

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 Licence 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 plot 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.

Reside in Prominence. Revel in Nature.

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.



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 |

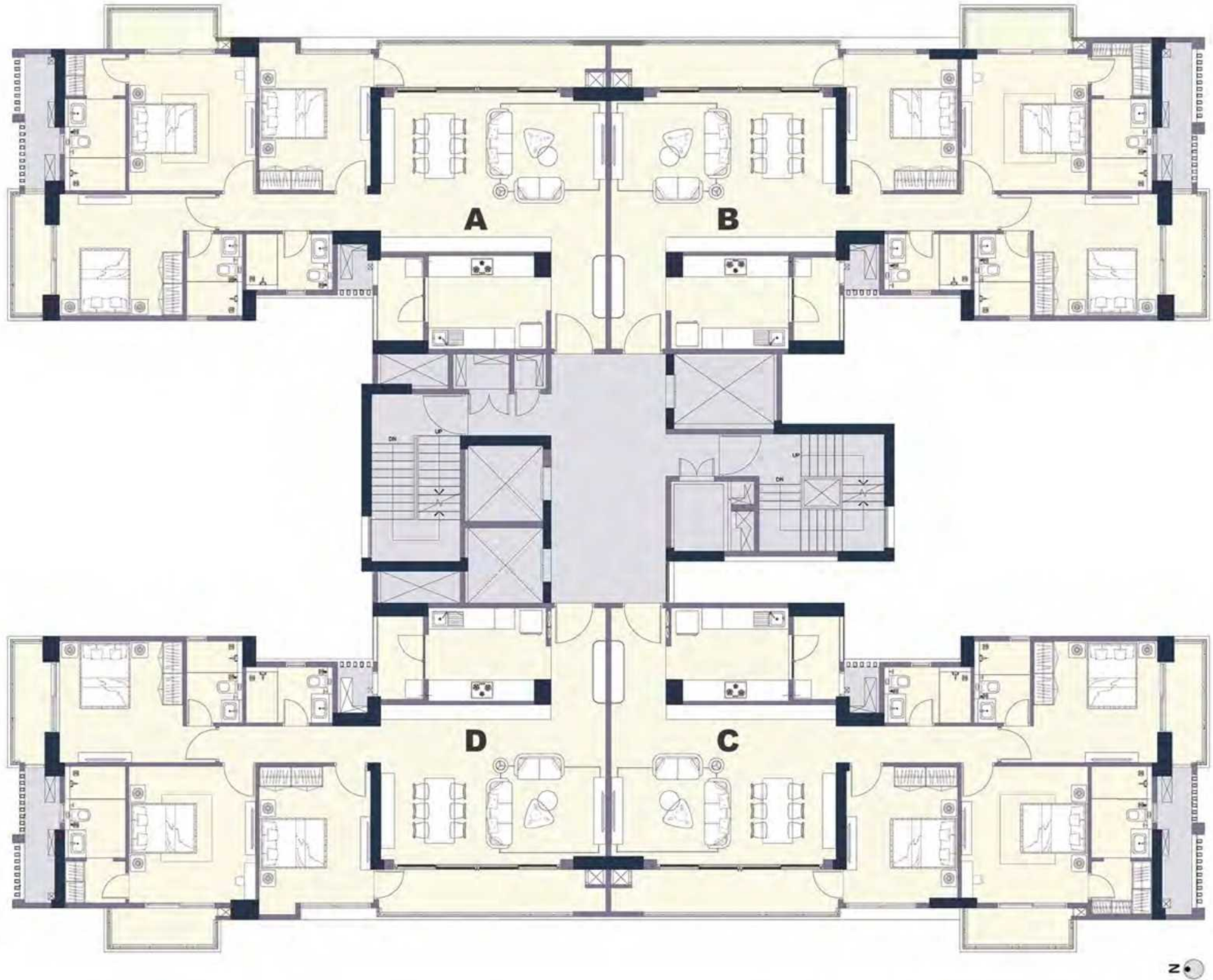
Cluster Plans

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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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-STUDY-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)	



