



adani  

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Realty

**#AddressOfGoodness**

# INDIA'S FASTEST GROWING REAL ESTATE COMPANY

That is

14+

Years Young

with

24

Mn. Sq. Ft. Area  
Developed

61

Mn. Sq. Ft. Area Under  
Development

7500+

Happy Families

50+

Awards &  
Accolades

## BUILDING INDIA TOWARDS A BETTER LIVING

### BALANCED PORTFOLIO

- Residential
- Commercial
- Retail
- Club/ Social Infra
- Urban Regeneration/ Joint Ventures





## LOCATION USP

- Low Density Zone with only 20 Units per acre

## SURROUNDINGS

- Teri Golf Course to the South
- Increased Social Infrastructure and Hospitality Projects

## CONNECTIVITY

- 10 Mins to Rapid Metro
- 20 Mins to Cyber City
- 40 Mins to Airport

## ACCESS

- On Gurugram-Faridabad road, proposed to be widened to 150 m





Artistic Impression

With breathtaking panoramic views, architectural elegance, and natural splendor, Lushlands emerges as a sanctuary in the bustling heart of the metropolitan city. The residential development is built around a flourishing forest ravine flanked by residential towers on the sides.



**LUSHLANDS**  
Your Natural Habitat



Introducing

**VERIS**





An artistic rendering of a tall, modern skyscraper with a distinctive curved facade and a central vertical glass section. The building is covered in lush green plants and vines, giving it a 'vertical forest' appearance. It stands prominently above a dense, green forest canopy. In the background, rolling hills and a clear blue sky with a few birds in flight are visible. The lighting suggests a late afternoon or early morning setting with soft, warm tones.

PRESENTING

# ICONIC TOWER

- Exclusive 32 Units\*
- One-to-a-core Luxury Residences
- Two-level Clubhouse
- Sky lounge with deck at rooftop
- Flat Slab, bare-shell structure for customization



# MASTER PLAN



Faridabad

Gurugram

24 M WIDE ROAD

## Legends

- |                  |                              |  |                   |                     |                       |                   |
|------------------|------------------------------|--|-------------------|---------------------|-----------------------|-------------------|
| 1 Entrance Plaza | 6 Water Feature              | 11 Main Pool                           | 16 Sky Bridge     | 21 Rain Garden      | 26 Commercial Entry   | 31 Parking        |
| 2 Guard Room     | 7 Bamboo Grove               | 12 Sky Lounge                          | 17 Kids Play Area | 22 Skating Rink     | 27 Meter Room         | 32 Dense Planting |
| 3 Entry          | 8 7.5m Wide Fire Tender Path | 13 Shallow Water Feature With Planters | 18 Seating Alcove | 23 Cricket Net      | 28 Service Yard       |                   |
| 4 Exit           | 9 Ramp In                    | 14 Congregation Lawn                   | 19 Jogging Track  | 24 Tennis Court     | 29 Ramp Out           |                   |
| 5 Dropoff        | 10 Kids Pool                 | 15 Amphitheater                        | 20 Pet Park       | 25 Commercial Plaza | 30 7.5m Wide Driveway |                   |



