

Unveil the Gift of **PREMIUMNESS**



Ganga Greens

Adjacent to Patanjali Yogpeeth,
Phase-2, NH 334, Haridwar





Exclusively Marketed by:

A circular green graphic containing a stylized plant with leaves and a stem.

Ganga Greens

Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar



Opposite Patanjali Yogpeeth on NH-58, Haridwar

ABOUT



A HERO'S PROMISE

"Glory lies in a promise fulfilled"

Anybody can make promises but what separates a Hero's Promise from an ordinary promise is the commitment that transforms promises to reality. This steadfastness towards promises defines Hero Realty, an organisation that is completely dedicated to its customers, employees, partners and the society.

Being a part of the renowned business house Hero Enterprise, its work ethos is guided by the strong group values of **Trust, Care and Nurture**. These values are at the core of delivering modern and elegant homes to customers on time while making a positive impact on the environment.

The development philosophy is based on four design pillars.
Fitness | Sustainability | Community | Creativity

These four parameters help in adding distinctive features to the homes that lead to an enriched lifestyle for you.



“

As a principle, we have three criteria in mind before engaging in a new venture. First, the venture needs to be something that one of us in senior management is passionate about. Second, it has to be in an area where we can make the maximum positive social impact. Finally, it has to be a venture where we can move into a leadership position.

Housing in India, is both, a serious social challenge and a great economic opportunity. While the country's population has grown exponentially, Most do not have the privilege of a well-appointed home. At the same time, when housing is promoted, great multipliers are created, since an estimated 150 plus industries are linked to this sector in some form or the other.

This socio-economic impact has strengthened our conviction to commit ourselves to the business of building homes and community development. The Hero Realty venture is a manifestation of this conviction.

”

Sunil Kant Munjal, Chairman, Hero Enterprise





The World Of Hero Realty



HARIDWAR GREENS



HOLIDAY HOMES, HARIDWAR



ALAKNANDA, HARIDWAR



GHARAUNDA, HARIDWAR



HERO HOMES LUDHIANA



HERO HOMES MOHALI



HERO HOMES GURUGRAM





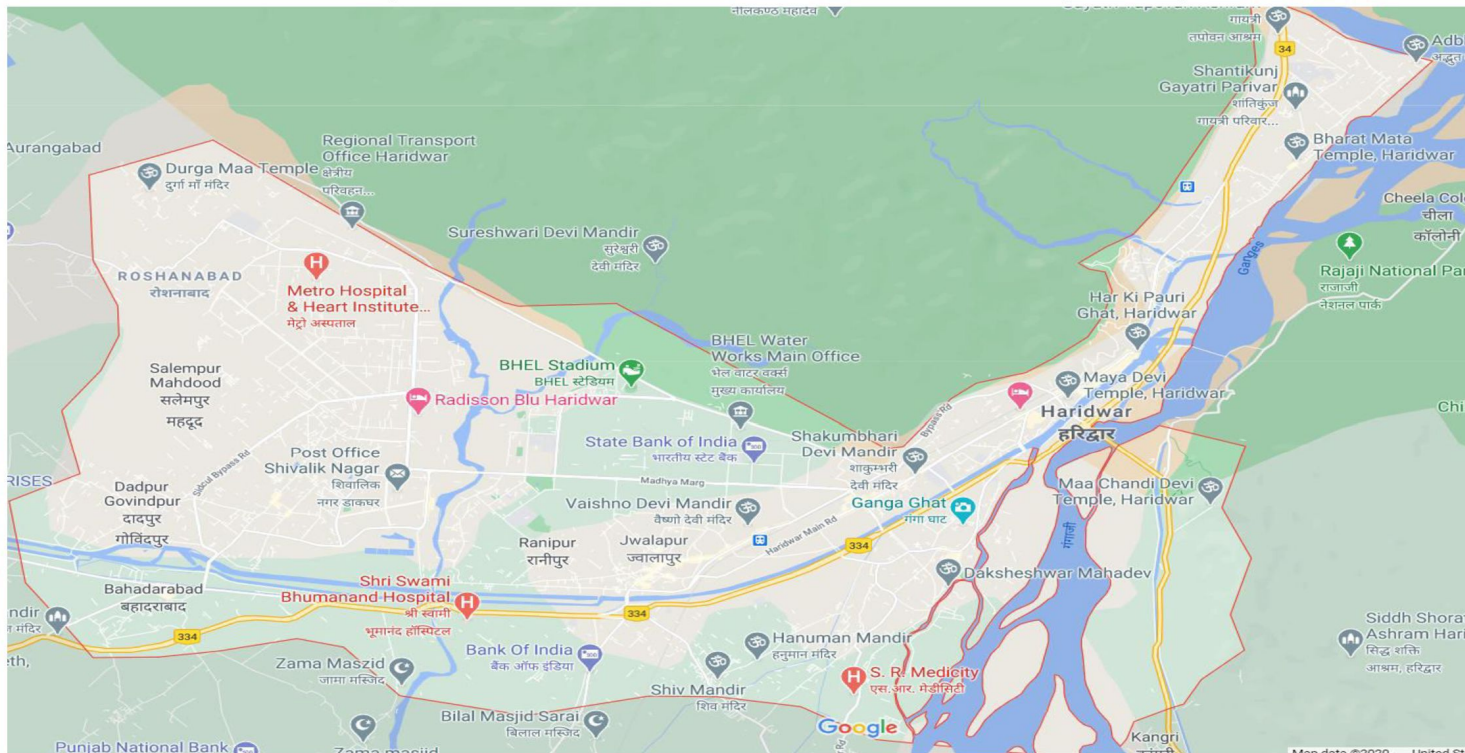
AWARDED
**BEST TOWNSHIP
OF THE YEAR**
(UNDER 200 ACRES)
NDTV PROPERTY AWARDS 2017



