

One life... live grand!



**GRAND
AJNARA HERITAGE**
SECTOR - 74, NOIDA



GRAND AJNARA HERITAGE SECTOR - 74, NOIDA



live a grand lifestyle

Ajnara brings forth a first of its kind luxurious project under the name Grand Heritage at Sector 74, Noida. Grand Heritage is a truly grand project with all the luxuries combined to take the shape of the homes here. These luxuriously comfortable and soul pampering homes offer a range of hi-end lifestyle abodes like Independent Villas, Penthouses and Luxury Apartments. Apart from this the location also adds to the value of the project in terms of serenity and peace. Once you live here you will be addicted to the sophisticated lifestyle that these homes offer. So, get ready and indulge yourself at a place where you would love to spend the rest of your life.



Grand Heritage is boastfully nestled in the heart of Noida at sector 74, one of the poshest sectors of Noida. After Delhi if one thinks of settling at a high-class location Noida is one of the most preferred options. Being close to the metro city it offers convenient accessibility from anywhere while at the same time Noida offers a well developed and peaceful living environment. Moving away from the busy and narrow lanes of a metro city, Noida is the option for those who want to enjoy life at their own pace.

With all the major destinations in close proximity Grand Heritage offers an exclusive lifestyle that one dreams of acquiring. So, come over and discover the grandness of luxury living as once you are here you can't help stop bragging about the place.

Location Advantages:

- 1 mins. drive from proposed Metro Station
- 3 mins. drive from FNG corridor
- 5 mins. drive from Sector 119 and Sector 120
- 5 mins. drive from Sector 32 Metro Station
- 7 mins. drive from Sector 50 / Sai Mandir
- 10 mins. drive from NH-24
- 10 mins. drive from Fortis Hospital
- 20 mins. drive from Sector 18 Market

location as grand as the project

features that make living grand



Eco-friendly

- Approx. 80% of the plot area open to have free flow of light and air to every corner of all apartments
- Eco-friendly layout of the project.
- Provisions for rain water harvesting
- Lavish theme garden
- Solar lighting for common areas

The Project

- Land allotted by Noida authority
- Located in the heart of Noida in sector -74 within a fully inhabited locality, near sector 50
- Proposed metro stations and SEZs in immediate neighbourhood
- Unmatched location advantages with all utility points, top end schools like DPS, Amity, banks and shopping malls.
- Reputed healthcare & educational institutions in near vicinity
- Grand featured entrance gate