SIMPLEX - 4BHK-6T-U-T

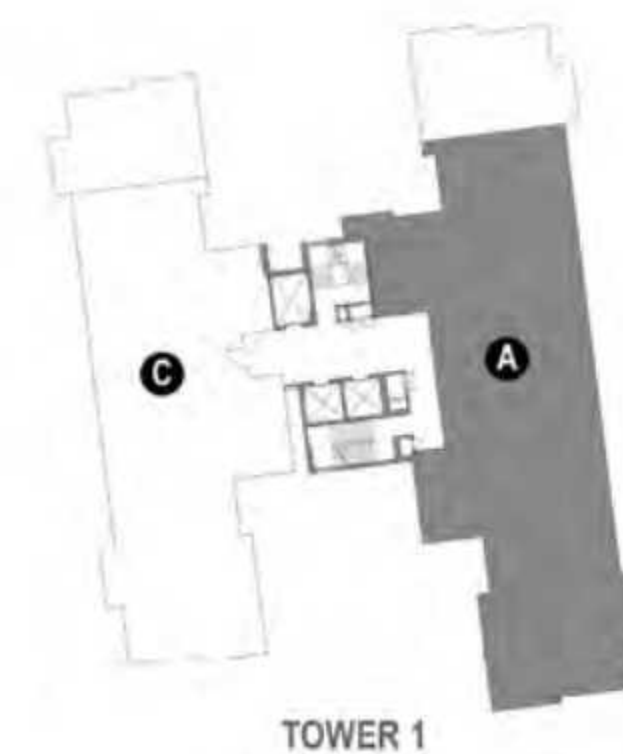
CARPET AREA	258.51 SQ. M (2782.60 SQ. FT)	TOWER-1
BALCONY AREA	24.34 SQ. M (262.07 SQ. FT)	
SALEABLE AREA	435.25 SQ. M (4685.01 SQ. FT)	



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)	



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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)	



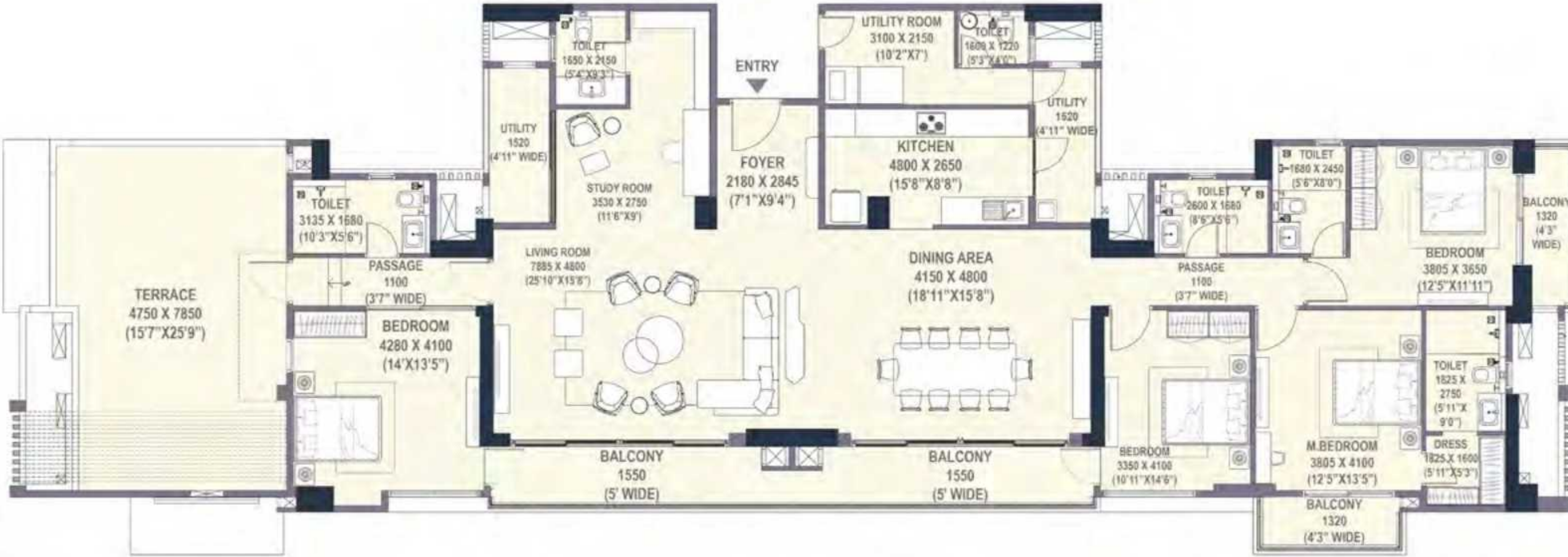
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SIMPLEX - 4BHK-5T-S-U-T

