

NOBLE
AYRA

Life Beyond Compare



Be MARVELLED

REDEFINING *the* ART *of* CITY LIVING

Capturing the scenic magnificence of the land,
we are reshaping real estate into innovative landmarks.

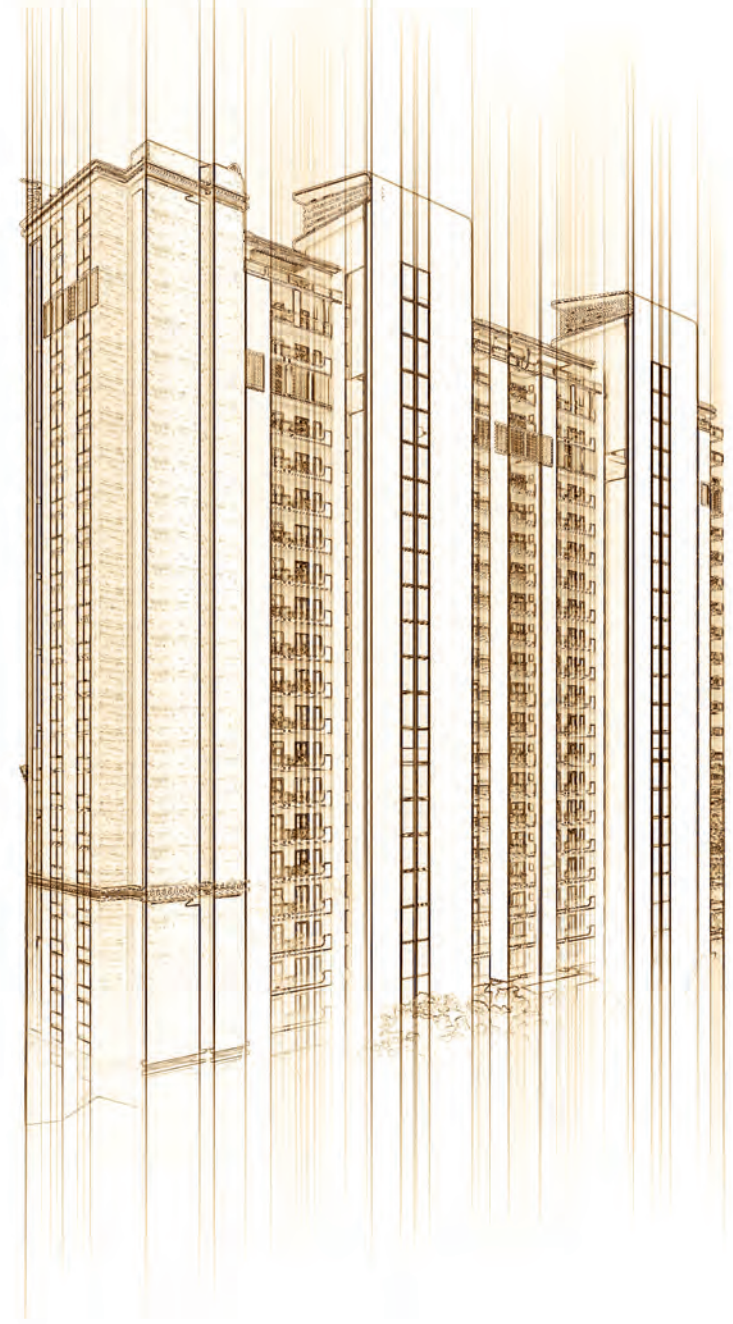


You've DREAMED





You've LONGED



You've WAITED.
AND *now* IT'S HERE

Where inspiration elevates the design.
Where amenities transcends expectation.
Where luxury touches the sky.

WELCOME TO



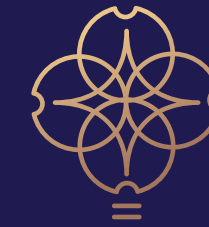
NOBLE
AYRA

Life Beyond Compare





Artistic Impression



Your STATURE IN the sky

Welcome to Noble Ayra, a new paradigm in luxurious living,
a beacon to those seeking nothing but the best.
From ground to the crown, it leaves little to be desired,
apart from more time to indulge in its extraordinary amenities.

TWO GLORIOUS HIGH RISE TOWERS
4 BEDROOM + SERVANT ROOM
2 APARTMENTS PER FLOOR
MORE THAN 80% GREEN

WELL CONNECTED

Perfectly nestled in the heart of North West Delhi with seamless proximity to utilities via Urban Extension Road II, a network of 4 and 6-lane highways and service roads elevates accessibility. Our residence stands as a beacon of luxury, surrounded by entertainment, fine dining, healthcare, shopping, and esteemed educational institutions. Revel in the convenience of having everything at your fingertips, empowering you to conquer life effortlessly.



SCHOOLS

GD Goenka | Bal Bharti | DPS | JIMS | Sachdeva Public School



HOSPITALS

Rajiv Gandhi Cancer Institute | Agarsen Hospital | CK Birla Hospital
Fortis Hospital | Ambedkar Hospital



