



— THE —
 ryza
LIFE, DESIGNED BEAUTIFULLY.





Over 3 decades of trust

Origin Realty was born with a mission to create thoughtfully crafted luxury ecosystems that nurture wellbeing, inspire connections and support meaningful progress - guided always by a people-first approach.

With over 5.5 Lakh+ Sq. Mtr. delivered and 250+ projects completed, our expertise spans the most demanding sectors - from industrial complexes to hospitality landmarks.

CHAIRMAN'S MESSAGE

We envision spaces not just as structures, but as meaningful experiences. For us, design begins with people, placing human experience at the core of luxury and lifestyle. We are not here to simply add to the inventory, but to raise the standard of what real estate can be.

Our approach is guided by values that truly uplift. Customer centricity remains fundamental, because trust is built when people feel genuinely understood. We hold ourselves to uncompromising standards, with excellence as a benchmark in everything we design and deliver.

Equally, we recognise the responsibility design carries towards the environment and society. So, sustainability is integral to our thinking, ensuring that what we create today continues to hold value for generations to come.

The Oryza is our first project, which encapsulates the rich culmination of design uplifting human life across every sphere of being and belonging. So that homes become an expression of a life, designed beautifully.



MR. DEEPAK SANGWAN

CHAIRMAN | ORIGEN REALTY



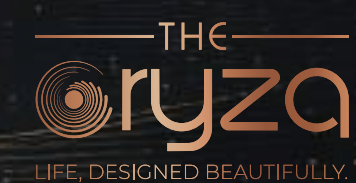
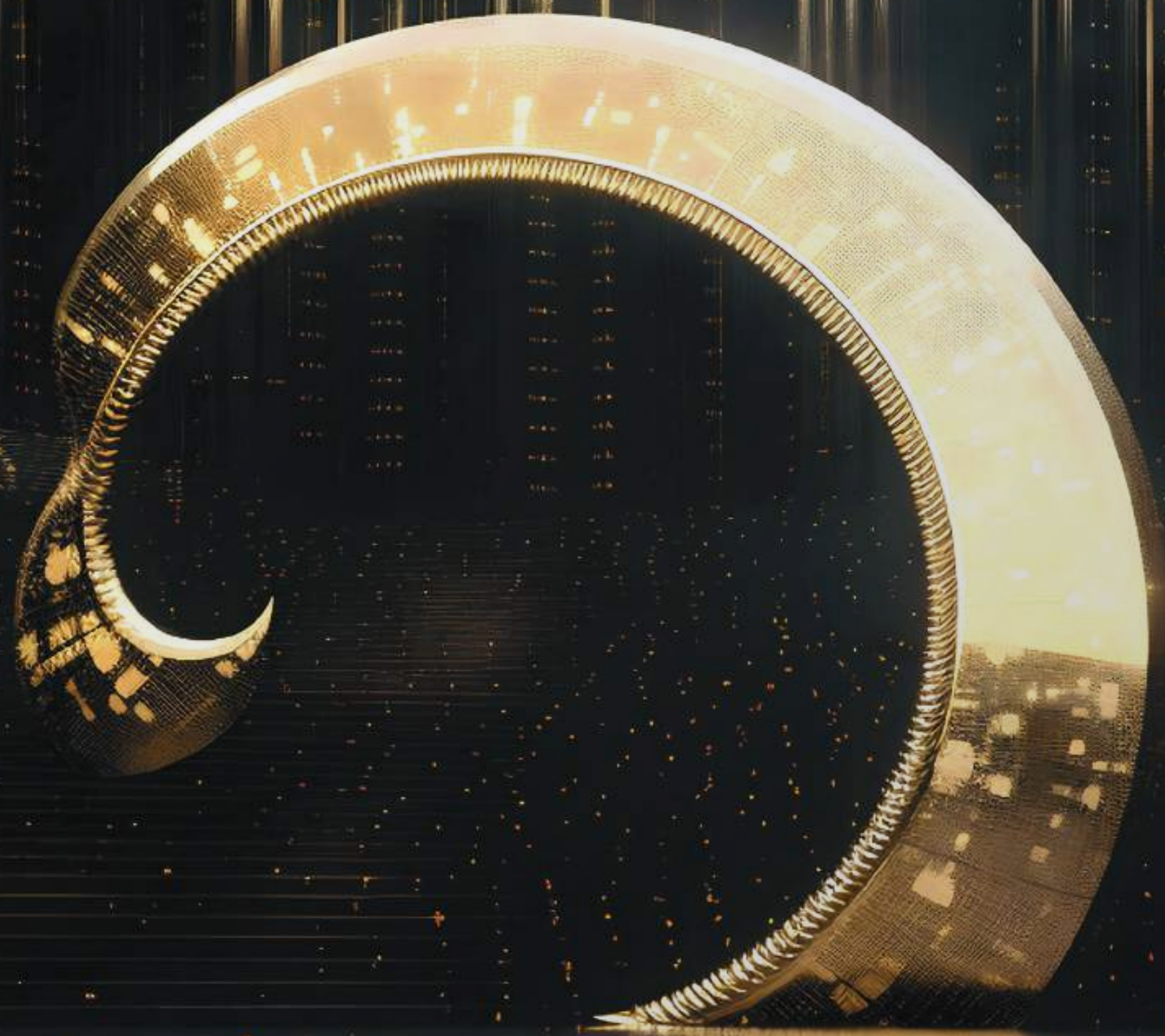
Design to Belong