Comforts

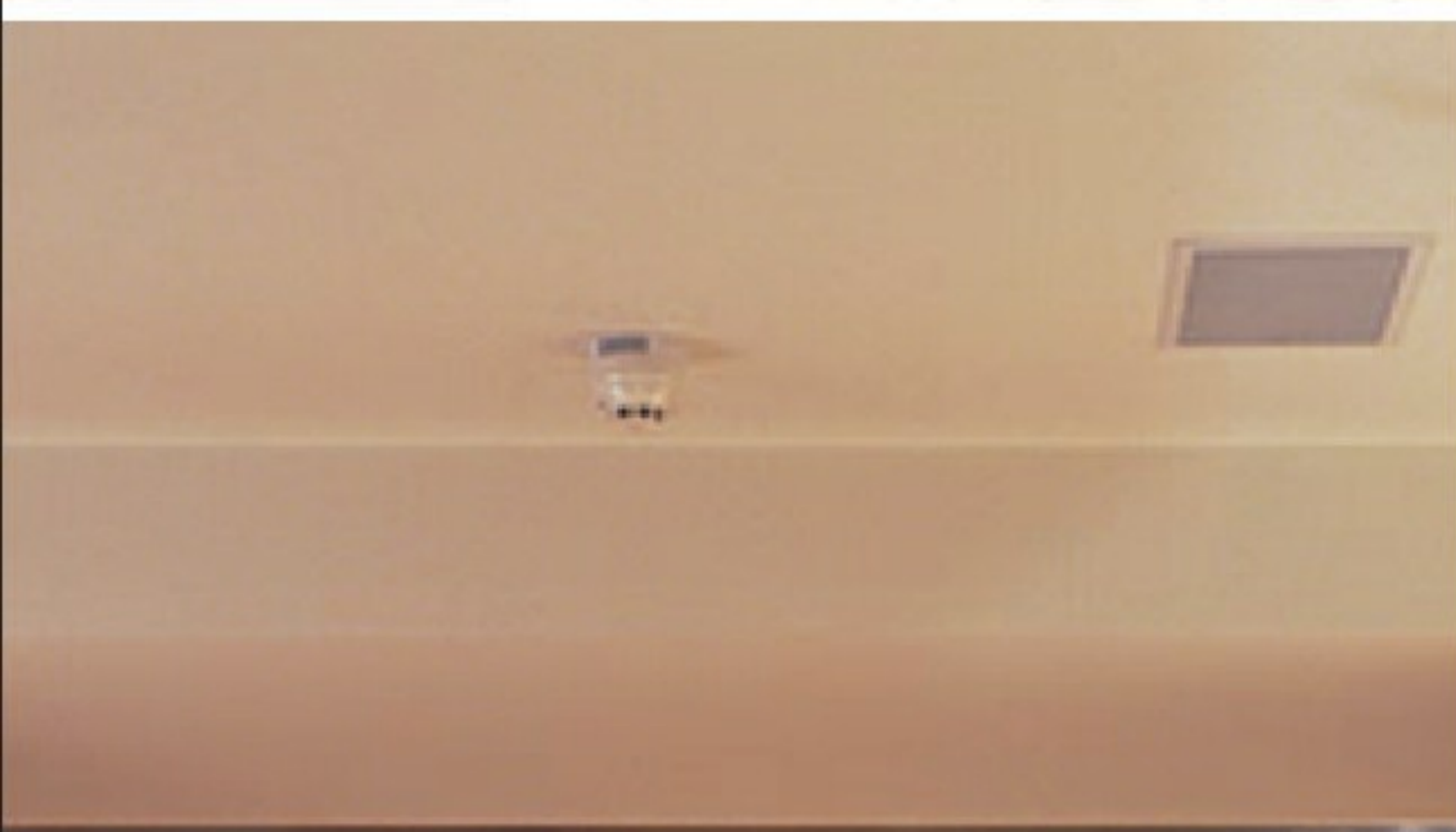
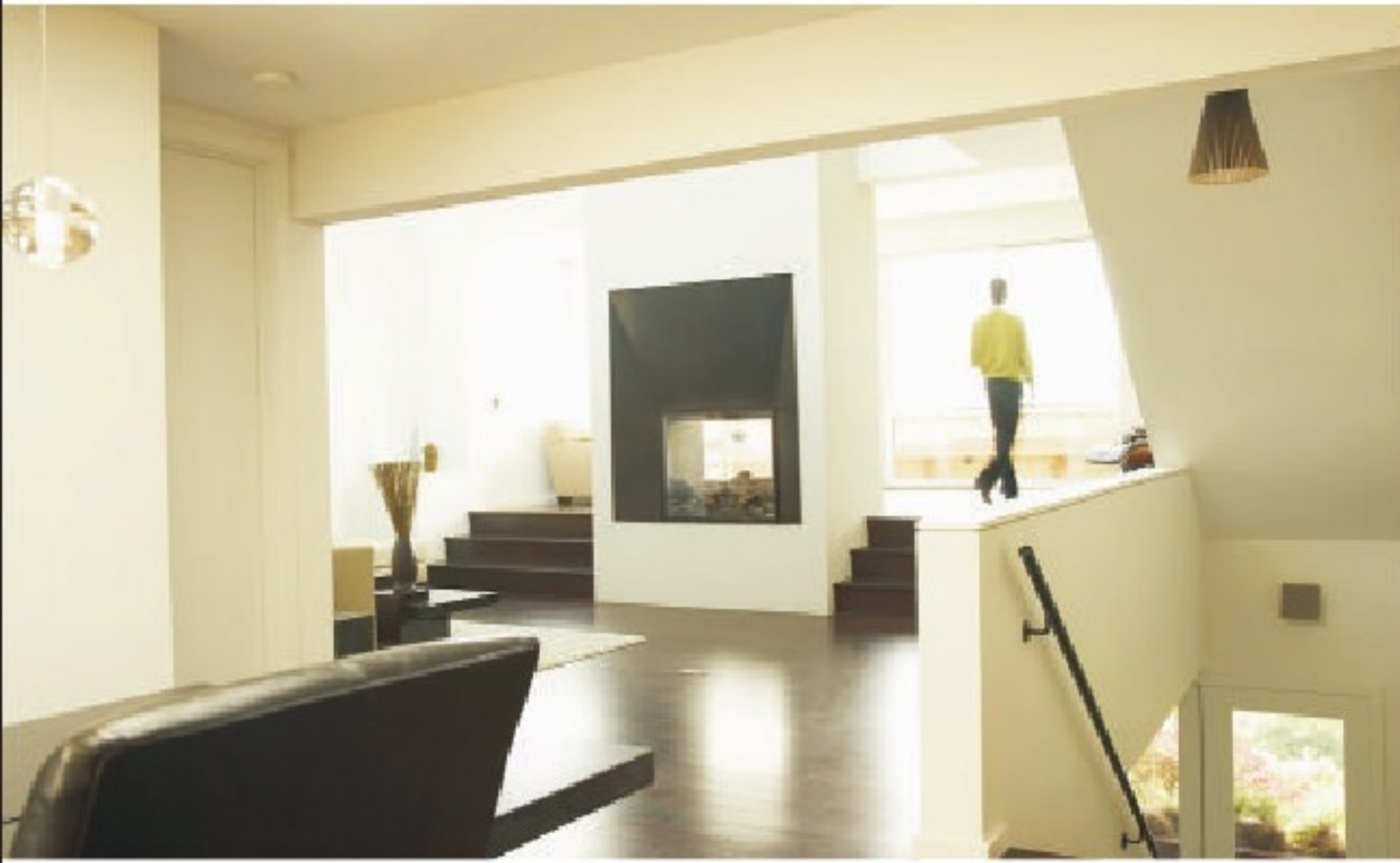
- 24x7 security with CCTV
- Video door phone
- Ample parking space
- Installation of fire fighting system as per norms
- In-house maintenance services for all common facilities (on sharing bases)
- Assured timely possession with penalty clause as per allotment
- Firm prices, no escalation for units sold
- Laundry (door service)
- Internet connectivity
- Provision for natural gas pipeline in kitchen *
- 24x7 soft water supply
- Business centre along with Wi-Fi
- Future ready digital homes equipped with fiber optic network *
- Golf cart for visitors
- Doctor on call
- Convenient store

