



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. ds to constitute a legal offer and does not form any legally binding agreement. All information, images and visuals, drawings, sketches, r shapes and positions and whatever facilities amenities shown are merely artistic impressions and not to scale. The distances given are a roi s, sizes, shapes and positions and whatever facilities an 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

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 Limite

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.

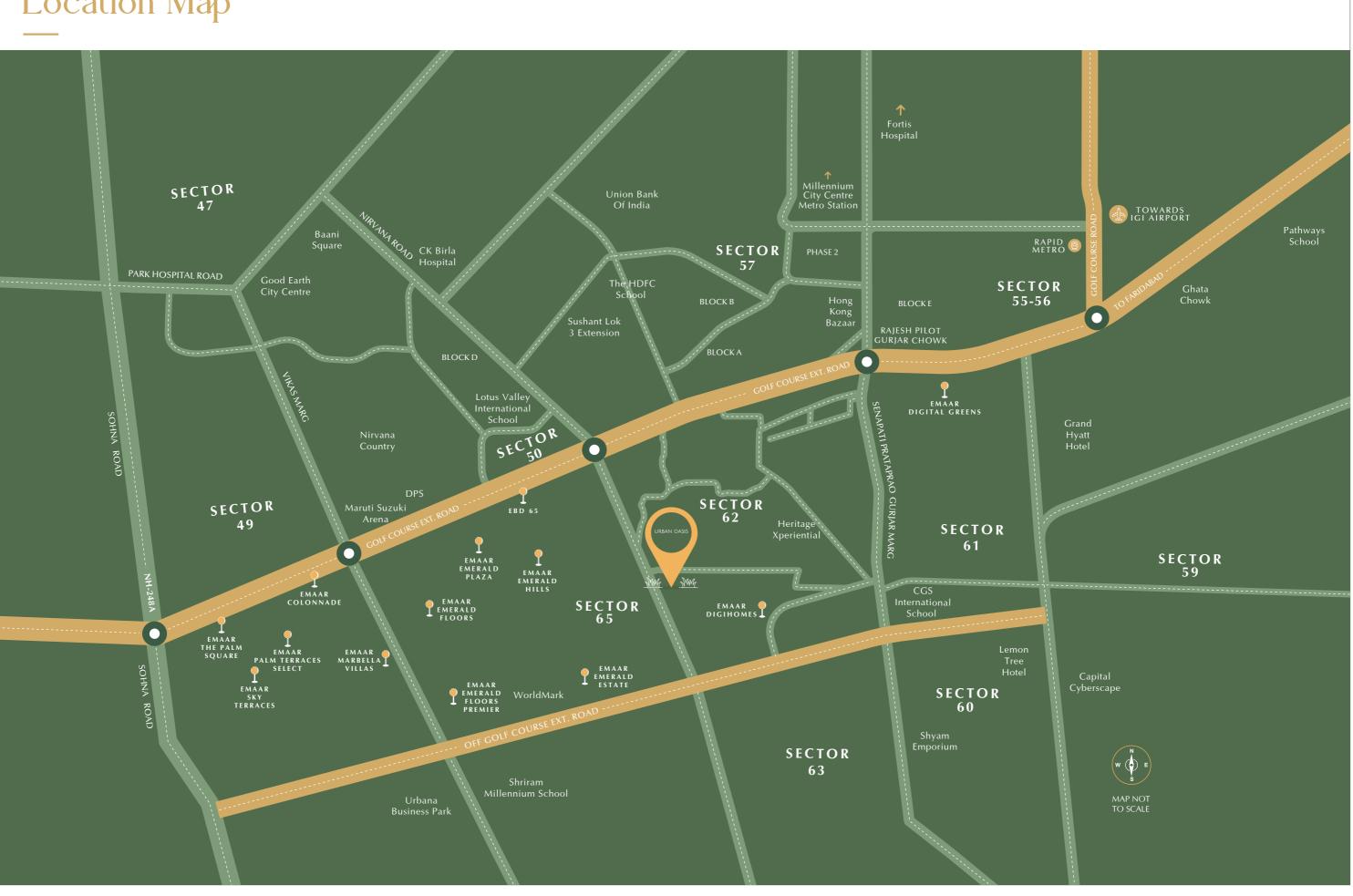
Your tranquil modern life starts here.

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.



