



If there's Peace, Progress and Prosperity, It's
Only Natural to call it an

#AddressOfGoodness



India's fastest growing real estate company

2,500 ACRES

Land Bank

200 Million*

Sq. Ft. Area Potential



14+

Years Young
With

31+ Mn.

Sq. Ft. Area
Developed*

108+ Mn.

Sq. Ft. Area Under
Development*

10,000+

Happy
Families

50+

Awards

*Does not include Dharavi- One of the Asia's Largest Urban Regeneration Project & other large scale strategic projects

Our Presence In Gurgaon

Delivered

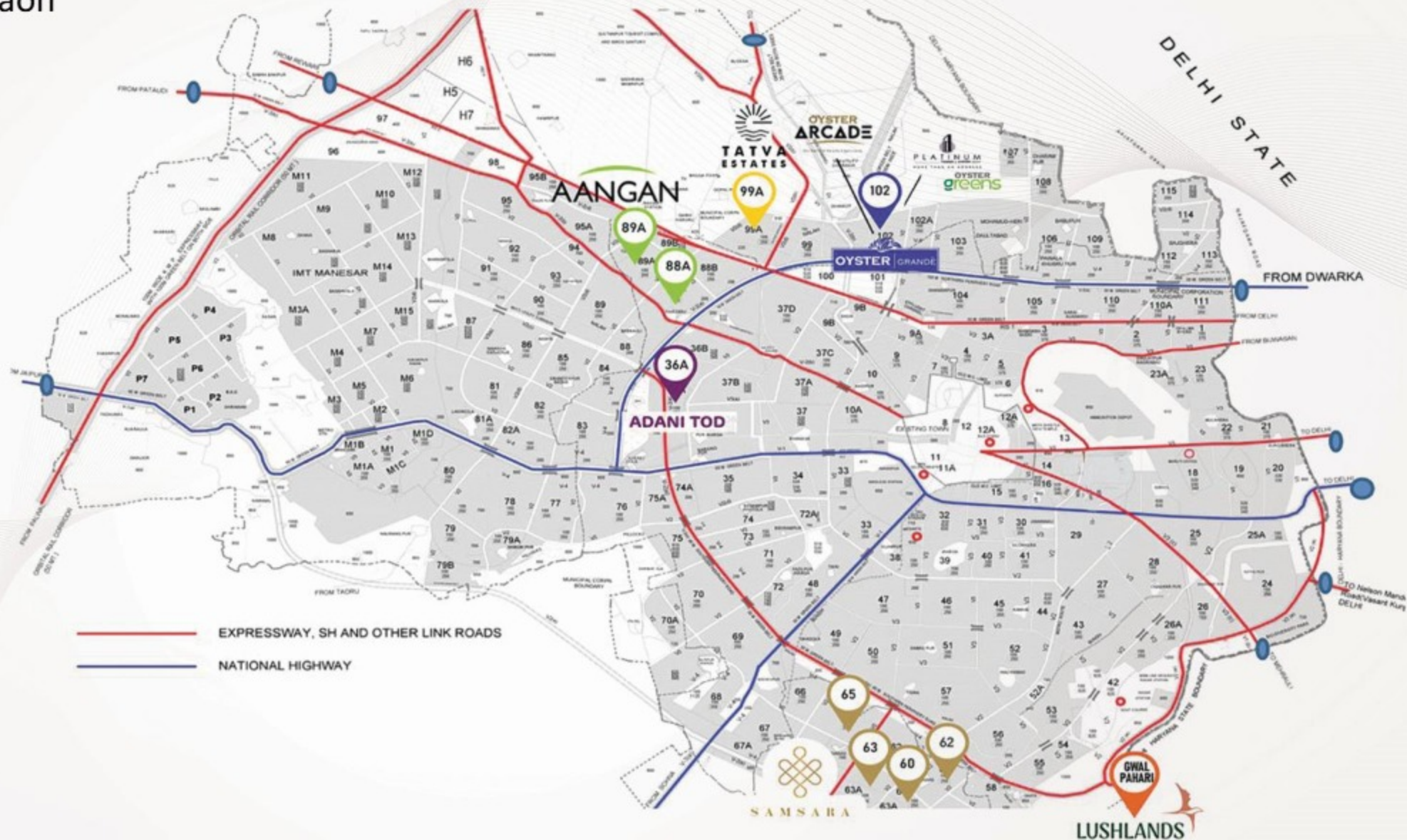
10 projects 4.5 million sq. ft.