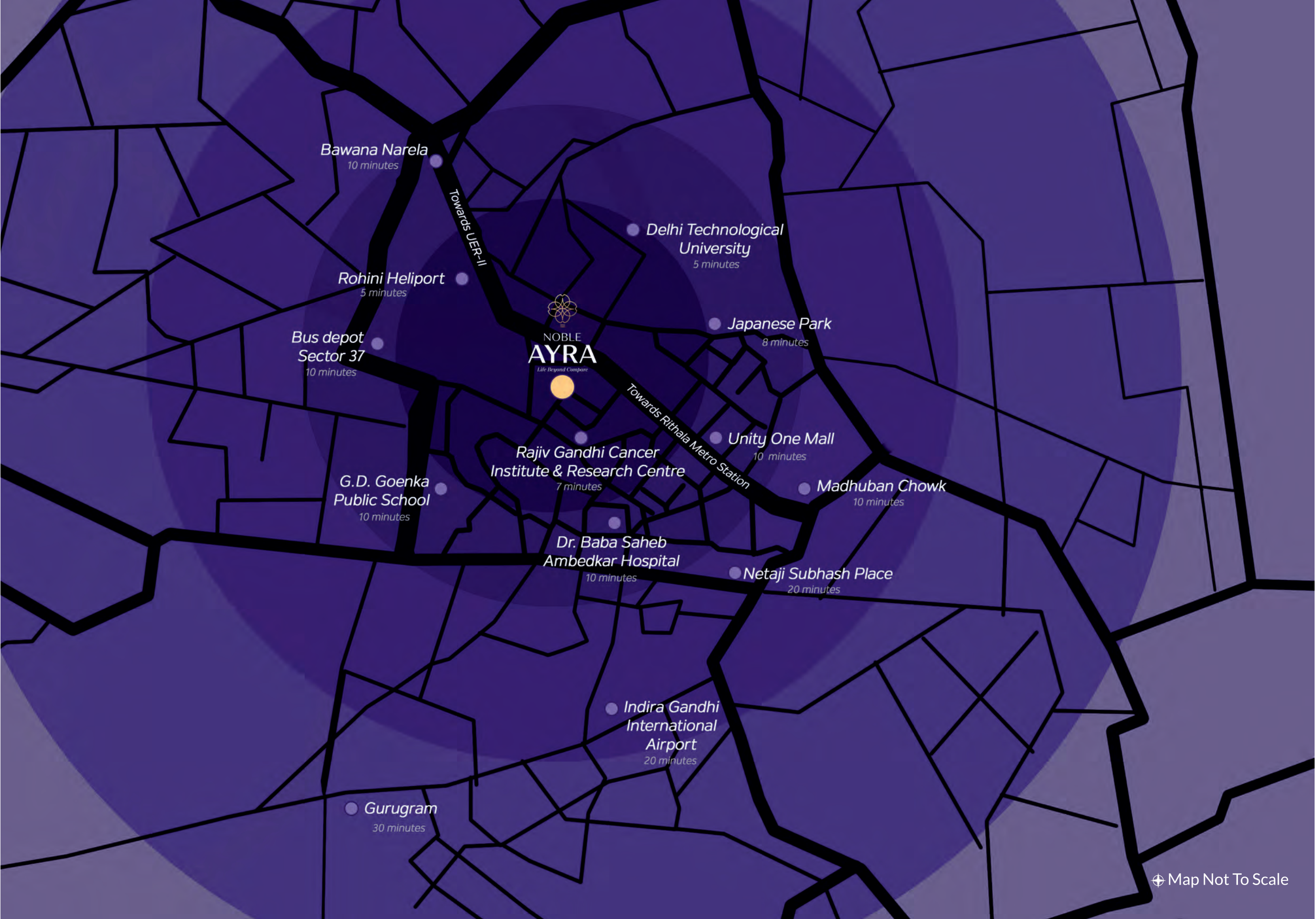
DAILY NEEDS

Unity One | D Mall | Ambience Mall | Metro Walk Mall



TRANSITS

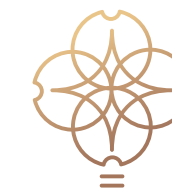
Rithala Metro Station | Hanuman Chowk
Rohini West Metro Station | Metro Station Sector 32 Rohini (Proposed)



Map Not To Scale



Artistic Impression



ELEGANCE ETCHED AT EVERY FLOOR

In the heart of Rohini, Noble Ayra, highrise residential tower, graces the skyline. Ascending above this architectural marvel is a collection of luxury residences, each representing the zenith of modern elegance. Unveiling a unique dimension, the tower boasts a Split Club, an opulent haven spanning from the ground to the 20th floor. Crowned by a luxurious clubhouse, Noble Ayra epitomizes the epitome of sophisticated living, where luxury intertwines with modern comforts in every splendid detail.

HIGHLY EXCLUSIVE RESIDENCES
WITH SPACIOUS CLUB HOUSE,



AN ARCHITECTURAL MARVEL RISES

Experience the ultimate in prestigious living where unbeatable panoramic views, opulent interiors and exclusive amenities come together to create an unmatched cosmopolitan lifestyle.





A GRAND
ENTRANCE

Enjoy a seamless arrival and departure with the dedicated drop off zone once arrival at a private lobby and elevator connect the residences quickly quietly and efficiently transport yours private residences.

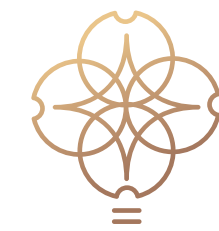


A SPECTACULAR LOBBY
WILL WELCOME YOU HOME IN STYLE

Experience a truly harmonious lifestyle with daily assistance
from the attentive concierge-services.



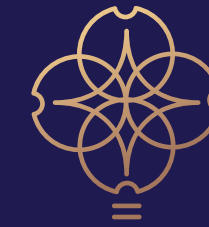
Actual Sample Apartments Lobby



TRAVEL IN STYLE WITH
YOUR OWN PRIVATE LIFT LOBBY



Artistic Impression



The EPITOME *of* HOME

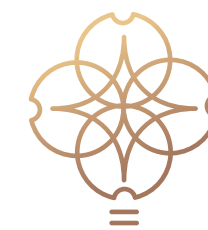
Every detail is expertly crafted to exude elegance and sophistication.
From the exquisite interiors to the finest finishes, Noble Ayra is
what luxury living is all about.

TWO GLORIOUS HIGH RISE TOWERS
4 BEDROOM + SERVANT ROOM



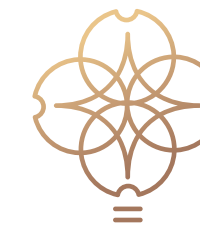
Rarefied VIEWS

EXPERIENCE BREATHTAKING
VIEWS WITH WRAP AROUND BALCONY



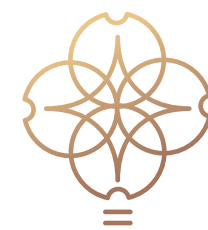
SURROUND
YOURSELF WITH
BEAUTY, LUXURY,
AND COMFORT

The high ceilings, ample windows and a free flowing layout with beautiful rooms create an abundance of light and space for you to define your own style of living.



LUXURIOUS,
SOPHISTICATED
AND SERENE

The spatial grandeur of the master bedroom is a perfect combination of elegance and practicality.



DESIGNER WASHROOMS FOR REFRESHING EXPERIENCES.

Luxury meets functionality in our washrooms, featuring
branded sanitary fittings and premium vitrified tiles.



KITCHENS WITH AWE-INSPIRING UTILITY BALCONIES.

Experience Culinary Finesse In Opulent Kitchens,
Fitted With Fully Modular Cabinets, A Wet Kitchen
In The Utility Balcony, And Luxurious Aesthetics.



AMENITIES

Ageless indulgence, where
dreams meet bespoke necessities.



KIDS PLAY AREA WITH SLIDES,
SWINGS AND SANDPIT

Artistic Impression



BADMINTON COURT

Artistic Impression



BASKETBALL COURT

Artistic Impression



SWIMMING POOL

Artistic Impression



GYM & SPA

Artistic Impression



RESTAURANT AND BAR

Artistic Impression

RECREATIONAL OUTDOOR AMENITIES*

- Swimming pool
- Ornamentally designed & Landscaped gardens
- Divine pergola
- Jogging track
- Senior citizen zone
- Kids play area with slides, Swings and sandpit
- Open air meeting zones
- Water bodies
- Pet relief area

RECREATIONAL INDOOR AMENITIES*

- Reception & Concierge
- Art & Craft Studio for Kids
- Yoga & Meditation Room
- Restaurant & Bar
- Library
- Cafeteria
- Salon & Spa
- Guest Suites
- Billiards Room
- Carrom
- Chess
- Play Cards
- Table Tennis
- GYM & Spa
- Dance & Music Zone
- First Aid

TOWER AMENITIES*

- Reception & Concierge
- Guest Waiting lounge
- Driver's lounge
- Guest & Driver's Rest rooms

OTHER FACILITIES*

- Master Welcome Desk
- 5- Tier Security
- Car Washing Area
- On Call Housekeeping & Laundry
- Round the Clock Water & Electricity Supply
- Panic Button/ APP
- Multi-Level Car Parking
- EV Charging Points
- Ample Visitor Parking At Surface
- Creche
- Central Green
- GYM Reception
- Grand Lobby
- Multi-purpose Hall



SPECIFICATIONS

Whispering tales of refined elegance and artisanal sophistication.



SPECIFICATIONS- NOBLE AYRA

External Specifications

Structure

Earthquake Resistant Mivan Formwork (Malaysian Technology) RCC framed structure, Bricks only where needed.

External Specifications

Textured Paint of exterior grade and M.S/S.S railing with toughened glass on specific sections or equivalent.

Entrance Lobby

Upto 3 Elevators Each Tower Including Service Elevator, Passenger Elevators & Fire escape Mitsubishi/Kone/Thyssenkrupp or equivalent brand in each tower

Elevators

Key Less Entry with Yale/Godrej or equivalent Door Lock, Honeywell or equivalent Video Door Phone. Upto 4 ft wide & 8 ft high main flush door & frame with Teakwood Veneer/Mica. Windows & Balcony access doors high grade aluminum with AIS or equivalent toughened glass & mesh.

