



S A M S A R A  
— AVASA —



Strategically located at Sector 63,  
Golf Course Extension Road, Gurugram



Well connected to Golf Course Road, Sohna  
Road & NH8



Right opposite to Belvedere Club and close  
to Miracle Mile Retail



In close vicinity to major, already  
operational, social amenities.



5-7 minutes drive to Rapid Metro Station

## BE CLOSE TO ALL ESSENTIALS



### EDUCATIONAL INSTITUTES

1. HERITAGE EXPERIENTIAL LEARNING SCHOOL
2. LOTUS VALLEY SCHOOL
3. ST. XAVIER'S HIGH SCHOOL
4. DPS INTERNATIONAL
5. PRESIDIUM SCHOOL



### HOTELS

11. LEMON TREE
12. DOUBLE TREE BY HILTON
13. HILTON GARDEN INN
14. RADISSON HOTEL
15. IBIS HOTEL



### HEALTHCARE

6. W PRATIKSHA HOSPITAL
7. ARTEMIS HOSPITAL
8. PARK HOSPITAL
9. MEDANTA HOSPITAL
10. FORTIS HOSPITAL



### RETAIL ZONES

16. WORLD MARK
17. HONGKONG BAZAR
18. SHOPPER'S STOP
19. ARDEE MALL
20. AMBIENCE MALL





OTHERS LAND

SECTOR-65

PARK

A-BLOCK

B-BLOCK

PARK

C-BLOCK

SECTOR-65

NURSING HOME

60 M WIDE ROAD

SECTOR-62

Sales Gallery

24 M WIDE ROAD

60 M WIDE ROAD

SECTOR-62

3.4 ACRES COMMERCIAL

HERITAGE ONE

SECTOR-61

COLLEGE SITE

60 M WIDE ROAD

PARAS TRINITY COMMERCIAL

NURSING HOME

PARK

PRIMARY SCHOOL

M-BLOCK

RELIGIOUS BUILDING

MIRACLE MILE

BELVEDERE CLUB

IREO SKYON

SECTOR-63

OTHERS LAND

PARK

I-BLOCK

K-BLOCK

DISPENSARY

NURSERY SCHOOL-2

HIGH SCHOOL

L-BLOCK

SECTOR-63

OTHERS LAND

24 M WIDE ROAD

60 M WIDE ROAD

24 M WIDE ROAD

PARK

J-BLOCK

OTHERS LAND

PARK

SAMSARA VILASA

24 M WIDE ROAD

SECTOR-63

TOWARDS CRPF CAMP

SECTOR-60



SAMSARA

SECTOR - 60,61,62,63 & 65 GURUGRAM





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BRAHMA



SAMSARA  
— AVASA —



AN EXCLUSIVE COMMUNITY  
THAT HAS IT ALL

Artistic Impression

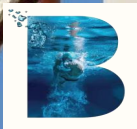




BELVEDERE  
CLUB

- ❑ Built over 1 lac Sq. Ft. spread across 2 acres
- ❑ Lounge Bar & Terrace
- ❑ Large Function Halls & Banquets
- ❑ Well Appointed Luxury Rooms
- ❑ World Class Salon & Spa
- ❑ Multi cuisine Restaurants
- ❑ Swimming Pool
- ❑ Squash Court & Indoor Badminton Court
- ❑ Basketball Court & Cricket Pitch
- ❑ Gymnasium





Artistic Impression





Artistic Impression

- ❑ Part of 75-acre Township
- ❑ Access from 60m Sector Road
- ❑ Rich European Style Architecture
- ❑ Gated, Secured Complex with CCTV Surveillance
- ❑ Belvedere Club Membership
- ❑ Walk to Miracle Mile Retail
- ❑ Exclusive 4 BHK + Utility Community
- ❑ Low Density Living
- ❑ Stilt + 4





Artistic Impression

- ❑ Lavish Common Terrace
- ❑ Private Terrace with 4<sup>th</sup> Floor
- ❑ Dedicated Car Parks with EV Charging Points
- ❑ Lavish Rooms with spacious balconies
- ❑ Larger Lift Lobby Experience
- ❑ Increased Floor to Ceiling Height
- ❑ Luxury Specification with VRV/VRF
- ❑ Modular Kitchen with White goods
- ❑ Mosquito Mesh & Digital Main Door Lock





