

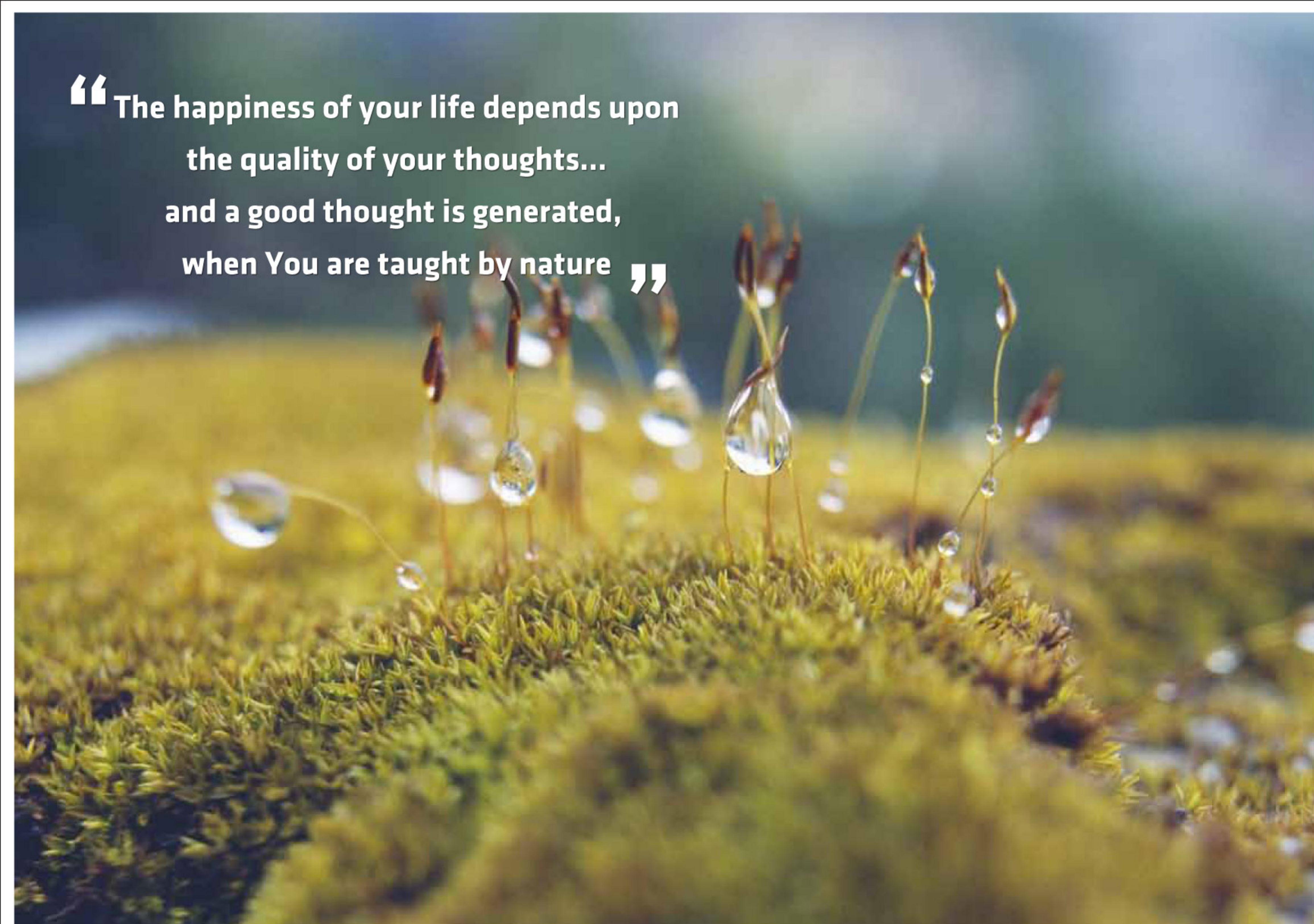


“An Innovative & *Green* township
designed to nourish
life,
in the lap of nature,,



ABW Aditya Niketan
Prakriti ka Aanchal

ABW Aditya Niketan,
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Manesar, Gurgaon,
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“The happiness of your life depends upon
the quality of your thoughts...
and a good thought is generated,
when You are taught by nature ”



Aditya Bansal

DIRECTOR, ABW GROUP

email: adityaniketan@abw.co.in

“from the director's desk”

Dear Sir,

As we approach the start of yet another purposive year, ABW family conveys you Warm Greetings and wishes that the coming New Year will bring you boundless prosperity & good health.

