

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.

V I S I O N

Building the tallest residential tower in Gurugram.

A landmark that will transform the Millennium City
into the centre of attraction for the world.



THE TALLEST TOWER IN GURUGRAM



The project dwarfs even the grandest monument



↑ Qutab Minar
72 m (236 ft.)



↑ 210 m
(689 ft.)

Sun path

Solar study

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

*Feasibility Report attached.

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



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



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



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).

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

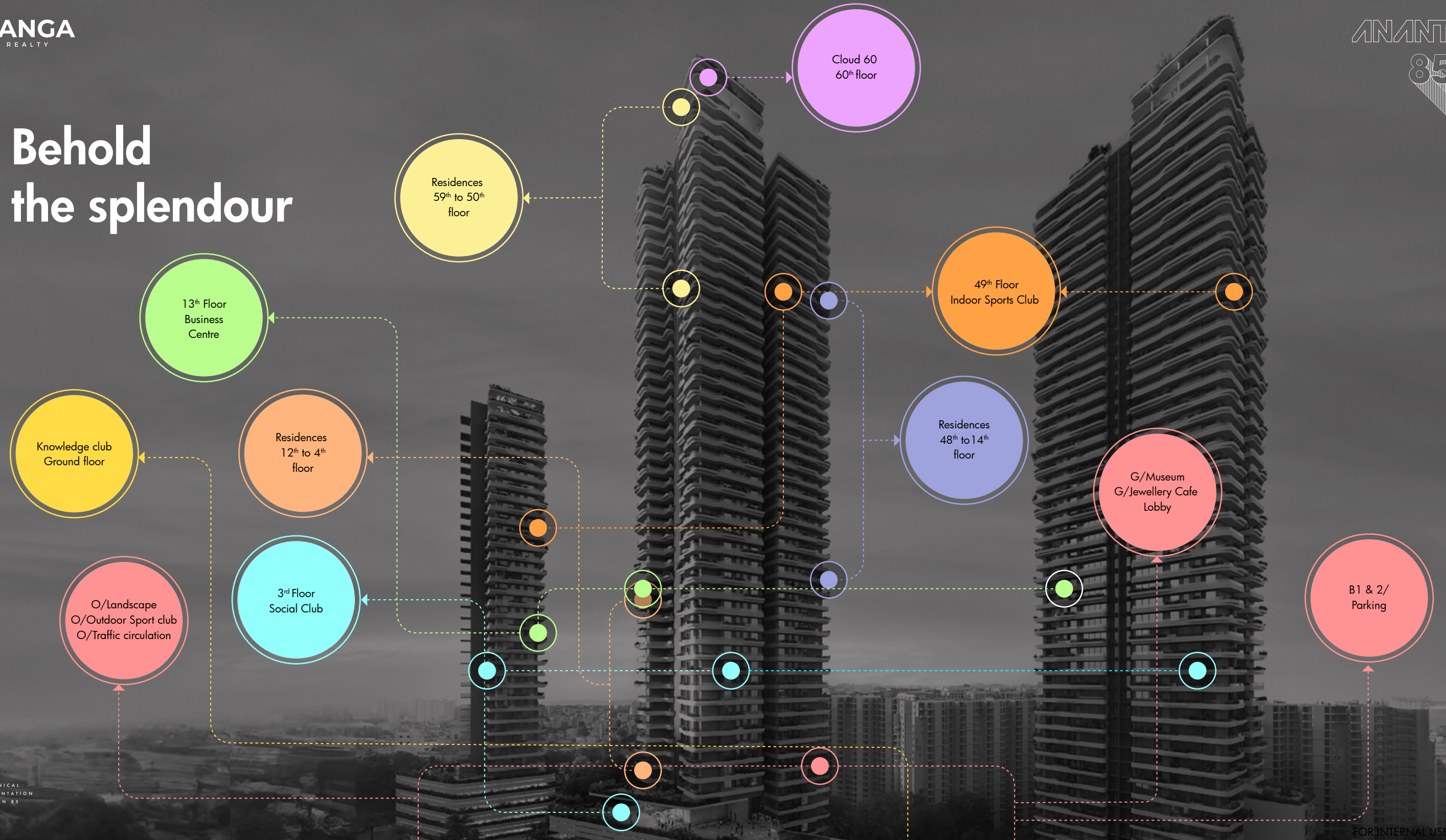
Tower C

No impact of shadow during this hour



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

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

Life is an endless celebration

ANANTAM

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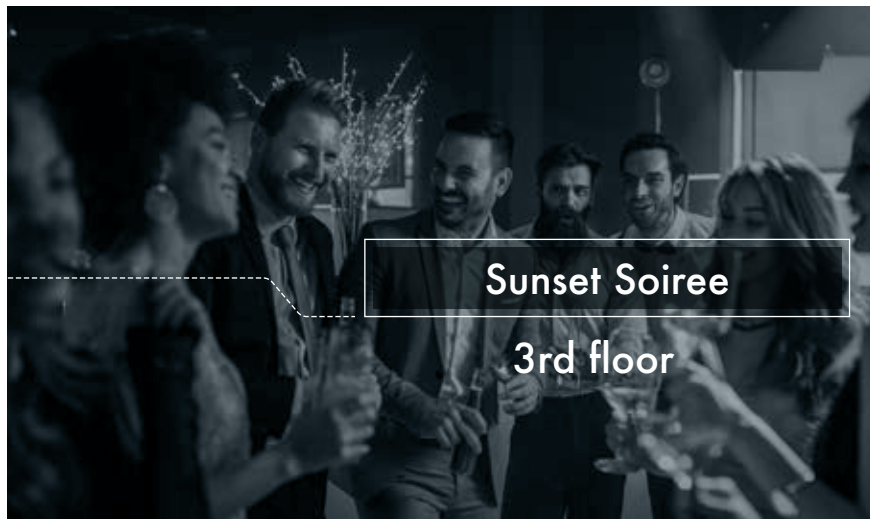
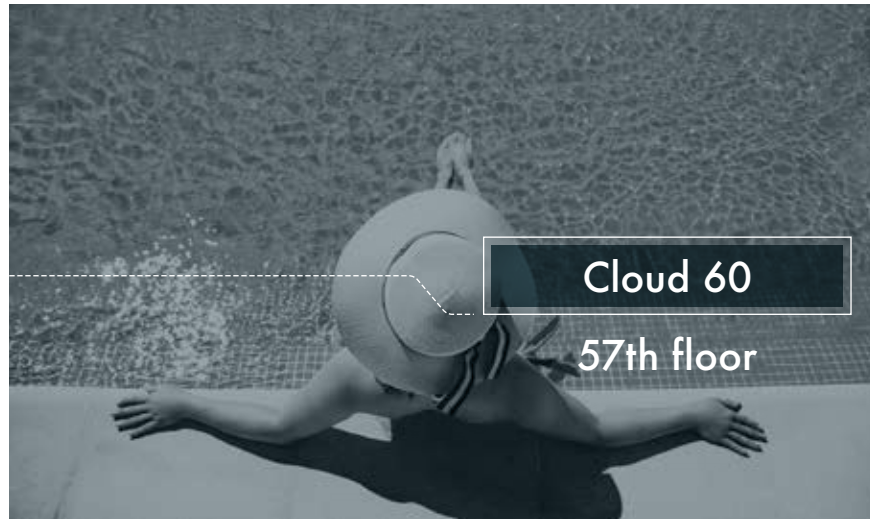


