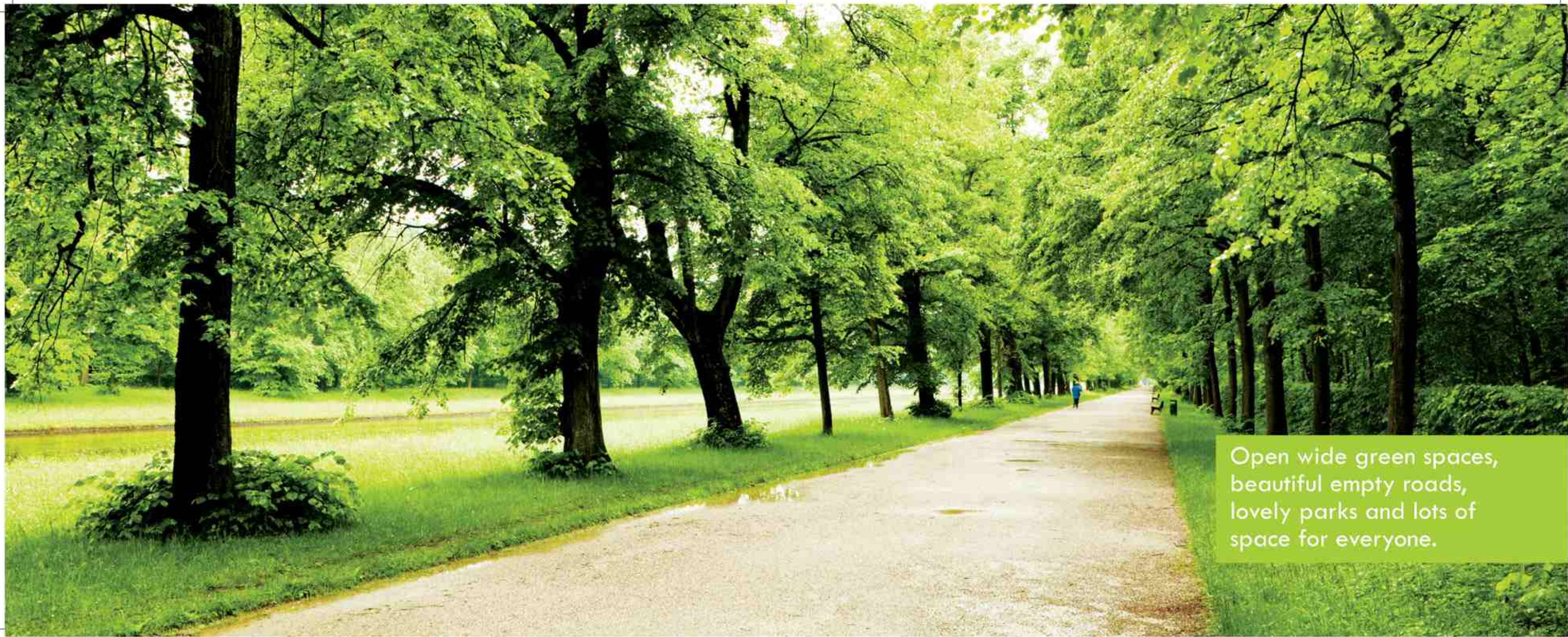




Re-creating Delhi's original charm

An aerial photograph showing a vast, dense green forest covering a large area. Scattered throughout the forest are several buildings of varying sizes and colors, including some multi-story structures. The sky above is a clear, vibrant blue, dotted with soft, white clouds. The overall scene conveys a sense of a well-preserved natural environment within an urban setting.

Imagine re-living the
magic of Delhi as it was
50 years ago.