Artistic Impression

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# SITE CLIMATE STUDY





# SITE PLAN

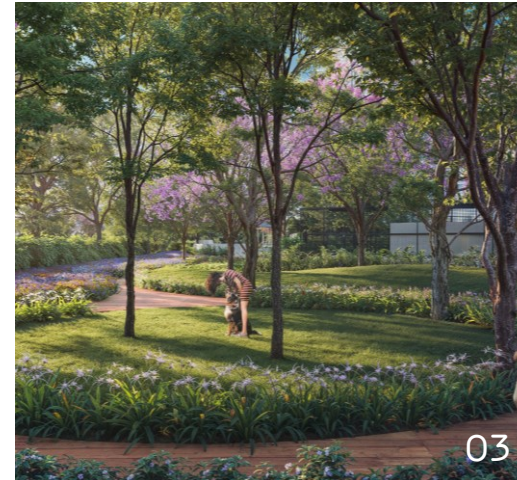
Entry Plaza



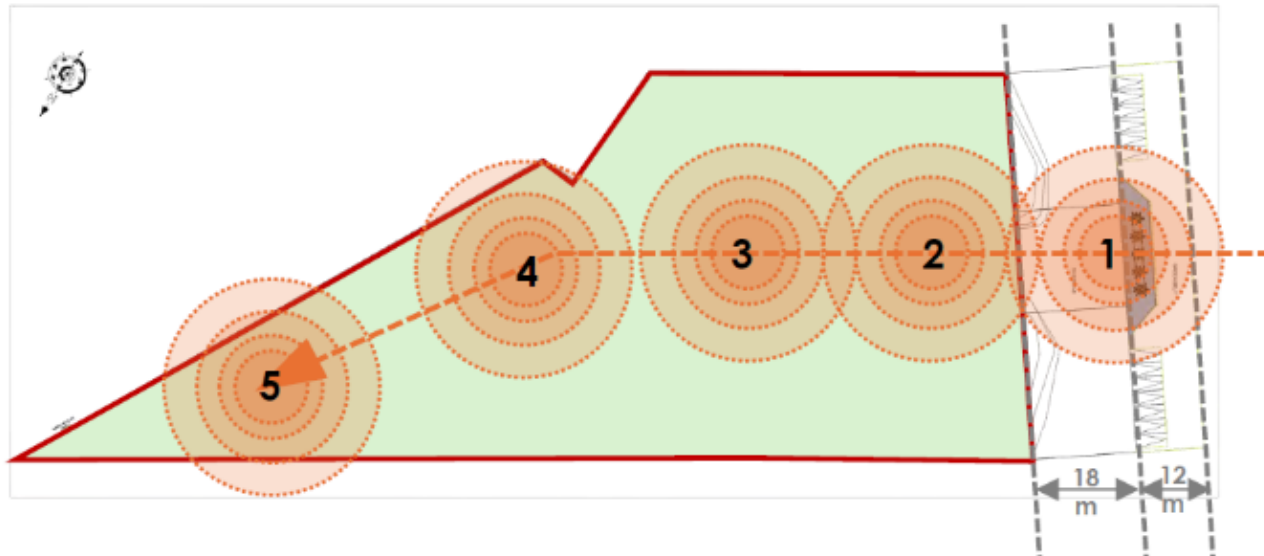
The Veris Tower



Landscape Zone



Kids Pool



Recreational Zone





# FOREST FROM HORIZONTAL TO VERTICAL.

"Tranquility & serenity of the nature when amalgamated with architecture creates something that is timeless".

Continuing the legacy of forest theme from Lushlands, Veris is conceptualized by transforming the horizontal plane of forest into a vertical format that stands tall amidst the skyline of Gurugram.



The image shows a modern, multi-story apartment building with a curved, wavy facade. Each floor has a balcony with a white railing and a dark wood ceiling. The balconies are heavily planted with various green plants, including trailing vines and small trees. The building is set against a sky with soft, wispy clouds, suggesting a sunset or sunrise. The overall aesthetic is clean, modern, and eco-friendly.

# APARTMENT FEATURES

- Uninterrupted 360 Degree Views
- Large, south facing balconies for ample winter sun
- Vertical greens in balconies with provisioning of full grown, double height trees
- 3.5m floor to floor height





# REVEL IN PANORAMIC VIEWS

- Timeless Façade that change with seasons
- Extended balconies with party deck – for lively outdoor experience
- Wrap around Balconies with Double-Height Planters
- Water Supply System for Plantation



# SKY LOUNGE





# AN OASIS OF LIFESTYLE EXPERIENCES

- Sky lounge with indoor & outdoor seating
- Scenic Viewing Deck
- Indoor party space for drinks & dining
- Relaxing Lounge Area with Cabanas
- Outdoor Bar & Catering Area





# WHERE YOU ARRIVE AND NEVER WANT TO LEAVE

- Double-Height, well appointed Lobby
- Dedicated Mail room
- High Speed Lift Cars with face control reader
- Luxury Washrooms
- Medical Room for family care





# CONNECTIVITY FROM 1<sup>st</sup> FLOOR TO GROUND LEVEL

- Seamless connectivity of First Floor Club to Ground Floor landscape
- Cozy seating alcoves
- Aromatic Garden
- Outdoor Wi-fi
- Surveillance cameras









# CLUB WITH STATE-OF-THE-ART AMENITIES

- Gymnasium
- Swimming Pool
- Steam & Sauna
- Indoor Games
- Kid's Play Area
- Hobby Room
- Business Center
- Multipurpose Hall with Alfresco & Kitchen
- Tennis Court
- Cricket Net
- Commercial Plaza





# SECOND FLOOR PLAN



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# TYPICAL FLOOR PLAN - EVEN

Apartment Nos.  
E-01, E-03, E-05, E07, E-09, E-11, E-14, E-16  
E-18, E-20, E-22, E-24, E-26, E-28, E-30, E-32



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# TYPICAL FLOOR PLAN - ODD

Apartment Nos.  
E-02, E-04, E-06, E08, E-10, E-12, E-15, E-17  
E-19, E-21, E-23, E-25, E-27, E-29, E-31, E-33



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# TOWER & APARTMENT DETAILS

Unit Typology	4 BHK + Lounge + Study + 2 SQ
Carpet Area	3594 Sq. Ft.
Balcony Area	1291 / 1267 Sq. Ft.
Core	1 Unit/Floor
Lifts	2 Passenger & 1 Service
Specifications	Bare shell
Basement	2 Nos.



# PAYMENT PLAN

Payment Plan	
Booking Amount	10% of Total Sales Value
On or Within 60 days of Application	10% of Total Sales Value
On or Within 120 days of Application	15% of Total Sales Value
On completion of 10th Floor Slab	10% of Total Sales Value
On completion of 20th Floor Slab	10% of Total Sales Value
On completion of 30th Floor Slab	15% of Total Sales Value
On Application of Occupation Certificate (OC)	25% of Total Sales Value
On offer of Possession	5% of Total Sales Value + IFMS



# PRICING

Price on Saleable Area – INR 29,500 Per sq. ft.

## Terms & Conditions:

- PLC, Possession Charges & GST will be payable extra as applicable.
- Car Parking Spaces : 03 nos
- Allotment shall subject to term & conditions of the standard Application Form and Agreement for Sale between the parties.
- One Year Advance Maintenance Charges, Sinking Fund as applicable as per terms of Application Form and Agreement for Sale.
- Stamp Duty, Registration Charges payable at the time of possession will be extra.





LUXURY BY INVITE ONLY!

Disclaimer: The images, appearances, colours, etc. given herein are mere artistic impressions for representation purposes only. Readers are therefore requested to verify all details including payment schedule and other relevant terms independently with the promoter prior to arriving at any decision of buying any unit in the said project. \*T&C Apply