Make the most of every moment

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

57th floor



MAP NOT TO SCALE

Keep wellness by your side



Gymnasium



57th floor

Yoga

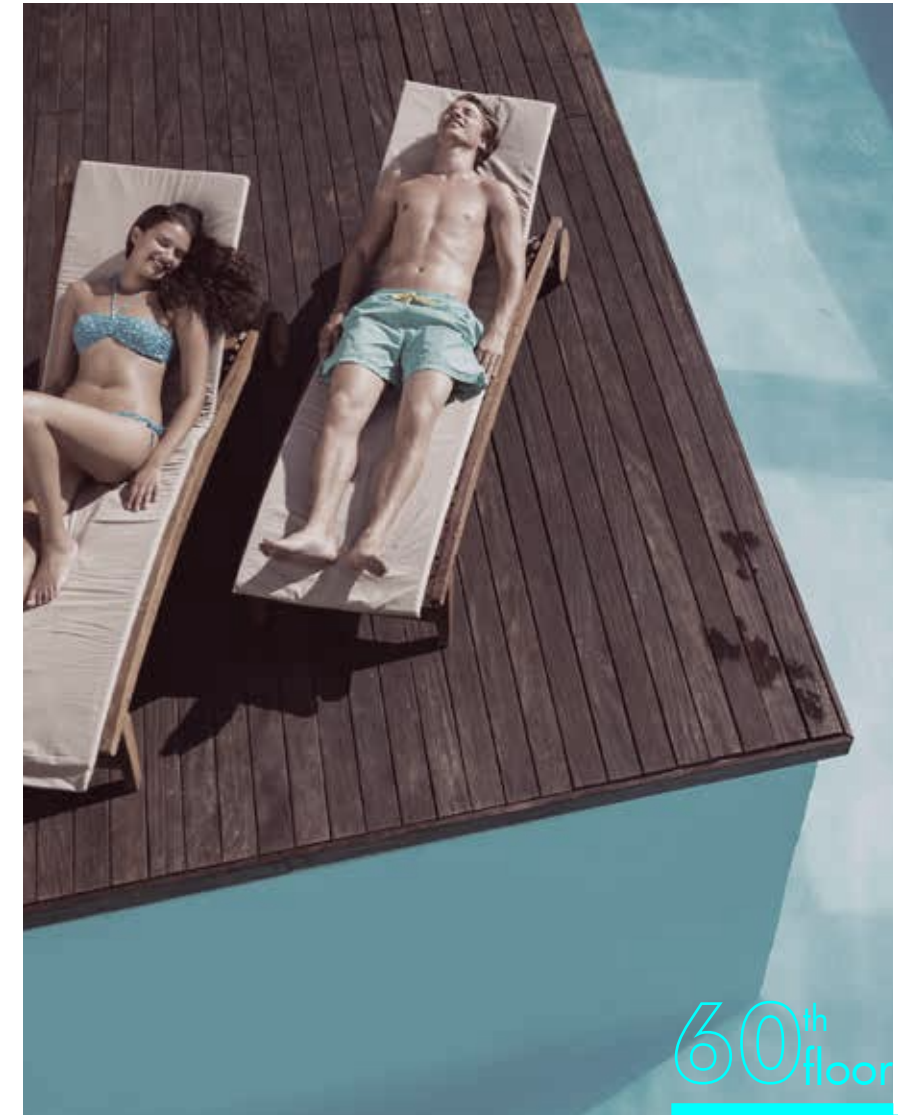
Dive into tranquillity



Observatory Deck



Cabanas



Sun Loungers

Indulge in opulence



Open Air Bar



Restaurant and Cafe

Unleash your peak performance

Energize: Indoor Sports Club

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49th floor



Energize

Tower A



MAP NOT TO SCALE

49th floor

Play for greatness



Table Tennis



Billiards



Meditation Room



Pilates

Rise beyond limits

Business Center

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13th floor



Business Center

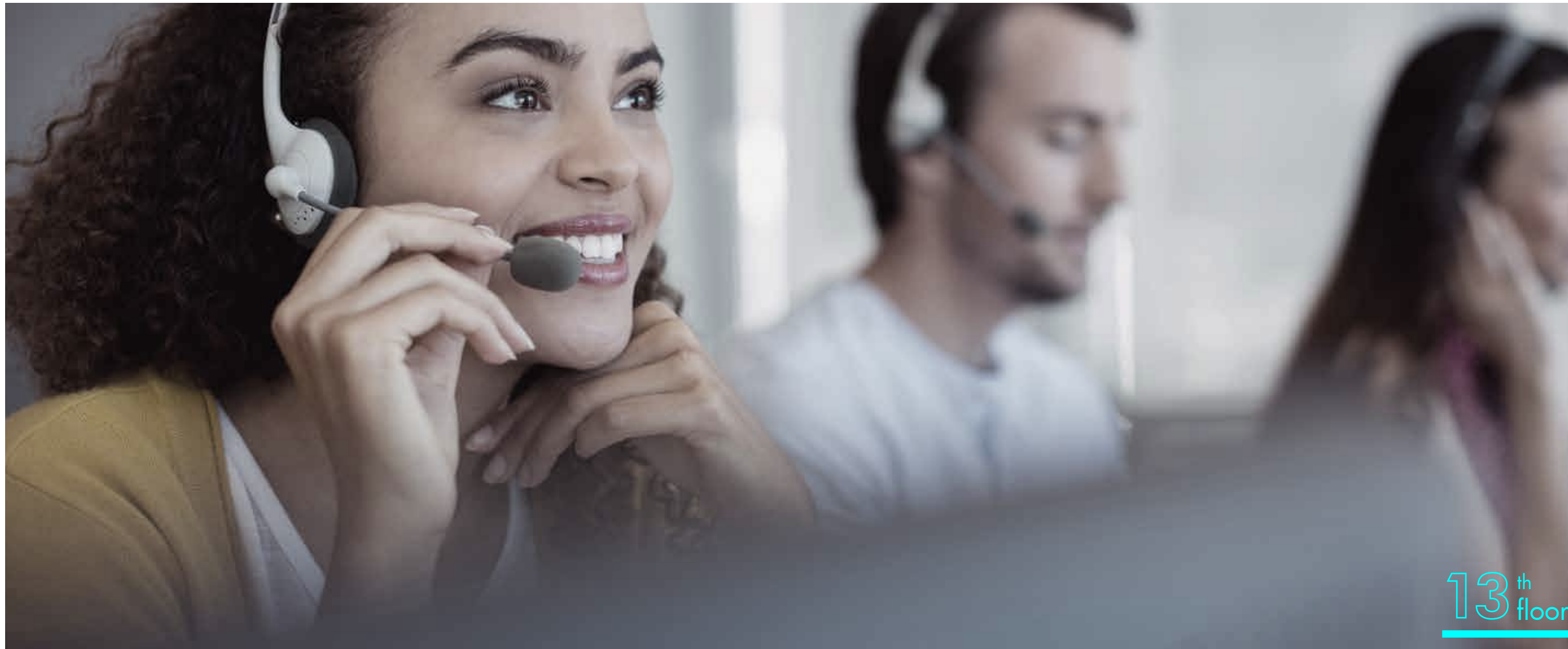
Tower A



13th floor

MAP NOT TO SCALE

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-in ready office
with shared or private amenities

Full Floor Office



Furnished, customizable office
on a private floor

The hub for curious minds
Kid's Club

