



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. PRESIDUM 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

YOU ARE HERE

24 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

M-BLOCK

PRIMARY SCHOOL

RELIGIOUS BUILDING

24 M WIDE ROAD

BELVEDERE CLUB

IREO SKYON

SECTOR-63

SECTOR-63

PARK

I-BLOCK

K-BLOCK

DISPENSARY

NURSERY SCHOOL-2

HIGH SCHOOL

24 M WIDE ROAD

PARK

J-BLOCK

OTHERS LAND

PARK

SAMSARA VILASA

24 M WIDE ROAD

SECTOR-63

SECTOR-60

TOWARDS CRPF CAMP



SAMSARA

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



adani
Realty

BRAHMA



SAMSA
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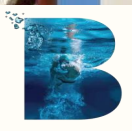
AN EXCLUSIVE COMMUNITY
THAT HAS IT ALL

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



- ❑ 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 4th 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



PRIVATE TERRACE



COMMON TERRACE



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 st , 2 nd & 3 rd Floor (INR. Cr.)*	Price of 4 th Floor with Terrace (INR. Cr.)
1-2	300	1,361	303	1,664	600	4.15 Sold Out	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 Sold Out
8	325	1,484	330	1,814	646	4.45	4.76
12	334	1,519	499	2,018	629	4.54	4.85 Sold Out
21	464	2,089	531	2,620	1,017	6.05	6.53 Sold Out

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. 10 lacs
2	On or Within 30 days of Application	10% of Total Sales Value (less booking amount)
3	On or Within 90 days of Application	15% of Total Sales Value
4	On Completion of Super Structure or 9 months from date of application, whichever is later	25% of Total Sales Value
5	On Completion of Internal & External Plastering or 15 months from date of application, whichever is later	25% of Total Sales Value
6	On Offer of Possession	25% 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 m²)

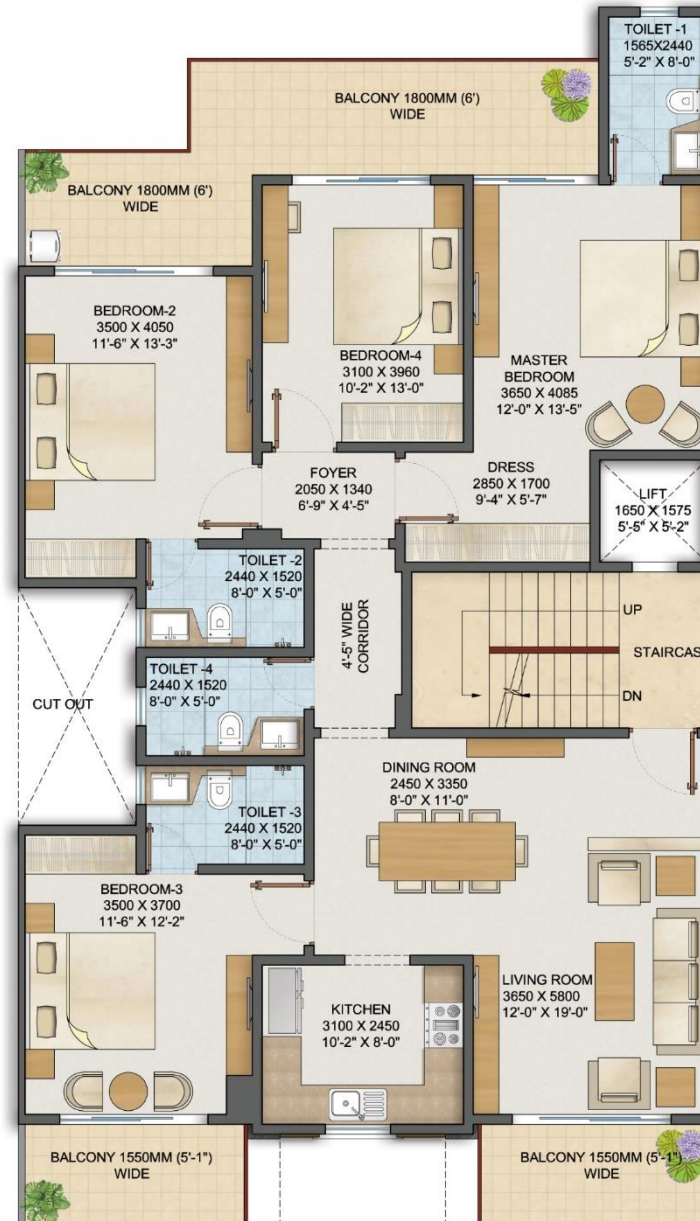
Carpet Area: 1,367 Sq. Ft (126.99 m²)

