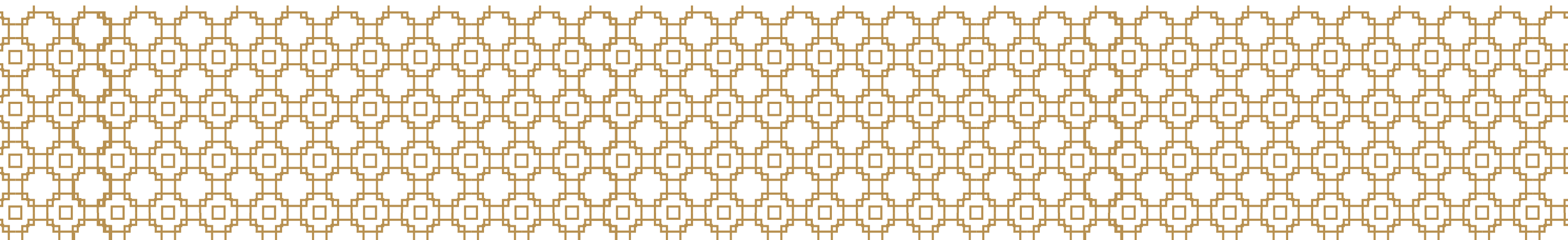


THE ROYAL TIJARA ESTATE

A Product by Anaheeta Homes Pvt. Ltd.



WHERE LUXURY
MEETS THE HORIZON



MR. SANJAY DUTT

BRAND AMBASSADOR -
THE ROYAL TIJARA ESTATE

A LEGACY THAT MIRRORS OURS

Few names embody timeless strength, resilience, and charisma quite like Sanjay Dutt. A man who has lived with passion and purpose, he reflects the very spirit that defines The Royal Tijara Estate — where legacy, luxury, and life come together in harmony.

With a presence that transcends generations, Mr. Dutt represents more than stardom — he symbolizes a journey built on authenticity, power, and grace. His persona aligns perfectly with the essence of The Royal Tijara Estate — regal yet grounded, bold yet serene, modern yet deeply rooted in heritage.

Just as Mr. Dutt's cinematic legacy continues to inspire millions, The Royal Tijara Estate by Anaheeta Homes is crafted to inspire a new legacy — one built on trust, tranquility, and timeless living.

**A NAME BUILT ON STRENGTH,
A LEGACY SHAPED BY EXCELLENCE.**



FROM VISION TO LEGACY.

REDEFINING THE **ART OF REAL ESTATE** WITH **TRUST, INNOVATION, AND TIMELESS DESIGN.**

Founded in 1999, Anaheeta Homes Pvt. Ltd. is one of Gurugram's most trusted and visionary real estate developers. With a foundation built on innovation, integrity, and excellence, the company has delivered over 150+ landmark projects and earned the trust of more than 10,000 satisfied homeowners. For over two decades, Anaheeta Homes has been committed to creating spaces that go beyond structures — homes and communities that add value to life. Every project embodies thoughtful design, sustainable practices, and a deep respect for nature and heritage.

- Over 25 years of real estate excellence.
- Delivered 150+ developments across NCR & Rajasthan.
- Trusted by 10,000+ clients & families.
- Led by a visionary leadership team blending modern strategy with traditional values.

**WE DON'T JUST BUILD HOMES —
WE CREATE ENVIRONMENTS THAT ENRICH
LIFE AND STAND THE TEST OF TIME.**



**ANAHEETA HOMES
PVT. LTD.**

A Unit of JMD Properties

MR. ABHINAV ARORA

DIRECTOR, ANAHEETA HOMES PVT. LTD.

A visionary first-generation entrepreneur, Mr. Abhinav Arora has been the cornerstone of Anaheeta Homes since its inception.

With over 25 years of real estate expertise, he has transformed Anaheeta Homes into a symbol of trust, design innovation, and premium living.

Driven by passion and foresight, his approach integrates modern architecture, sustainable infrastructure, and investor transparency — setting new benchmarks in the Indian real estate landscape.

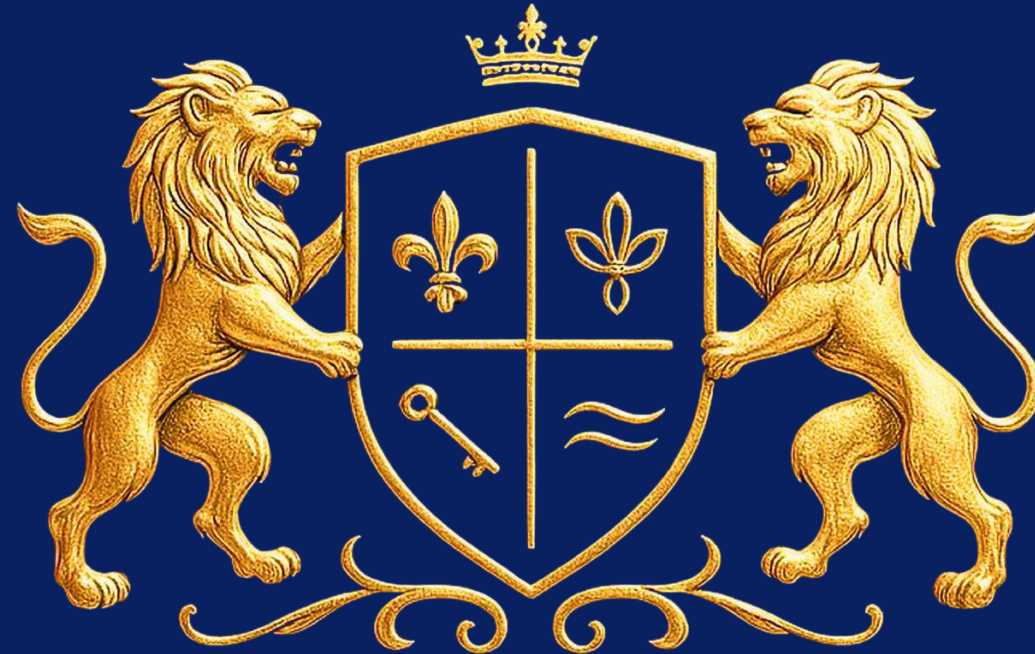
- Pioneer in concept-driven real estate.
- Advocates customer-first, design-forward development.
- Recognized for transformative land development across NCR and Rajasthan.

I wanted my family to experience pure air, clean water, and endless skies — and that's the vision I wish for every homeowner at The Royal Tijara Estate."

— Abhinav Arora



OUR PHILOSOPHY



THE ROYAL TIJARA
ESTATE



ROYALTY



NATURE



OWNERSHIP



HORIZON

MRS. PURNIMA ARORA

DIRECTOR, ANAHEETA HOMES PVT. LTD.

With a strong background in business strategy and sales, Mrs. Purnima Arora has been instrumental in shaping the company's steady growth and brand identity.

Her leadership brings a balance of creativity, compassion, and commercial acumen, ensuring that every Anaheeta Homes projects reflects not only structural excellence but emotional warmth.

She also leads the company's corporate communication, brand relations, and strategic partnerships, continuously strengthening Anaheeta's legacy of trust and performance.

