



— THE —
 oryza
LIFE, DESIGNED BEAUTIFULLY.





Over 3 decades of trust

ORIGEN REALTY has been a leading real estate company in the region for over 30 years. We have a proven track record of helping our clients achieve their real estate goals. Our experienced agents and brokers provide personalized service and expertise to ensure a successful transaction. We are committed to providing the highest level of service and integrity in the real estate industry.

CHAIRMAN'S MESSAGE

As members of the Board, I am proud to have been part of the team that has led the company to its current position. I am grateful for the support and guidance of the Board and the management team, and I look forward to continuing to work with them to achieve the company's goals.

The company's success is a result of the hard work and dedication of the entire team. I am proud to have been part of this team and to have contributed to the company's growth and success. I look forward to continuing to work with the team to achieve the company's goals.

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MR. DEEPAK SANGWAN
CHAIRMAN, GOLDEN REALTY

Design to Belong

At Origen Realty, we believe in the power of design to create a sense of belonging. Our team of designers and architects work together to create spaces that are not only beautiful, but also functional and comfortable. We understand that a home is more than just a place to live; it's a place where you can truly belong.

Whether you're looking for a new home or a commercial space, our team is here to help. We'll work with you to understand your needs and preferences, and then we'll design a space that perfectly fits the bill. We're committed to creating a sense of belonging for every client we serve.

At Origen Realty, we're not just designers; we're storytellers. We tell the story of your home, your business, and your life. We're proud to be a part of your journey and to help you create a space where you can truly belong.





THE
Gryza
PROPERTY MANAGEMENT

Curated luxury

Providing all-inclusive luxury hotel services, The Gryza is a premier luxury hotel in the heart of the city, offering a unique and unforgettable experience for all guests.

For more information, please contact us at 1-800-123-4567 or visit our website at www.thegryza.com.



Sector
88A
Gurugram

The Crown of
Dwarka Expressway

At the heart of the city, the crown of the city is the crown of the city. The crown of the city is the crown of the city. The crown of the city is the crown of the city.

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THE
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location
Exceptional



Sector
88A
Gurugram



NCR's Finest Location

Connectivity

Global City	3 mins
NH-8	4 mins
Proposed Metro Station	5 mins
NCR Project	25 mins

Schools

St. Xavier's School	20 mins
Amity International School	20 mins
Delhi Public School	24 mins
Shiv Nadar School	30 mins

Hospitals

Medanta Hospital	18 mins
Cx-Beta Hospital	20 mins
Aravind Hospital	22 mins
Fortis Hospital	25 mins

