AJNARA

PEACE OF MIND

# LE GARDEN

2/3/4 BHK HOMES • G. NOIDA (WEST)

Actual Image

RERA REG. No.:
UPRERAPRJ3828
UPRERAPRJ3852
UPRERAPRJ14530

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# the group and its vision

Ajnara India Ltd. is a renowned name in the real estate sector with an experience of over two decades. With Delhi, Noida NCR as its center of operations, Ajnara has successfully completed various residential and commercial projects on land ac from DDA, GDA & Noida Authority through bidding and auctions.

In all the ventures completed so far, Ajnara has proven its dedication towards quality, design and construction, and has re much acclaim for great emphasis on aesthetics, appeal and timely completion. Ajnara's project palette includes everythin uber opulence to luxury within reach.

This has contributed immensely to the trust and confidence imposed by the patrons in the company.

# homes with a great location

Greater Noida (W) is today on a fast track to progress. This fast developing area has caught the attention of those looking affordable housing. The 9 acre green stretch situated here brings the brilliance of living amidst nature. With great infrastr and planned Metro connectivity, Greater Noida (W) is a most sought-after destination in NCR.

Ajnara Le Garden is conveniently situated at G. Noida (W), which is well connected to NH-24 and the 130 meter wide roac known as Noida-Greater Noida Link Road. A 100 meter wide commercial belt has also been planned on one side of this 130 wide road as per the Master Plan 2021 by Greater Noida Authority. Proximity to Noida Sector-121 and imminent Metro connectivity give a further boost to the area, in terms of better connectivity and location as compared to other parts of N Being in the vicinity of developed sectors of Noida, G. Noida (W) is poised to become a residential hub in the future.

# features that facilitate convenience

Grand/ featured entrance gate  Club house • A swimming pool with kids pool • Spa with steam, sauna & Jacuzzi • Gymnas Air conditioned banquet/party hall  Indoor table tennis • Badminton court • Half basketball court • 24x7 security • Yoga c Jogging track • Lavish theme gardens • Solar lighting for common areas • Laundry (door service) • Separate kids' playing a with sand pits

• Internet connectivity  • Provision for Natural • Gas pipeline in kitchen • 24x7 water supply • Doctor on call • Ambulance • Box cricket • ALL IN - A convenient shopping hub for daily needs • Cafeteria • Separate area for extracurricular activity

Actual Image






# specifications that enhance the interiors

| | | |
|---|---|---|
| STRUCTURE | : | Earthquake resistant RCC framed structure. |
| DOORS & WINDOWS | : | External doors and windows made of powder coated aluminium. Internal hardwood frames with flush doors. |
| ELECTRICAL | : | Copper wiring in concealed P.V.C. conduits. Sufficient light and power points. Provision for T.V., telephone points in living room and all bedrooms. |
| FLOORING | : | Vitrified tiles in drawing/dining/bedrooms and kitchen. Anti-skid ceramic tiles in toilets and balcony. Laminated wooden flooring in master bedroom. |
| KITCHEN | : | Granite top working platform. Stainless steel sink. Ceramic glazed tiles 2' above working platform with individual R.O. unit. |
| TOILETS | : | Anti-skid ceramic floor tiles. Ceramic tiles up to door level on the wall. Branded sanitaryware & CP fittings. |
| INSIDE WALL FINISH | : | Inside walls with POP punning and OBD. |
| EXTERNAL FACADE | : | Exterior in superior paint finish. |

## Note:-

1. The colour and design of the tiles can be changed without prior notice.
2. Variation in the colour and size of vertified tiles/granite may occur.
3. Area in all categories of apartments may vary upto +3% without any changes in cost, howerver.in case the variation beyond +3 charges are applicable

All specifications, designs ,layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. This are purely conceptual and constitute no legal offering



Actual Images




**Tower-L, M, N**

**Unit Plan**

**Total Area= 1225 Sq.ft.**

3 Bedrooms

Drawing/Dining

2 Toilets

Kitchen

Balcony

| | | |
|---|---|---|
| CARPET AREA | = | 74.41 sqm (800.949 sqft) |
| BALCONY AREA | = | 16.77 sqm. (180.512 sqft.) |
| COMMON AREA | = | 15.06 sqm. (162.106 sqft.) |
| EXTERNAL WALL | = | 7.56 sqm. (81.376 sqft.) |
| TOTAL AREA | = | 113.80 sqm. (1224.943 sqft.) |

1Sq mtr = 10.764 sq. ft.

