

EMAAR
INDIA

URBAN OASIS

EMAAR
INDIA

URBAN OASIS (PHASE 1 and 2 - admeasuring 6.64 Acres) ("Project") [HRERA registration No. RC/REP/HARERA/GGM/741/473/2023/85 dated 07.08.2023 (website: www.haryanarera.gov.in) – Registered by Emaar India Limited (CIN: U45201DL2005PLC133161) ("Company")] is a part of a Residential Group Housing Colony situated on a land parcel admeasuring 9.53 acres at Sector 62, in the Revenue Estate of Village Nangli Umarpur, District Gurugram, Haryana, India. The Project comprises of group housing flats that are being developed in a planned and phased manner over a period of time pursuant to receipt of License bearing No. 10 of 2009 dt. 21.05.2009, 113 of 2011 dt 21.12.2011 and 117 of 2022 dt. 12.08.2022 granted by the Director Town and Country Planning, Haryana, approved building plan vide Memo No. ZP-560B/JD(RA)/2023/22966 dated 12.07.2023. The Project Land and its receivables are mortgaged with debenture holders acting through their trustee Vistra ITCL (India) Limited.

Nothing contained herein intends to constitute a legal offer and does not form any legally binding agreement. All information, images and visuals, drawings, sketches, representations, plans, specifications, artistic renderings, areas, sizes, shapes and positions and whatever facilities amenities shown are merely artistic impressions and not to scale. The distances given are a rough estimation. The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and are requested to verify all the details, specifications including areas, amenities, payment plans, services and other relevant information/ terms independently, and have a thorough understanding of the same and take appropriate advice prior to concluding any decision for buying of any unit or in relation to the Project. This Project site includes oil and gas pipeline corridor right-of-way (ROW) that passes through the Project Land.

The Company and/or its directors, employees, are not liable for any consequence of any action taken by the viewer and for any direct, indirect, special or other consequential damages by relying on such material information contained herein including, without limitation, any loss of profits, business interruption, loss of programs or other data on viewer's/ recipient's information handling system or otherwise, even if the Company and/or its directors, employees are expressly advised of the possibility of such damages.

Any construction to be put up shall be subject to approval of building layout plans as per architecture guidelines for development of the respective plots by competent authority and by the developer / maintenance agency / association of allottees / RWA. Use of information will be governed by Indian Laws, Real Estate (Regulation and Development) Act, 2016. Courts at Gurugram, Haryana shall have exclusive jurisdiction.

For more information please contact Email: : IN_marketing@emaar.ae or visit: in.emaar.com
1 Acre = 4046.86 square meters or 4840 square yards, 1 square meters = 10.764 square feet

Emaar India Limited
Registered office: 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi 110017. Tel: (+91 11) 4152 1155, 4152 4618. Fax: (+91 11) 4152 4619.

Reside in Prominence. Revel in Nature.



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Your tranquil modern life starts here.

Nestled across 9.53 acres right off Golf Course Extension Road, Urban Oasis is where tranquillity meets convenience. Our state-of-the-art towers offer 3 & 4 bedroom luxury residences that houses everything your modern life needs, and the expansive green landscapes integrated with recreational offerings help you reconnect with nature while living an active lifestyle.



Artistic Impression



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Location Map



Master Plan



- | | | |
|-------------------------------|------------------------------|------------------------------|
| 1. Arrival forecourt | 9. Kids' pool | 17. Kids' play area |
| 2. Entry gate | 10. Lily pond | 18. Yoga area |
| 3. Tree plaza | 11. Banquet lawn | 19. Elderly interaction zone |
| 4. Vehicular transition plaza | 12. Multi-purpose playcourt | 20. Community lawn |
| 5. Tower drop-off | 13. Teenage interaction zone | 21. Ramp |
| 6. Club drop-off | 14. Axial promenade | 22. Club |
| 7. Pool deck | 15. Amphitheatre | 23. Open/PH parking |
| 8. Adult pool | 16. Feature wall | 24. Jogging track |