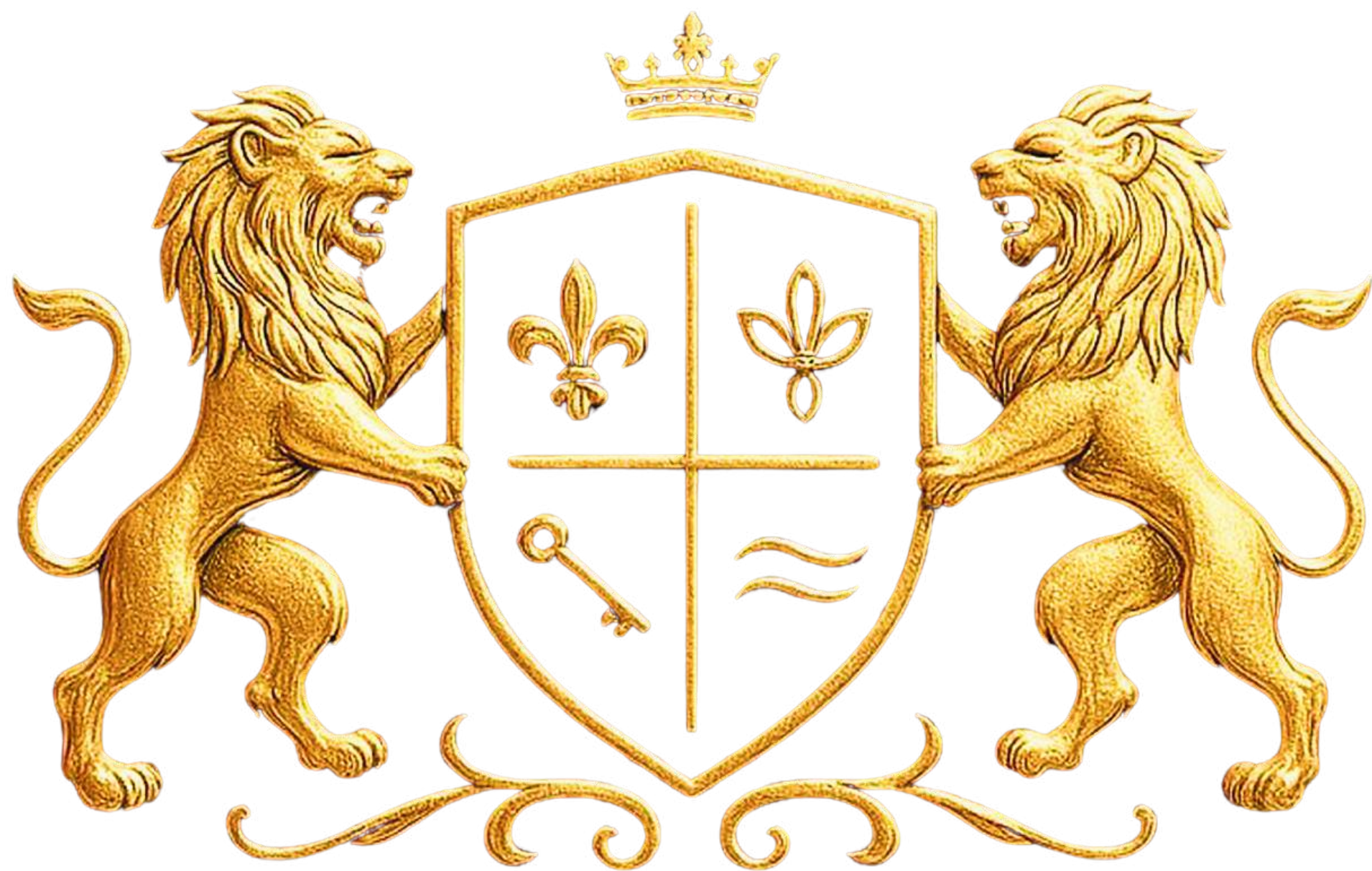
- Over a decade of leadership at Anaheeta Homes.
- Strong focus on client relationships and brand building.
- Advocates sustainable living and design consciousness.

“A home should not just be built — it should be felt, experienced, and cherished for generations.”
— Purnima Arora





THE ROYAL TIJARA ESTATE



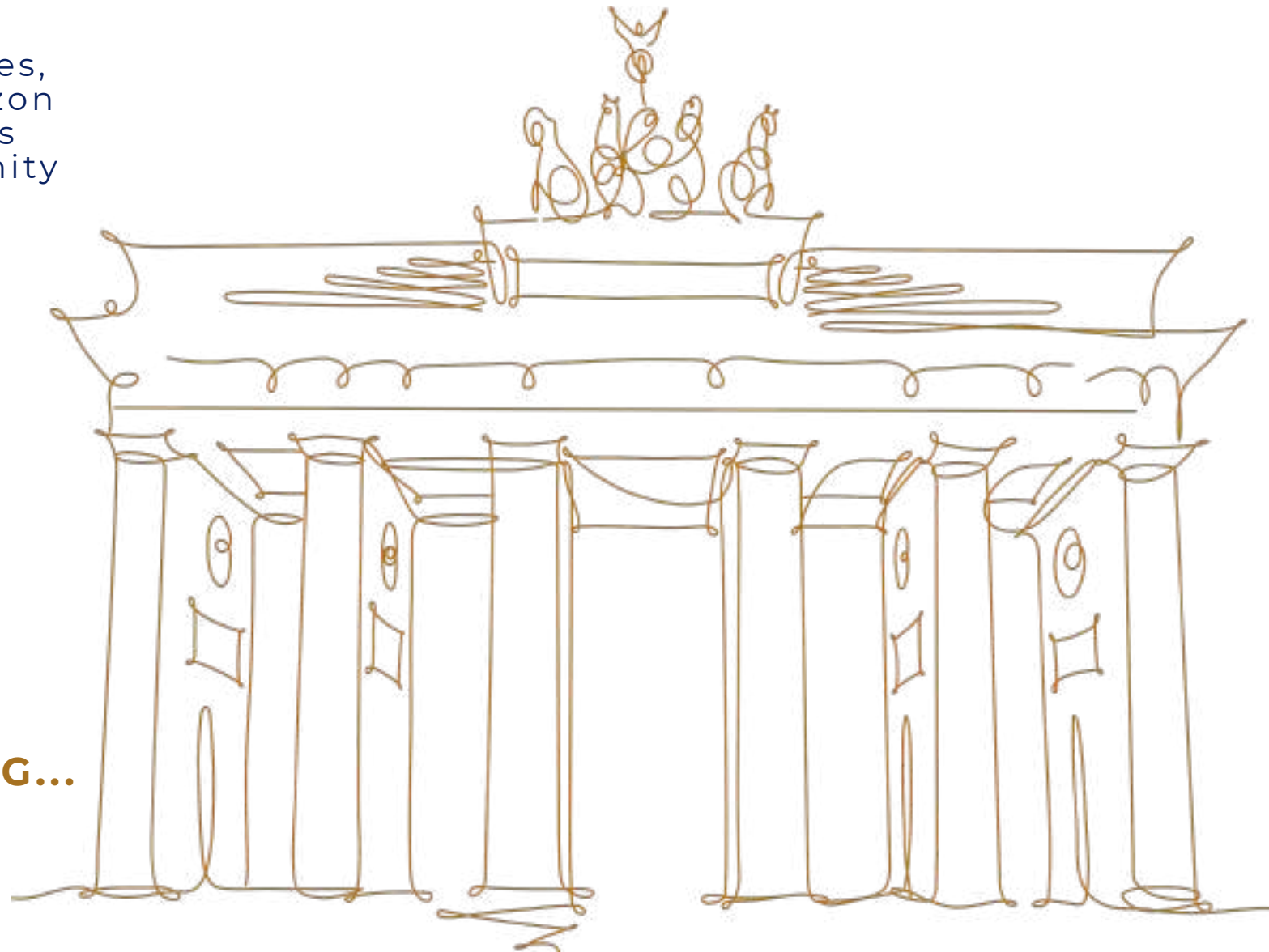
A ROYAL BEGINNING. A TIMELESS LEGACY.

DISCOVER A **TOWNSHIP** INSPIRED BY
HERITAGE, SHAPED FOR TOMORROW.

Imagine waking up to the gentle rustle of trees,
where the morning sun paints the Tijara horizon
in shades of gold. Here, lush green landscapes
embrace timeless heritage, offering you serenity
just **90 minutes from Gurgaon**.

At **The Royal Tijara Estate**, every day
begins like a retreat — peaceful, pure, and
designed to be **lived for generations**.

HERE, LIFE FINDS ITS FINEST MEANING...



WHY TIJARA?

WHERE HILLS, HERITAGE & HARMONY MEET.