Our philosophy, "Design to Belong," is rooted in the conviction that a residence should be a natural extension of the residents who inhabit it. At Origen Realty, we move beyond construction to focus on the quiet, personal moments that make up your day.

By blending professional precision with a deep understanding of human connection, we ensure that every square foot is intentional and every design choice is purposeful. We don't just build structures, we curate environments that feel intuitive and welcoming from the very first moment.

To us, a home is only complete when it resonates with your identity, creating an atmosphere where you don't just reside, but truly belong.





Curated luxury

Envisioned as a striking architectural landmark, The Oryza brings together refined planning, contemporary aesthetics, and world-class craftsmanship - for a life, beautifully designed.

It offers 3 and 3.5 BHK residences that ensure exclusivity and privacy. With its soaring elevation and meticulously crafted façade, it will be a defining icon on Gurugram's skyline.




Luxury
Next Level


Design
Cutting-edge


Location
Exceptional


Architecture
Intelligent

Sector
88A
Gurugram

The Crown of
Dwarka Expressway

Strategically poised at the confluence of the Dwarka Expressway, NH 48, and the upcoming Central Peripheral Road, this distinguished enclave is redefining premium urban living.

Just minutes away from every major landmark and encircled by multiple residential projects, modern retail, world-class healthcare and reputed schools, this is NCR's most sought after location.

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location
Exceptional



Sector
88A
Gurugram



NCR's Finest Location

Connectivity

Global City	- 2 mins
NH 8	- 5 mins
Proposed Metro Station	- 8 mins
IGI Airport	- 25 mins

Schools

St. Xavier's School	- 20 mins
Amity International School	- 22 mins
Delhi Public School	- 24 mins
Shiv Nadar School	- 30 mins

Hospitals

Medanta Hospital	- 18 mins
CK Birla Hospital	- 20 mins
Artemis Hospital	- 22 mins
Fortis Hospital	- 25 mins