In continuation to our commitment of delivering unparallel real estate projects, ABW Group is shortly launching a premier 250 acre mega-township at Manesar, Gurgaon ...a state of the art nature friendly township which features highest design standard and premier amenities giving you an unmatched lifestyle.

Manesar is being developed as an extremely well planned, landmark industrial belt with a resolute focus on environmental eco-friendliness. The project site is just 25 minutes from IGI Airport and a mere 200 meters from National Highway (NH) – 8. Major realty brands like DLF Express Green have already commenced the construction of their group housing projects in the same township area. This nature friendly township is on the side of 'Karma Lake' facing 'Aravalli Hills', presenting a breathtaking view. The other side has the dense forests of National Security Guard (NSG) demarcated by a wall ensuring paramount safety.

This township has been planned with International Style Architecture with lined trees on well-lit streets, beautiful landscapes, parks, separate tot lots, walking/jogging tracks, meditation centre, shopping centre, multiplex and to top it all, a world class Club with state of the art facilities, including a designer swimming pool.

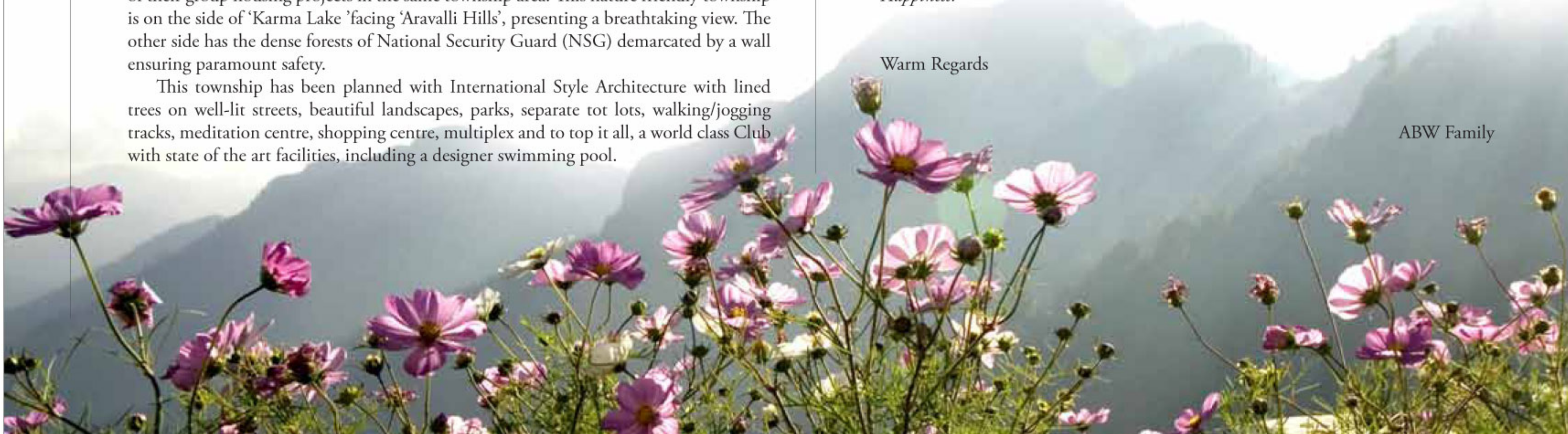
A large theme park shall be an attraction to all. For the convenience of residents, a playschool/crèche, nursery and a high school have been planned within the township. In addition, a medical centre, nursing home, dispensary will take care of your health needs. Not to mention the proposed metro station that will come up within a stone throw distance to provide you a hassle free commuting option to anywhere in the NCR.

In the first phase, we are launching three types of residential low rise luxury independent floors with highly modern specifications. We welcome you to be a part of this ultra modern, yet nature centric residential experience. Please feel free to contact us for any further assistance or information.