unwind the grand way

**blueorchid**
The Club house

- Swimming Pool with separate Kids Pool
- Spa, Steam, Sauna & Jacuzzi
- Gymnasium
- Indoor Table Tennis
- Badminton Court
- Billiards / Pool Room
- Yoga Centre
- Jogging Track
- Basketball Court
- Banquet / Party Hall
- Separate Kids Playing Area with Sand Pit
- In-house Music, Dance Academy for Kids





Living/dining/passage & Lobby Within Apartments

Floor	Vitrified tiles
Walls	Inside walls finished with oil bound distemper on POP punning
Ceiling	Oil bound distemper on POP punning

Bedrooms

Floor	Vitrified tiles European standard laminated wooden flooring in master bedroom
Walls	Oil bound distemper on POP punning
Ceiling	POP with design

Kitchen

Walls	Ceramic tiles upto 2'-0" above counter
Floor	Vitrified tiles
Counter	Granite Top
Fitting/Fixtuers	CP Fittings, stainless steel sink
Kitchen Appliances	Individual RO unit

Balcony

Floor	Anti- skid ceramic tiles with 'sitout' in the balcony with artificial grass turf
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Toilets

Walls	Designer wall tiles
Floors	Anti- skid tiles
Accessories	Toilet in proper 3 bedroom onwards
Sanitary Ware/	Single Lever CP Fittings In Master Toilet, CP Fitting & quarter turn in others, wash basin, English WC
Plumbing	CPVC/PPR for water supply inside the toilet and kitchen

Utility/s. Room

Floor	Terrazzo/ Ceramic Tiles
Walls & Ceiling	Oil bound distemper
Toilets	Ceramic tiles flooring and cladding, conventional CP fittings and Chinaware