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Cluster Plans

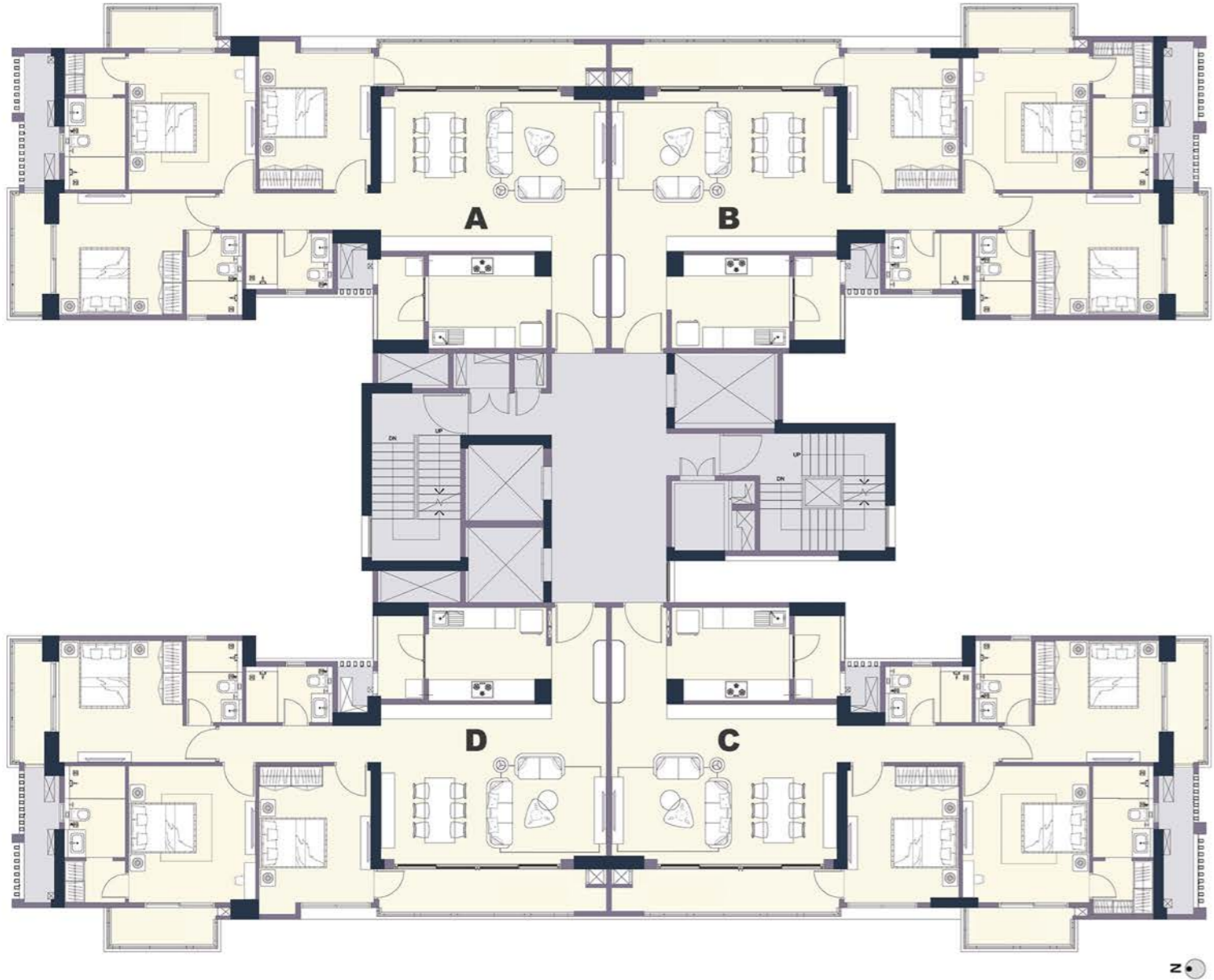
CLUSTER LAYOUT TOWER-1



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CLUSTER LAYOUT
TOWER-2



CLUSTER LAYOUT
TOWER-3



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CLUSTER LAYOUT
TOWER- 4



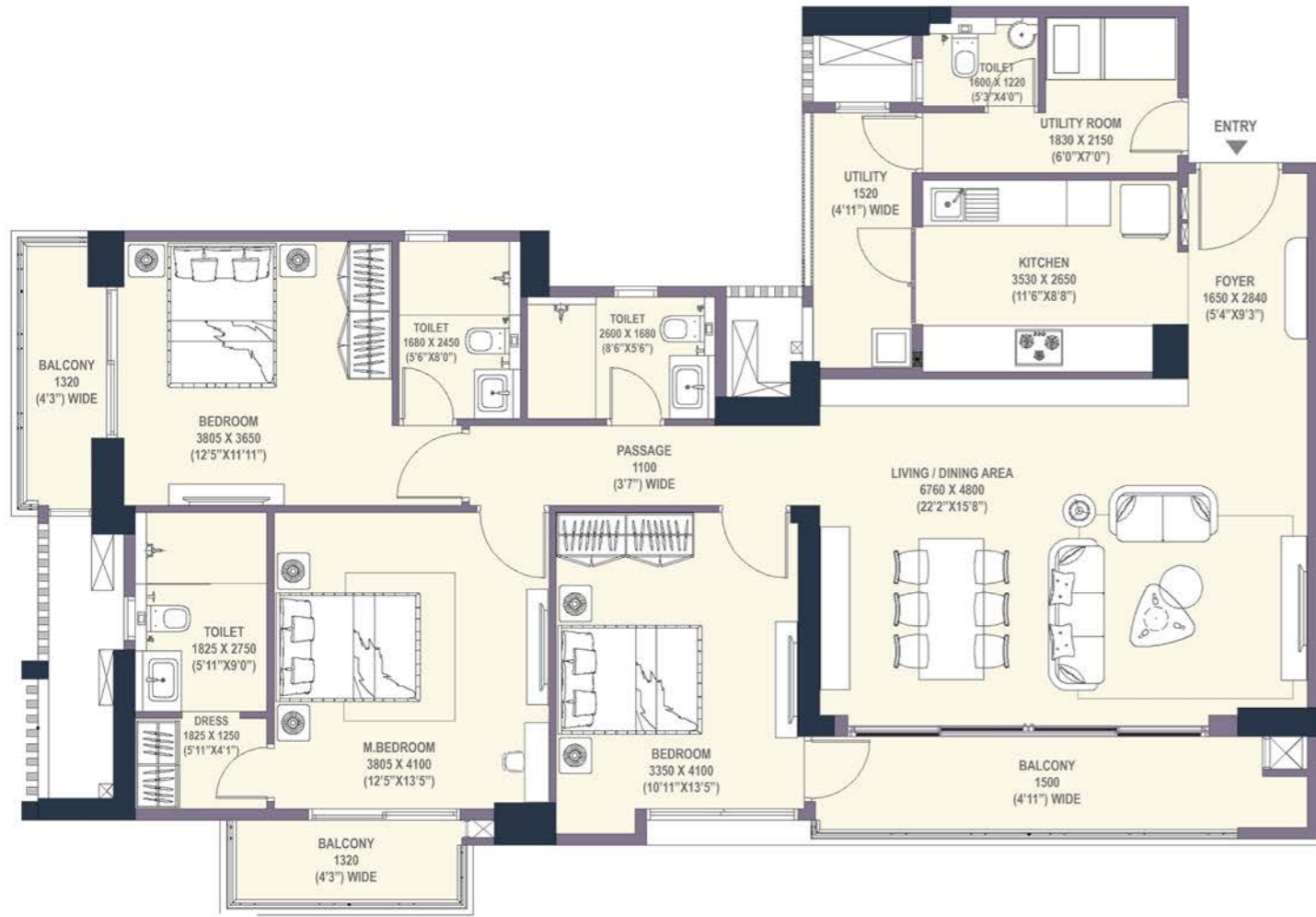
Unit Plans

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| 3BHK-3T-U-T | | |
|---------------|-------------------------------|-------------|
| CARPET AREA | 124.78 SQ. M (1343.21 SQ. FT) | TOWER-1 & 3 |
| BALCONY AREA | 24.34 SQ. M (262.07 SQ. FT) | |
| SALEABLE AREA | 210.21 SQ. M (2262.66 SQ. FT) | |



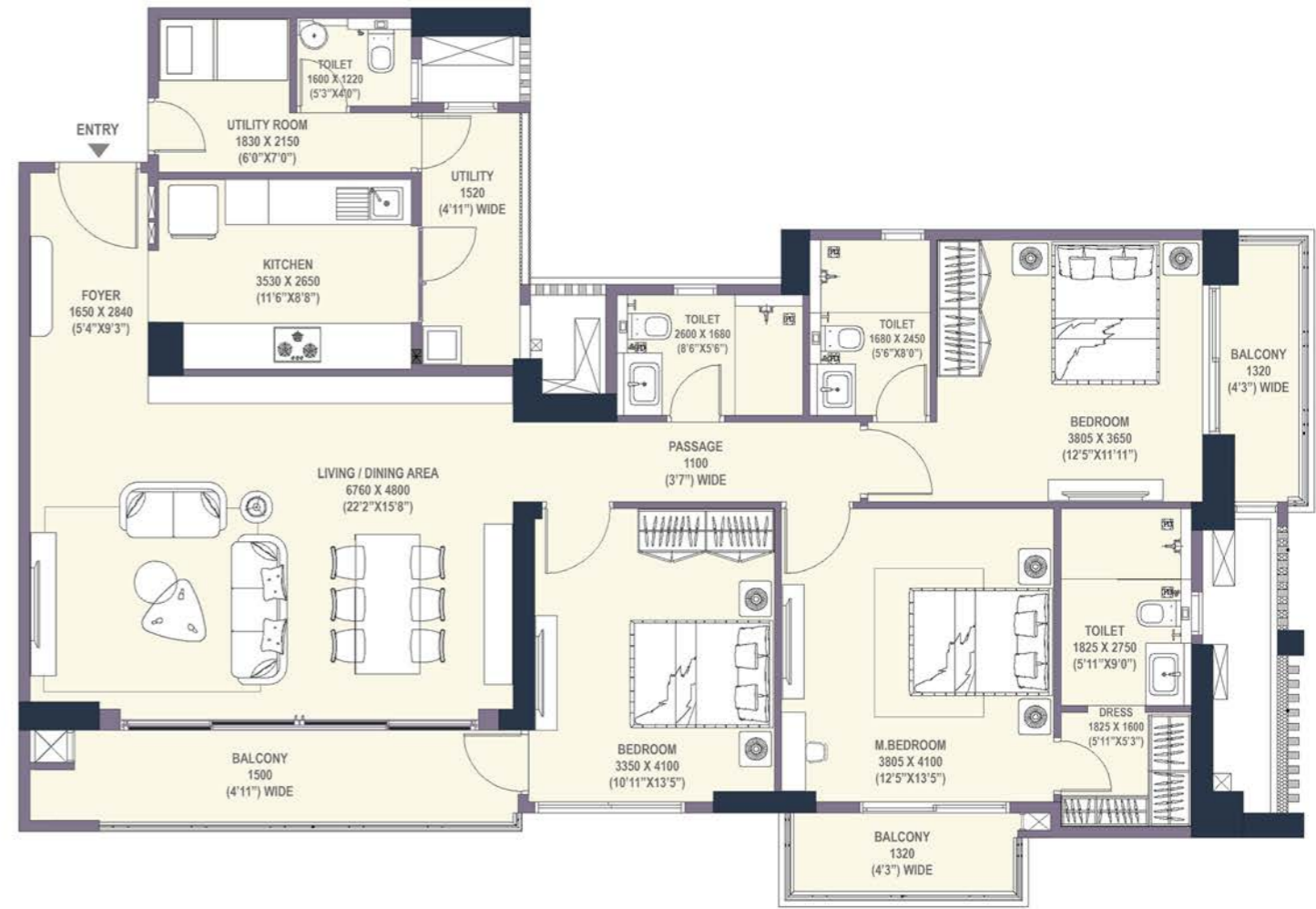
TOWER 1



TOWER 3

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| 3BHK-3T-U-T | | |
|---------------|-------------------------------|-------------|
| CARPET AREA | 124.95 SQ. M (1345.01 SQ. FT) | TOWER-1 & 3 |
| BALCONY AREA | 24.34 SQ. M (262.07 SQ. FT) | |
| SALEABLE AREA | 210.56 SQ. M (2266.44 SQ. FT) | |



