

KLOCK TOWER

PREMIUM RESIDENCES AT SEC - 74, NOIDA

AJNARA
PEACE OF MIND
AJNARA INDIA LTD.



**RERA
COMPLIANT**

RERA Reg. No.: UPRERAPRJ5655



A TREAT for

THE AFICIONADOS OF GRACE

It is said that, Elegance is Eternal. There are some glorious monuments in this world which are timeless. We took a leaf from them and made a grand towering edifice – the first of its kind in Noida that will stand the testimony of time for many generations to savour. A magnificent piece of heritage for you to call, your own iconic home.

Welcome to the...



Standing boastfully amidst the prestigious Grand Ajnara Heritage, in Sector 74, Noida, the Klock Tower is the ultimate representation of avant-garde design and highly sophisticated craftsmanship. Every part of the Klock Tower has been built to resonate your exquisite taste. From graceful apartments to magnificent club, kaleidoscopic amenities with infinite charms of everlasting beauty.



KLOCK TOWER

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Being close to the metro city, it offers convenient accessibility from all the major destinations and important cities. So, come and discover the grandness of luxury living that is exclusive and addictive.

Location Advantages:

- 1 minute drive from proposed Metro Station
- 3 minutes' drive from FNG corridor
- 5 minutes' drive from Sector 119 and Sector 120
- 5 minutes' drive from Noida City Centre Metro Station
- 5 minutes' drive from Sai Mandir
- 10 minutes' drive from NH-24
- 10 minutes' drive from Fortis Hospital

FEATURES THAT MAKES LIFE MAGNIFICENT

The Project:

- Located in the heart of Grand Ajnara Heritage in Noida, Sector 74.
- Proposed metro stations and SEZs in immediate neighbourhood
- Unmatched location advantages with all utility points
- Reputed healthcare, educational institutions, banks & shopping mall in near vicinity
- Grand featured entrance gate
- Land allotted by Noida authority

Comforts:

- 24x7 security with CCTV
- Ample parking space
- Installation of fire fighting system as per norms
- In-house maintenance services for all common facilities*
- Laundry (door service)
- Internet connectivity
- Provision for Natural Gas pipeline in kitchen*
- 24x7 water supply
- Business centre along with Wi-Fi
- Future ready digital homes equipped with fibre optic network*
- Golf cart for visitors
- Doctor on call
- Convenience store

* Terms & Conditions apply.



A PLETHORA of COMFORTS & EXCITEMENTS



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
- Exclusive Fitness Centre for Klock tower

Eco-friendly:

- Approx. 70% of the plot area open for free flow of light and air
- Eco-friendly layout of the project
- Provisions for rain water harvesting
- Lavish theme garden
- Solar lighting for common areas



SPECIFICATIONS

Living/ dining/ passage & lobby within the 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 up to 2 feet above counter
Floor	Vitrified tiles
Counter	Granite top
Fitting/ Fixtures	CP Fittings, stainless steel sink
Kitchen Appliances	Individual RO unit
Balcony	
Floor	Anti-skid ceramic tiles with 'sit-out' in the balcony
Toilets	
Walls	Designer wall tiles
Floors	Anti-skid tiles
Accessories	Branded Sanitaryware & CP fitting
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 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	8' high polished hardwood frame with designer panel door
Door Fittings	Good quality SS finish
Ext. Doors	Powder coated aluminium
Windows/ Ventilators	UPVC
Electricals	Modular switches, copper wiring with MCB's
Power Back-up	DG power backup 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

Note:-
1. The colour and design of the tiles can be changed without prior notice.
2. Variation in the colour and size of vitrified tiles/granite may occur.
3. Area in all categories of apartments may vary up to ±3% without any changes in cost. However, in case the variation goes beyond ± 3%, charges are applicable.

All specifications, designs, layout, images, conditions are only indicative and can be changed at the discretion of the builder/architect/ authority. This is purely conceptual and constitutes no legal offering.

CLUSTER PLAN - KLOCK TOWER



FLOOR PLANS



2BHK+ 2TOILET - 1075 SQ.FT.

CARPET AREA (AS PER RERA)	=	62.34 sqm. (671.028 sqft.)
TOTAL BALCONY AREA	=	14.93 sqm. (160.707 sqft.)
EXTERNAL WALL AREA	=	5.41 sqm. (58.233 sqft.)
COMMON AREA	=	17.19 sqm. (185.033 sqft.)
TOTAL AREA	=	99.87 sqm. (1075.001 sqft.)



