adani

Realty

If there’s Peace, Progress and Prosperity, It’s
Only Natural to call it an

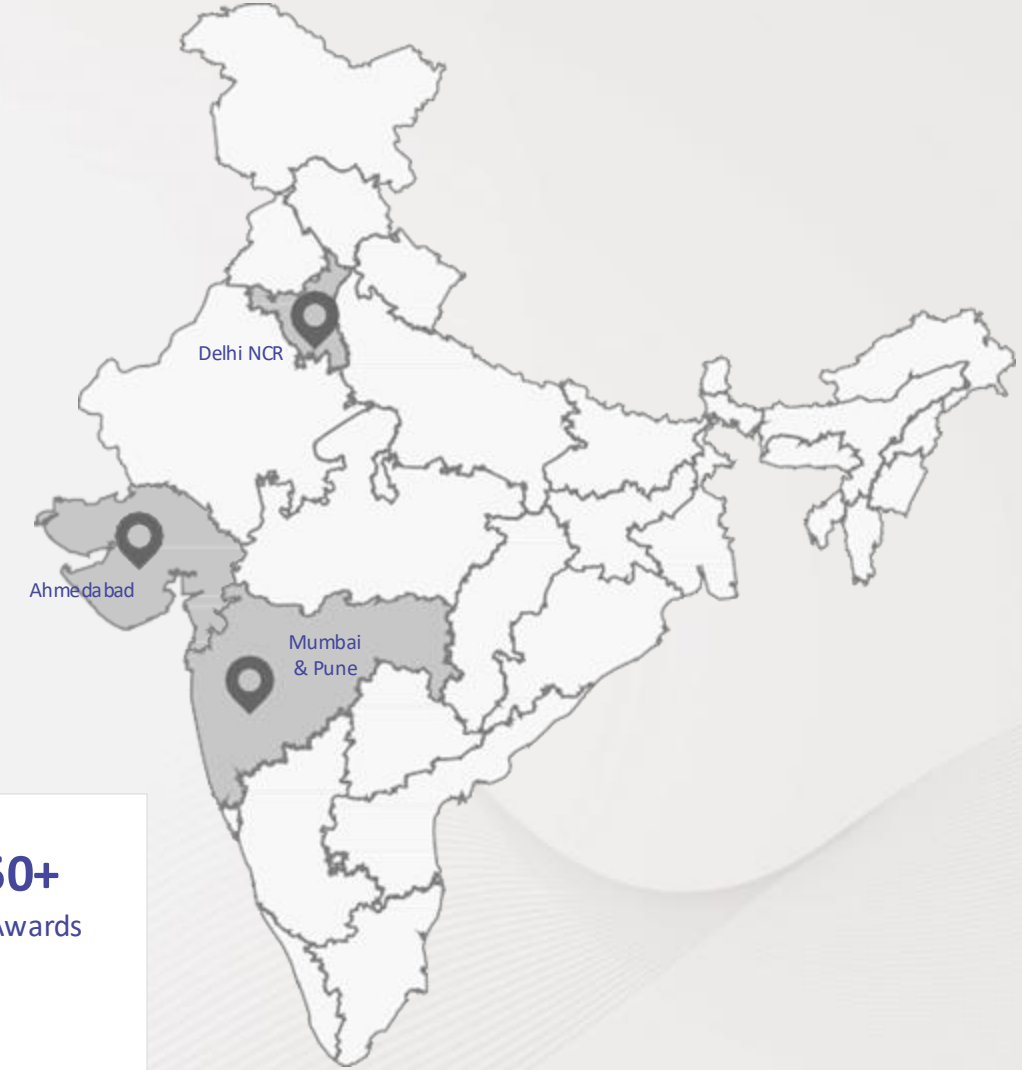
#AddressOfGoodness

adani Realty

India’s fastest growing real estate company

2,500 ACRES
Land Bank

200 Million*
Sq. Ft. Area Potential



14+
Years Young With

31+ Mn.
Sq. Ft. Area Developed*

108+ Mn.
Sq. Ft. Area Under Development*

10,000+
Happy Families

50+
Awards

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

Our Presence In Gurgaon

Delivered

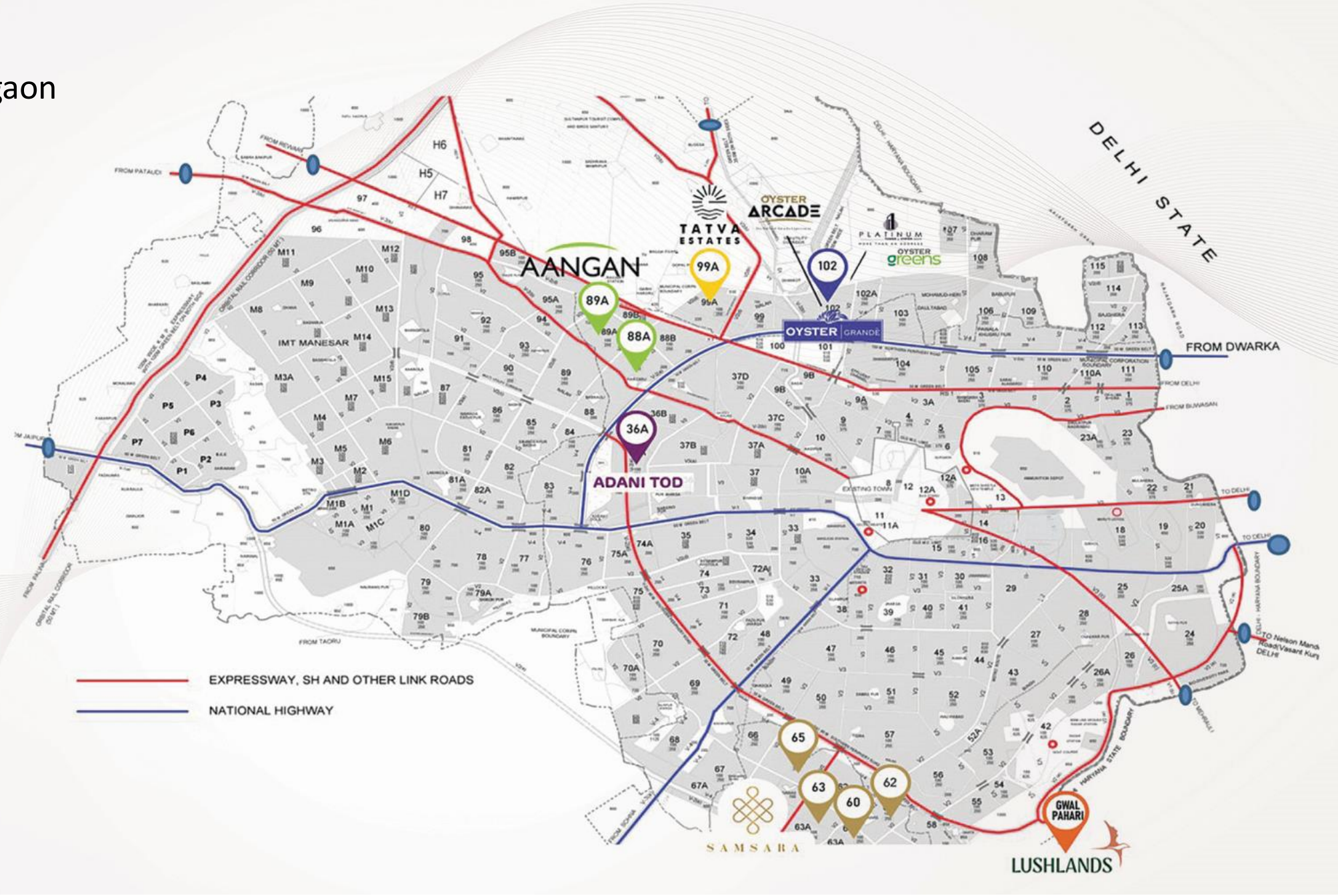
10 projects 4.5 million sq. ft.

Nearing Completion

7 projects 7 million sq. ft.