TOWER 1



TOWER 3

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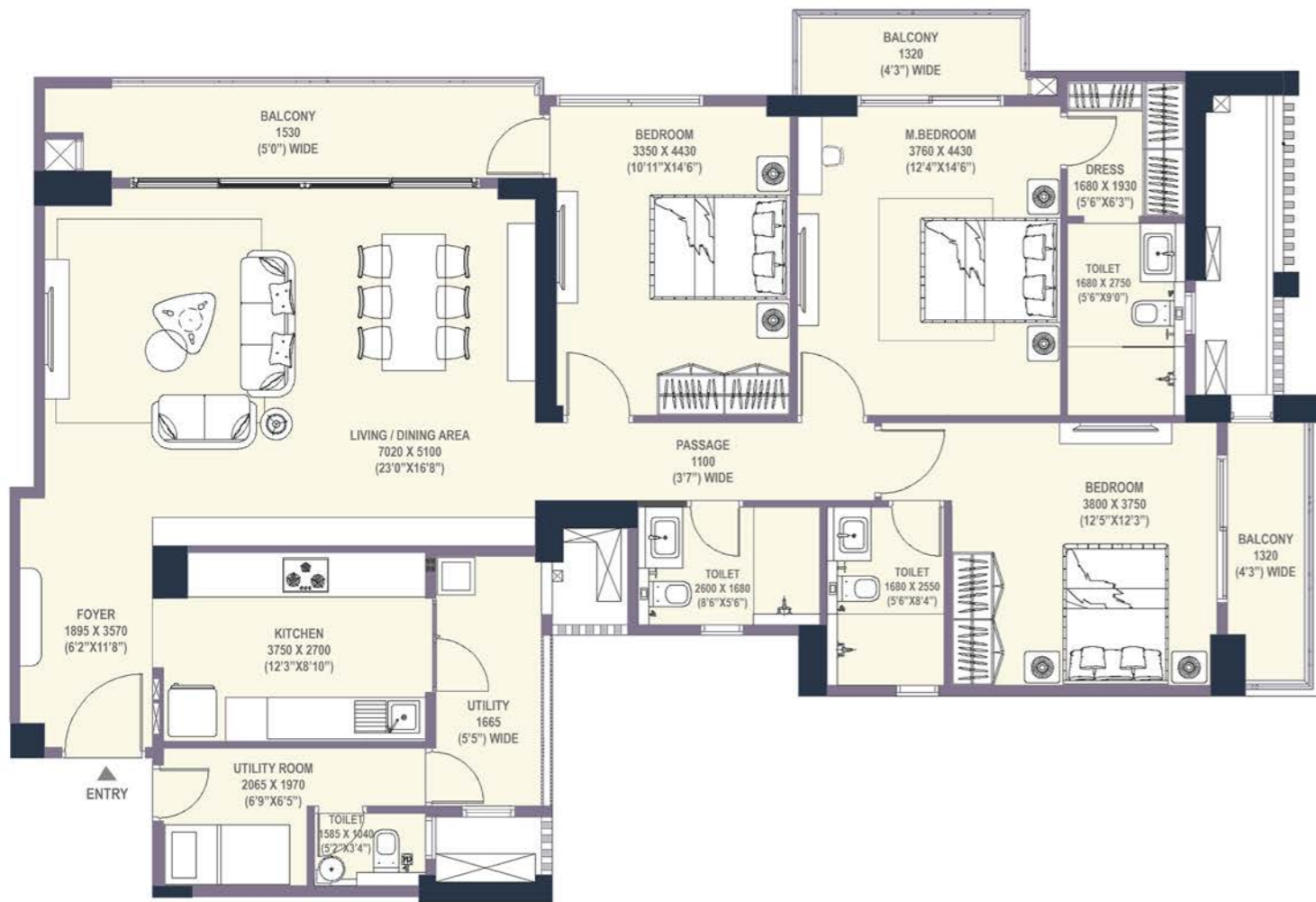
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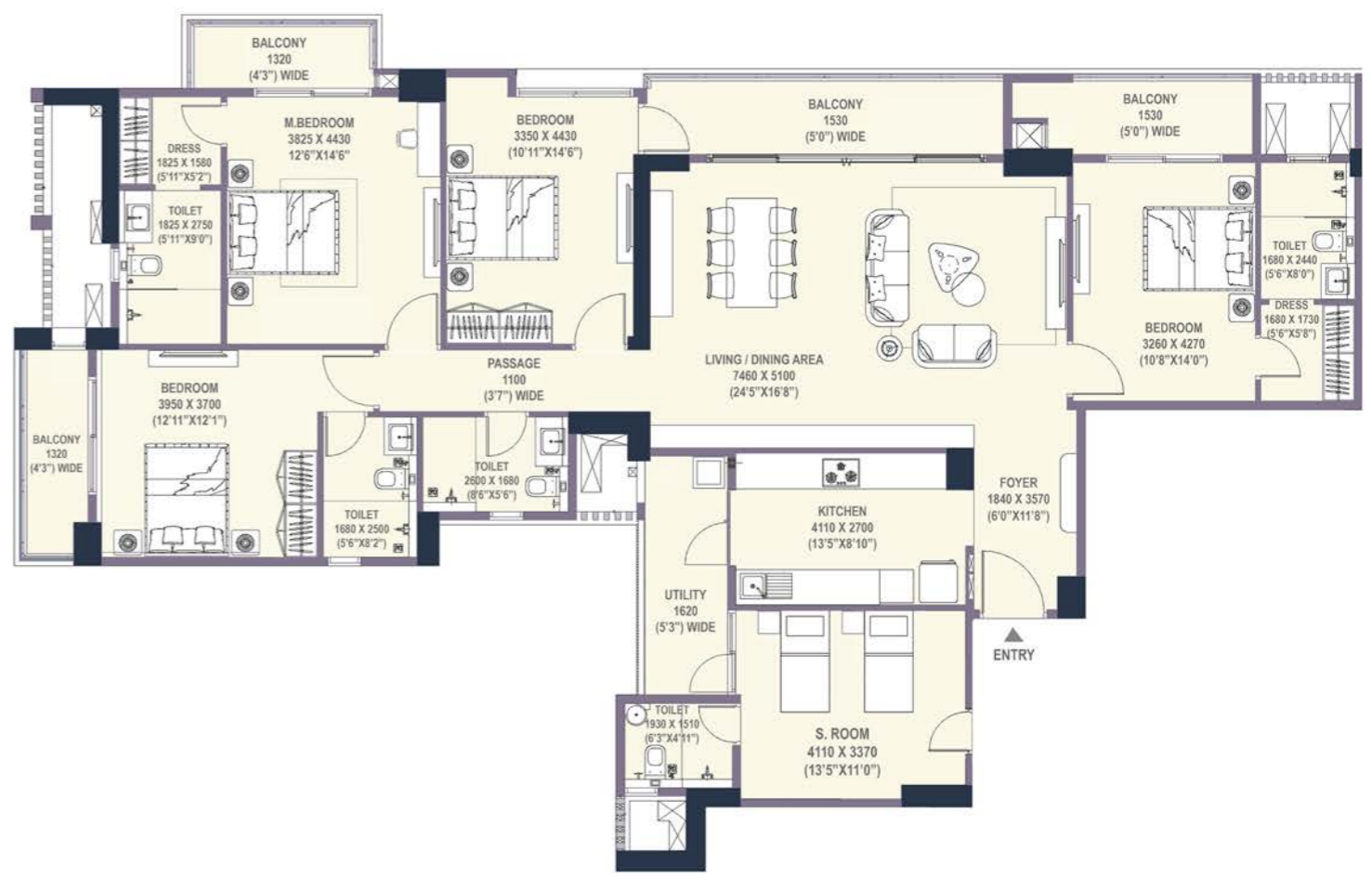
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| 3BHK-3T-U-T | | |
|---------------|-------------------------------|-------------|
| CARPET AREA | 132.51 SQ. M (1426.37 SQ. FT) | TOWER-1 & 3 |
| BALCONY AREA | 25.82 SQ. M (277.96 SQ. FT) | |
| SALEABLE AREA | 223.92 SQ. M (2410.23 SQ. FT) | |



| 4BHK-4T-S-T | | |
|---------------|-------------------------------|-------------|
| CARPET AREA | 167.60 SQ. M (1804.09 SQ. FT) | TOWER-1 & 3 |
| BALCONY AREA | 32.16 SQ. M (346.27 SQ. FT) | |
| SALEABLE AREA | 282.41 SQ. M (3039.87 SQ. FT) | |



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SIMPLEX - 4BHK-4T-S-U-T

| | | |
|---------------|-------------------------------|---------|
| CARPET AREA | 212.90 SQ. M (2291.73 SQ. FT) | TOWER-1 |
| BALCONY AREA | 39.58 SQ. M (426.09 SQ. FT) | |
| SALEABLE AREA | 357.01 SQ. M (3842.88 SQ. FT) | |



SIMPLEX - 4BHK-4T-S-U-T

| | | |
|---------------|-------------------------------|---------|
| CARPET AREA | 212.90 SQ. M (2291.73 SQ. FT) | TOWER-1 |
| BALCONY AREA | 60.96 SQ. M (656.23 SQ. FT) | |
| SALEABLE AREA | 395.78 SQ. M (4260.16 SQ. FT) | |



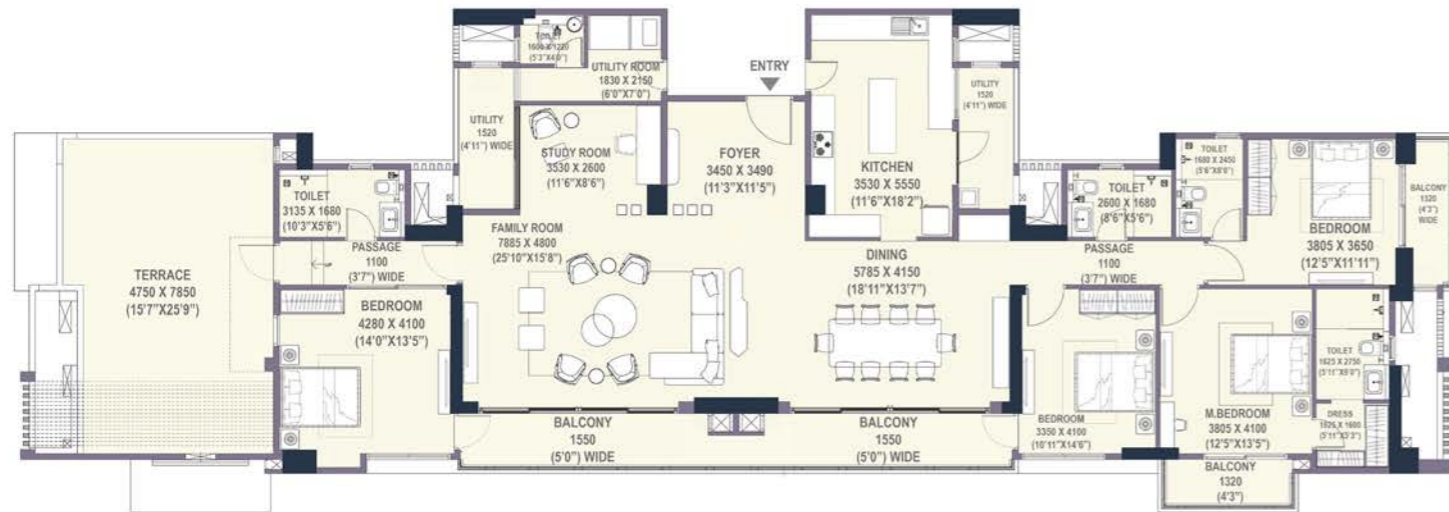
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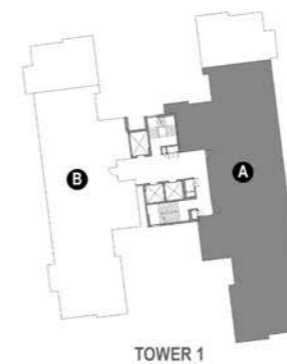
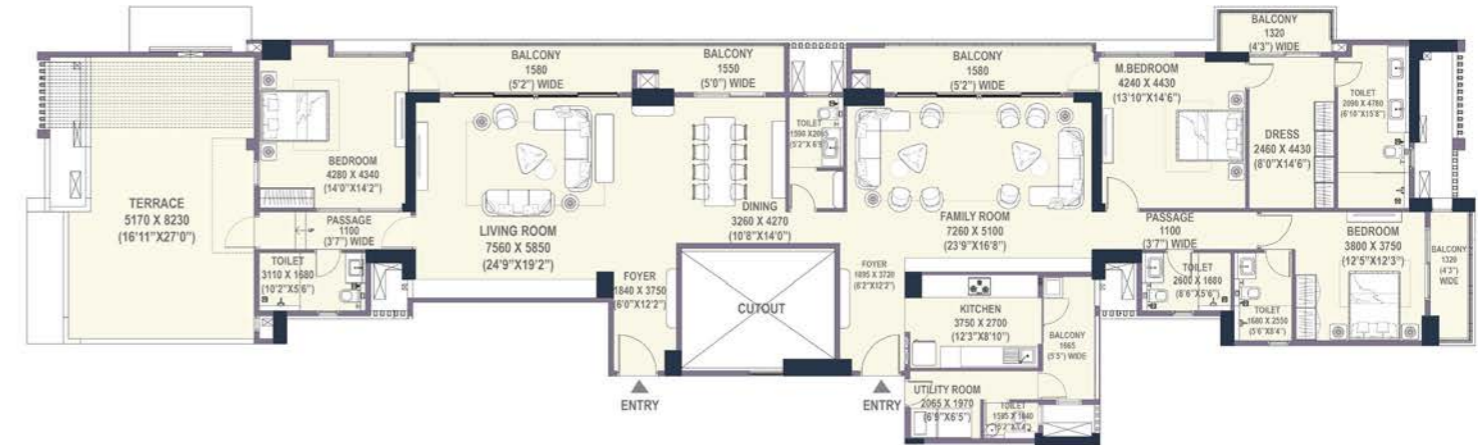
SIMPLEX - 4BHK-4T-S-U-T