ABOUT HARIDWAR



- City on bank of the Ganga river - at foothills of Shivalik Range
- Holy place for Hindus - hosting important religious events
- Haridwar Kumbh Mela - held every 12 years
- State Industrial Development Corporation of Uttarakhand (SIDCUL)
- Bharat Heavy Electricals Limited (BHEL) Township
- Baba Ramdev's Patanjali Yogpeeth - one of the largest yoga institute and Ayurveda research & manufacturing setup.



Source: Information in Public Domain



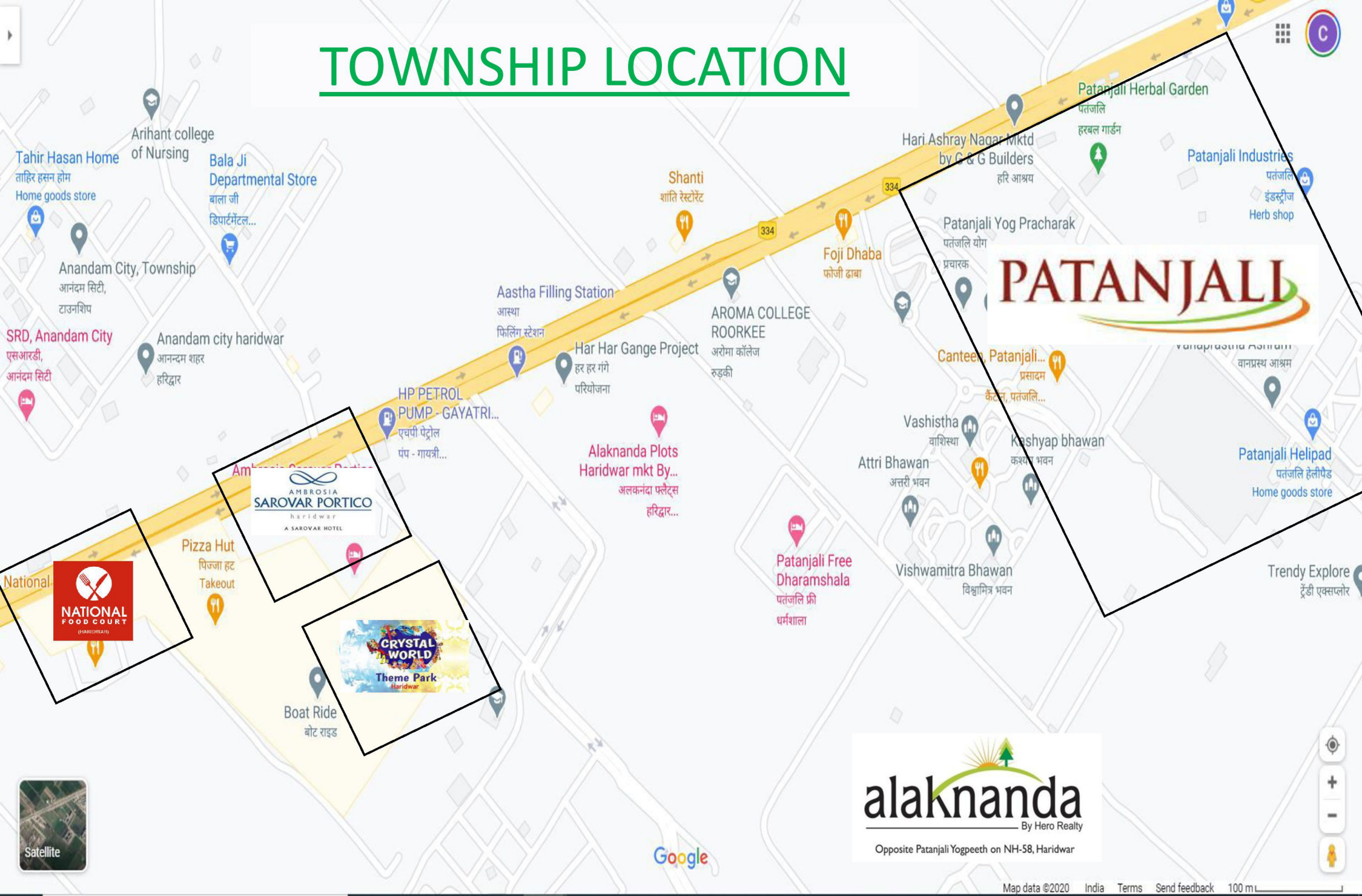
Opposite Patanjali Yogpeeth on NH-58, Haridwar