Future Potential

20 million sq. ft.



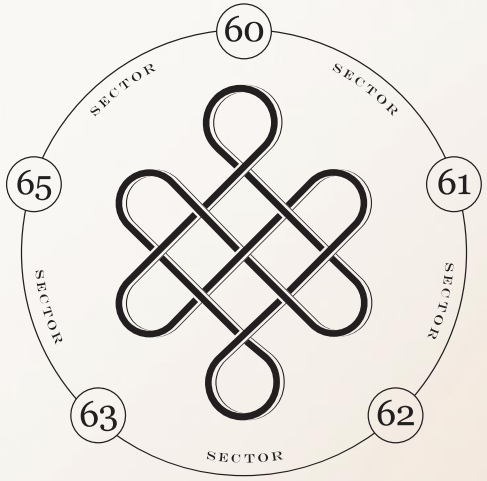
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adani Realty | BRAHMA

RERA NO. RC/REP/HARERA/GGM/647 /379/2022/ 122&
RC/REP/HARERA/GGM/648/ 380/2022/123 dated : 20.12.2022
RC/REP/HARERA/GGM/327 of 2017/7(3)/30/2023/07 dated 06.03.2023
RC/REP/HARERA/GGM/640/ 372/2022/115 dated 05.12.2022
RC/REP/HARERA/GGM/709/ 441/2023/53 dated 10.04.2023
RC/REP/HARERA/GGM/896/ 628/2024/123 dated 18.12.202 &
RC/REP/HARERA/GGM/999/ 731/2025/102 dated 16.10.2025
also available on www.haryanarera.gov.in
(Licence No. 64 of 2010 dated 21.08.2010)