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Enter a wonderland of endless learning



Library



Creativity Centre



Artists' Corner



G floor

Museum

Rewrite the game
Hyde Park: Outdoor Sports Club

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Open Area

Live the thrilling action



Cricket Pitch



Badminton Court



Jogging Track



Basketball Court



Skating Rink



Kids' Play Area

Inhale lasting wellness



Yoga Deck



Meditation Area



Reflexology Area



Open Area

Panchtatva Park

Awaken your inner child



Pet Park



Open Gym



Climbing Wall

There's beauty in every detail
Interiors and Finishing

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Exquisitely crafted residences

3 BHK + Servant



A 270-degree panoramic view

to showcase the stunning skyline of the city

Smart Home System



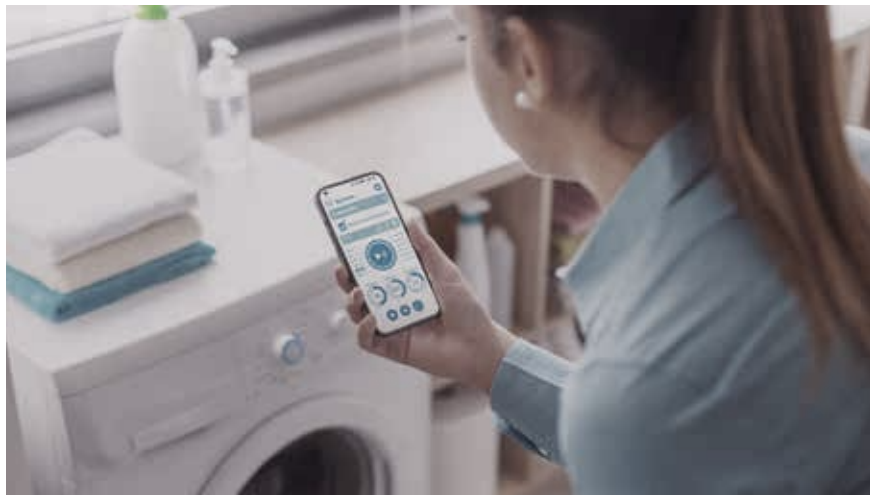
Smart Speakers



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

Luxury at its finest
Lifestyle and Experiences

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Step into a world of grandeur