Balcony Area: 309 Sq. Ft (28.71 m²)

Usable Area: 1,676 Sq. Ft (155.71 m²)

Right To Use Area:

- Utility Area with toilet in stilt
- Common Terrace
- Private Terrace with 4th Floor



L-14, L-16,
L-18, L-20

4 BHK + UTILITY (Typical Floor Plan)

Block L-13

Plot Area: 296 Sq. Yards (247.56 m²)

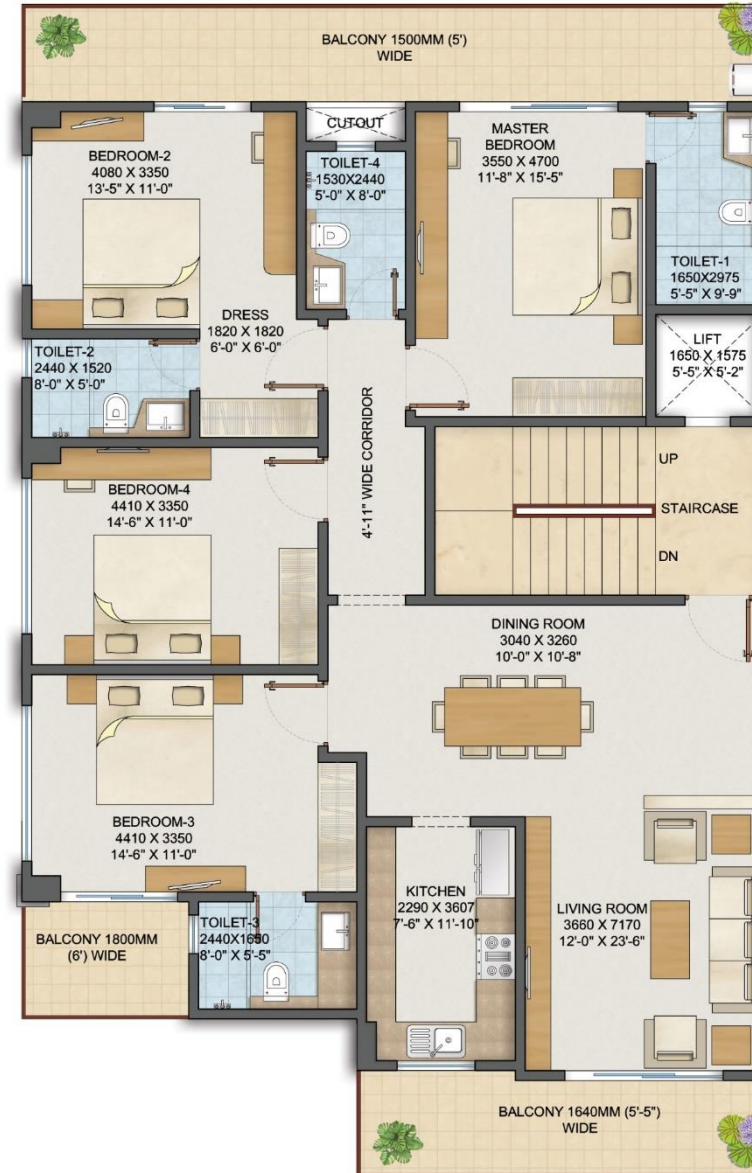
Carpet Area: 1,476 Sq. Ft (137.12 m²)

Balcony Area: 344 Sq. Ft (31.96 m²)

Usable Area: 1,820 Sq. Ft (169.08 m²)

Right To Use Area:

- Utility Area with attached toilet in stilt
- Common Terrace
- Private Terrace with 4th Floor



4 BHK + UTILITY (Typical Floor Plan)

Block L-8

Plot Area: 325 Sq. Yards (271.80 m²)