Nearing Completion

7 projects 7 million sq. ft.

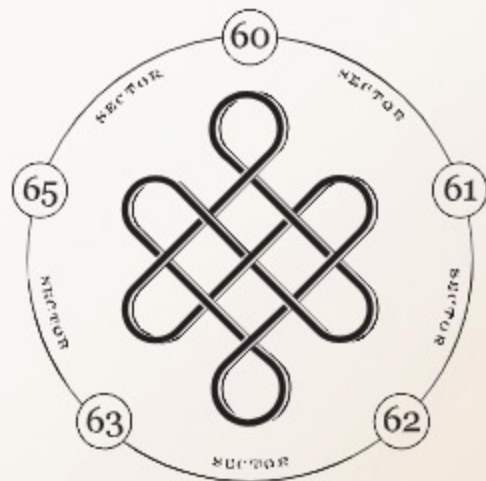
Future Potential

20 million sq. ft.



Expansive Integrated Development

Luxury Floors | Residential & Commercial Plots Retail | Restaurant | Offices | Institutional



S A M S A R A

WELCOME TO THE CIRCLE OF LIFE

Golf Course Extension Road, Gurugram

A Landmark Location

Education

- St. Xavier's High School
- DPS International School
- Lotus Valley School
- Presidium School

Business Park

- AIPL
- Lemon Tree
- Double Tree

Connectivity

- 30 Mins Away IGI Airport
- 05 Mins Away Golf Course Road/Rapid Metro
- 15 Mins Away HUDA City Centre Metro Station
- 05 Min Away Sohna Road
- 15 Min Away MG Road