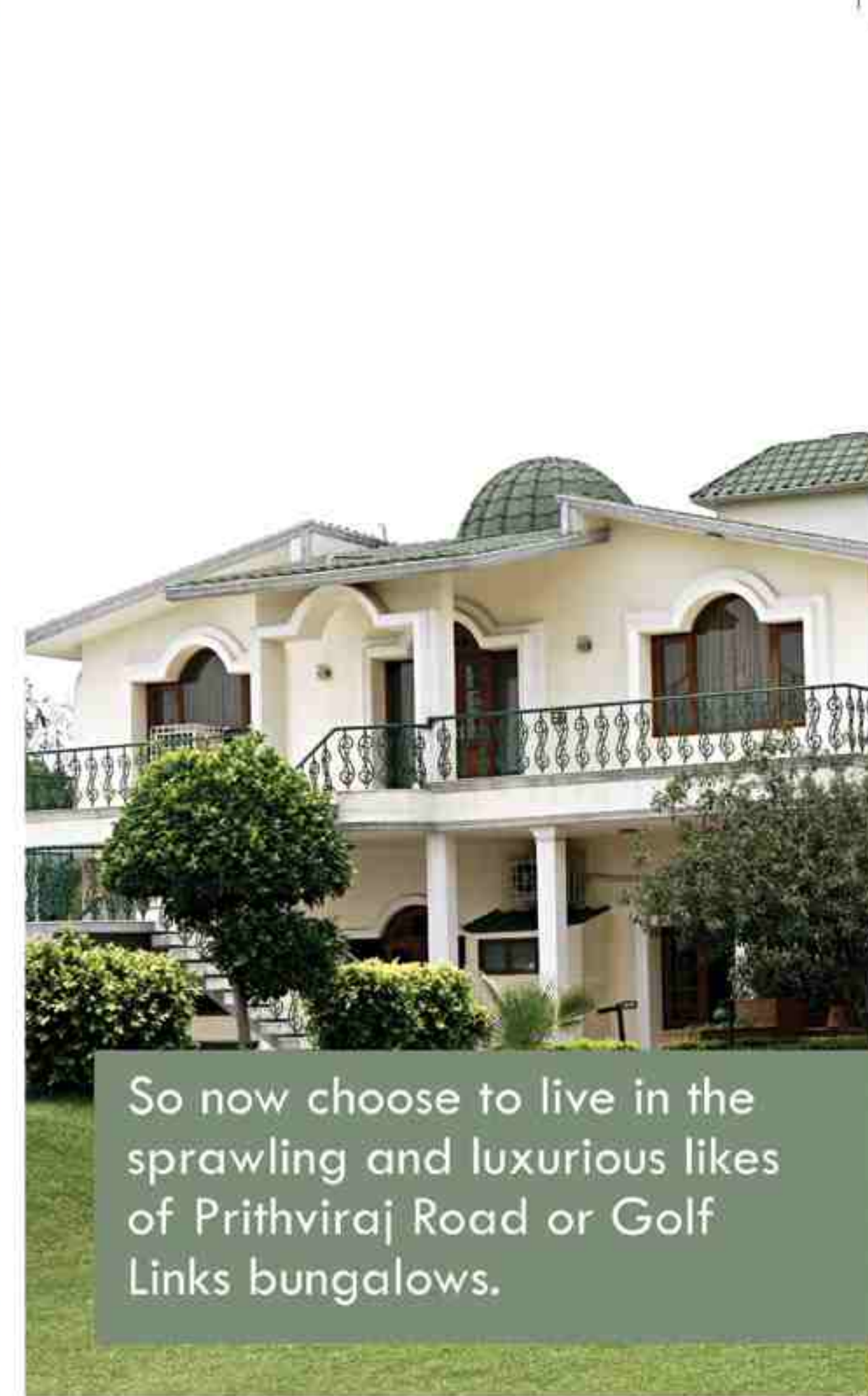
Open wide green spaces,
beautiful empty roads,
lovely parks and lots of
space for everyone.



No traffic jams,
no overcrowding,
no parking hassles,
no queues for anything.



No smog, no pollution.
Just a beautiful blue sky &
the stars shining at night.



So now choose to live in the sprawling and luxurious likes of Prithviraj Road or Golf Links bungalows.

Anant Raj Estate.
Re-creating Delhi's
original charm.