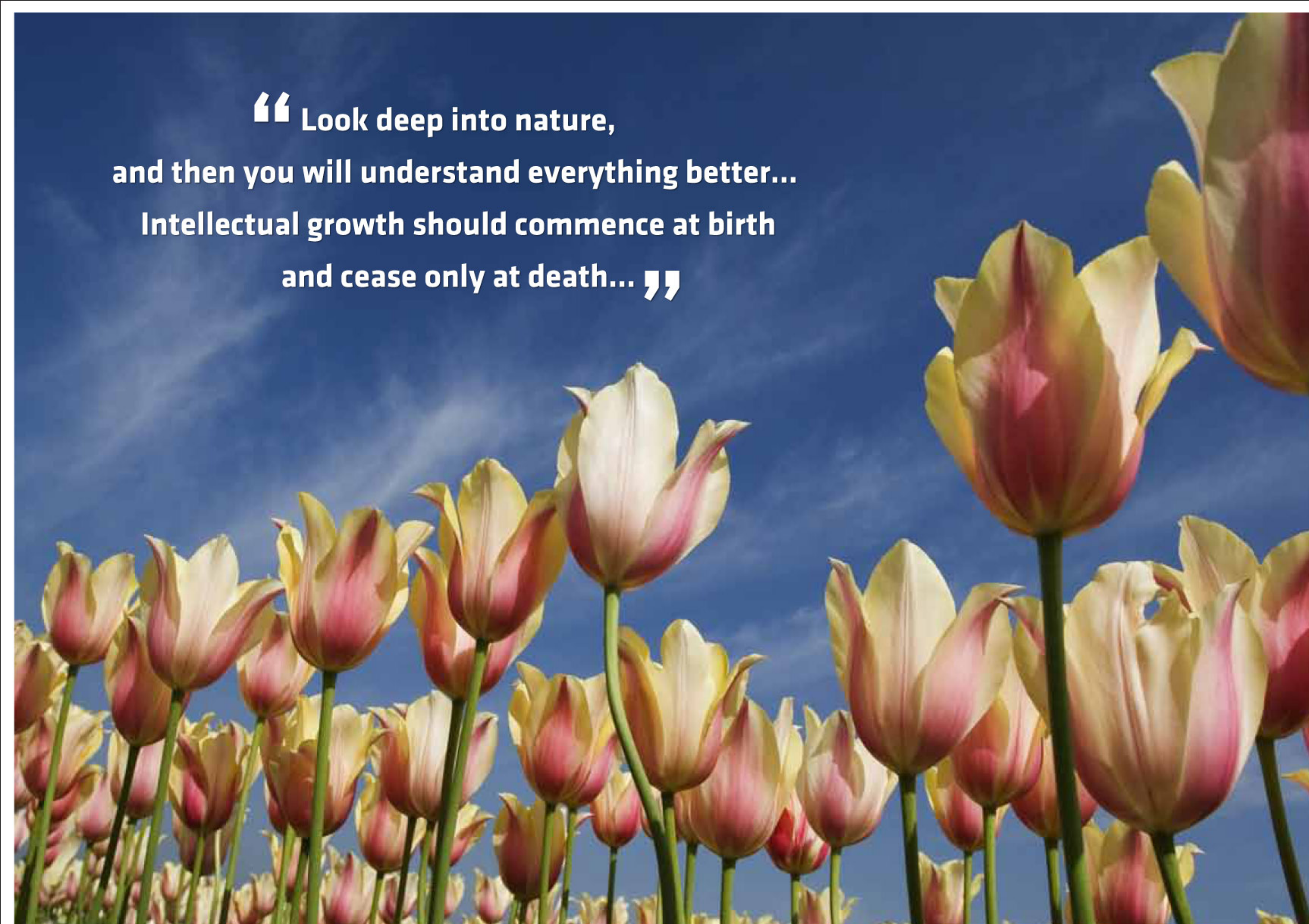
Once again, we wish you the special gifts, this New Year – Peace, Joy and Lasting Happiness.

Warm Regards

ABW Family



“Look deep into nature,
and then you will understand everything better...
Intellectual growth should commence at birth
and cease only at death...”



“Why Manesar”

1. Planned and organized development for future living. With fundamental infrastructure such as electricity, roads, water and sewage treatment already in place, it has been rightly termed as *New Gurgaon*.
2. Fastest Growing Industrial hub with top corporates such as Maruti, Toyota, Mitsubishi, Honda, Amul etc. already having made foray.
3. Excellent connectivity through NH-8 Express Highway which will be further augmented by the upcoming Metro Station and ISBT.
4. Unparallel proximity to nature, Manesar is right in the heart of industrial development, yet its residential pockets are situated in the midst of untouched natural environments.
5. Several IT parks & ITES are functional in Manesar making it one of the finest prospective investment locations in India.