Staircases

Upto 5 ft wide grand Staircases with risers & treads of Granite/Marble/Stone. Wall & Ceiling finishes with Premium emulsion paint, handrail with mild steel/ Stainless Steel.

Service Balcony

Upto 7 ft wide Grand Balconies, Concrete/Brick wall along with wet point. Washing Machine (not provided), Cloth Dryer (not provided) & in-service balcony. Anti-skid vitrified tiles in flooring. Wall & Ceiling finishes weather proof external Paint, Handrail with Mild Steel/Stainless steel Railing with toughened glass.

Leisure Balconies

Upto 6 ft wide grand balconies, M.S/S.S railing and Anti-skid tiles.

Internal Specifications

(Internal doors and living, dining & family lounge)

Material & Size

Upto 3.6 ft wide & 8 ft high internal flush door & frame Teakwood with Duco paint/ laminated

Flooring

Premium vitrified tiles Simpolo, Somany, Kajaria, Qutone or equivalent.

Walls

POP Punning/ Level Plast withPremium emulsion paint.

Ceiling

POP False Ceiling with Premium emulsion paint & fans in all Bedrooms & Living Area.

Air Conditioning

All weather centralized hybrid Air Conditioning with Ductable units in all Bedrooms, Living Area & Utility Room, & provisioning in Kitchen. (12 HPA in 4 BHK). Mitsubishi/Hitachi/Daikin or equivalent

Bedroom finishes:

Wardrobes

Upto 8 ft height wall-to-wall Modular Wardrobes with mirror/Lacquered glass/glass on top in all Bedrooms. 3 dresser + 1 Wardrobe in 4 BHK.

Bedroom Flooring

Laminated wooden flooring in any one Bedroom (Tesa/Pergo or equivalent) & Premium vitrified tiles Simpolo, Somany, Kajaria, Qutone or equivalent in other bedrooms.

Wall Finishes

POP Punning/ Level Plast withPremium emulsion paint.

Ceiling

POP False Ceiling with Premium emulsion paint & fans in all Bedrooms & Living Area.

Air Conditioning

All weather centralized hybrid Air Conditioning with Ductable units in all Bedrooms, Living Area & Utility Room, & provisioning in Kitchen. (12 HPA in 4 BHK).Mitsubishi/Hitachi/Daikin or equivalent.

Kitchen finishes

Cabinets

Premium Modular Kitchen cabinets of appropriate finishes with Hafele/Blum/Hettich or Equivalent Fitting & Accessories. Appliances & Equipment: Chimney, Geyser, Built-in H.O.B, Built-inMicrowave (25-35 Ltr.), Built-in OTG (25-35 Ltr.) & Refrigerator (400-800 Ltr.) respectively as per category.

Ceiling

POP /Punning with Premium emulsion paint, Illuminated False Ceiling.

Flooring

Premium vitrified tiles Simpolo, Somany, Kajaria, Qutone or equivalent. Dado & Counter Top: Premium composite marble tiles upto 2ft. above counter & on counter top.

Wall Finishes

Vitrified tiles / premium emulsion paint

Wet Kitchen Finishes

Wet Kitchen in Utility Balcony in SS finish

Washrooms finishes

Fitment & Equipment

Fully equipped washrooms with branded cp & sanitary fittings (Hans Grohe/Grohe/ Villeroy & Boch/ Duravit or equivalent) also includes shower, vanity, looking mirror, one geyser each, glass shower partition, mosaic & exhaust fans etc.

Flooring

Premium vitrified tiles Simpolo, Somany, Kajaria, Qutone or equivalent

Walls

Premium vitrified tiles upto full height

Ceiling

Premium emulsion paint on trap doors with lighting.

Other specifications

Electrical Fittings

All electrical wiring in concealed conduits, provision of adequate light and power points. Telephone, Internet, Intercom, DTH/Cable(Finolex/ KEI/ Polycab) and LED-TV Outlets in drawing, dining and in all Bedrooms, Moulded modular plastic switches & Protective MCB's. (Havells/Gold Medal/Legrand Or Equivalent).

Home Automation

Basic smart home package to control lighting, air conditioning etc. (One Touch/Godrej/Yale Or Equivalent)

Fans

10 fans in 4 BHK

Safety

Fire sprinklers according to NBC, LPG/IGL gas line fitting & panic button/mobile app.



