

**Aanandam  
ora**

Sector 93, Gurugram

## ORA LAND AND HOUSING PRIVATE LIMITED

**Corporate Office:** J-10/5, DLF Phase II, M.G. Road, Gurugram - 122 002, Haryana (INDIA)

**Registered Office:** J-10/9, DLF Phase II, M.G. Road, Gurugram - 122 002, Haryana (INDIA)

**Ph. No.:** + 91 124 4979 200 | **Email:** info@aanandamora.com | **Website:** aanandamora.com | **CIN:** U45200HR2008PTC112824

**DISCLAIMER:** The information contained in this advertisement is merely informative and unless otherwise expressly provided, all contents are for general information purposes only. Nothing contained herein intends to constitute a legal offering or legal binding on the part of M/s Ora Land And Housing Private Limited (CIN: U45200DL2008PTC182068) ('Company'). In the opinion of the Company, the words / phrases used are generic in terms. The Company's Project 'Aanandam Ora' is comprising of 15.7 Acres of land which has been developed as an affordable residential plotted colony under Deen Dayal Jan Awas Yojna (DDJAY), located in Sector - 93, Gurugram, Haryana. The project has duly been registered with the Haryana Real Estate Regulatory Authority vide registration no. RC/REP/HARERA/GGM/711/443/2023/55 dated 17.04.2023. The colony is being developed under license bearing no. 108 of 2022 dated 05.08.2022 and 33 of 2023 dated 16.02.2023 granted by Director General Town and Country Planning Haryana (DGTCP). The development is governed by and subject to terms & conditions of License and terms and conditions of Application Form, Allotment Letter, Agreement for Sale and Conveyance Deed. Viewers/intending purchasers are requested to take appropriate advice from independent sources for taking further decision regarding / in relation to the Project. Nothing contained herein shall construe as any scheme or deposit plan or investment advice/offer/proposal under the applicable law or any scheme under SEBI Act, 1992 and/or any other applicable law. The amenities, specifications, facilities, surrounding infrastructure, stock images and features shown and /or mentioned and the images renders used herein are purely indicative and for representational purposes and may differ from the original. Not all photos may have been shot at the site. This is only an invitation to offer and does not constitute offer. Dispute with regard to the interpretation of information will be subject to the exclusive jurisdiction of District Courts at Gurugram and Hon'ble High Court of Punjab & Haryana at Chandigarh, India.

\*\*Terms & Conditions apply. | 1 Hect. = 2.471Acres, 1 Acre = 4840 sq. yds. or 4046.86 sq. mtrs., 1 sq. mtr. = 10.764 sq.ft. | HARERA Registration No. RC/REP/HARERA/GGM/711/443/2023/55 dated 17.04.2023 | HARERA Website <http://www.haryanarera.gov.in/>

**Aanandam  
ora**

Sector 93, Gurugram

HARERA Registration No.: RC/REP/HARERA/GGM/711/443/2023/55  
HARERA Website: <http://www.haryanarera.gov.in/>

OWN THE EARTH. OWN THE SKY.



# Gurugram:

## A MARKET REACHING FOR THE STARS

Gurugram, also known as the millennium city, is one of the fastest-growing cities in India. With world-class infrastructure, excellent connectivity, and a favourable business environment, Gurugram has emerged as a hub for major multinational companies. The city's real estate market has witnessed significant growth in recent years, and it continues to evolve rapidly.

Image for reference only | Development under DDJAY

The city has seen a surge in the demand for residential and commercial properties, primarily due to the growth of the IT sector and the establishment of new businesses in the start-up space. This demand has led to an increase in property prices, making Gurugram one of the most expensive real estate markets in the country.

However, with the government's focus on developing affordable housing and infrastructure under Deen Dayal Jan Awas Yojana (DDJAY), the market is expected to become more accessible to a wider range of buyers and end users.

# 3

OWN THE EARTH. OWN THE SKY.



## A PERFECT BLEND OF BOTH WORLDS

Located in the heart of Gurugram, Sector-93 is a rapidly developing area that offers an excellent blend of residential and commercial opportunities. The area is well-connected to all major landmarks and destinations around Delhi & Gurugram, with easy access to schools, hospitals and shopping malls.

OWN THE EARTH. OWN THE SKY.

Sector-93 is situated in a prime location and offers a host of amenities that cater to the needs of modern living. The proximity to major commercial areas also makes it an ideal location for investment.