FUTURE  
DEVELOPMENT

1. ENTRANCE PLAZA
2. CRICKET PITCH
3. DRY DECK FOUNTAINS
4. CENTRAL LAWN
5. PERGOLA WITH SEATING
6. KIDS PLAY AREA
7. PUBLIC TERRACE AREA
8. PRIVATE TERRACE AREA

FUTURE  
DEVELOPMENT

PLANNED  
FOR PERFECT LIFESTYLE







THOUGHTFULLY  
DESIGNED TERRACES



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SAMSAARA  
— AVASA —

PRIVATE TERRACE

Artistic Impression



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BRAHMA



SAMSARA  
— AVASA —

COMMON TERRACE

Artistic Impression





Artistic Impression

- ❑ Imported Marble Flooring in Living / Dining
- ❑ Laminated Wooden Flooring in all Bedrooms

- ❑ Modular Kitchen with Hob & Chimney
- ❑ Instant Geyser, Dishwasher, Microwave and Refrigerator

- ❑ Power Back-up
- ❑ Provision for Piped Gas Supply



## PRICE LIST

Block No.	Plot Area (Sq.Yds)	Carpet Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	Usable Area (Sq.Ft.)	Private Terrace Area with 4th Floor (Sq.Ft.) Right To Use	Price of 1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup> Floor (INR. Cr.)*	Price of 4 <sup>th</sup> Floor with Terrace (INR. Cr.)
1-2	300	1,361	303	1,664	600	4.15	4.43
14-20	300	1,367	309	1,676	543	4.15	4.43
9-11	310	1,421	313	1,734	620	4.29	4.60
13	296	1,476	344	1,820	1,062	4.36	4.87
8	325	1,484	330	1,814	646	4.45	4.76
12	334	1,519	499	2,018	629	4.54	4.85
21	464	2,089	531	2,620	1,017	6.05	6.53

### Right to Use Area:

Utility with toilet of 57 sq. ft. in stilts and Common Terraces

### \*Additional Charges :

- (a) GST as applicable, any subsequent change in the rate will be charged accordingly.
- (b) Interest Free Maintenance Security Deposit (IFMS) @ Rs.160/sqft on carpet area.
- (c) Power Backup Charges (PBC) @ Rs.125/sqft on carpet area
- (d) 10-year Club Membership Security Deposit @1.5 lacs refundable
- (e) Stamp Duty and Registration Charges



## PAYMENT PLAN FOR LIMITED UNITS

S No.	Installment Description	% Due of Sales Value
1	On Application (Booking Amount)	INR. 25 lacs
2	On or Within 30 days from the date of Application	10% of Total Sales Value (less booking amount)
3	On or Within 90 days from the date of Application	15% of Total Sales Value
4	On or Within 9 months from the date of application	25% of Total Sales Value
5	On Offer of Possession	50% of Total Sales Value