SITE PLAN



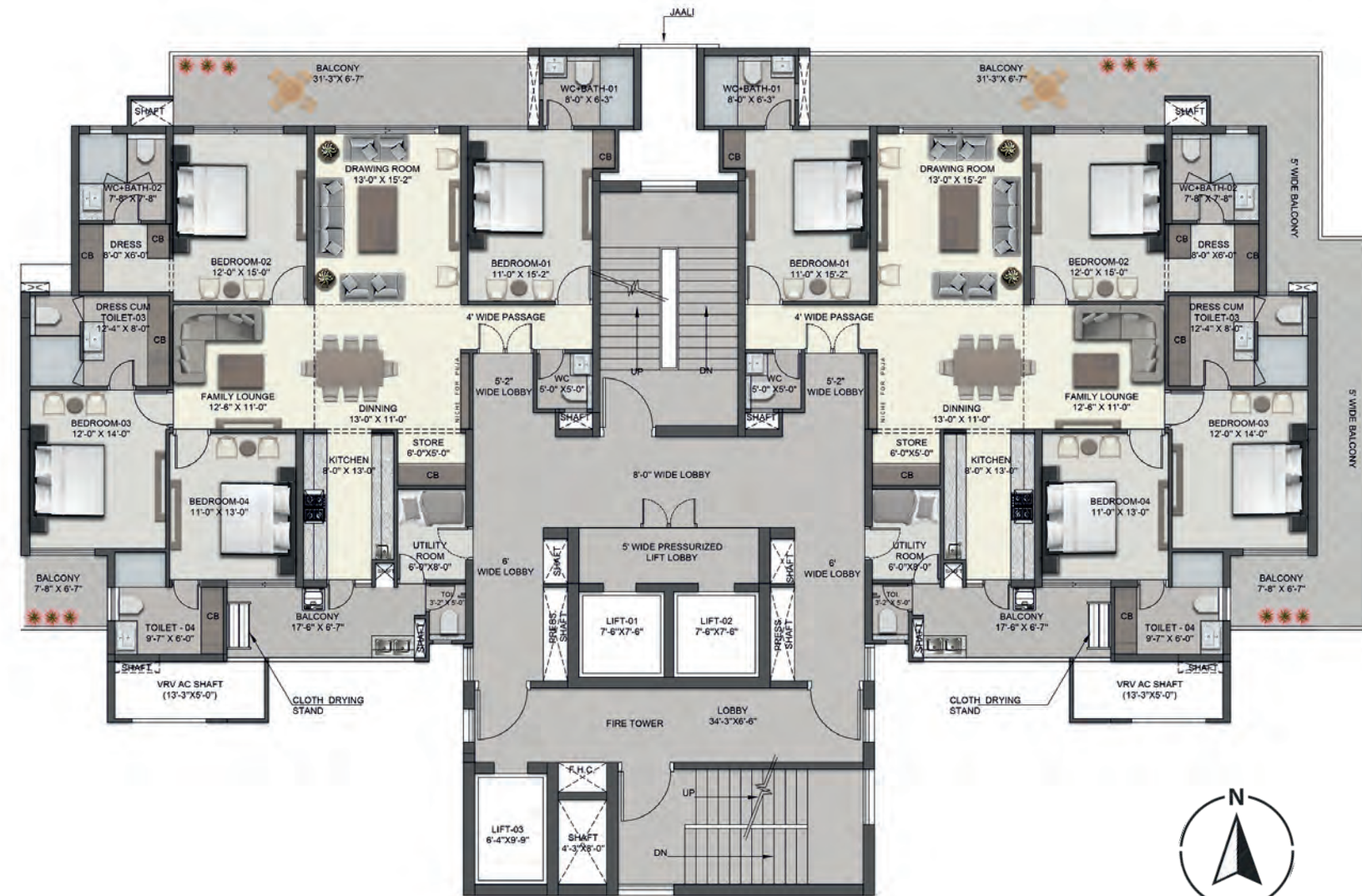
SITE MAP

1. Entry Gate
2. Ramp Down
3. Swimming Pool
4. Half Basket Ball Court
5. Badminton Court
6. Open Amphi Theatre
7. Kids Play Area
8. Ramp Up
9. Gazebo
10. Drop Off
11. Regalia Tower
12. Crest View Tower
13. Amber Tower
14. Herb Garden
15. Exit
16. Sky Club
17. Stilt Club
18. Club Level
19. Central Green



REGALIA TOWER

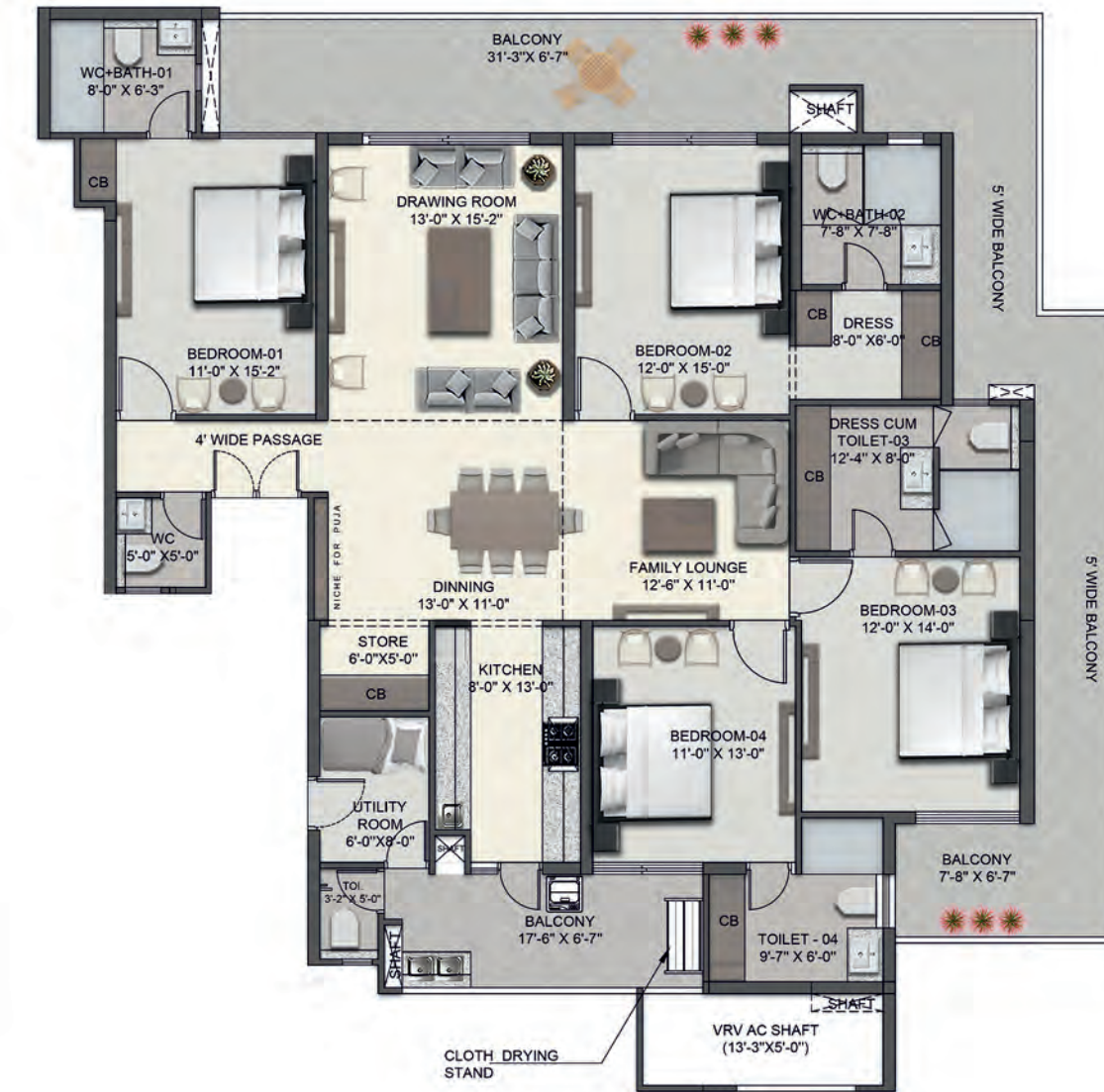
TYPICAL FLOOR PLAN



Map not to scale

REGALIA TOWER

TYPICAL UNIT PLAN



Map not to scale

SUPER AREA
3650 Sq. Ft.

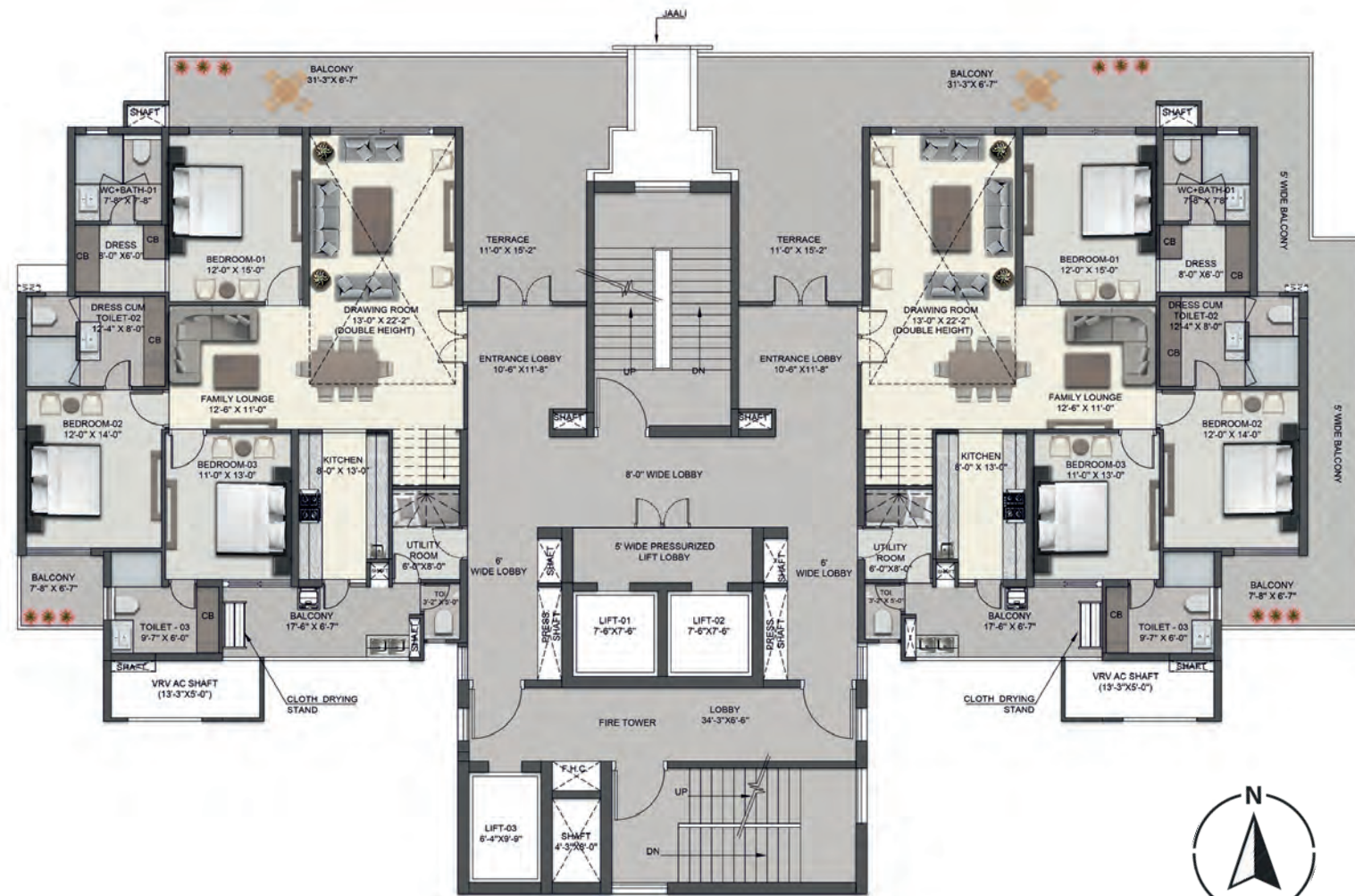
BUILT UP AREA
2760 Sq. Ft.