Hotels

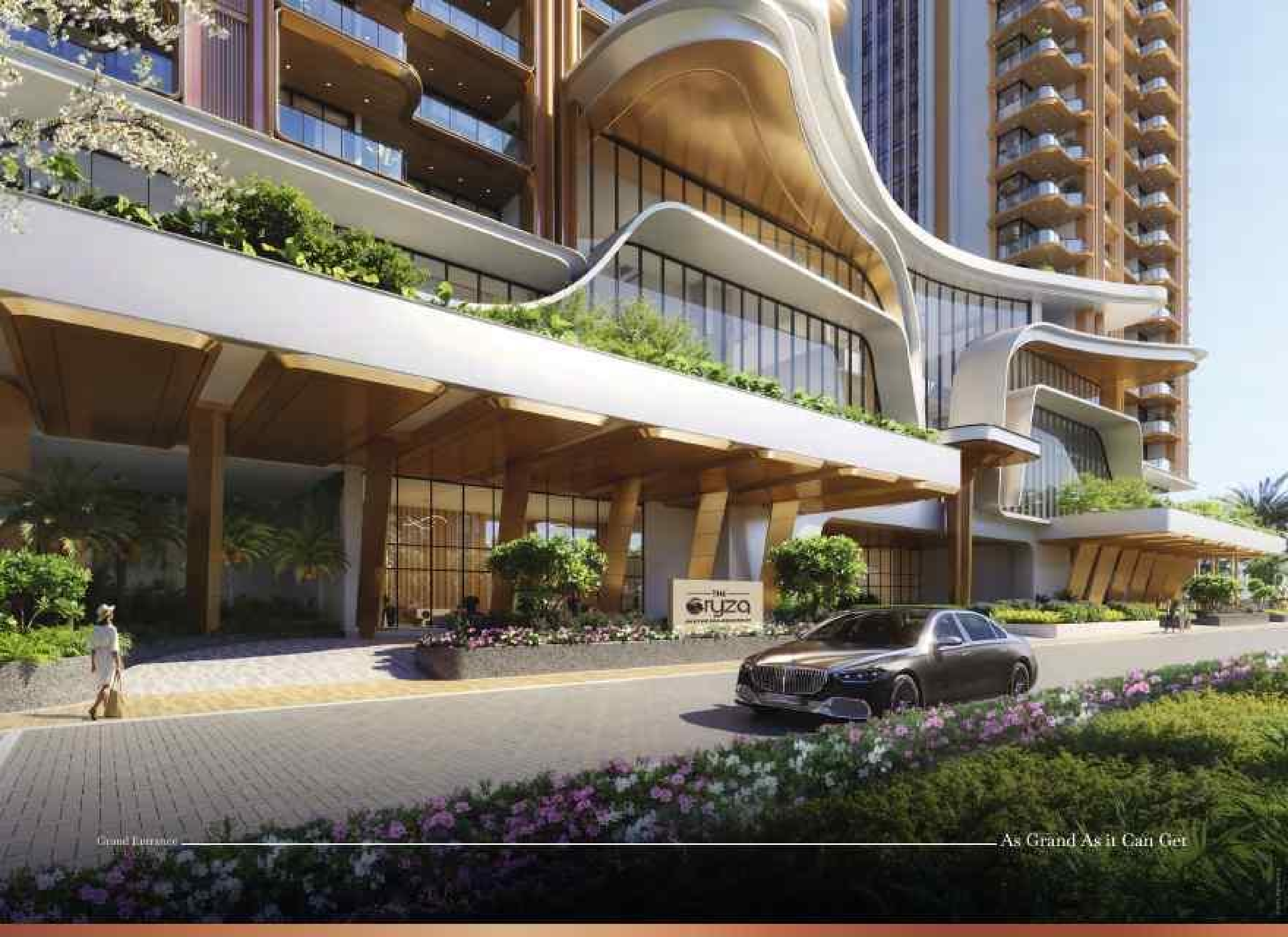
Taj City Centre, Gurugram	24 mins
T Trident Hotel, Gurugram	28 mins
The Oberoi, Gurugram	28 mins
2W Marriott Hotel, Aerocity	32 mins

Malls

Miracle Mall	3 mins
Carpentier One	16 mins
Aravind Mall	28 mins
Pacific D-21 Mall	30 mins

