HARERA No.: RC/REP/HARERA/GGM/896/628/2024/123
dated 18.12.2024 also available on www.haryanarera.gov.in
Licence no. 64 of 2010 dated 21.08.2010

SAMSARA

IVANA

A GIFTED LIFE

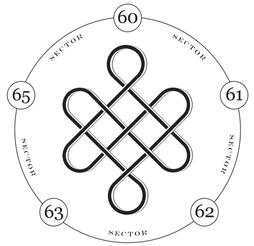
adani Realty | BRAHMA

HARERA No.: RC/REP/HARERA/GGM/896/628/2024/123 dated 18.12.2024 also available on www.haryanarera.gov.in | Licence no. 64 of 2010 dated 21.08.2010

ADANI BRAHMA SYNERGY PVT. LTD.
Corporate Office - 3rd Floor, Miracle Mile, Sector 60, Golf Course Extension Road, Gurugram 122005, Haryana, India
Sales Gallery - Sector 63, Golf Course Road Extension, Gurugram-122005, Haryana, India
Registered Office - Block-C, Flat No. 53, Flatted Factory Complex, Jhandewalan, New Delhi-110055, India | CIN: U45200DL2017PTC317052
1800-108-0009 | www.adanirealty.com

Do you wish for a circle that shares your way of life?

PRESENTING



SAMSARA

WELCOME TO THE CIRCLE OF LIFE

Samsara is home to a like-minded community.
With a thriving social ecosystem nearby,
and all-inclusive lifestyle & leisure amenities within,
this address welcomes you to live amidst those
who share your way of life.

Expansive Integrated Development
Luxury Floors | Residential & Commercial Plots
Retail | Restaurant | Offices | Institutional

Artistic Impression

Your circle is waiting to

welcome you.

People aspire to achieve a modern life centered around learning, wellness, progress, & indulgences - The four pillars that complete The Circle of Life.

Do you wish to join the circle?

Artistic Impression

Some gifts in life are *priceless.*

When you look back and count your blessings, you remember many people, many opportunities and many things life has brought to you.

Each of them has shaped the happiness you cherish today.

Welcome to the life of

timeless gifts

where every moment is a gift of luxury, comfort & joy

PRESENTING

SAMSARA

IVANA

Artistic Impression

Give your family the definitive

Samsara life.

For all the gifts you're grateful for, add one more.

experience

the warmth of community at Samsara Ivana.

Heartfelt connections and warm conversations magically happen every time you step out at Samsara Ivana. The neighborhood is home to a close-knit community of refined individuals and families who make you feel right at home.