Expansive Integrated Development

Luxury Floors | Residential & Commercial Plots Retail | Restaurant | Offices | Institutional



SAMSARA

WELCOME TO THE CIRCLE OF LIFE

Golf Course Extension Road, Gurugram

A Landmark Location

Education

- St. Xavier's High School
- DPS International School
- Lotus Valley School
- Presidium School

Hospital

- Artemis Hospital
- Fortis Hospital
- Paras Hospital
- Max Hospital

Business Park

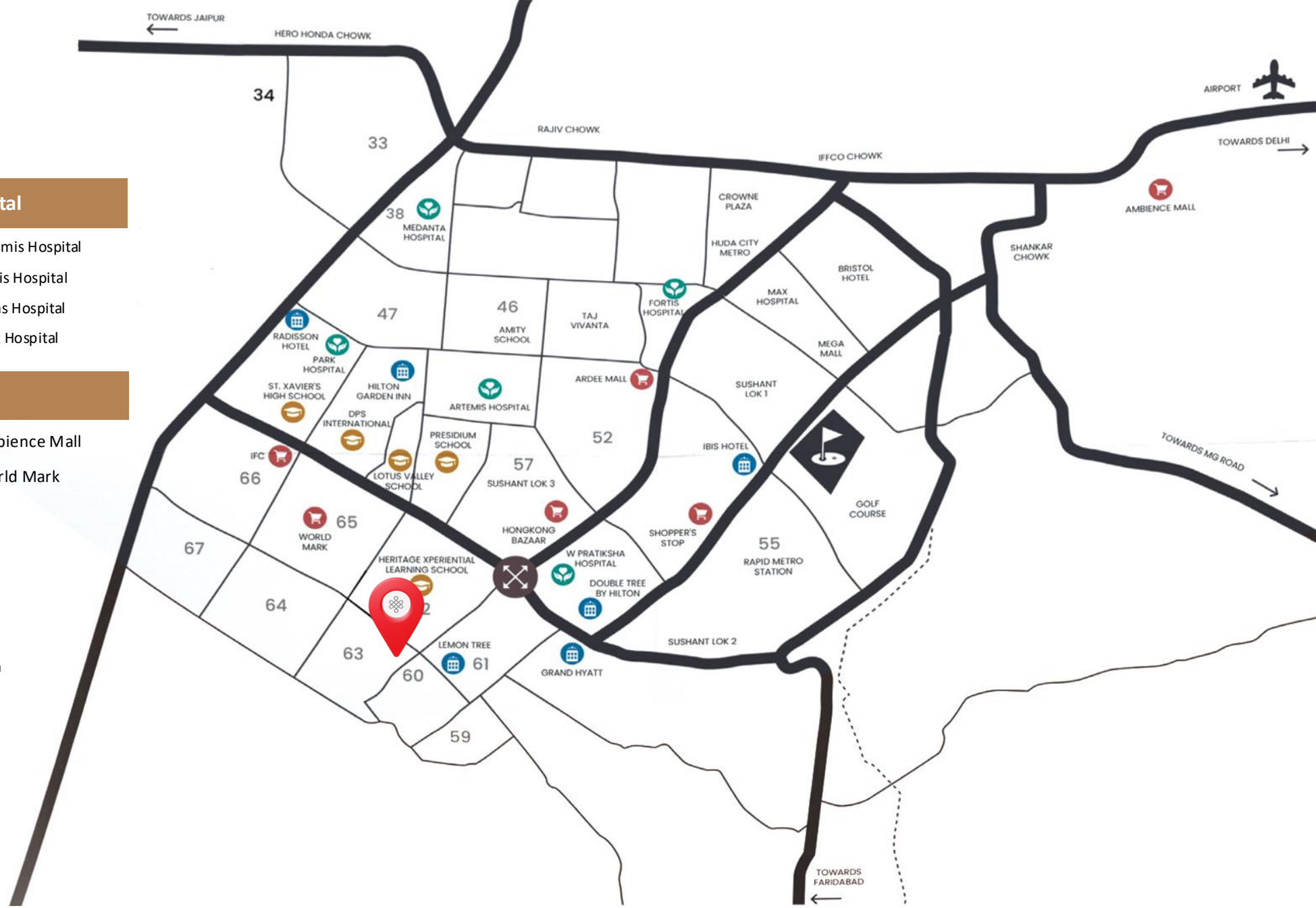
- AIPL
- Lemon Tree
- Double Tree

Retail

- Ambience Mall
- World Mark
- IFC

Connectivity

- 30 Mins Away IGI Airport
- 05 Mins Away Golf Course Road/Rapid Metro
- 15 Mins Away HUDA City Centre Metro Station
- 05 Min Away Sohna Road
- 15 Min Away MG Road



