



S A M S A R A  
— V I L A S A —

# E X P E C T M O R E

adani  
Realty

BRAHMA

SAMSARA  
VILASA  
2.0



Artistic Impression



Strategically located at Sector 63,  
Golf Course Extension Road, Gurugram



Well connected to Golf Course Road,  
Sohna Road & NH8



In close vicinity to major, already  
operational, social amenities.



5-7 minutes drive to Rapid Metro Station



OTHERS LAND

SECTOR-65

PARK

A-BLOCK

B-BLOCK

PARK

C-BLOCK

SECTOR-65

NURSING HOME

60 M WIDE ROAD

SECTOR-62

YOU ARE HERE

24 M WIDE ROAD

60 M WIDE ROAD

SECTOR-62

3.4 ACRES COMMERCIAL

HERITAGE ONE

SECTOR-61

COLLEGE SITE

60 M WIDE ROAD

PARAS TRINITY COMMERCIAL

NURSING HOME

PARK

PRIMARY SCHOOL

M-BLOCK

RELIGIOUS BUILDING

MIRACLE MILE

BELVEDERE CLUB

IREO SKYON

SECTOR-63

OTHERS LAND

PARK

I-BLOCK

K-BLOCK

DISPENSARY

NURSERY SCHOOL-2

HIGH SCHOOL

L-BLOCK

SECTOR-63

OTHERS LAND

60 M WIDE ROAD

24 M WIDE ROAD

24 M WIDE ROAD

24 M WIDE ROAD

60 M WIDE ROAD



SAMSARA

SECTOR - 60,61,62,63 & 65 GURUGRAM



SECTOR-60

TOWARDS CRPF CAMP

SECTOR-63

PARK

SAMSARA VILASA

24 M WIDE ROAD



- Large-sized luxury floors
- Spacious rooms under new FAR
- Increased Building Height (as per new building code)
- Option with a private basement & terrace

- Part of 75 acres development
- Exclusive low-rise community | Low density living
- 1.2 acres of landscaped greens
- One unit per floor

- Enhanced Security
- Elevator access from basement to terrace
- Dedicated car park
- Belvedere club membership

# Site Layout

SAMSARA  
VILASA  
2.0



1. ENTRANCE PLAZA
2. JOGGING TRACK
3. TRELLIS WITH SEATING
4. CENTRAL LAWN
5. OUTDOOR GYM AREA
6. KIDS PLAY AREA
7. AMPHITHEATRE
8. DRY DECK FOUNTAINS
9. BASKETBALL COURT
10. BADMINTON COURT
11. PATHWAY

- Part of 75 acres Township
- Low Density Living
- Gated Community with 3 access gates
- Central park spread over 1.27 acres
- Outdoor Sports including Jogging Track, Gym, Kids Play Area, Basketball, Badminton, etc.

Artistic Impression

## PRICE LIST

Plot No.	Typology	Area Details						Price Details (Approx.)		
		Plot Area (Sq.Yds.)	Tentative Carpet Area (Sq.Ft.)	Tentative Balcony Area (Sq.Ft.)	Tentative Usable Area (Sq.Ft.)	Tentative Basement Area (Sq.Ft.)	Tentative Terrace Area (Sq.Ft.)	Floor Price (INR. Cr.)#	Terrace (INR Cr.)	Basement (INR Cr.)
J 85 – 90	4 BHK	481	2,239	494	2,733	-	1,914	5.75	0.91	
J 113 - 115	4 BHK	517	1,850	471	2,321	2,782	1,553	4.90	0.75	1.30
J 119 – 123	3 BHK	372	1,677	382	2,059	-	1,465	4.40	0.68	
J 144	3 BHK	360	1,627	406	2,033	-	1,448	4.25	0.75	

### Additional Charges :

- (a) GST as applicable, any subsequent change in the rate will be charged accordingly.
- (b) Interest Free Maintenance Security Deposit (IFMS) @ Rs.160/sqft on carpet area.
- (c) Power Backup Charges (PBC), @ Rs.125/sqft on carpet area
- (d) 10-year Club Membership Security Deposit @1.5 lacs refundable
- (e) Stamp Duty and Registration Charges

