



OZAR 96



FOR A
PRIVILEGED **96.**

GRAND RESIDENCES OF RARE DISTINCTION



FOR A
DISTINGUISHED

96.

ROHINI OFFERS LIVING BEYOND LIMITS



FOR A
EXCLUSIVE **96,**

GRAND RESIDENCES BEYOND PERFECTION



ROHINI

THE SUB-CITY THAT'S ON THE RISE

The background of the image features a pair of highly ornate, golden-colored gates. The gates are intricately carved with various patterns, including floral motifs and classical architectural elements like columns and pediments. They are set against a dark, almost black, background, which makes the golden color of the gates stand out. The lighting is dramatic, highlighting the textures and details of the carvings.

PRESENTING

OZAR 96

A LOCATION THAT MAKES

THE MOST OF
ROHINI
AND DELHI-NCR

OZAR %

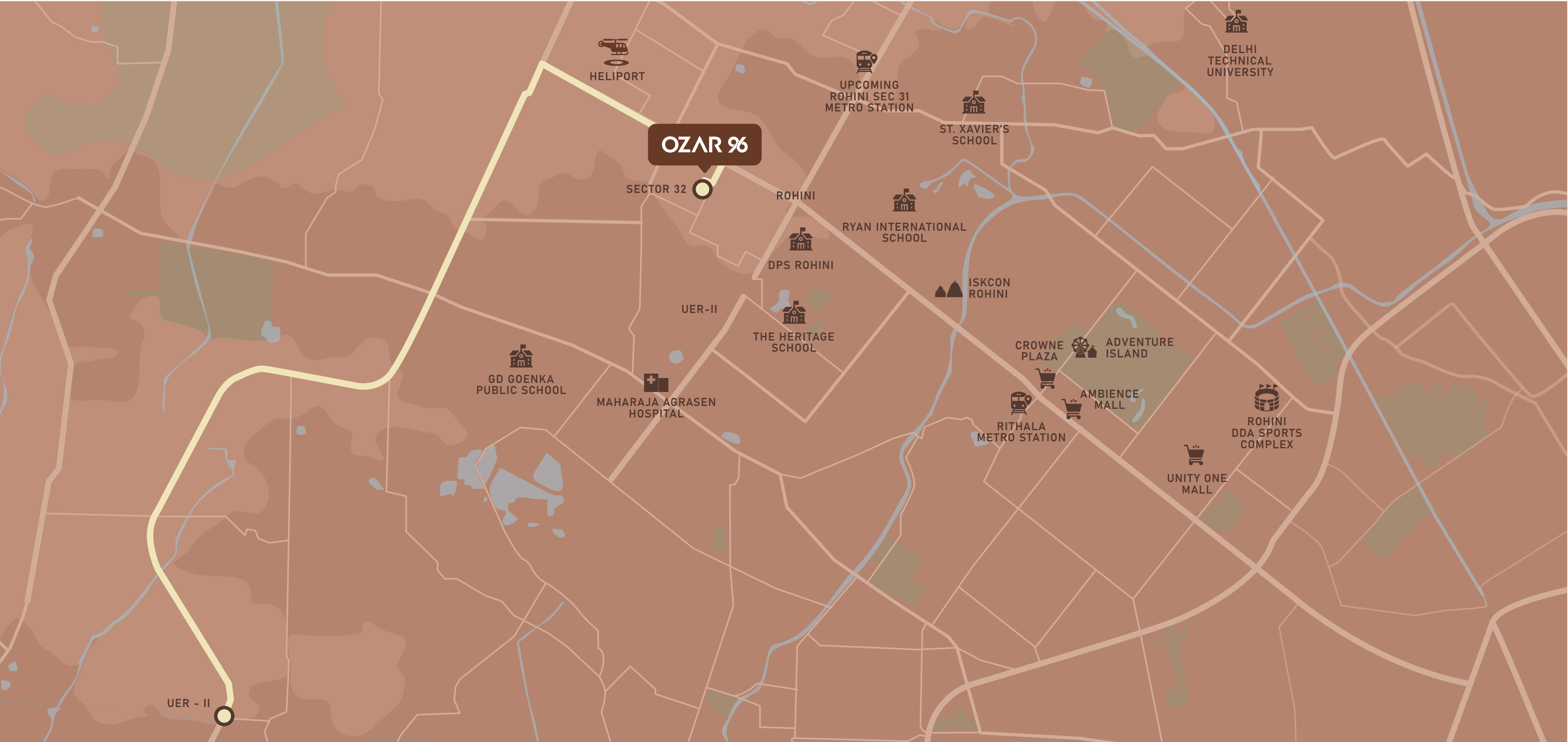


THE SIGNATURE ON
YOUR MOST
EXCEPTIONAL MOMENTS

OZAR 96



OZAR 96



**STRATEGIC CONNECTIVITY
KEEPS ROHINI THRIVING.**



G. D. Goenka Public School : 5 Min. (Approx)
Delhi Public School : 5 Min. (Approx)
St. Xavier's School : 15 Min. (Approx)
The Heritage School : 5 Min. (Approx)
Ryan International School : 10 Min. (Approx)
Delhi Technical University : 15 Min. (Approx)



