



A lifestyle that dreams are made of

For those in search of enjoying a refined living experience, Amara Villas at Esencia offer the ultimate amalgamation of class, flair and luxury. Here, limited villas open doors to opulence, privacy and convenience. Amara Villas offer more than just exclusivity or the latest amenities or the finest marble, they have been carefully crafted to reflect the discerning tastes of their residents. These Villas are truly future-ready with the best of home automation system to provide insightful, relevant security solutions like emergency buzzer/alarm and video door phone.

- ELEGANT LIVING SPACE
- DOUBLE HEIGHT ENTRY FOYER AND LIVING ROOM
- TRIPLE HEIGHT INTERNAL COURTYARD
- 5 LARGE BEDROOMS WITH IMPORTED MARBLE FLOORING
- CENTRALLY AIR-CONDITIONED
- MODULAR KITCHEN
- REJUVENATING BATHROOMS WITH TV's
- STEAM ROOM IN MASTER TOILET
- SMART HOME WITH HOME AUTOMATION AND EMERGENCY BUZZER/ALARM
- SWIMMING POOL, TERRACE GARDEN & LIFT
- SEPARATE SERVANT ROOM
- PRIVATE GYM, PRIVATE THEATRE & PARTY AREA





Welcome to Gurgaon's first true green township

A sense of calm. A breath of fresh air. Life at your own pace, and knowing everything is close by. Being right where the action is, being in the loop—not to escape the everyday, but to embrace it; not to be somewhere else, because where you are is just perfect.

Welcome to Esencia - a new level of green luxury living.

Gurgaon's first master planned, green residential development presents you with a brilliant living experience: the mellow glow of a home that is exactly the size you need, balanced with the invigorating vibrancy of everything under the sun.

READY TO MOVE IN TOWNSHIP WITH LIMITED NUMBER OF VILLAS & FLOORS
 ALL LOW-RISE DEVELOPMENT SPREAD OVER 142 ACRES
 MIX DEVELOPMENT OF PLOTS, VILLAS, FLOORS & SHOPPING COMPLEX
 EXQUISITE LANDSCAPING & WATER BODIES
 8 THEME PARKS
 GATED COMMUNITY
 PEDESTRIAN FRIENDLY STREET
 MEDICAL CENTRE, SCHOOL, CLUB
 GREEN FEATURES SUCH AS RAIN WATER HARVESTING, WATER RECYCLING AND ENERGY CONSERVATION

The Parks

Esencia has been designed with 8 distinctive theme gardens, each one different from other. To begin with, Esencia is built around a signature central garden, The Hyde Park, an inviting location for community rendezvous and private gatherings. Each garden ranges from one to two acres to complement the refined taste and leisure activities of its residents.