A DESTINATION THAT BLENDS SERENITY, SPIRITUALITY, AND SEAMLESS CONNECTIVITY — **JUST A SHORT DRIVE FROM GURGAON, YET A WORLD APART.**

- 360° views of the Aravalli Hills — nature embraces you from every direction.
- Renowned for its clean, fresh air — breathe deeper, live lighter.
- Safe, secure, and family-friendly — perfect for weekend retreats or celebrations.
- Home to the sacred Tijara Jain Temple — a peaceful spiritual escape only minutes away.
- Close to Neemrana Fort Palace — experience royal heritage and architectural grandeur.
- Scenic hilly drives — every journey feels like a rejuvenating vacation.
- Perfect proximity to the city — close enough for frequent visits, far enough to leave the noise behind.

TIJARA ISN'T JUST A LOCATION — IT'S A LIFESTYLE OF **CALM, CULTURE, AND CONNECTION.**



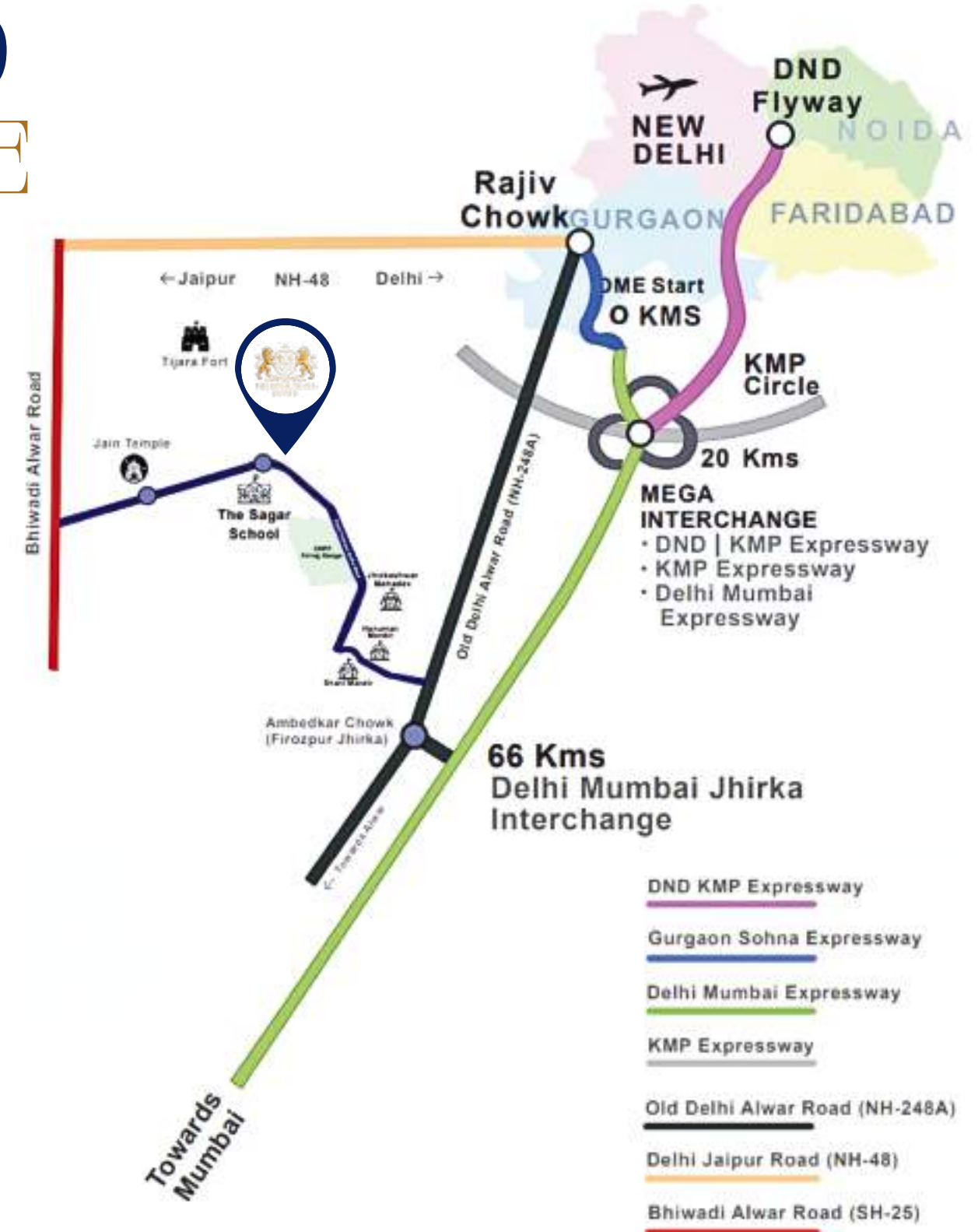
PERFECTLY PLACED BETWEEN HERITAGE & GROWTH.

CLOSER THAN YOU IMAGINE.
CALMER THAN YOU EXPECT.

Strategically placed from Delhi, Jaipur & Gurgaon, The Royal Tijara Estate offers unmatched access to industrial hubs, expressways, and weekend destinations — making it both a smart investment and a serene escape.

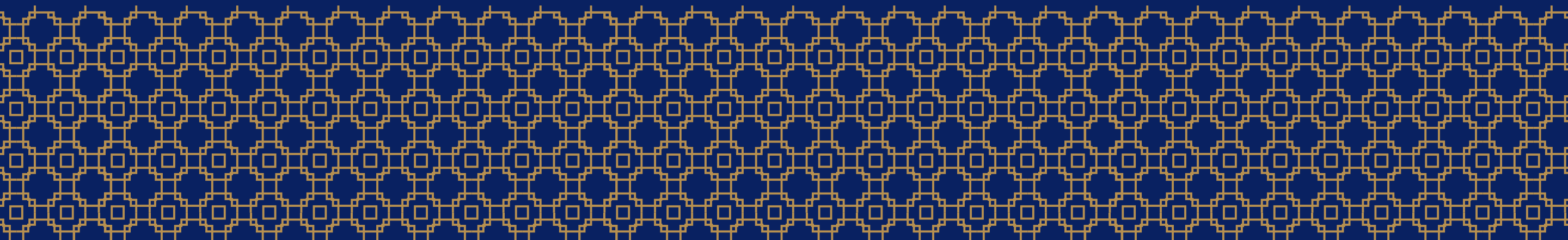
Location That Promises Growth. **Views That Promise Peace.**

90 MINUTES FROM GURGAON —
PERFECTLY LOCATED OFF THE
DELHI-MUMBAI EXPRESSWAY.





OWN YOUR ROYAL FARMLAND
IN THE HEART OF TIJARA



SEAMLESSLY CONNECTED, BEAUTIFULLY SECLUDED.

AT THE CROSSROADS OF RAJASTHAN'S
PROGRESS — **CLOSE TO MAJOR HIGHWAYS,
AIRPORTS, AND INDUSTRIAL CORRIDORS.**

NEARBY HIGHWAYS:

- **NH-48** (Delhi-Jaipur Highway) – The lifeline connecting two capitals.
- Delhi-Mumbai Industrial Corridor (**DMIC**) Expressway – Gateway to India's fastest-growing economic zone.

NEARBY AIRPORTS:

- Delhi – Indira Gandhi International Airport (**DEL**)
- Jaipur – Jaipur International Airport (**JAI**)
- Noida – Jewar International Airport (Upcoming)

BE AT THE **HEART OF INDIA'S GOLDEN
TRIANGLE** — CONNECTED TO OPPORTUNITY, YET
FAR FROM THE NOISE.





A LEGACY OF ROYALTY, NATURE & OWNERSHIP

OVER 100 BIGHAS OF FARMLAND
IN ARAVALLI HILLS, RAJASTHAN

MONTAGE OF NEARBY LANDMARKS.

LOCATION ADVANTAGES

Your weekend escapes, just a short drive away from The Royal Tijara Estate. Discover Rajasthan's history, culture, and natural beauty — all within easy reach.

MOOSI MAHARANI KI CHHATRI 59 KMS

A royal cenotaph with intricate Rajput–Mughal architecture.

ALWAR CITY PALACE 60 KMS

An iconic blend of Mughal and Rajput grandeur.