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OTHERS LAND
SECTOR-65
PARK
A-BLOCK
B-BLOCK
PARK
C-BLOCK
SECTOR-65
NURSING HOME
60 M WIDE ROAD
SECTOR-62
24 M WIDE ROAD
SECTOR-62
3.4 ACRES COMMERCIAL
HERITAGE ONE
SECTOR-61
COLLEGE SITE
60 M WIDE ROAD
PARAS TRINTY COMMERCIAL
Samsara Arya
NURSING HOME
PRIMARY SCHOOL
PARK
M-BLOCK
RELIGIOUS BUILDING
MIRACLE
24 M WIDE ROAD
Samsara Sales Gallery
SECTOR-63
24 M WIDE ROAD
OTHERS LAND
Samsara Avasa
OTHERS LAND
PARK
L-BLOCK
CRECHE
SECTO
Samsara Ivana
I-BLOCK
K-BLOCK
DISPENSARY
NURSERY SCHOOL-2
HIGH SCHOOL
BELVEDERE CLUB
IREO SKYON
60 M WIDE ROAD
60 M WIDE ROAD
24 M WIDE ROAD
PARK
J-BLOCK
Samsara Vilasa
PARK
SAMSARA VILASA
24 M WIDE ROAD
SECTOR-63
TOWARDS CRPF CAMP
SECTOR-60
SAMSARA
WELCOME TO THE CIRCLE OF LIFE
Golf Course Extension Road, Gurugram
N
W
E
S

Advantages

Excellent Connectivity

Access from 60m wide and 24m wide sector roads with multiple entry and exit points

Low Density Living

Well organized and separated with wide 12m internal driveways

Safety & Security

Gated Community with access control & CCTV Surveillance

Office Convenience

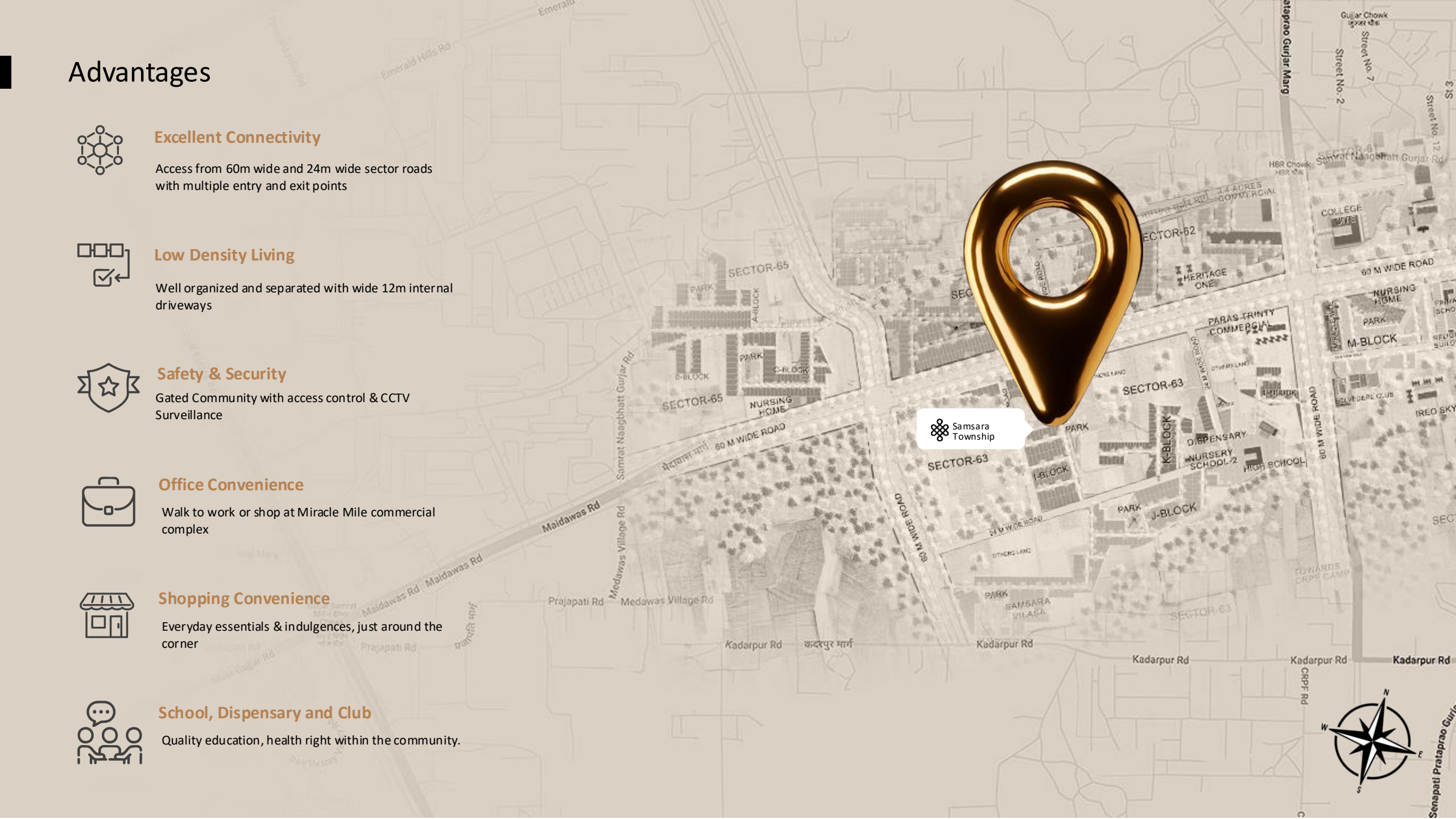
Walk to work or shop at Miracle Mile commercial complex

