



NOBLE
AYRA

Life Beyond Compare







BE
MARVELLED



Artistic Impression

PRESENTING
NOBLE AYRA





AN ARCHITECTURAL MARVEL RISES





INDULGE IN
TRANQUILLITY

*Artistic Impression



SPACE FOR
ENDLESS
ADVENTURES

*Artistic Impression



ARRIVE
IN STYLE

*Artistic Impression



ENDLESS
FUN AWAITS

*Artistic Impression



THE ULTIMATE PLAY EXPERIENCE

*Artistic Impression



BALCONY LIVING REIMAGINED

*Artistic Impression



AMENITIES

Ageless indulgence, where dreams meet bespoke necessities.

*Artistic Impression



GYM AND SELF-CARE

*Artistic Impression



A REALM BEYOND IMAGINATION

*Artistic Impression

PRIME LOCATION, EXCEPTIONAL CONNECTIVITY

Noble Ayra is ideally located in the heart of North West Delhi, providing seamless access through UER (II) Urban Extension Road and an extensive network of 4 and 6-lane highways. Residents can benefit from close proximity to shopping centers, dining establishments, healthcare facilities, entertainment options, and reputable schools, ensuring a lifestyle of convenience and luxury at their doorstep.

Schools

GD Goenka Public School, Queen Mary School, Bal Bharti, DPS, JIMS, Sachdeva Public School, Ryan International School, Heritage School

Hospitals

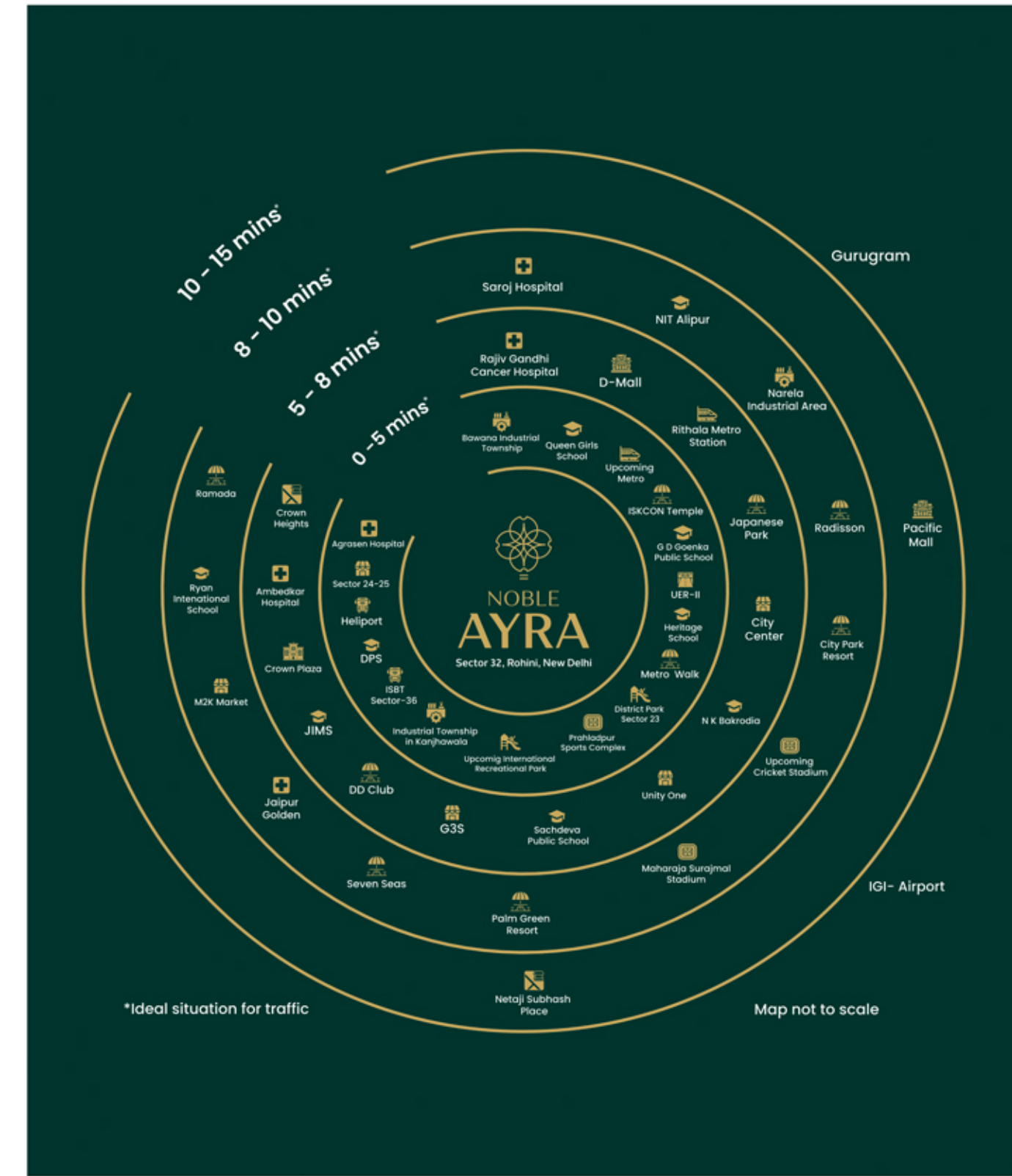
Rajeev Gandhi Cancer Hospital, Maharaja Agarsen Hospital, Ambedkar Hospital, Saroj Hospital

