

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.

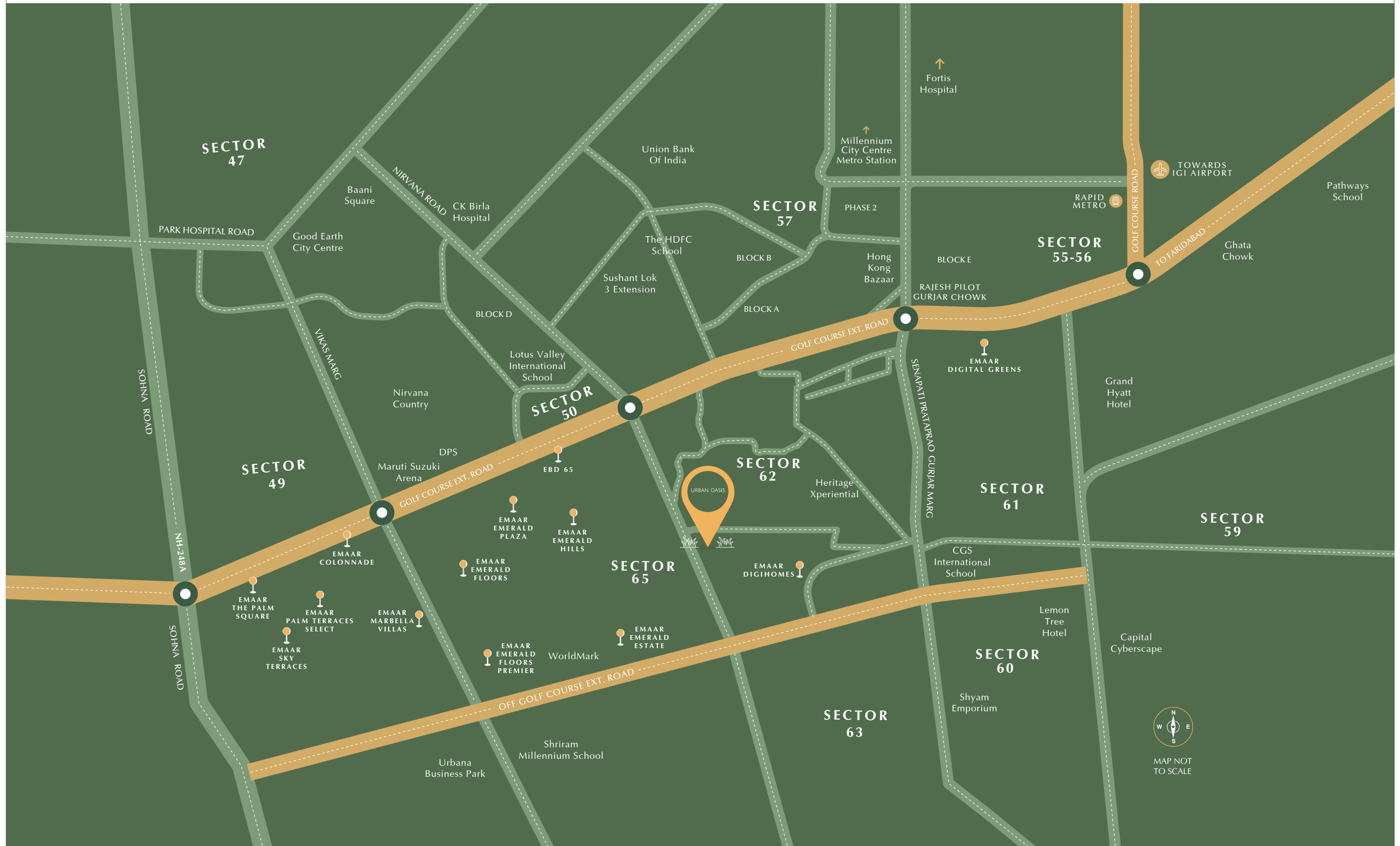
Reside in Prominence. Revel in Nature.

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



- | | | |
|-------------------------------|------------------------------|------------------------------|
| 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 |