A magnificent quadruple-height lobby

A lifestyle beyond compare

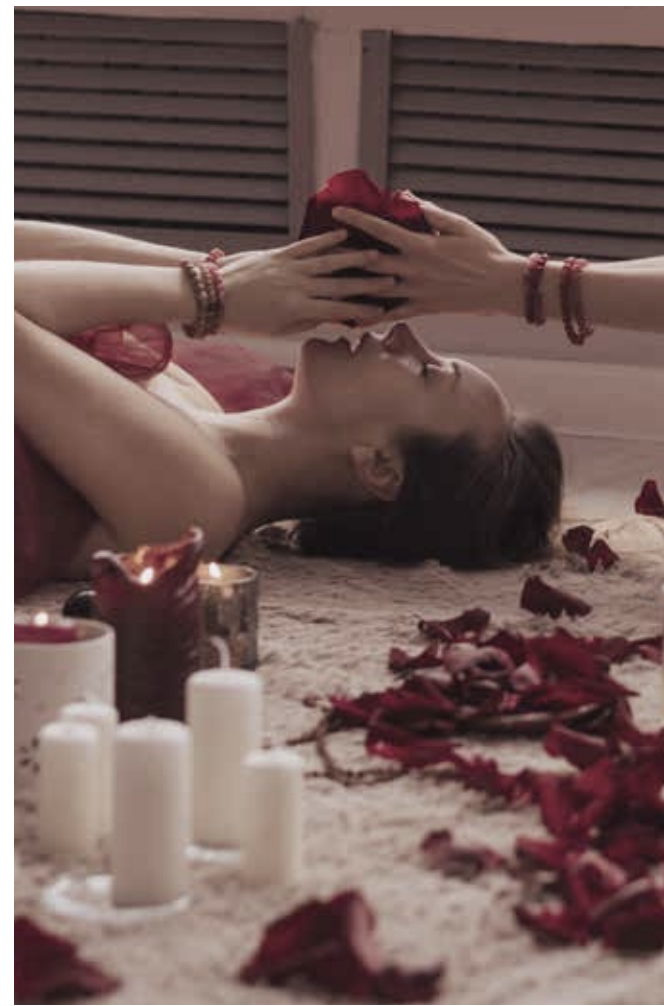
Jewellery Cafe



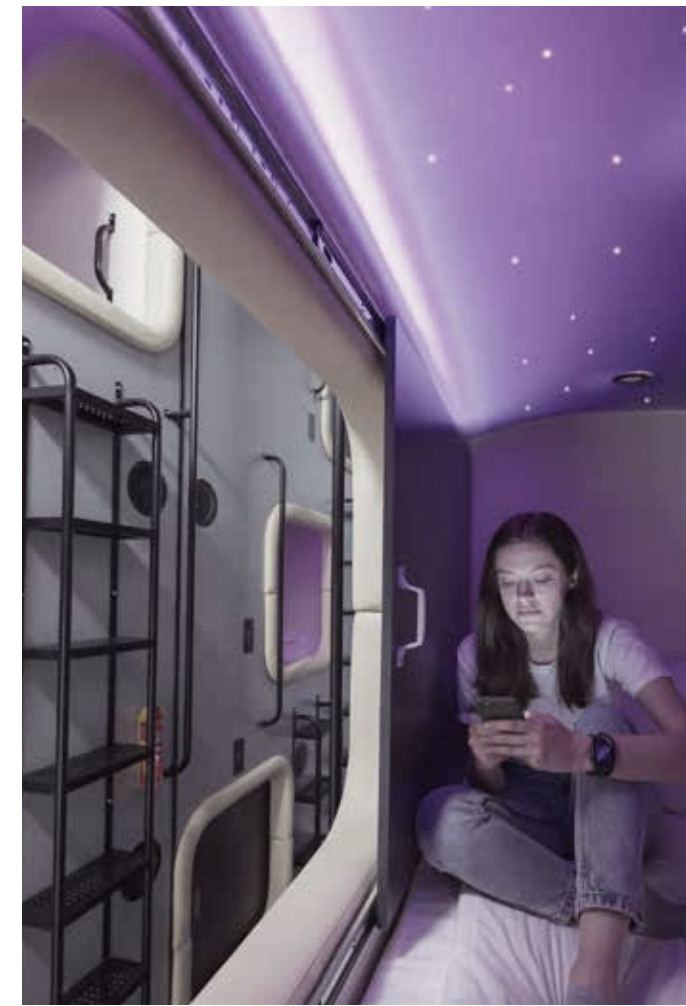
Cigar Room and Cafe



Meditation Zone



Relaxation Pods





Power up your journey

EV charging stations



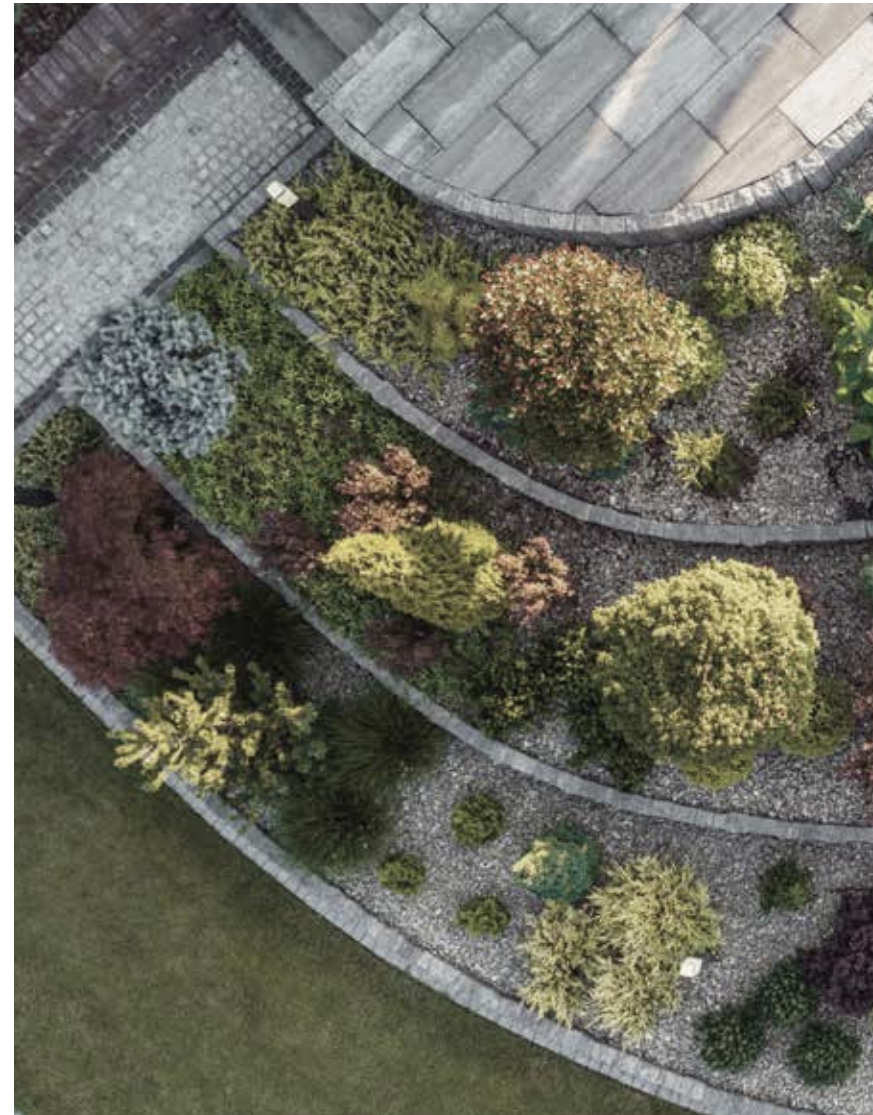
Luxury meets convenience

Designer car parking

Landscaping and nature zones



Landscape



Landscape



Landscape

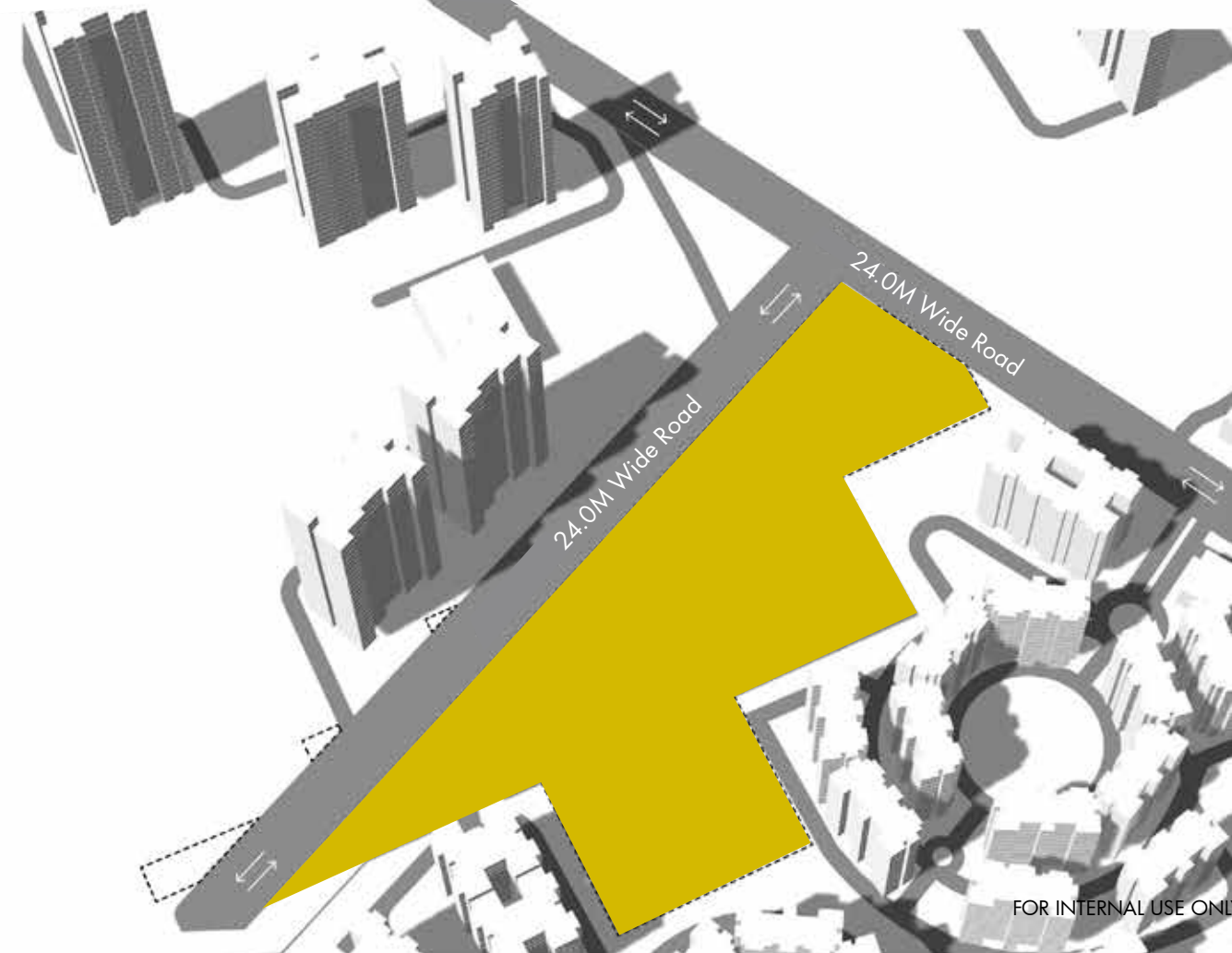


Landscape

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. ENTRY/EXIT GATE
2. DROP OFF
3. 6M WIDE DRIVEWAY
4. FIRE TENDER PATHWAY
5. COMMERCIAL PLAZA
6. JOGGING TRACK
7. LAWN
8. WATER FEATURE
9. SEATING
10. BADMINTON COURT
11. STEPPED PLANTER
12. SCULPTURE POINT
13. PALM COURT
14. WATER PLAY
15. KID'S PLAY
16. YOGA DECK
17. REFLEXOLOGY AREA
18. MEDITATION AREA
19. SKATING RINK
20. BASKETBALL COURT
21. MOUND
22. OPEN GYM
23. SEATING PLAZA
24. GAZEBO
25. STEPPED SEATING
26. PERGOLA
27. STEPPING STONE
28. FRAMES
29. TENNIS COURT
30. CRICKET PITCH
31. TWO WHEELER PARKING



MAP NOT TO SCALE



24.0M WIDE ROAD

24.0M WIDE ROAD

KEY PLAN

FOR INTERNAL USE ONLY



TOWER - A



UNIT NUMBERING ON FLOOR

UNIT 3A

CARPET AREA : 1128.067 SQ.FT.
BALCONY : 530.676 SQ.FT.
SUPER BUILT-UP AREA : 2051.031 SQ.FT.

UNIT 3A

CARPET AREA : 1128.067 SQ.FT.
BALCONY : 530.676 SQ.FT.