Disclaimer:-buildup area including apportioned common of project. All specifications, designs ,layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. This are purely conceptual and constitute no legal offering . 1Sqm=10.764 sqft, 304.8 mm 1-0"

# Cluster Plan






Total Area= 1595 Sq.ft.

## Tower-K,N
## Unit Plan

**Total Area= 1595 Sq.ft.**

3 Bedrooms
Drawing/Dining
4 Toilets
Kitchen
Balcony
St. Room

| | | |
|---|---|---|
| CARPET AREA | = | 90.04 sqm (969.191 sqft) |
| BALCONY AREA | = | 21.40 sqm. (230.350 sqft.) |
| COMMON AREA | = | 27.90 sqm. (300.316 sqft.) |
| EXTERNAL WALL | = | 8.83 sqm. (95.046 sqft.) |
| TOTAL AREA | = | 148.17 sqm. (1594.902 sqft.) |

1Sq mtr = 10.764 sq. ft.

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**Tower-K**

**Unit Plan**

**Total Area= 1795 Sq.ft.**

4 Bedrooms
Drawing/Dining
4 Toilets
Kitchen
Balcony
St. Room

| | | |
|---|---|---|
| CARPET AREA | = | 106.58 sqm (1147.227 sqft) |
| BALCONY AREA | = | 20.67 sqm. (222.492 sqft.) |
| COMMON AREA | = | 29.60 sqm. (318.615 sqft.) |
| EXTERNAL WALL | = | 9.91 sqm. (106.671 sqft.) |
| TOTAL AREA | = | 166.76 sqm. (1795.005 sqft.) |

1Sq mtr = 10.764 sq. ft.