RERA No. : UKREP02200000330

Township
Bang on NH-58
(Delhi-Dehradun highway)



TOWNSHIP LOCATION



Tahir Hasan Home
ताहिर हसन होम
Home goods store

Anandam City, Township
आनंदम सिटी,
टाउनशिप

SRD, Anandam City
एसआरडी,
आनंदम सिटी

Anandam city haridwar
आनन्दम शहर
हरिद्वार

AMBROSIA SAROVAR PORTICO
A HARIDWAR
A SAROVAR HOTEL

National Food Court
NATIONAL
FOOD COURT
HARIDWAR

Pizza Hut
पिज्जा हट
Takeout

CRYSTAL WORLD
Theme Park
Haridwar

Boat Ride
बोट राइड

Satellite

Bala Ji Departmental Store
बाला जी
डिपार्टमेंटल...

Anandam city haridwar
आनन्दम शहर
हरिद्वार

HP PETROL PUMP - GAYATRI...
एचपी पेट्रोल
पंप - गायत्री...

AMBROSIA SAROVAR PORTICO
A HARIDWAR
A SAROVAR HOTEL

Pizza Hut
पिज्जा हट
Takeout

CRYSTAL WORLD
Theme Park
Haridwar

Boat Ride
बोट राइड

Satellite

Shanti
शांति रेस्टोरेट

Aastha Filling Station
आस्था
फिलिंग स्टेशन

Har Har Gange Project
हर हर गंगे
परियोजना

HP PETROL PUMP - GAYATRI...
एचपी पेट्रोल
पंप - गायत्री...

AMBROSIA SAROVAR PORTICO
A HARIDWAR
A SAROVAR HOTEL

National Food Court
NATIONAL
FOOD COURT
HARIDWAR

CRYSTAL WORLD
Theme Park
Haridwar

Boat Ride
बोट राइड

Satellite

ARIOMA COLLEGE ROORKEE
अरोमा कॉलेज
रुड़की

ARIOMA COLLEGE ROORKEE
अरोमा कॉलेज
रुड़की

ARIOMA COLLEGE ROORKEE
अरोमा कॉलेज
रुड़की

ARIOMA COLLEGE ROORKEE
अरोमा कॉलेज
रुड़की

ARIOMA COLLEGE ROORKEE
अरोमा कॉलेज
रुड़की

ARIOMA COLLEGE ROORKEE
अरोमा कॉलेज
रुड़की

ARIOMA COLLEGE ROORKEE
अरोमा कॉलेज
रुड़की

ARIOMA COLLEGE ROORKEE
अरोमा कॉलेज
रुड़की

ARIOMA COLLEGE ROORKEE
अरोमा कॉलेज
रुड़की

ARIOMA COLLEGE ROORKEE
अरोमा कॉलेज
रुड़की

Hari Ashray Nagar Mkt'd
by G & G Builders
हरि आश्रय

Foji Dhaba
फोजी ढाबा

Patanjali Yog Pracharak
पतंजलि योग
प्रचारक

Canteen Patanjali...
कैंटीन, पतंजलि...

