

AANĀNDA  
COURTYARD







Leisure Begins Here





Clubhouse Entrance





Central Courtyard (Club House)





Swimming Pool & Deck Area





MULTIPURPOSE  
HALL



CAFETERIA/  
RESTAURANT



GARDEN /  
PARTY LAWN



7 LANDSCAPE  
GARDEN



SWIMMING  
POOL



HOUSE KEEPING  
ON CALL



PERSONAL  
GARDEN  
MAINTENANCE



OUTDOOR  
KITCHEN



THEATRE



YOGA  
DESK



GAZEBO



GYM



CHILDREN  
PLAY AREA



MULTIPURPOSE  
COURT



24X7  
SECURITY



CYCLING



INDOOR  
GAMES



# MASTER LAYOUT PLAN



ENTRY







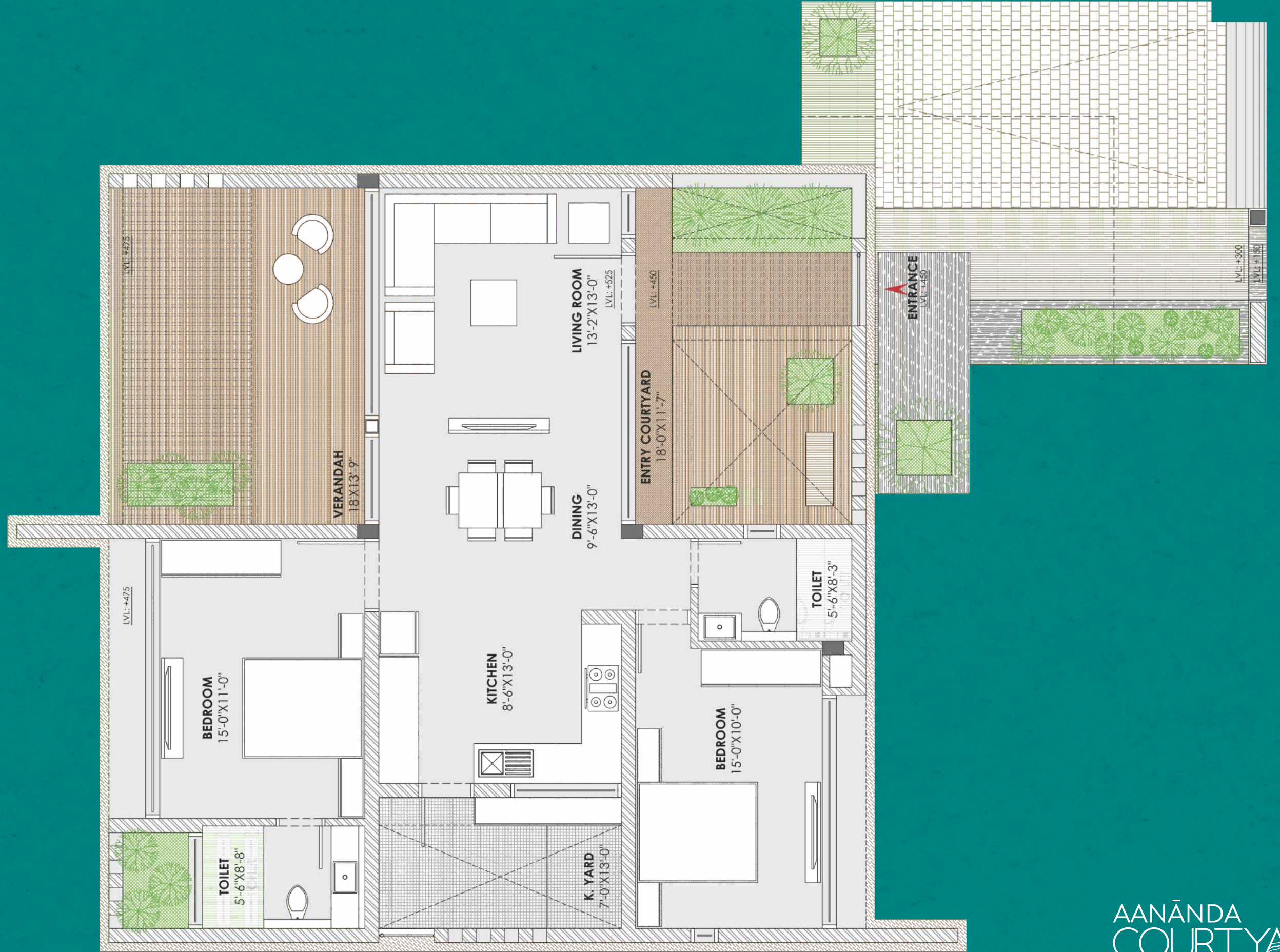
AANANDA  
COURTYARD





UNIT  
PLAN