BALA QUILA (ALWAR FORT) 67 KMS

The majestic hill fort offering panoramic city views.

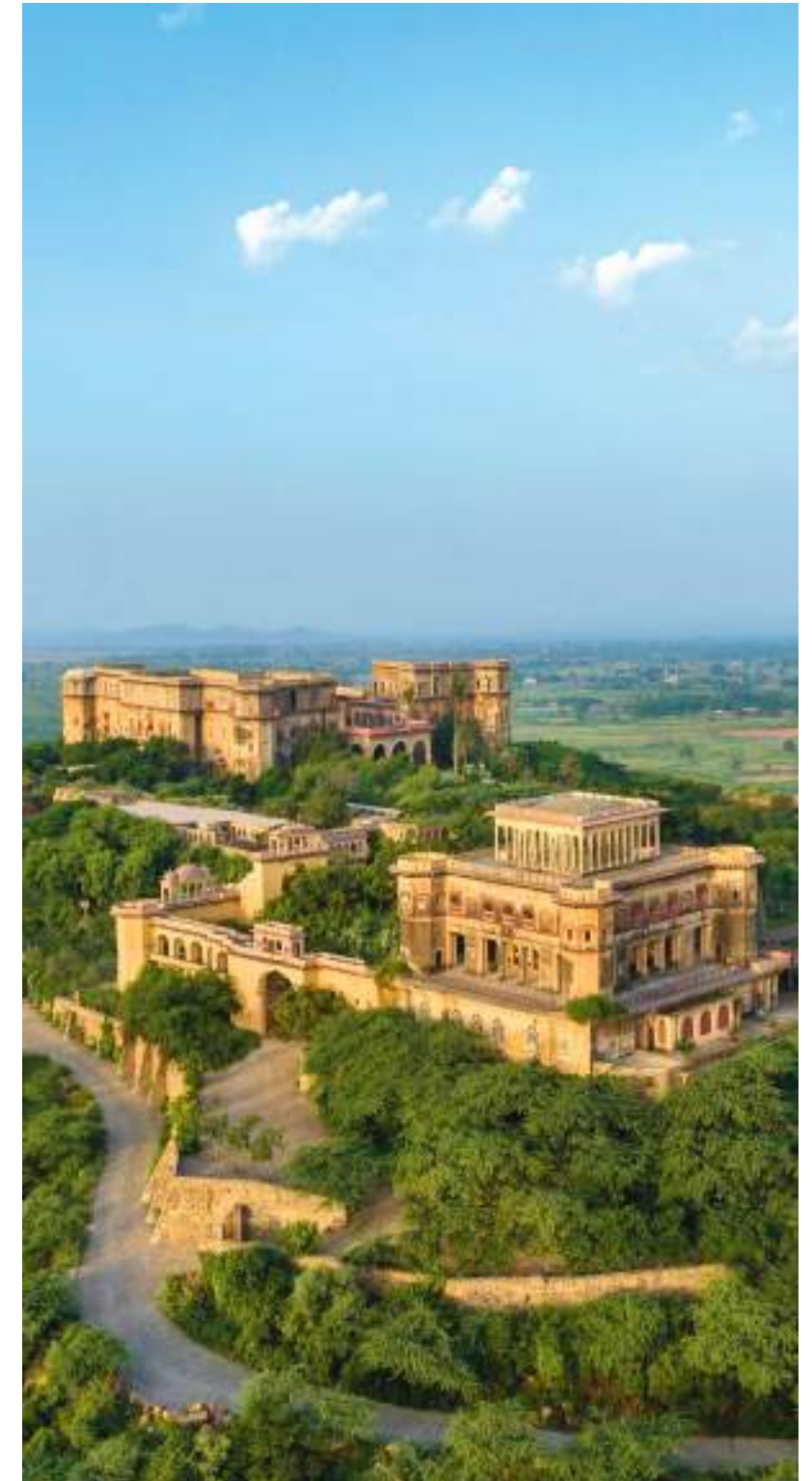
SILISERH LAKE 81 KMS

A serene lake, perfect for boating and scenic getaways.

SARISKA TIGER RESERVE 94 KMS

A wildlife haven where tigers roam in their natural habitat.

AT THE ROYAL TIJARA ESTATE, **HERITAGE, NATURE,
AND ADVENTURE** ARE ALWAYS CLOSE BY.



TIJARA JAIN TEMPLE

A SACRED LANDMARK OF SERENITY

JUST MINUTES FROM THE ROYAL TIJARA ESTATE, **DISCOVER A TIMELESS PLACE OF FAITH AND PEACE.**

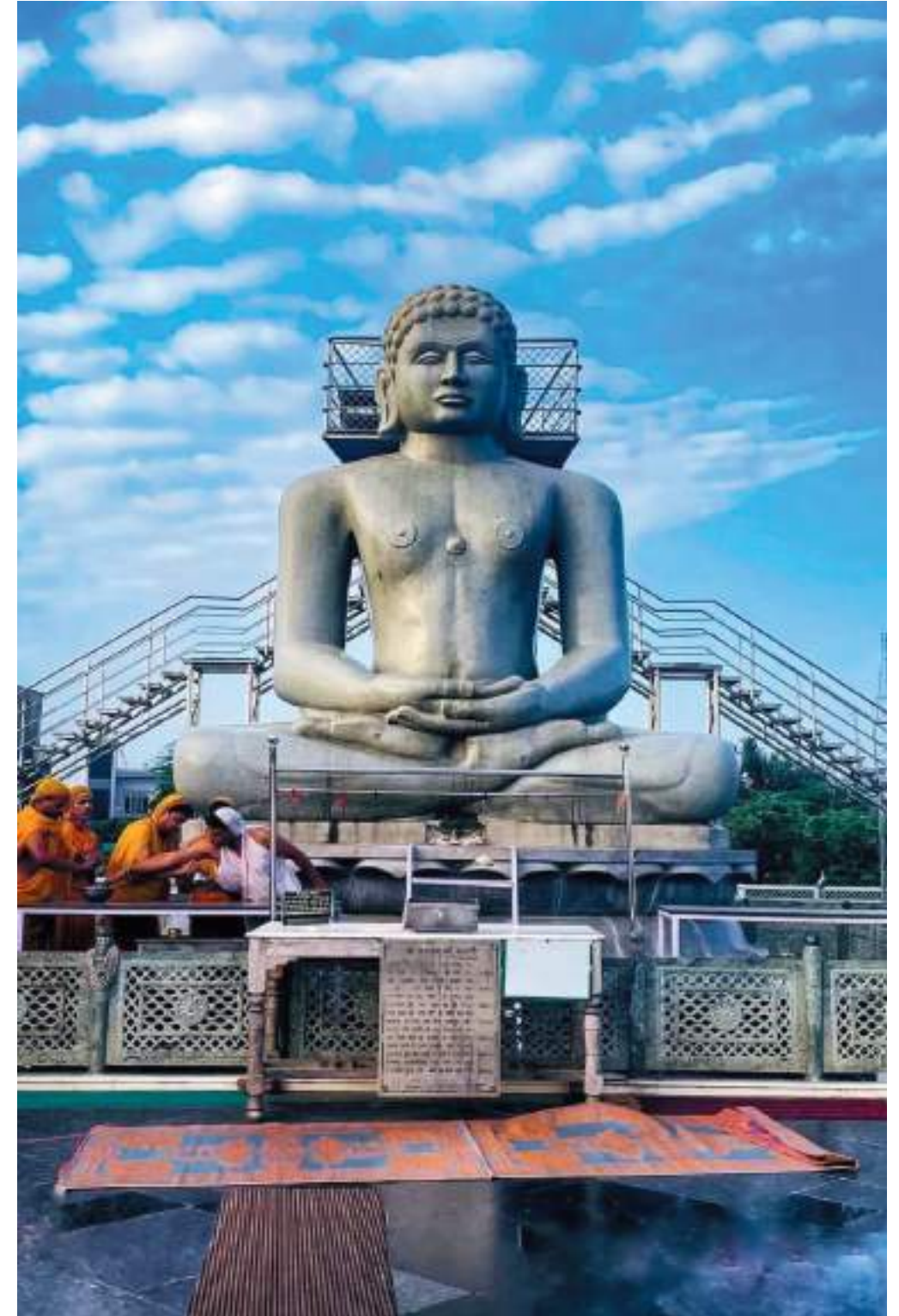
Perched on the tranquil hills of Aravalli , the Tijara Jain Temple is one of Rajasthan's most revered Atishaya Kshetras — a site believed to radiate divine grace.

