tiles of approved make on Floors and 200x300 MM tiles of approved make on Bathroom Walls.
Door Shutter	MS Z - section window shutter with 3 to 4.7 mm thick glass panes ISI marked.
Water Supply & Sanitary	15/20/25 mm Dia B-Class CPVC PIPE with all required fittings of ISI Mark. 15 mm Dia C P Bib Cock 400 gm and ISI marked WC.
Electrification	Copper concealed wiring with PVC conduit pipe in slab and walls. Adequate nos. of Light points, Fan points with regulator, 5 amp plug points and 15 amp power plugs.
Inside Wall Finish	Inside walls finished with 2 coat Coloure wash Distemper
External Finishing	Outer finishing with 2 coat of Apex weather coat with Birla putti.



Project Layout



GROUND FLOOR PLAN

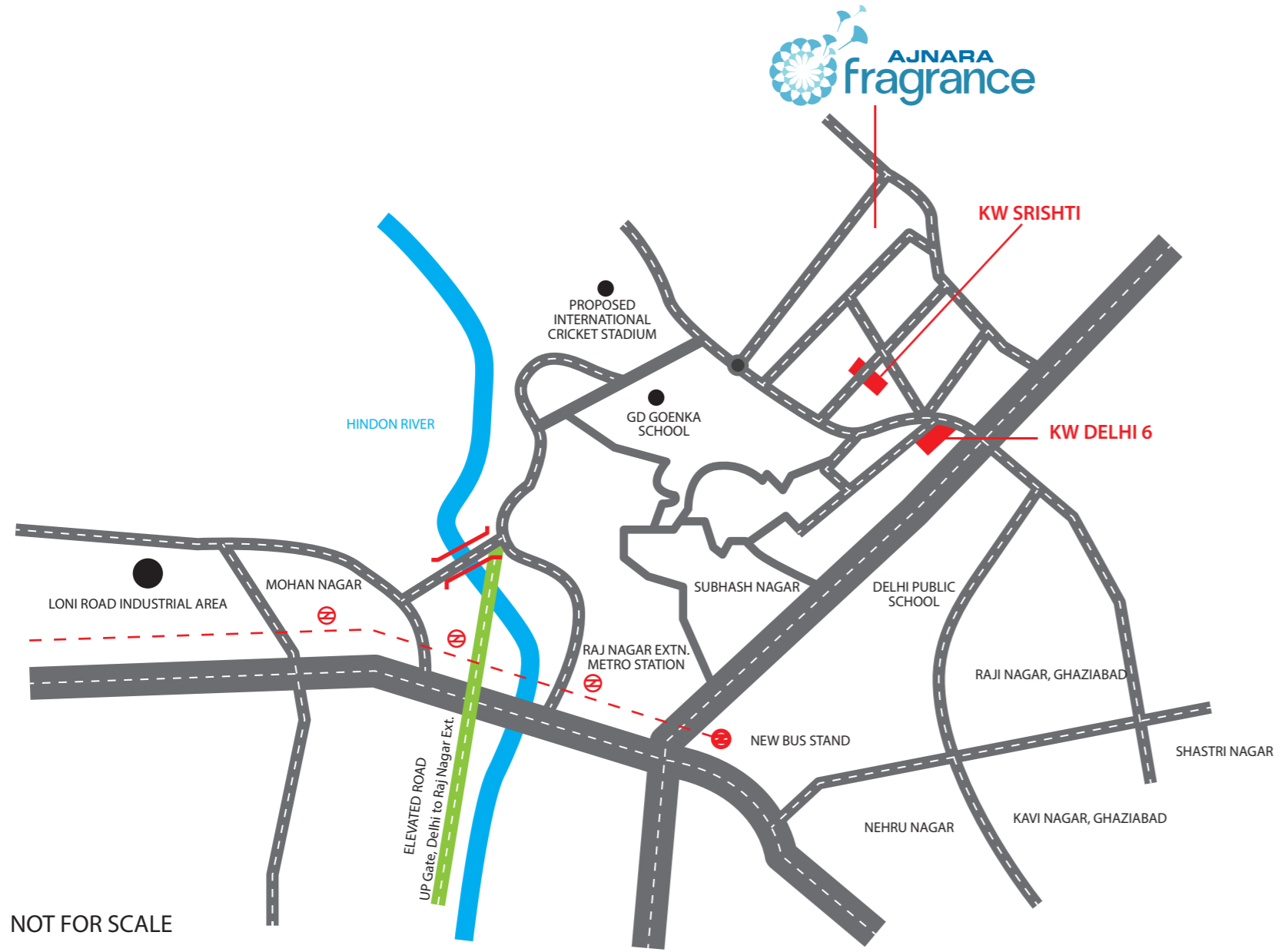
Project Layout



SECOND FLOOR PLAN

SHOPS AREA STATEMENT OF 2ND FLOOR					
UNIT NO.	SALE AREA	CARPET AREA	DIMENSIONS	HEIGHT (FLOOR TO FLOOR APPROX.)	TERRACE
	(SQ.FT.)	(SQ.FT.)	(FT.)	(FT.)	(SQ.FT.)
RESTAURANT-1	1332	666	18'-8" X 36'-5"	14'-9"	1094
RESTAURANT-2	1332	666	18'-8" X 36'-5"	14'-9"	1094
RESTAURANT-3	1457	729	20'-10" X 35'-8"	14'-9"	1234
RESTAURANT-4	1672	836	23'-1" X 35'-8"	14'-9"	1085
TOTAL	5793	2897			4507

Location Map



NOT FOR SCALE



Site Map



LEGEND		
	1305 SQ.FT.	2BHK+2TOI.+KID'S ROOM
	1565 SQ.FT.	3BHK+2TOI.+DINING
	1930 SQ.FT.	3BHK+3TOI.+DINING+ST.ROOM
	1620 SQ.FT.	3BHK+3TOI.+DINING
	1835 SQ.FT.	3BHK+3TOI.+DINING+ST.+FOYER
	2365 SQ.FT.	4BHK+4TOI.+DINING+ST.+TOI.+FOYER
	2330 SQ.FT.	4BHK+4TOI.+DINING+ST.+TOI.



AJNARA - *The Haven Of Peace Of Mind*

With the ever expanding experience in visualising and executing gigantic projects for 27 years, Ajnara has reached the epitome of excellence in delivering peace of mind through exquisite designs and unmatched amenities.

- 64 projects delivered
- 21000+ units delivered
- 4000+ units to be delivered in current financial year
- Xxx sq. ft. of area developed
- Xxx sq. ft. area to be developed in current financial year