| | | |
|------------------------|-------------------------------|---------|
| CARPET AREA | 212.90 SQ. M (2291.73 SQ. FT) | TOWER-1 |
| BALCONY & TERRACE AREA | 78.65 SQ. M (846.65 SQ. FT) | |
| SALEABLE AREA | 407.70 SQ. M (4388.49 SQ. FT) | |



SIMPLEX - 3BHK-5T-U-T

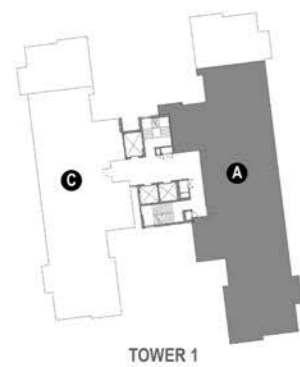
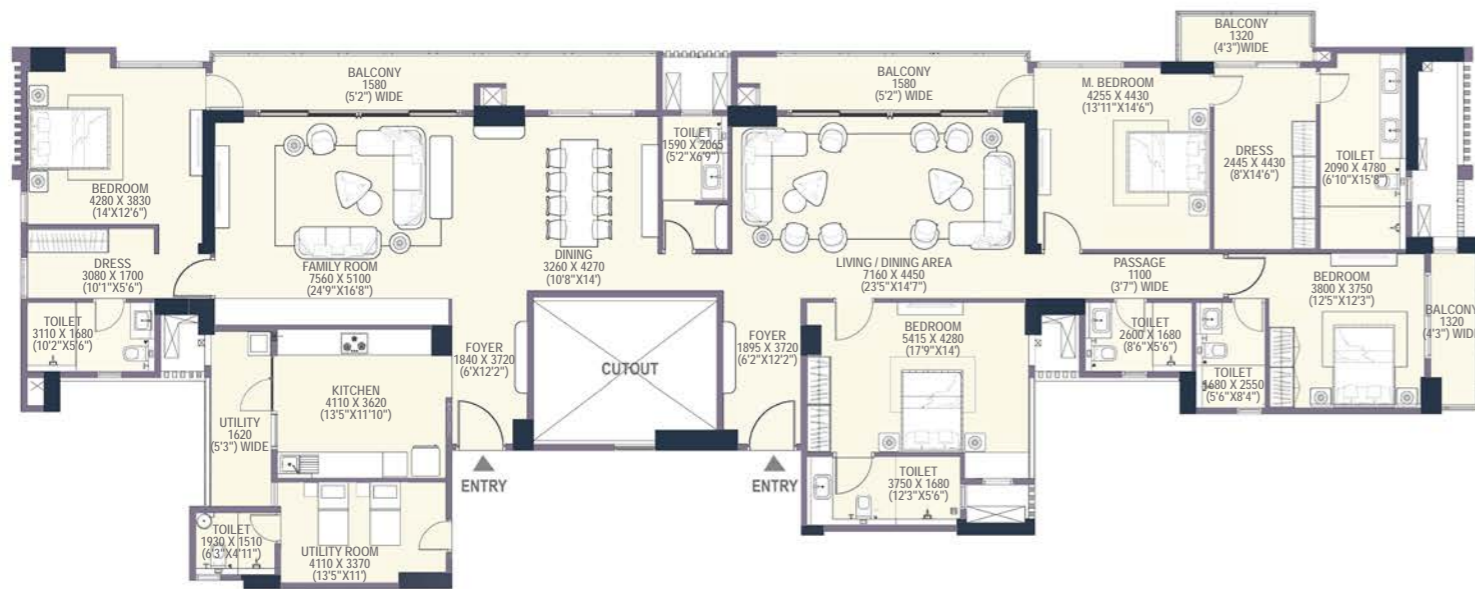
| | | |
|------------------------|-------------------------------|---------|
| CARPET AREA | 233.34 SQ. M (2511.73 SQ. FT) | TOWER-1 |
| BALCONY & TERRACE AREA | 82.51 SQ. M (888.19 SQ. FT) | |
| SALEABLE AREA | 443.20 SQ. M (4770.63 SQ. FT) | |



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SIMPLEX - 4BHK-6T-U-T

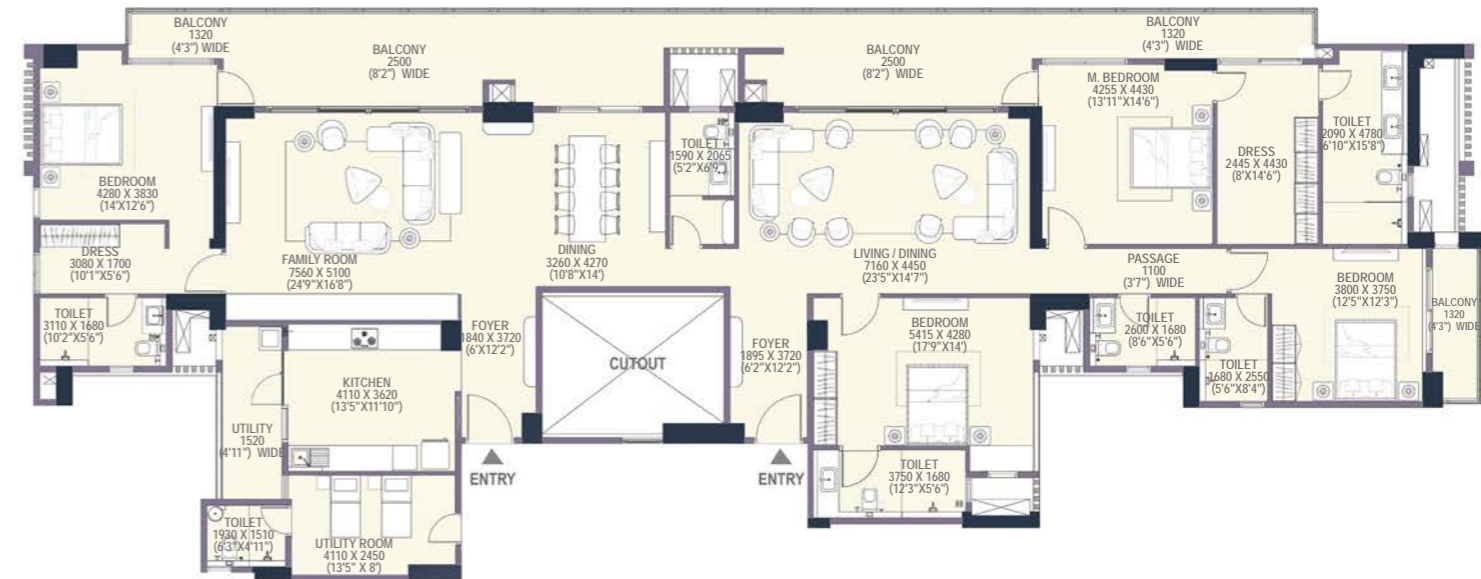
| | | |
|---------------|-------------------------------|---------|
| CARPET AREA | 258.51 SQ. M (2782.60 SQ. FT) | TOWER-1 |
| BALCONY AREA | 42.79 SQ. M (460.67 SQ. FT) | |
| SALEABLE AREA | 435.25 SQ. M (4685.01 SQ. FT) | |



TOWER 1

SIMPLEX - 4BHK-6T-U-T

| | | |
|---------------|-------------------------------|---------|
| CARPET AREA | 258.51 SQ. M (2782.60 SQ. FT) | TOWER-1 |
| BALCONY AREA | 70.11 SQ. M (754.71 SQ. FT) | |
| SALEABLE AREA | 485.40 SQ. M (5224.84 SQ. FT) | |