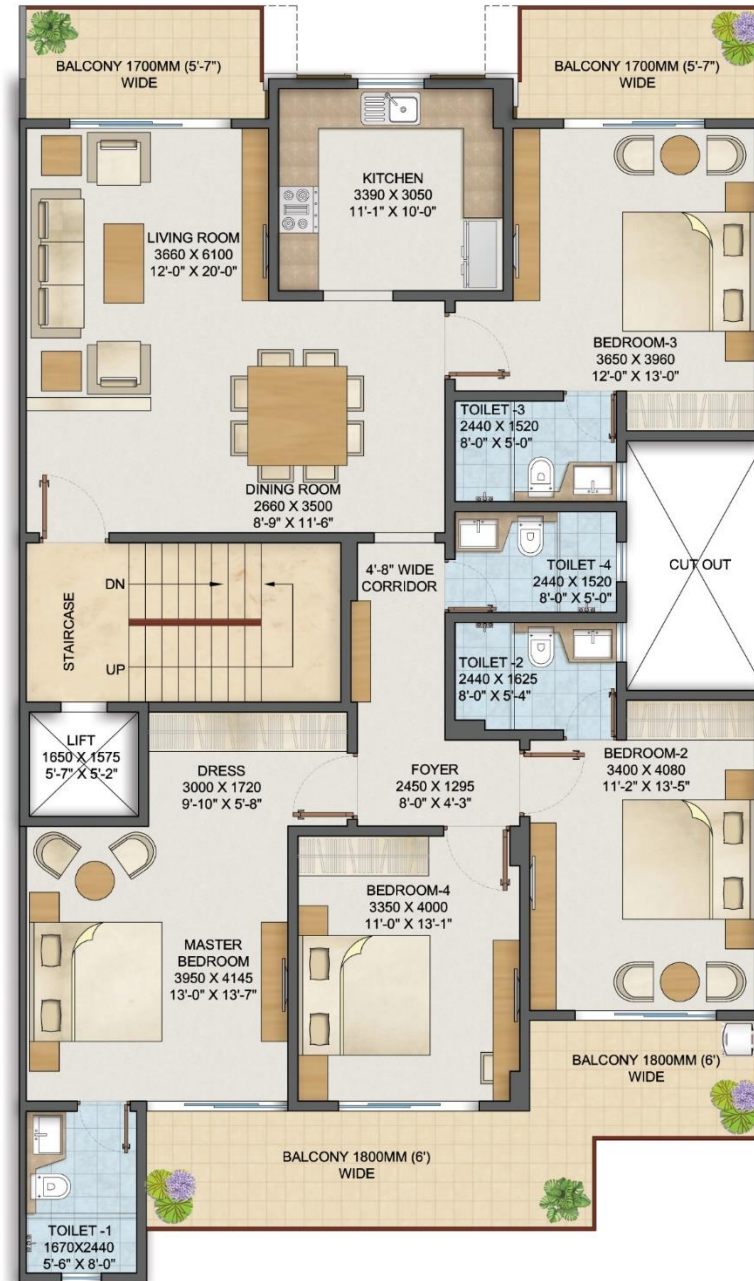
Carpet Area: 1,484 Sq Ft (137.87 m²)

Balcony Area: 330 Sq. Ft (30.66 m²)

Usable Area: 1,814 Sq. Ft (168.53 m²)

Right To Use Area:

- Utility Area with attached toilet in stilt
- Common Terrace
- Private Terrace with 4th Floor



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— AVASA —



L-8

4 BHK + UTILITY (Typical Floor Plan)

Block L-21

Plot Area: 464 Sq. Yards (389 m²)

Carpet Area: 2,089 Sq. Ft (194.07 m²)

Balcony Area: 531 Sq. Ft (49.33 m²)

Usable Area: 2,620 Sq. Ft (243.41 m²)

Right To Use Area:

- Utility Area with toilet in stilt
- Common Terrace
- Private Terrace with 4th Floor