FLORA PARK



HYDE PARK



H2O



O3

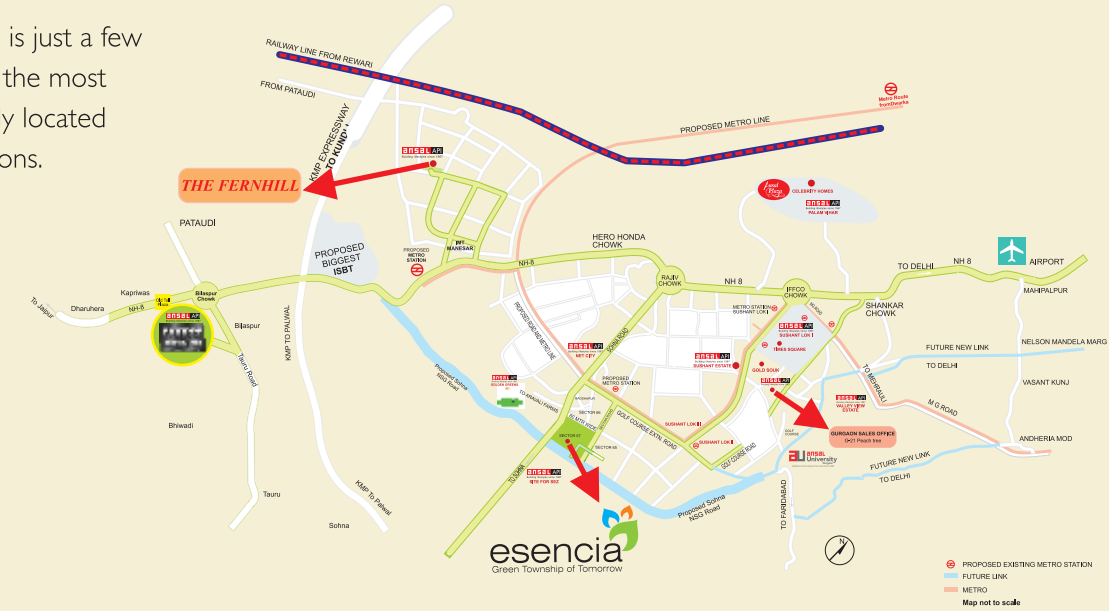


ECO GROVE

A coveted address that imparts your higher stature

Esencia is a city within a city where everything you desire is just a few steps away. Located on the Golf Course Extension Road, the most recognized address of Gurgaon. Your home is conveniently located near the prominent entertainment and business destinations.

- MINS AWAY FROM GOLF COURSE ROAD
- 10 MINS AWAY FROM DELHI
- 25 MINS AWAY FROM INDIRA GANDHI INTERNATIONAL AIRPORT
- CLOSE PROXIMITY TO HOSPITAL, MALLS & SCHOOLS



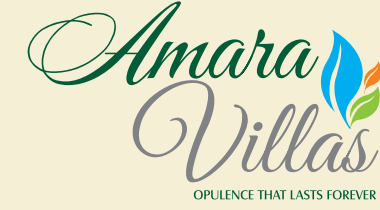
Note: License no. 18 of 2010 and 21 of 2011 for residential plotted colony on 140.15 acres, sector 67, Gurgaon. Layout plan approved vide - Drg. No. DGTCPC-2397 on 16.2.2011 for 1043 residential plots, 2 nursery school, 2 primary school, 1 high school, 1 creche, 1 dispensary, 1 community centre, 1 religious place & 3 milk vegetable booths. Copy of approvals can be checked in the Head office of Ansal API - the developer.

Disclaimer: All images are an artistic conceptualization and do not purport to replicate the exact product. This does not constitute a legal offer. All site plans, floor plan areas, dimensions, specifications etc., are subject to change till final completion of the project. Soft furnishing, furniture and gadgets are not part of the offering.





Building lifestyles since 1967



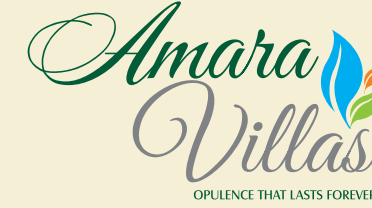
PRICE LIST

(W.e.f. 12th Jan 2013)

S no.	Plot No.	Plot Area		Builtup Area	Type Of Villa	Sale Price (In Cr)	Special Launch Price (5% less) (In Cr)
		Sq Yrd	Sq Mtr				
1	B 543	502	420	7886	Premium	8.33	7.9
					Deluxe	8.57	8.1
2	B 544	502	420	7886	Premium	8.33	7.9
					Deluxe	8.57	8.1
3	B 548	502	420	8025	Premium	8.39	8.0
					Deluxe	8.63	8.2
4	B 549	559	467	8025	Premium	8.96	8.5
					Deluxe	9.20	8.7
5	B 550	559	467	8025	Premium	8.96	8.5
					Deluxe	9.20	8.7
6	B 554	597	499	7884	Premium	8.39	8.0
					Deluxe	8.62	8.2
7	B 555	530	443	7886	Premium	8.61	8.2
					Deluxe	8.85	8.4
8	B 556	530	443	7886	Premium	8.61	8.2
					Deluxe	8.85	8.4
9	B 557	530	443	7886	Premium	8.61	8.2
					Deluxe	8.85	8.4
10	B 559	460	385	7800	Premium	7.19	6.8
					Deluxe	7.42	7.0
11	B 569	422	353	7959	Premium	6.93	6.6
					Deluxe	7.17	6.8
12	B 689	407	340	7886	Premium	6.77	6.4
					Deluxe	7.01	6.7
13	B 690	371	310	7886	Premium	6.47	6.1
					Deluxe	6.70	6.4
14	B 691	400	334	7886	Premium	6.71	6.4



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PAYMENT PLANS

A. DOWN PAYMENT PLAN

Sr No	Particulars	Installments
1	At the time of booking	10% + ST
2	Within 45 days from the date of booking (with 12 % rebate on down payment amount)	85% + ST
3	On Offer of possession	5% + ST + IFMSD + Stamp Duty + Registration Charges