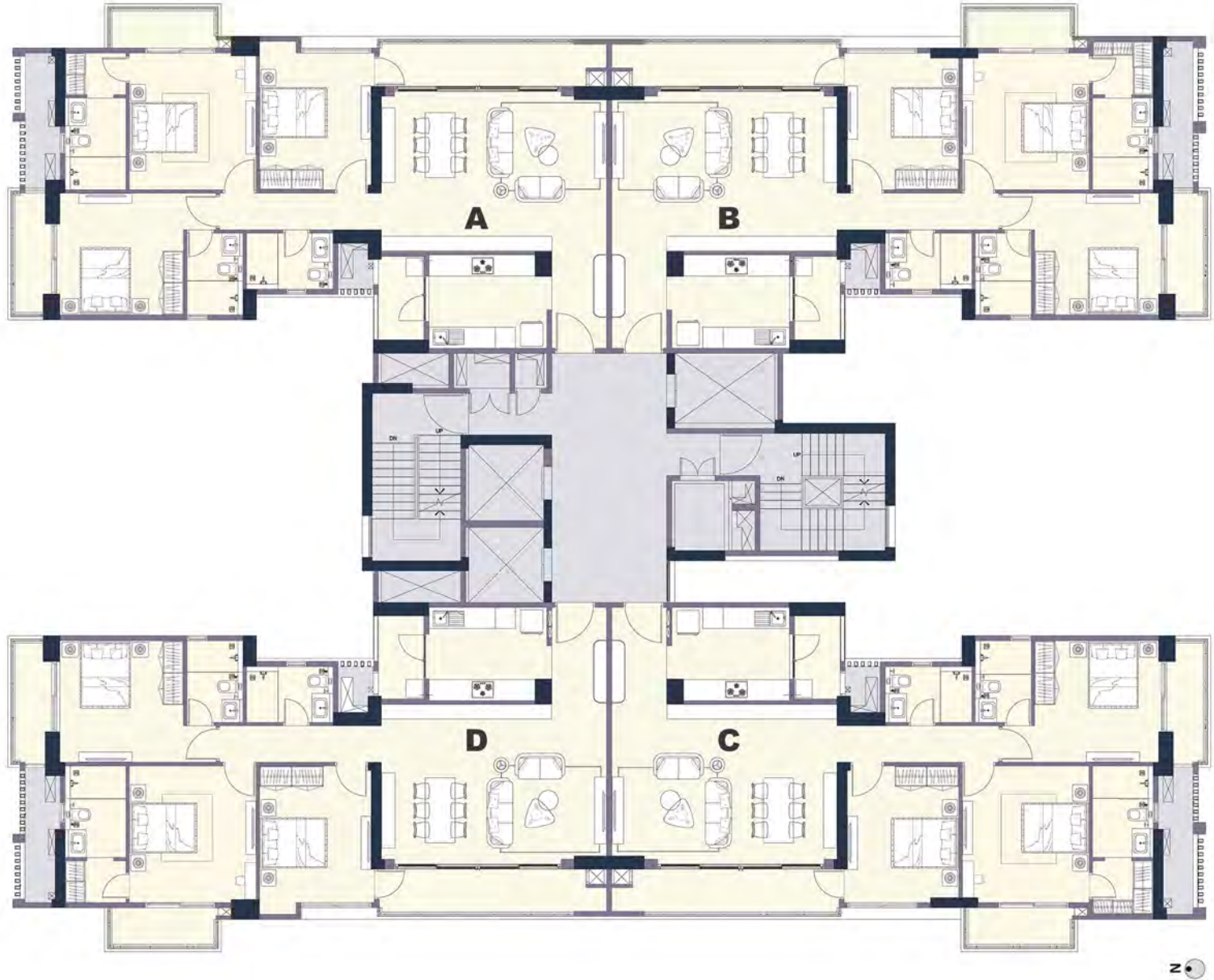
Cluster Plans

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

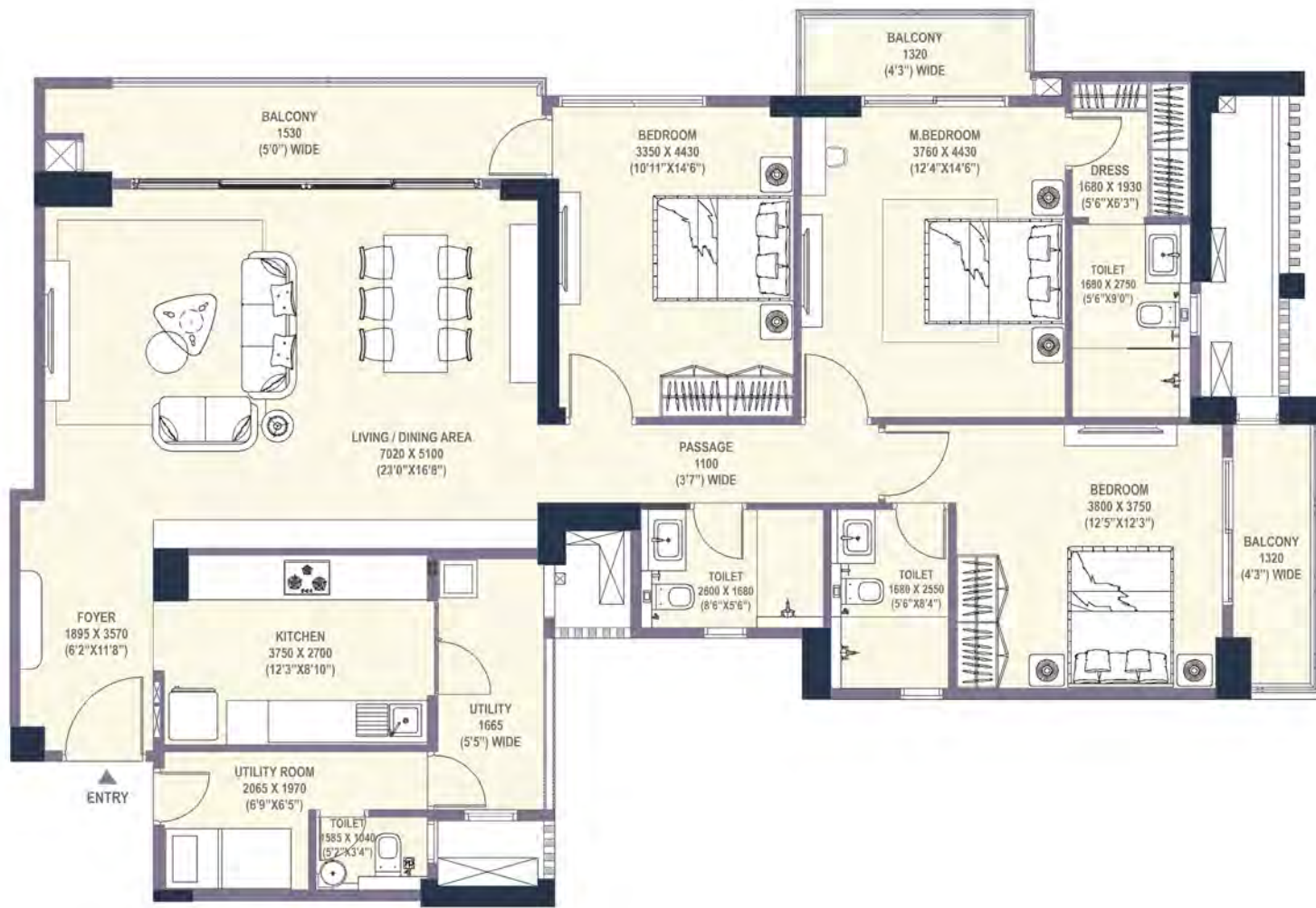


TOWER 3

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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)	



TOWER 1

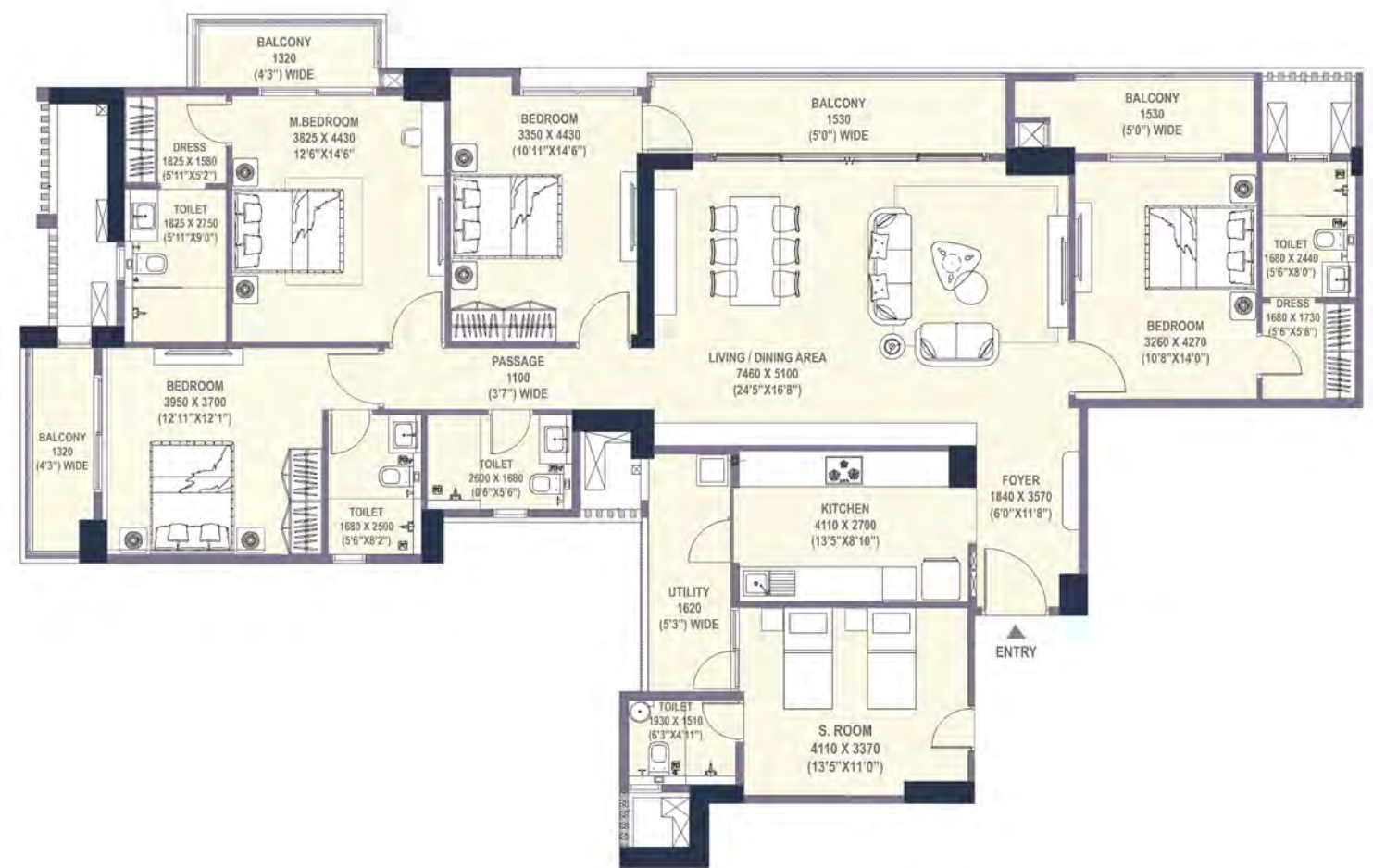


TOWER 3

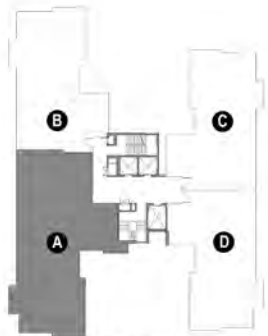
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4BHK-4T-S-T

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)	



TOWER 1



TOWER 3

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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)	

