ORIGEN
REALTY

HARERA No.: RC/REP/HARERA/GGM/1043/775/2026/15
dated: 24.02.2026 & addendum dated: 08.04.2026
https://haryanarera.gov.in
Promoter: Aura Builders and Developers Private Limited

THE oryza

BY ORIGEN REALTY

LIFE, DESIGNED BEAUTIFULLY.



Artistic Impression

ORIGEN
REALTY

AURA BUILDERS AND DEVELOPERS PRIVATE LIMITED

6TH Floor, Tower - 1, M3M International Financial Center,
Golf Course Extension Road, Sector - 66, Gurugram, Haryana - 122101
www.origenrealty.in

Disclaimer: Aura Builders and Developers Private Limited (CIN U45201HR2020PTC088712) is the Promoter of the mixed land use project being developed in various phases on land admeasuring 33437.15 sq. mtr. (8.2625 acres). One such phase is the Project 'The Oryza by Origen Realty' being developed on land parcel admeasuring 18836.09 sq. mtrs. (4.6545 acres) situated at Sector 88A, Gurugram. The Promoter has been granted License no. 98 of 2025 dtd. 13.06.2025 and building plan bearing Memo No. ZP- 2195/SD(RD)/2026/2582 dtd. 21.01.2026. All information, images, visuals, drawings, plans, specifications or sketches shown are only an architect's impression, purely conceptual, representative images, or artistic renderings, subject to modification and not to scale. Further, the plans are subject to change based on approvals granted by the relevant authorities and may be modified during the course of planning or construction. Given the scale and complexity of the project, there may be minor deviations in construction, layout, or specifications during execution. Such deviations shall not be considered a deficiency or shortcoming. No claims or objections shall be entertained based on representations contained herein. Nothing contained herein is intended to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Promoter endeavours to keep the information up to date and correct. Any representations made through plans, illustrations, or diagrams are for reference purposes only and may not reflect the actual delivered configuration. Nothing contained herein is intended to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. Recipients/viewers are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all details, including area, amenities, services, terms of sale and payment, and other relevant terms, independently with the sales team/ Promoter.

About Origen Realty

Origen Realty is a debt-free real estate company built on the foundation of professionalism, experience and customer-first values. Our leadership team is from reputed organisations such as DLF, Emaar, Godrej, Tata, Adani, etc. They have joined us to create a truly professional & customer-centric organisation.

The founders have over 30 years of construction expertise and have delivered over 250 developments amounting to approx. 5.5 million sq. ft. across commercial, industrial, retail spaces and premium residential floors in Delhi and Gurugram. Their portfolio also includes commercial developments for some of India's most recognised brands, including Haldiram's, Om Sweets, Nirula's, McDonald's, Pizza Hut, Yamaha, Devyani Foods and CG Foods.

Chairman's Message

"Our approach is rooted in 4 Core Values - Customer Centricity anchors every decision, as trust is earned when the customer feels truly understood. Quality Excellence drives us to uphold the highest standards without compromise. Sustainability is integral to our thinking, ensuring that we create for generations ahead. Long-Term Thinking guides us to create spaces that remain meaningful over time. Through collaborations with leading national and international partners, in design, construction, banking, we are committed to setting new benchmarks and delivering the best for our customers. We are a young company being run by industry professionals brought in from the best of the real estate companies such as DLF, Emaar, Godrej, Tata, Adani, among others.

We believe in working with the right talent to ensure systems and processes are in place in running the operations of the company in a professional manner towards a customer-centric vision. For me, my customer is the ultimate authority, we work for them and we work towards delivering delight to them."

MR. DEEPAK SANGWAN
CHAIRMAN



Sector 88A Gurugram

01

Direct access to Dwarka Expressway - Connecting seamlessly to Delhi, Gurugram and IGI Airport.

02

Proximity to Upper Dwarka Expressway (Gurugram Master Plan 2031) - Strengthening regional connectivity and future accessibility.

03

Well Connected to Rewari-Pataudi Corridor - Unlocking the next wave of infrastructure-led development.

