



adani

Realty

#AddressOfGoodness

INDIA'S FASTEST GROWING REAL ESTATE COMPANY

With over

2500 Acres

Land Bank

~200 Million*

Sq. Ft. Area Potential

That is

14+

Years Young

with

24

Mn. Sq. Ft. Area
Developed

61

Mn. Sq. Ft. Area Under
Development

7500+

Happy Families

50+

Awards &
Accolades

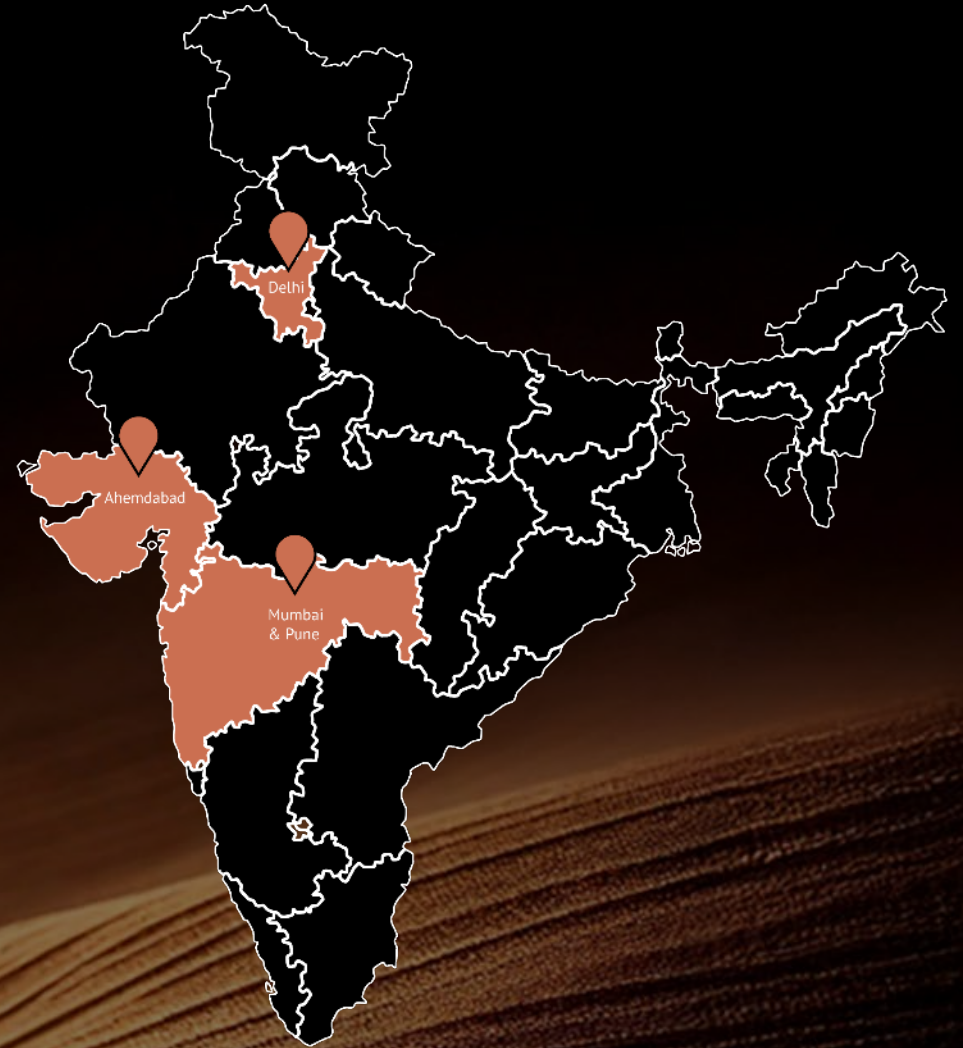
*Does not include Dharavi- One of the Asia's Largest Urban
Regeneration Project & other large scale strategic projects

BUILDING INDIA TOWARDS A BETTER LIVING

BALANCED PORTFOLIO

- Residential
- Commercial
- Retail
- Club/ Social Infra
- Urban Regeneration/ Joint Ventures

PROJECT STAGES	GUJARAT Mn. Sq. Ft	MAHARASHTRA Mn. Sq. Ft	DELHI NCR Mn. Sq. Ft
Area Developed	15.6	2.9	4.0
Under Development	12.3	19	3.8
Future Potential	49.6	78.5	9.7



LOCATION USP

- Low Density Zone with only 20 Units per acre

SURROUNDINGS

- Teri Golf Course to the South
- Increased Social Infrastructure and Hospitality Projects

CONNECTIVITY

- 10 Mins to Rapid Metro
- 20 Mins to Cyber City
- 40 Mins to Airport

ACCESS

- On Gurugram-Faridabad road, proposed to be widened to 150 m



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 represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments 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.