Re-living the magic



Open wide
green spaces



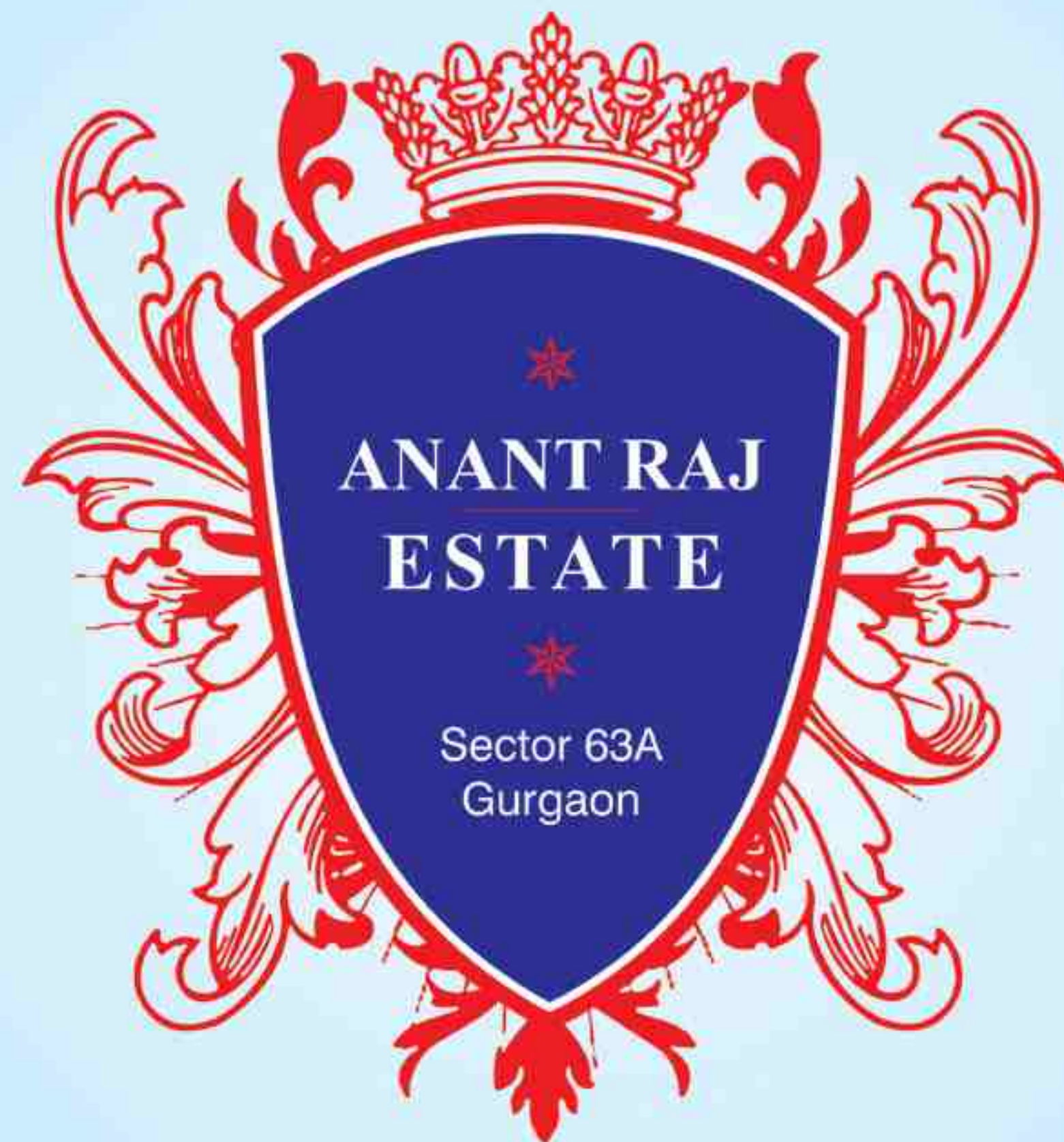
No traffic jams



No pollution



The magic of life





THE CONCEPT

New Delhi, as we know it, which celebrates its Centenary year, has been famous for its colonial charm, Neo-Classical architecture, and unique and opulent lifestyle. The age-old lore and comfort instills in one and all a yearning to attain the beautiful and luxurious lifestyle of yesteryear.