04

Seamlessly Connected to NH-48 - Ensuring effortless travel to all major commercial hubs of Gurugram.

05

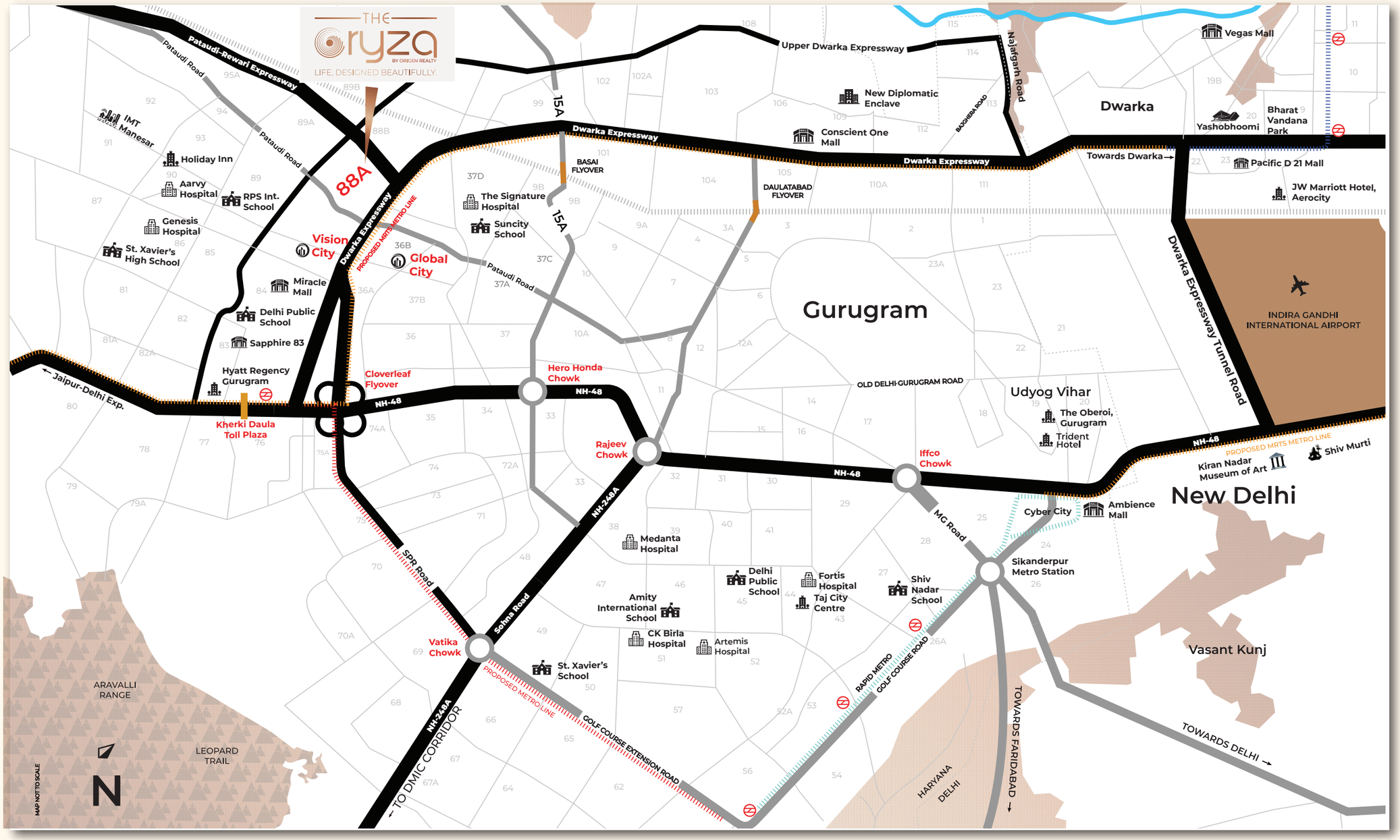
Minutes from the Upcoming Global City - A landmark 1000-acre mixed-use development poised to generate 5 Lakhs+ jobs.

06

Close to the Upcoming Vision City - A jewellery hub driving residential and commercial growth.