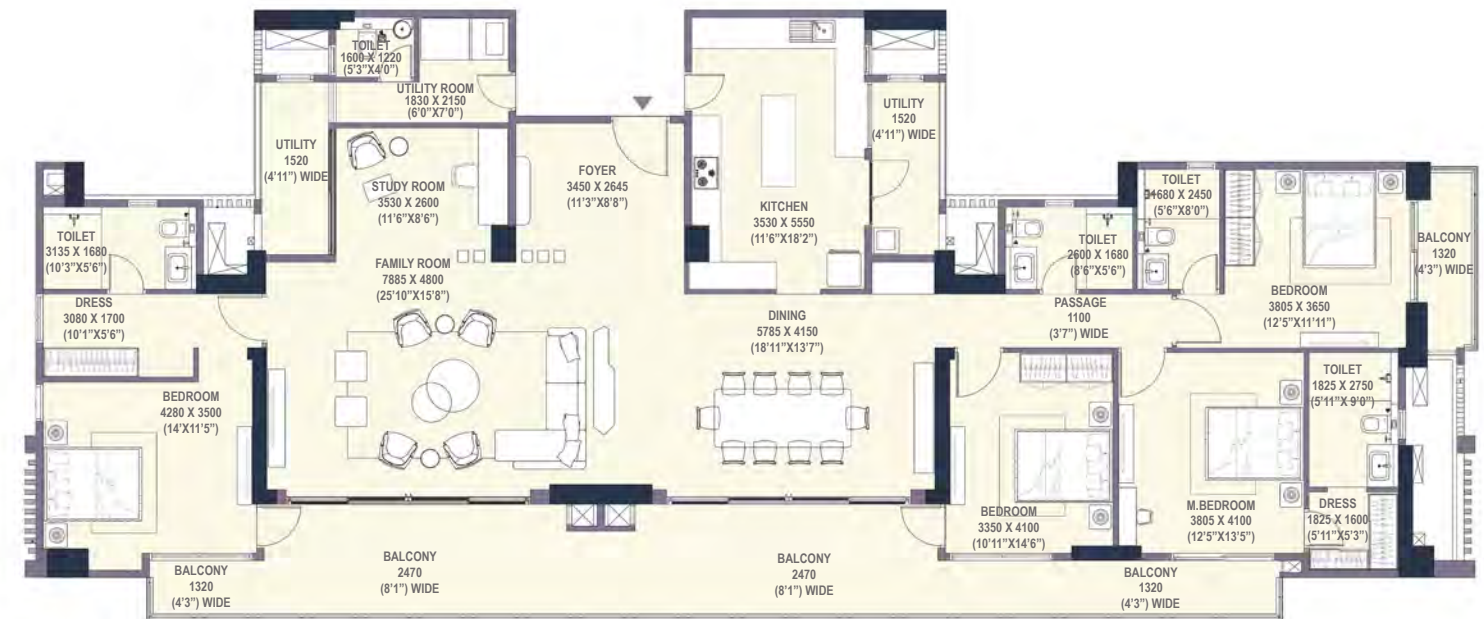


TOWER 1

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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)	