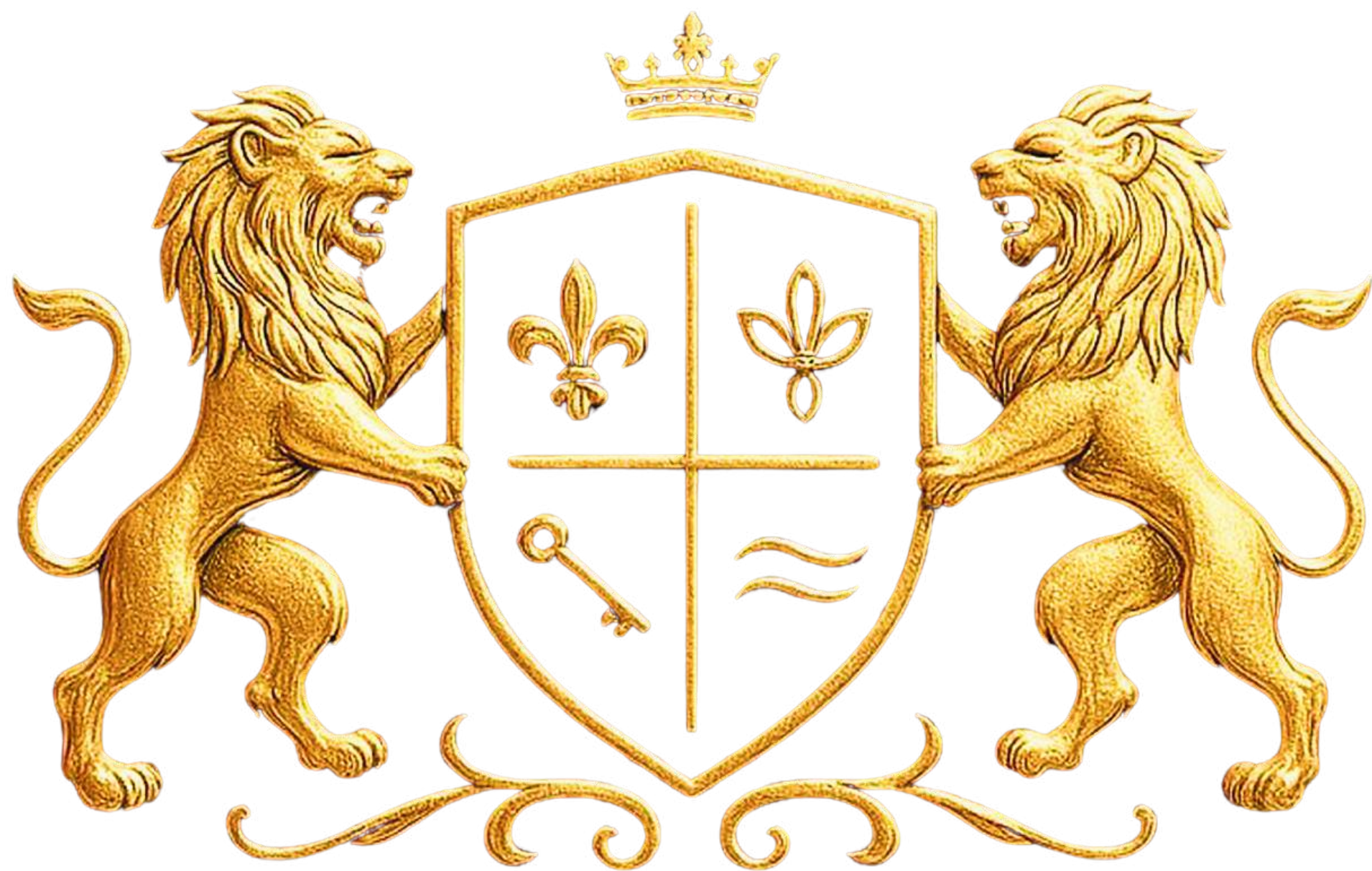
Home to the ancient idol of Bhagwan Chandra Prabhu, this marble temple is a masterpiece of purity and devotion.

Only a short drive from The Royal Tijara Estate, it adds a sacred dimension to your everyday surroundings — where heritage, spirituality, and harmony meet.

Live close to **a legacy of faith**, where every horizon inspires **calm and gratitude.**

A SERENE SPIRITUAL ESCAPE
JUST 9 KM AWAY.





THE SAGAR SCHOOL

A leading premier **residential institution**

- Premier co-educational boarding school (CBSE affiliated).
- Spread across 160+ acres of lush Aravalli landscape.
- Emphasis on academics, discipline, and holistic growth.
- Modern labs, smart classrooms, and sports facilities.
- Safe, eco-friendly campus — ideal for family living nearby.

Just 1.1 km away from The Royal Tijara Estate



TIJARA FORT PALACE BY NEEMRANA

Rajasthan's royal legacy, just a short drive from The Royal Tijara Estate.

- Magnificent heritage fort-palace overlooking the Aravalli hills.
- Restored by Neemrana Hotels into a luxury experiential retreat.
- Seven terraced gardens, royal suites, and panoramic views.
- Celebrated for its art-inspired décor and historic architecture.
- A perfect weekend escape — heritage meets hospitality.

Only 11 km from The Royal Tijara Estate.



INSPIRED BY THE ROYAL
HERITAGE OF RAJASTHAN.



ROOTED IN ROYALTY, RISING IN VALUE.