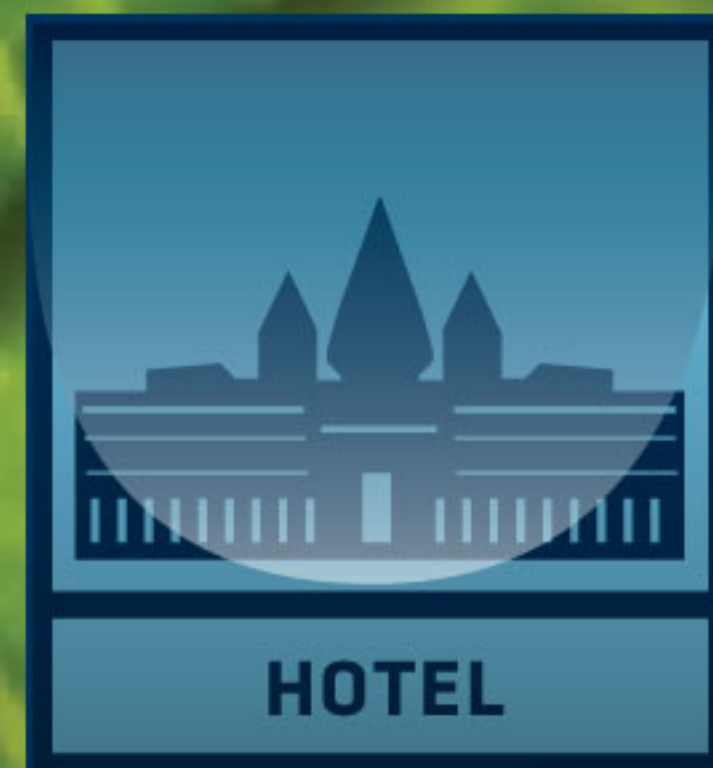
FOURWHEELERS



COMMERCIAL



CHILDRENS' PARK



HOTEL



CLUB COMMUNITY

“The USPs”

CONNECTIVITY

Excellent Connectivity being adjacent to NH-8
(approx. 250 mts.)

Other Distances

International Airport – 22 minutes drive

Haldiram's – 7 minutes drive

Proposed ISBT – 5 minutes drive

Proposed Metro Station – 1 minute drive

McDonald's – 5 minutes drive

LANDSCAPING

Picturesque landscaping with parks and water bodies

Children's corner, or exclusive tot lot

Beautiful flower gardens and lawns

HEALTH & FITNESS

State of the art sports facilities, such as

Swimming

Tennis

Gymnasium

Exclusive Jogging/Walking tracks

Yoga Centre for meditation and wellness

INFRASTRUCTURE

Cohesive urban design – street furniture, signages and road lighting

Defined segregation of pedestrian and vehicular movement

Well lit, shaded, tree-lined 12 - 30 meters wide roads

SECURITY SYSTEM

3 tier security and safety for the residents

Round the clock campus security guard



innocence...



indulgence...



faith...

& the ability to make every occasion look more than special, defines ...



“



”

**The life given us by nature is short,
but the memory of a life well spent is eternal.
enjoy your life to the fullest at ABW Aditya Niketan**

Amenities

Exclusive space assigned for Nursery, Primary and High School in the campus

Medical Centre, Nursing Home and Dispensary within the township

Club with gym, swimming pool and other sports facilities

Convenient Shopping Centres (CSCs) dispersed around the campus to cater to the needs of residents

Dedicated parking space for every residential unit, separate parking for visitors

Crèche for the convenience of working parents

Provision of taxi stand to ensure connectivity to anywhere in NCR

On campus hotel and cinema to cater to entertainment needs

Bringing you closer to nature with a large theme park.

Features

Ultra-modern, well designed, World Class Green Township

International architectural planning and detailing

Adjacent to the already developed HSIIDC residential sector M-1 with pre-installed basic facilities

In the backdrop of the Aravallis providing a breathtaking view

Serene environment provided by the adjoining dense NSG forests and Unitech Karma Lakeland

Wide choice of housing options namely – *Upvan*, *Shikhar* and *Amber*, independent floors with/without study on 194, 240 and 287 sq. yd plots respectively

Channel Partner details

Name

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Firm Name

.....