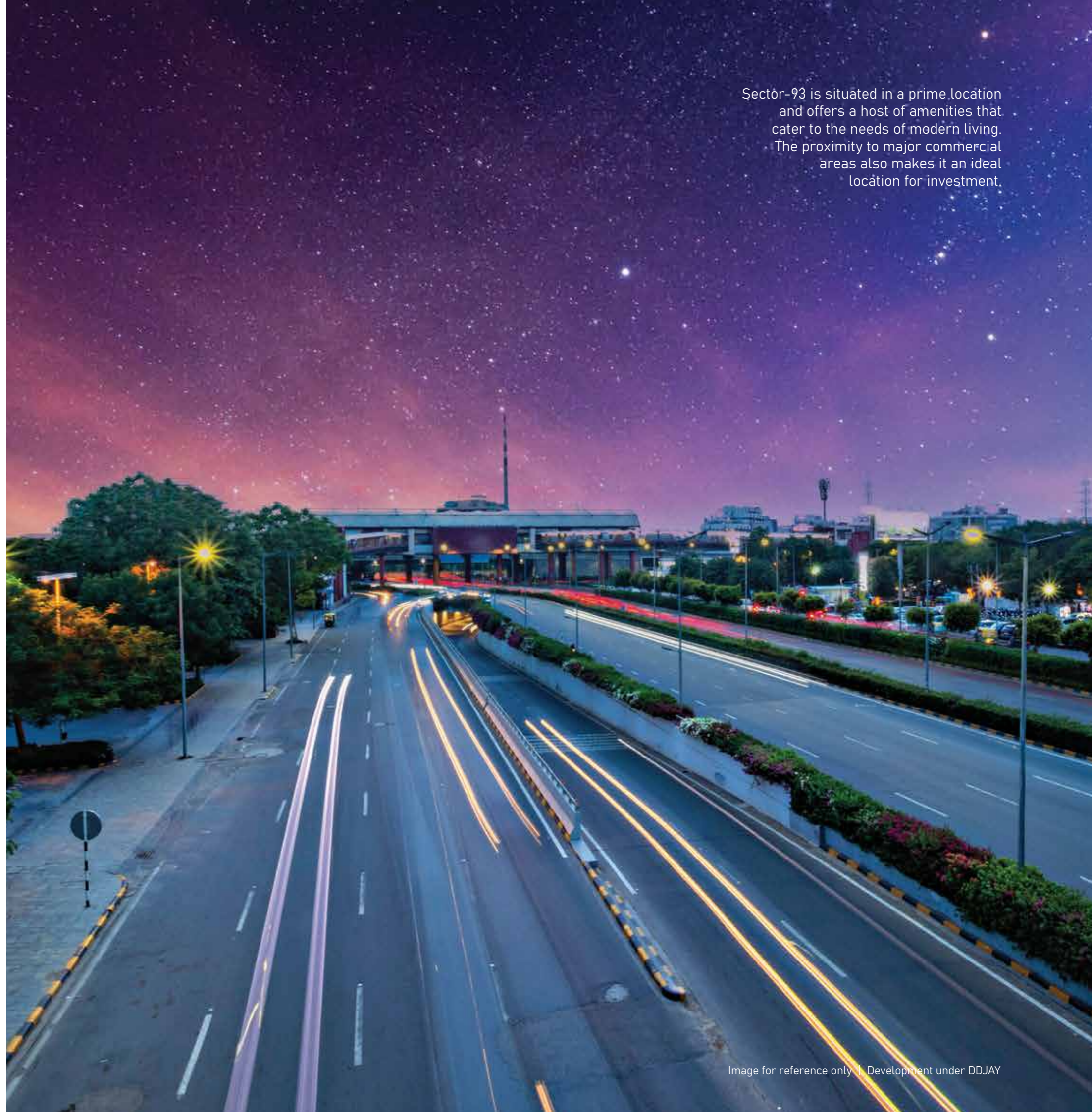
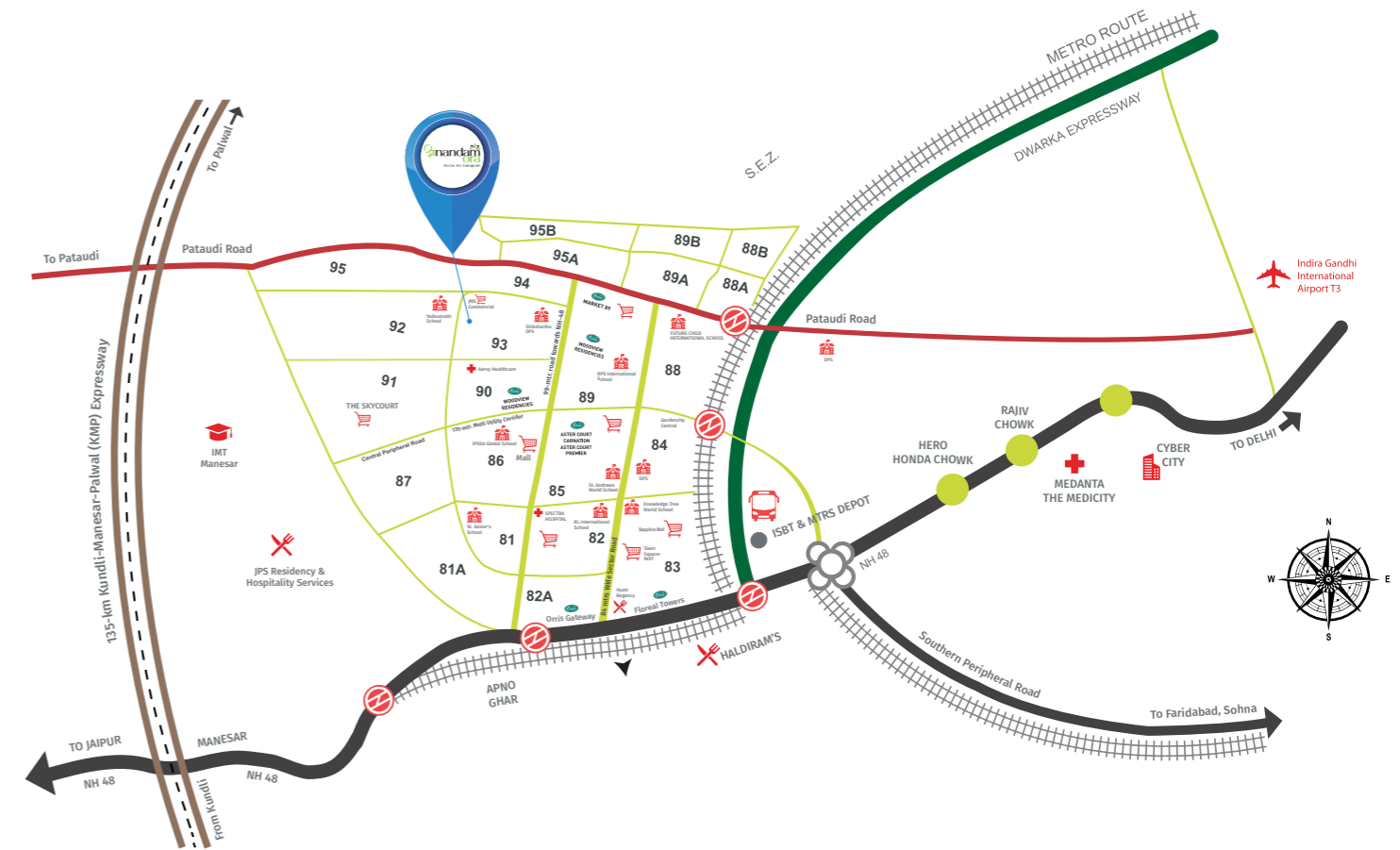