Artistic Impression

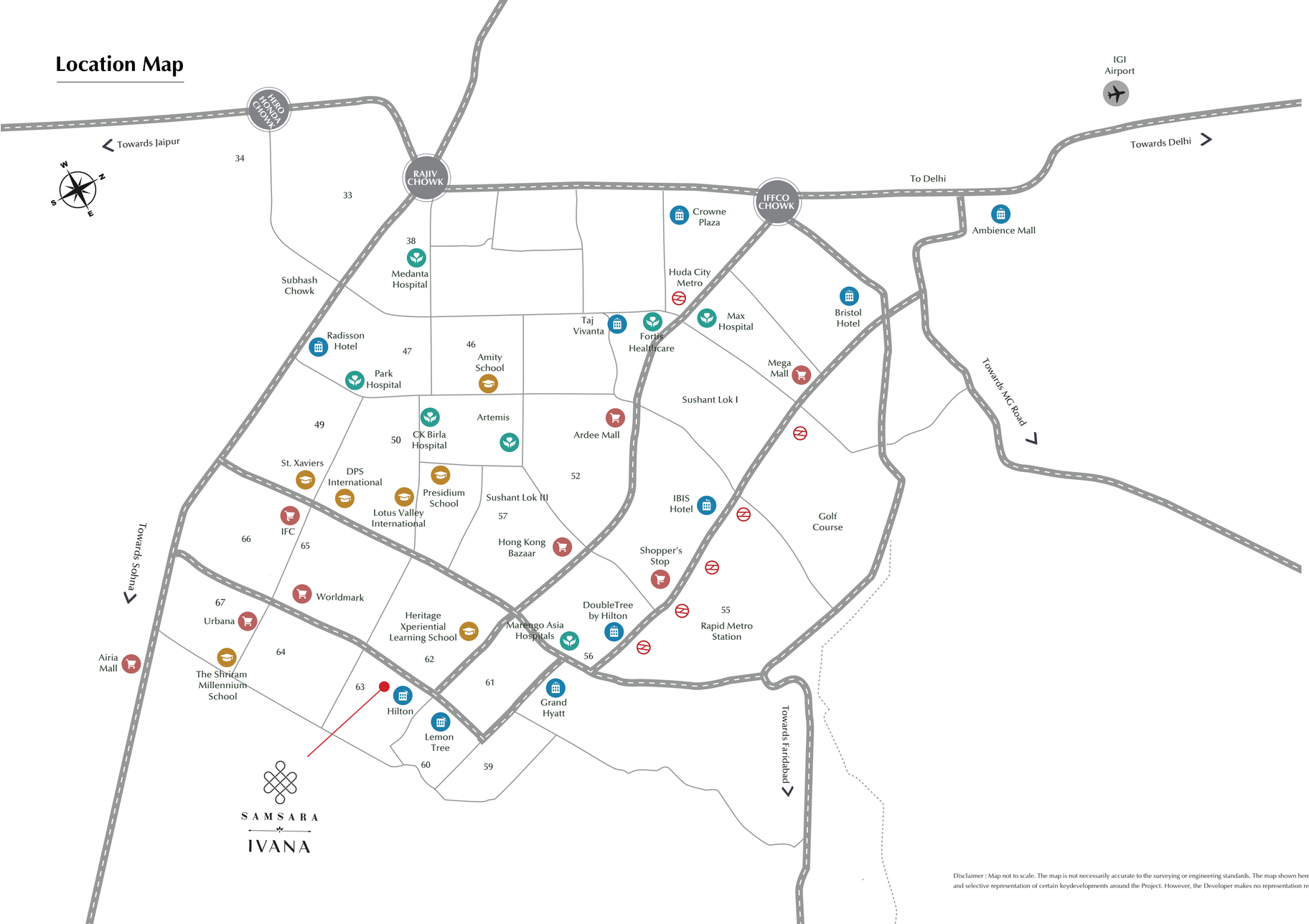
The Gift of

connectivity.

Conveniently accessible from the 60-meter-wide sector road, Samsara Ivana is located in Sector 63, off Golf Course Extension Road, Gurugram. This prime location offers a central position with close proximity to a comprehensive social infrastructure. With everything you need just minutes away, you can enjoy the luxury of more quality time.

Artistic Impression

Location Map



LOCATION ADVANTAGES

05 Mins to
Golf Course Road/Rapid Metro

10 Mins to
Sohna Road

15 Mins to
Millennium City Centre

20 Mins to
MG Road

25 Mins to
Ambience Mall

40 Mins to
International Airport

Disclaimer : Map not to scale. The map is not necessarily accurate to the surveying or engineering standards. The map shown here is for illustration purposes only. It does not representhe ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain keydevelopments around the Project. However, the Developer makes no representation regarding continuity/existence of these developments/landmarks going forward. Further, the driving time indicated is tentative and actual time may vary.

The Gift of
exclusivity.

Your Terrace, Your Basement, and Your Elevator -
ALL EXCLUSIVELY YOURS.

Artistic Impression

PRIVATE TERRACE - YOUR SPACE TO UNWIND

Escape to your private space, where the open sky becomes your retreat. Revel in fresh air, endless views, and a host of luxurious amenities designed for your comfort.

Artistic Impression

PRIVATE BASEMENT - SPACE FOR NEW POSSIBILITIES

Create your perfect space for every need - whether it's the calm of a library, the creativity of an art room, focus in your workspace, energy in your fitness zone, or joy in a playroom. Find balance for your mind, body, and soul.

Artistic Impression

Artistic Impression

SEAMLESS ACCESS, UNMATCHED COMFORT

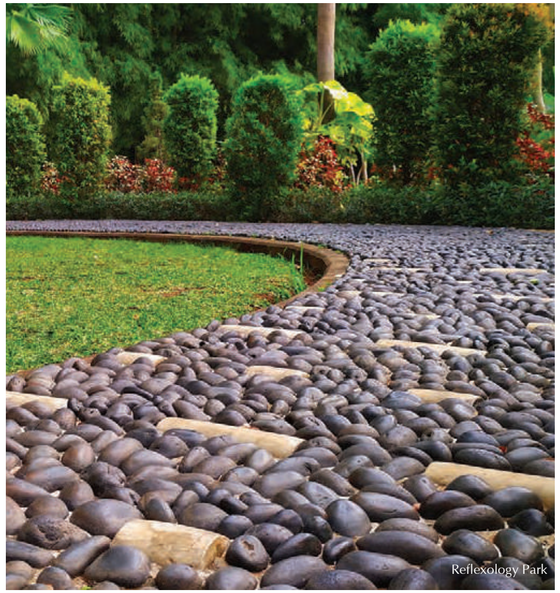
Experience unparalleled convenience with easy access to your basement or terrace through a personal elevator, exclusively within your home