Inspired by this most beautiful capital city of ours, Anant Raj Estate is a true manifestation of its core theme: "Recreating Delhi's Original Charm".

A peerless masterpiece in Residential Development, Anant Raj Estate is a holistic experience, being masterplanned to integrate various exclusive pockets of development, blending the eclectic characteristics of architectural magnificence with modern-day amenities.

A spectrum of plot sizes, the choice between owning a private bungalow, or an individual floor, or just a plot in this tapestry of a township. Anant Raj Estate is designed to suit everyone's lifestyle, need and budget.

Disclaimer:
 1. Map not to scale
 2. 1 Sq. Mt. = 1.196 Sq. Yard = 10.764 Sq. Ft.
 3. The Master layout plan is indicative and subject to change.



THE LOCATION

While the crux of design and planning parameters has been to nurture and ensure the privacy and exclusiveness of Anant Raj Estate, a community is not an island and needs the convenience of easy connectivity with the larger world. Anant Raj Estate enjoys enviable accessibility to social hubs, travel hubs, educational institutions and healthcare facilities.

- Malls on MG Road: 10 minutes away
- Metro Station at HUDA City Center: 10 minutes away
- IGI International Terminal (T3 Terminal): 25 minutes away
- Gurgaon-New Delhi Expressway: 5 minutes away
- Medanta/Artemis/Max/Fortis/Paras Super-speciality Hospitals: 5-15 minutes away
- Renowned ISCE/IB Schools: 15-25 minutes away

Located in the vicinity of planned high-end development, both in the corporate and commercial sectors, a clean and well-maintained environment is ensured. The proximity to various commercial and healthcare facilities, as well as other support systems, ensures the highest standard of living for its residents.

Disclaimer: Map not to scale
Location Map is for indicative purpose only.



THE MILLENNIUM CITY

Gurgaon epitomises the very essence of new-age living. From its inception, Gurgaon has been the chosen destination for various MNCs, IT and ITES companies, Hospitality Sector, and Commercial Ventures. Consequently, a comfortable and opulent lifestyle has flourished in the city for its upwardly mobile, young achievers.

Being the hub of global corporations, Gurgaon encompasses the very best of all that this generation of achievers strive to inculcate in their lifestyle: entertainment, the arts, fashion, fine dining, world-class infrastructure and hospitality, and much more.



DESIGN PHILOSOPHY: GUARANTEE OF A PREMIUM LIFESTYLE

Anant Raj Estate is true to its core theme of "Re-creating Delhi's Original Charm" and will surely stand apart as a masterpiece development in Gurgaon.

The township has been conceived to be an international standard, low-rise gated community. Being totally self-contained, it will encompass all the critical infrastructural facilities. The concept is designed to meet all home needs – initially plots being available, followed up with built-up home options on offer.

True to the character of a gated community, the ambience of privacy is enhanced as the township is set back from the main thoroughfare with access via 60 metre wide roads. Traffic chaos too is eliminated since design ensures that no home opens on to the fast moving traffic. Since a community must enjoy the continuum of a Quality of Life for generations, sustainable neighbourhood planning is at the very core of our design concept.

The site, located where only planned high-end development is taking place in the vicinity, makes for an environment that is clean.

The township has been masterplanned for total integrated living. A design incorporating various exclusive pockets of development, each complementing its theme, gives residents a perfect blend of Delhi's unique character along with all modern day amenities.





Street-view of Villas

THE VILLAS: GENESIS AND FORM

Designed to encompass the charm of Lutyens' Delhi, the Neo-Classical look and feel of the Villas and Independent Floors offers an environment of calm and restrained opulence.

The vibrance of the lush green surroundings, private lawns, pools and many gardens add on to the luxurious feel of owning an abode in the most delightful township in the NCR.

24x7 stringent security services, systems and procedures, and the protective feel of being in a gated environ ensure that the community is a safe haven for children, women and senior citizens.