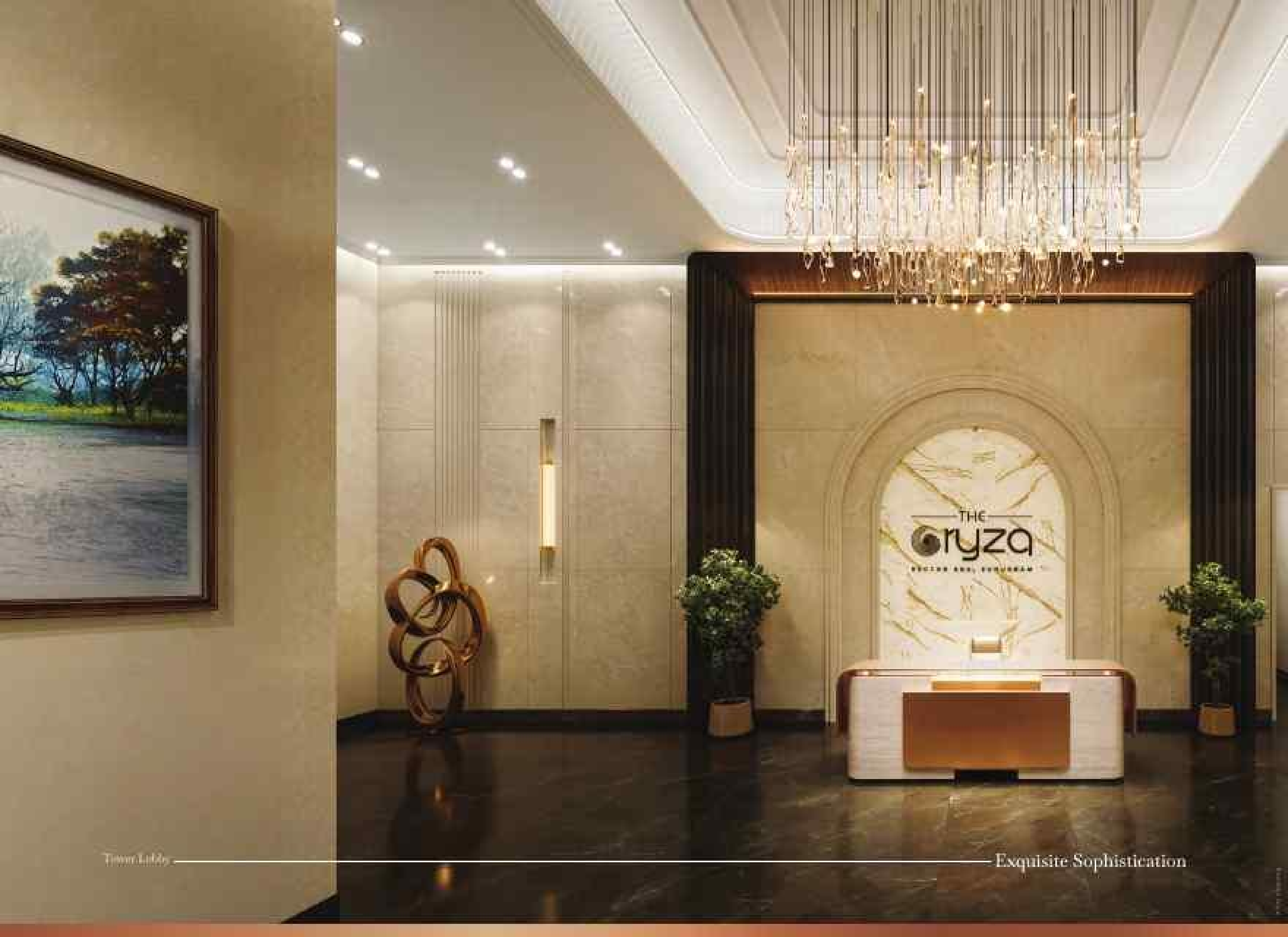
luxury
next level





Grand Entrance

As Grand As it Can Get



design
Cutting-edge



At this premier location, residents enjoy a luxurious lifestyle, surrounded by lush landscaping, offering a serene environment. The complex features a swimming pool, two large waterfalls, and a central courtyard with lush landscaping. The architecture is modern and sophisticated, with a focus on creating a harmonious blend of nature and urban living. The design is inspired by nature's rhythms, creating a sanctuary of sophistication.

Landscape Inspired by Nature's Rhythms

A Sanctuary of Sophistication



architecture
Intelligent



Forms that Perform. Environmentally. Structurally. Experientially.

The Dune is a limited edition watch where design meets technology and nature. Thoughtful, elegant, and comfortable, offering a sensory, but a not just sensory, experience that is designed to last, and a watch designed to last.



Miracle of Engineering

- 100% recycled stainless steel case
- 100% recycled stainless steel case
- 100% recycled stainless steel case
- 100% recycled stainless steel case
- 100% recycled stainless steel case
- 100% recycled stainless steel case

Environmental Intelligence

Designed to contribute to a more sustainable future, the Dune is a watch that is designed to last, and a watch designed to last.