Vashistha
वाशिस्था

Attri Bhawan
अत्तरी भवन

Vishwamitra Bhawan
विश्वामित्र भवन

Patanjali Free Dharamshala
पतंजलि फ्री
धर्मशाला

Patanjali Free Dharamshala
पतंजलि फ्री
धर्मशाला

Patanjali Free Dharamshala
पतंजलि फ्री
धर्मशाला

Patanjali Herbal Garden
पतंजलि
हरबल गार्डन

Patanjali Industries
पतंजलि
इंडस्ट्रीज
Herb shop

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Trendy Explore
ट्रेंडी एक्सप्लोर

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

Patanjali Helipad
पतंजलि हेलीपैड
Home goods store

PATANJALI

alakhanda
By Hero Realty
Opposite Patanjali Yogpeeth on NH-58, Haridwar

ABOUT TOWNSHIP



alaknanda
By Hero Realty

Hero
Realty

Opposite Patanjali Yogpeeth on NH-58, Haridwar

RERA No. : UKREP02200000330


Plots

Opposite Patanjali Yogpeeth on NH-58

- An extensive project of 88.39 acres
- Situated on the NH-58 (Delhi-Dehradun highway)
- In close proximity of Patanjali Yogpeeth
- Free hold integrated township - Approved by DTCP
- Surrounded by lush greenery and serenity. More than 60% open & Greens Area
- Secured complex with premium facilities like:
 - BML Munjal Green Meadows School
 - Nursing hospital
 - Exclusive community/ Recreational centres
 - Convenience stores
- Next to reknowned hotel 'Sarovar Portico'
- Adjoining a popular food hub on National Highway
- Roorkie - ~ 10 Kms
- Jolly Grant Airport - ~ 50 Kms



- PHASE - 1
- PHASE - 2
- PHASE - 3
- PHASE - 4
- PHASE - 5
- HEALTH CARE FACILITY & PRIMARY SCHOOL
- COMMERCIAL
- COMMUNITY HALL & CLUB
- OTHERS LAND
- GREEN AREA
- ROAD


alaknanda
 By Hero Realty
 Opposite Patanjali Yogpeeth on NH-58, Haridwar

SITE PLAN

A+ ARCHITECTS, PROJECT MANAGEMENT
 CONSULTANTS
 Ganga Arjan Apartments, Dabdsag, Kankhal
 Haridwar, INDIA
 Phone : +91-81-26530434, +91-87-91353550
 E-mail : archsurawar@gmail.com, sr.Meharaj@gmail.com



Ganga Greens

Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar

PART OF :



Opposite Patanjali Yogpeeth on NH-58, Haridwar

RERA Registration No.: UKREP10190000313

Ganga Greens

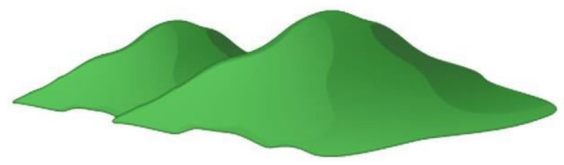
Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar



TOWARDS DEHRADUN & RISHIKESH

AIIMS RISHIKESH +

RAJAJI NATIONAL PARK TIGER RESERVE



SHIVALIK HILLS



SIDCUL

HAR KI PAURI

RAILWAY STATION

HARIDWAR BUS STAND

BHEL COLONY

PENTAGON MALL



HOTEL RADISSON
Radisson

HOTEL ITC FORTUNE



«- NH 58 -»

Ganga Greens



NATIONAL FOOD COURT

PATANJALI YOGPEETH पतंजलि

SAROVAR PORTICO HOTEL SAROVAR

CRYSTAL WORLD



IIT ROORKEE



TOWARDS DELHI

«- NH 58 -»