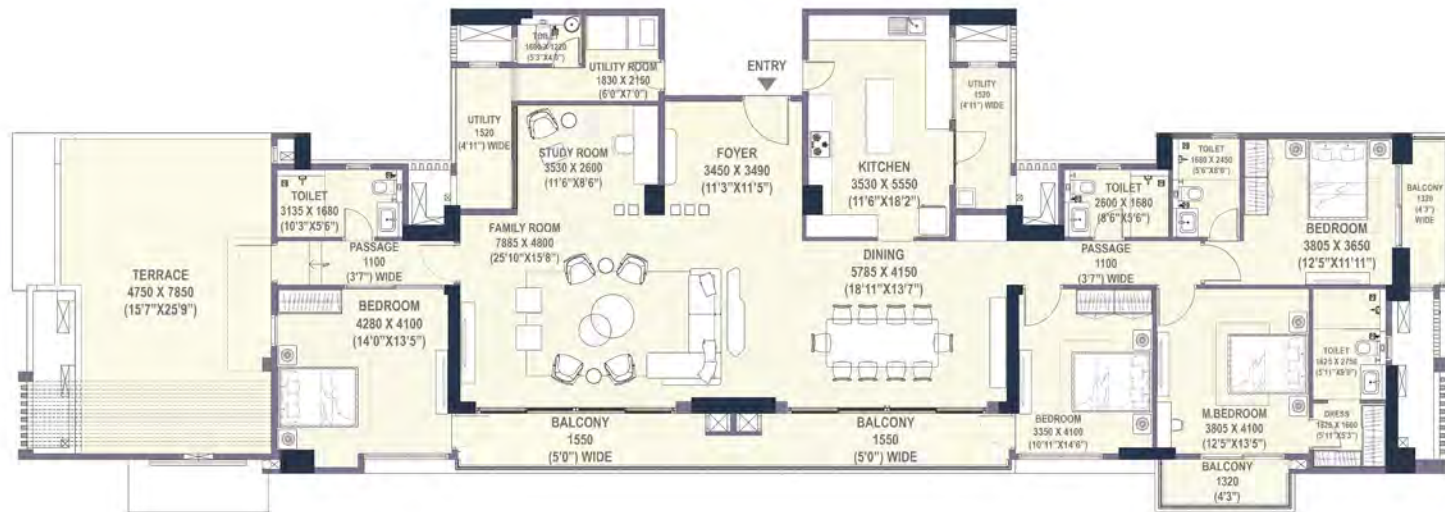


TOWER 1

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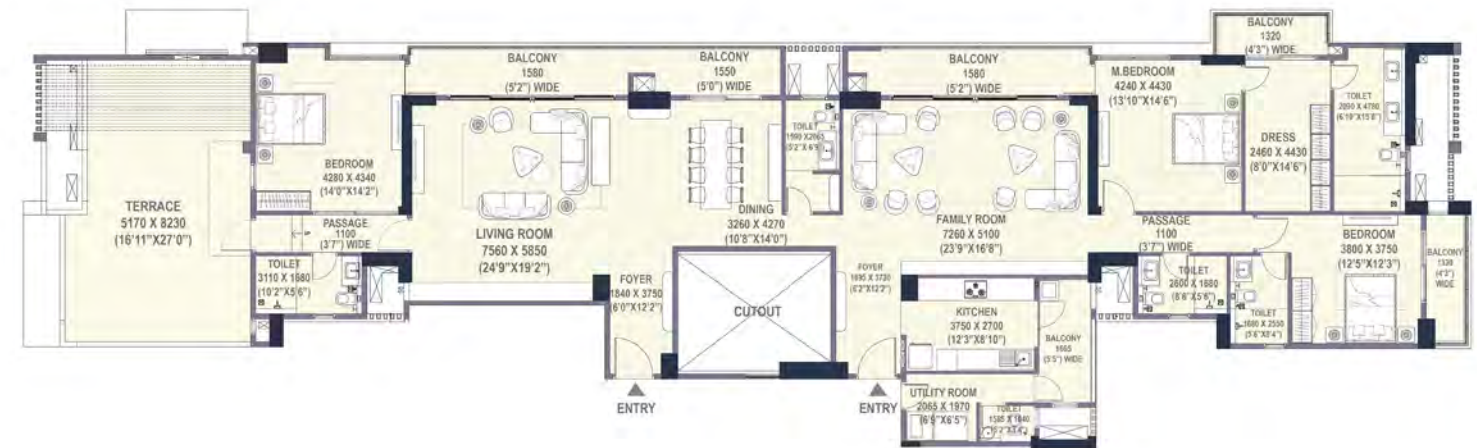
SIMPLEX - 4BHK-4T-STUDY-U-T

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)	



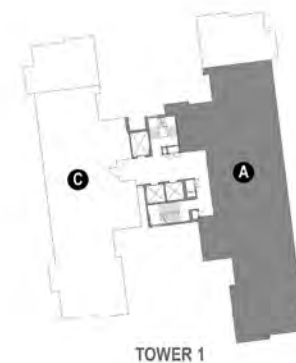
SIMPLEX - 4BHK-6T-U-T

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)	



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)	



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

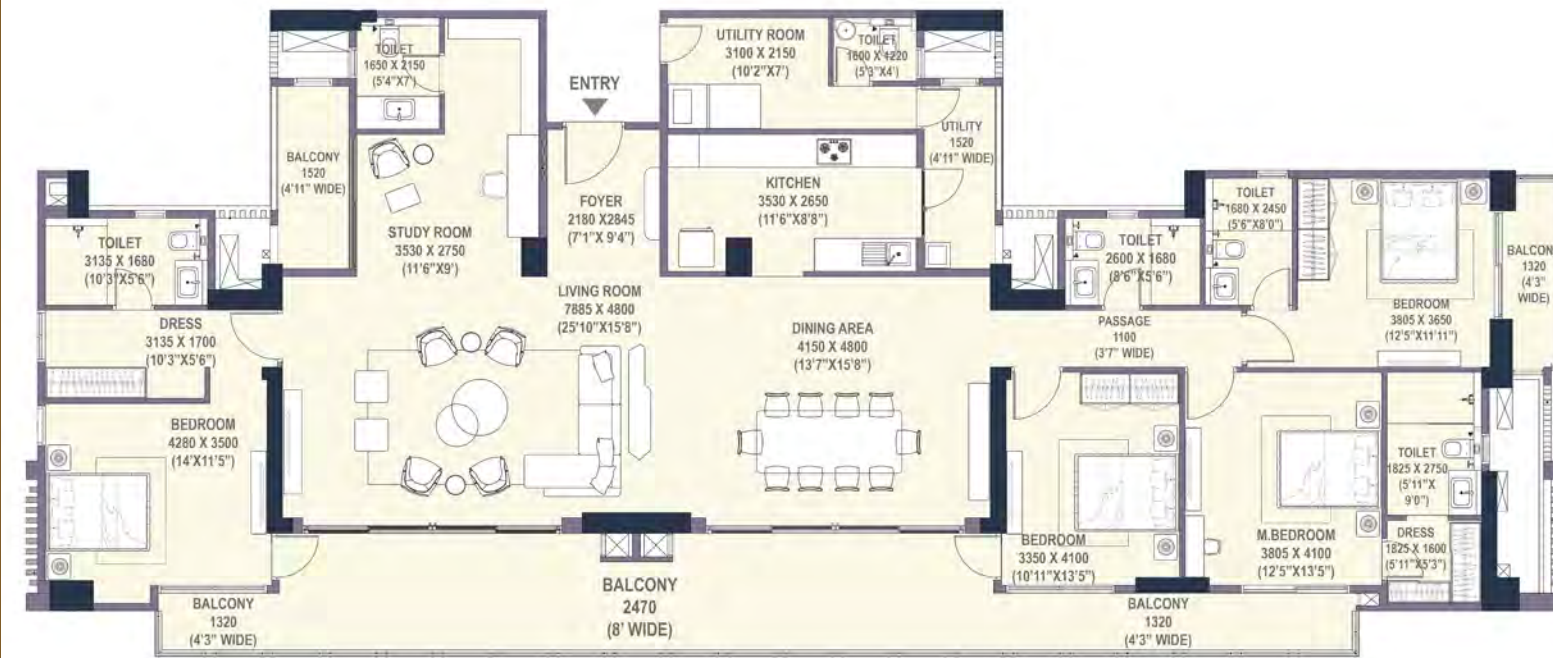
CARPET AREA	212.90 SQ. M (2291.73 SQ. FT)	TOWER-3
BALCONY AREA	39.58 SQ. M (426.09 SQ. FT)	
SALEABLE AREA	357.01 SQ. M (3842.88 SQ. FT)	