Crowne Plaza : 8 Min. (Approx)
Ambience Mall (Rohini) : 10 Min. (Approx)
Unity One Mall : 10 Min. (Approx)
Rohini DDA Sports Complex Sec 33 : 5 Min. (Approx)
Rohini DDA Sports Complex Sec 34 (Upcoming) :
10 Min. (Approx)



Rithala Metro Station : 8 Min. (Approx)
Heliport Rohini Sec 36 : 5 Min. (Approx)
Iskcon Temple : 10 Min. (Approx)
Maharaja Agrasen hospital : 5 Min. (Approx)
Upcoming Rohini Sec 31 Metro Station :
Walking Distance 5 Min. (Approx)

LOCATION ADVANTAGE:

OZAR 96

30 MIN.

Gurugram



20 MIN.

Outer Ring Road



Cyber City

35 MIN.

Via Outer Ring Road



3 MIN.

UER-2



10 MIN.

G.T. Road



25 MIN.

IGI T-3 Terminal



15 MIN.

Rohtak Road



THE LOCATION OFFERS EXCELLENT ROAD CONNECTIVITY
TO THE METRO, SCHOOLS, HOSPITALS AND MALLS.





Designed by

DESIGN FORUM INDIA

An Iconic Legacy comes to Rohini.
Creators of timeless landmarks now bring you an iconic address.

Limited to only 96 families

Milestones
& Impact

Named among India's
Top 30 Architects

500+ residential
projects completed

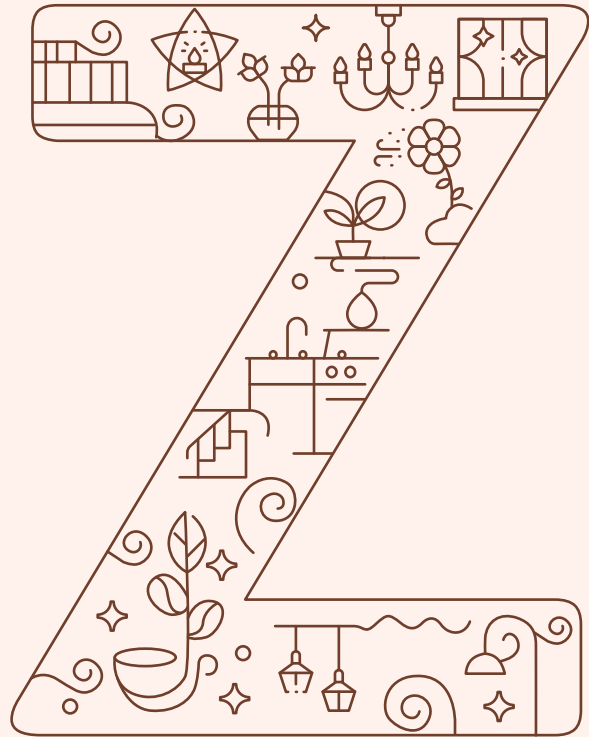
Key
Projects

- Select CITYWALK, New Delhi
- City Centre, Guwahati
- City Centre, Guwahati
- Dlf Privana





