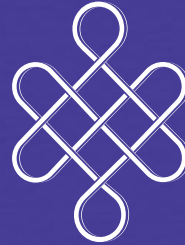


adani
Realty

BRAHMA

HRERA NO. RC/REP/HARERA/GGM/896/628/2024/123
Dated: 18.12.2024 also available on www.haryanarera.gov.in
(License No. 64 of 2010 dated 21.08.2010)

I N T R O D U C I N G



S A M S A R A



I V A N A

A G I F T E D L I F E

4 BHK Luxury Floors with Terrace/Basement
+ Utility

A LANDMARK LOCATION

02 MINS AWAY
Retail/Shopping Convenience

05 MINS AWAY
Grand Hyatt Hotel
Golf Course Road/Rapid Metro
Sohna Road

15 MINS AWAY
Artemis/Fortis/Paras/Max Hospitals
HUDA City Centre Metro Station
MG Road

20 MINS AWAY
Ambience Mall

30 MINS AWAY
IGI Airport



EXCELLENT CONNECTIVITY
Access from 60m wide and 24m wide sector roads with multiple entry and exit points

SAFETY & SECURITY
Gated Community with access control & CCTV Surveillance

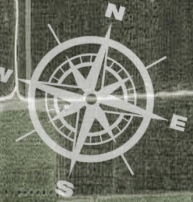
LOW DENSITY LIVING
Well organized and separated with wide 12m internal driveways

OFFICE & SHOPPING CONVENIENCE
Walk to work or shop at Miracle Mile commercial complex



SAMSARA

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



TOWARDS
CRPF CAMP



AN ESTABLISHED ECOSYSTEM INTEGRATED WITH A UNIQUE OFFERING



Part of Expansive
Integrated Development
spread across 70 Acres



260 Luxury Floors
with low density
living



AC lobbies with 2
common elevators



Dedicated 2 Car Parks
with every floor with EV
Charging feature



Secured & Gated
Complex with CCTV
surveillance



Belvedere Club
Membership



Private Basement
with 1st and 2nd
floor



Private Terrace
with 3rd and 4th
floor



UNIQUE FEATURES



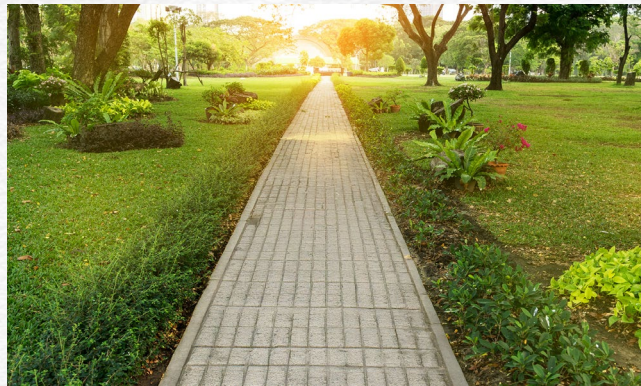
**Access your
Basement / Terrace
through your
personal Elevator
within your home.**



**Large
Common
Terraces**



**Unique
concept of
Green Valley**



**Adjacent to
1.18 Acres of
Lush Green
Park**



**Club Amenities
spread across the
community in Stilt
area**



AMENITIES WITHIN THE PROJECT

SPORTS AMENITIES

HALF BASKETBALL COURT



SKATING RINK



BADMINTON COURT



TABLE TENNIS



CRICKET NET



OUTDOOR/INDOOR GYM



SNOOKER TABLE



CARD ROOM

KIDS ACTIVITIES

TODDLERS PLAY AREA



SAND PIT



DRY DECK FOUNTAIN



CARROM & DART



WALL CLIMBING



READING ZONE



VIDEO GAME



CHESS

WELLNESS

FLOWER GARDEN



OUTDOOR READING ZONE



DANCE/ZUMBA SPACE



HERBAL GARDEN



YOGA ROOM



ACCUPRESSURE PATHWAYS



YOGA/MEDITATION AREA



REFLEXOLOGY GARDEN

MULTI-FUNCTIONAL AREA

PERGOLA



PARTY LAWN



BANQUET SPACE



PET PARKS



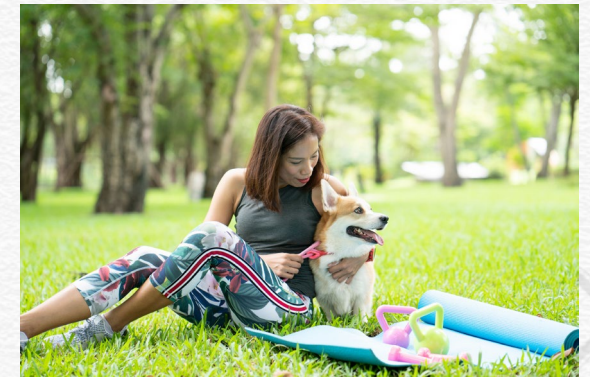
GAZEBO



OPEN AIR THEATER



OUTDOOR BAR



PET GYMS

10 YEAR BELVEDERE CLUB MEMBERSHIP

- 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



SPECIFICATION

- VRV/ VRF Air Conditioning with Heating and Cooling
- Luxury Vitrified Tiles in Living, Dining and Bedrooms
- Digital Main Door Lock
- Video Door Phone
- Modular Kitchen with Instant Geyser, Chimney, Hob, Microwave, Dishwasher and Refrigerator
- Aluminum Sliding Doors with Mosquito Mesh
- Provision for piped gas supply

PRICE LIST

Plot Size (Sq. Yds.)	Type	Configuration	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Usable Area (Sq. Ft.)	Private Basement Area (Sq.Ft.)	Private Terrace Area (Sq. Ft.)	Price (INR Cr.)*
351	4 BHK + Utility	First Floor with Private Basement	1702	306	2008	1190	-	5.70
		Second Floor with Private Basement				970	-	5.56
		Third Floor with Private Terrace				-	551	5.20
		Fourth Floor with Private Terrace				-	674	5.25

***Additional Charges :**

- (a) GST, Stamp Duty and Registration Charges
- (b) IFMS @ Rs. 160 per Sq. Ft. on Carpet Area
- (c) Power Backup Charges @ Rs. 125 per Sq. Ft on carpet area
- (d) 10-year Club Membership Security Deposit @1.5 lakhs refundable

**Pre-Launch Offer
INR. 25 Lakhs Discount****

***Note: Above mentioned price is inclusive of fully loaded kitchen including Refrigerator, Microwave and Dishwasher.**

Price revising w.e.f. December 24, 2024

**Terms & Conditions apply

PAYMENT PLAN FOR LIMITED UNITS

POSSESSION LINKED PAYMENT PLAN – 35:65

S No.	Installment Description	% Due of Sales Value
1	On Application	INR. 25 lakhs (Booking Amount)
2	On or Within 30 days of Application	10% of Total Sales Value (less booking amount)
3	On or Within 90 days of Application	10% of Total Sales Value
4	On or Within 150 days of Application	15% of Total Sales Value
5	On Application of Occupation Certificate (OC)	60% of Total Sales Value
6	On Offer of Possession	5% of Total Sales Value + IFMS + Possession Charges

Cheque in favour of ABSPL Samsara Ivana Collection Account



Adani Brahma Synergy Pvt. Ltd.

Sales Gallery – Sector 63, Golf Course Extension Road, Gurugram

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