With breathtaking panoramic views, architectural elegance, and natural splendor, Lushlands emerges as a sanctuary in the bustling heart of the metropolitan city. The residential development is built around a flourishing forest ravine flanked by residential towers on the sides.


LUSHLANDS
Your Natural Habitat

Introducing

VERIS



An artistic rendering of a tall, modern skyscraper with a distinctive green facade. The building is covered in lush green plants and vines, giving it a vertical garden appearance. It stands prominently against a clear blue sky with a few birds flying in the distance. The base of the building is surrounded by a dense forest of trees with vibrant autumn foliage in shades of yellow, orange, and red. In the background, rolling hills and a distant city skyline are visible under a soft, golden light, suggesting a sunset or sunrise scene.

PRESENTING

ICONIC TOWER

- Exclusive 32 Units*
- One-to-a-core Luxury Residences
- Two-level Clubhouse
- Sky lounge with deck at rooftop
- Flat Slab, bare-shell structure for customization

MASTER PLAN



SITE CLIMATE STUDY



SITE PLAN

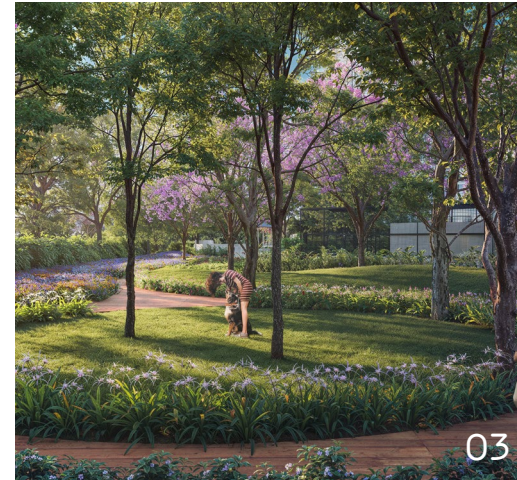
Entry Plaza



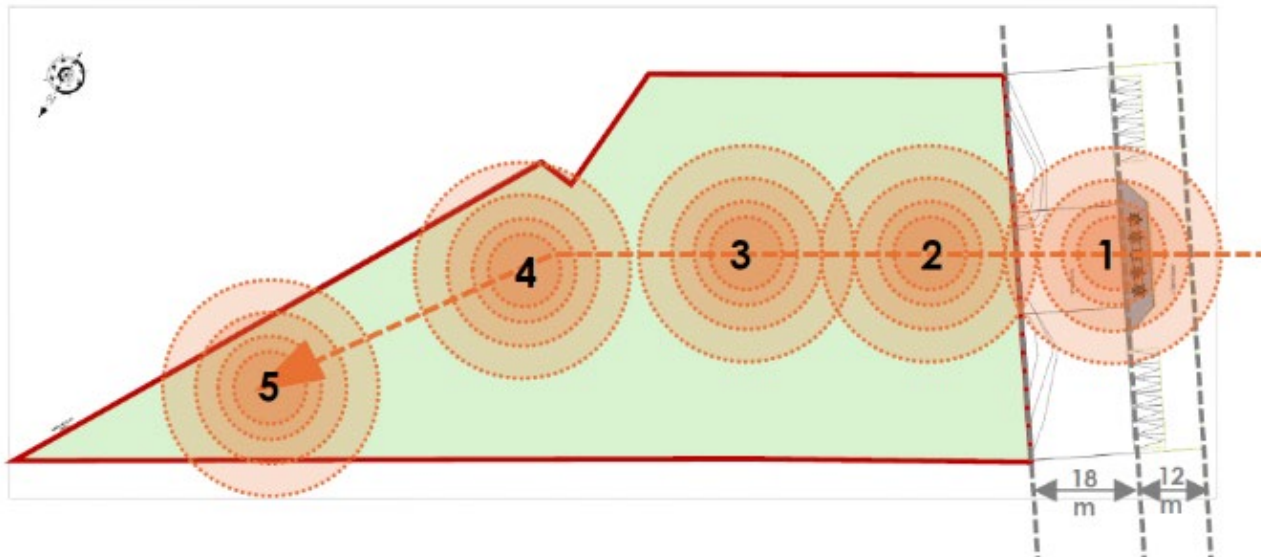
The Veris Tower



Landscape Zone



Kids Pool



Recreational Zone



FOREST FROM HORIZONTAL TO VERTICAL.