07

Surrounded by Evolving Social and Civic Infrastructure - Reputed schools, healthcare, retail destinations and business hubs within easy reach.



INTRODUCING

THE oryza

BY ORIGEN REALTY

LIFE, DESIGNED BEAUTIFULLY.

Curated Luxury

A landmark address where refined architecture, expansive open spaces, and thoughtfully curated amenities come together to create an elevated lifestyle.

Project Highlights

- **18,836.09 Sq. Mtr. (4.65 Acres)**
  Phase 1, part of the licensed master planned 33,437.15 Sq. Mtr. (8.26 Acres).
- **45 Storeys**
  Two iconic residential towers.
- **80+ Amenities**
  An unmatched selection of lifestyle experiences.
- **8 Elevators Per Tower**
  6 high-speed passenger elevators & 2 service elevators.
- **GRIHA 4-Star Pre-Certified**
  Green-rated development.
- **4 Residences Per Floor**
  With deck styled balconies & corner living.
- **Podium Living**
  A vehicle-free, secure podium designed for safe walks, joyful plays, and peaceful relaxation.
- **Club Oryza**
  G+3 levels across 9290.30 Sq. Mtr. (~1 lakh Sq. Ft.).



Artistic Impression

80+ AMENITIES

Club Amenities

1. Banquet Hall With Pre-Function Area
2. Billiards Table
3. Bowling Alley
4. Business Centre With Private Cabins
5. Card Room/Poker Lounge
6. Carrom Tables
7. Cigar Lounge
8. Club Lounge
9. Co-Working Space
10. Concierge Desk
11. Dance Studio
12. Dart Arena
13. Fine-Dining Restaurant
14. Floating Deck
15. Food On Call
16. Foosball
17. Foot Spa & Massage
18. Guest Suite
19. Gymnasium
20. Indoor Squash Courts
21. Jacuzzi (Open)
22. Juice Bar Lounge
23. Karaoke Room
24. Kids' Art & Painting Zone
25. Kids' Splash Pool
26. Library/Reading Lounge
27. Massage Rooms
28. Meditation & Yoga Studios
29. Mini Theatre
30. Multi-Purpose Hall
31. Multi-Purpose Party Rooms
32. Outdoor Café
33. On-Site Health Clinic
34. Parcel Concierge
35. Pilates Studio
36. Podcast Studio
37. Pool Party Deck
38. Salon
39. Sauna
40. Sports Bar
41. Steam Bath
42. Single Guest Rooms (3)
43. Swimming Pool
44. Table Tennis
45. Teen Gaming Arcade
46. Temperature-Controlled Indoor Pool
47. Toddler Activity Room/Crèche
48. Video Game Room
49. Virtual Golf Simulator
50. Wellness Café
51. Zumba Studio

Open-Air Amenities

52. Bicycle Parking
53. Box Cricket
54. Cycling Track
55. Dribble Court
56. EV Charging Stations
57. Forest Zone
58. Green Wall
59. Hammocks & Reading Corner
60. Interactive Seating Zone
61. Jogging Track
62. Kids' Play Area
63. Meadows/Mounds
64. Meditation Garden
65. Multi-Tier Security
66. Open-Air Yoga Decks
67. Outdoor Cabanas
68. Organic Waste Converter/ Compost Pit
69. Paddle Tennis Court
70. Pergola Seating
71. Pet Play Area
72. Picnic Lawn
73. Pickleball Court
74. Rainwater Harvesting
75. Reflexology Path
76. Residents' Convenience Store
77. Skating Rink
78. Senior Citizen Zone
79. Solar-Powered Lights In Open Areas
80. Tower Lobby Interaction Lounge
81. Walking Trail
82. Water Feature