CARPET AREA
1816 Sq. Ft.

BALCONY AREA
765 Sq. Ft.

REGALIA TOWER

TYPICAL PENTHOUSE FLOOR PLAN



Map not to scale

REGALIA TOWER

LOWER PENTHOUSE UNIT PLAN



Map not to scale

SUPER AREA
3800 Sq. Ft.

BUILT UP AREA
2642.41 Sq. Ft.

CARPET AREA
1513.28 Sq. Ft.

BALCONY AREA
1008.63 Sq. Ft.

REGALIA TOWER

TYPICAL PENTHOUSE FLOOR PLAN



Map not to scale

REGALIA TOWER

UPPER PENTHOUSE UNIT PLAN



Map not to scale

SUPER AREA
3800 Sq. Ft.

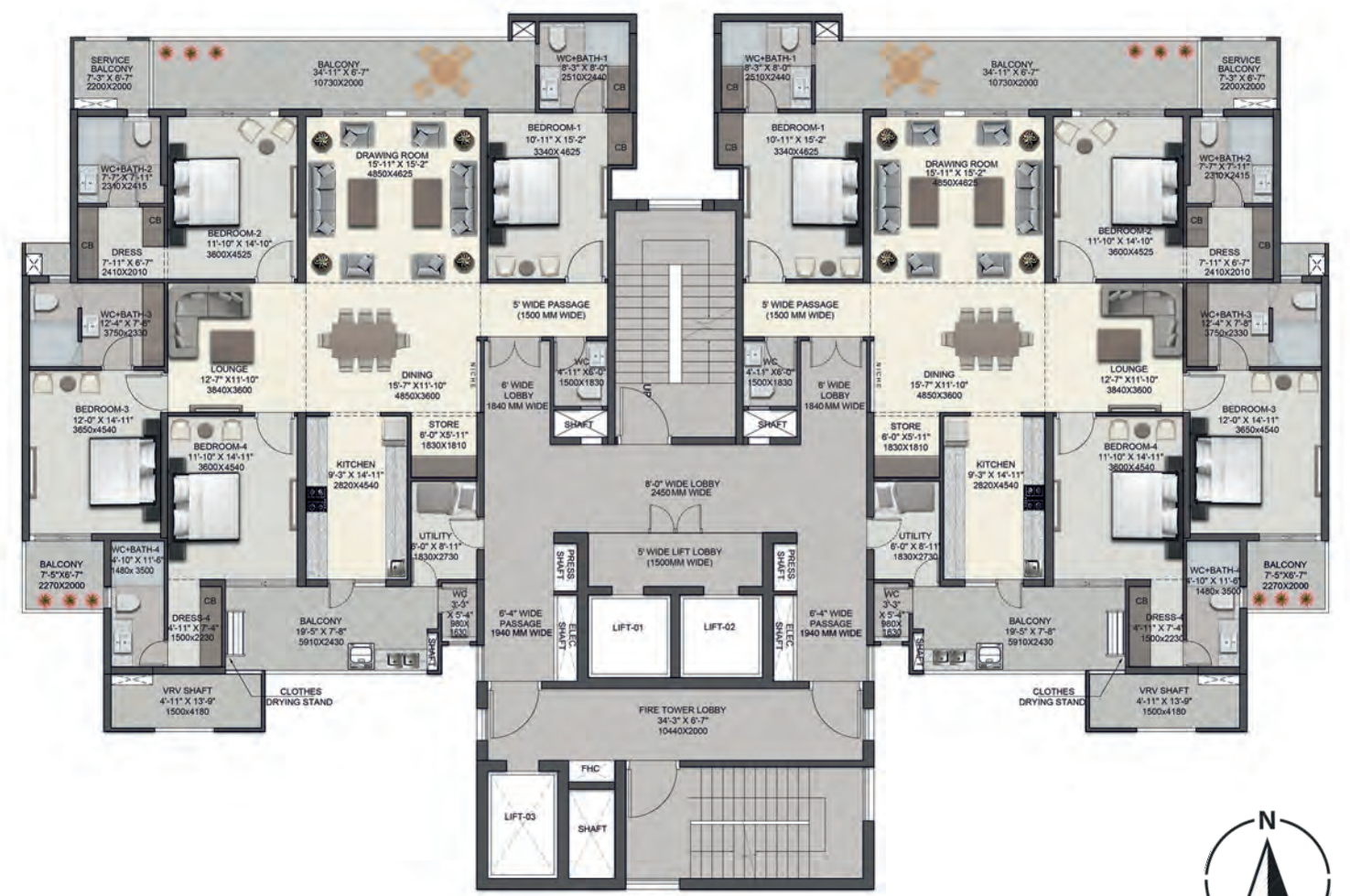
BUILT UP AREA
1993.16 Sq. Ft.

CARPET AREA
863.71 Sq. Ft.

BALCONY AREA
1000.51 Sq. Ft.