The thoughtfully and tastefully planned Anant Raj Estate offers the most pedestrian-friendly environment to its residents.

The elements of class moulded into the comforts of state-of-the-art facilities creates a perfect ambience for you to nurture and cherish your life with your loved ones.

Perspective of Villa at Night



Disclaimer: The images shown above are only for illustrative purpose.



Street-view of Independent Floors

INDEPENDENT FLOORS: GENESIS AND FORM

The Independent Floors in Anant Raj Estate offer all the luxury and comfort of the villas at an affordable range.

Available in 2 and 3 BHK options, with multiple car-parks on stilt level, and lush landscaped gardens in the front and back, the Independent Floors offer you the pleasure of staying in a beautiful bungalow setting.

Being part of the Estate, one feels protected to be encompassed by 24X7 stringent security services, systems and procedures, and a gated environ which also offers a safe haven for children, women and senior citizens.

One gets to enjoy all the amenities without feeling the constrictions of being in a multi-storeyed apartment.

The feeling of openness and community living is further enhanced by the low-height gated sectors, and the pedestrian-friendly environment.

The elements of Classicism moulded into the comforts of state-of-the-art facilities creates the perfect ambience for you to nurture and cherish your life with your loved ones.

Perspective of Independent Floors at Night



Disclaimer: The images shown above are only for illustrative purpose.





About the Promoter

One of the leading real estate developers in the country, based out of Delhi, the 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 undertaken major work for the DDA (Delhi Development Authority) and other Government departments. During its tenure with DDA, the Company built 30,000 houses in Delhi, including such notable projects as Asiad Village Complex, Multi-storey Flats at East of Kailash, Katwaria Sarai and Group Housing in Sheikh Sarai, Madangir and Rohini.

Evolving further as an independent real estate developer, the Group has successfully completed a number of developments across a wide bandwidth of verticals: Commercial, IT Parks, SEZs, Hospitality, Farm Houses and Villas development, as well as Infrastructure Projects.

The Company, with its own dedicated Construction Arm, 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 of most of it has been initiated and construction is in full swing. A matter of considerable pride is the Company's very strong Investor / Shareholder base that comprises prestigious global investment majors such as GIC (Government of Singapore Investment Corporation), Deutsche Securities, RBS, Citigroup and McKinsey, to name a few.

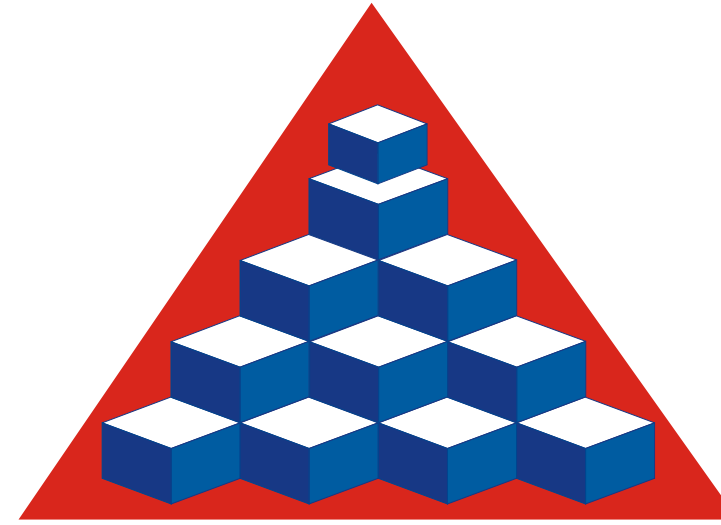
At the core of the Company's corporate philosophy is delivering on promises made. In fact, the Company's reputation and credibility has been built on a track record of projects delivered right on time, or even before the deadline.

Anant Raj Group...We build our reputation on integrity.



Our Recent Developments





Anant Raj Group
BUILT TO LAST

ANANT RAJ INDUSTRIES LTD.

For Enquiries: Toll Free Number 1800 419 0499 or SMS ARE to 56161 or Email: estate@anantraj.com

W: www.anantraj.com, www.anantrajestate.com

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