- 100% recycled stainless steel case
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Club O

800,000 Sq. Ft. of Living Space | 100,000 Sq. Ft. of Office Space

The Club O lounge is a premium amenity, offering residents a private space with

80+ Premium Amenities

for the
Body





Fully-equipped Modern Gym

Drop Cricket



Badminton Court



Squash Courts



Table Tennis Hall



Tennis Court



Basketball Half Court



Temperature-controlled Pool



Dance & Zumba Studio



Jogging & Cycling Tracks



for the
Mind



Business Center



Library



Meditation Garden



Podcast & Recording Studio



for the
Soul



Open Air Yoga Space

Spa



Jacuzzi



Outdoor Cabanas



Nature Trail

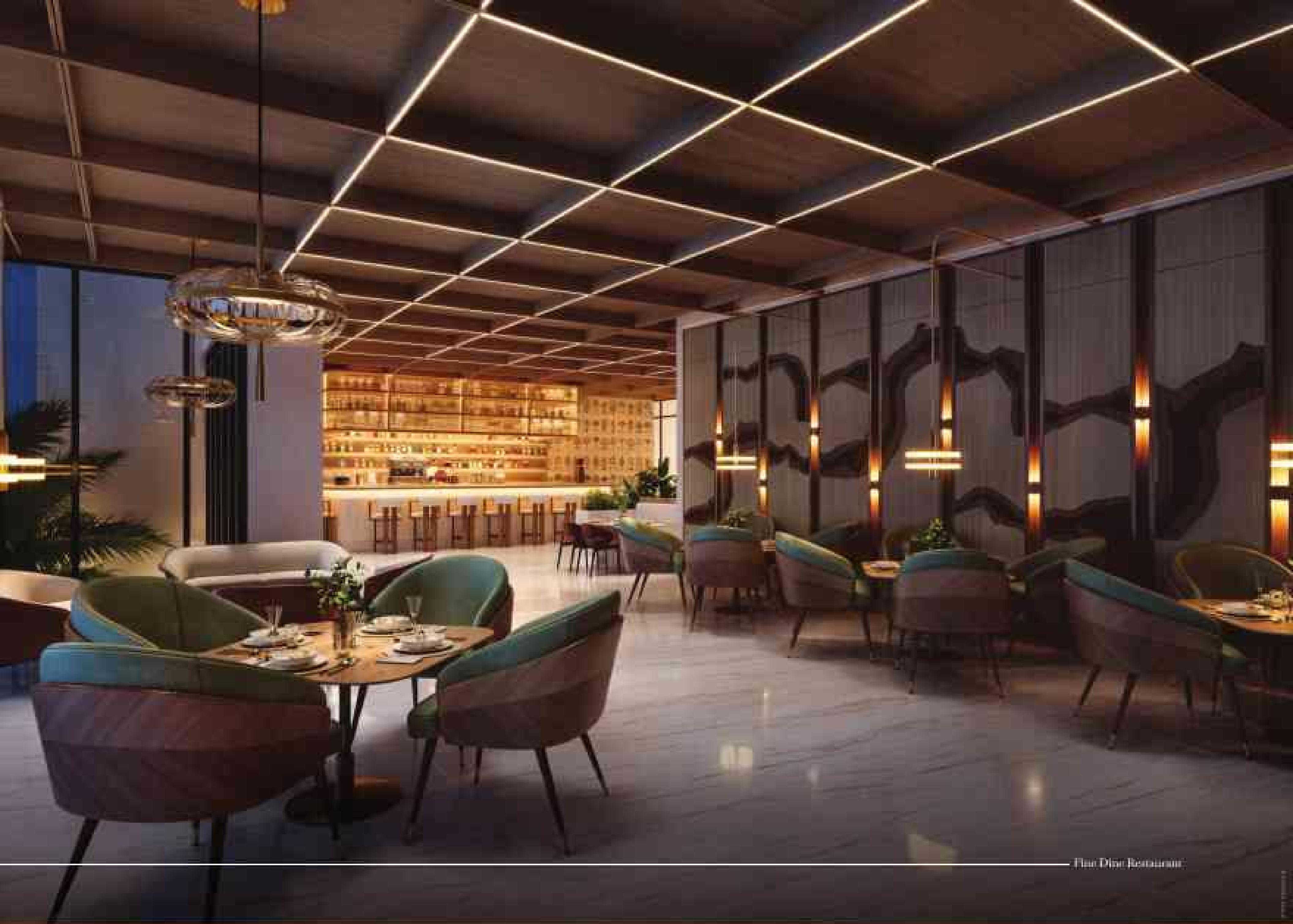


for the
Good Times



Club Lobby.