CREST VIEW TOWER

TYPICAL FLOOR PLAN

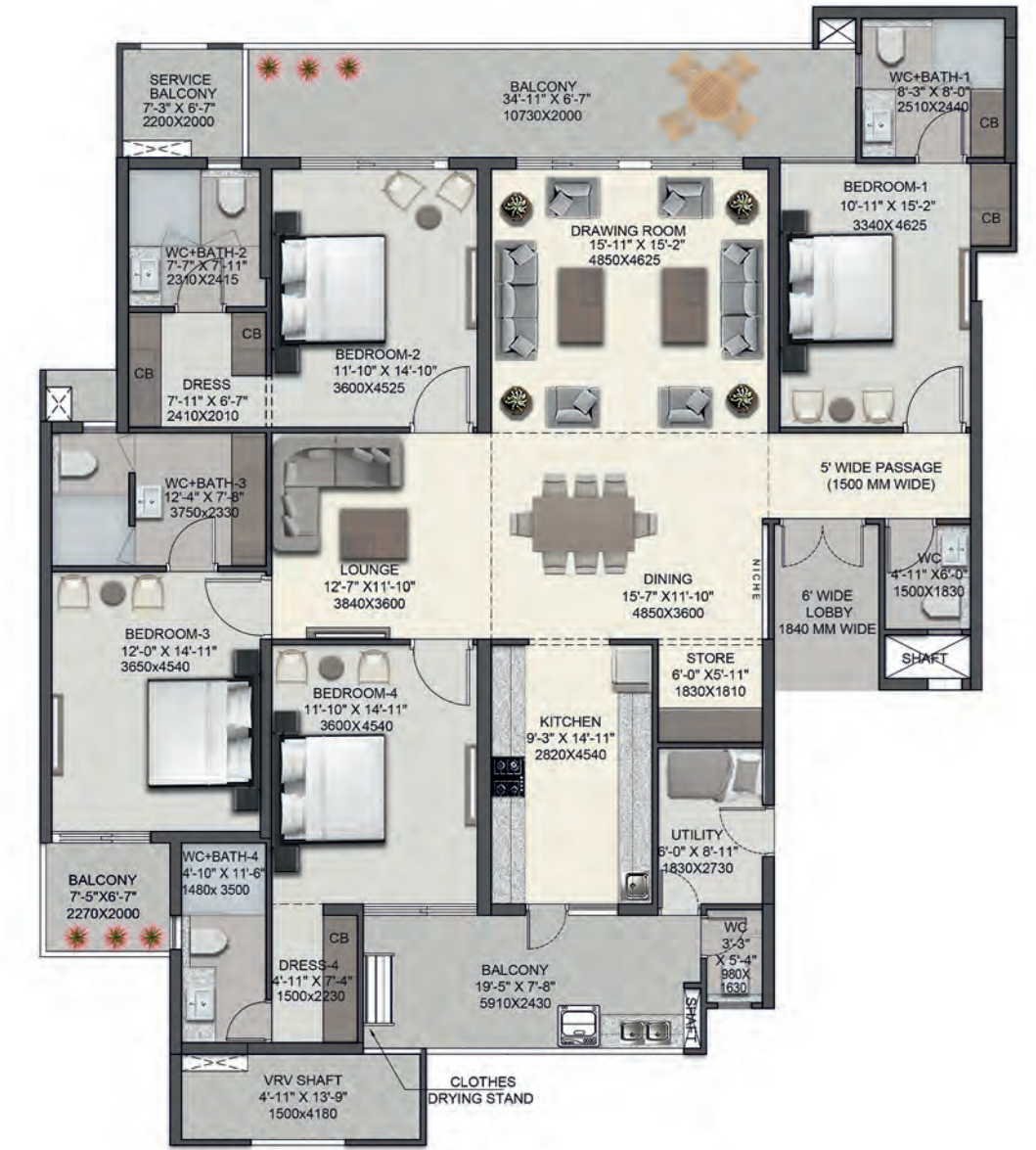


Map not to scale

1 Hectare = 2.471 Acre, 1 Acre = 4840 sqyds. or 4046.86 sq.mtrs., 1 sq.mtr. = 10.764 sq.ft.

CREST VIEW TOWER

TYPICAL UNIT PLAN



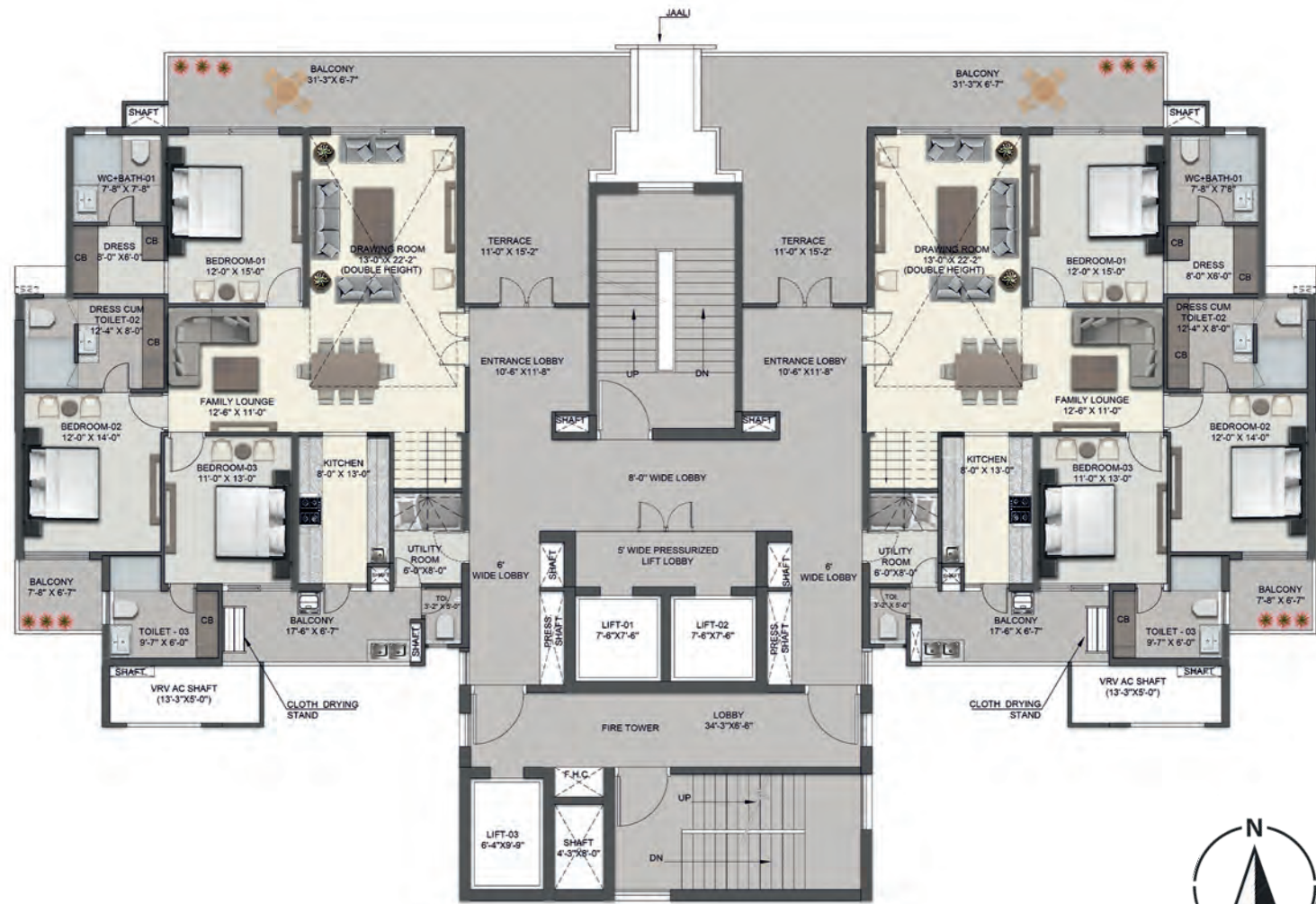
Map not to scale

SUPER AREA	BUILT UP AREA	CARPET AREA	BALCONY AREA
3450 Sq. Ft.	2474 Sq. Ft.	1816 Sq. Ft.	461.226 Sq. Ft.