GANGA RIVER

PATANJALI

- PHASE - 1
- PHASE - 2
- PHASE - 3
- PHASE - 4
- PHASE - 5
- HEALTH CARE FACILITY & PRIMARY SCHOOL
- COMMERCIAL
- COMMUNITY HALL & CLUB
- OTHERS LAND
- GREEN AREA
- ROAD

AMBROSIA
SAROVAR PORTICO
haridwar
A SAROVAR HOTEL

CRYSTAL WORLD
Theme Park
Haridwar

NATIONAL FOOD COURT
(HARIDWAR)




Ganga Greens
Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar

Phase 1 & 2

SITE PLAN

A+I ARCHITECTS, PROJECT MANAGEMENT
CONSULTANTS
Ganga Argan Apartments, Dabdsag, Kankhal
Haridwar, INDIA
Phone : +91-81-26530434, +91-87-91353559
E-mail : archsurawar@gmail.com, sr.Mishra@gmail.com



Ganga Greens

Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar

Phase 1



HEALTH CARE FACILITY & PRIMARY SCHOOL
4002.44 SqMt.



Ganga Greens

Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar

Phase 2



Ganga Greens

Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar

PART OF :

alagnanda
By Hero Realty

Opposite Patanjali Yogpeeth on NH-58, Haridwar

TOWNSHIP AMENITIES

BML MUNJAL GREEN MEDOWS SCHOOL FOR BEST IN EDUCATION





Ganga Greens

Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar

PART OF :
alakhanda
By Hero Realty
Opposite Patanjali Yogpeeth on NH-58, Haridwar



0.16 Acres* of proposed Nursing Home

NURSING HOME* FOR EXPERT HEALTHCARE



*Nursing home, is not a part of common area and shall be owned and operated by the developer on commercial basis



Ganga Greens

Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar

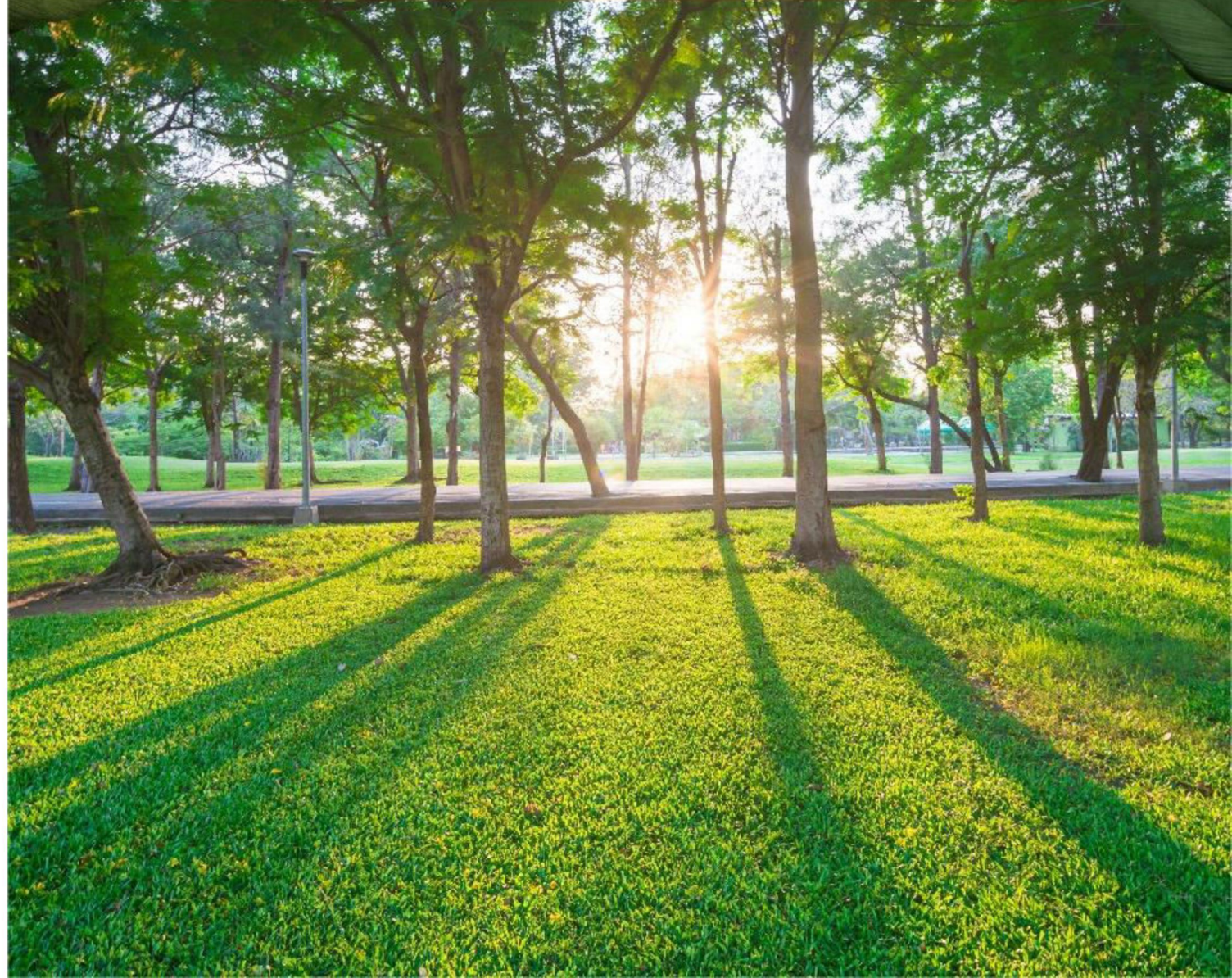
PART OF :