## PAYMENT PLAN FOR LIMITED UNITS

S No.	Installment Description	% Due of Sales Value
1	On Application (Booking Amount)	INR. 25 Lakhs
2	On or Within 30 days of application	10% of Total Sales Value (less Booking amount)
3	On or Within 90 days of application	15% of Total Sales Value
4	On completion of Super Structure or 9 months from date of application, whichever is later	25% of Total Sales Value
5	On Completion of Internal & External Plastering or 15 months from the date of application, whichever is later	25% of Total Sales Value
6	On Offer of Possession	25% of Total Sales Value
	<b>Total</b>	<b>100%</b>



## SPECIFICATIONS

-  VRV / VRF Air Conditioning System
-  Modular Kitchen with Chimney & Hob Imported
-  Marble Flooring in Living / Dining
-  Branded Fixtures & Fittings in Bathrooms
-  Branded Elevators
-  Home Automation Provision



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# Floor Plans



### 3 BHK + POWDER ROOM

#### Plot Area

301.21 Sq. Mtr. (360.26 Sq. Yds.)

#### Carpet Area

151.217 Sq. Mtr. (1627.70 Sq. Ft.)

#### Balcony Area

37.726 Sq. Mtr. (406.08 Sq. Ft.)

#### Terrace Area

134.49 Sq. Mtr. (1447.62 Sq. Ft.)



FIRST, SECOND, THIRD & FOURTH FLOOR PLAN

**3 BHK + POWDER ROOM +  
UTILITY ROOM**

**Plot Area**

311.11 Sq. Mtr. (372.09 Sq. Yds.)

**Carpet Area**

155.692 Sq. Mtr. (1675.87 Sq. Ft.)

**Balcony Area**

35.476 Sq. Mtr. (381.86 Sq. Ft.)

**Terrace Area**

136.02 Sq. Mtr. (1464.13 Sq. Ft.)



FIRST, SECOND, THIRD & FOURTH FLOOR PLAN FOR

4 BHK + POWDER ROOM +  
UTILITY ROOM + PUJA AREA

**Plot Area**

432.662 Sq. Mtr. (517 Sq. Yds.)

**Carpet Area**

172.808 Sq. Mtr. (1860.11 Sq. Ft.)

**Balcony Area**

43.803 Sq. Mtr. (471.50 Sq. Ft.)

**Terrace Area**

145.50 Sq. Mtr. (1566.09 Sq. Ft.)

**Basement Area**

185.466 Sq. Mtr. (1996.34 Sq. Ft.)



FIRST, SECOND, THIRD & FOURTH FLOOR PLAN

4 BHK + FAMILY LOUNGE +  
POWDER ROOM + UTILITY ROOM

**Plot Area**

402.30 Sq. Mtr. (481 Sq. Yds.)

**Carpet Area**

207.436 Sq. Mtr. (2232.84 Sq. Ft.)

**Balcony Area**

45.901 Sq. Mtr. (494.08 Sq. Ft.)

**Terrace Area**

177.76 Sq. Mtr. (1913.38 Sq. Ft.)



FIRST, SECOND, THIRD & FOURTH FLOOR PLAN



**THANK YOU!**



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Artistic Impression





Artistic Impression



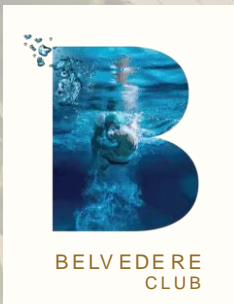
Artistic Impression



Artistic Impression



# BELVEDERE CLUB



- ✔ Built over 1 lac sq.ft. spread across 2 acres of land
- ✔ Lounge Bar & Terrace
- ✔ Large Function Halls & Banquets
- ✔ Well Appointed Luxury Rooms
- ✔ World Class Salon & Spa
- ✔ Multi-cuisine Restaurant
- ✔ Swimming Pool
- ✔ Squash Court & Indoor Badminton Court
- ✔ Basketball Court & Cricket Pitch
- ✔ Gymnasium