1 Hectare = 2.471 Acre, 1 Acre = 4840 sqyds. or 4046.86 sq.mtrs., 1 sq.mtr. = 10.764 sq.ft.

CREST VIEW TOWER

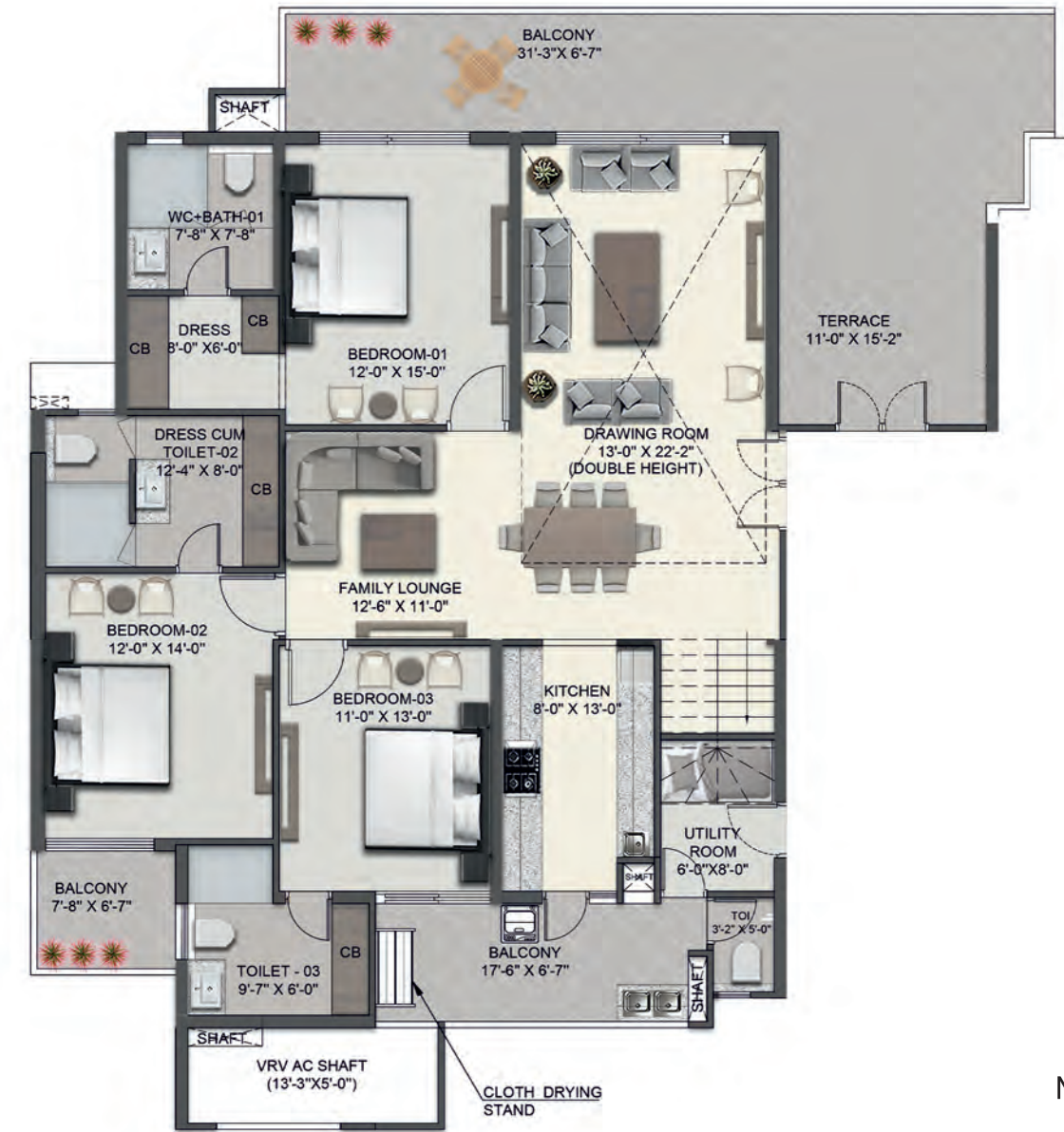
TYPICAL PENTHOUSE FLOOR PLAN



Map not to scale

CREST VIEW TOWER

LOWER PENTHOUSE UNIT PLAN



Map not to scale

SUPER AREA
3500 Sq. Ft.

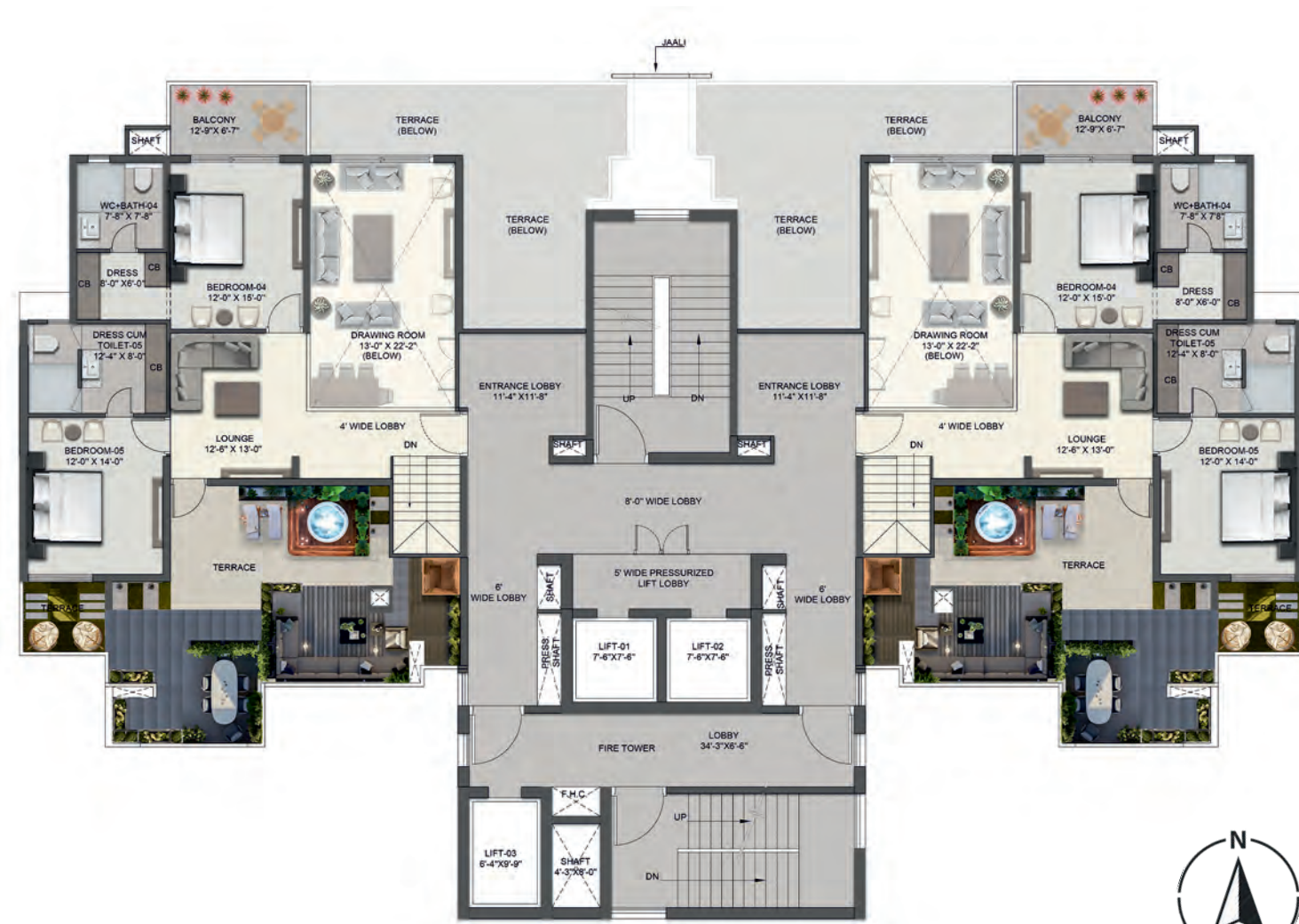
BUILT UP AREA
2339.73 Sq. Ft.