Image for reference only | Development under DDJAY

OWN THE EARTH. OWN THE SKY.



## LOCATION MAP - THE KEY TO SUCCESS



- NH 48
- PATAUDI ROAD
- PROPOSED METRO LINE
- DWARKA EXPRESSWAY
- KUNDLI-MANESAR-PALWAL (KMP) EXPRESSWAY
- HIGHER EDUCATION
- SCHOOL
- SHOPPING
- HOSPITAL
- HOTEL

Area	Key Distance
Social Infrastructure	3-min drive
Dwarka Expressway	5-min drive
NH 48	10-min drive
Huda City Centre	20-min drive
Cyber City	25-min drive
IGI Airport	30-min drive

This map is only for reference. Map not to scale.



## THE EMERGING NEW GURUGRAM

Anandam Ora is at the heart of Sector 93, where every amenity is around the corner. While unparalleled convenience graces your life – from trendy malls to cosy restaurants to hip cafes; from reputed schools to renowned hospitals to cultural hotspots, it also offers excellent connectivity with nearby metro and well-networked roads for seamless navigation around town.

# THE CALM WAY OF LIFE

The project is designed to provide a relaxing and refreshing living experience with its green landscaping and waterbody. The project has plenty of open areas that offer ample space to enjoy and relax in a serene environment. At Anandam Ora, we are committed to creating sustainable communities, and our project is designed to minimise our carbon footprint while providing an optimal living choice.

OWN THE EARTH. OWN THE SKY.



## TAILORED FOR YOUR SKY-HIGH AMBITIONS

Our philosophy is to provide affordable housing solutions that offer value for money, making it an ideal investment for homebuyers and investors alike. We are committed to delivering projects that are well-connected and offer a high standard of living.

Our project offers a range of plot sizes that cater to the needs of different homebuyers and investors. The plots range from ~50 sq.m. (59.79 sq. yrd.) to ~150 sq.m. (179.39 sq. yrd.), providing ample space for constructing a dream home.

# A LIFESTYLE OF COMFORT AND CONVENIENCE

Aanandam Ora offers a range of amenities to ensure a comfortable and convenient living experience for its residents. The project offers 24x7 security, a kids' play area, a badminton court, basketball court, tennis court, skating rink, a shopping area and a milk & vegetable booth.

# SITE PLAN



- LEGEND**
- RESIDENTIAL
  - COMMERCIAL
  - COMMUNITY
  - PARKS
  - 01. MILK BOOTH
  - 02. BADMINTON COURT
  - 03. BASKETBALL COURT
  - 04. KIDS' PLAY AREA
  - 05. TENNIS COURT
  - 06. SKATING RINK
  - 07. SERVICES