The Gift of
peace.
Artistic Impression

Find your sanctuary in a world designed for inner harmony and holistic well being. With serene spaces and calming environments, every moment here is an invitation to reconnect with yourself.

Flower Garden

Herbal Garden


Reflexology Park

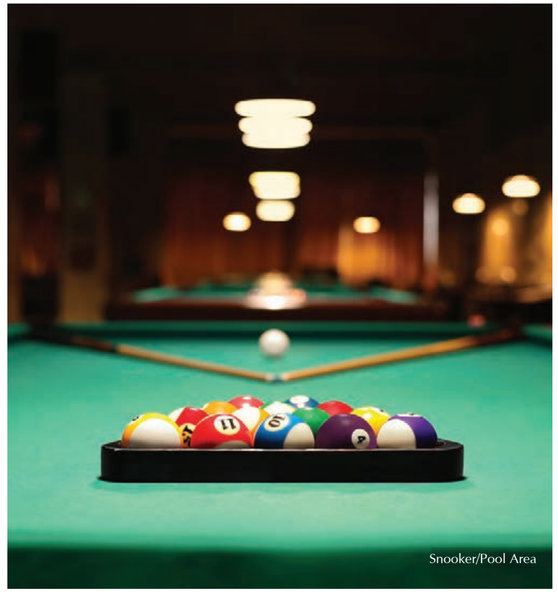
Seating Zone

All images are Artistic Impression & for reference purpose only.

The Gift of
joy.
Artistic Impression

Create moments that matter in spaces designed for happiness, connection and relaxation. Our thoughtfully crafted amenities ensures to bring you closer to every member of your family.

Kids Play Area


Snooker/Pool Area

Party Lawn

Open-Air Theatre

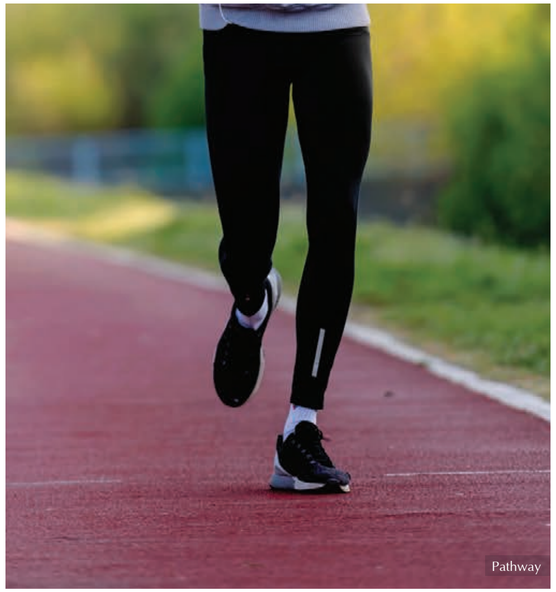
Sand Pit

All images are Artistic impression & for reference purpose only.

The Gift of
wellness.
Artistic Impression

Welcome to a community where health, happiness and harmony come together. We believe that wellness is not just a choice but a way of life, and we've created the perfect environment to nurture it.

Outdoor Gym


Pathway

Indoor Gym

Yoga Zone

Senior Citizen Park

All images are Artistic Impression & for reference purpose only.

Artistic Impression

Step into a world where everyday feels like game day. Our sports amenities are designed to fuel your passion, build connections and keep you active.

Skating Track

Table Tennis

Cricket Net

Badminton Court

Wall Climbing

Half Basketball Court

All images are Artistic Impression & for reference purpose only.

The Belvedere Club

The Samsara community houses an exclusive hub for refined recreation and socialisation. The upcoming club features elegant design and multiple engaging spaces for sports, catch-ups and unwinding.

Artistic Impression

BELVEDERE
CLUB

Belvedere Club invites you to indulge in a lifestyle of elegance and activity. Whether you're celebrating milestones, hosting private events, or simply enjoying life's finer moments, our facilities cater to every desire.