# 2 BHK







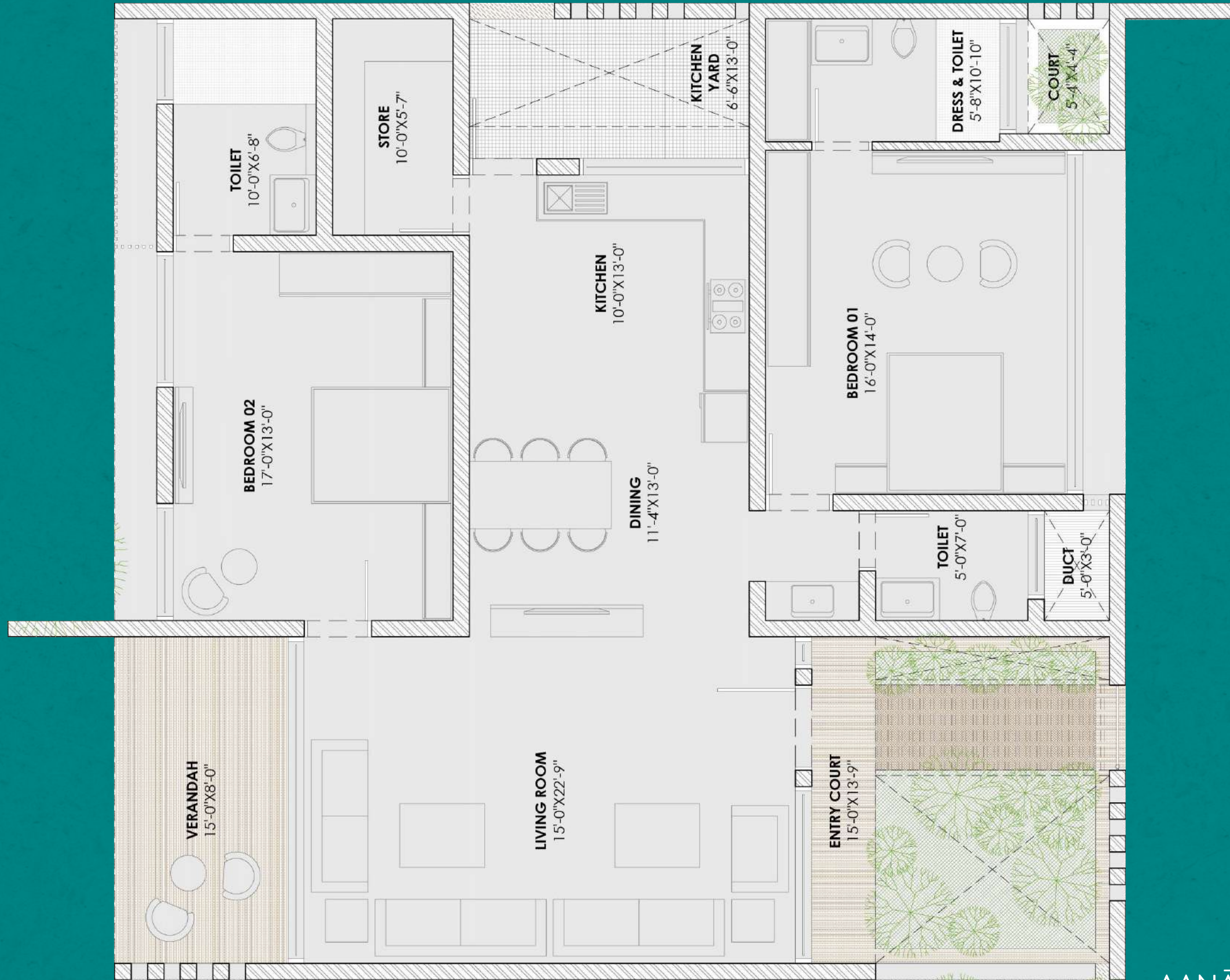
2 BHK Premium





UNIT  
PLAN

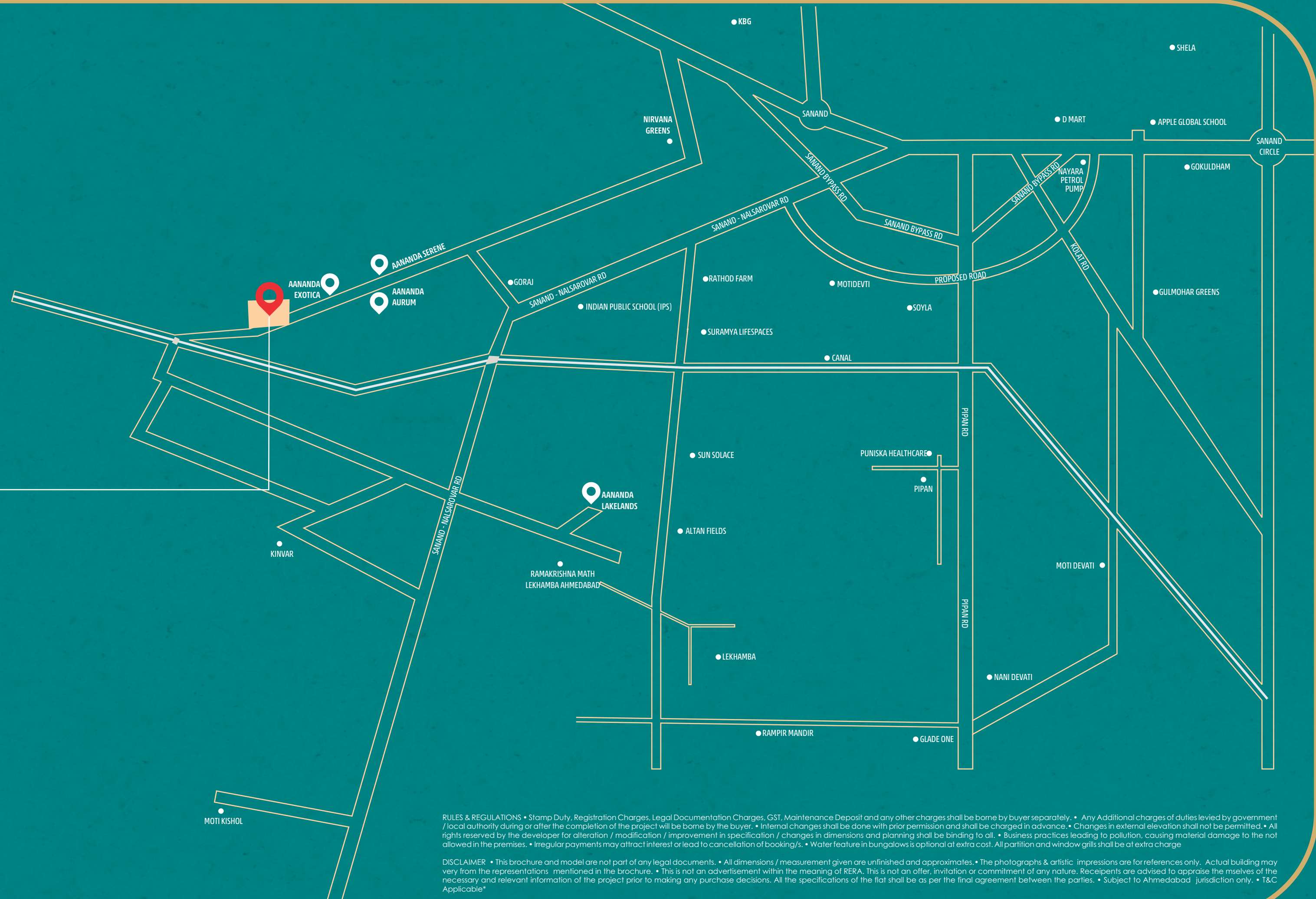
# 2 BHK PREMIUM





# AANANDA COURTYARD

SANAND	10 MIN
SHELA	15 MIN
S.P.RING ROAD	20 MIN



**RULES & REGULATIONS** • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s. • Water feature in bungalows is optional at extra cost. All partition and window grills shall be at extra charge

**DISCLAIMER** • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximate. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Recipients are advised to appraise the merits of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. • Subject to Ahmedabad jurisdiction only. • T&C Applicable\*



# COMPLETED PROJECTS



AANANDA  
*Lakelands*

YEAR 2012 - ESTABLISHED A NEW ERA OF  
PLOTTED DEVELOPMENT



AANANDA  
*Exotica*

YEAR 2016 - BROUGHT EXOTIC MOMENTS  
TO OUR LIVES



AANANDA  
*Aurum*

YEAR 2018 - REDEFINED LIVEABLE LUXURY



ONGOING PROJECT



Year 2021 - Unfolded bundle of privileges for us







PROJECT BY  
**AHS REALTY**

J.V PARTNER  
**HERITAGE**  
REALITY IN REALTY

DEVELOPED BY



ARCHITECT  
**APURVA AMIN**

STRUCTURE DESIGN  
**N.K. SHAH**

LEGAL ADVISOR  
**S.B.S LEGAL**