alaknanda
By Hero Realty
Opposite Patanjali Yogpeeth on NH-58, Haridwar



18.4%* Green Area

GREEN AREA FOR FRESH AIR AND SUNLIGHT





Ganga Greens

Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar

PART OF :
alalnanda
By Hero Realty
Opposite Patanjali Yogpeeth on NH-58, Haridwar



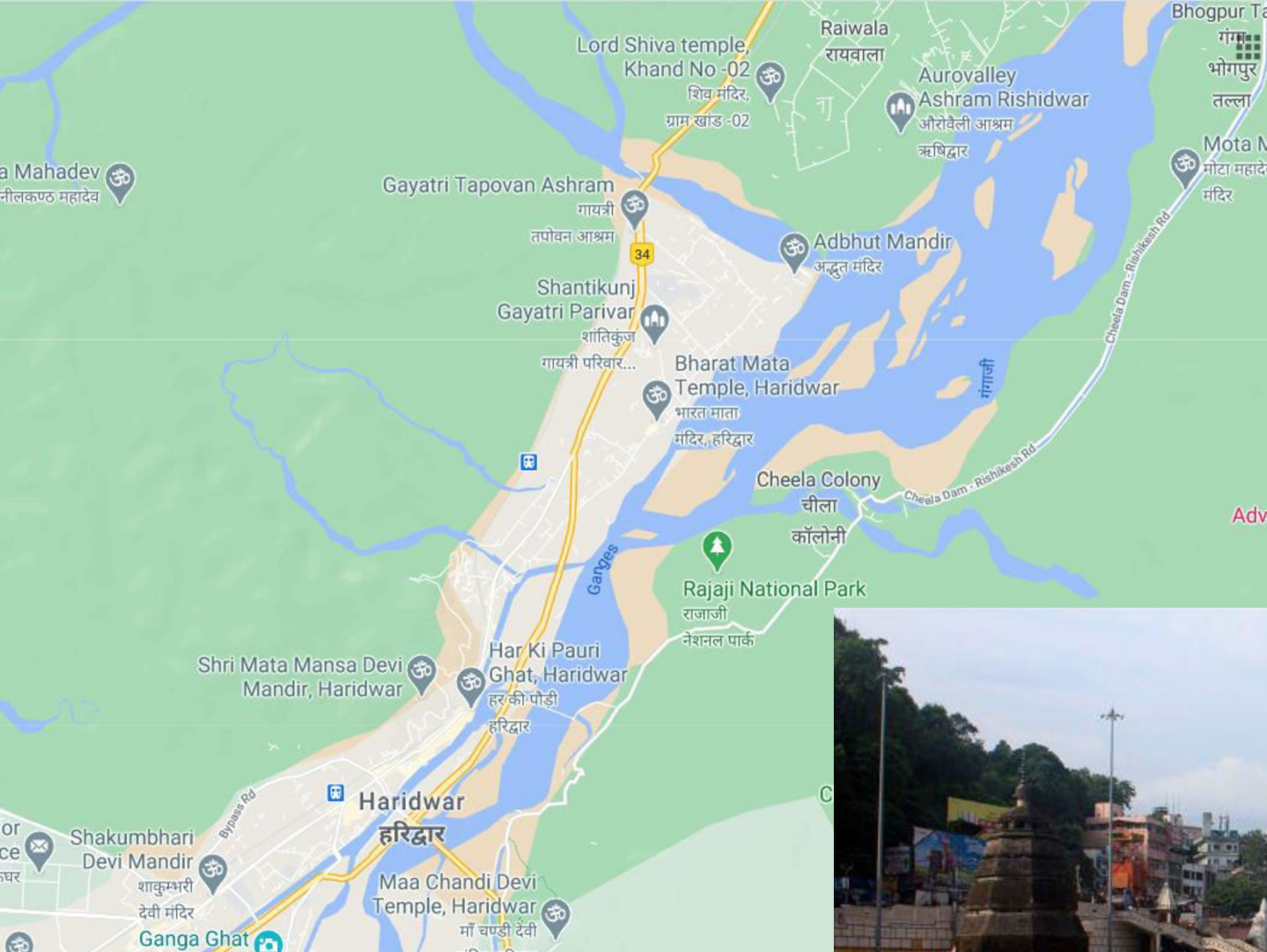
1.12 Acres* of proposed
Community Centre