Relax by the pool, embrace your sporty side on the badminton court or cricket pitch, and delight in culinary masterpieces from around the globe at our restaurant and bar.

Discover a space where luxury blends seamlessly with community, creating opportunities to connect, rejuvenate, and thrive. At Belvedere Club, every day is a celebration of the extraordinary.

Artistic Impression

SECURITY PROVISIONS THAT BREATHE PRIVACY & COMFORT

At Samsara Ivana, we maintain a security system that is designed to keep you and your loved ones safe at all times. Ensuring that your home is always a safe haven, we bring you Multi-Tier Security.

GATED COMMUNITY

TRAINED SECURITY GUARDS

CCTV SURVEILLANCE

VIDEO DOOR PHONE

ACCESS CONTROLLED LIFT LOBBY

24/7 CCTV

Access Controlled Lift Lobby

Video Door Phone

Boom Barriers

All Images are Artistic Impression & for reference purpose only.

Artistic Impression

Site Plan

AMENITIES & FEATURES

Zone-1

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

Zone-2

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

Zone-3

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

Zone-4

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

Artistic Impression

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Artistic Impression

Plot I

Plot II

4 BHK WITH TERRACE/BASEMENT + UTILITY (TYPICAL)

- Plot Area
  293.501 M² (351 Sq. Yds.)
- Carpet Area
  158.163 M² (1702.45 Sq. Ft.)
- Balcony Area
  28.43 M² (306 Sq. Ft.)
- **Private Terrace Area for 3rd Floor**
  51.159 M² (550.67 Sq. Ft.)
- **Private Terrace Area for 4th Floor**
  62.657 M² (674.43 Sq. Ft.)
- **Private Basement Area for 1st Floor**
  Carpet Area - 90.026 M² (969.03 Sq. Ft.)
- **Private Basement Area for 2nd Floor**
  Carpet Area - 73.369 M² (789.73 Sq. Ft.)

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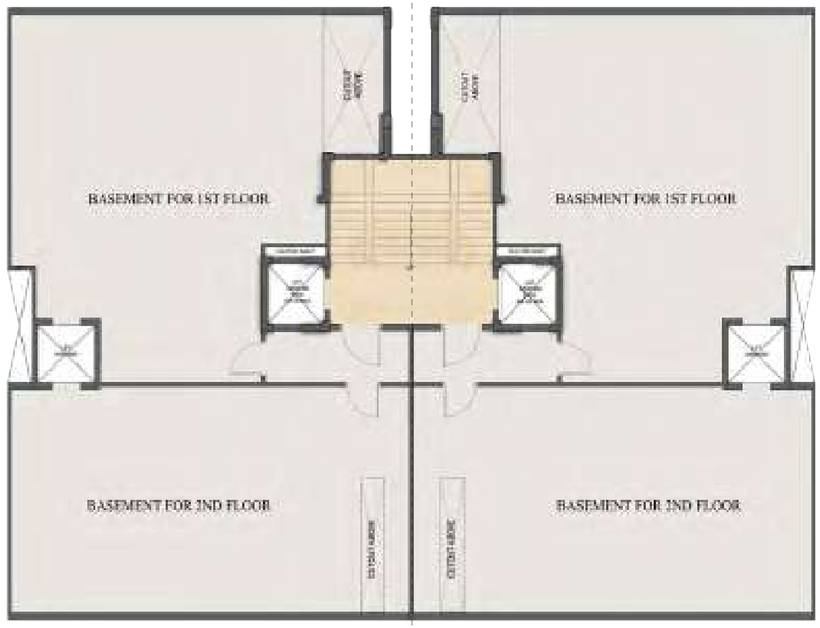
CONCEPTUAL LAYOUT - PRIVATE TERRACE

- Pergola
- Artificial Turf
- Multi-Purpose Counter
- Private lawn with Seating Area
- Electrical Point
- Walkway on common terrace

Plot I | Plot II

CONCEPTUAL LAYOUT - BASEMENT PLAN



Plot I | Plot II

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The Gift of
exquisiteness.
Artistic Impression