EVERY FEATURE OF AN
OZAR 96 RESIDENCE
ADDS TO ITS EXCLUSIVITY



APARTMENT FEATURES

Spacious 5BHK Layouts :

Large living & dining areas, modular kitchens, and utility space

Vastu-Compliant Design :

Planned for well-being and energy harmony

Attached Bathrooms :

Modern, private bathrooms for all bedrooms

Powder Room :

Elegant, guest-friendly and private

Balconies & Natural Light :

Expansive terraces ensuring excellent ventilation



**A SYMPHONY OF
SOPHISTICATION, PLAYED FOR
AN AUDIENCE OF ONE.**



THE QUIET
CONFIDENCE OF KNOWING
YOU HAVE ARRIVED.



THE PRIVILEGE OF
ACCESS, THE ART OF THE
EXPERIENCE.

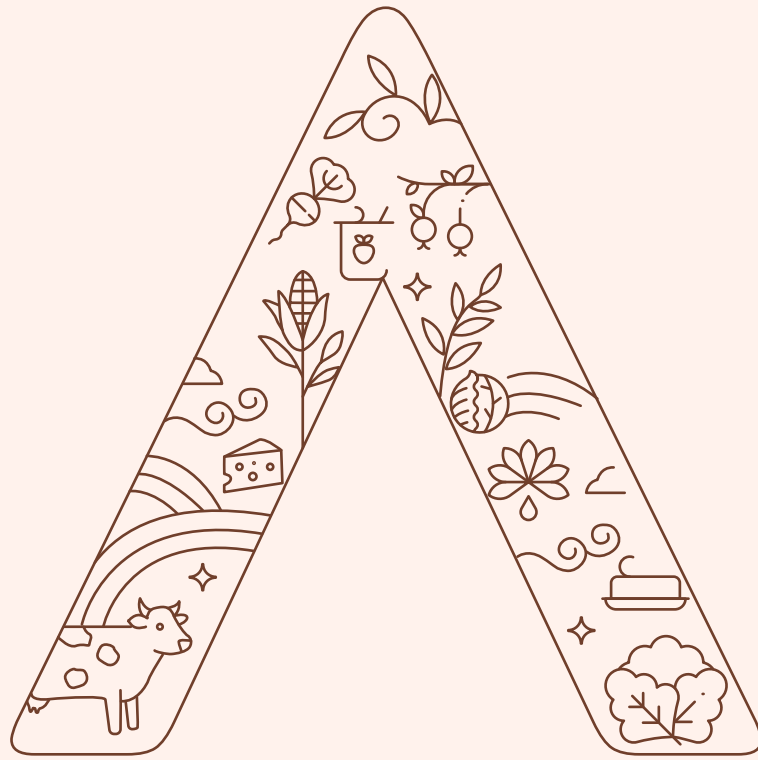


A SANCTUARY WHERE
LUXURY IS MEASURED IN
FEELING, NOT IN GOLD.



LUXURY IS NOT A FEATURE;
IT'S THE VERY FABRIC OF
OUR BEING.





FARM TO TABLE:

Freshness You Can Trust

We're going beyond sourcing, we're building our own farm to ensure uncompromised quality and freshness in every delivery.

With our vertically integrated Farm to Table approach, we deliver:

Premium Dairy Products

Fresh milk, curd, paneer, and more.

Direct from our own dairy units.

Seasonal Fruits & Vegetables

Harvested at peak ripeness and delivered the same day.

By controlling every step of the process, from soil to shelf, we ensure:

Higher quality

Greater transparency

Farm-fresh taste, every single time





THE RESIDENCE
MAKES YOU FEEL PRIVILEGED.

**THE CLUBHOUSE MAKES
YOU FEEL INDULGED.**



**A LOCATION THAT MAKES THE MOST
OF ROHINI AND DELHI-NCR.**

Clubhouse & Lifestyle Amenities

- Offices
- Salon & Spa
- Guest Rooms
- Indoor Games Area
- Gym & Yoga Room
- Zumba Studio
- Banquet Hall
- Restaurant & Bar
- Dance Floor
- Kids Activity Zone
- Lounge & Cricket Simulator
- Garden & Yoga Deck
- Board Games Area
- Golf Simulator
- Long Jogging Track
- Party Lawn
- Pickleball and Badminton court
- Swimming pool



UNLEASH YOUR GAME, RAIN
OR SHINE, YOUR PRIVATE
INDOOR CRICKET ARENA
AWAITS.