SUPER BUILT-UP AREA : 2051.031 SQ.FT.



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



VRV/VRF Hi-Wall

MASTER BEDROOM

Flooring



Laminated Wooden Flooring

Walls



Arcylic Emulsion Paint/
Designer Wallpaper

Ceiling



POP False Ceiling

Internal Doors & Windows



Veneered/
Laminated Flush Doors

Extenal Doors & Windows



Powdered Coated Aluminium/
UPVC with Glass

AC Unit



VRF/VRV 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

Extenal Doors & Windows



Powdered Coated Aluminium/
UPVC with Glass

AC Unit



VRV/VRF Hi-Wall

MASTER TOILET

Flooring



Vitrified Tiles

Walls



Tiles

Ceiling



Acrylic Emulsion Paint on
Ceiling & False Ceiling

Internal Doors & Windows



Veneered/Laminated Flush Doors

Counter Top



Stone

Fixtures



Top-end CP Fittings

OTHER TOILET

Flooring



Vitrified Tiles

Walls



Tiles

Ceiling



Acrylic Emulsion Paint on Ceiling & False Ceiling

Internal Doors & Windows



Veneered/Laminated Flush Doors

Counter Top



Stone

Fixtures



Top-end CP Fittings

KITCHEN

Flooring



Imported Flooring

Walls



Tiles

Ceiling



Acrylic Emulsion Paint

Counter Top



Granite

Fixture



Top End CP Fittings

White goods

- Modular Cabinetry with Soft Close tray
- Hobb and Chimney(Hafele/Bosch or Similar)
- Refrigerator(Bosch or Similar)
- Double Bowl Sink with Drain Board