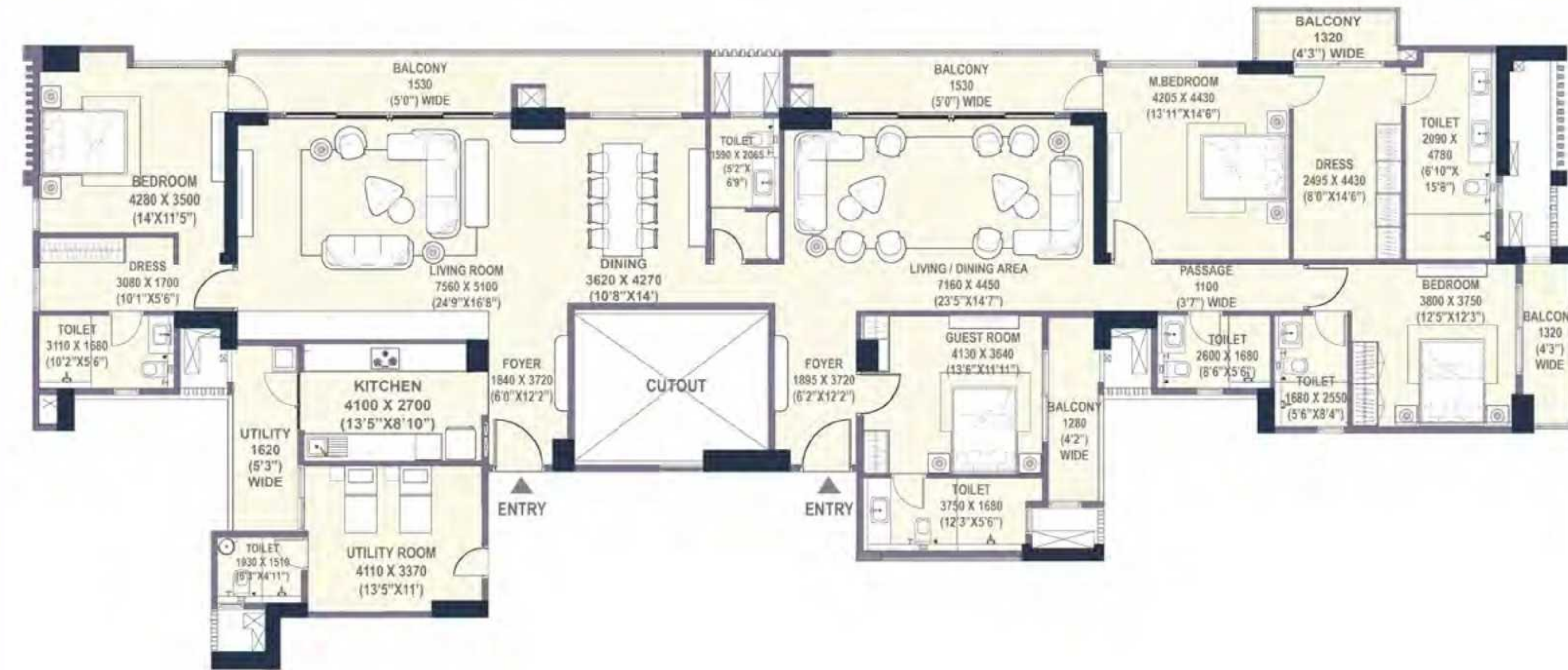
CARPET AREA	212.90 SQ. M (2291.73 SQ. FT)	TOWER-3
BALCONY & TERRACE AREA	78.65 SQ. M (846.66 SQ. FT)	
SALEABLE AREA	407.70 SQ. M (4388.51 SQ. FT)	

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)	