Hospital

- Artemis Hospital
- Fortis Hospital
- Paras Hospital
- Max Hospital

Retail

- Ambience Mall
- World Mark
- IFC





OTHERS LAND

SECTOR-65

PARK

A-BLOCK

B-BLOCK

PARK

C-BLOCK

SECTOR-65

NURSING HOME

60 M-WIDE ROAD

SECTOR-62

24 M WIDE ROAD

SECTOR-62

3.4 ACRES COMMERCIAL

HERITAGE ONE

SECTOR-61

COLLEGE SITE

60 M WIDE ROAD

Samsara Arya

NURSING HOME

PRIMARY SCHOOL

PARK

M-BLOCK

RELIGIOUS BUILDING

BELVEDERE CLUB

Ireo SKYON

Samsara Sales Gallery

Samsara Avasa

SECTOR-63

SECTOR-63

Samsara Ivana

PARK

I-BLOCK

K-BLOCK

DISPENSARY

NURSERY SCHOOL-2

HIGH SCHOOL

OTHERS LAND

OTHERS LAND

OTHERS LAND

24 M WIDE ROAD

24 M WIDE ROAD

60 M WIDE ROAD

24 M WIDE ROAD

PARK

J-BLOCK

Samsara Vilasa

PARK

SAMSARA VILASA

24 M WIDE ROAD

SECTOR-63

SECTOR-60

TOWARDS CRPF CAMP



SAMSARA

WELCOME TO THE CIRCLE OF LIFE

Golf Course Extension Road, Gurugram

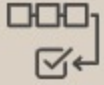


Advantages



Excellent Connectivity

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



Low Density Living

Well organized and separated with wide 12m internal driveways



Safety & Security

Gated Community with access control & CCTV Surveillance



Office Convenience

Walk to work or shop at Miracle Mile commercial complex



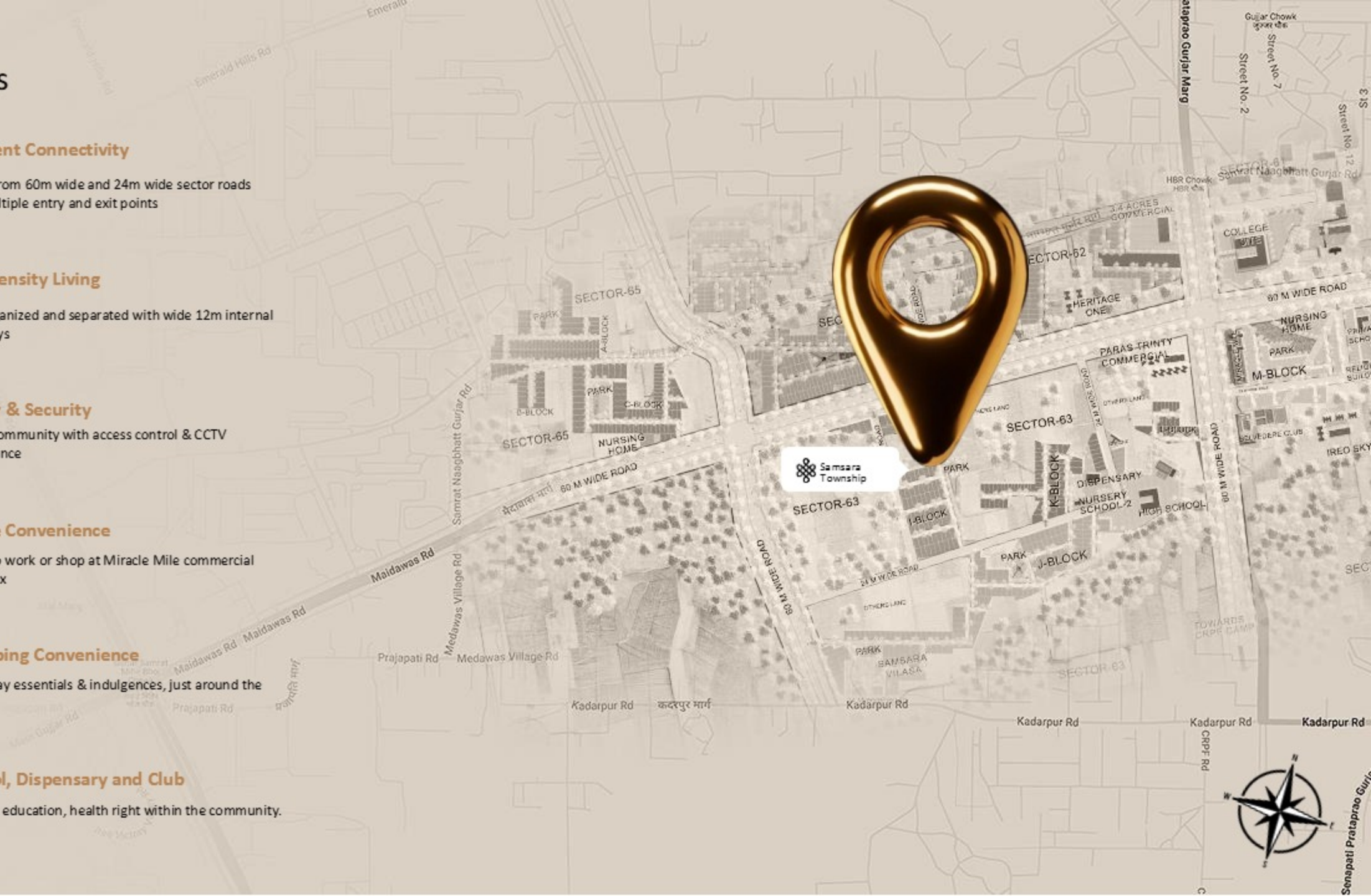
Shopping Convenience

Everyday essentials & indulgences, just around the corner



School, Dispensary and Club

Quality education, health right within the community.



Samsara Township

Senapati Prataprao Gurjar

Samsara M Block



Samsara Vilasa



Artistic Impression

Miracle Mile



Actual Image

Plots



Actual Image

Delivered

366
FLOORS

96
PLOTS

278
OFFICES & RETAIL

Samsara Avasa



Samsara Vilasa 2.0



Downtown Avenue



Samsara Arya



Nearing Completion

152
FLOORS

100
PLOTS

37
SCO Plots

INTRODUCING



S A M S A R A



I V A N A

2.0







75



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

Now let's look at
**How this community is
DIFFERENT!**



Artistic Impression

The Gift of **exclusivity**

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



Artistic Impression



Artistic Impression

Large Common Terraces With
100M Long Walkway



Unique Concept Of Green Valley By
Joining Set Back Area Of The Plots



A Green Valley Club Offering
Amenities on the Ground Floor



1.18 Acres Park That
Redefines Luxury Living



Amenities & Features

Zone-1

- o Pet Gym
- o Pet Park
- o Open Bar
- o Party Lawn
- o Activity Zone
- o Open Air Theatre
- o Banquet
- o Dance/Zumba Space
- o Gazebo with Seating Zone
- o Indoor Sitting Space
- o Reflexology Park
- o Acupressure Pathways