- Builtin Microwave/Oven(Hafele/Bosch or Similar)
- RO
- Geyser
- Dishwasher(Bosch 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 amenities, 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
















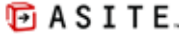



SnapEdit

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

 Landscaping Partner	 Knowledge Partner	 Facade Partner	 Founding Partner	 Master Landscape Partner	 Construction Audit Partner	 Landscape Partner	 Structural Partner	 Structure Partner
 Design Partner	 Strategy Partner	 Patron Member	 Patron Member	 Cloud Collab Partner	 Audit Partner	 Safety Partner	 F&B Partner	

Our associations are the bedrock behind our rise in the real estate market. Their valuable contribution in innovation and strikethrough advanced technologies are helping us create spaces that stand above all in quality, superior design and most importantly sustainability.



ARCHITECTURE PARTNER

In fact our partnership with UHA became a turning point in our journey towards growth. UHA London, one of the world's foremost architecture studios elevated our vision to newer heights with Nandaka 84. Their imagination, innovation lends Nandaka 84, an otherworldly dimension to structural design.



CONSTRUCTION PARTNER

ACC is one of the foremost construction companies with half a century of experience and a proven track record of delivery. Their portfolio of projects that span a number of sectors, from oil & gas facilities, infrastructure, to commercial and residential real estate, providing outstanding construction services to both private companies and government agencies across the world.

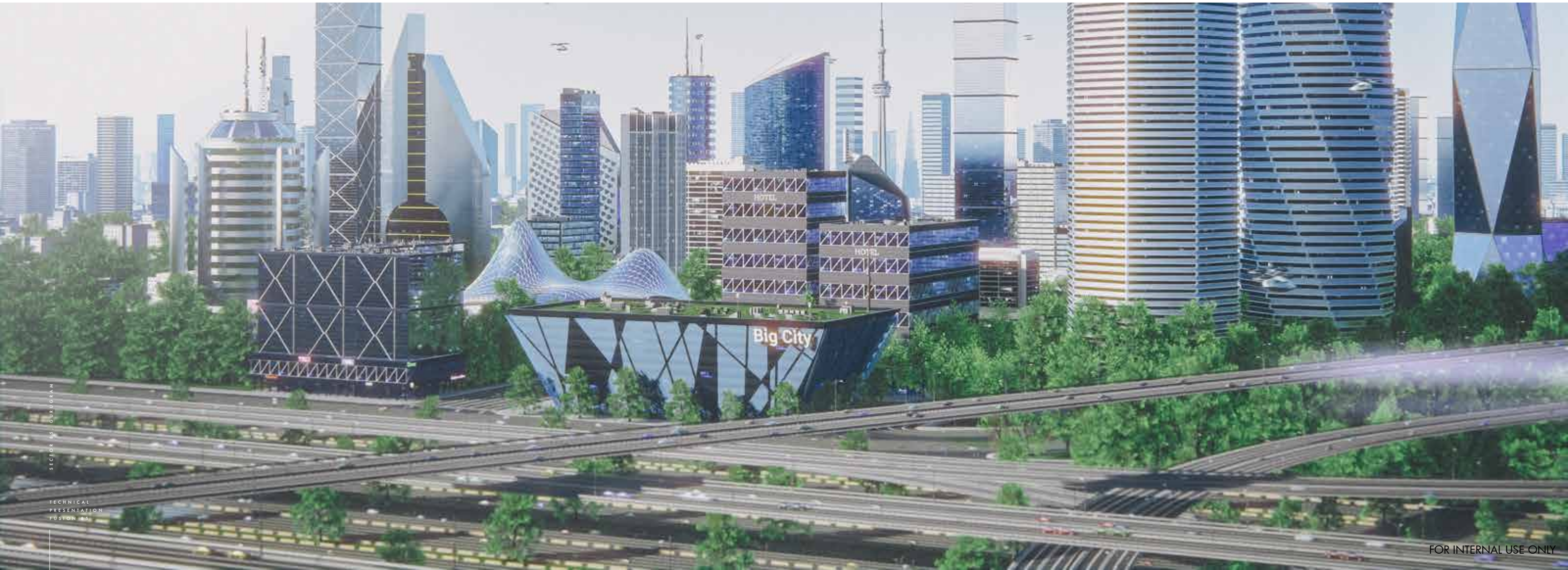


SUSTAINABILITY PARTNER

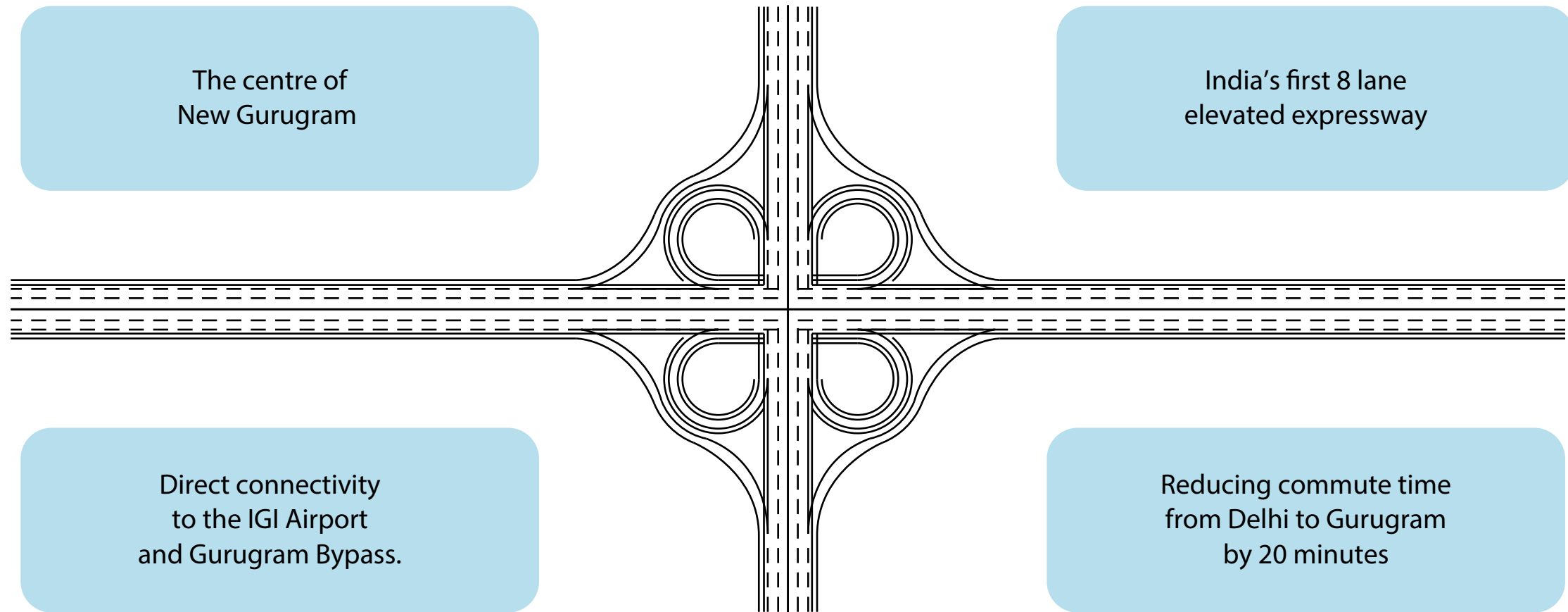
Ganga Realty is one of the founding members of Indian Green Building Council. And we strive to create planet-friendly spaces with sustainable and innovative practices.