Specifications

LIVING/DINING ROOM	
Floors	Large Format/Luxury Vitrified Tiles
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Door	Main Entrance Door - Polished Wood Veneer Flush Door with Digital Lock Integrated with VDP
Window	Aluminium Sliding Door/Window with Mosquito Mesh
MASTER BEDROOM/ BEDROOMS	
Floors	Large Format/Luxury Vitrified Tiles
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Doors	Flush Door with laminate on both sides
Window	Aluminium Sliding Door/Window with Mosquito Mesh
KITCHEN	
Floors	Vitrified Tiles
Walls	2' High Ceramic/Vitrified Tiles above Counter/Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Doors	External Aluminium Doors
Windows	Aluminium Windows
Kitchen Counter Top	Granite/Stone
Fittings/Fixtures	Modular Kitchen (above & below Counter) with HOB & Chimney; Double Bowl Sink; Provision For Piped Gas Supply, White Goods: 3L Instant Geyser, Microwave (Built-in), Dishwasher (Built-in), Washing Machine, Refrigerator of reputed make
BALCONY/UTILITY BALCONY	
Floors	Utiltiy Balcony - Vitrified Tiles Other Balconies - Vitrified Tiles (Wooden Looking Tile)
Walls	Weather-Proof Paint
Ceiling	Weather-Proof Paint
BATHROOMS	
Floors	Vitrified Tile
Walls	Vitrified Tiles till False Ceiling height
Ceiling	Acrylic Emulsion Paint
Doors	Flush Door with Laminate on both sides
Window	Aluminium Windows
Fittings/Fixtures	Kohler/ Jaquar/American Standard or Equivalent
Others	Granite/Stone Countertop, 25 L Geyser, Health Faucet, Exhaust Fan, Toilet Paper Holder & Towel Rail, Looking Mirrors
CP Fittings/Sanitaryware	Kohler/ Jaquar/American Standard or Equivalent
UTILITY ROOM & TOILET	
Floors	Vitrified Tile / Ceramic Tiles
Walls	Oil Bound Distemper Paint in Room & Ceramic Tiles till 7' Height in Toilet
Ceiling	Acrylic Emulsion Paint/OBD
Doors	Flush Door with Laminate on both sides
Window	Aluminium Windows, Exhaust Fan
Fittings/Fixtures	Cera/Parryware or Equivalent
Others	WC & Spout
CP Fittings/Sanitaryware	Cera/Parryware or Equivalent

LOBBY & PASSAGE	
Floors	Vitrified Tile With Granite Border
Walls	Exterior Texture Grade Paint/Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/OBD
Doors	Panelled Glazed Door
Window	Fixed Glass Windows
STILT FLOOR ENTRANCE LOBBY	
Floors	Vitrified Tile With Granite Border
Walls	Exterior Texture Grade Paint/Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/OBD
Doors	Panelled Glazed Doors
Window	Fixed Glass Windows
TYPICAL LOBBY - DADO/LIFT DOOR	
Floors	Dado - Granite For Lift Walls Only - Up To Lift Door
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/OBD
STAIRCASE	
Floors	Granite/Tile Flooring
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/OBD
ELECTRICAL	
Fitting & Fixtures	Modular Switches & Sockets, Energy Saving LED Light Fixtures In Common Areas, Electric Vehicle Charging Points (Socket)
Others	FTTH, Integrated Electronic Surveillance System at Stilt Floor Main Gate - Video Door Phones in all Units
CP Fittings/ Saintary Ware	VRV / VRF Air Conditioning with Heating and Cooling in Living/Dining and all Bedrooms
STILT - ACTIVITY SPACE	
Floors	Granite / Vitrified Tile
Walls	Exterior Texture Grade Paint/Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/OBD
PARKING	
Floors	Stone/Granite Floor/Tile
Walls	Texture Paint/ Exterior Grade Paint/ Acrlyic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/OBD
PARKING LEVEL LOBBY DADO	
Floors	Granite cladding as Dado for lift walls only
Walls	Texture Paint/ Exterior Grade Paint/ Acrlyic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/OBD
Others	
Terrace Garden	Pergola, Artificial Turf, Wet Point, Electrical Point, Multipurpose Counter, Basic Horticulture Elements Like Flower Pots in common area only etc.
Basement	Split ACs
Power Backup	Unit with Terrace - 12KVA | Unit with Basement - 15KVA

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adani Realty

Changing the nation's skyline.

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.

- 14+ Years Young
- 24 Mn. Sq. Ft Area Developed
- 61 Mn. Sq. Ft Area Under Development
- 50+ Awards & Accolades
- 7000+ Happy Families

BRAHMA

A success story built 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.

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