Signature & Stamp

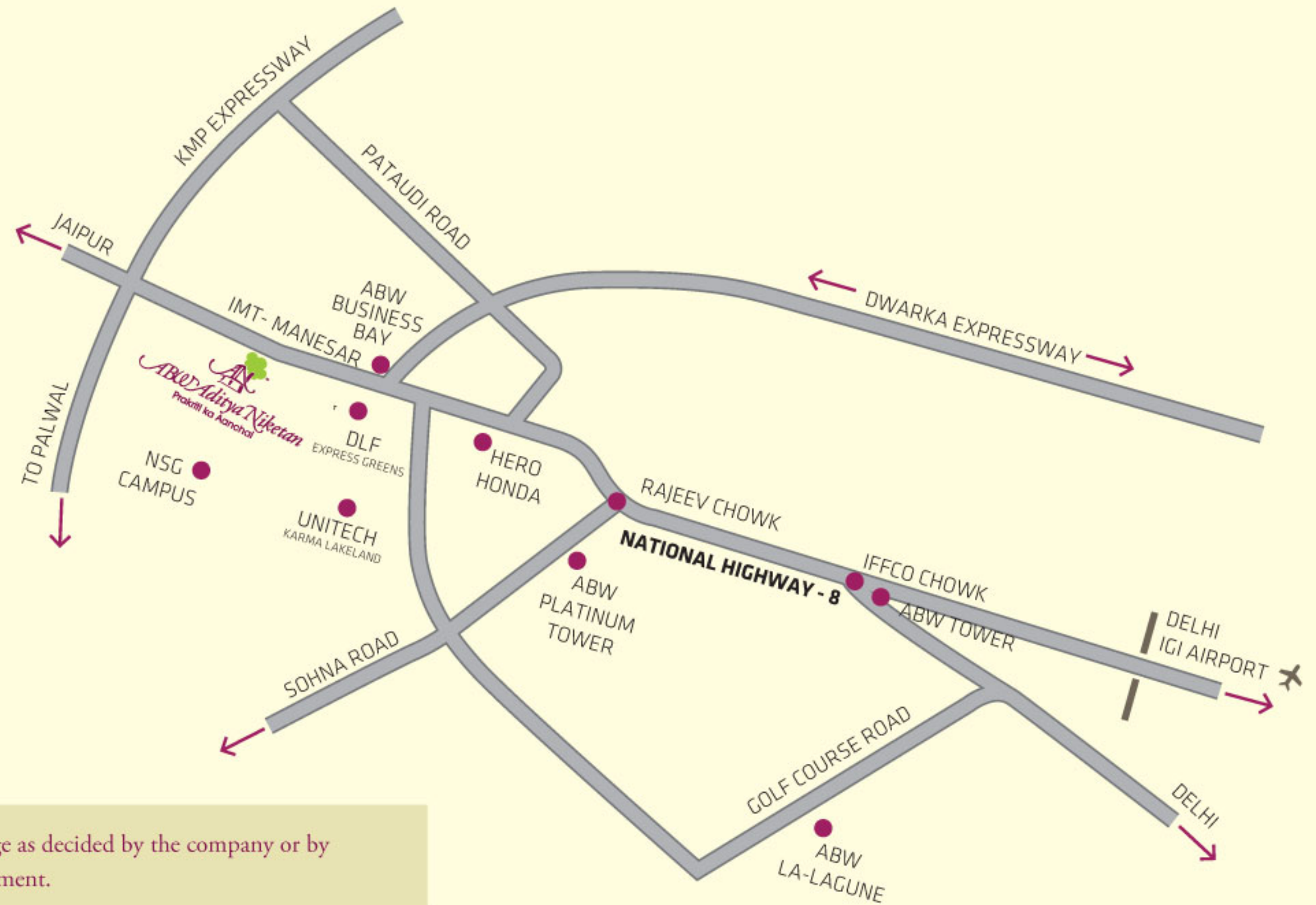
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Company details

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Disclaimer: Above mentioned details in this leaflet are indicative and are subject to change as decided by the company or by any competent authority in the best interest of the development.



ABWTM
= GROUP =
INVENTING A NEW ERA

welcomes you to the family of....


ABW Aditya Niketan
Prakriti ka Aanchal