WHERE COMMUNITY MEETS
COMPETITION. A PICKLEBALL
COURT IN THE HEART OF
HOME.



RESORT-STYLE SERENITY,
JUST STEPS FROM YOUR
LIVING ROOM.

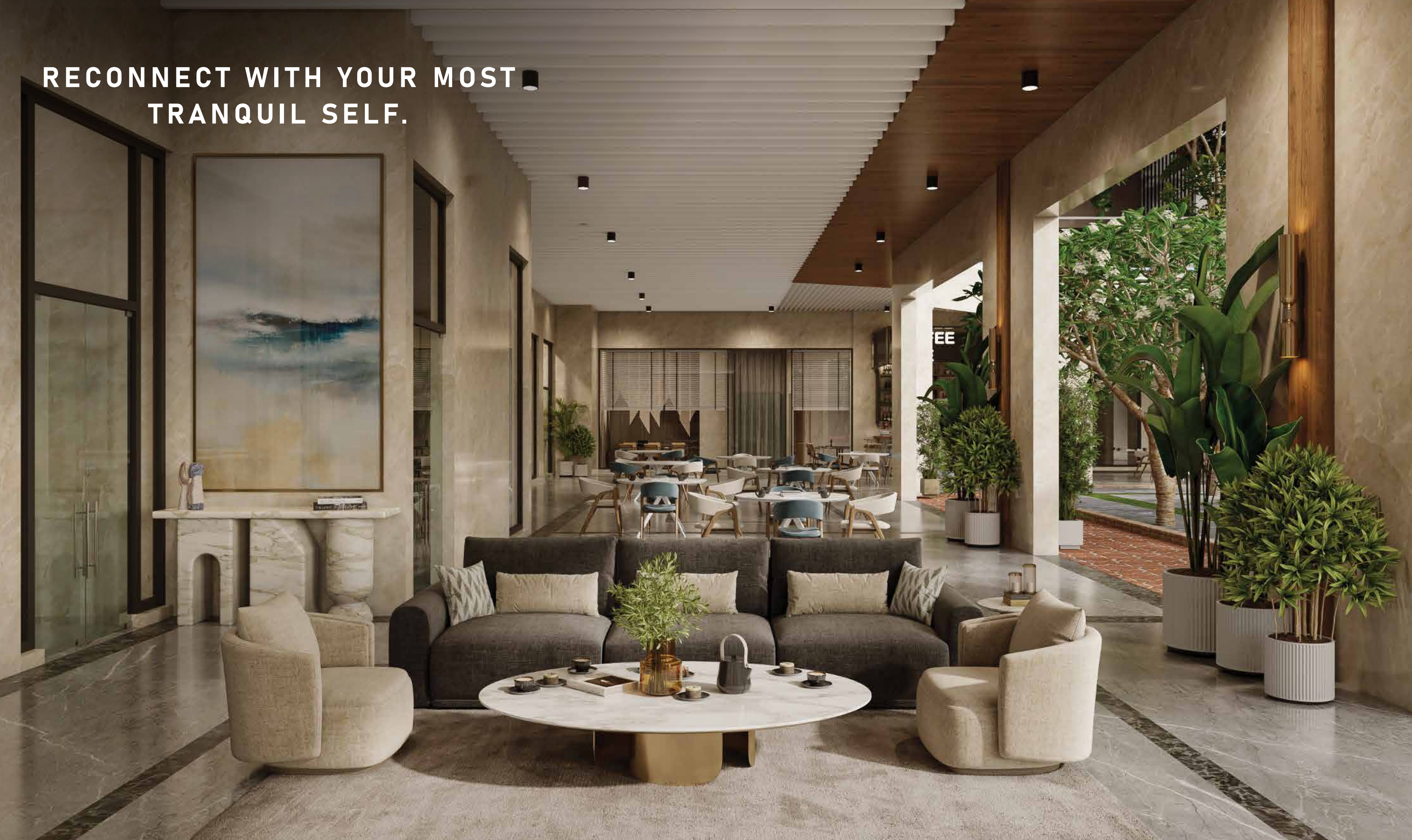


NOT JUST AN EXPERIENCE,
BUT YOUR EXPERIENCE,
DEFINED.