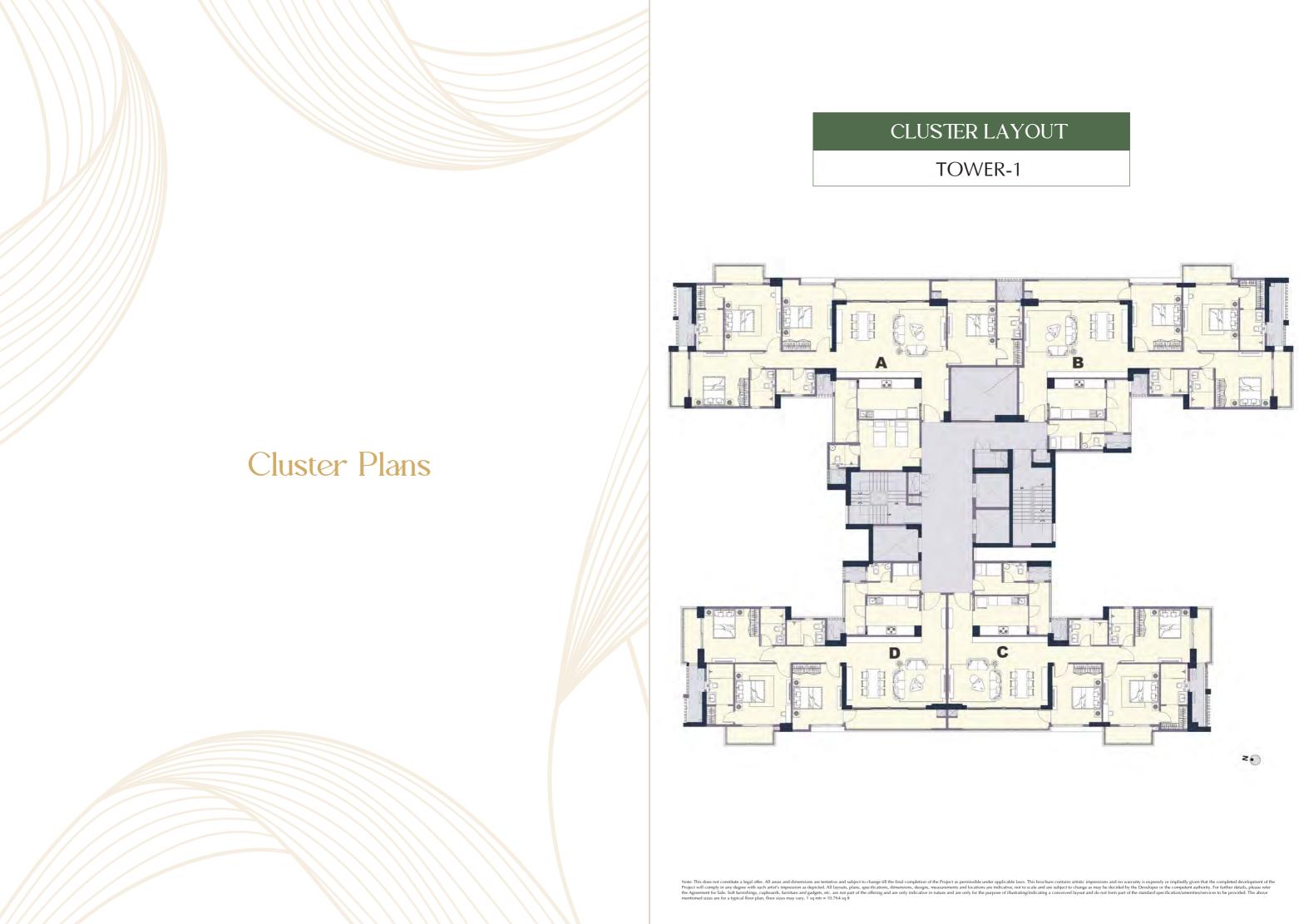


Location Map



Master Plan







CLUSTER LAYOUT

TOWER-3



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







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3BHK-3T-U-T

CARPET AREA	124.95 SQ. M (13
BALCONY AREA	24.34 SQ. M (26
SALEABLE AREA	210.56 SQ. M (22





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345.01 SQ. FT) 262.07 SQ. FT) 2266.44 SQ. FT)