# FLOOR PLANS



4 BHK + UTILITY (Typical Floor Plan)

**Block L-14 to L-20**

**Plot Area:** 300 Sq. Yards (251.01 m<sup>2</sup>)

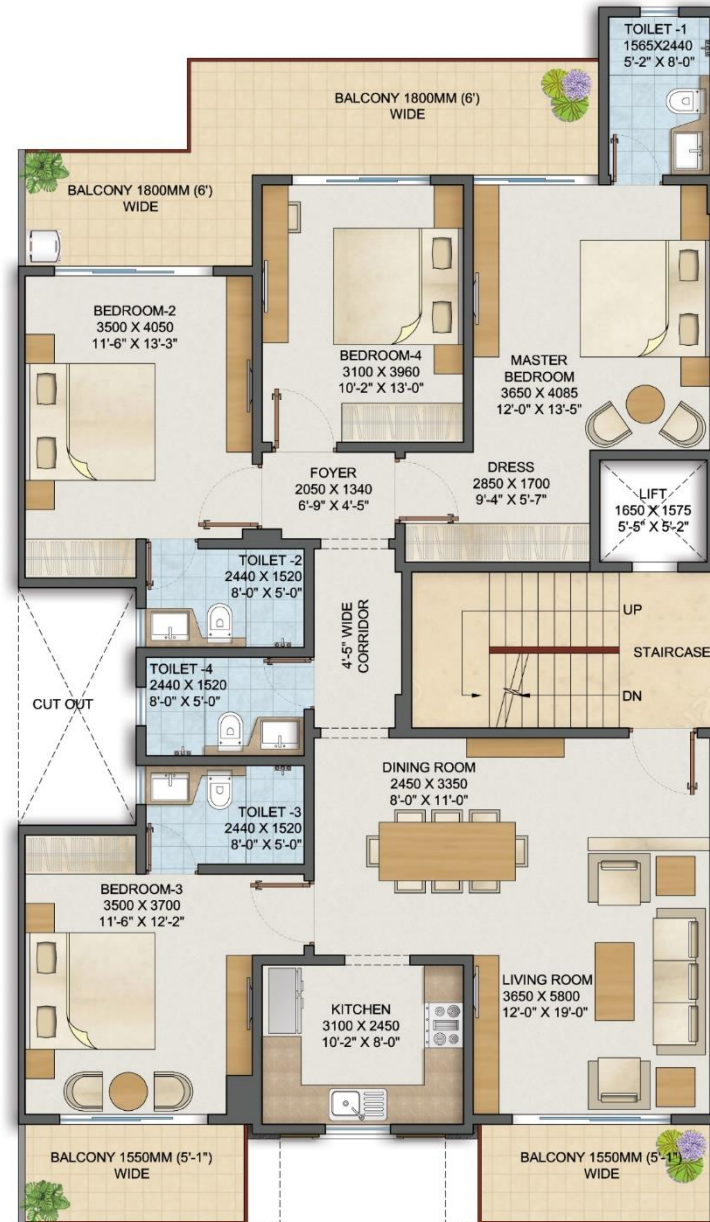
**Carpet Area:** 1,367 Sq. Ft (126.99 m<sup>2</sup>)

**Balcony Area:** 309 Sq. Ft ( 28.71 m<sup>2</sup>)

**Usable Area:** 1,676 Sq. Ft (155.71 m<sup>2</sup>)

**Right To Use Area:**

- Utility Area with toilet in stilt
- Common Terrace
- Private Terrace with 4<sup>th</sup> Floor





4 BHK + UTILITY (Typical Floor Plan)

**Block L-13**

**Plot Area:** 296 Sq. Yards (247.56 m<sup>2</sup>)

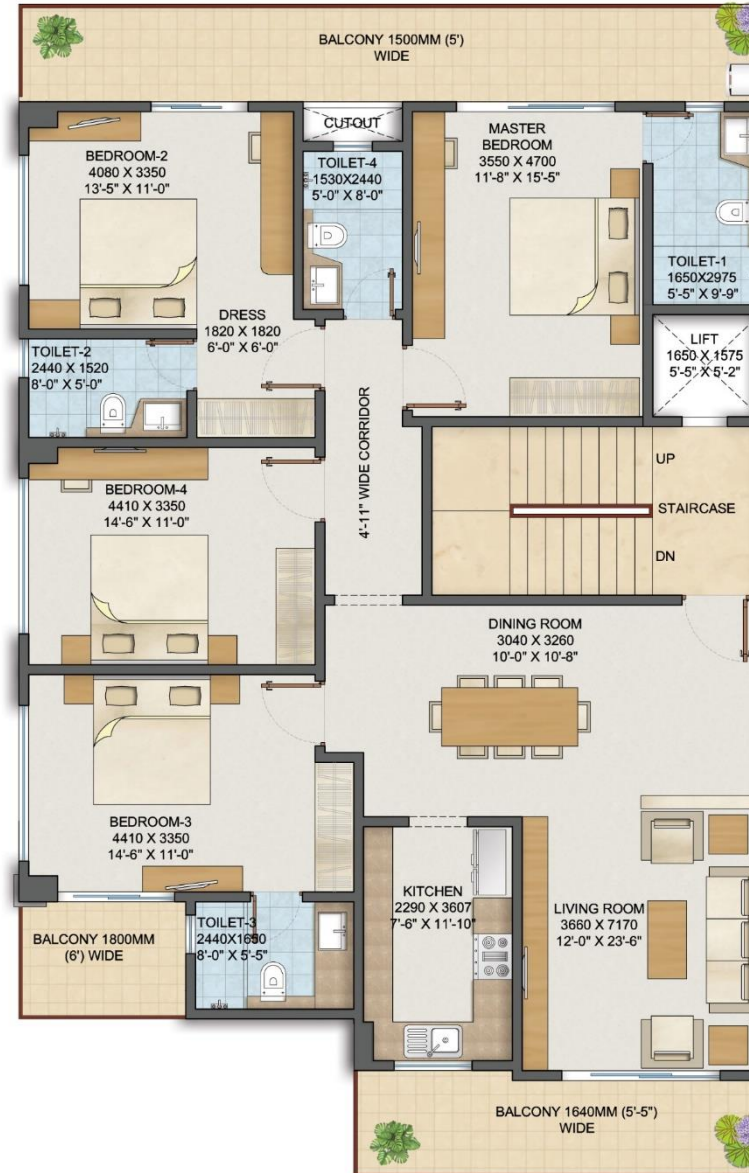
**Carpet Area:** 1,476 Sq. Ft (137.12 m<sup>2</sup>)