Zone-2

- o Open Gym
- o Seating Zone
- o Skating Track
- o Activity Zone
- o Practice Cricket Net
- o Carrom/Dart Space
- o Badminton Court
- o Gazebo with Seating
- o Pool/Snooker Table
- o Reflexology Park
- o Indoor Gym Area
- o Table Tennis Area
- o Half Basketball Court
- o Pergola with Seating

Zone-3

- o Activity Zone
- o Gazebo with Seating
- o Senior Citizen Park
- o Video Game Zone
- o Toddler's Play Zone
- o Chess Room
- o Dry Deck Fountain
- o The Vibe Zone
- o Kid's Play Zone
- o Seating Zone
- o Cards Play Space
- o Herbal Garden
- o Sand Pit
- o Wall Climbing
- o Senior Citizen Zone-Indoor

Zone-4

- o Flower Garden
- o Activity Space
- o Seating Zone
- o Yoga Lawn
- o Senior Citizen Space
- o Reading Area-Outdoor
- o Reading Corner-Indoor
- o Yoga & Meditation Space



Apartment Details

Unit typology	4BHK + Utility
Plot Area	351 Sq. Yds. 293.50 Sq. Mtr.
Carpet Area	1702 Sq. Ft. 158.16 Sq. Mtr.
Balcony Area	306 Sq. Ft. 28.43 Sq. Mtr.
Usable Area	2008 Sq. Ft. 186.59 Sq. Mtr.
Private Basement Area for 1st / 2nd	1190 / 970 Sq. Ft.
Floor	110.54 / 90.12 Sq. Mtr.
Private Terrace Area for 3rd / 4th Floor	551 / 674 Sq. Ft. 51.19 / 62.62 Sq. Mtr.



*Note: Areas mentioned above are approximate and may vary as per actual approved sanctioned plans.
Basement area comprises of carpet area and common areas/ walls