TOWER 1



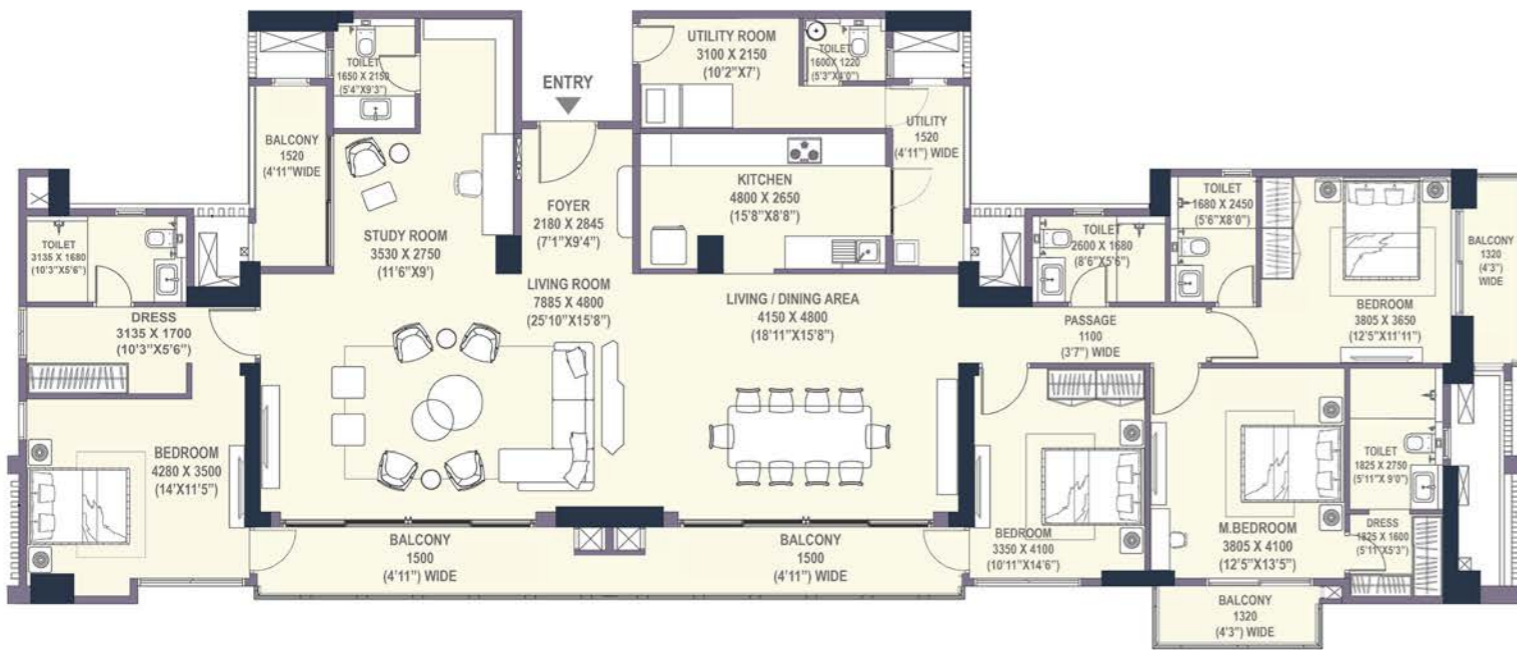
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SIMPLEX - 4BHK-5T-S-U-T

| | | |
|---------------|-------------------------------|---------|
| CARPET AREA | 212.90 SQ. M (2291.73 SQ. FT) | TOWER-3 |
| BALCONY AREA | 39.58 SQ. M (426.09 SQ. FT) | |
| SALEABLE AREA | 357.01 SQ. M (3842.88 SQ. FT) | |

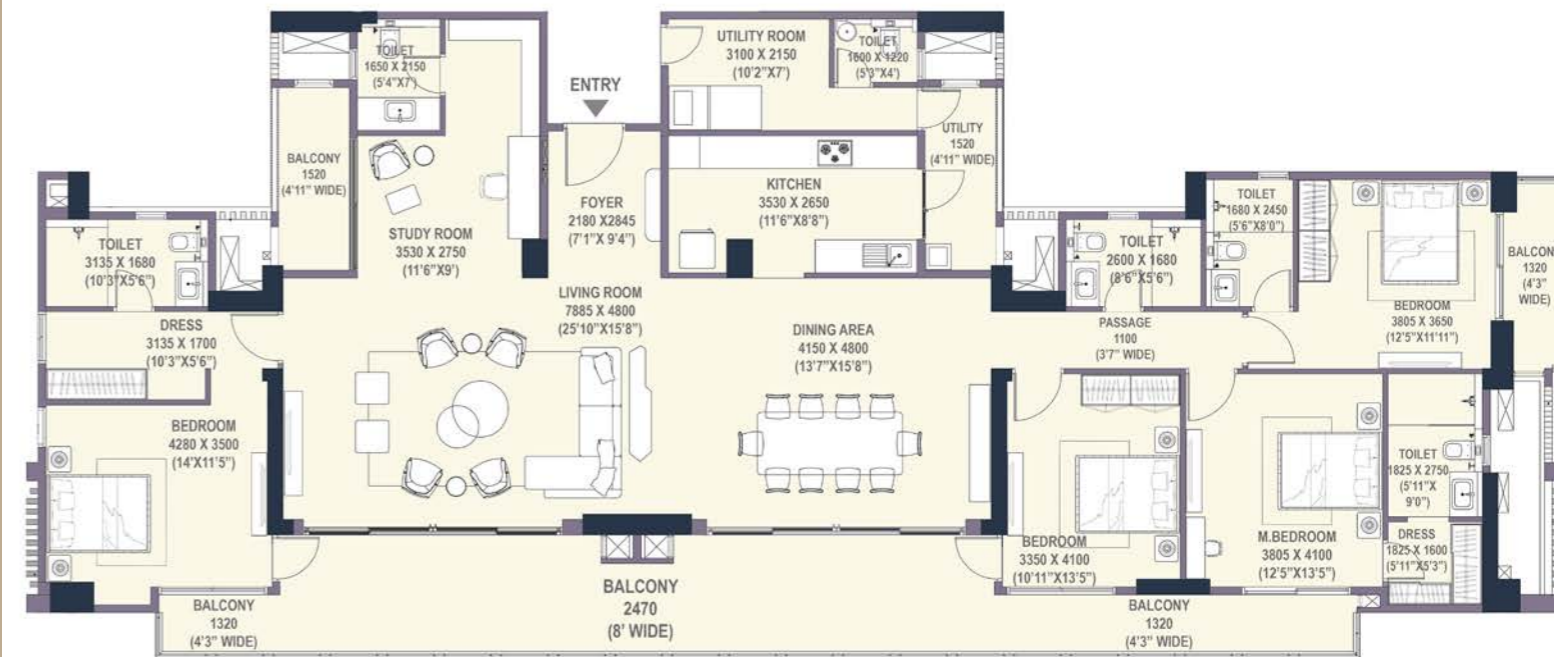


TOWER 3

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SIMPLEX - 4BHK-5T-S-U-T

| | | |
|---------------|-------------------------------|---------|
| CARPET AREA | 212.90 SQ. M (2291.73 SQ. FT) | TOWER-3 |
| BALCONY AREA | 60.96 SQ. M (656.23 SQ. FT) | |
| SALEABLE AREA | 395.78 SQ. M (4260.16 SQ. FT) | |



TOWER 3

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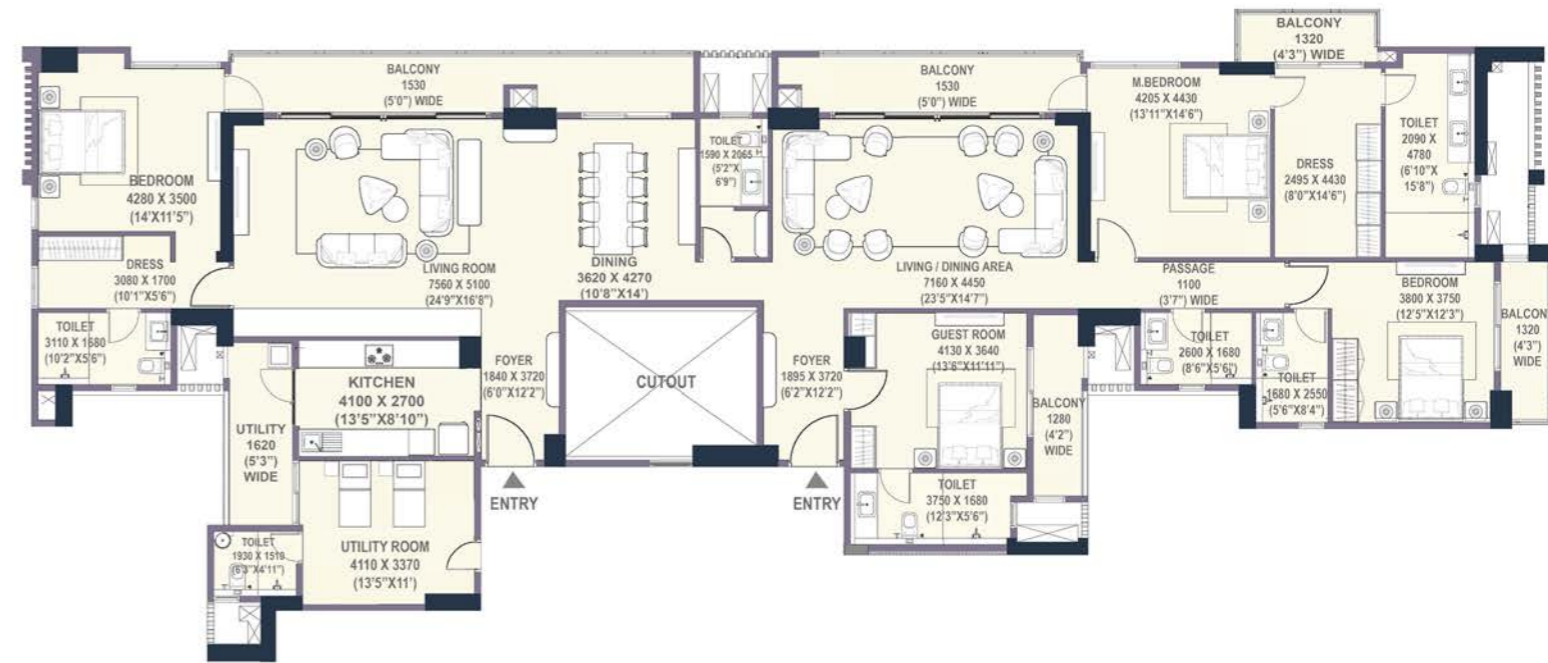
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SIMPLEX - 4BHK-5T-S-U-T

| | | |
|------------------------|-------------------------------|---------|
| CARPET AREA | 212.90 SQ. M (2291.73 SQ. FT) | TOWER-3 |
| BALCONY & TERRACE AREA | 78.65 SQ. M (846.66 SQ. FT) | |
| SALEABLE AREA | 407.70 SQ. M (4388.51 SQ. FT) | |