Awe-inspiring Grandeur



Fluo Dine Restaurant

Danquer Hall



Barbecue Station



Sky Lounge

A young girl with short, dark hair is shown in profile, looking down at a glowing, colorful display of light particles. The display consists of numerous small, bright dots in shades of orange, yellow, and blue, arranged in a way that suggests a digital art installation or a projection. The background is dark, and the overall atmosphere is magical and ethereal. The text "for the Young" is overlaid on the left side of the image in a serif font.

for the
Young



Indoor Kids' Play Zone



Kids' Splash Pool





for the
Community

Concierge Desk



EV Charging Stations



Customer Service Staff



On-site Health Clinic





spacious
residences

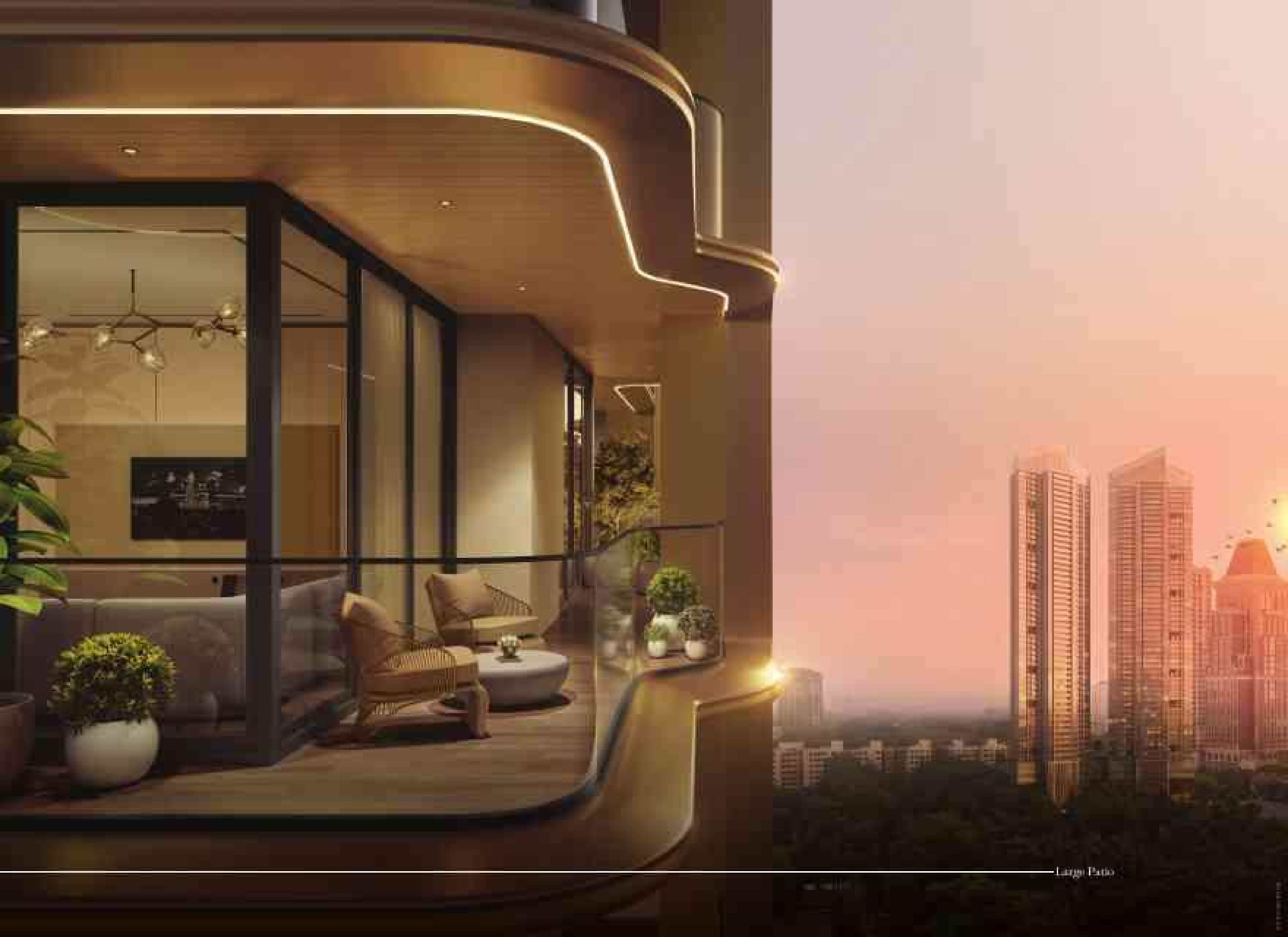




Master Bedroom



Living & Dining

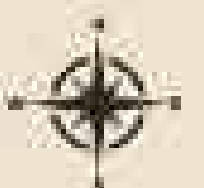


Largo Patio

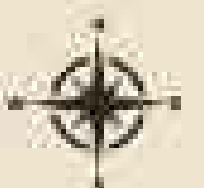
A perspective view of a long, empty hallway with a grid floor and glowing doorways. The hallway is dimly lit, with a warm, orange glow emanating from several doorways and floor panels. The perspective draws the eye down the center of the hallway, where a series of doorways are visible. The floor is composed of large, dark tiles with a grid pattern. The walls are also dark, and the overall atmosphere is mysterious and futuristic.

Master & Unit plans

Master Plan



TYPICAL 3 BHK TYPE 1



**TYPICAL
3 BHK TYPE 2**