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










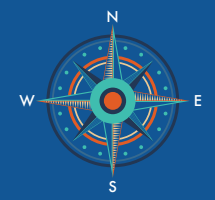
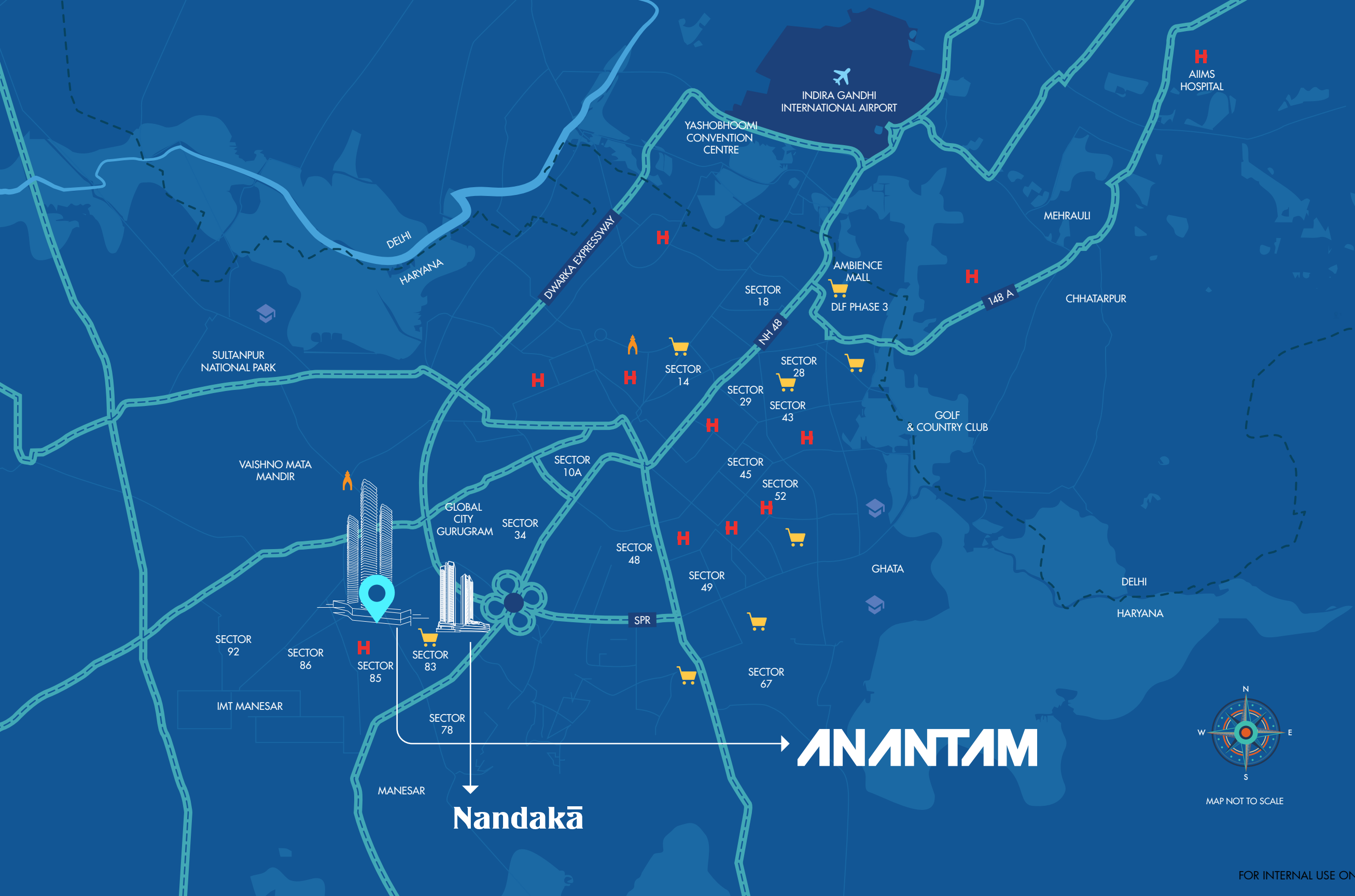
Heli-hub near Dwarka Expressway