SIMPLEX - 4BHK-6T-U-T

| | | |
|---------------|-------------------------------|---------|
| CARPET AREA | 258.51 SQ. M (2782.60 SQ. FT) | TOWER-3 |
| BALCONY AREA | 47.88 SQ. M (515.44 SQ. FT) | |
| SALEABLE AREA | 435.25 SQ. M (4685.01 SQ. FT) | |



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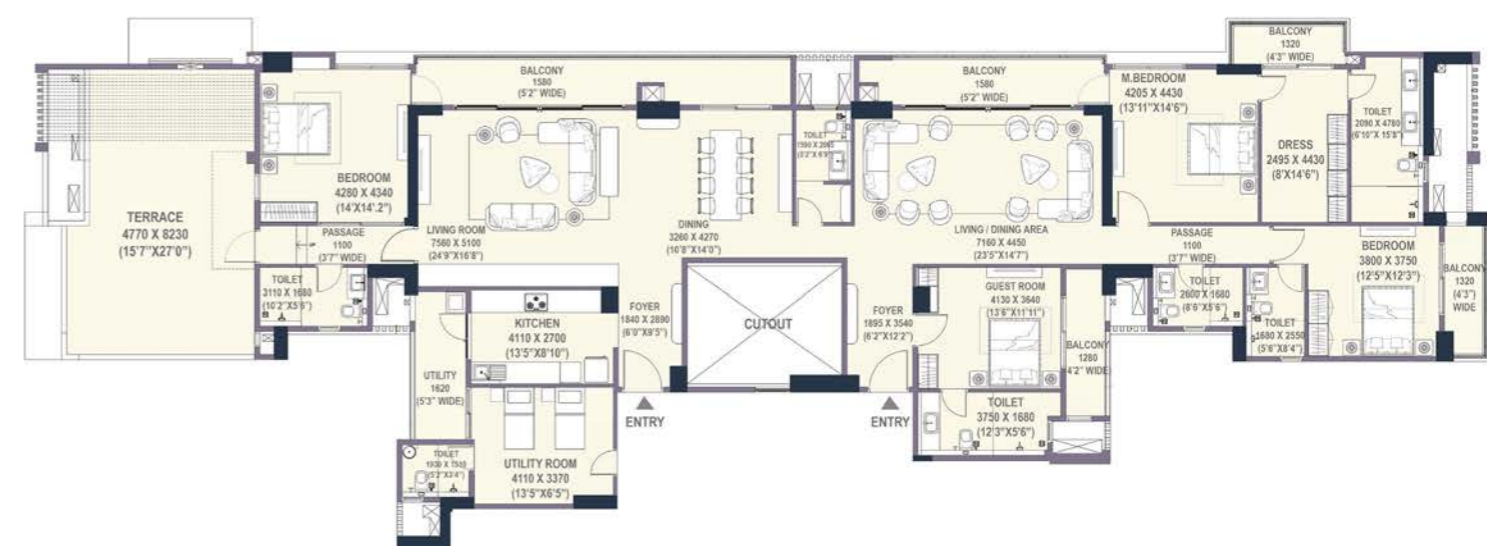
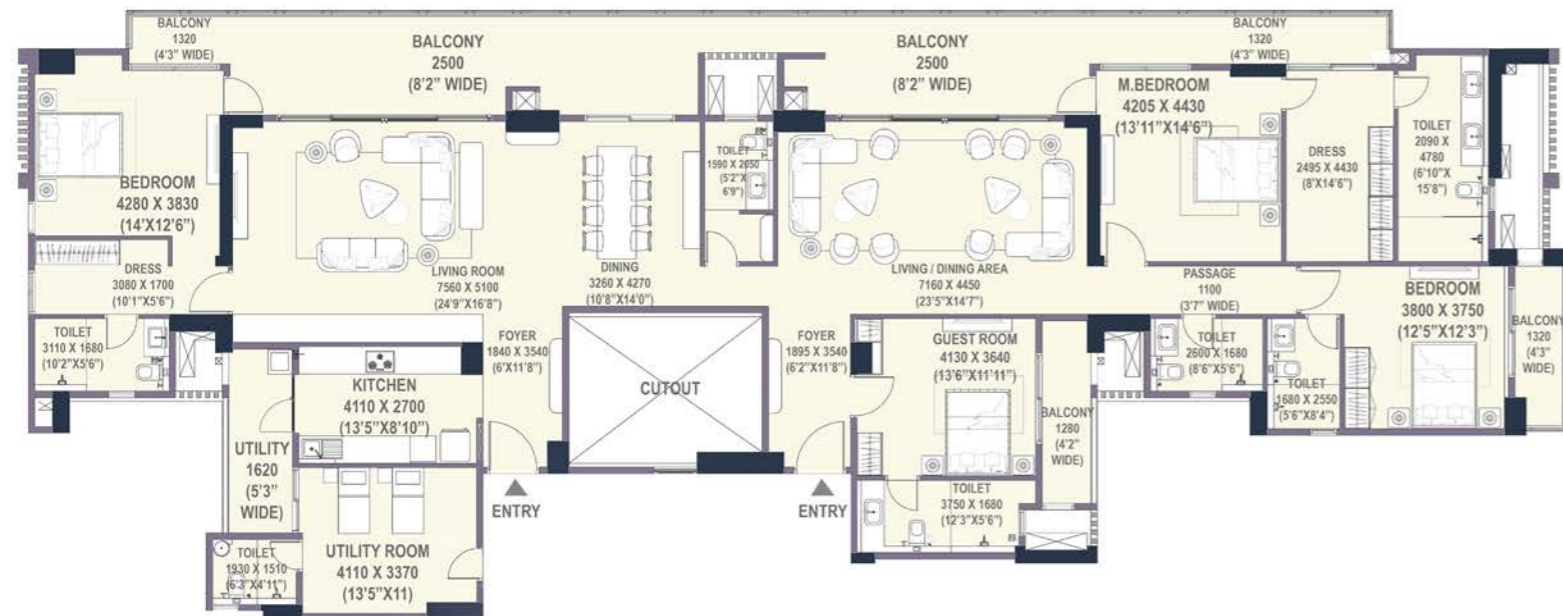
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SIMPLEX - 4BHK-6T-U-T

| | | |
|---------------|-------------------------------|---------|
| CARPET AREA | 258.51 SQ. M (2782.60 SQ. FT) | TOWER-3 |
| BALCONY AREA | 75.20 SQ. M (809.50 SQ. FT) | |
| SALEABLE AREA | 485.40 SQ. M (5224.84 SQ. FT) | |