"Tranquility & serenity of the nature when amalgamated with architecture creates something that is timeless".

Continuing the legacy of forest theme from project Lushlands, we have transformed the horizontal greens into vertical greens in the Iconic Tower.

We're building a spire of green. A vertical forest that stands tall amidst the skyline of Gurugram

The image shows a modern, multi-story apartment building with a unique, curved architectural design. The balconies are wide and feature glass railings, with the underside of the balcony slabs finished with dark wood. Each balcony is heavily landscaped with a variety of plants, including large potted trees, hanging vines, and clusters of small blue flowers. The building is set against a dramatic sky with soft, wispy clouds, transitioning from a pale blue at the top to a warm orange and yellow glow near the horizon, suggesting a sunset or sunrise. The overall aesthetic is one of modern urban living integrated with nature.

APARTMENT FEATURES

- Uninterrupted 360 Degree Views
- Large, south facing balconies for ample winter sun
- Vertical greens in balconies with provisioning of full grown, double height trees
- 3.5m floor to floor height



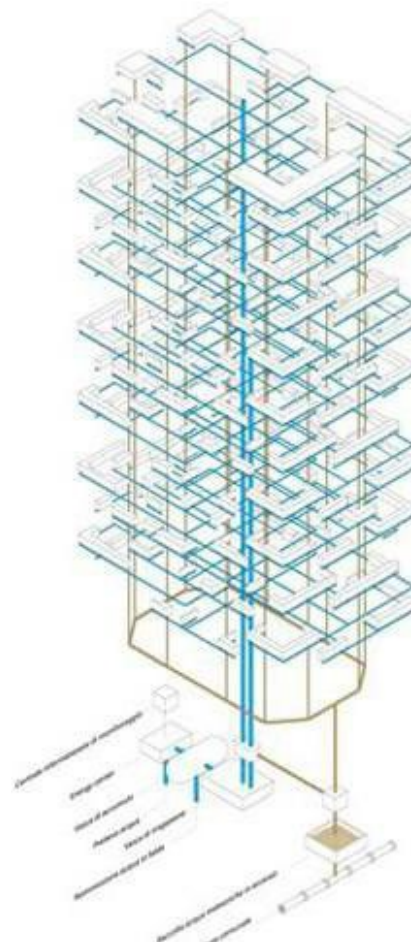
REVEL IN PANORAMIC VIEWS

- Timeless Façade that change with seasons
- Extended balconies with party deck – for lively outdoor experience
- Wrap around Balconies with Double-Height Planters
- Water Supply System for Plantation

WATER SUPPLY SYSTEM FOR PLANTATION

A step towards developing a sustainable future where we can use examples like - harvesting rainwater, developing vertical green to filter the environment pollution.

- Drip System
- Supplies Water
- Supplies Nutrition
- Central Common System



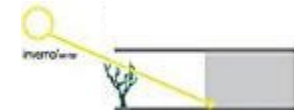
WATER SUPPLY SYSTEM



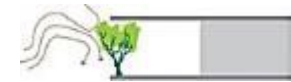
VERTICAL FOREST



Creates microclimate



Helps to provide shading



Filters out the pollution



Helps to generate oxygen



Acts as a noise buffer

SKY LOUNGE



AN OASIS OF LIFESTYLE EXPERIENCES

- Sky lounge with indoor & outdoor seating
- Scenic Viewing Deck
- Indoor party space for drinks & dining
- Relaxing Lounge Area with Cabanas
- Outdoor Bar & Catering Area



WHERE YOU ARRIVE AND NEVER WANT TO LEAVE

- Double-Height, well appointed Lobby
- Dedicated Mail room
- High Speed Lift Cars with face control reader
- Luxury Washrooms
- Medical Room for family care



CONNECTIVITY FROM 1st FLOOR TO GROUND LEVEL

- Seamless connectivity of First Floor Club to Ground Floor landscape
- Cozy seating alcoves
- Aromatic Garden
- Outdoor Wi-fi
- Surveillance cameras