Private Basement



Air Conditioning



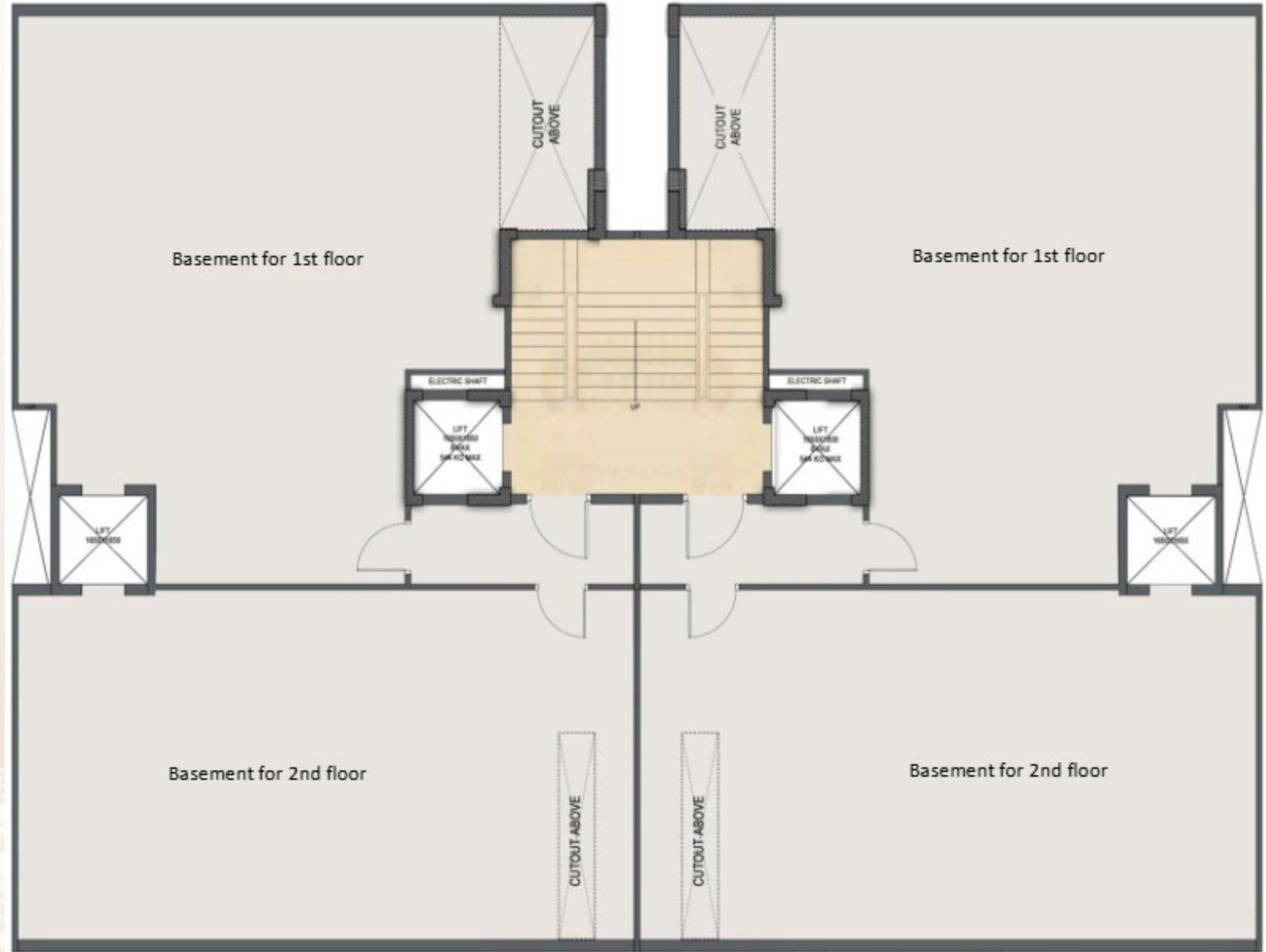
Provision for Wet Point



Provision for Pump & Sump



Sky Light Court with Glass Roof Top



Private Terrace



Pergola



Artificial Turf



Multi-Purpose Counter with Sink



Private Lawn with Seating Area



Electrical Point



Walkway on Common Terrace



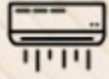
Wet Point



Artistic Impression



Specification



**VRV/ VRF Air
Conditioning with
Heating and Cooling**



**Luxury Vitrified Tiles
in Living, Dining and
Bedrooms**



Digital Main Door Lock



S A M S A R A



IVANA

2.0



**Aluminum Sliding Doors
with Mosquito Mesh**



**Provision for piped gas
supply**



Video Door Phone



**Modular
Kitchen**



**Instant
Geyser**



**Washing
Machine**



Chimney



Hob




Microwave



Dishwasher



Refrigerator



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



Acupressure Pathways



Yoga/Meditation Area



Reflexology Garden



Multi-functional Area

Pergola & Gazebo



Party Lawn



Senior Citizen Zone



Open Air Theatre



Pet Park & Gyms



Activity Zone



Outdoor Bar



Banquet

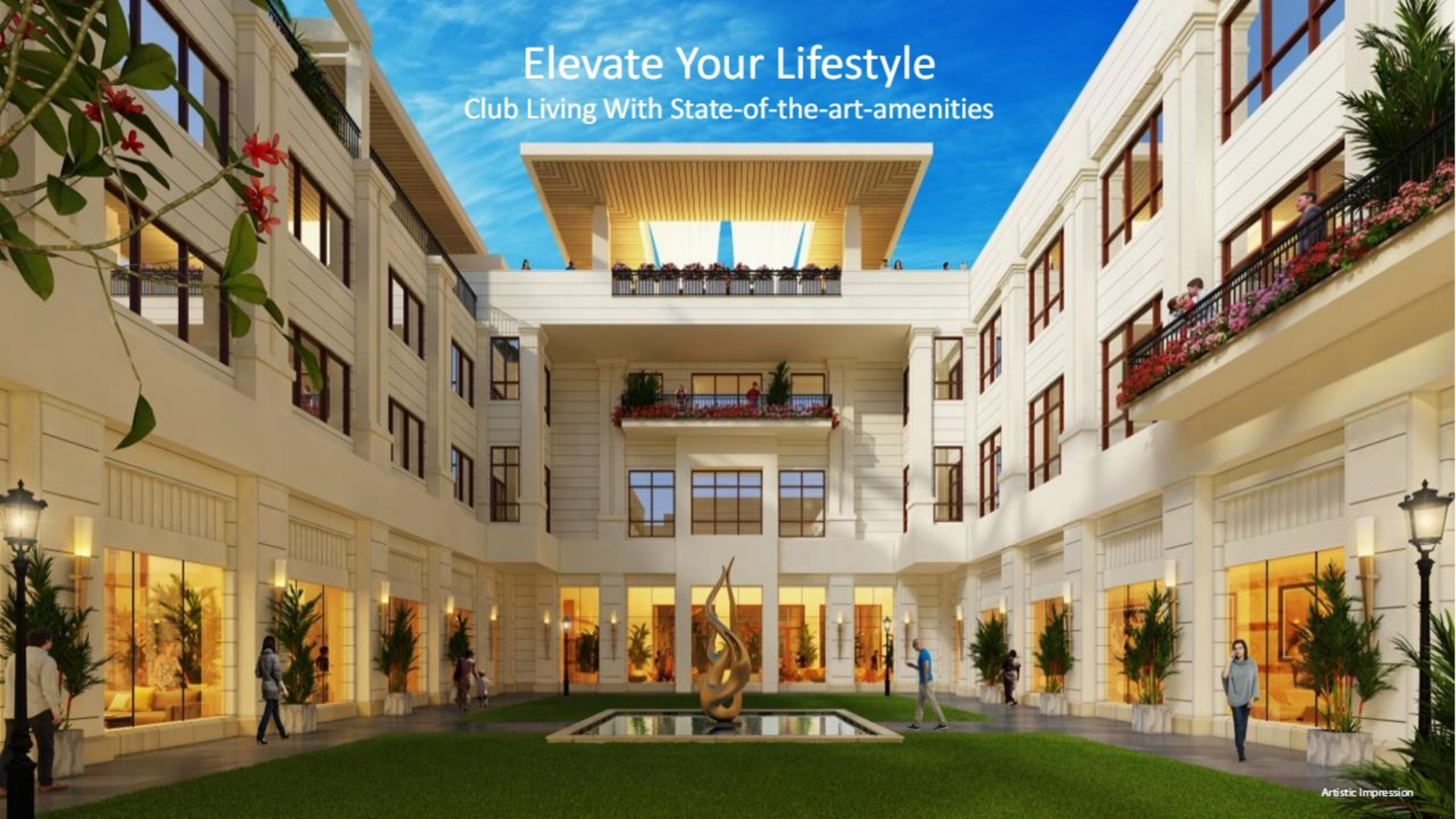


The Belvedere Club



Elevate Your Lifestyle

Club Living With State-of-the-art-amenities



10 Year Belvedere Club Membership



Club Amenities

Creche



Cafe



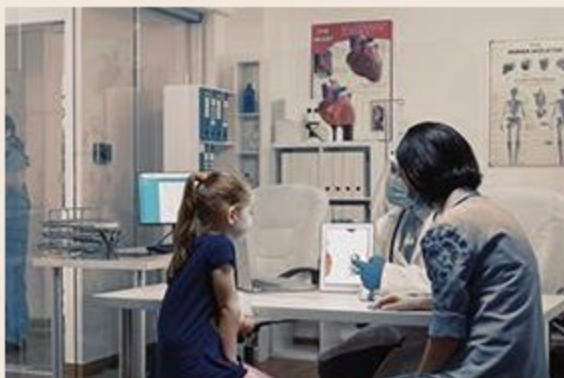
Banquet Hall



Business Centre



Doctor Room



Lounge Bar & Restaurant



AV Room



Movie Theatre



Club Amenities

Squash Courts



Snooker Room



Table Tennis Room



Indoor Games Room



Indoor Badminton Court

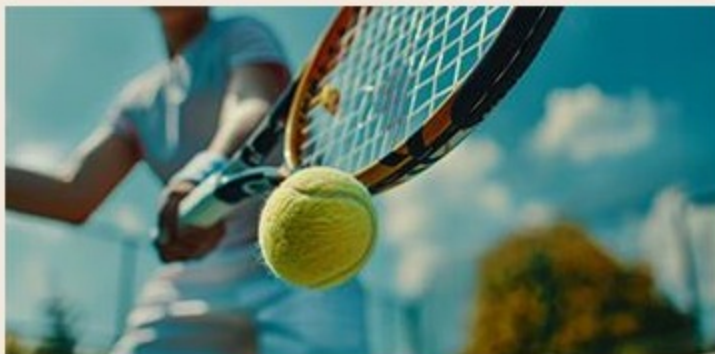


Golf Simulator Room



Club Amenities

Tennis Court



Pickleball Court



Card Room



Cricket Pitch



Skating Rink



Half Basketball Court

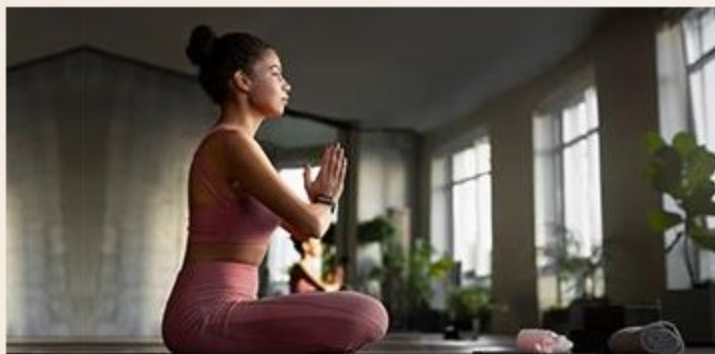


Club Amenities

Gymnasium



Yoga Area



Relaxation Zone



Spa & Salon



Kids Pool



Swimming Pool



Price List