WHY INVEST IN FARMLANDS

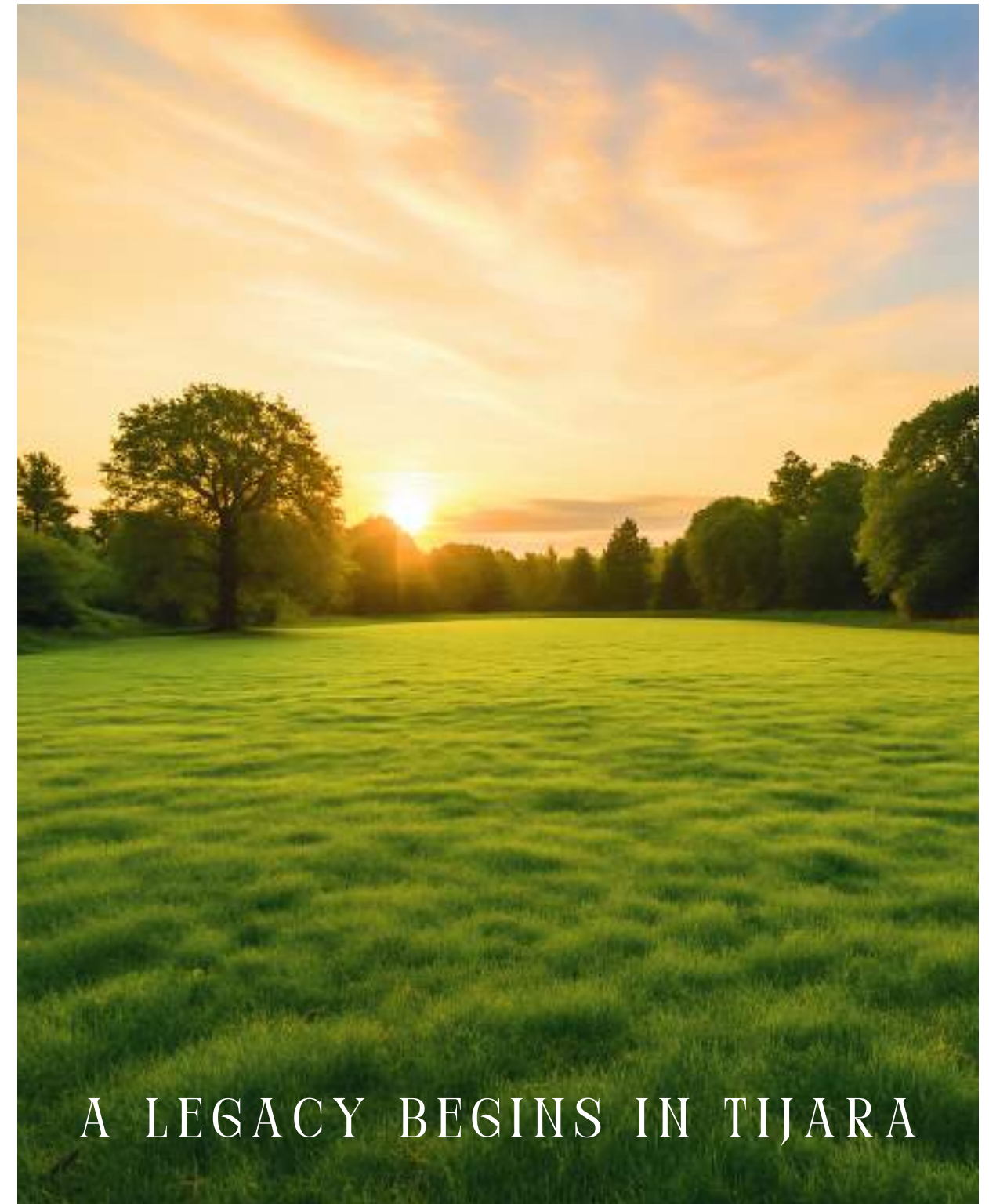
FARMLANDS ARE THE **FUTURE OF SUSTAINABLE GROWTH AND LONG-TERM APPRECIATION.**

In an age of digital fatigue and urban chaos, owning farmland reconnects you with nature while offering steady financial growth.

It's a tangible, appreciating asset — one that grows crops, memories, and generational wealth.

- Excellent ROI & appreciation potential.
- Cleaner air & organic living.
- Fertile soil and natural water access.
- Weekend retreats or long-term farmhouses.
- Secure & inflation-proof investment.

A LAND THAT GROWS VALUE —
AND GIVES BACK PEACE.



A LEGACY BEGINS IN TIJARA

THE ROYAL HORSES FOR A GRAND ENTRANCE

SYMBOL OF STRENGTH, SPEED, AND THE
WARRIOR LEGACY OF RAJASTHAN.



A TIMELESS INVESTMENT.

EXPERIENCE A **MASTER-PLANNED FARMLAND COMMUNITY** THAT BLENDS LUXURY, PEACE, AND OPPORTUNITY.

Spread across 100+ bighas, The Royal Tijara Estate is a secure, CLU-obtainable township offering only **102 exclusive farm plots**. Perfect for villas, weekend retreats, or long-term investments, each plot is a symbol of ownership and legacy.

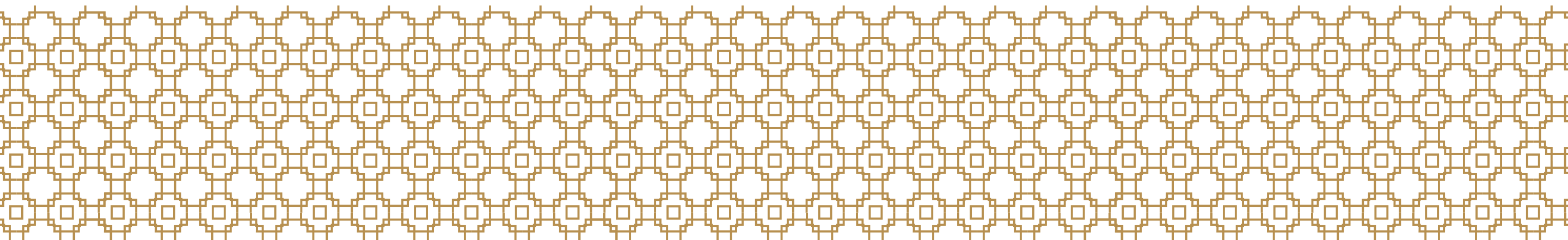
- **Plot sizes: 1200 / 1500 / 1800 sq. yds.**
- Legally clear & CLU-obtainable.
- Gated, secure community.
- Farm lifestyle with modern comforts.

YOUR LAND. YOUR STORY.
YOUR FOREVER INVESTMENT.





A PLACE WHERE FAMILIES GROW,
GENERATIONS CONNECT.

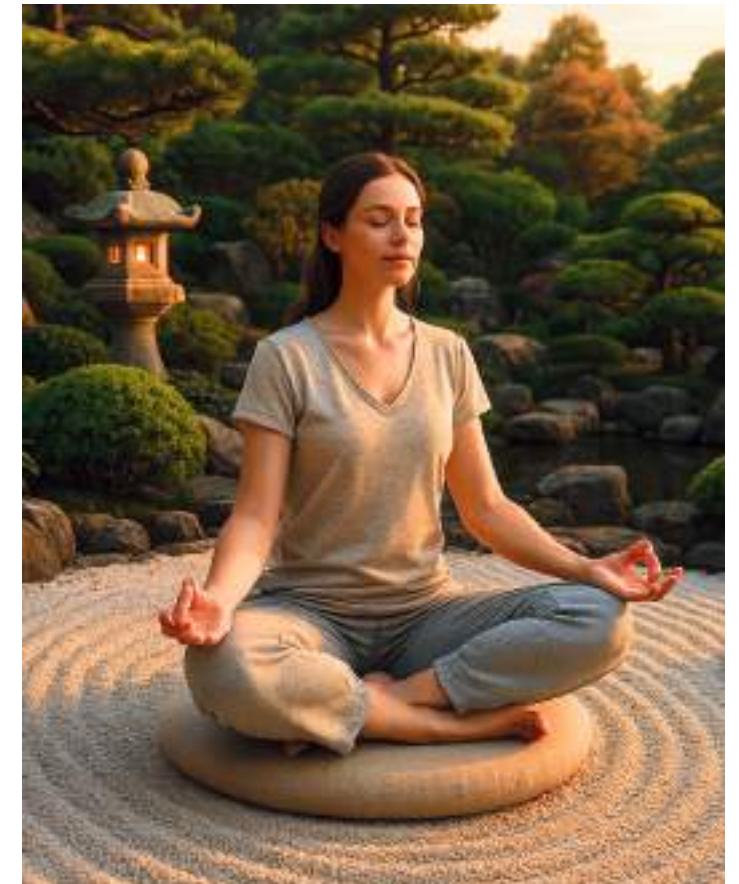


A LIFESTYLE ROOTED IN SERENITY & TOGETHERNESS

A SANCTUARY FOR ALL
GENERATIONS.

At The Royal Tijara Estate, life flows at its own tranquil pace. Wake up to fresh air and golden sunrises, spend wholesome afternoons with your loved ones on lush lawns, and unwind by the pool or in serene zen gardens. This is more than just a home — it is a sanctuary where generations come together, where wellness blends with luxury, and where every day feels like a retreat.

BREATHE, UNWIND, AND LET
NATURE RESTORE YOUR RHYTHM.



OWN YOUR STORY



THE CLOSER YOU ARE TO NATURE,
THE CLOSER YOU ARE TO YOURSELF.

