

AJNARA
PEACE OF MIND

YOUR PEACEFUL PARADISE



LE GARDEN

2/3/4 BHK HOMES • G. NOIDA (WEST)



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2/3/4 BHK HOMES • G. NOIDA (WEST)



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 and NCR as its center of operations, Ajnara has successfully completed various residential and commercial projects on land acquired 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 received much acclaim for great emphasis on aesthetics, appeal and timely completion. Ajnara's project palette includes everything from 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 for affordable housing. The 9 acre green stretch situated here brings the brilliance of living amidst nature. With great infrastructure 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 road, better known as Noida-Greater Noida Link Road. A 100 meter wide commercial belt has also been planned on one side of this 130 meter 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 NCR. 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
• Gymnasium • Air conditioned banquet/party hall • Indoor table tennis • Badminton court • Half basketball court
• 24x7 security • Yoga centre • Jogging track • Lavish theme gardens • Solar lighting for common areas • Laundry (door service) • Separate kids' playing area with sand pits • Internet connectivity • Provision for Natural Gas pipeline in kitchen • 24x7 soft water supply • Doctor on call • Ambulance on call • Box cricket • Convenient shopping area for daily needs • Cafeteria • Separate area for extra curricular activity





1Sq mtr = 10.764 sq. ft.

**Tower-H, J
Unit Plan**
Super Area=1245 Sq. ft.
3 Bedrooms
Drawing/Dining
2 Toilets
Kitchen
Balcony



**Tower-D, G, I
Unit Plan**
Super Area= 1285 Sq.ft.
3 Bedrooms
Drawing/Dining
2 Toilets
Kitchen
Balcony

1Sq mtr = 10.764 sq. ft.



Tower-H, J
Unit Plan
 Super Area= 1495 Sq.ft.
 3 Bedrooms
 Drawing/Dining
 3 Toilets
 Kitchen
 Balcony
 Servant Room



Tower-D, G
Unit Plan
 Super Area = 1500 Sq.ft.
 3 Bedrooms
 Drawing/ Dining
 3 Toilets
 Kitchen
 Balcony



**Tower-K
Unit Plan**
Super Area= 1595 Sq.ft.
3 Bedrooms
Drawing/Dining
4 Toilets
Kitchen
Balcony
St. Room

ENT.



**Tower-K
Unit Plan**
Super Area= 1795 Sq.ft.
4 Bedrooms
Drawing/Dining
4 Toilets
Kitchen
Balcony
St. Room

ENT.

This Project is mortgaged to ICICI Bank

ONGOING RESIDENTIAL PROJECTS



ONGOING COMMERCIAL PROJECTS



DELIVERED PROJECTS



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.



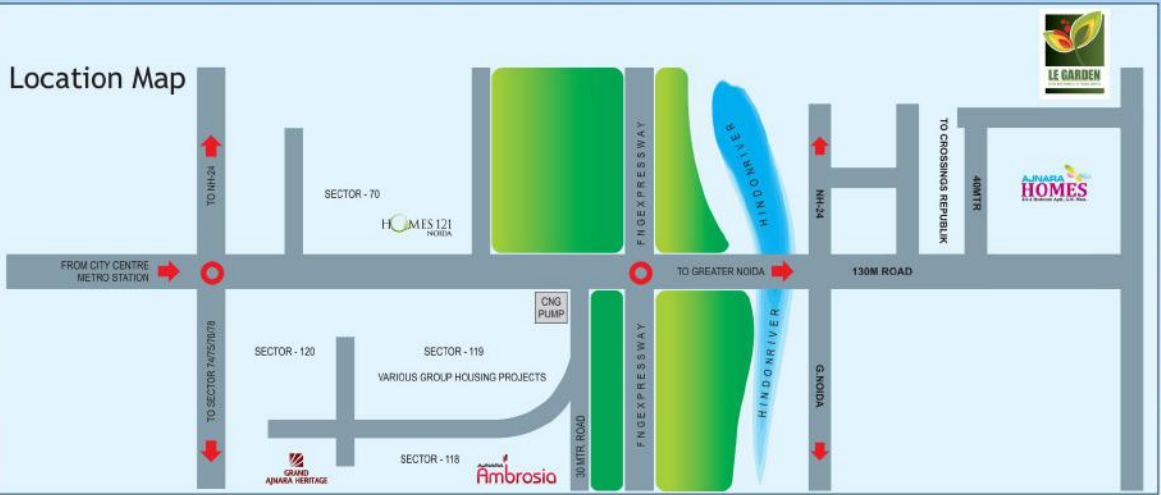
Site Plan

LEGEND	
875 SQ.FT	2 BHK + 2 TOR.
920 SQ.FT	2 BHK + 2 TOR.
981 SQ.FT	2 BHK + 2 TOR. TYPE I
995 SQ.FT	2 BHK + 2 TOR. TYPE II
1040 SQ.FT	2 BHK + 1 TOR. + KIDS ROOM + FOYER
1095 SQ.FT	2 BHK + 2 TOR. + STUDY
1140 SQ.FT	2 BHK + 2 TOR. + KIDS ROOM
1245 SQ.FT	3 BHK + 2 TOR.
1285 SQ.FT	3 BHK + 2 TOR.
1295 SQ.FT	3 BHK + 2 TOR.
1225 SQ.FT	3 BHK + 2 TOR.
1485 SQ.FT	3 BHK + 2 TOR. + DINING + SER. ROOM + TOR.
1580 SQ.FT	3 BHK + 3 TOR. + DINING
1585 SQ.FT	3 BHK + 4 TOR. + DINING + SE. ROOM
1785 SQ.FT	4 BHK + 4 TOR. + DINING + SE. ROOM



1. MAIN ENTRANCE/EXIT GATE COMPLEX
2. ENTRANCE PLAZA
3. ENTRANCE WATER FEATURE
4. PERGOLA COVERED GOLF CART PARKING(6 NOS.)
5. KAMP 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. SEATING BENCH
14. YOGA MEDITATION GARDEN (2 NOS.)
15. SLIDES ZONE-TYF (1/2 NOS.)
16. OPEN AIR THEATRE(2 NOS.)
17. OPEN SIT-OFF AREA NEAR ENTRANCE LOBBY
18. FLOWERS GARDEN(2 NOS.)
19. KIDS PLAY AREAS(4 NOS.)
20. TENNIS STRUCTURE
21. PALM COURTS WITH FLOATING GAZEBO(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. SAND WITH PLANTATION
34. CENTRAL GREEN(4 NOS.)
35. SLIDES ZONE-TYF (2/2 NOS.)
36. WATER FEATURE WITH SCULPTURE
37. CRICKET PRACTICE PITCH(1 NOS.)
38. COMMERCIAL
39. TOWER DROP-OFF AREAS
40. JOGGING TRACK/FIRE TENDER ROUTE

60.0 M WIDE (ROW) ROAD



G-200, Sector 63, Noida (UP) 201301
Call: 8010-640-000

info@propshop.org.in * www.propshop.org.in * SMS 'PS' to 56677

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All specifications, design, layout & towers conditions are only indicative & some of these can be changed at the discretion of Builder/Architect, these are purely conceptual & constitute no legal offerings