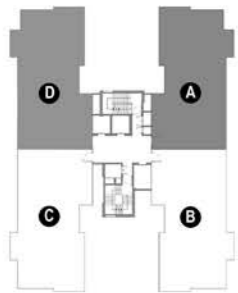
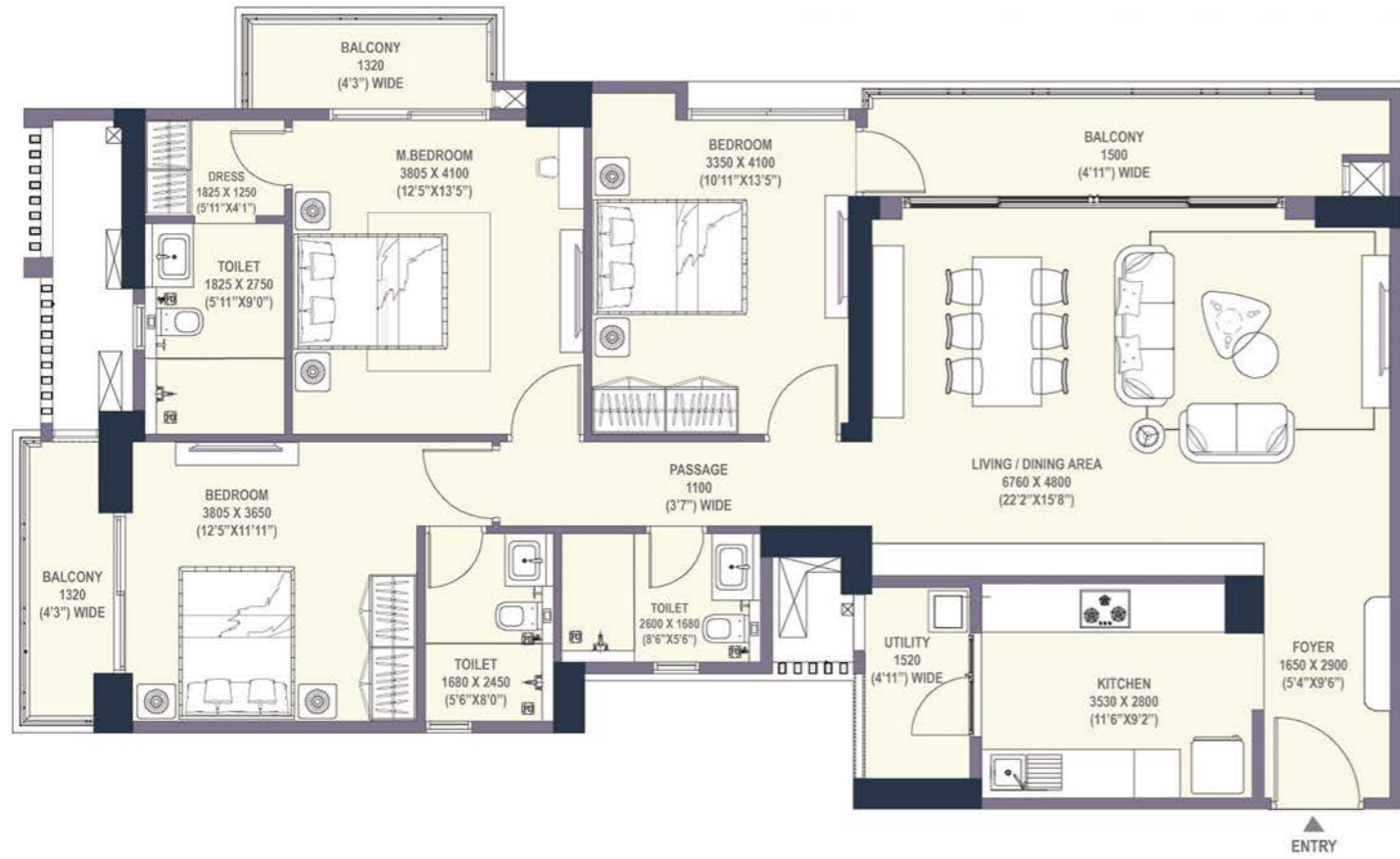
SIMPLEX - 4BHK-6T-U-T

| | | |
|------------------------|-------------------------------|----------|
| CARPET AREA | 258.51 SQ. M (2782.60 SQ. FT) | TOWER- 3 |
| BALCONY & TERRACE AREA | 89.50 SQ. M (963.46 SQ. FT) | |
| SALEABLE AREA | 489.25 SQ. M (5266.31 SQ. FT) | |



3BHK-3T

| | | |
|---------------|-------------------------------|-------------|
| CARPET AREA | 117.53 SQ. M (1265.18 SQ. FT) | TOWER-2 & 4 |
| BALCONY AREA | 22.78 SQ. M (245.21 SQ. FT) | |
| SALEABLE AREA | 197.20 SQ. M (2122.64 SQ. FT) | |



TOWER 2

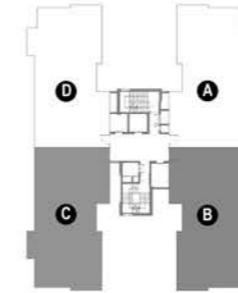
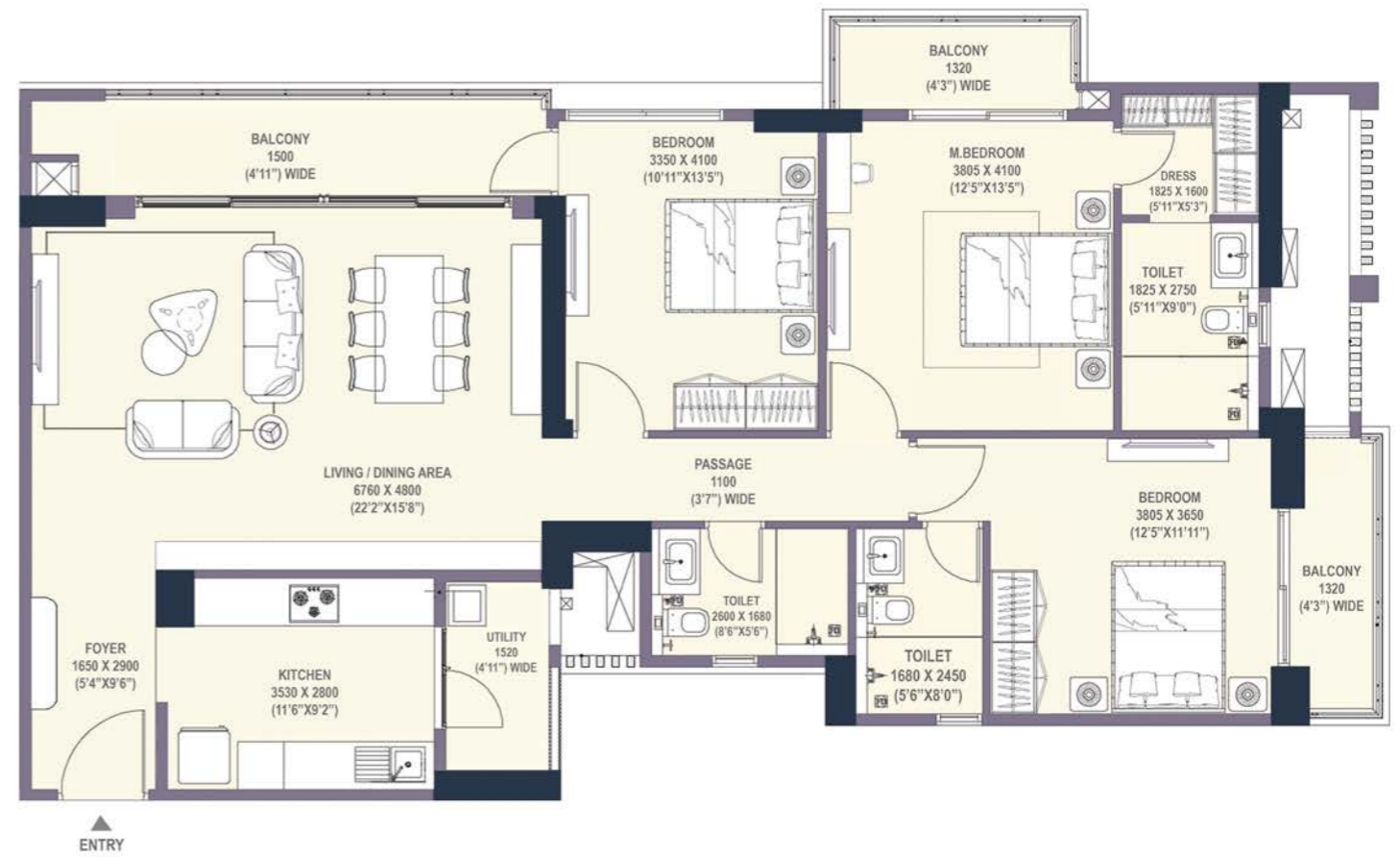


TOWER 4

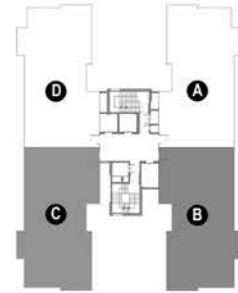
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3BHK-3T

| | | |
|---------------|-------------------------------|-------------|
| CARPET AREA | 117.65 SQ. M (1266.43 SQ. FT) | TOWER-2 & 4 |
| BALCONY AREA | 22.78 SQ. M (245.21 SQ. FT) | |
| SALEABLE AREA | 197.34 SQ. M (2124.18 SQ. FT) | |



TOWER 2



TOWER 4

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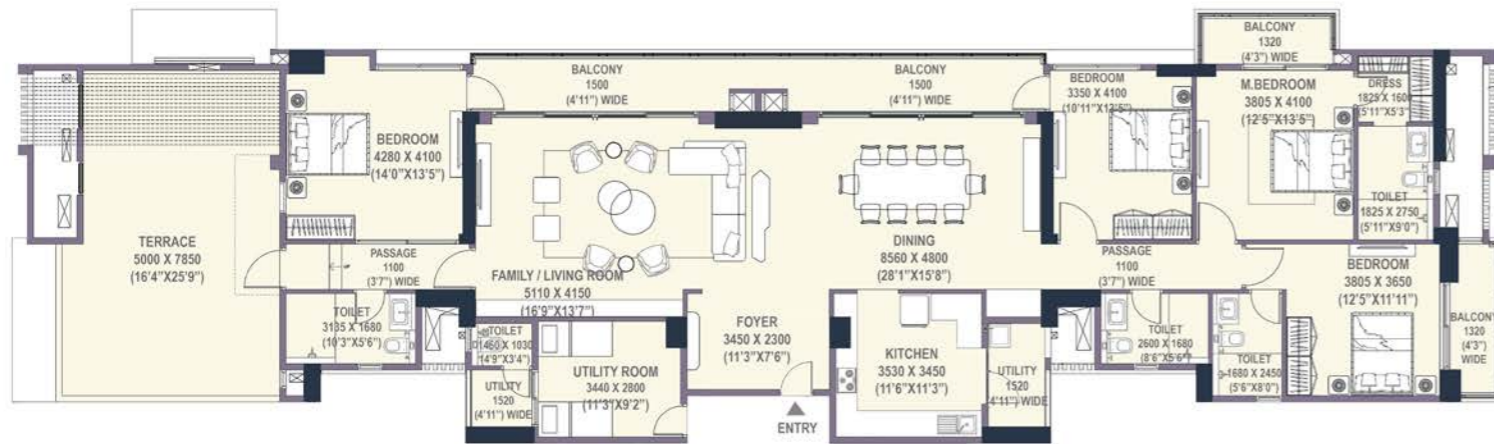
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SIMPLEX - 4BHK-4T-U-T

| | | |
|------------------------|-------------------------------|-------------|
| CARPET AREA | 194.37 SQ. M (2092.27 SQ. FT) | TOWER-2 & 4 |
| BALCONY & TERRACE AREA | 73.15 SQ. M (787.48 SQ. FT) | |
| SALEABLE AREA | 371.76 SQ. M (4001.61 SQ. FT) | |