Shopping Convenience

Everyday essentials & indulgences, just around the corner

School, Dispensary and Club

Quality education, health right within the community.











Delivered

366	96	278
FLOORS	PLOTS	OFFICES & RETAIL









Nearing Completion

152	100	37
FLOORS	PLOTS	SCO Plots

HRERA NO. RC/REP/HARERA/GGM/999/731/2025/102
dated 16.10.2025 also available on www.haryanarera.gov.in
Licence no. 64 of 2010 dated 21.08.2010

INTRODUCING

SAMSARA IVANA 2.0


SAMSARA
IVANA
2.0
Artistic Impression


SAMSARA
IVANA
2.0
Artistic Impression


SAMSARA
IVANA
2.0
75
HR 19 EQ 0001
Artistic Impression



An Established Ecosystem Integrated With A Unique Offering

- Part of expansive integrated development spread across 70 acres
- 260 luxury floors with low density living
- AC lobbies with 2 common elevators
- Dedicated 2 car parks with every floor with EV charging feature
- Secured & gated complex with CCTV surveillance
- Belvedere club membership
- Private basement with 1st and 2nd floor
- Private terrace with 3rd and 4th floor

Now let’s look at

How this community is DIFFERENT!

SAMSARA
IVANA
2.0


Artistic Impression

The Gift of

exclusivity

Access your Basement / Terrace through your personal Elevator within your home.


Artistic Impression


Artistic Impression

Large Common Terraces With
100M Long Walkway



SAMSARA
IVANA
2.0

Artistic Impression


Unique Concept Of Green Valley By
Joining Set Back Area Of The Plots
SAMSARA
IVANA
2.0
Artistic Impression

A Green Valley Club Offering
Amenities on the Ground Floor



SAMSARA by IVANA 2.0

Artistic Impression


1.18 Acres Park That
Redefines Luxury Living
SAMSARA
IVANA
2.0
Artistic Impression

Amenities & Features

SAMSARA IVANA 2.0

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
- Reflexology Park
- 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
- Sand Pit
- 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



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Apartment Details

Unit typology	4BHK + Utility
Plot Area	351 Sq. Yds. 293.50 Sq. Mtr.
Carpet Area	1702 Sq. Ft. 158.16 Sq. Mtr.
Balcony Area	306 Sq. Ft. 28.43 Sq. Mtr.
Usable Area	2008 Sq. Ft. 186.59 Sq. Mtr.
Private Basement Area for 1st / 2nd Floor	1190 / 970 Sq. Ft. 110.54 / 90.12 Sq. Mtr.
Private Terrace Area for 3rd / 4th Floor	551 / 674 Sq. Ft. 51.19 / 62.62 Sq. Mtr.