Shopping & Businesses

Metro Walk, G3S, Unity One, City Center, D Mall, M2K Market, Pacific Mall

Public Transport

Rithala Metro Station, upcoming Metro at Sector 32 Rohini, ISBT Sector 36 Rohini, Heliport



THE ULTIMATE LUXURIOUS AMENITIES

RECREATIONAL OUTDOOR AMENITIES

Swimming Pool
Ornamentally Designed & Landscaped Gardens
Divine Pergola
Jogging Track
Senior Citizen Zone
Kids Play Area with Slides, Swings and Sandpit
Amphitheatre

Water Bodies
Pet Relief Area
Badminton Court
Half Basketball Court
Open Air Meeting Zone
Central Green

RECREATIONAL INDOOR AMENITIES

Reception & Concierge
Art & Craft Studio for Kids
Yoga & Meditation Room
Restaurant
Library
Cafeteria
Salon & Self-Care
Guest Suites

Carrom Zone
Chess Zone
Play Cards Zone
Table Tennis
GYM
Dance & Music Zone
First Aid
Billiards Room

TOWER AMENITIES

Guest Waiting Lounge
Driver's Lounge
Guest & Driver's Rest Rooms
Multi-purpose Hall

OTHER FACILITIES

Master Welcome Desk
5- Tier Security
Car Washing Area
On Call Housekeeping & Laundry
Round the Clock Water & Electricity Supply
Panic Button/ APP
Covered Car Parking for Residents with EV Charging points and Ample Visitor Parking
Creche

NOBLE AYRA - 1 SITE PLAN

1. Entry Gate
2. Ramp Down
3. Swimming Pool
4. Half Basketball Court
5. Badminton Court
6. Jogging Track
7. Open Amphitheatre
8. Kids Play Area
9. Ramp Up
10. Gazebo
11. Drop Off
12. Regalia Tower
13. Crest View Tower
14. Amber Tower
15. Herb Garden
16. Central Green
17. Exit



NOBLE AYRA - 1 FLOOR PLANS



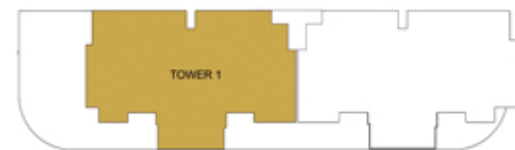
NOBLE AYRA - 1 (FLOOR PLANS)