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



MAP NOT TO SCALE

ANANTAM

Nandakā

DOUBLE YOUR BOOKING AMOUNT

10:20
— OFFER* —

*Offer valid for first 50 customers only
*Valid till 11th October 2024

Now enjoy savings of upto ₹20 lakh

on your EOI booking of ₹10 lakh



17,500
LAUNCH PRICE

300
TIMELY PAYMENT REBATE
VALID TILL 11TH OCT

1,000
INAUGURAL DISCOUNT
VALID TILL 11TH OCT



16,200
EFFECTIVE PRICE TODAY

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

PROJECT	ANANTAM -TOWER A				
TYOLOGY	3A (3BHK + Utility)				
SIZE IN SQ FT	2051.031				
	(In Rs. Psf)	Amount (in Rs.)			
RATE	16,500	₹	3,38,42,012		
CALCULATION OF TPR 35:35:30 PLAN (Rs.300 Per. Sq. Ft)					
Milestone	%	Rate	Amount	GST	Total
1ST MILESTONE- AT THE TIME OF ALLOTMENT	10%	₹ 1,650	₹ 33,84,201	₹ 1,69,210	₹ 35,53,411
2ND MILESTONE - WITHIN 75 DAYS FROM BOOKING DATE	25%	₹ 4,125	₹ 84,60,503	₹ 4,23,025	₹ 88,83,528
Less: TPR		₹ 150	₹ 3,07,655	₹ 15,383	₹ 3,23,037
NET		₹ 3,975	₹ 81,52,848	₹ 4,07,642	₹ 85,60,491
3RD MILESTONE- ON COMPLETION OF SUPER STRUCTURE	35%	₹ 5,775	₹ 1,18,44,704	₹ 5,92,235	₹ 1,24,36,939
Less: TPR		₹ 150	₹ 3,07,655	₹ 15,383	₹ 3,23,037
NET		₹ 5,625	₹ 1,15,37,049	₹ 5,76,852	₹ 1,21,13,902
4TH MILESTONE- ON APPLICATION OF OC	25%	₹ 4,125	₹ 84,60,503	₹ 4,23,025	₹ 88,83,528
5TH MILESTONE- ON OFFER OF POSSESSION	5%	₹ 825	₹ 16,92,101	₹ 84,605	₹ 17,76,706
NET TCV		₹ 16,200	₹ 3,32,26,702	₹ 16,61,335	₹ 3,48,88,037
<p>*GST, Stamp duty or any other govt charges shall be charged extra (as applicable) *Under Bank Loan, Disbursal liabilities shall be sole responsibility of the customer *BBA has to be executed and registered immediately after 10% Booking amount * All payments are to be made after deducting TDS as may be applicable and at the rate specified by the Government from time to time. The Allottee (s) is required to submit to the Promoter TDS certificate and Challan showing proof of deposit of the same within 7 days from the date of tax so deducted so that the appropriate credit may be allowed to the account of Allottee(s). I hereby declare that above mentioned pricing & payment plan has been explained to me and I agree that no further discounts have been given to me by the company or the channel partner.</p>					

*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(CLP)

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		20%
4	On Completion of Raft 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

TPR
Sheet

PROJECT		ANANTAM - TOWER A				
TYPOLOGY		3A (3BHK + Utility)				
SIZE IN SQ FT		2051.031				
		(In Rs. Psf)	Amount (in Rs.)			
RATE		16,500	₹	3,38,42,012		
CALCULATION OF TPR - CLP PLAN (Rs.300 Per. Sq. Ft)						
Milestone	%	Rate	Amount	GST	Total	
AT THE TIME OF ALLOTMENT	10%	₹ 1,650	₹ 33,84,201	₹ 1,69,210	₹ 35,53,411	
WITHIN 75 DAYS FROM BOOKING DATE	20%	₹ 3,300	₹ 67,68,402	₹ 3,38,420	₹ 71,06,822	
Less: TPR		₹ 150	₹ 3,07,655	₹ 15,383	₹ 3,23,037	
NET		₹ 3,150	₹ 64,60,747.65	₹ 3,23,037	₹ 67,83,785	
WITHIN 15 MONTHS OR ON RAFT COMPLETION*	10%	₹ 1,650	₹ 33,84,201	₹ 1,69,210	₹ 35,53,411	
Less: TPR		₹ 50	₹ 1,02,552	₹ 5,128	₹ 1,07,679	
NET		₹ 1,600	₹ 32,81,649.60	₹ 1,64,082	₹ 34,45,732	
WITHIN 21 MONTHS OR ON 4TH FLOOR COMPLETION*	10%	₹ 1,650	₹ 33,84,201	₹ 1,69,210	₹ 35,53,411	
Less: TPR		₹ 50	₹ 1,02,552	₹ 5,128	₹ 1,07,679	
NET		₹ 1,600	₹ 32,81,649.60	₹ 1,64,082	₹ 34,45,732	
WITHIN 27 MONTHS OR ON 20TH FLOOR COMPLETION*	10%	₹ 1,650	₹ 33,84,201	₹ 1,69,210	₹ 35,53,411	
Less: TPR		₹ 50	₹ 1,02,552	₹ 5,128	₹ 1,07,679	
NET		₹ 1,600	₹ 32,81,649.60	₹ 1,64,082	₹ 34,45,732	
WITHIN 36 MONTHS OR ON COMPLETION OF SUPERSTRUCTURE*	15%	₹ 2,475	₹ 50,76,302	₹ 2,53,815	₹ 53,30,117	
ON APPLICATION OF OC	10%	₹ 1,650	₹ 33,84,201	₹ 1,69,210	₹ 35,53,411	
ON RECEIVING OF OC	10%	₹ 1,650	₹ 33,84,201	₹ 1,69,210	₹ 35,53,411	
ON OFFER OF POSSESSION	5%	₹ 825	₹ 16,92,101	₹ 84,605	₹ 17,76,706	
NET TCV		₹ 16,200	₹ 3,32,26,702	₹ 16,61,335	₹ 3,48,88,037	

*GST, Stamp duty or any other govt charges shall be charged extra (as applicable)
 *Under Bank Loan, Disbursal liabilities shall be sole responsibility of the customer
 *BBA has to be executed and registered immediately after 10% Booking amount
 * All payments are to be made after deducting TDS as may be applicable and at the rate specified by the Government from time to time. The Allottee (s) is required to submit to the Promoter TDS certificate and Challan showing proof of deposit of the same within 7 days from the date of tax so deducted so that the appropriate credit may be allowed to the account of Allottee(s).

I hereby declare that above mentioned pricing & payment plan has been explained to me and I agree that no further discounts have been given to me by the company or the channel partner.

Anantam - Cost sheet for bank loan

TOWER - A (3BHK + UTILITY)	
Area in Sq. Ft	2051.031
Rate	16,500
BSP	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	35%	1,18,44,704			35%	1,18,44,704
4	On Apply of OC	25%	84,60,503	15%	50,76,302	10%	33,84,201
5	On Offer of Possession	5%	16,92,101	0%	0	5%	16,92,101
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.

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

**It's your chance
to wander in the sky**

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