1500 MM WIDE BALCONY

1800 MM WIDE BALCONY

1000 MM WIDE BALCONY

CHUB

TOILET
2450 X 1525
8'-0" X 5'-0"

DRESS
1700 X 1525
5'-7" X 5'-0"

SHAFT

TOILET
2125 X 1925
7'-0" X 5'-0"

UTILITY AREA
2750 X 3450
9'-0" X 11'-2"

SHAFT

KITCHEN
4575 X 3350
15'-0" X 11'-0"

FOYER
2075 X 3550
6'-10" X 11'-8"

TOILET
1525 X 2450
5'-0" X 8'-0"

CONSULE

LIVING
3450 X 5100
11'-4" X 16'-8"

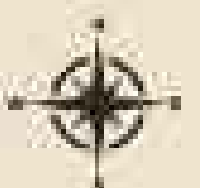
DINING
4125 X 3025
13'-6" X 10'-0"

BEDROOM 2
3350 X 3950
11'-0" X 13'-0"

BEDROOM 3
3350 X 4400
11'-0" X 14'-5"

M. BEDROOM 1
3650 X 4575
12'-0" X 15'-0"

Current Area	020734, Fl. 024534, 0001
Apartment Area	024734, Fl. 000034, 0001
Super-Built-up Area	272200 Sq. Ft. 0201634, 0001



**TYPICAL
3 BHK TYPE 3**

1800 MM WIDE BALCONY

1800 MM WIDE BALCONY

1800 MM WIDE BALCONY

BEDROOM 3
3050 X 4400
11'-0" X 14'-6"

BEDROOM 2
3350 X 3950
11'-0" X 13'-0"

M. BEDROOM 1
3450 X 4575
12'-0" X 15'-0"

LIVING
3650 X 5100
12'-0" X 16'-9"

DINING
4125 X 3050
13'-6" X 10'-0"

KITCHEN
4675 X 2550
15'-0" X 8'-4"

FOYER
3075 X 2550
10'-10" X 8'-4"

SERVANT ROOM
4175 X 3450
13'-8" X 11'-3"

DRESS
1675 X 1825
5'-6" X 6'-0"

TOILET
1325 X 2450
4'-4" X 8'-0"

TOILET
1325 X 2450
4'-4" X 8'-0"

TOILET
1430 X 2480
4'-8" X 8'-2"

SHAFT

SHAFT

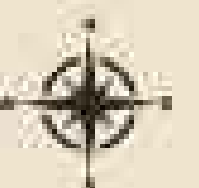
SHAFT

CONSOLE
1425 X 1200
4'-8" X 9'-10"

1000 MM WIDE BALCONY

Carpet Area: 1324 Sq. Ft. (24.50 Sq. Mts.)
Apartment Area: 1396 Sq. Ft. (25.65 Sq. Mts.)