TOWER 2



TOWER 4

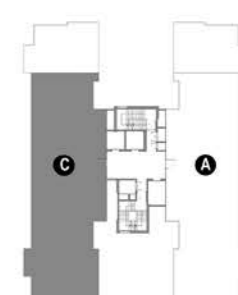
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SIMPLEX - 4BHK-4T-U-T

| | | |
|------------------------|-------------------------------|-------------|
| CARPET AREA | 194.37 SQ. M (2092.27 SQ. FT) | TOWER-2 & 4 |
| BALCONY & TERRACE AREA | 73.15 SQ. M (787.48 SQ. FT) | |
| SALEABLE AREA | 371.76 SQ. M (4001.61 SQ. FT) | |



TOWER 2



TOWER 4

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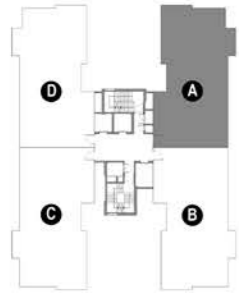
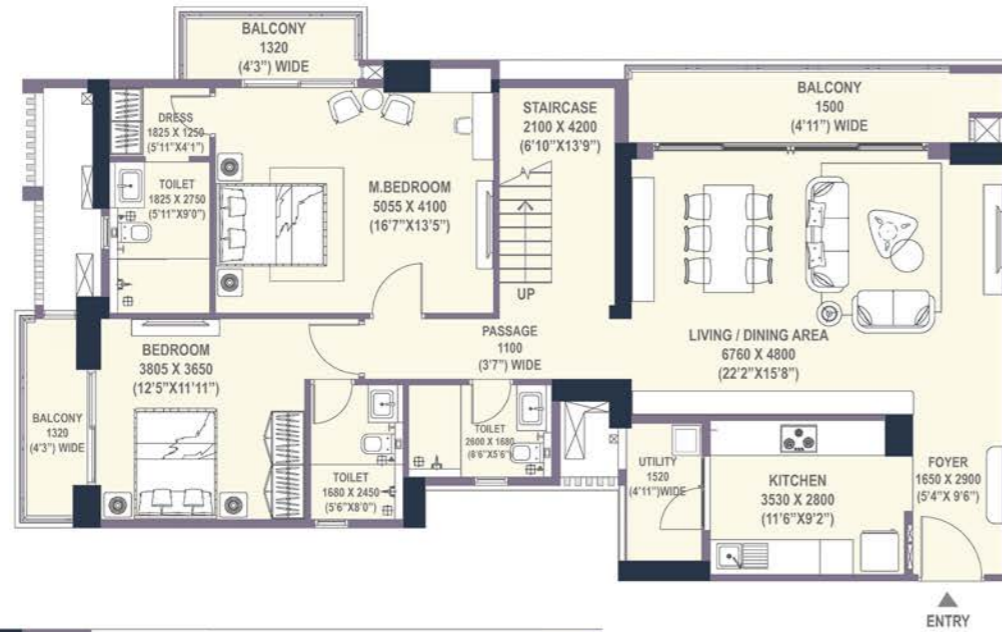
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DUPLEX - 4BHK-6T

| | | |
|---------------|-------------------------------|-------------|
| CARPET AREA | 206.11 SQ. M (2218.62 SQ. FT) | TOWER-2 & 4 |
| BALCONY AREA | 35.65 SQ. M (383.79 SQ. FT) | |
| SALEABLE AREA | 333.49 SQ. M (3589.74 SQ. FT) | |



TOWER 2



TOWER 4

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SPECIFICATIONS

LIVING/DINING/FOYER/FAMILY LOUNGE

| | | |
|----------|---|--|
| Flooring | : | Imported Stone |
| Walls | : | Acrylic Emulsion Paint |
| Ceiling | : | Acrylic Emulsion with boxing wherever required, for concealing services (extent as per design) |

MASTER BEDROOM

| | | |
|----------|---|--|
| Flooring | : | Laminated Wooden Flooring |
| Walls | : | Acrylic Emulsion Paint |
| Ceiling | : | Acrylic Emulsion with boxing wherever required, for concealing services (extent as per design) |
| Wardrobe | : | Modular Wardrobe of standard make |

MASTER TOILET

| | | |
|---------------------|---|--|
| Flooring | : | Vitrified/Ceramic Tiles |
| Walls | : | Tiles/Acrylic Emulsion Paint |
| Ceiling | : | Acrylic Emulsion Paint, False Ceiling with trap door (wherever required) |
| Counter | : | Artificial Stone/Stone |
| Fittings & Fixtures | : | Branded CP Fittings & Chinaware Fixtures |

OTHER BEDROOMS

| | | |
|----------|---|--|
| Flooring | : | Laminated Wooden Flooring |
| Walls | : | Acrylic Emulsion Paint |
| Ceiling | : | Acrylic Emulsion with boxing wherever required, for concealing services (extent as per design) |
| Wardrobe | : | Modular Wardrobe of standard make |

OTHER TOILET

| | | |
|---------------------|---|--|
| Flooring | : | Vitrified/Ceramic Tiles |
| Walls | : | Tiles/Acrylic Emulsion Paint |
| Ceiling | : | Acrylic Emulsion Paint, False Ceiling with trap door (wherever required) |
| Fittings & Fixtures | : | Branded CP Fittings & Chinaware Fixtures |

BALCONIES & TERRACES

| | | |
|----------|---|----------------------------------|
| Flooring | : | Vitrified/Ceramic Tiles |
| Walls | : | Exterior Paint |
| Ceiling | : | Exterior Paint |
| Railing | : | Combination of RCC, SS and Glass |

AIR-CONDITIONING

| | | |
|----|---|--|
| AC | : | VRF System with hi wall units in bedrooms, living /dining room and kitchen |
|----|---|--|

KITCHEN

| | | |
|---------------------|---|--|
| Flooring | : | Vitrified Tiles |
| Walls | : | Tiles/Acrylic Emulsion Paint |
| Ceiling | : | Acrylic Emulsion with boxing wherever required, for concealing services (extent as per design) |
| Counter | : | Artificial Stone/Stone |
| Modular Kitchen | : | Modular Cabinetry with Hob, Chimney, Microwave, Oven (Faber/Kaff/Elica Or Equivalent) Dishwasher, Refrigerator, Washing machine with dryer (LG/Samsung/ Whirlpool or Equivalent) and Under Counter RO system (Aquaguard/Kent RO Or Equivalent) |
| Fittings & Fixtures | : | Branded CP Fittings & Chinaware Fixtures |

SERVANT/UTILITY ROOM

| | | |
|----------|---|--|
| Flooring | : | Vitrified Tiles |
| Walls | : | Acrylic Emulsion Paint |
| Ceiling | : | Acrylic Emulsion with boxing wherever required, for concealing services (extent as per design) |

EXTERNAL DOOR WINDOWS

| | | |
|---------------|---|----------------|
| External Door | : | |
| Windows | : | UPVC/Aluminium |

INTERNAL DOORS

| | | |
|----------------|---|-----------------------------------|
| Internal Doors | : | Factory Finished Engineered Doors |
|----------------|---|-----------------------------------|

ELECTRICAL SWITCHES

| | | |
|---------------------|---|------------------|
| Electrical Switches | : | Modular Switches |
|---------------------|---|------------------|

SMART FEATURES

| | | |
|------------------|---|--|
| Digital Lock | : | Smart Lock at Main Door |
| Video Door Phone | : | Video Door Phone on Main Door |
| EV Charging | : | EV Charging Points for allotted 1 parking spot per apartment |
| Motion Sensor | : | Motion Sensor Lights in Tower Lift Lobbies |

INTERNAL CIRCULATION VEHICLE

| | | |
|----------|---|---|
| EV Buggy | : | One 6 Seater Electrical Buggy per tower |
|----------|---|---|





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Artistic Impression. Not the actual view.



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Actual Image



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EMAAR

INDIA

PRICE AND PAYMENT PLAN

| TYPOLOGY | PRICE GUIDANCE (INR) |
|-------------------|----------------------|
| 3BHK + 3T | 3.60 Cr Onwards |
| 3BHK + 3T + U + T | 3.85 Cr Onwards |
| 4BHK + 4T + S + T | 5.10 Cr Onwards |
| Simplex & Duplex | 6.10 Cr Onwards |

The above price is exclusive of PLC, GST, Registration & Stamp Duty charges & CD charges.

| MILESTONE | AMOUNT / PERCENTAGE |
|--|---|
| Booking Amount | Rs 10 lacs |
| Within 15 Days of booking | 10% of Unit Price less Booking Amount |
| Within 75 Days of booking | 10% of Unit Price |
| Within 100 Days of booking | 10% of Unit Price |
| Within 24 months or on completion of top floor roof slab, whichever is later | 30% of Unit Price + 50% of EDC/ IDC |
| Within 36 months or on completion of flooring for the unit, whichever is later | 15% of Unit Price + 50% of EDC/ IDC |
| On application of OC of the tower | 20% of unit price |
| On Offer of Possession | 5% of Unit Price + 100% IFMS + 100% Operational Charges |

URBAN OASIS

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