CREST VIEW TOWER

— TYPICAL FLOOR PLAN —



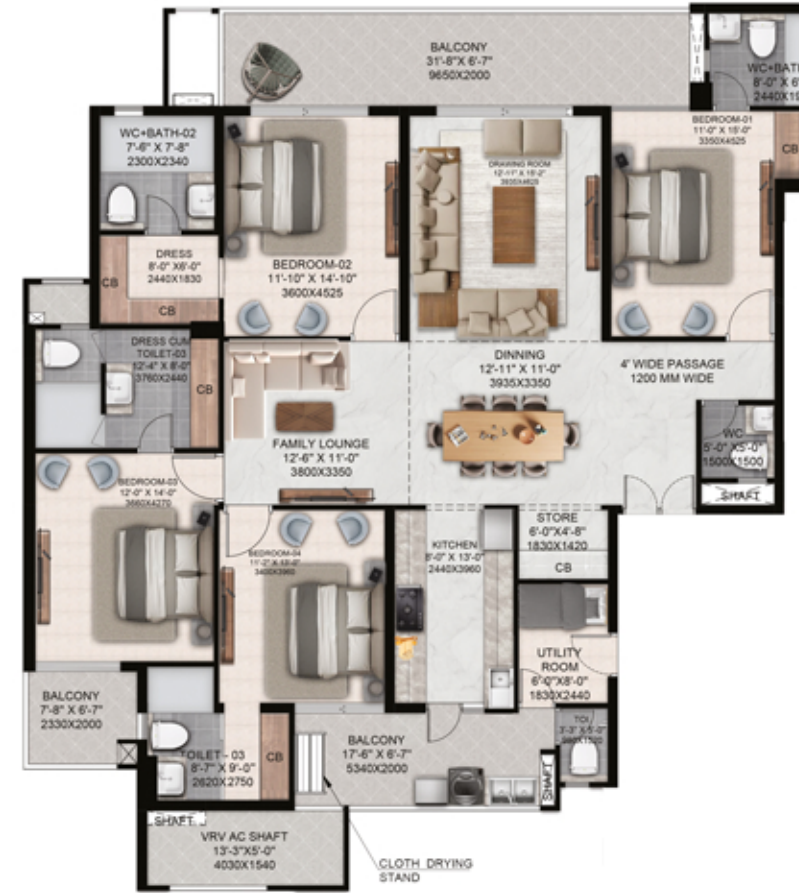
Map not to scale



1hectare = 2.471 acres, 1acre = 4840 sq. yds. or 4046.86 sq. m, 1sq. m = 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.	2338 Sq. Ft.	1816 Sq. Ft.	369 Sq. Ft.

1hectare = 2.471 acres, 1acre = 4840 sq. yds. or 4046.86 sq. m, 1sq. m = 10.764 sq. ft

NOBLE AYRA - 1 (FLOOR PLANS)

REGALIA TOWER

— TYPICAL FLOOR PLAN —



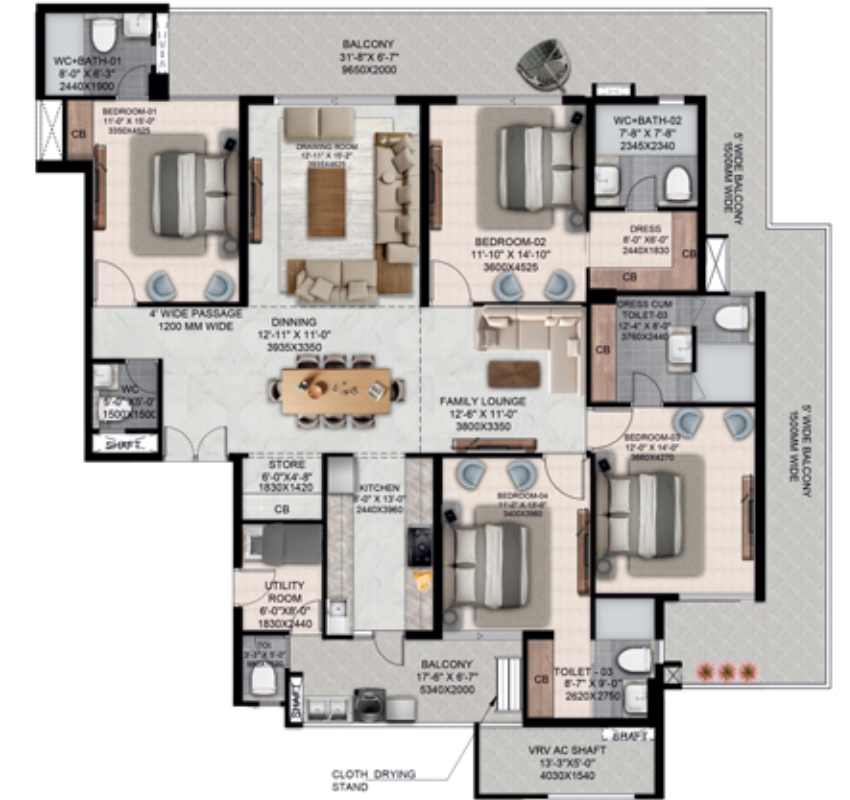
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REGALIA TOWER