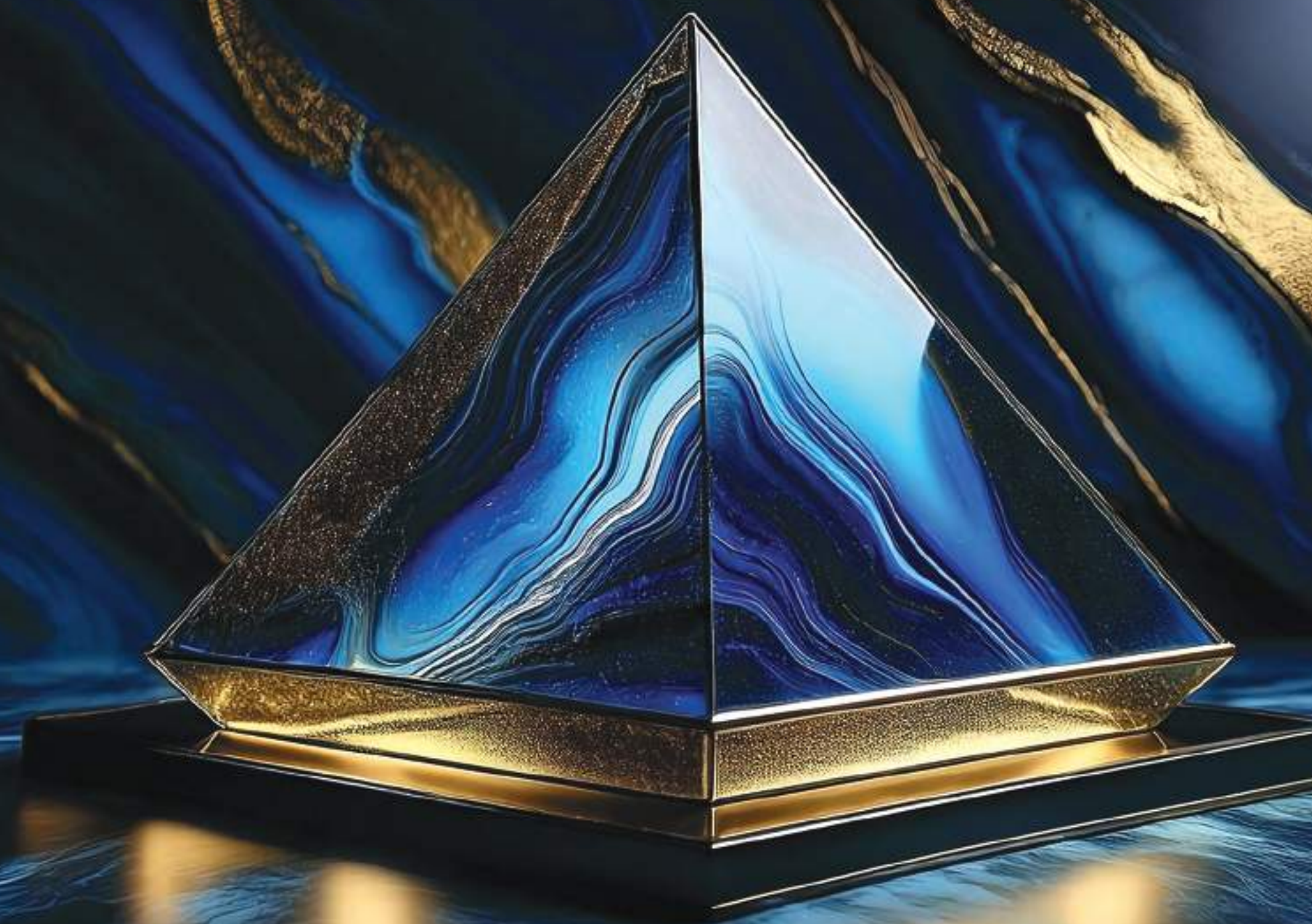
Hotels

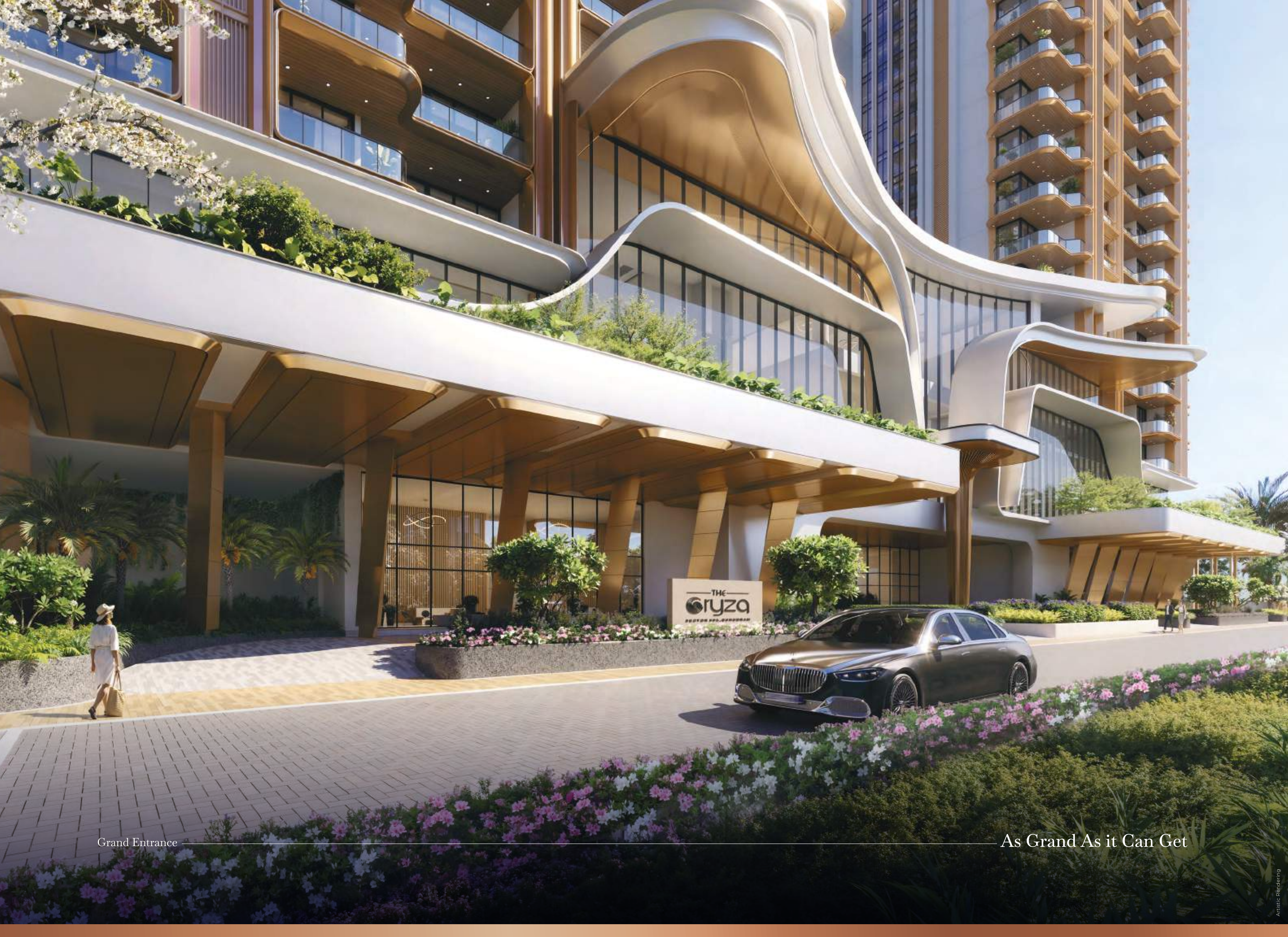
Taj City Centre, Gurugram	- 24 mins
Trident Hotel, Gurugram	- 28 mins
The Oberoi, Gurugram	- 28 mins
JW Marriott Hotel, Aerocity	- 32 mins