B. CONSTRUCTION LINKED INTEREST FREE INSTALLMENT PLAN

Sr No	Particulars	Installments
1	Registration Amount	20 Lac
2	Within 15 days from Registration (Allotment)	5% + ST (Less Registration Amount)
3	Within 45 days from date of allotment	10% + ST
4	Within 90 days from date of allotment	10% + ST
5	On Commencement Of Construction	10% + ST
6	On Commencement Of Basement's roof Slab	10% + ST
7	On Commencement Of First floor roof Slab	10% + ST
8	On Commencement Of Second Floor roof Slab	10% + ST
9	On Completion of brick work & internal Plastering	10% + ST
10	On Completion of internal electrical work & services	10% + ST
11	On Completion of Internal Finishing	10 % + ST
12	At the time of offer of possession	5 % + ST + IFMSD + Stamp Duty +Registration Charges

Note:

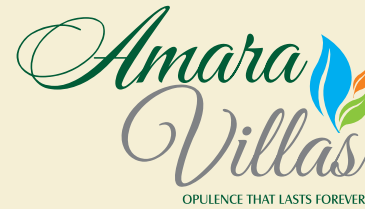
- EDC /IDC is charged @ 4000/- per sq. mtr. and is included in the Sale Price.
- Service Tax shall be applicable on Basic Sale price @ 3.09%, (as per the rates notified by the government). Service tax shall be payable along with respective installment and is mandatory.
- In the event the government / competent authority enhances external development charges, infrastructure development charges, service tax or any other charges payable in relation to the project, the price shall be revised accordingly.
- Cheques/Bank Drafts to be issued in favour of "ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED" payable at New Delhi only. Outstation cheques shall not be accepted
- The Stamp Duty, Registration fee, miscellaneous charges, Interest Free Maintenance Security Deposit (IFMSD) & other charges (if applicable) shall be paid at the time of offer of possession.



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SPECIFICATIONS - DELUX VILLAS - ESENCIA

Composite load bearing structure conforming to BIS seismic loads



1 LIVING/DINING

a	Floor	Imported marble.
b	Walls	Acrylic emulsion paint on POP punning with one feature wall in texture paint/wall paper.
c	Ceiling	POP punning/coves with down lighters as per architectural design with acrylic emulsion paint.
d	Doors	Hardwood door frames with solid wood paneled door with melamine polish finish/satin finish duco paint.

2 BED ROOMS

a	Floor	Imported marble.
b	Walls	Acrylic emulsion paint on POP punning.
c	Ceiling	POP punning/coves with down lighters as per architectural design with acrylic emulsion paint.
d	Doors	Seasoned Hardwood frame with European style moulded shutter.
e	Modular Wardrobes	Wooden wardrobe in high gloss/laminate finish with Hettich/Haffle/equivalent hardware.

3 KITCHEN

a	Walls	Combination of tiles and acrylic emulsion.
b	Floor	Imported marble/vetrified tiles
c	Counter	Imported marble/granite
d	Fittings/ Fixtures	CP fittings & Double bowl SS Sink, Exhaust fan.
e	Kitchen Appliances	Imported Modular Kitchen with Hob, Chimney.

4 BALCONY

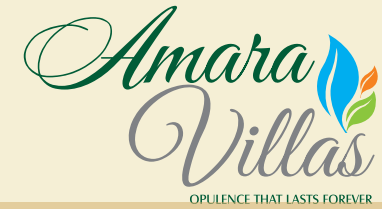
a	Floor	Stone
b	Railing	Toughened glass railing with SS patch fitting.

5 TOILETS

a	Walls	Combination of imported marble/tiles with acrylic emulsion and mirror.
b	Floors	Imported marble.
c	Counters	Imported marble.
d	Fixtures / Accessories	Exhaust fan, Geyser, Under Counter Cabinets, and Glass shower - partition with shutter, Towel rail, Toilet paper holder, soap dish, Robe hooks, LCD.
e	Sanitary ware/ CP fittings	Jacuzzi in Master bath, steam in the master toilet; CP fittings Faucet, Wash Basin & Wall-Hung WC, Health Faucet.
d	Doors	Seasoned Hardwood frame with European style moulded shutter.



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6 SERVANT'S ROOM

a	Floor	Ceramic/vitrified tiles.
b	Walls	Acrylic emulsion paint on walls.
c	Toilets	Combination of ceramic tiles, acrylic emulsion and mirror in walls; Anti-skid ceramic tiles in flooring; Towel rail, Toilet paper holder, soap dish, Robe hooks; Conventional CP fittings, Wash Basin & WC.
d	Doors	Hardwood Frames with painted flush door.