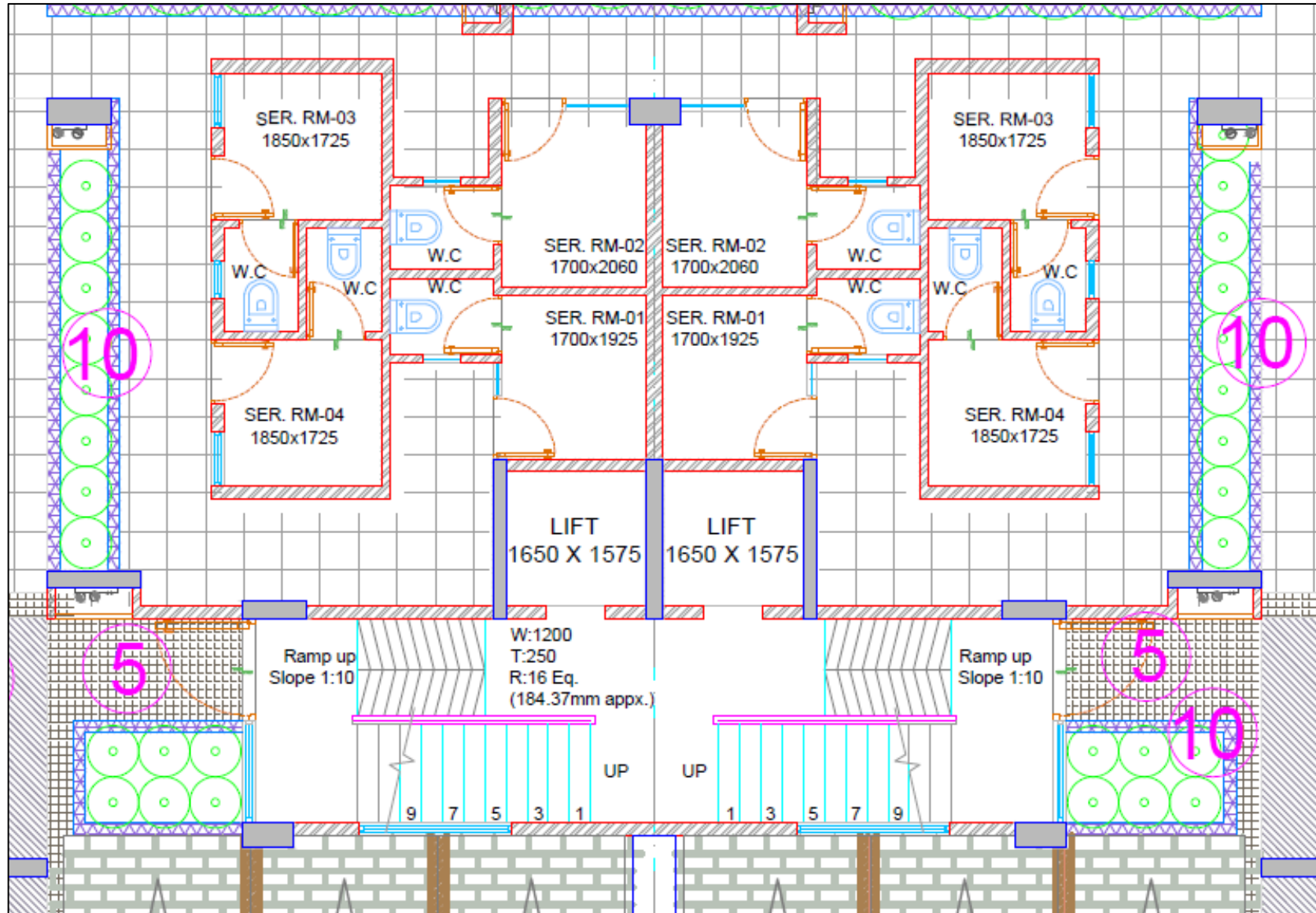


L-21

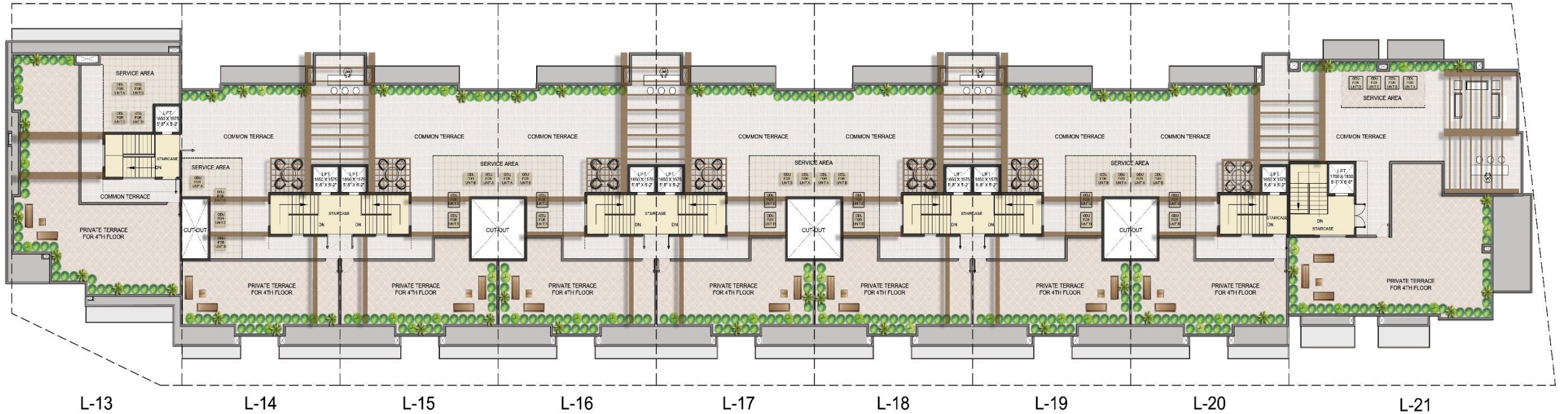
STILT PLAN – ENTRANCE LOBBY



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TERRACE PLAN – COMMON & PRIVATE



L-13 TO L-21
TERRACE PLAN

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



THANK YOU!