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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

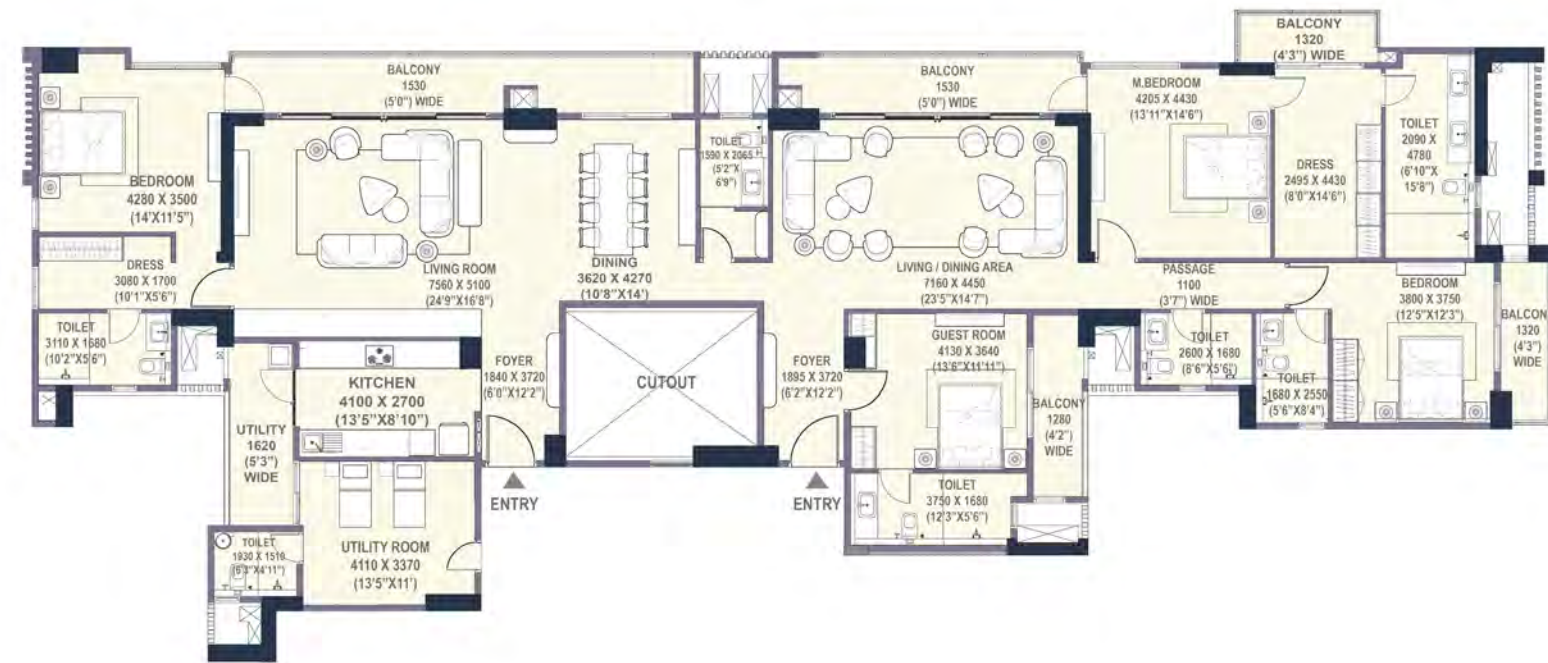
CARPET AREA	212.90 SQ. M (2291.73 SQ. FT)	TOWER-3
BALCONY & TERRACE AREA	78.65 SQ. M (846.66 SQ. FT)	
SALEABLE AREA	407.70 SQ. M (4388.51 SQ. FT)	