Malls

Miracle Mall	- 5 mins
Conscient One	- 16 mins
Ambience Mall	- 28 mins
Pacific D21 Mall	- 30 mins

luxury
next level





Grand Entrance

As Grand As it Can Get



Tower Lobby

Exquisite Sophistication



design

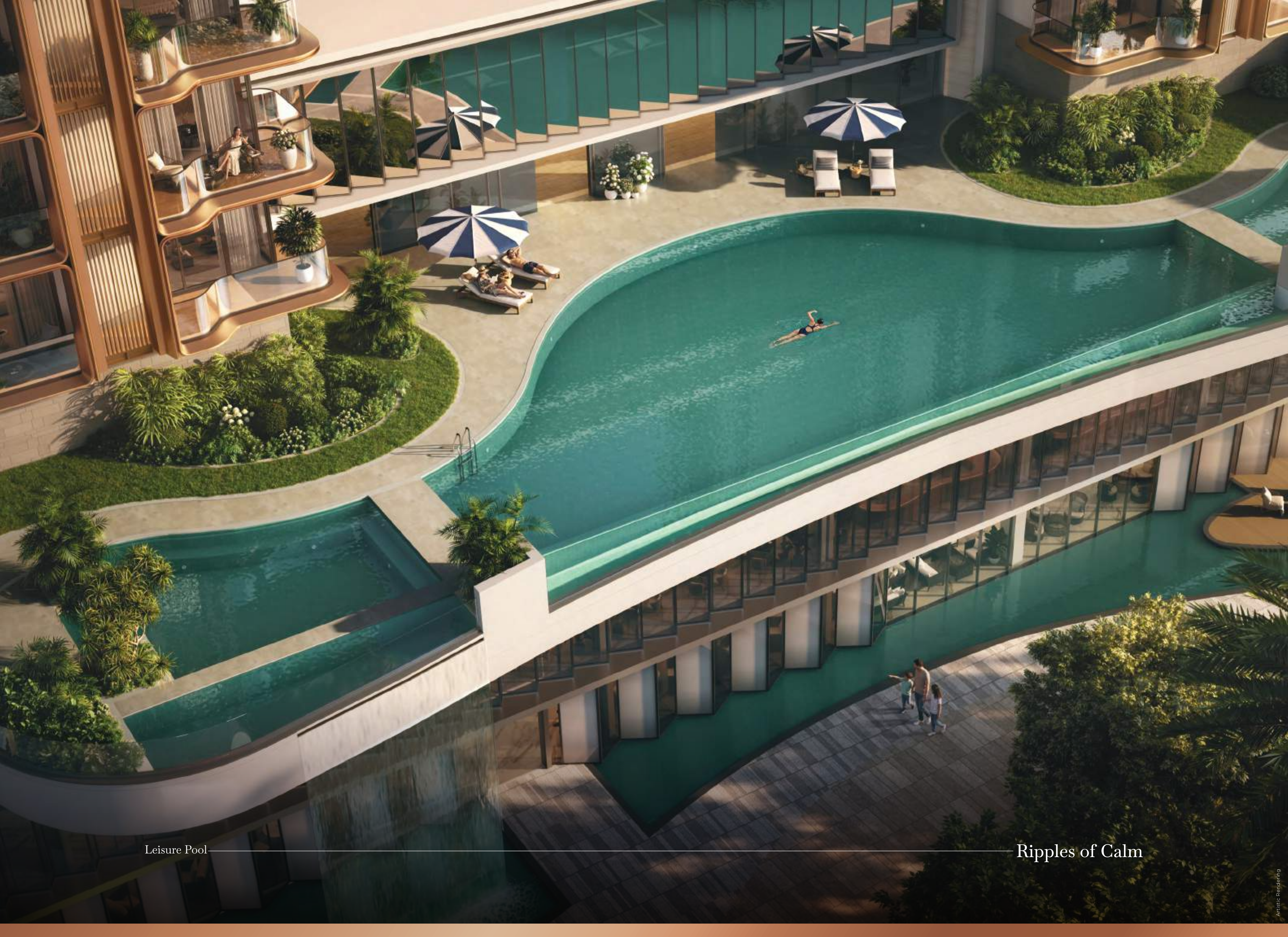
Cutting-edge



At the podium level, an idyllic meadow gracefully courses through the towering edifices, offering a ceaseless flow of movement, activities, and experiences. Above the podium sits an infinity pool, exclusive and private. Two grand waterfalls emerge from this meandering waterbody. Hospitable, well-appointed drop-off greets residents upon arrival at the lobby. Carefully chosen trees, shrubs and ground covers offer a delightful experience of colours, textures, and aroma.

Landscape Inspired by Nature's Rhythms

A Sanctuary of Sophistication



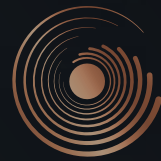
Leisure Pool

Ripples of Calm



architecture

Intelligent



Forms that Perform. Environmentally. Structurally. Experientially.

The Oryza is a concept-driven habitat where design meets intelligence and purpose.

Thoughtfully planned to enhance comfort, efficiency, and privacy, this is not just luxury by appearance but by performance. Here, every detail is designed to elevate how you experience your everyday life.



Marvel of Engineering

- Two 45-storey towers (Phase 1)
- Engineered façade systems
- Wind-informed massing
- Pedestrian-first planning
- Hospitality-inspired spatial sequencing
- Infrastructure-led sustainability

Environmental Intelligence

Conceived as a climate-responsive vertical community, the towers are positioned and proportioned through solar path studies, wind analysis and privacy mapping.

- Reduced solar heat gain through recessed balconies
- Enhanced cross-ventilation logic
- Optimised orientation for daylight and privacy

Wind tunnel simulations and computational modelling inform the tower geometry to:

- Reduce vortex shedding at upper levels
- Minimise downdraft at podium level
- Enhance balcony comfort
- Optimise structural efficiency





Club O

9290.30+ Sq. Mtr. (Approx. 1,00,000+ Sq. Ft.) of pure luxury

The clubhouse is programmatically zoned into three distinct experiential layers with

80+ Premium Amenities

for the
Body





Fully-equipped Modern Gym

Box Cricket



Squash Court



Table Tennis Hall

Badminton Court



Tennis Court



Basketball Half Court





Temperature-controlled Pool



Dance & Zumba Studio



Jogging & Cycling Tracks





for the
Mind

Business Center



Library



Meditation Garden



Podcast & Recording Studio





for the
Soul



Open-Air Yoga Space

Spa



Jacuzzi



Outdoor Cabanas



Nature Trail





MENU
SIDES
red king potatoes
seasonal vegetables
ENTREES
eggplant rollatini
braised short ribs
CARVING STATION
pork ribs turkey
and much more
Dine in or takeout