NEVER GIVE UP



RECONNECT WITH YOUR MOST
TRANQUIL SELF.



AN OASIS OF CALM,
RESERVED FOR THE FEW.



ELEVATE YOUR STATE OF
BEING.



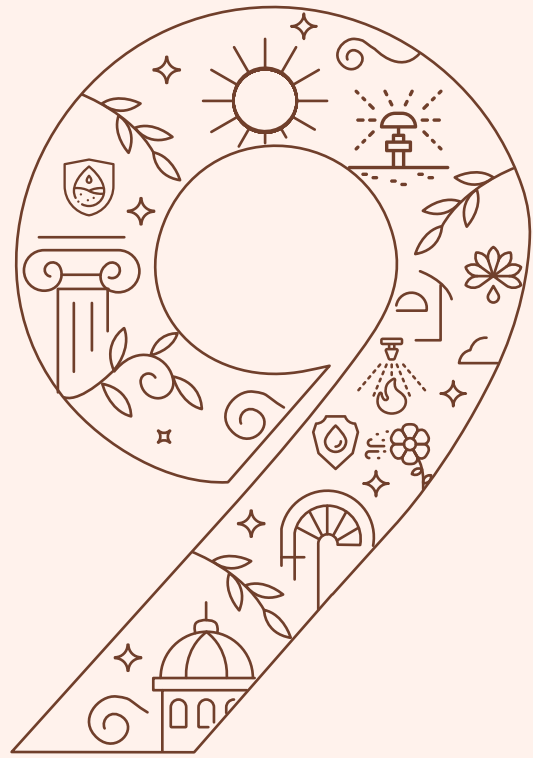


**HERE NATURE
WILL FEEL SPECIAL TOO**



INNER PEACE,
EXCEPTIONALLY CURATED.





**YOUR RESIDENCE IS GENTLE
WITH THE EARTH, AND HAS
NATURE-FRIENDLY PRACTICES.**

**Sustainability
Meets Safety**

- Eco-Friendly & Safety Features
- Rainwater Harvesting System
- Sewage Treatment Plant (STP)
- Energy-efficient lighting in common areas





**WITH STATE-OF-THE-ART
SAFETY FEATURES,**

you and your loved ones will always feel
safe and secure here.

**Security
& Safety**

Top-tier security
Access-controlled Gated Community

**Smart &
Modern
Conveniences**

EV Charging Points in Parking Area
DTH & High-Speed Internet Ready
Power Backup for Apartments & Common Areas



PREPARED TODAY, SAFE
TOMORROW



SHARED WALLS HEAR
LAUGHTER'S ECHO.



WHERE THE ULTIMATE
LUXURY IS THE FREEDOM TO
BE UTTERLY CAREFREE.





**EVERYTHING ABOUT THE PROJECT
MAKES IT ONE OF A KIND**

MASTER
PLAN



FLOOR
PLANS

TOWER 1
TYPICAL FLOOR PLAN



FLOOR
PLANS

TOWER 1

UNIT 1

Super Area : 4490 Sq. Ft.

Built-Up Area : 3460 Sq. Ft.

Balcony Area : 731 Sq. Ft.



FLOOR
PLANS

TOWER 1

UNIT 2

Super Area : 4460 Sq. Ft.

Built-Up Area : 3220 Sq. Ft.

Balcony Area : 601 Sq. Ft.



FLOOR
PLANS

TOWER 2

TYPICAL FLOOR PLAN



FLOOR
PLANS

TOWER 2

UNIT 1

Super Area : 4865 SQFT

Built-Up Area : 3424 Sq. Ft.

Balcony Area : 687 Sq. Ft.



FLOOR
PLANS

TOWER 2

UNIT 2

Super Area : 4555 Sq. Ft.

Built-Up Area : 3302 Sq. Ft.

Balcony Area : 636 Sq. Ft.





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