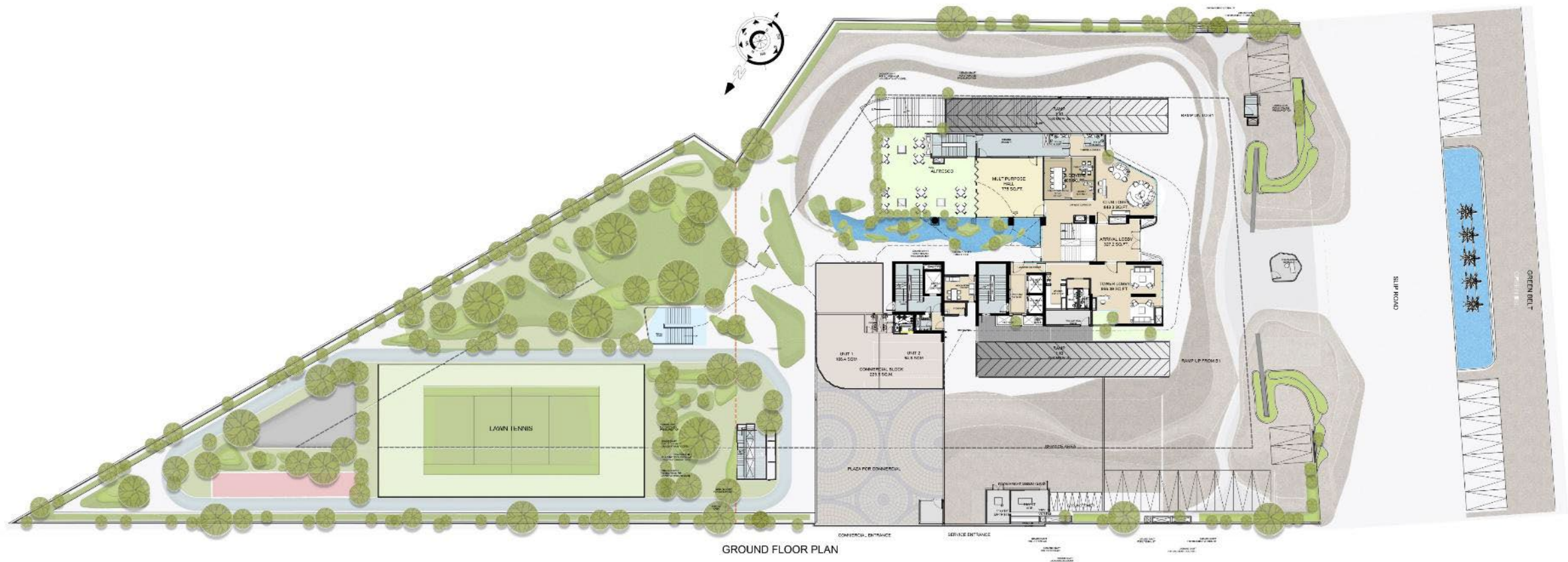


CLUB WITH STATE-OF-THE-ART AMENITIES

- Gymnasium
- Swimming Pool
- Steam & Sauna
- Indoor Games
- Kid's Play Area
- Hobby Room
- Business Center
- Multipurpose Hall with Alfresco & Kitchen
- Tennis Court
- Cricket Net
- Commercial Plaza



GROUND FLOOR PLAN



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FIRST FLOOR CLUB PLAN



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SECOND FLOOR PLAN



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TYPICAL FLOOR PLAN EVEN



TYPICAL FLOOR PLAN ODD



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TOWER & APARTMENT DETAILS

Saleable Area	7000 Sq.Ft
Unit Typology	4 BHK + Lounge + Study + 2 SQ
Carpet Area	3594 Sq. Ft.
Balcony Area	1291 / 1267 Sq. Ft.
Core	1 Unit/Floor
Lifts	2 Passenger & 1 Service
Specifications	Bare shell
Basement	2 Nos.

PAYMENT PLAN

Payment Plan	
Booking Amount	10% of Total Sales Value
On or Within 60 days of Application	10% of Total Sales Value
On or Within 120 days of Application	15% of Total Sales Value
On completion of 10th Floor Slab	10% of Total Sales Value
On completion of 20th Floor Slab	10% of Total Sales Value
On completion of 30th Floor Slab	15% of Total Sales Value
On Application of Occupation Certificate (OC)	25% of Total Sales Value
On offer of Possession	5% of Total Sales Value + IFMS

PRICING

Price on Saleable Area – INR 29,500 Per sq. ft.

Terms & Conditions:

- PLC, Possession Charges & GST will be payable extra as applicable.
- Car Parking Spaces : 03 nos
- Allotment shall subject to term & conditions of the standard Application Form and Agreement for Sale between the parties.
- One Year Advance Maintenance Charges, Sinking Fund as applicable as per terms of Application Form and Agreement for Sale.
- Stamp Duty, Registration Charges payable at the time of possession will be extra.



LUXURY BY INVITE ONLY!

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