Master Plan


FUTURE DEVELOPMENT
TOWER A
TOWER B
CLUB TERRACE
ENTRY 01
PROPOSED 24 M WIDE ROAD
PROPOSED 24 M WIDE ROAD
N
1. ENTRY
2. RETAIL PROMENADE
3. DRIVEWAY
4. TOWER DROP OFF
5. CLUB DROP OFF
6. JOGGING/WALKING TRACK
7. CYCLING TRACK
8. PET WALKING TRACK
9. SKATING RINK
10. DRIBBLE COURT
11. RAMP TO THE PODIUM
12. FOREST
13. MOUNDS
14. FEATURE WALL
15. FLOATING DECK
16. WATERFALL
17. OUTDOOR CABANA
18. REFLEXOLOGY PATH
19. MEDITATION GARDEN
20. KIDS' PLAY AREA
21. POOL DECK
22. SWIMMING POOL
23. KIDS' POOL
24. JACUZZI (OPEN)
25. WELLNESS CAFE
26. BOX CRICKET
27. PADDLE TENNIS COURT
28. PICKLEBALL COURT
29. TRELLIS SEATING AREA
30. HEALTH BAR
31. B ENTRY/EXIT FOR PARKING

TYPICAL 3 BHK TYPE 1



Carpet Area:
125.50 Sq. Mtr. (1,350.84 Sq. Ft.)

Balcony Area:
42.17 Sq. Mtr. (454 Sq. Ft.)

Super Built-Up Area:
241.34 Sq. Mtr. (2,597.77 Sq. Ft.)



Tower A



Tower B



Disclaimer-The images, rendering & other details displayed are for representational purpose only and constitute an artist's impression. The final product may vary from the representations shown here.

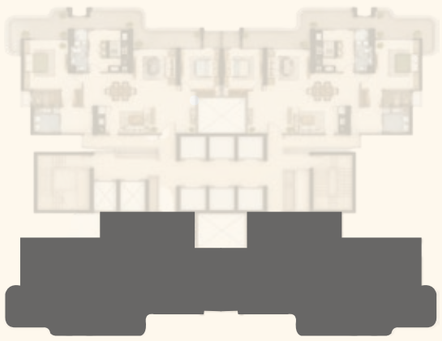
TYPICAL 3 BHK TYPE 2



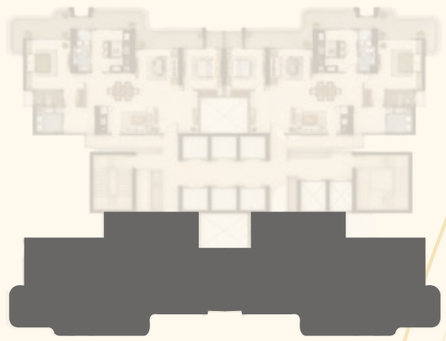
Carpet Area:
106.11 Sq. Mtr. (1,142.19 Sq. Ft.)

Balcony Area:
37.43 Sq. Mtr. (403 Sq. Ft.)

Super Built-Up Area:
204.06 Sq. Mtr. (2,196.52 Sq. Ft.)



Tower A



Tower B



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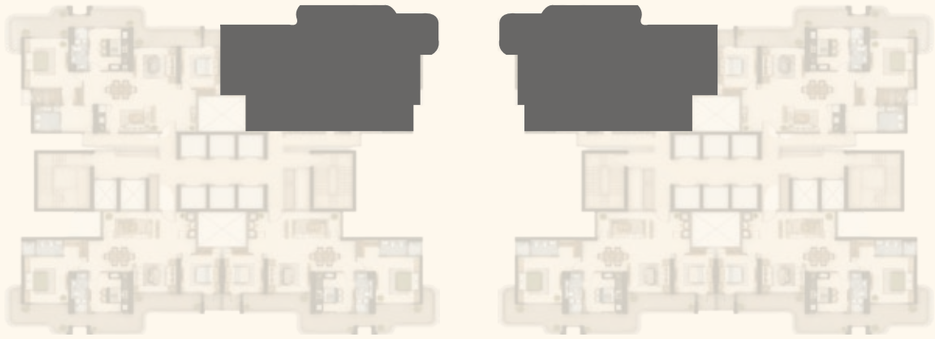
TYPICAL 3 BHK TYPE 3



Carpet Area:
129.56 Sq. Mtr. (1394.58 Sq. Ft.)