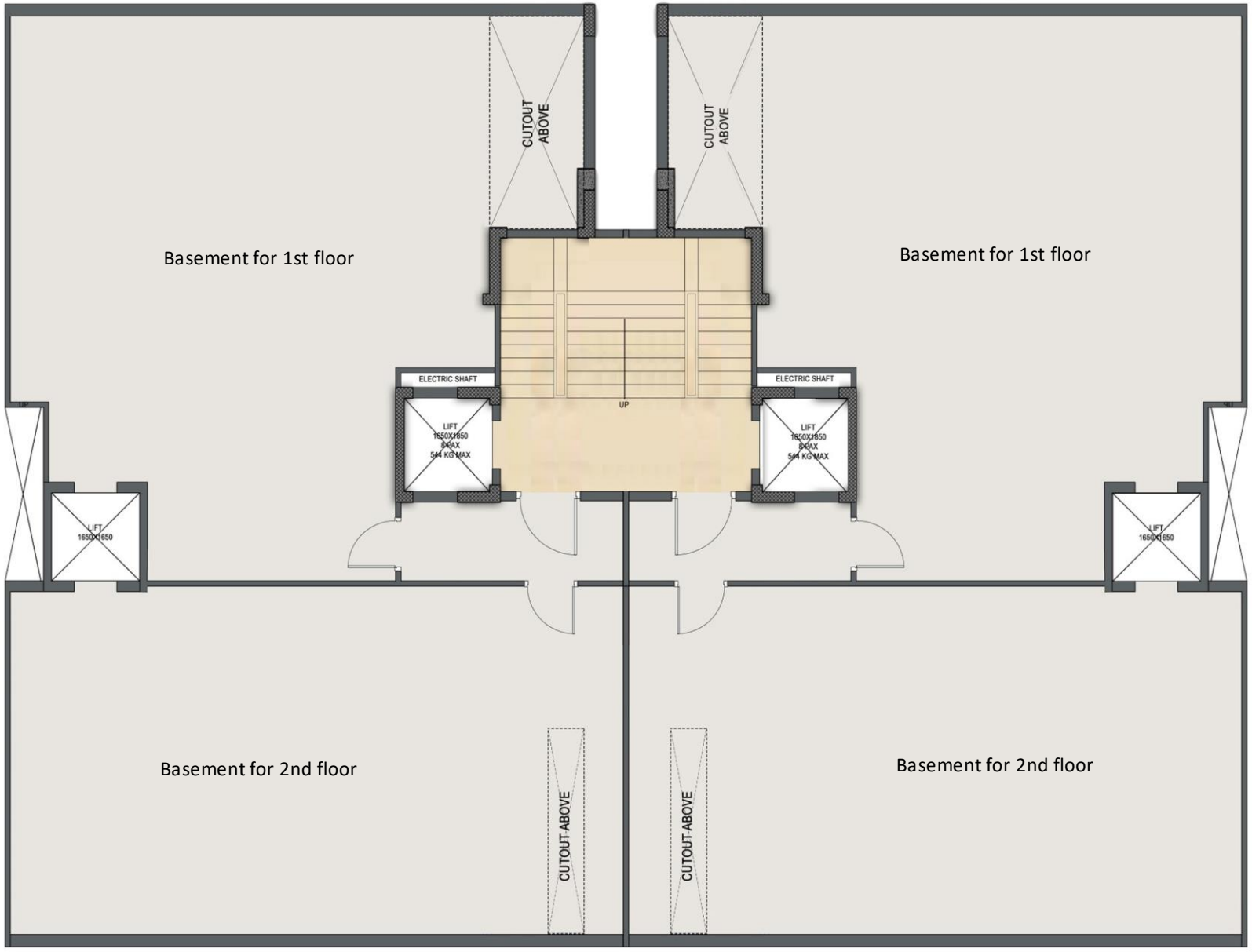
*Note: Areas mentioned above are approximate and may vary as per actual approved sanctioned plans.
Basement area comprises of carpet area and common areas/ walls



Private Basement

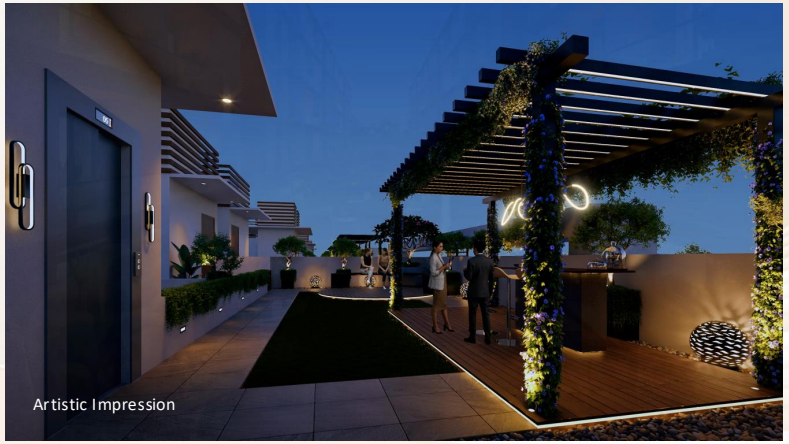
- Air Conditioning
- Provision for Wet Point
- Provision for Pump & Sump
- Sky Light Court with Glass Roof Top


Artistic Impression



Private Terrace

- Pergola
- Artificial Turf
- Multi-Purpose Counter with Sink
- Private Lawn with Seating Area
- Electrical Point
- Walkway on Common Terrace
- Wet Point