Plot Size (Sq. Yds.)	Type	Configuration	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Usable Area (Sq. Ft.)	Basement Area – Right to use (Sq. Ft.)	Terrace Area – Right to use (Sq. Ft.)	Price (INR Cr.)*
351	4 BHK + Utility	First Floor with Private Basement	1702	306	2008	1190	-	6.37
		Second Floor with Private Basement				970	-	6.23
		Third Floor with Private Terrace				-	551	5.87
		Fourth Floor with Private Terrace				-	674	5.92

*Additional Charges :

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

Note:

- 1) Above mentioned price is inclusive of fully loaded including Refrigerator, Microwave and Dishwasher.
- 2) Basement area comprises of carpet area and common areas/ walls
- 3) Price are subject to revision without prior notice

Payment Plan

Payment Plan for limited units – 30:30:40

S No.	Installment Description	% Due of Sales Value
1	On Application	10% of Total Sales Value (Booking Amount)
2	Within 90 days of Application	20% of Total Sales Value
3	On Start of Super Structure Roof Slab	30% of Total Sales Value
4	On Application of Occupation Certificate (OC)	35% of Total Sales Value
5	On Offer of Possession	5% of Total Sales Value + IFMS + Possession Charges



Urban Aesthetic. Revolutionary Methods.

Adani Realty is the real estate arm of one of India's leading infrastructure and development entities – the Adani Group. With its commitment to 'Nation Building' and 'Growth with Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the most refined design aesthetics with cutting - edge construction technology. So far, the company has developed real estate spaces that include residential, commercial, and social club projects across Ahmedabad, Mumbai, Pune and Gurugram.



A Success Story Build On The Foundation Of Trust.