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



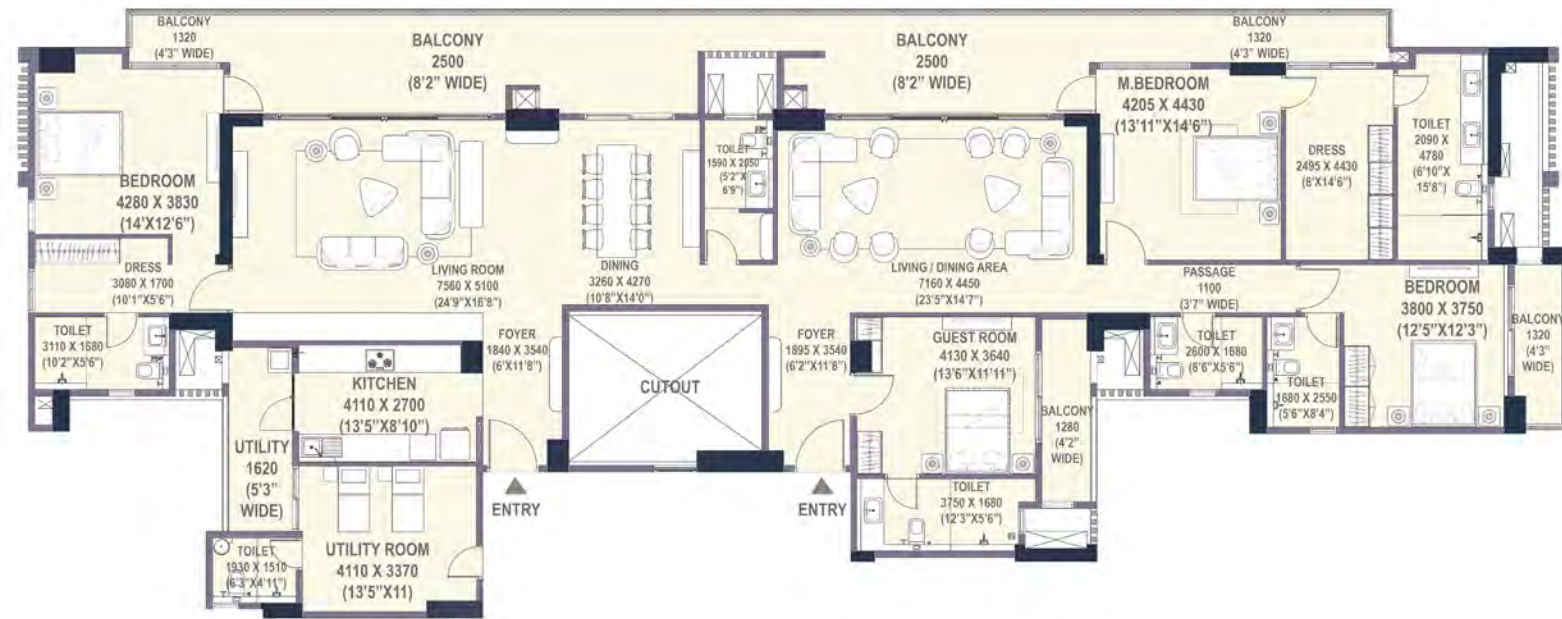
TOWER 3

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)	



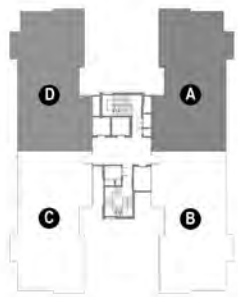
TOWER 3



TOWER 3

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

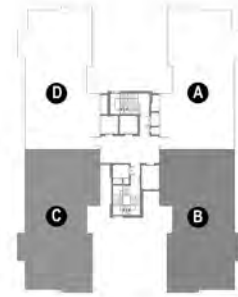
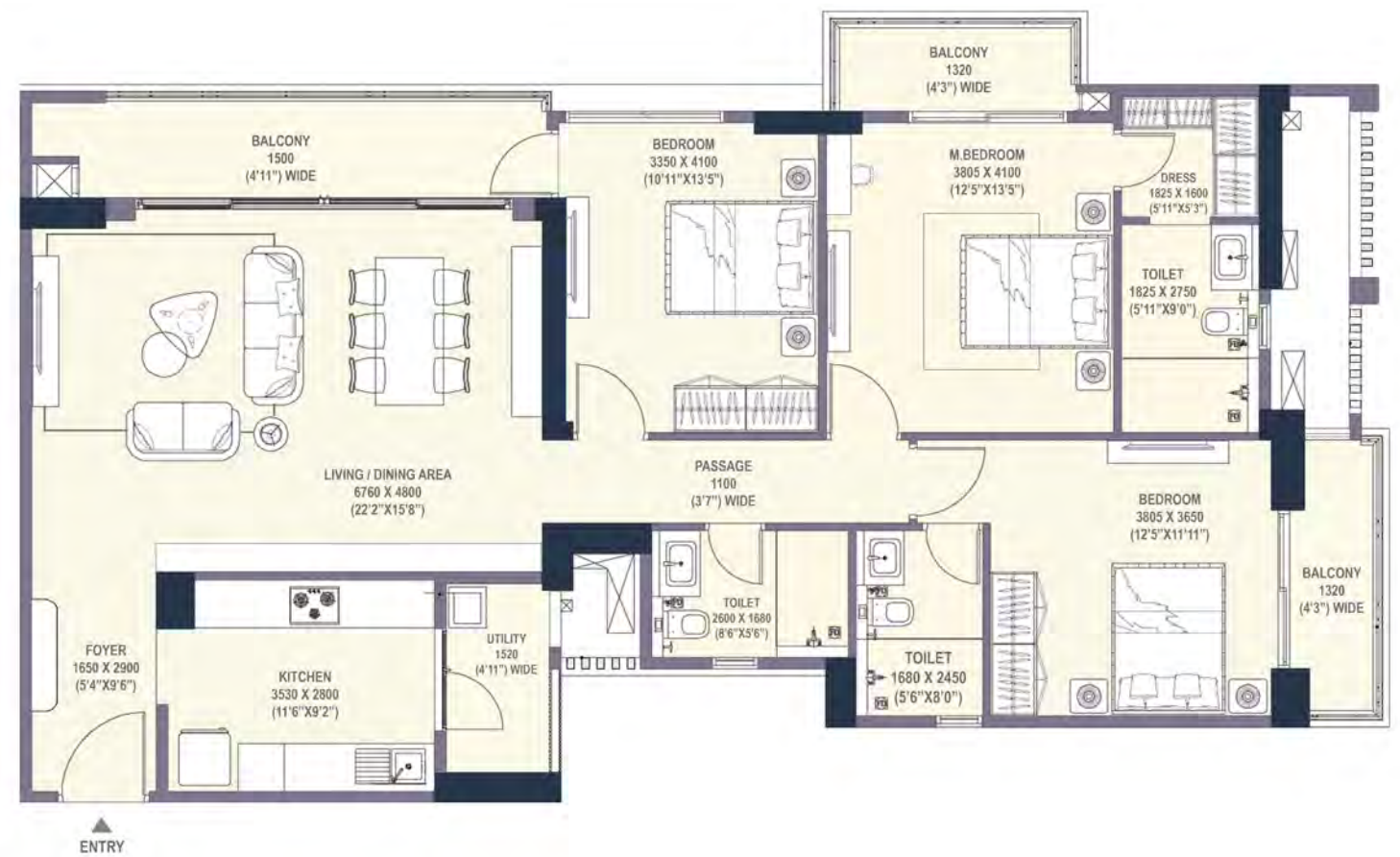