7 EXTERNAL GLAZINGS

a	Windows / External glazings	Energy Efficient, Sound insulated Double glass with mosquito mesh units with - tinted /clear glass with Aluminum/UPVC frames in habitable rooms and aluminum/UPVC glazing with Single Pinhead/Tinted /Clear glass in all toilets.
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8 ELECTRICAL

a	Fixtures/Fittings	Copper Electrical wiring in Concealed Conduits and MCB and fibre optics for telephone, Internet, I.P and T.V connection and premium modular switches.
b	Power Back-up	100 % DG Power back-up.

9 PRIVATE ELEVATOR

a	Floor	Imported marble.
b	Walls	Suitable combination of Marble/wall paper and Acrylic Emulsion textured paint, embellished with mirror.

10 STAIRCASES

a	Floor	Granite.
b	Wall	Flat oil paint.

11 EXTERIOR FINISHES

Combination of weather proof paint, plaster and stone/stone tile/tile.

12 OTHER FEATURES

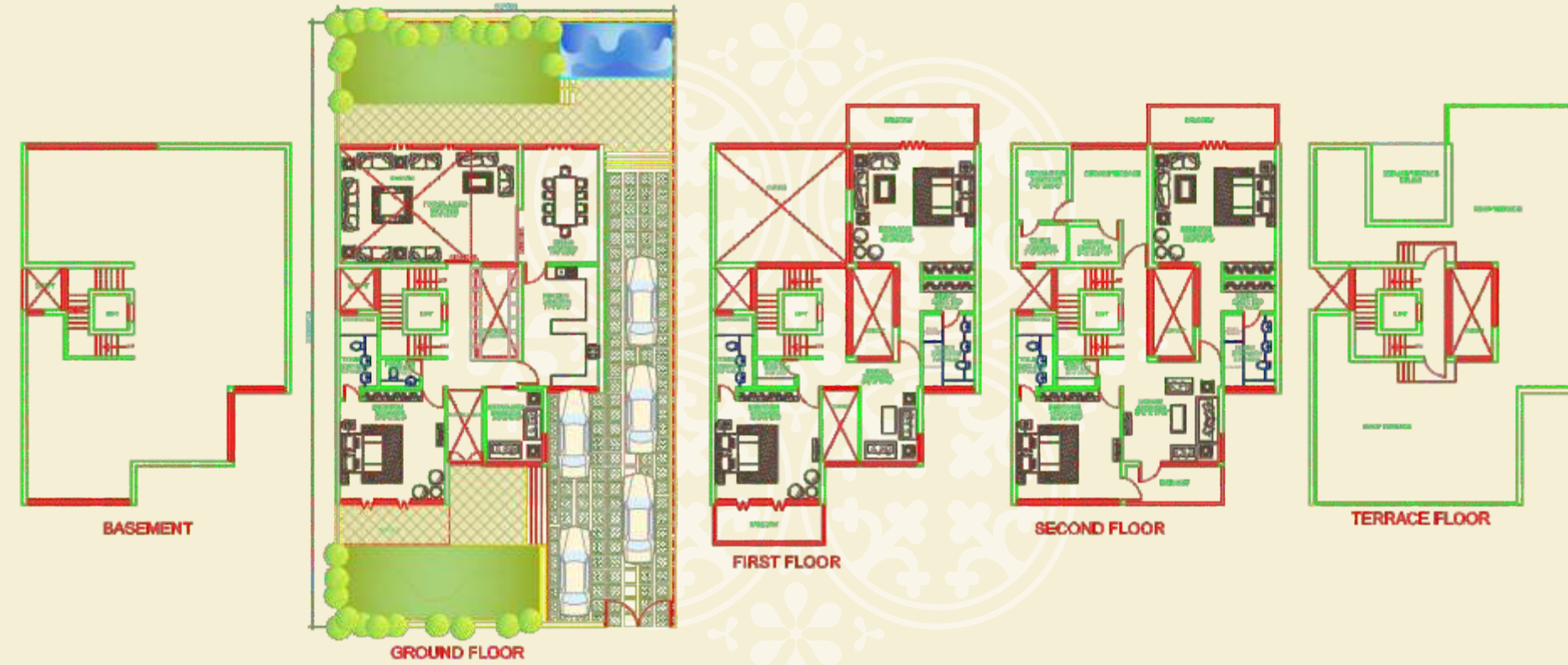
Air-conditioners	Energy efficient concealed VRV system
Security systems	Video phones on main door and emergency buzzer/ alarm in each unit. Villas to be based on Smart Homes Concept with home automation.
Sensor control lighting	A sensor light in living room (which will be switched on automatically as main gate will open)
Terrace garden	Green turf on terrace with provision of BBQ.
Lawns	Front and Rear Lawns with lap pool with filtration plant in the rear lawn and lap pool on the terrace.
Double Heights	Double Ht. in the living area; entrance foyer; triple ht internal courtyard.