CARPET AREA
1513.28 Sq. Ft.

BALCONY AREA
705.95 Sq. Ft.

CREST VIEW TOWER

TYPICAL PENTHOUSE FLOOR PLAN



Map not to scale

CREST VIEW TOWER

UPPER PENTHOUSE UNIT PLAN



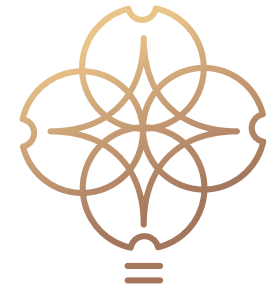
Map not to scale

SUPER AREA
3500 Sq. Ft.

BUILT UP AREA
1605.95 Sq. Ft.

CARPET AREA
863.71 Sq. Ft.

BALCONY AREA
693.31 Sq. Ft.



An edifice of progressive urban living and extravagance located in sector 66, Mohali. Crafted with sheer luxury, these 3/4/5 BHK apartments mirror the resident's majestic taste. The exteriors exude royalty, welcoming you to exquisite interiors that evoke a heavenly feel offering a lifestyle tailored for the contemporary urban dweller's status.

UPCOMING

LUXURY GROUP HOUSING PROJECT

An embodiment of paradise brought to life in sector 88, Mohali. With the power to turn dreams into reality, these apartments redefine grand living, inspired by golden luxury and tailored for modern lifestyles. Elegance emanates from the architecture, with ultimate exteriors and impressive interiors. Encapsulated in ultra-modern amenities, it offers the epitome of satisfying living, peace, and every necessity for a contemporary lifestyle.



PROUDLY DEVELOPED

Noble Ayra emerges from the collaborative prowess of CRA Developers and Noble Ventures, industry titans with over 50 years of real estate mastery. Their legacy boasts multidisciplinary projects, elevating luxury living. Behold their posh creations: Noble Callista, Noble Aurellia, and Noble Willasa in Mohali- testaments to precision and grandeur.



Where prestige weaves its charming spell, offering elevated living in discerning residential floors. Amidst the premier landmark of Mohali in Sector 99, Wave Estates, experience independent living like poetry. Here, innovation dances with technology, unveiling the maiden use of Mivan Construction for the majestic 2,3,4 BHK Towers.



Company Profile

CRA Developers is a real estate development organization driven by seasoned entrepreneurs with industry-leading experience in timely construction and innovative architecture. Based in New Delhi, the group aims to create practical yet imposing landmarks with a strong focus on luxury that appeals to a discerning clientele. With strong ethos and values, the group is renowned for its ability to follow through on construction timeless while maintaining the highest standards of construction across a diverse portfolio of real estate developments throughout the country.

Established as seasoned experts in construction, CRA Developers has consistently applied innovative designs through a solution-oriented approach. Each project that has been undertaken by the group has exceeded client expectations and has always been delivered ahead of scheduled timelines.

With over 50 years of experience in creating significant development projects across civil, commercial, industrial, infrastructural, luxury residential, and other avenues, the company has successfully cemented its position as an industry leading brand across the country.

MANAGEMENT TEAM



Ajay Kumar Bansal
Partner

Mr. Ajay Kumar Bansal is a wizard when it comes to strategy and project planning. As the son of a construction industry veteran, he followed the footsteps of his father – establishing a company in 2012.



Rohit Mangla
Partner

Mr. Rohit Mangla is a seasoned professional when it comes to the world of construction. He began his journey in 2012, undertaking a keen interest in the luxury bungalows and independent floors market in the Delhi-NCR region.



Dinkar Bansal
Partner

Mr. Dinkar Bansal is a qualified and experienced professional from the world of finance and investments. Additionally, with over 15 years of experience in the construction industry working on technically challenging projects like bridges, oil refineries



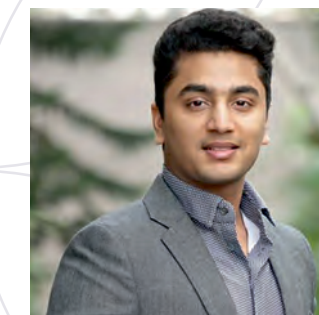
Sachin Aggarwal
Partner

Mr. Sachin Aggarwal a commerce graduate with a keen eye for detail. His experience alone is of over 25 years, and he has overseen multiple projects in construction and real estate.



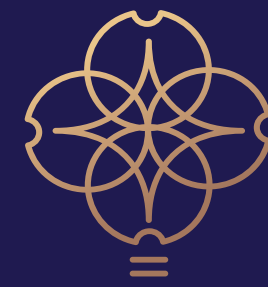
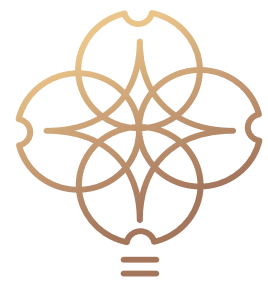
Sanjay Dahiya
Partner

Mr. Sanjay Kumar Dahiya is a seasoned entrepreneur with close to 30 years of experience with domestic and international ventures. He began his journey as an entrepreneur following his graduation in History Honours from Delhi University in 1992.



Kanishq Bansal
Partner

Mr. Kanishq Bansal is a dynamic and energetic entrepreneur who represents the millennial diaspora amongst the directors of CRA Directors. MBA from London, he is a second-generation real estate mogul.





CRA Developers LLP
Plot No. 2A, Block B, Sector 32
Rohini, New Delhi-110042

☎ 1800 419 5333 | info@nobleayra.com | www.nobleayra.com | DLRERA-2023-P0018

CRA Developers LLP, is developing a residential group housing project namely "NOBLE AYRA-I" ("Project") comprising of 82 residential units and 50 EWS units and such other development as may be permitted on total land admeasuring 7530 square meter situated at plot no. PKT(A), Block B, POCKET 2, Sector 32, Rohini, New Delhi-110085. The Project is registered with Delhi Real Estate Regulatory Authority ("DRERA") bearing Registration No. DLRERA2023P0018 dated 22-12-2023 (website: rera.delhi.gov.in). All digital/ printed material/ representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes and positions and whatever facilities amenities, recreational areas, as shown are merely artistic impressions. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artistic impressions / digital material, representation, artistic renderings and images as depicted/ shown herein. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and only after thorough understanding about the Project and taking appropriate advise, take further decision regarding/in relation to the Project. The LLP and/or its partners, designated partner, employees, shall not have any liability (financial or otherwise) arising on account of this brochure or any information contained herein towards the viewer /recipient. The LLP reserves its right to change or modify or discontinue this brochure. Nothing contained herein shall construe any scheme or deposit plan or investment advice / offer/ proposal under Securities and Exchange Board of India Act, 1992 and/ or any other applicable laws. Use of information for buying/ investing in the Project by any person shall be deemed to be on the basis of his/ her/ their independent analysis and judgement. Use of information will be governed by Indian Laws, RERA and the competent authorities shall only be Delhi RERA authority and courts at Delhi. Area: 1 Hectare = 2.471 Acre, 1 Acre = 4840 sq.yds. or 4046.86 sq.mtrs., 1 sq.mtr. = 10.764 sq.ft.