**Balcony Area:** 344 Sq. Ft ( 31.96 m<sup>2</sup>)

**Usable Area:** 1,820 Sq. Ft (169.08 m<sup>2</sup>)

**Right To Use Area:**

- Utility Area with attached toilet in stilt
- Common Terrace
- Private Terrace with 4<sup>th</sup> Floor





## 4 BHK + UTILITY (Typical Floor Plan)

### Block L-8

**Plot Area:** 325 Sq. Yards (271.80 m<sup>2</sup>)

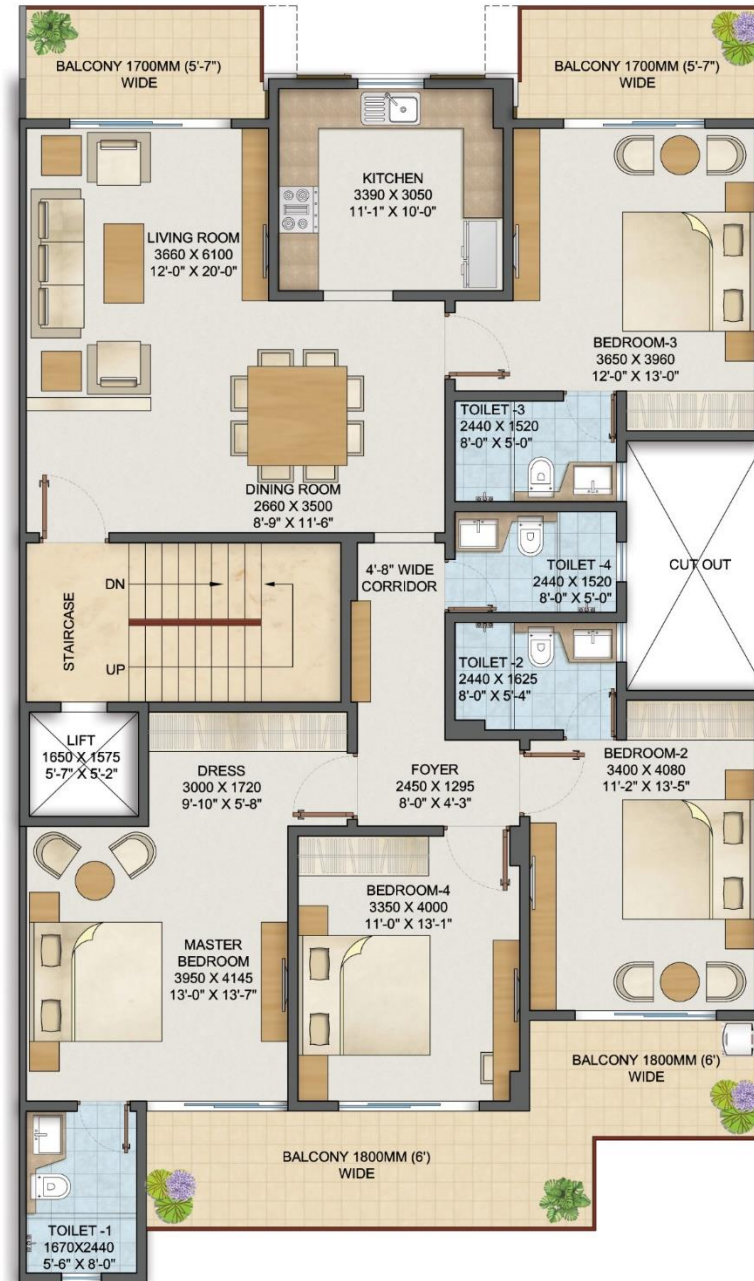
**Carpet Area:** 1,484 Sq Ft (137.87 m<sup>2</sup>)