Current Price	1,325.50 \$/q (FY 2024 AG \$/q: 496.0)
Agreement Price	1,290.50 \$/q (FY 2024 AG \$/q: 496.0)
Summer 2024 AG Price	2,720.00 \$/q (FY 2024 AG \$/q: 496.0)



Area

Specifications

Living/Dining Room

Flooring	Engineered Marble / polished Tiles / engineered wooden flooring as per client
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

Master Bedroom, Dresser & Other Bedrooms

Flooring	Engineered Wooden flooring / Carpet
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

Master Bathroom & Other Bathrooms

Flooring	Engineered Tiles / Granite
Walls	Tiles / Acrylic Paint
Ceiling	Acrylic Emulsion Paint
Countertop	Engineered Stone / Granite / Solid Surface / Quartz
Sanitaryware / CP-Fittings	Premium Quality CP-Fittings with A/C and Water-Proof

Kitchen

Flooring	Engineered Tiles as per client
Walls	Continuation of Engineered Tiles / Glass / Acrylic Paint and Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Countertop	Engineered Stone / Granite / Solid Surface / Quartz
Kitchen Appliances	Include Kitchen with Chopping and sink
Plumbing	Premium Quality CP-Fittings with A/C

Utility Room & Utility Toilet

Flooring	Concrete / Engineered Tiles / Granite
Walls/Ceiling	Oil Based Paint / Acrylic Paint
Walls	Engineered Tiles / Granite
Sanitaryware / CP-Fittings	CP-Fittings with A/C and Water-Proof
Other	Provision for Air Conditioning

Area

Specifications

Balcony

Flooring	Engineered Tiles / Granite
Walls / Ceiling	Acrylic Emulsion Paint / Acrylic Paint

Doors & External Glazing

Door/Door	Solid Core / Flush Door with veneer finish
Window Door	Solid Core / Flush Door with veneer finish
Windows / Glass	Maximum U/GPC / Acrylic Paint

Entrance Lobby

Flooring	Engineered Tiles as per client
Walls	Continuation of Engineered Tiles / Granite and Acrylic
Walls	Acrylic Emulsion Paint

Other Facilities

Permissible CP-Fittings	Walls with Air Conditioning and Acrylic Paint
Plumbing	High-Speed Sanitation in all Toilets
Security	Secure Access and Digital Lock in Main Doors
Other	Walls with Acrylic Paint

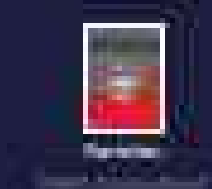


Climate-Responsive Design



Design Visionaries

THE EXCEPTIONAL TEAM BRINGING
THIS LANDMARK VISION TO LIFE





— THE —
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LIFE. DESIGNED BEAUTIFULLY.



AURA BUILDERS & DEVELOPERS PVT. LTD.

Plot No. 1, Sector 1, Gurgaon, Haryana (India) | Phone: +91 122 412 3456 | Email: info@aurabuilders.com | Website: www.aurabuilders.com

AURA BUILDERS & DEVELOPERS PVT. LTD. is a leading real estate developer in Gurgaon, Haryana. We are committed to providing high-quality residential and commercial projects. Our projects are designed to meet the needs of modern living and offer a wide range of amenities. We are currently working on several projects in Gurgaon and plan to launch more in the near future. We are looking for experienced professionals to join our team. If you are interested, please send your resume to hr@aurabuilders.com. We are an equal opportunity employer. All qualified applicants will be considered for employment without regard to race, gender, age, or religion.