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# Cluster Plan




## TOWER - K

N

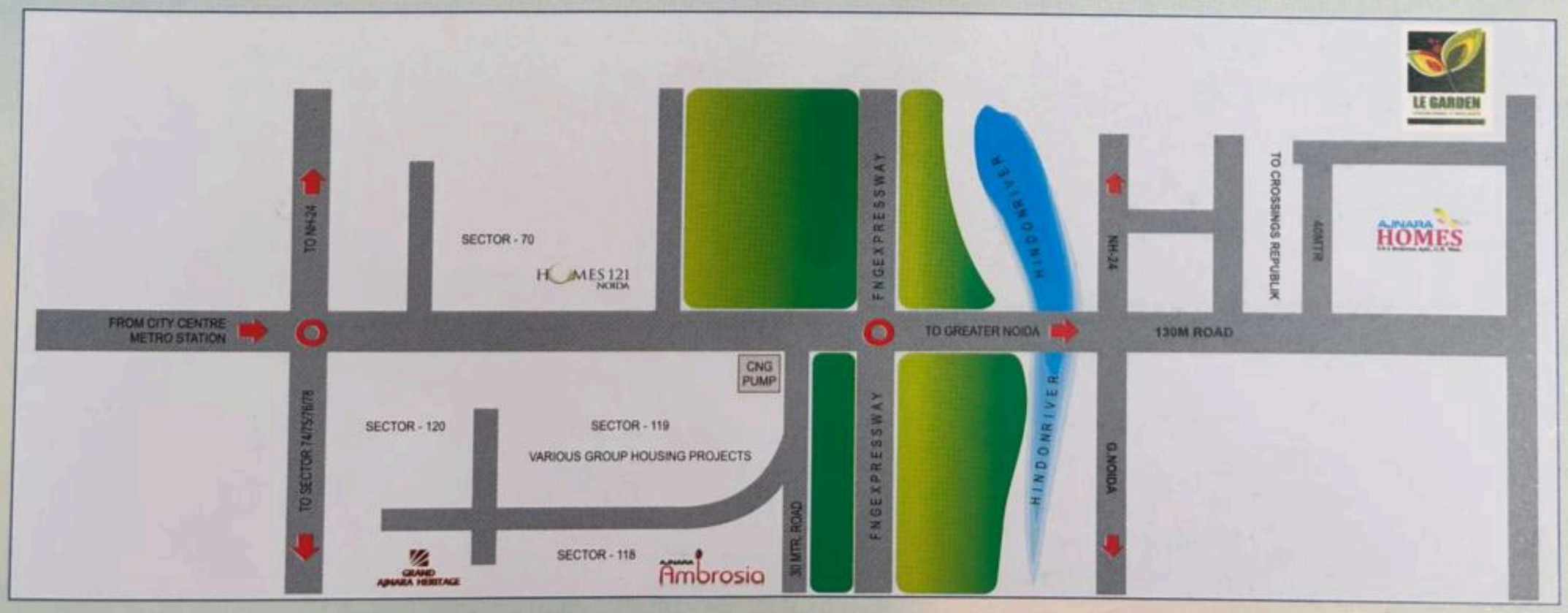
# Site Plan




**LEGEND:**

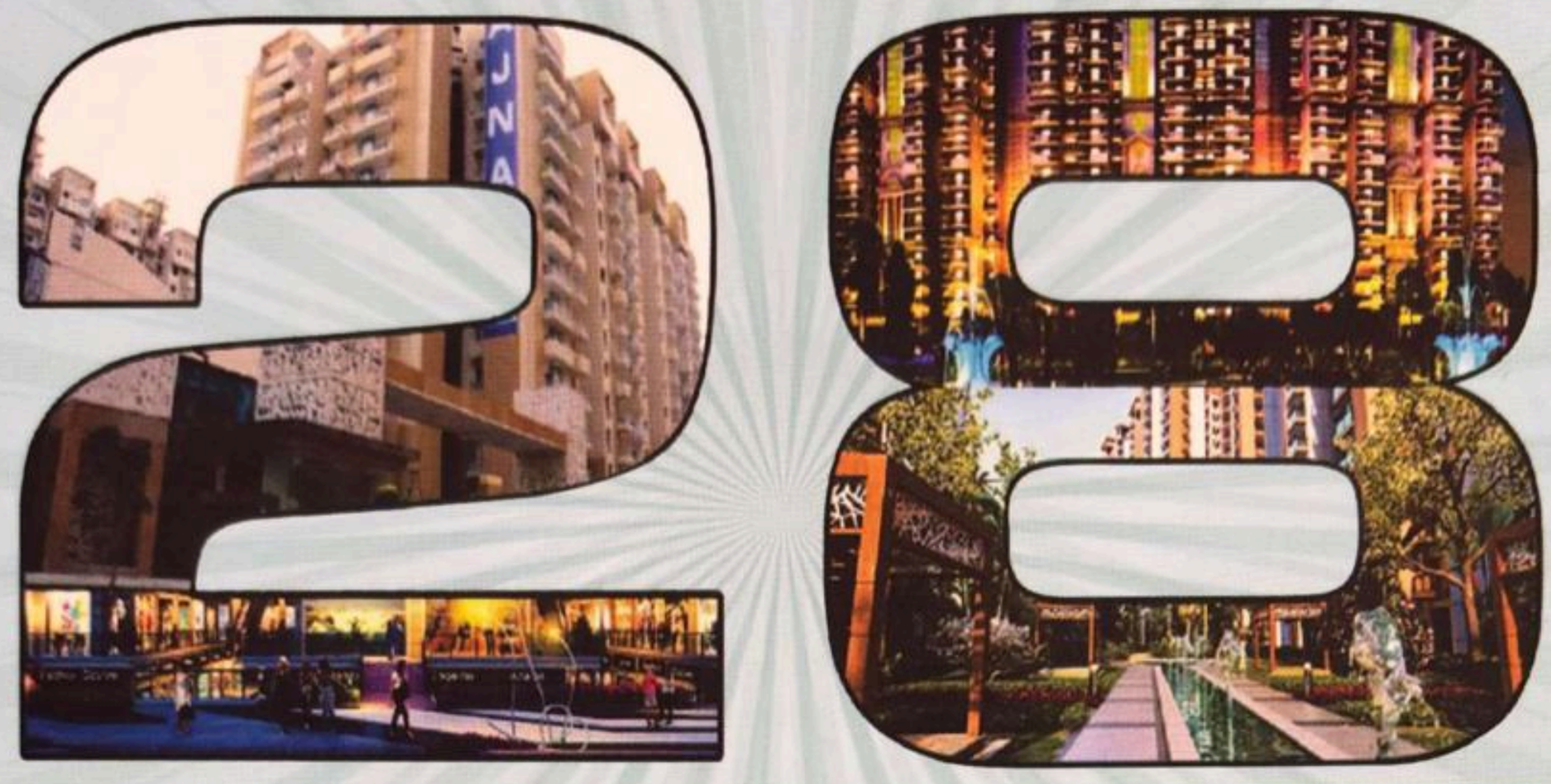
1. MAIN ENTRANCE/ EXIT GATE COMPLEX
2. ENTRANCE PLAZA
3. ENTRANCE WATER FEATURE
4. PERGOLA COVERED GOLF CART PARKING (6 NOS.)
5. RAMP TO PODIUM LVL.
6. OPEN CAR PARKING
7. BOUNDARY PLANTATION
8. BADMINTON COURTS (2 NOS.)
9. GAZEBO WITH SITTING
10. SEATING UNDER TRELLIS
11. HALF BASKETBALL COURT
12. STEPPING STONES
13. SKATING RINK
14. YOGA/ MEDITATION GARDEN (2 NOS).
15. ELDERS ZONE - TYPE 1 (2 NOS.)
16. OPEN AIR THEATRE (OAT) (2 NOS.)
17. OPEN SIT-OUT AREA NEAR ENTRANCE LOBBY
18. PLUMERIA GARDENS (2 NOS.)
19. KIDS PLAY AREAS (3 NOS.)
20. TENSILE STRUCTURE
21. PALM COURTS WITH FLOATING GAZEBOS (4 NOS.)
22. MAZE GARDEN
23. FRAGRANCE GARDEN
24. CLUB BUILDING
25. CLUB GREEN
26. WATER FEATURE WITH PORTALS
27. CLUB ENTRANCE WATER FEATURE
28. POOL DECK AREA
29. KIDS POOL
30. SWIMMING POOL AT LOWER LEVEL
31. SWIMMING POOL AT MIDDLE LEVEL
32. SWIMMING POOL AT UPPER LEVEL
33. ISLAND WITH PLANTATION
34. CENTRAL GREEN (3 NOS.)
35. ELDERS ZONE - TYPE 2 (3 NOS.)
36. WATER FEATURE WITH SS SCULPTURE
37. CRICKET PRACTICE PITCH (1 NO.)
38. COMMERCIAL
39. TOWER DROP-OFF AREAS
40. JOGGING TRACK/ FIRE TENDER ROUTE

# Location Map




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PEACE OF MIND



# YEARS OF EXCELLENCE

ADDING ANOTHER FEATHER TO OUR HAT, WE ARE HUMBLED BY THE SUPPORT AND LOVE OUR PATRONS HAVE GIVEN US TILL TODAY.