Doors

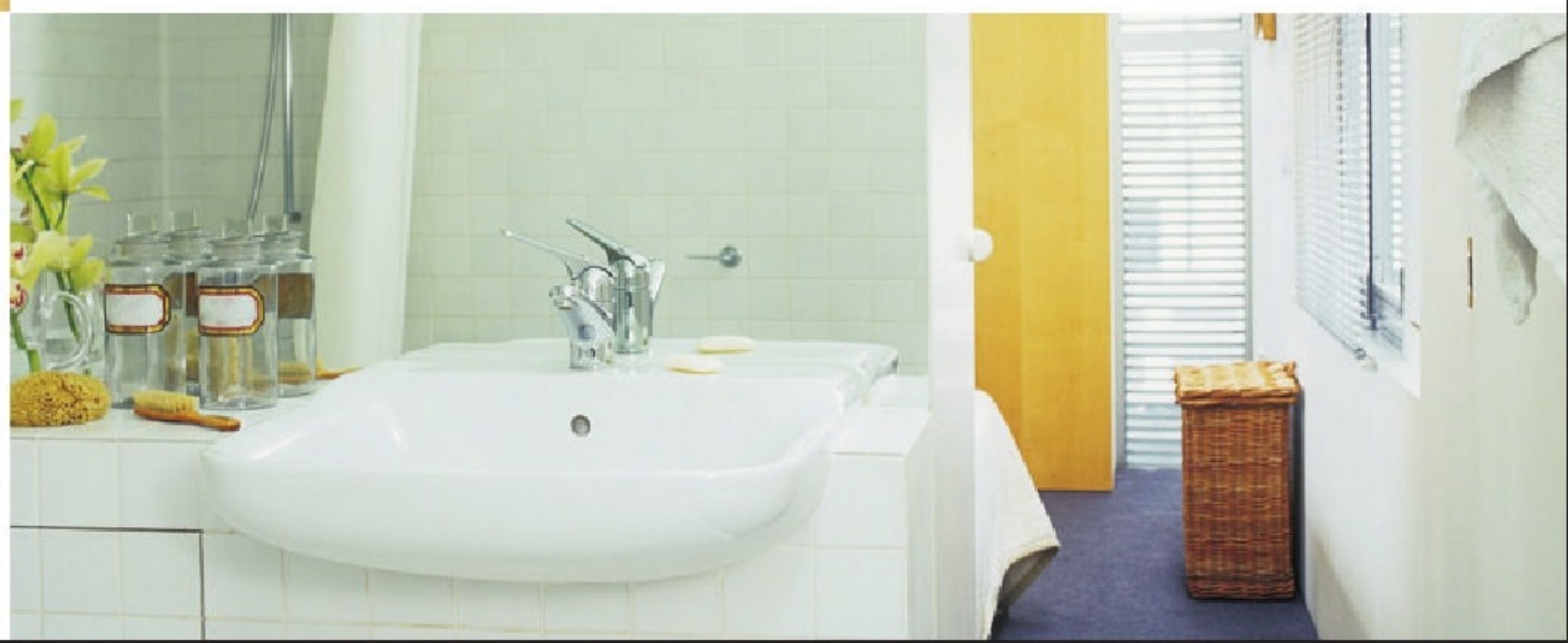
Internal Doors	7' high polished hardwood frame with polished flush doors
Entrance Door	7' high polished hardwood frame with designer panel door
Door Fittings	Good quality SS finish
Ext. Doors	Powder coated aluminum
Electricals	Modular switches, copper wiring with MCB's
Power Back-up	DG power back-up for all the apartments and common areas.
Security System	Secured gated community with intercom, CCTV at lift lobby at ground floor

Lift Lobby

Lifts	High speed passenger elevators
Lift Lobby Floor	Combination of one or more of granite/tiles
Lift Lobby Walls	Combination of granite/tiles and textured paint, embellished with mirrors