TOWER-1 & 3



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







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TOWER 1

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4BHK RPET AREA 167.60 SQ. M

CARPET AREA	167.60 SQ. M (18
BALCONY AREA	32.16 SQ. M (34
SALEABLE AREA	282.41 SQ. M (30



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4BHK-4T-S-T

804.09 SQ. FT) 46.27 SQ. FT) 039.87 SQ. FT)

TOWER-1 & 3



SIMPLEX - 4BHK-4T-S-U-T				
CARPET AREA	212.90 SQ. M (2291.73 SQ. FT)			
BALCONY AREA	60.96 SQ. M (656.23 SQ. FT)	TOWER-1		
SALEABLE AREA	395.78 SQ. M (4260.16 SQ. FT)			





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UTILITY 1520 (4'11") WIDE				
	TOILET =1680 X 2450 (5'6"X8')	BALCONY 1320 (4'3") WIDE	TOLLE	

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

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





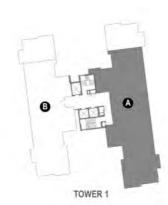
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SIMPLEX - 3BHK-5T-U-T					
AREA	233.34 SQ. M (2511.73 SQ. FT)				
Y & AREA	82.51 SQ. M (888.19 SQ. FT)	TOWER-1			
FARFA	443 20 SO M (4770 63 SO FT)				

SIMPLEX - 3BHK-5T-U-T				
CARPET AREA	233.34 SQ. M (2511.73 SQ. FT)			
BALCONY & TERRACE AREA	82.51 SQ. M (888.19 SQ. FT)	TOWER-1		
SALEABLE AREA	443.20 SQ. M (4770.63 SQ. FT)			





SIMPLEX - 4BHK-4T-STUDY-U-T CARPET AREA 212.90 SO. M (2291.73 SO. FT)

C/ INT LT / INL/ Y	212.50 5Q. 141 (2251.75 5Q. 11)		
BALCONY & TERRACE AREA	78.65 SQ. M (846.65 SQ. FT)	TOWER-1	
SALEABLE AREA	407.70 SQ. M (4388.49 SQ. FT)		





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SIMPLEX - 4BHK-6T-U-T

CARPET AREA	258.51 SQ. M (27
BALCONY AREA	70.11 SQ. M (75
SALEABLE AREA	485.40 SQ. M (52



G TOWER 1

es not constitute a legal offer. All areas and dimensions are tentative and subject to change till the final completion of the Project as permissible under applicable laws. This brochure contains artistic impressions and no warranty is expressly or impliedly given that the completed development of the project as permissible under applicable laws. This brochure contains artistic impressions and no warranty is expressly or impliedly given that the completed development of the project as permissible under applicable laws. This brochure contains artistic impressions and no warranty is expressly or impliedly given that the completed development of the project as permissible under applicable laws. This brochure contains artistic impressions and here been been or the completent authority. For further details, please refer for sale. Soft mersings, cuptoscafe, further and pagets, etc. are not patt of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided. The above es are for a typical floor plan, floor sizes may vary. 1 sq mtr = 10.764 sq ft

SIMPLEX -	4BHK-6T-U-T

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





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2782.60 SQ. FT) '54.71 SQ. FT) 224.84 SQ. FT)

TOWER-1

SIN	IPLEX - 4BHK-5T-S-U-T		
AREA	212.90 SQ. M (2291.73 SQ. FT)		
(AREA	60.96 SQ. M (656.23 SQ. FT)	TOWER-3	

SIMPLEX - 4BHK-5T-S-U-T			
CARPET AREA	212.90 SQ. M (2291.73 SQ. FT)		
BALCONY AREA	60.96 SQ. M (656.23 SQ. FT)	TOWER-3	
SALEABLE AREA	395.78 SQ. M (4260.16 SQ. FT)		





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



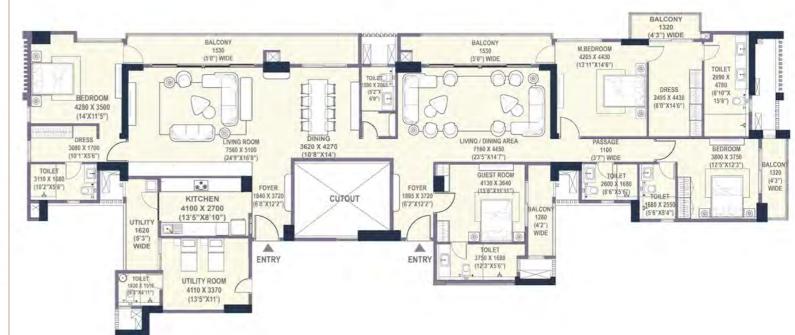


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SIN	/IPLEX - 4BHK-6T-U
CARPET AREA	258.51 SQ. M (2782.60 SQ. FT)
BALCONY AREA	47.88 SQ. M (515.44 SQ. FT)
SALEABLE AREA	435.25 SQ. M (4685.01 SQ. FT)