3BHK+ 2TOILET - 1295 SQ.FT.

CARPET AREA (AS PER RERA)	=	119.49 sqm (1286.190 sqft)
TOTAL BALCONY AREA	=	29.74 sqm. (320.121 sqft.)
EXTERNAL WALL AREA	=	9.73 sqm. (104.734 sqft.)
COMMON AREA	=	44.95 sqm. (483.847 sqft.)
TOTAL AREA	=	203.91 sqm. (2194.887 sqft.)



3BHK+ 2TOILET+ DINING - 1495 SQ.FT.

CARPET AREA (AS PER RERA)	=	81.12 sqm. (873.176 sqft)
TOTAL BALCONY AREA	=	27.28 sqm. (293.641 sqft.)
EXTERNAL WALL AREA	=	7.35 sqm. (79.115 sqft.)
COMMON AREA	=	23.15 sqm. (249.187 sqft.)
TOTAL AREA	=	138.90 sqm. (1495.119 sqft.)



3BHK+ 4TOILET+ SER. ROOM - 1795 SQ.FT.

CARPET AREA	=	108.08 sqm. (1163.373 sqft.)
BALCONY AREA	=	20.47 sqm. (220.339 sqft.)
EXTERNAL WALL	=	6.74 sqm. (72.494 sqft.)
COMMON AREA	=	31.47 sqm. (338.743 sqft.)
TOTAL AREA	=	166.76 sqm. (1795.005 sqft.)



3BHK+ 4TOILET+ KID'S+ SER. ROOM - 2195 SQ.FT.

CARPET AREA (AS PER RERA)	=	119.49 sqm (1286.190 sqft)
TOTAL BALCONY AREA	=	29.74 sqm. (320.121 sqft.)
EXTERNAL WALL AREA	=	9.73 sqm. (104.734 sqft.)
COMMON AREA	=	44.95 sqm. (483.847 sqft.)
TOTAL AREA	=	203.91 sqm. (2194.887 sqft.)

Disclaimer: Built-up area includes apportioned common of project. All specifications, designs, layout, images, conditions are only indicative and can be changed at the discretion of the builder/architect/authority. This is purely conceptual and constitutes no legal offering. 1Sqm=10.764 sq.ft., 304.8 mm=1'- 0".

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SITE MAP



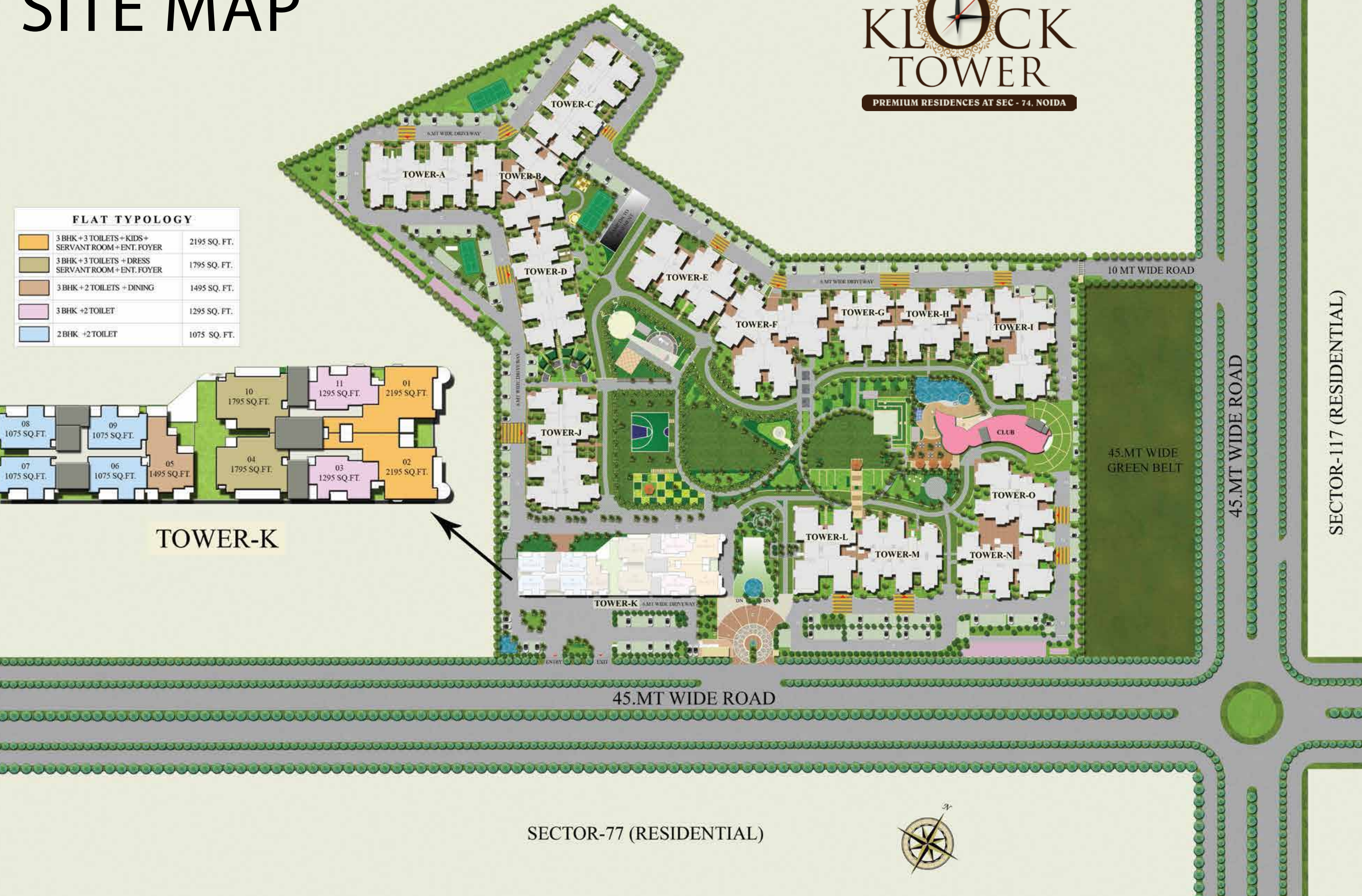
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PREMIUM RESIDENCES AT SEC - 74, NOIDA