SPECIFICATIONS - PREMIUM VILLAS - ESENCIA

Composite load bearing structure conforming to BIS seismic loads

1 LIVING/DINING		
a	Floor	Imported marble.
b	Walls	Acrylic emulsion paint on POP punning with one feature wall in texturepaint/wall paper.
c	Ceiling	POP punning with acrylic emulsion paint.
d	Doors	Hardwood door frames with solid wood paneled door with melamine polish finish/satin finish duco paint.
2 BED ROOMS		
a	Floor	Imported marble.
b	Walls	Acrylic emulsion paint on POP punning.
c	Ceiling	POP punning acrylic emulsion paint.
d	Doors	Seasoned Hardwoodframe with European style moulded shutter.
e	Modular Wardrobes	Wooden wardrobe in high gloss/laminate finish with Hettich/Haffle/equivalent hardware.
3 KITCHEN		
a	Walls	Combination of tiles and acrylic emulsion.
b	Floor	Imported marble/vetrified tiles
c	Counter	Imported marble/granite
d	Fittings/ Fixtures	CP fittings & Double bowl SS Sink, Exhaust fan.
e	Kitchen Appliances	Modular Kitchen with Hob, Chimney.
4 BALCONY		
a	Floor	Stone/ tiles
b	Railing	Toughened glass railing with SS patch fitting.
5 TOILETS		
a	Walls	Combination of imported marble/tiles with acrylic emulsion and mirror.
b	Floors	Imported marble/imported tiles
c	Counters	Imported marble.
d	Fixtures / Accessories	Exhaust fan, Geyser, Under Counter Cabinets, and Glass shower - partition with shutter, Towel rail, Toilet paper holder, soap dish, Robe hooks, LCD.
e	Sanitary ware/ CP fittings	Jacuzzi in Master bath, steam in master toilet; CP fittings Faucet, Wash Basin & Wall-Hung WC, Health Faucet.
d	Doors	Seasoned Hardwoodframe with European style moulded shutter.

6 SERVANT'S ROOM		
a	Floor	Ceramic/vitrified tiles.
b	Walls	Acrylic emulsion paint on walls.
c	Toilets	Combination of ceramic tiles, acrylic emulsion and mirror in walls; Anti-skid ceramic tiles in flooring; Towel rail, Toilet paper holder, soap dish, Robe hooks; Conventional CP fittings, Wash Basin & WC.
d	Doors	Hardwood Frames with painted flush door.
7 EXTERNAL GLAZINGS		
a	Windows / External glazings	Energy Efficient, Sound insulated Double glass units and mosquito mesh with - tinted /clear glass with Aluminum/UPVC frames in habitable rooms and aluminum/UPVC glazing with Single Pinhead/Tinted /Clear glass in all toilets.
8 ELECTRICAL		
a	Fixtures/Fittings	Copper Electrical wiring in Concealed Conduits and MCB and fibre optics for telephone, Internet, I.P and T.V connection and premium modular switches.
b	Power Back-up	100 % DG Power back-up.
9 PRIVATE ELEVATOR		
a	Floor	Imported marble.
b	Walls	Suitable combination of Marble/wall paper and Acrylic Emulsion textured paint, embellished with mirror.
10 STAIRCASES		
a	Floor	Marble/granite.
b	Wall	Flat oil paint.
11 EXTERIOR FINISHES		
		Combination of weather proof paint, plaster and stone/stone tile/tile.
12 OTHER FEATURES		
	Air-conditioners	Concealed ductable split Air-conditioning system
	Security systems	Video phones on main door and emergency buzzer/ alarm in each unit. Villas to be based on Smart Homes Concept with home automation.
	Sensor control lighting	A sensor light in living room (which will be switched on automatically as main gate will open)
	Terrace garden	Green turf on terrace with provision of BBQ.
	Lawns	Front and Rear Lawns with lap pool with filtration plant in the rear lawn
	Double Heights	Double Ht. in the living area; entrance foyer; triple ht internal courtyard.



TYPICAL FLOOR PLAN
PLOT NO.-548 | PLOT SIZE.-15.27X27.5 MT.