for the
Good Times



Club Lobby

Awe-inspiring Grandeur



Fine Dine Restaurant

Banquet Hall



Barbecue Station



Sky Lounge

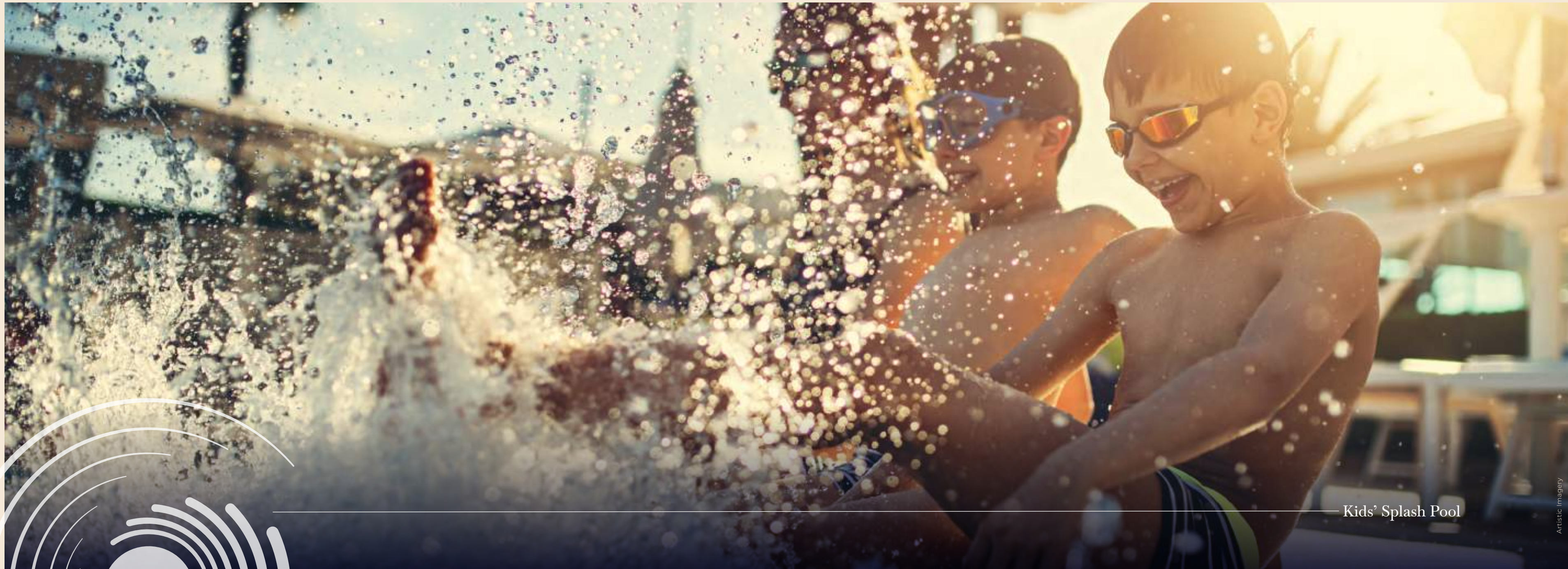
for the
Young





Indoor Kids' Play Zone

Artistic Rendering



Kids' Splash Pool

Artistic Imagery



Outdoor Kids' Play Park

A family of four is walking away from the camera across a field at sunset. The mother, on the left, is wearing a white lace dress and holding the hand of a young girl in a white shirt and patterned skirt. The father, on the right, is wearing a white shirt and dark pants, holding the hand of another young girl in a white shirt and patterned skirt. They are all holding hands and walking towards the horizon. The sky is filled with dramatic, dark clouds illuminated by the golden light of the setting sun. The ground is a mix of dry grass and a shallow puddle that perfectly reflects the family and the sky. The overall mood is peaceful and hopeful.