— TYPICAL UNIT PLAN —



Map not to scale

Super Area	Built up Area	Carpet Area	Balcony Area
3650 Sq. Ft.	2664 Sq. Ft.	1816 Sq. Ft.	690 Sq. Ft.

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NOBLE AYRA - 2 SITE PLAN

- 1. Entry Gate
- 2. Ramp Down
- 3. Swimming Pool
- 4. Half Basketball Court
- 5. Badminton Court
- 6. Jogging Track
- 7. Open Amphitheatre
- 8. Kids Play Area
- 9. Ramp Up
- 10. Gazebo
- 11. Drop Off
- 12. Sapphire Tower
- 13. Stellar Tower
- 14. Azure Tower
- 15. Herb Garden
- 16. Central Green
- 17. Exit



NOBLE AYRA - 2 FLOOR PLANS



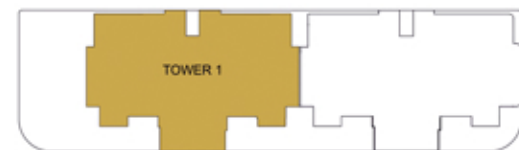
NOBLE AYRA - 2 (FLOOR PLANS)

STELLAR TOWER

— TYPICAL FLOOR PLAN —



Map not to scale



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STELLAR TOWER

— TYPICAL UNIT PLAN —



Map not to scale

Super Area	Built up Area	Carpet Area	Balcony Area
3900 Sq. Ft.	2647 Sq. Ft.	2076 Sq. Ft.	429 Sq. Ft.

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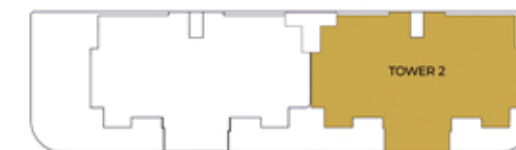
NOBLE AYRA - 2 (FLOOR PLANS)

SAPPHIRE TOWER

— TYPICAL FLOOR PLAN —



Map not to scale



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SAPPHIRE TOWER

— TYPICAL UNIT PLAN —



Map not to scale

Super Area	Built up Area	Carpet Area	Balcony Area
4150 Sq. Ft.	2968 Sq. Ft.	2076 Sq. Ft.	750 Sq. Ft.

1hectare = 2.471 acres, 1acre = 4840 sq. yds. or 4046.86 sq. m, 1sq. m = 10.764 sq. ft

TECHNICAL SPECIFICATIONS

EXTERNAL

Structure

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

External Specifications

Textured Paint of exterior grade and M.S Railing or S.S Railing with toughened glass of specific specifications or equivalent.

Elevators

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

Entrance

Key Less Entry with Yale/Godrej or equivalent Door Lock, Honeywell or equivalent Video Door Phone. Upto 4 ft. wide & 9 ft. high main flush door one touch/Hikvision frame with Teakwood Veneer/Mica.

External Facade

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/Tile/ Stone. Wall & Ceiling finishes with emulsion paint, handrail with mild steel.

Service Balcony

Upto 6 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.

Leisure Balconies

Upto 6 ft. wide grand balconies and anti-skid tiles.

INTERNAL

Material & Size

Upto 3.6 ft. wide & 8 ft. high internal Laminated flush door & frame Teakwood with laminate.