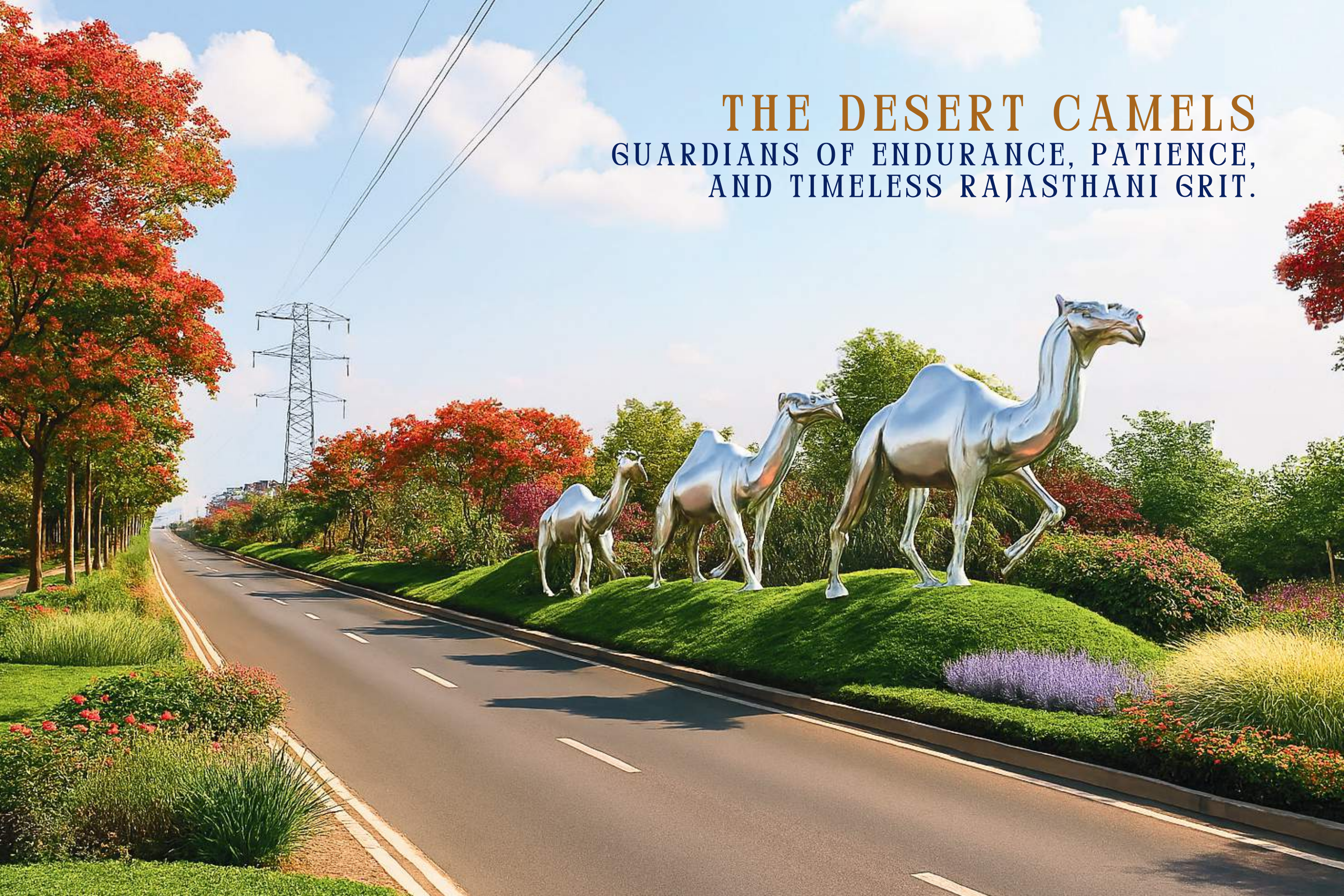
THE MAJESTIC ELEPHANTS

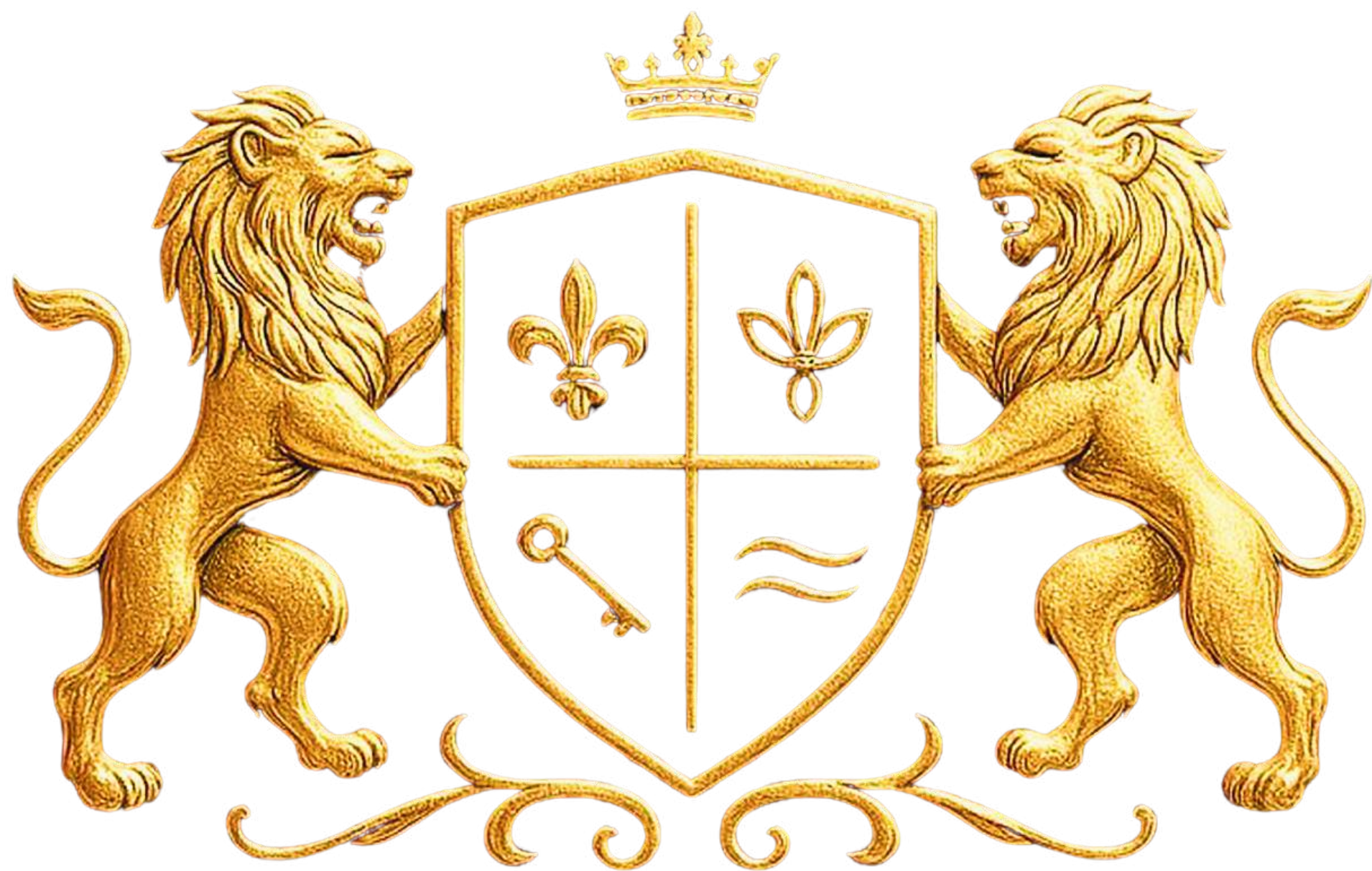
EMBLEMS OF WISDOM, GRANDEUR,
AND ROYAL GRACE THAT DEFINE
RAJASTHAN.



THE DESERT CAMELS

GUARDIANS OF ENDURANCE, PATIENCE,
AND TIMELESS RAJASTHANI GRIT.





A DESTINATION DESIGNED FOR WELL-BEING.

EVERY SUNRISE AT TIJARA
BEGINS WITH **PURPOSE, PEACE,
AND PRIDE** OF BELONGING.

THE ROYAL CLUB EXPERIENCE

INVEST NOT JUST IN LAND —
BUT IN A LIFE WORTH LIVING.