for the
Community

Concierge Desk



EV Charging Stations



Convenience Store



On-site Health Clinic





Community Lawn



Bowling Alley

spacious residences





Master Bedroom



Living & Dining



Large Patio



Master & Unit plans

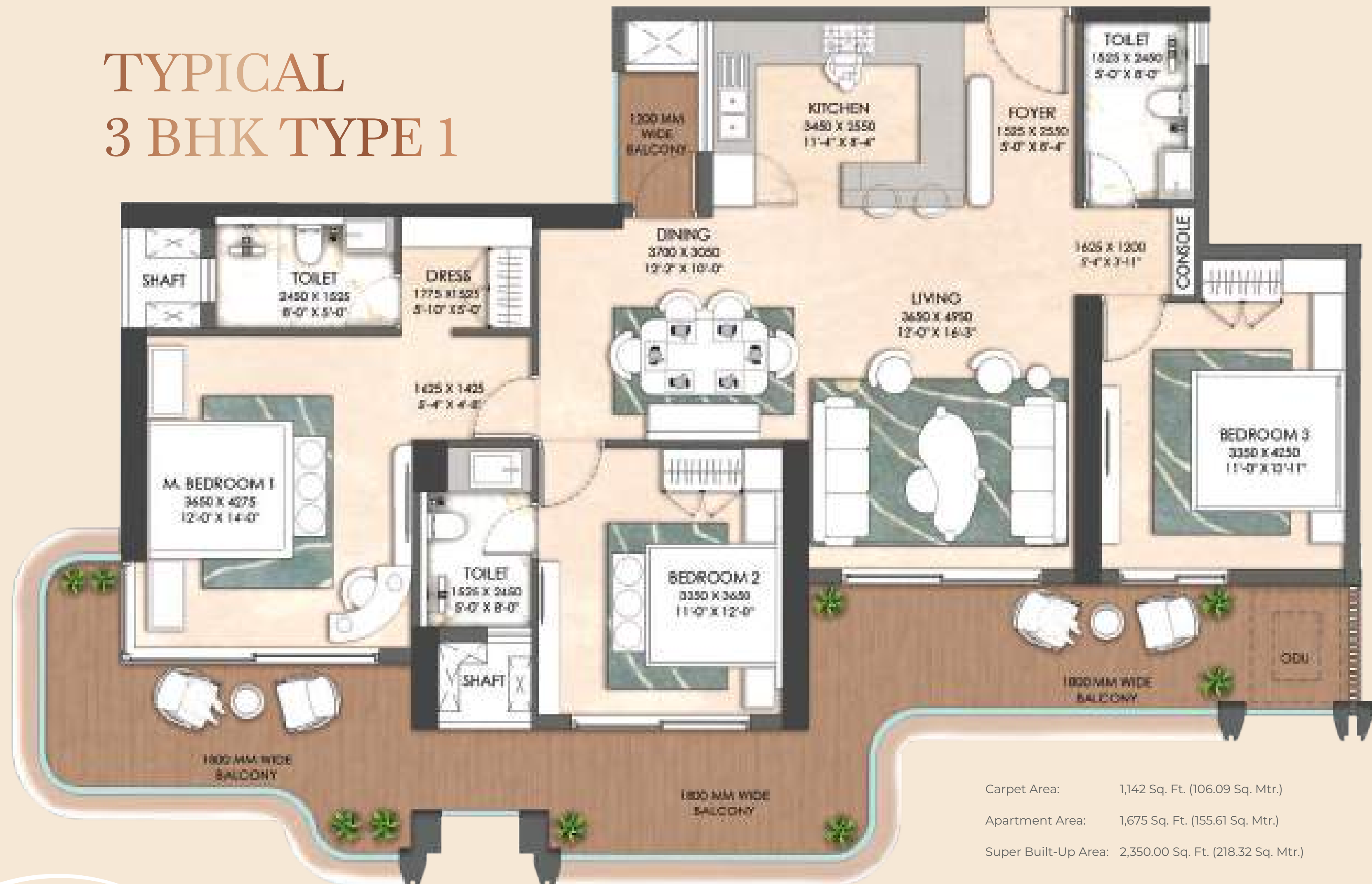
Master Plan



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TYPICAL 3 BHK TYPE 1



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TYPICAL 3 BHK TYPE 2

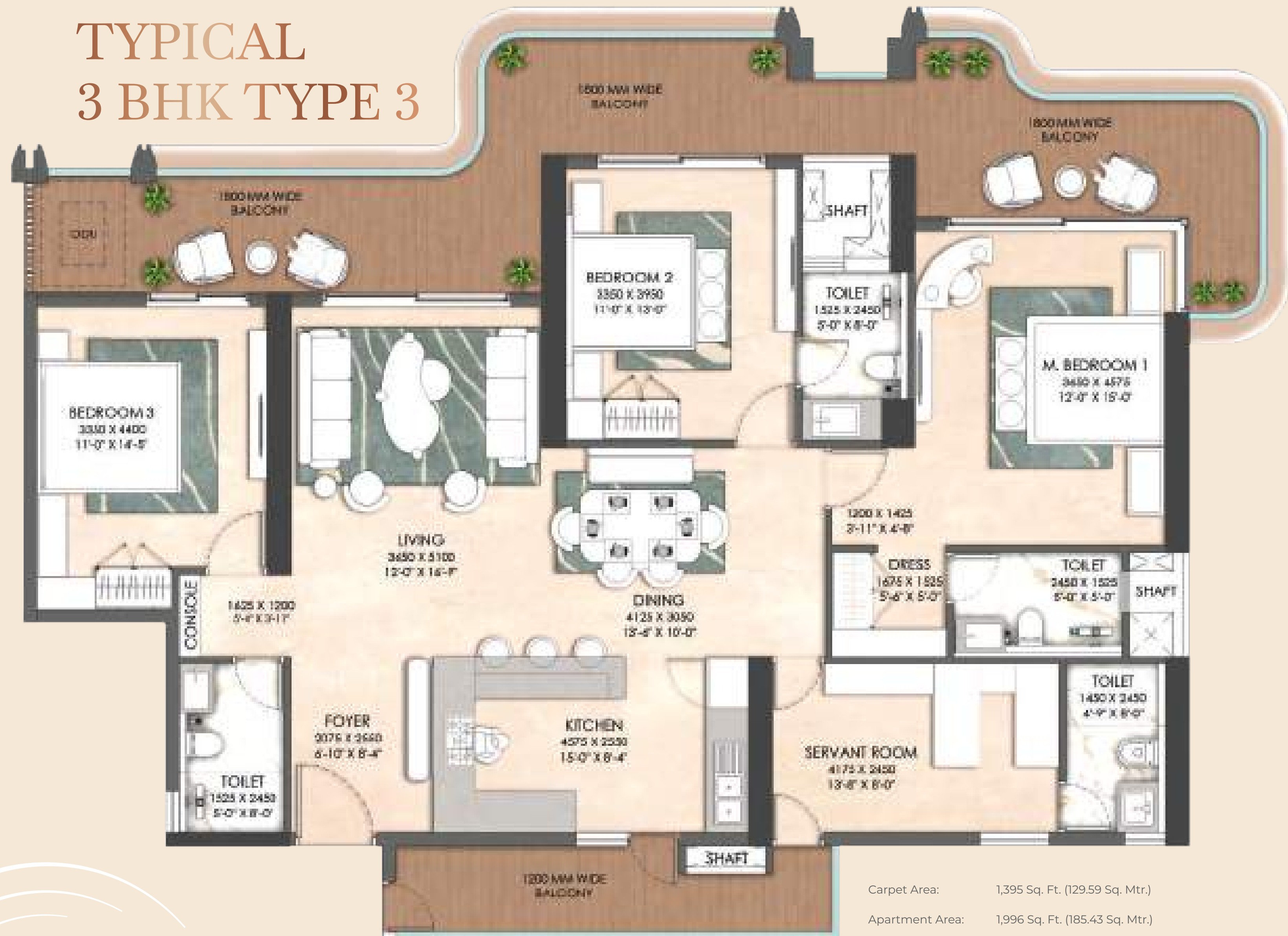


Carpet Area: 1,351 Sq. Ft. (125.51 Sq. Mtr.)
Apartment Area: 1,941 Sq. Ft. (180.32 Sq. Mtr.)
Super Built-Up Area: 2,725.00 Sq. Ft. (253.16 Sq. Mtr.)

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TYPICAL 3 BHK TYPE 3



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Area

Specifications

Living/Dining Room

Flooring	Imported Marble / Vitrified Tiles / Engineered Wooden Flooring or Equivalent
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

Master Bedroom, Dresser & Other Bedrooms

Flooring	Engineered Wooden Flooring / Equivalent
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

Master Bathroom & Other Bathrooms

Flooring	Anti-skid Tiles / Equivalent
Walls	Tiles / Equivalent
Ceiling	Acrylic Emulsion Paint
Countertop	Engineered Stone / Granite Stone / Marble / Equivalent
Sanitaryware / CP Fittings	Premium Quality CP Fittings with WC and Wash Basin

Kitchen

Flooring	Vitrified Tiles or Equivalent
Walls	Combination of Vitrified Tiles / Glass Splashback and Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Countertop	Engineered Stone / Granite Stone / Marble / Equivalent
Kitchen Appliances	Modular Kitchen with Chimney and Hob
Fixtures	Premium Quality CP Fittings with Sink