Flooring

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

Walls

POP Punning/Level Plast with emulsion

Ceiling

POP False Ceiling with emulsion paint 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. Mitsubishi/Hitachi/ Daikin or equivalent.

BEDROOM FINISHES:

Wardrobes

Upto 8 ft. height wall-to-wall Modular Wardrobes with mirror/Lacquered glass/mica 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) & vitrified tiles Simpolo, Somany, Kajaria, Qutone or equivalent in other bedrooms.

Wall Finishes

POP Punning/Level Plast with emulsion paint.

Ceiling

POP False Ceiling with emulsion paint 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. Mitsubishi/Hitachi/ Daikin or equivalent.

WASHROOM 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 & exhaust etc.

Flooring

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

Walls

Premium vitrified tiles upto Door Height.

Ceiling

Emulsion paint on trap doors with lighting.

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-In Microwave (25-35 Ltr.), Built-in OTG (25-35 Ltr.) & Refrigerator respectively as per category.

Ceiling

POP false ceiling with emulsion paint & lights.

Flooring

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

Kitchen Top

Dado & Counter Top with Premium composite marble/tiles upto 2ft. (above counter & on counter top).

Wall Finishes

Vitrified tiles/emulsion paint.

Wet Kitchen Finishes

Wet Kitchen in Utility Balcony in SS.

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 only in common areas like drawing & dining. (One Touch/Godrej) Or Equivalent)

Safety

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

BUILT FOR GENERATIONS

CRA Developers LLP, headquartered in New Delhi, is a renowned real estate development company with over 50 years of experience. Known for its commitment to luxury, innovative architecture, and timely project delivery, the company specializes in residential, commercial, industrial, and infrastructural developments. With a strong vision on creating practical yet imposing landmarks, CRA Developers maintains the highest construction standards across a diverse portfolio. The company's solution-oriented approach and attention to client satisfaction have earned it a reputation for consistently exceeding expectations and completing projects ahead of schedule, cementing its position as an industry leader across India.

PROUDLY DEVELOPED

Noble Ayra, a collaboration of CRA Developers and Noble Ventures, epitomizes 50 years of real estate mastery. Explore Noble Callista, Aurellia, and Willasa in Mohali - epitomes of precision and grandeur.



NOBLE CALLISTA
Blissful Prime Lifestyle
PBRERA-SAS81-PR0748

Noble Callista, located in Sector 66, Mohali, is a pinnacle of urban luxury that seamlessly blends grandeur with tranquility. Offering meticulously designed 3, 4, and 5 BHK apartments, it embodies elegance and heritage living while catering to contemporary urban lifestyles. Regal exteriors lead to exquisite interiors, where luxury meets the warmth of a family home, creating a truly majestic living experience.

NOBLE AURELLIA
SECTOR 88, MOHALI

Nestled in the prime locale of Sector 88, Mohali, Noble Aurellia is an upcoming 18-acre residential paradise that redefines opulent living. Designed in two meticulously planned phases, it blends golden luxury with modern lifestyles, offering elegant architecture, ultra-modern amenities, and impressive interiors. A true haven for families and professionals, it promises ample space, unmatched convenience, and a lifestyle of grandeur and exclusivity.



NOBLE WILLASA
LIVE AN ENRICHED LIFE
PBRERA-SAS81-PR0854

Nestled in Wave Estate, Sector 99, Mohali, Noble Willasa offers stylish stilt + 4 independent homes and majestic 4 BHK towers crafted with innovative Mivan Construction. Designed for discerning couples and families, these residences blend contemporary elegance with curated amenities, fostering new beginnings and cherished memories. With possession ongoing, experience elevated living where innovation meets comfort.







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

NOBLE AYRA I: DLRERA-2023-P0018 | NOBLE AYRA II: DLRERA-2024-P0001

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CRA Developers LLP, is developing a residential group housing project namely "NOBLE AYRA" ("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.2a, Block B, Pocket 2, Sector 32, Rohini, Delhi 110042. 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 advisement or any information contained herein towards the viewer /recipient. 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., 1sq.mtr. = 10.764 sq.ft.