FLAT TYPOLOGY		
	3 BHK + 3 TOILETS + KIDS + SERVANT ROOM + ENT. FOYER	2195 SQ. FT.
	3 BHK + 3 TOILETS + DRESS SERVANT ROOM + ENT. FOYER	1795 SQ. FT.
	3 BHK + 2 TOILETS + DINING	1495 SQ. FT.
	3 BHK + 2 TOILET	1295 SQ. FT.
	2 BHK + 2 TOILET	1075 SQ. FT.



TOWER-K





**GRAND
AJNARA HERITAGE**

ACTUAL SITE IMAGES





ABOUT

AJNARA

PEACE OF MIND

Every endeavour aspires to bring peace, success and happiness to people associated with it. At Ajnara, every project is planned and executed to bring complete peace of mind to its customers. Such single minded devotion to it has made Ajnara a synonym of pure bliss.

Transparency

Ajnara believes in complete transparency and openness so that its patrons and associates remain well aware of all company policies, payment processes, operations & important information and construction status. As it is believed that there should be a clear understanding between all parties involved to leave no scope for error and confusion.

Decades of experience

Being in business for the last 25 years, it has diversified immensely and gained expertise in every aspect of real estate.

In-time delivery

Ajnara has the reputation of being a trustworthy real estate developer in the market that always delivers on-time.

Uncompromising quality

Quality is, beyond doubt, an extremely vital parameter in any project and Ajnara leaves no stone unturned to offer its clients nothing short of brilliant products.

Unmatched aesthetical designs

Ajnara works with renowned architects on all its projects to ensure that aesthetics and appeal are never compromised on.

Luxury within reach

Ajnara offers its customers the experience of elegant homes, modern & luxury living that easily fits the pocket.

ONGOING RESIDENTIAL PROJECTS



ONGOING COMMERCIAL PROJECTS



DELIVERED PROJECTS



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PEACE OF MIND
AJNARA INDIA LTD.

Ajnara India Ltd. Lease deed no. 14773 dated 9/7/2015 and correction deed no. 16965 dated 22/6/2016 layout plan sanctioned vide letter no. 3834/6685 dated 20/9/2016 by New Okhla Development Authority. The details of the approval including building plans approved from Authority can be checked in our corporate office during office hours. All images, perspective, specifications, features, figures are only indicative and not a legal offering. 1 Acre= 4046.82 sq. mtrs. 1 sq. mt. = 10.764 sq. f (Approx.) Terms & Conditions apply.

TOWNSHIPS • GROUP HOUSING • VILAS • STUDIO APARTMENTS • COMMERCIAL • IT PARK • HOSPITALITY

RERA Reg. No.: UPRERAPRJ5655