**DELIVERED HOMES**
TO 22,890 FAMILIES

24,000+ UNITS
**DELIVERED**

64 PROJECTS
**DELIVERED**

2,000+ UNITS
**TO BE DELIVERED**

15 MILLION SQ. FT. **OF LAND AREA**
**UNDER CONSTRUCTION**

**19 MILLION SQ.FT. OF LAND AREA OFFERED FOR PEOPLE'S HAPPY FUTURE**



Member of CREDAI
Confederation of Real Estate Developers' Associations of India

Indian Green Building Council MEMBER

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**AJNARA REALTECH LTD.**
**(A Subsidiary of Ajnara India Ltd.)**

**Corporate Office:** D-247/26, Sector-63, Noida.
**Registered Office:** 502, 5th Floor, Sachdeva Corporate Tower, Plot No. 17, Karkardooma, Community Centre, Delhi-92
**Site Office:** Plot No.- GH 02, Sector -16, Greater Noida (West)
**sales@ajnara.com | www.ajnara.com | SMS 'AJ' to 53030 | CALL: 9582006061**

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**ON SPOT BANK LOAN AVAILABLE**

# Le- Garden
# Noida Extension

*With effect from 08-02-2025*

## *PRICE LIST*

### *Special Payment Plan*

| ***Floor*** | ***SPP*** |
|---|---|
| ***25th floor*** | *7490* |
| ***24th floor*** | *7510* |
| ***23th floor*** | *7530* |
| ***22th floor*** | *7550* |
| ***21th floor*** | *7570* |
| ***20th floor*** | *7590* |
| ***19th floor*** | *7610* |
| ***18th floor*** | *7630* |
| ***17th floor*** | *7650* |
| ***16th floor*** | *7670* |
| ***15th floor*** | *7690* |
| ***14th floor*** | *7710* |
| ***12Ath floor*** | *7730* |
| ***12th floor*** | *7750* |
| ***11th floor*** | *7770* |
| **10th floor** | *7790* |
| ***9th floor*** | *7810* |
| ***8th floor*** | *7830* |
| ***7th floor*** | *7850* |
| ***6th floor*** | *7870* |
| ***5th floor*** | *7890* |
| ***4th floor*** | *7910* |
| ***3rd floor*** | *7930* |
| ***2nd floor*** | *7950* |
| ***1st floor*** | *7970* |
| ***PODIUM & GROUND*** | ***LATER ON*** |

| ***+Other Charges*** | |
|---|---|
| *Covered Car Parking* | *INR.3,95,000/-* |
| ***+Location PLC*** | |
| *Front park Facing* | *INR. 150/- per sq.ft* |
| *Road Facing* | *INR.100/- per sq.ft* |

| ***+Possession Charges*** | |
|---|---|
| *Lease Rent* | *INR. 100/- per sq.ft* |
| *Sinking fund* | *INR.25/- per sq.ft* |
| *1Kva Power Back-up* | *INR. 20,000/-* |

*Club Membership*
*Rs.1,50,000/- + Taxes*

***Prices are inclusive of***

*EEC (External Electrification Charges).*

*FFC*

I. *Government Charges i.e. Stamp Duty, GST ,Pratikar or any other government levied charges will be extra.*
II. **Electricity connection charges Rs 1,00,000/- up to 5 Kw mandatory.**
III. *Mandatory Document Required for Booking( Pan Card Copy/ Address Proof/ ID Proof (In case of Corporate Booking)*
IV. *Prices can be revised without notice at the company's discretion.*
V. *Cheques to be issued will be in favor of "**Ajnara Realtech Ltd -KLMN.Tower**"*
VI. *Club uses charges & Annul Maintenance charges will be charged at the time possession.*

## PAYMENT PLANS

### SPECIAL PAYMENT PLAN 50:25:25 (FOR K,L,M TOWERS)

| | |
|---|---|
| AT THE TIME OF BOOKING | 10% |
| WITHIN 45 DAYS OF BOOKING | 40% |
| ON APPLICATION OF OC/CC | 25% |
| ON OFFER OF POSSESSION | 25% |

### SPECIAL PAYMENT PLAN 40:20:20:10:10 (FOR N TOWERS)

| | |
|---|---|
| AT THE TIME OF BOOKING | 10% |
| WITHIN 45 DAYS OF BOOKING | 30% |
| ON COMPLETION OF ELEVENTH FLOOR | 20% |
| ON OFFER OF EIGHTEENTH FLOOR | 20% |
| ON COMPLETION OF SUPER STRUCTURE | 10% |
| ON OFFER OF POSSESSION | 10% |