Utility Room & Utility Toilet

Flooring	Ceramic / Vitrified Tiles / Equivalent
Walls / Ceilings	Oil Bound Paint / Equivalent
Toilet	Anti-skid Tiles / Equivalent
Sanitaryware / CP Fittings	CP Fittings with WC and Wash Basin
Other	Provision for Air Conditioning

Area

Specifications

Balcony

Flooring	Anti-skid Tiles / Equivalent
Walls / Ceilings	Exterior Grade Paint / Equivalent

Doors & External Glazing

Main Door	Solid Core Flush Door with Veneer Finish
Internal Door	Solid Core Flush Door with Laminate Finish
Windows / Glazing	Aluminium / UPVC / Equivalent

Entrance Lobby

Flooring	Imported Marble or Equivalent
Walls	Combination of Imported Marble, Cladding and Paint
HVAC	Air-conditioned Lobby

Other Facilities

Air-conditioning	VRV / VRF Air Conditioning of all Apartments
Elevators	High Speed Elevators in all Towers
Security	Secured Access and Digital Lock on Main Doors
Other	100% Power Backup



Climate-Responsive Design



GREEN RATING FOR
INTEGRATED HABITAT ASSESSMENT



GRIHA Pre-Certified Project

Design Visionaries

THE EXCEPTIONAL TEAM BRINGING
THIS LANDMARK VISION TO LIFE

Architect
Hafeez
Contractor
40 years
1982-2022
Hafeez Contractor
Concept Architect

ACPL®
INDIA • DUBAI
ACPL
Resident Architect

Oracles
Landscape Consultant

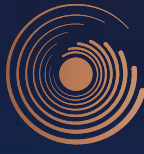
essentia®
Essentia Environments
Interior Design Consultant

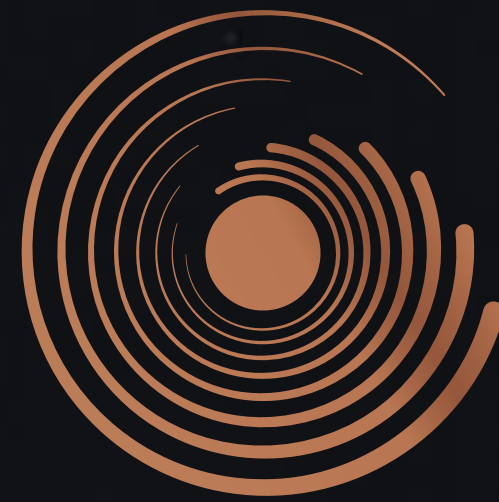
NNC Design
Structural Proof Consultant

Sanelac
MEP Consultant

ACECON
Acecon Engineers
Structural Consultant



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AURA BUILDERS & DEVELOPERS PVT. LTD.

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