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

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











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BHK-6T-U-T

TOWER-3

SIMPLEX - 4BHK-6T-U-T		
CARPET AREA	258.51 SQ. M (2782.60 SQ. FT)	
BALCONY AREA	75.20 SQ. M (809.50 SQ. FT)	TOWER-3
SALEABLE AREA	485.40 SQ. M (5224.84 SQ. FT)	

SIN	APLEX - 4BI
CARPET AREA	258.51 SQ. M (2782
BALCONY & TERRACE AREA	89.50 SQ. M (963.

SALEABLE AREA





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HK-6T-U-T

32.60 SQ. FT) .46 SQ. FT) 489.25 SQ. M (5266.31 SQ. FT)

TOWER-3



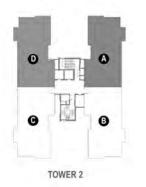
	3BHK-3T	
CARPET AREA	117.53 SQ. M (1265.18 SQ. FT)	
BALCONY AREA	22.78 SQ. M (245.21 SQ. FT)	TOWER-2 & 4
SALEABLE AREA	197.20 SQ. M (2122.64 SQ. FT)	

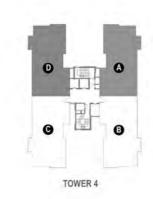


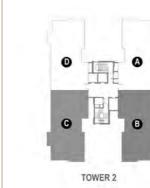




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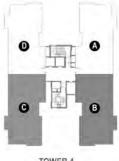




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117.65 SQ. M (1266.43 SQ. FT) 22.78 SQ. M (245.21 SQ. FT) 197.34 SQ. M (2124.18 SQ. FT)

TOWER-2 & 4



TOWER 4

SIN	APLEX - 4E
CARPET AREA	194.37 SQ. M (20
BALCONY & TERRACE AREA	73.15 SQ. M (78
SALEABLE AREA	371.76 SQ. M (40

SIMPLEX - 4BHK-4T-U-T	
CARPET AREA	194.37 SQ. M (2092.27 SQ. FT)

	15 1157 0Q.111 (205212) 0Q.111	
BALCONY & TERRACE AREA	73.15 SQ. M (787.48 SQ. FT)	TOWER-2 & 4
SALEABLE AREA	371.76 SQ. M (4001.61 SQ. FT)	





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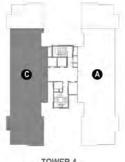
oject as permissible under applicable laws. Inis brochure contains artistic impressions and no warranty is expressly or implicitly given that the completed development of the rements and locations are indicative, not to scale and are subject to change as may be decided by the Developer or the competent authority. For further details, please refer e and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenties/services to be provided. The above Toole: This toole not consider a regarition of the state and provide the state and subject to claringe in the first consideration of the project will consider a regarition of the state and realises and subject to claringe in the first consideration of the state and realises and subject to claringe in the first constraints and subject to claringe in the first constraints and state and the state and subject to claringe in the first constraints and subject to claringe in the first constraints and state and the state and subject to claringe in the first constraints and state and the state and state and

BHK-4T-U-T

092.27 SQ. FT) 87.48 SQ. FT) 001.61 SQ. FT)

TOWER-2 & 4

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TOWER 4

DUPLEX - 4BHK-6T				
CARPET AREA	206.11 SQ. M (2218.62 SQ. FT)			
BALCONY AREA	35.65 SQ. M (383.79 SQ. FT)	TOWER-2 & 4		
SALEABLE AREA	333.49 SQ. M (3589.74 SQ. FT)			





Note: This does not constitute a legal offer. All areas and dimensions are tentative and subject to change till the final completion of the Project as permissible under applicable laws. This brochure contains artistic impressions and no warranty is expressly or impliedly given that the completed development of the Project will comply in any degree with such artist's impression as depicted. All lavouts, plans, specifications, dimensions, designs, measurements and locations are indicative, not to scale and are subject to change as may be decided by the Developer or the competent authority. For further details, please refer the Agreement for Sale. Soft unividings, cupbatents', further and gategies, etc. are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided. The above mentioned sizes are for a typical floor plan, floor sizes may vary. 1 sq thr = 10.764 sq ft