Artistic Impression



Specification

VRV/ VRF Air Conditioning with Heating and Cooling

Luxury Vitrified Tiles in Living, Dining and Bedrooms

Digital Main Door Lock

Aluminum Sliding Doors with Mosquito Mesh

Provision for piped gas supply

Video Door Phone

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2.0

Modular Kitchen

Instant Geyser

Washing Machine

Chimney

Hob

Microwave

Dishwasher

Refrigerator

SAMSARA
IVANA
2.0

Amenities
Within The Project

Sports Amenities

SAMSARA IVANA 2.0

Half Basketball Court



Skating Rink



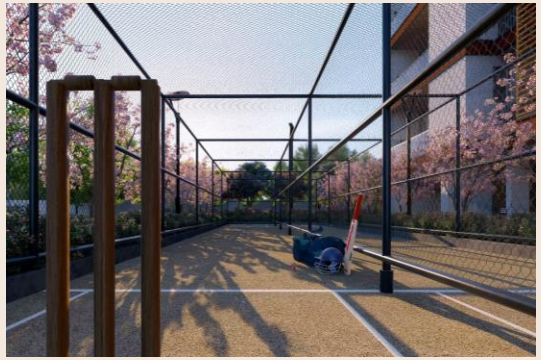
Badminton Court



Table Tennis



Cricket Net



Outdoor/Indoor Gym



Snooker Table



Card Room



All images are Artistic Impression

Kids Activities’