Staircases

Floor	Marble /granite/tiles
Walls	Dry distemper/snowcem





2 BED + 2 TOILETS + STORE
 SUPER AREA = 1075 SQ. FT.
 BUILT-UP AREA = 860 SQ. FT.



**2 BED + STUDY
 + 2 TOILETS**
 SUPER AREA = 1195 SQ. FT.
 BUILT-UP AREA = 956 SQ. FT.



2 BED + 2 TOILETS + STUDY
 SUPER AREA = 1230 SQ. FT.
 BUILT-UP AREA = 984 SQ. FT.



**2 BED + 2 TOILETS
 + KID'S ROOM**
 SUPER AREA = 1295 SQ. FT.
 BUILT-UP AREA = 1035 SQ. FT.



**2 BED + KID'S ROOM
 + 2 TOILETS**
 SUPER AREA = 1325 SQ. FT.
 BUILT-UP AREA = 1059 SQ. FT.



**3 BED + 2 TOILETS
 + PUJA/STORE**
 SUPER AREA = 1395 SQ. FT.
 BUILT-UP AREA = 1088 SQ. FT.

3 BED + 2 TOILETS
 SUPER AREA = 1440 SQ. FT.
 BUILT-UP AREA = 1152 SQ. FT.



3 BED + 2 TOILETS + STORE
 SUPER AREA = 1545 SQ. FT.
 BUILT-UP AREA = 1236 SQ. FT.



3 BED + 3 TOILETS + STORE
 SUPER AREA = 1665 SQ. FT.
 BUILT-UP AREA = 1325 SQ. FT.



3 BED + 3 TOILETS + KID'S ROOM + DINING + PUJA
 SUPER AREA = 1690 SQ. FT.
 BUILT-UP AREA = 1318 SQ. FT.



3 BED + 3 TOILETS + KID'S ROOM
 SUPER AREA = 1815 SQ. FT.
 BUILT-UP AREA = 1449 SQ. FT.



3 BED + 3 TOILETS + STUDY + PUJA + DRESS + FOYER + DINING
 SUPER AREA = 2045 SQ. FT.
 BUILT-UP AREA = 1595 SQ. FT.



IN TOWER "F" RAW FLATS



3 BED + Dress + 3 TOILETS
SUPER AREA = 1795 SQ. FT.
BUILT-UP AREA = 1435 SQ. FT.



3 BED + DRESS + 4 TOILETS + STUDY
SUPER AREA = 2025 SQ. FT.
BUILT-UP AREA = 1620 SQ. FT.



Ajnara India Ltd. is a renowned name in the real estate sector with an experience of more than two decades guiding through its growth. Delhi, Noida and NCR being its center of operations, Ajnara has successfully completed various projects, both residential and commercial in nature, on land acquired from DDA, GDA & Noida Authority through bidding and auctions. In all the ventures so far completed, Ajnara has proved its dedication towards quality, design and construction. At Ajnara, great emphasis is laid on the aesthetics and utmost care is taken to ensure that all the undertakings are architecturally soothing to the senses. Appeal and affordability are the characteristics of Ajnara, and the company is also proud of its commitment to the time schedule. This has contributed to the immense trust and confidence of its patrons. Ajnara fully understands the dynamics of Indian real estate sector and remains ever vigilant to its fast changing economics.

More than 50 projects handed over & still counting...

ONGOING RESIDENTIAL PROJECTS				
ONGOING COMMERCIAL PROJECTS				
DELIVERED PROJECTS				
UPCOMING PROJECTS				

SITE PLAN

SECT-117 (RESIDENTIAL)



FLAT TYPOLOGY	Color	Description	Area (SQ. FT.)
2 BED ROOM + 2 TOILET + STORE	Light Green	2 BED ROOM + 2 TOILET	1075 SQ. FT.
2 BED ROOM + 2 TOILET + STUDY	Pink	3 BED ROOM + 2 TOILET	1195 SQ. FT.
2 BED ROOM + 2 TOILET + STUDY	Red	3 BED ROOM + 2 TOILET	1230 SQ. FT.
2 BED ROOM + 2 TOILET + KIDS	Purple	3 BED ROOM + 2 TOILET + DIN.	1295 SQ. FT.
2 BED ROOM + 2 TOILET + KIDS	Orange	3 BED ROOM + 3 TOILET + STORE	1325 SQ. FT.
	Light Blue	3 BED ROOM + 3 TOILET + KIDS + PUJA	1440 SQ. FT.
	Dark Blue	3 BED ROOM + 3 TOILET	1545 SQ. FT.
	Teal	3 BED ROOM + 3 TOILET + DRESS	1395 SQ. FT.
	Light Purple	3 BED ROOM + 3 TOILET + DRESS + SERVANT ROOM + TOILET	1665 SQ. FT.
	Dark Purple	3 BED ROOM + 4 TOILET + DRESS + STUDY + PUJA / STORE	1690 SQ. FT.
	Light Green	3 BED ROOM + 3 TOILET + KIDS + PUJA	1815 SQ. FT.
	Red	3 BED ROOM + 3 TOILET + DRESS	1795 SQ. FT.
	Pink	3 BED ROOM + 3 TOILET + DRESS + SERVANT ROOM + TOILET	2025 SQ. FT.
	Dark Purple	3 BED ROOM + 4 TOILET + DRESS + STUDY + PUJA / STORE	2045 SQ. FT.
	Light Green	4 BED ROOM + 4 TOILET + DRESS + SERVANT ROOM + TOILET	2675 SQ. FT.

SECT-77 (RESIDENTIAL)