COMMUNITY CENTRE*

FOR UNWINDING WITH NEIGHBOURS



*Community centre, is not a part of common area and shall be owned and operated by the developer on commercial basis



VICINITY

HOLY GANGA RIVER



VICINITY

SHIVALIK HILLS



VICINITY

PATANJALI



VICINITY

AMBROSIA
SAROVAR PORTICO
haridwar
A SAROVAR HOTEL


Ganga Greens
Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar



VICINITY



VICINITY



PRICELIST

Basic Sale Price : Rs.19,990/- per sq. yd.

Interest Free Maintenance Security : Rs. 500/- per sq. yd.

<u>PLCs</u>	<u>Rate Per Sq. yd.</u>
Park Facing PLC	Rs.600
Corner PLC	Rs.600
12 Mtr Road Facing	Rs.600
East Facing	Rs.600
Any 2 PLCs of the above	Rs.840
Any 3 PLCs of the above	Rs.1200

PAYMENT PLAN

Flexi Payment Plan (50:50)	Possession Linked Plan
On Booking	10%
Within 60 days	40%
On Offer of Possession	50% (On Possession)

Down Payment Plan	
On Booking	10%
Within 30 Days	20%
Within 60 days	65%
On Offer of Possession	75%

5% Down Payment Rebate can be offered on Down Payment 65% value.

Respective Installments as per payment plan will be % of Total Cost

Terms & Conditions

- 1) Pricelist is subject to change/revision, without notice, at the discretion of the company.
- 2) Prices shall be charged based on actual area measured at the time of possession, which may vary upto 5% of the area shown in the pricelist.
- 3) Delay in payment of installment shall call for levy of interest.
- 4) Stamp Duty, Registration Fee and Registration Expenses shall be borne by the allottees.
- 5) Taxes as Applicable shall be charged separately.
- 6) Maintenance charges of the first year & post dated cheque for second year shall be payable in advance at the time of offer of possession.
- 7) Super Area shall mean the gross covered area of the building, including the area covered by all such parts/areas in the project, which the allottee shall use by sharing with other occupants of the project, including entrance lobby, driver's/common toilet at ground floor, lift shafts, electric shafts, fire shafts, plumbing shafts, common corridors and passages, staircases, munties, service areas, including but not limited to lift machine room, maintenance offices or stores, security or fire control rooms and architectural features, if provided.
- 8) Payment by cash shall not be accepted.
- 9) Home loan shall be at the discretion of relevant bank
- 10) 1 sqmt = 10.764 sqft

* T&C Apply

HOME LOAN

UPTO

70%

HOME LOAN

AVAILABLE
FROM
HDFC BANK



Expected Possession Time – May/Jun'2022. T&C Apply



Ganga Greens
Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar



ACTUAL IMAGES



Ganga Greens
Adjacent to Patanjali Yogpeeth, Phase-2, NH 58, Haridwar



ACTUAL IMAGES