TOWER 3



TOWER 3

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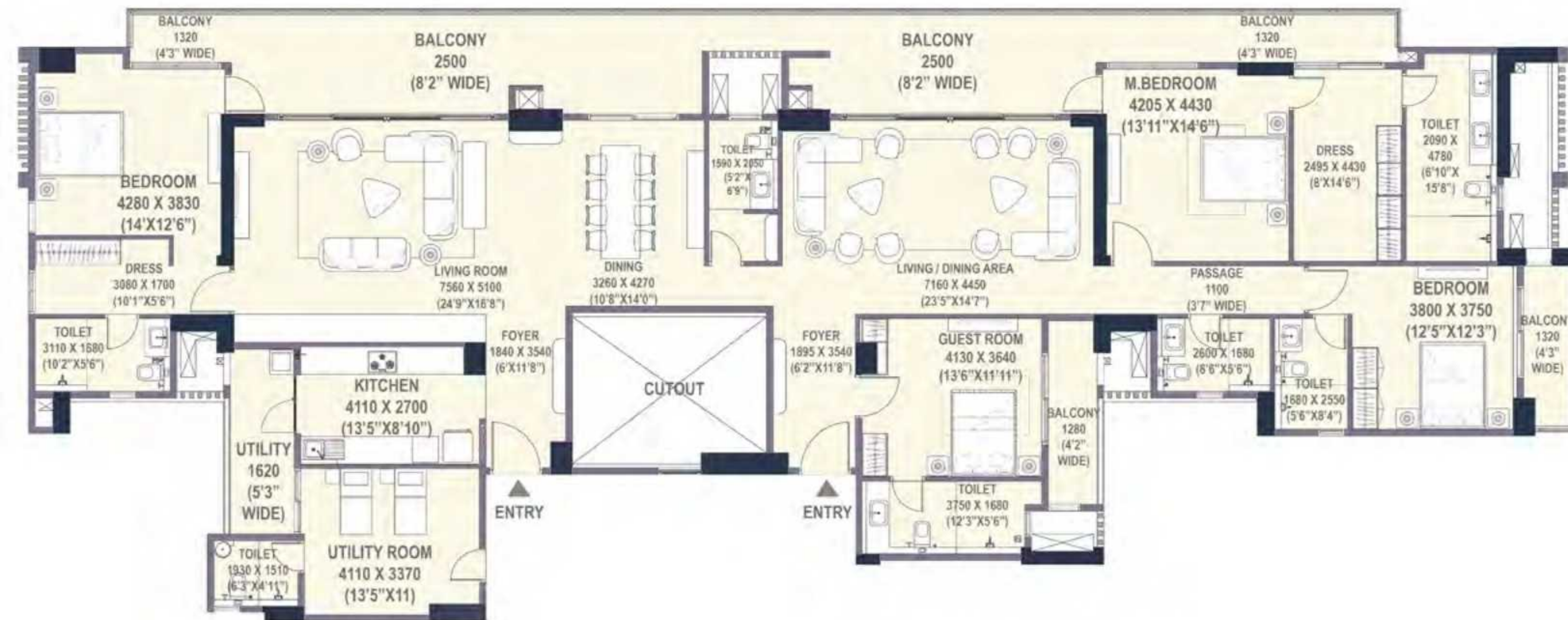
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SIMPLEX - 4BHK-6T-U-T

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)	