Brahma is an asset management company that concentrates on the Indian real estate sector. Headquartered in New York, the company is committed to undertake investments towards the development of India's changing urban landscape. It brings an international management mindset to projects, ensuring state-of-the-art design, stringent quality management, and a focus on time bound deliverables. The company follows a resourceful, research-based investment process with its affiliate office in Gurugram along with asset management and development teams that offer extensive ground level experience. The current investments are spread across residential, retail and commercial real estate projects within India.



Adani Brahma Synergy Pvt. Ltd.
Sales Gallery – Sector 63, Golf Course Extension Road, Gurugram

Disclaimer: The images, appearances, areas, colours, fitting, fixtures, furnitures & interior etc. given herein are mere artistic impressions for reference purposes only and do not constitute an offer, an invitation to offer and/or commitment of any nature between the promoter and the recipient/allottee. The data/information herein is intended to give a general understanding of the subject matter and is subject to change without any prior notice. Readers are therefore requested to verify all details, including area, amenities, services, terms of sale and payment schedule and other relevant terms independently with the promoter before arriving at any decision to buy any unit in the said project. The binding offering shall be governed by the terms and conditions of the Agreement for Sale only. Our official website is www.adanirealty.com and phone no is 1800-108-0009. In no event will the Promoter be liable for any claim made by the reader including seeking any cancellation and or/withdrawal for any of the inaccuracies in the information provided in the advertisement, though all efforts have been made to ensure accuracy. We also do not hold any responsibility for any information provided by any broker/channel partner/property dealer or made available on any website/email communication other than the official website/email/correspondence. [1 m² = 10.764 sq. ft., 1 m³ = 1.196 sq. yd.]. *T&C Apply.