Balcony Area:
43.47 Sq. Mtr. (468 Sq. Ft.)

Super Built-Up Area:
249.15 Sq. Mtr. (2,681.88 Sq. Ft.)



Tower A

Tower B



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OUR CONSULTANTS

Architect Hafeez Contractor | 40 Years ESTD. 1982

Principal Architect

Led by a Padma Bhushan awardee, the firm has designed some of the most iconic projects for leading developers including DLF, Lodha, Godrej, Piramal, Rustomjee, and Hiranandani, with landmark developments such as The Camellias, The Magnolias, and The Aralias among its distinguished portfolio.

ACPL® INDIA • DUBAI

Resident Architect

Established in 1973, ACPL is a multidisciplinary architectural firm based out of India and Dubai. The firm has designed projects for TATA Housing, Godrej, Emaar, M3M, and several other reputed developers. Its renowned projects include 65th Avenue, Elan Miracle, FTV Tower, Eureka Park, and more.

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Landscape Consultant

29 years and counting. Trusted by DLF, Emaar, Godrej, M3M, Park Hotels, and GMR Group; with landmark landscapes like DLF Club4, Golf Drive, Cybercity Skywalks and Mahindra Luminaire.

essentia®

Interior Design Consultant

They have a legacy of 26+ years and 1,000+ projects delivered, with 800+ people and a 150,000 sq.ft. facility in Gurugram, where they design, manufacture, build and furnish under one roof. Their projects include DLF Camellias, DLF Aralias, DLF Magnolias, M3M Trump Tower, Whiteland Westin Residences, Elan The Presidential, etc.

NNC DESIGN INTERNATIONAL
Consulting Structural Engineers

Structural Proof Consultant

Led by IIT Delhi alumnus, Dr. Maqsud E Nazar, as the principal consultant, he holds M.Tech & Ph.D. in Structures (IITD). With over 29 years of experience, NNC Design International has completed numerous projects of national importance and collaborates with leading architects and government agencies.

ACECON ENGINEERS

Structural Engineering Consultant

Delivered 600+ structural engineering projects, including NCI-AIIMS Jhajjar, Varanasi International Airport, Hilton Hotels, World Bank Building, and high-rise residential developments. Its expertise spans complex high-rise structures, hospitals, airports, commercial buildings, industrial structures, structural audits and retrofitting.

SANELAC Consultants

MEP Consultant

Rendered their services across 30 cities in 6 countries., for the past 42 years. Their projects include Residential, Commercial, Hotels, Shopping Malls, Hospitals, Embassy, Airports. Top brands include DLF, Tata, Emaar, Godrej, Max Estates, BPTP, M3M, Bharti, Hyatt, etc.

Specifications

Living/Dining Room

Flooring	Marble/Stone Flooring
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

Master Bedroom, Dresser & Other Bedrooms

Flooring	Wooden Flooring
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

Master Bathroom & Other Bathrooms

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

Kitchen

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

Utility Room & Utility Toilet

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

Balcony

Flooring	Anti-Skid Tiles
Walls / Ceiling	Exterior Grade Paint

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

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
Elevators	High-Speed Passenger Elevators in all Towers
Security	Digital Lock on Main Doors
Other	100% Power Backup

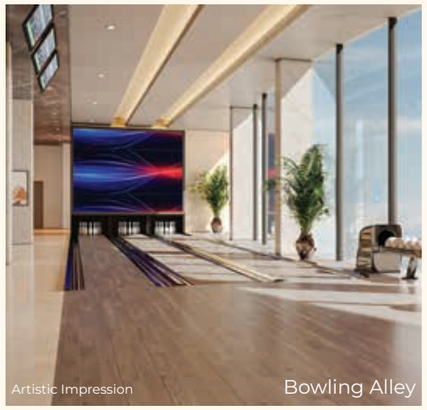

Artistic Impression
Club Oryza


Artistic Impression
Outdoor Kids Play Area


Artistic Impression
Meditation Garden


Artistic Impression
Landscape


Artistic Impression
Temperature-Controlled Indoor Pool


Artistic Impression
Bowling Alley