**Balcony Area:** 330 Sq. Ft (30.66 m<sup>2</sup>)

**Usable Area:** 1,814 Sq. Ft (168.53 m<sup>2</sup>)

### Right To Use Area:

- Utility Area with attached toilet in stilt
- Common Terrace
- Private Terrace with 4<sup>th</sup> Floor





4 BHK + UTILITY (Typical Floor Plan)

**Block L-21**

**Plot Area:** 464 Sq. Yards (389 m<sup>2</sup>)

**Carpet Area:** 2,089 Sq. Ft (194.07 m<sup>2</sup>)

**Balcony Area:** 531 Sq. Ft ( 49.33 m<sup>2</sup>)

**Usable Area:** 2,620 Sq. Ft (243.41 m<sup>2</sup>)

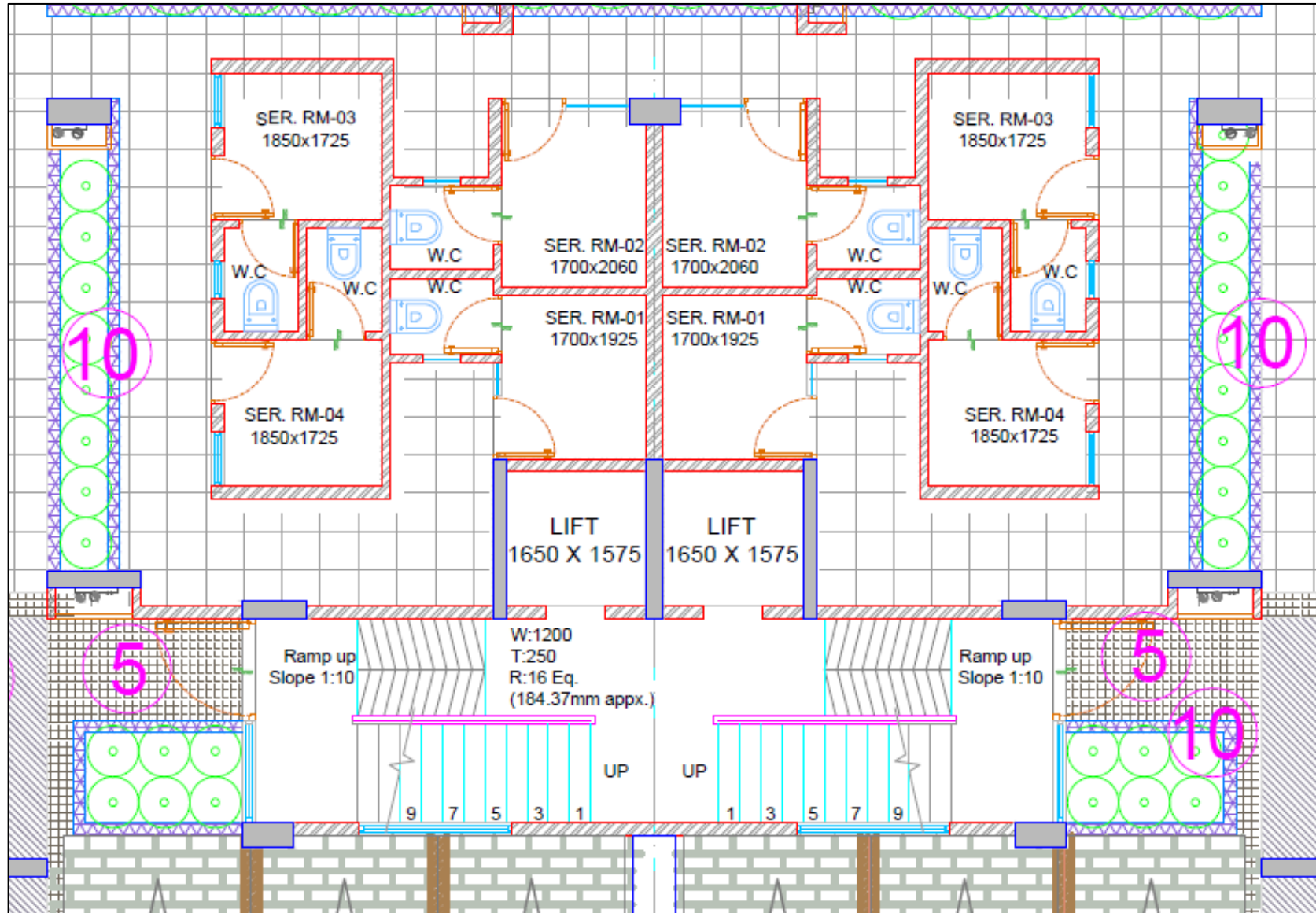
**Right To Use Area:**

- Utility Area with toilet in stilt
- Common Terrace
- Private Terrace with 4<sup>th</sup> Floor



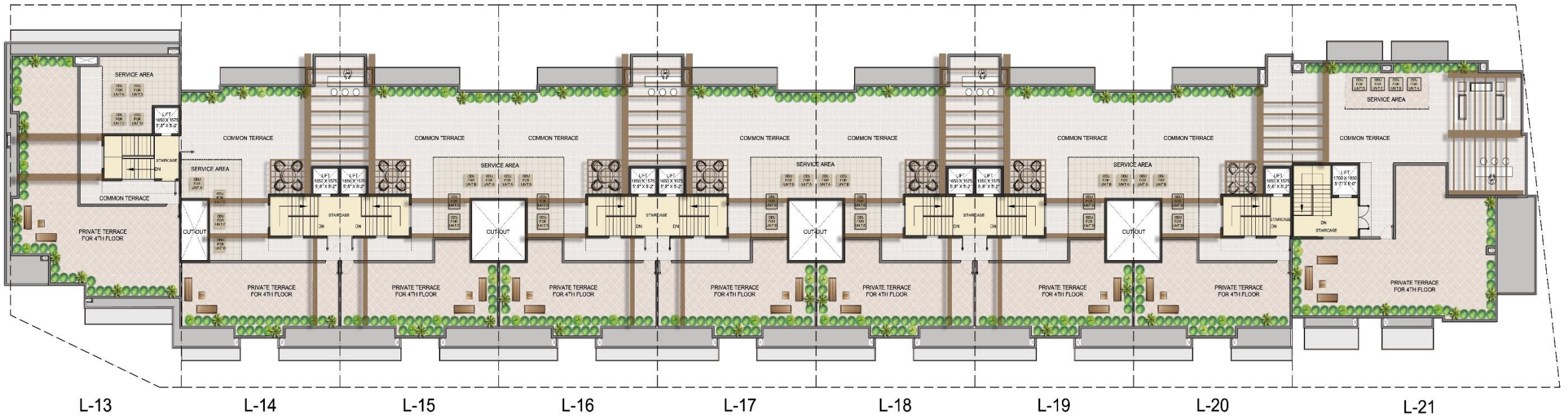


### STILT PLAN – ENTRANCE LOBBY





### TERRACE PLAN – COMMON & PRIVATE



L-13 TO L-21  
TERRACE PLAN

\* Landscape elements shown on terrace floor are not part of sale





THANK YOU!