WELLNESS & RELAXATION

Steam, Sauna, Jacuzzi &
Meditation Center



SPORTS & FITNESS

Pickleball, Badminton



MIND & SOUL

Library & Quiet Corners



SOCIAL & DINING

Café, Restaurant & Banquet Hall

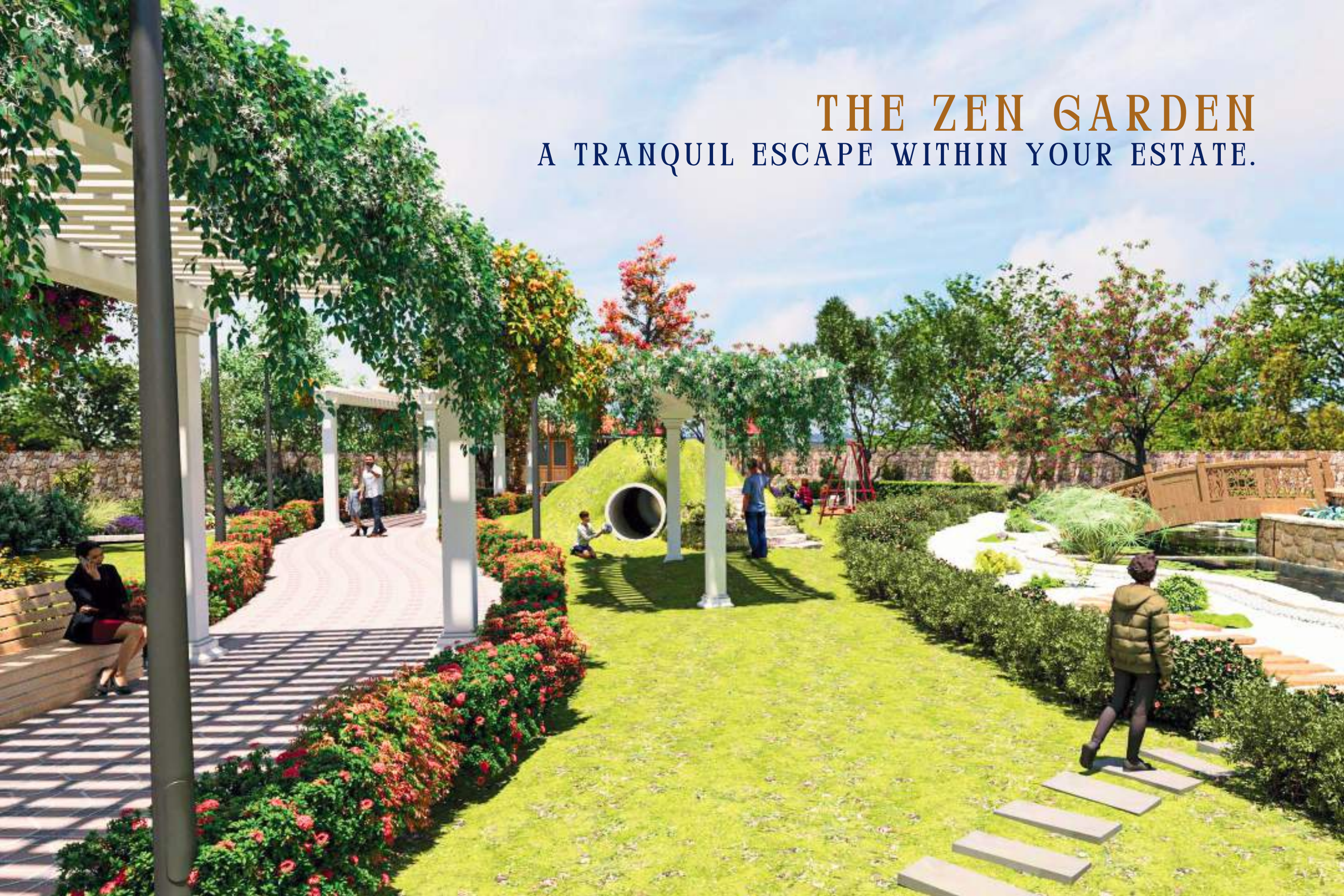


RECREATION

Swimming Pool for family leisure

THE ZEN GARDEN

A TRANQUIL ESCAPE WITHIN YOUR ESTATE.



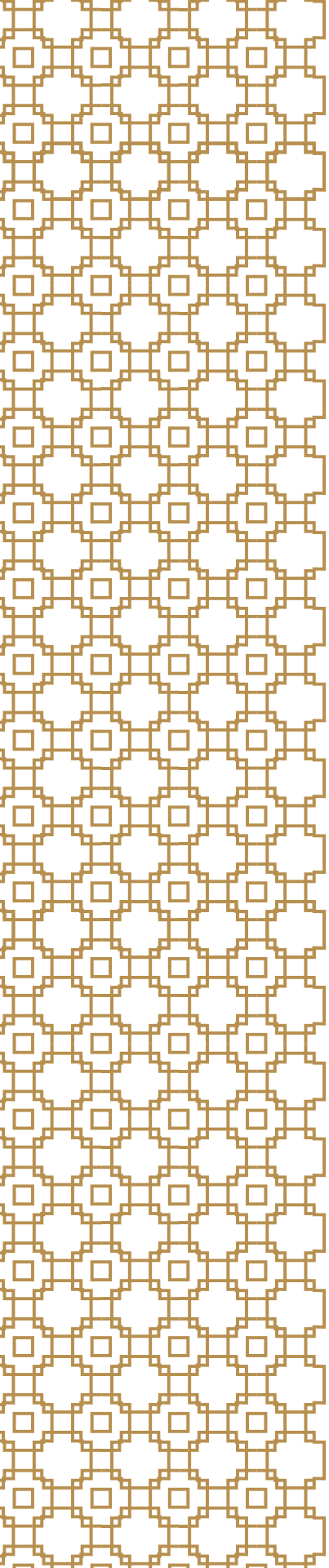
STATE-OF-THE-ART AMENITIES, CRAFTED FOR EVERYDAY COMFORT.

WHERE ROYAL LIVING MEETS MODERN
CONVENIENCE — THOUGHTFULLY
DESIGNED FOR **EASE, WELLNESS, AND
CONNECTION.**

- Rainwater harvesting for sustainable living.
- Two-tier 24×7 security ensuring complete peace of mind.
- Clubhouse with swimming pool, sauna, jacuzzi, library, meditation zone, café & event hall.
- Solar electricity & EV charging stations for a greener tomorrow.
- Zen Garden & reflexology path for daily rejuvenation.
- Commercial zone for everyday essentials.
- Doctor on call & 24×7 ambulance for health assurance.
- Golf cart access for smooth internal mobility.
- Panoramic Aravalli views that inspire calm and belonging.

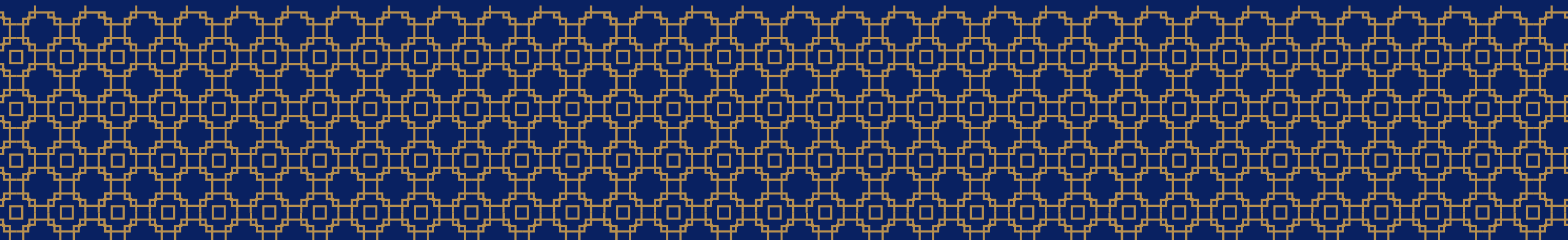
EVERY DETAIL HERE IS DESIGNED TO MAKE
LUXURY FEEL EFFORTLESS — EVERY DAY.







WHERE EVERY ACRE WHISPERS
THE LANGUAGE OF ROYALTY.





THE ROYAL TIJARA
ESTATE



ANAHEETA HOMES PVT. LTD.

A Unit of JMD Properties

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