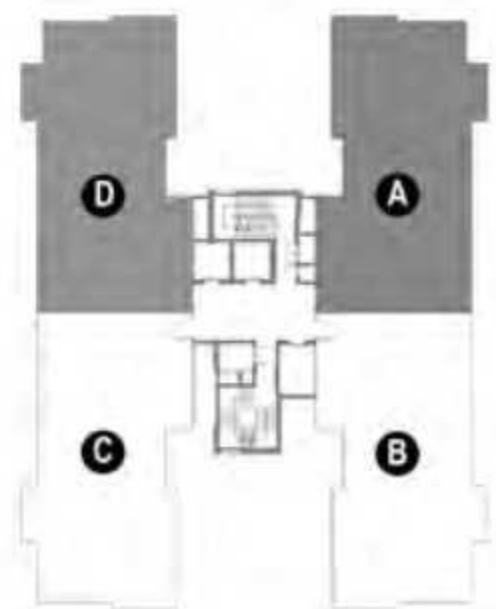


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3BHK-3T

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

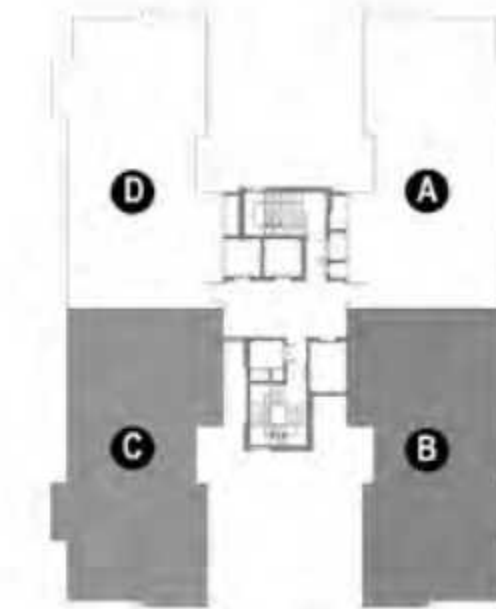
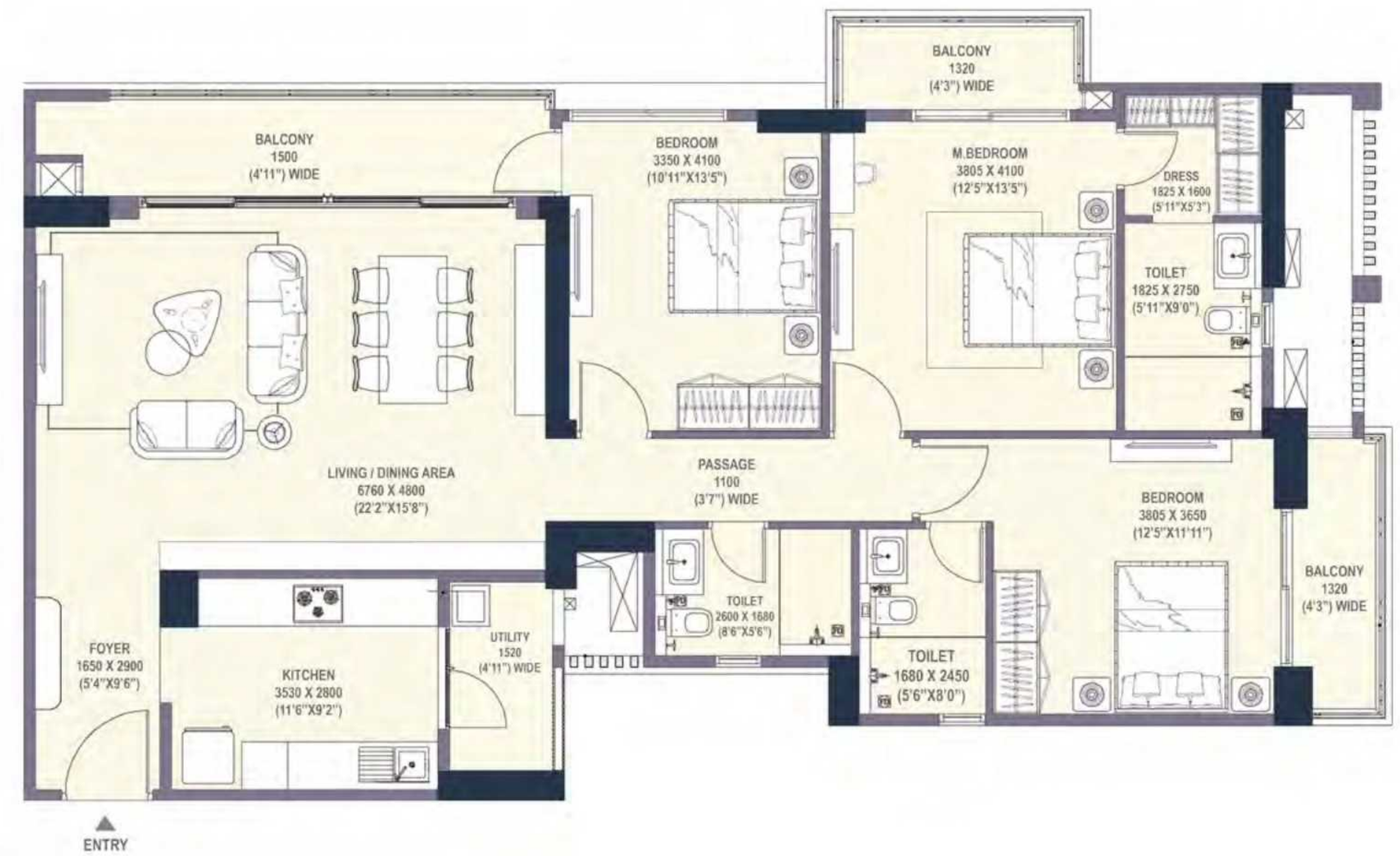


TOWER 4

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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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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)	

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



TOWER 2



TOWER 4

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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

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
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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/Aluminum

INTERNAL DOORS

Internal Doors	:	Factory Finished Engineered Doors
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ELECTRICAL SWITCHES

Electrical Switches	:	Modular Switches
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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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One of the most trusted and admired real estate groups worldwide, Emaar stands synonymous with thoughtful architecture, excellent engineering and impeccable execution. With proven competencies across a myriad of portfolios – commercial, residential, retail, hospitality and leisure, Emaar is a well-recognised name, known for its iconic assets in Dubai and other international markets. Emaar India carries its global legacy with a formidable portfolio of remarkable residential and commercial spaces across the country, viz. Delhi/NCR, Mohali, Lucknow, Indore, and Jaipur.



EMAAR

INDIA

PRICE AND PAYMENT PLAN

TYOLOGY	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

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