Toddlers Play Area



Sand Pit



Dry Deck Fountain



Carrom & Dart



Wall Climbing



Reading Zone



Video Game



Chess



All images are Artistic Impression

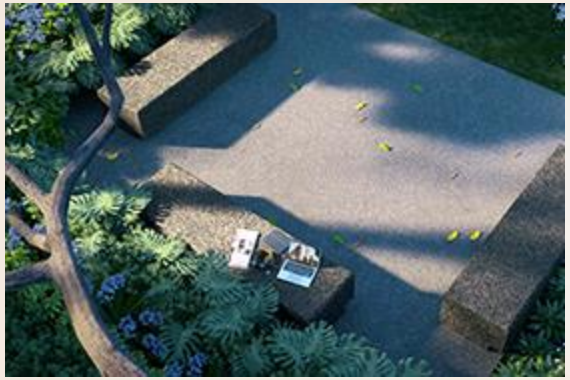
Wellness

SAMSARA IVANA 2.0

Flower Garden



Outdoor Reading Zone



Dance/Zumba Space



Herbal Garden



Yoga Room



Acupressure Pathways



Yoga/Meditation Area



Reflexology Garden

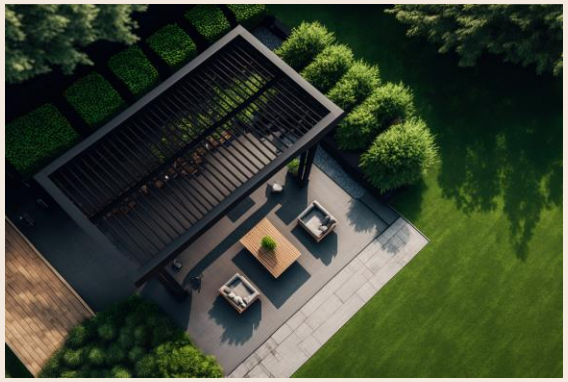


All images are Artistic Impression

Multi-functional Area

SAMSARA IVANA 2.0

Pergola & Gazebo



Party Lawn



Senior Citizen Zone



Open Air Theatre



Pet Park & Gyms



Activity Zone



Outdoor Bar



Banquet



All images are Artistic Impression

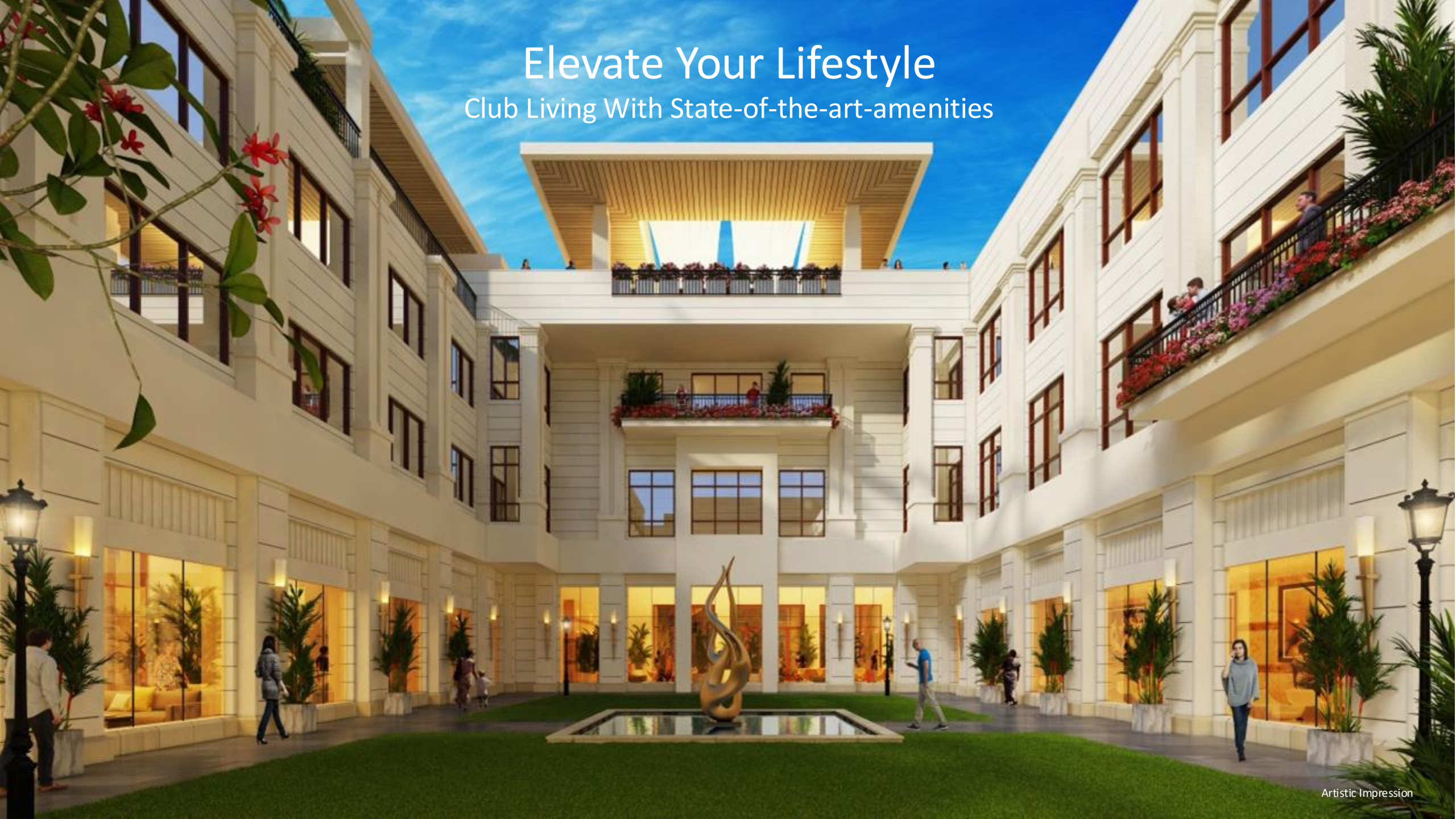
The Belvedere Club



Artistic Impression

Elevate Your Lifestyle

Club Living With State-of-the-art-amenities



Artistic Impression

10 Year Belvedere Club Membership



Artistic Impression

Club Amenities

Creche



Cafe



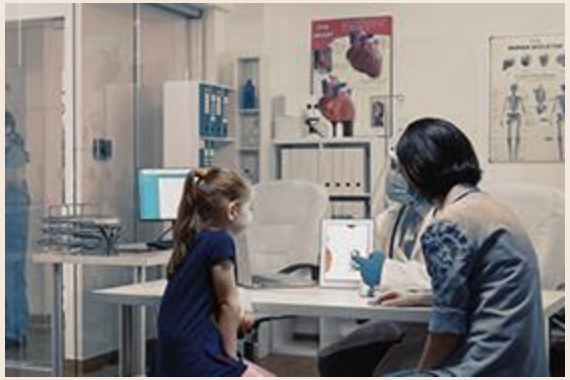
Banquet Hall



Business Centre



Doctor Room



Lounge Bar & Restaurant



AV Room



Movie Theatre



All images are Artistic Impression

Club Amenities

Squash Courts



Snooker Room



Table Tennis Room



Indoor Games Room



Indoor Badminton Court



Golf Simulator Room



All images are Artistic Impression

Club Amenities

Tennis Court



Pickleball Court



Card Room



Cricket Pitch



Skating Rink



Half Basketball Court



All images are Artistic Impression

Club Amenities

Gymnasium



Yoga Area



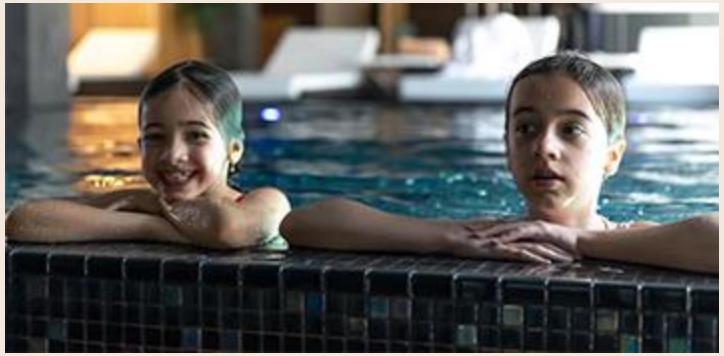
Relaxation Zone



Spa & Salon



Kids Pool



Swimming Pool



All images are Artistic Impression

Urban Aesthetic.
Revolutionary Methods.

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.

A Success Story Build 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.

Adani Brahma Synergy Pvt. Ltd.
Sales Gallery – Sector 63, Golf Course Extension Road, Gurugram

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