TOWER 4

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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

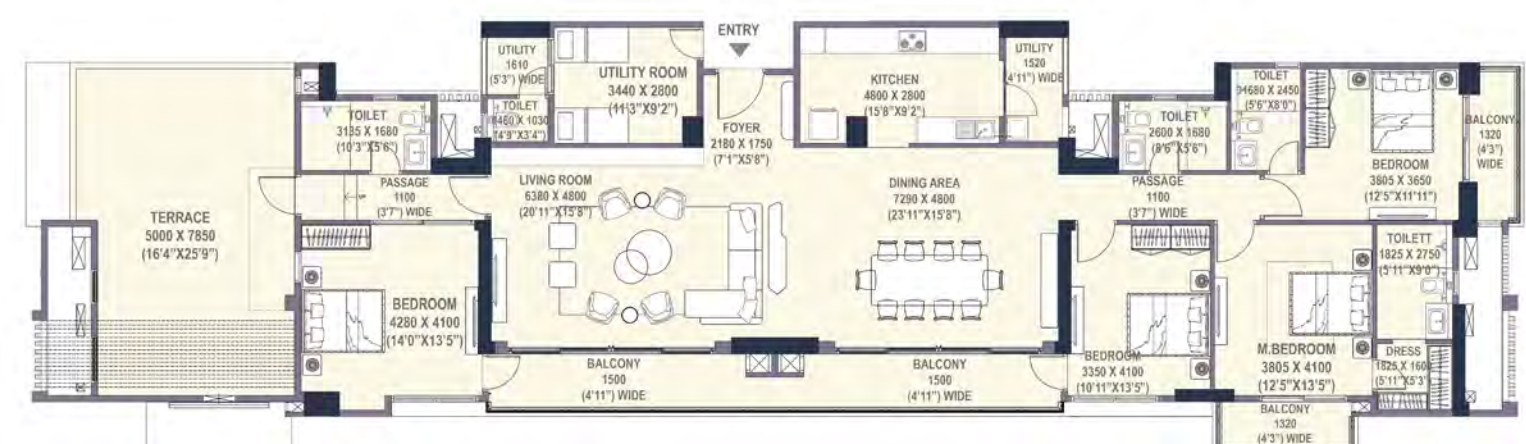
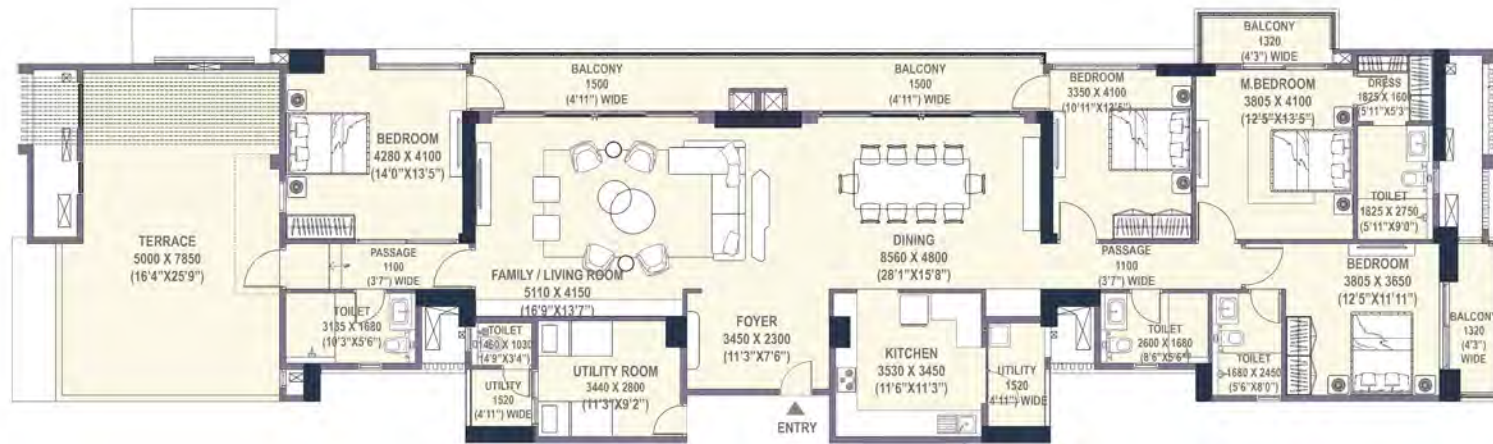
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SIMPLEX - 4BHK-4T-U-T

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



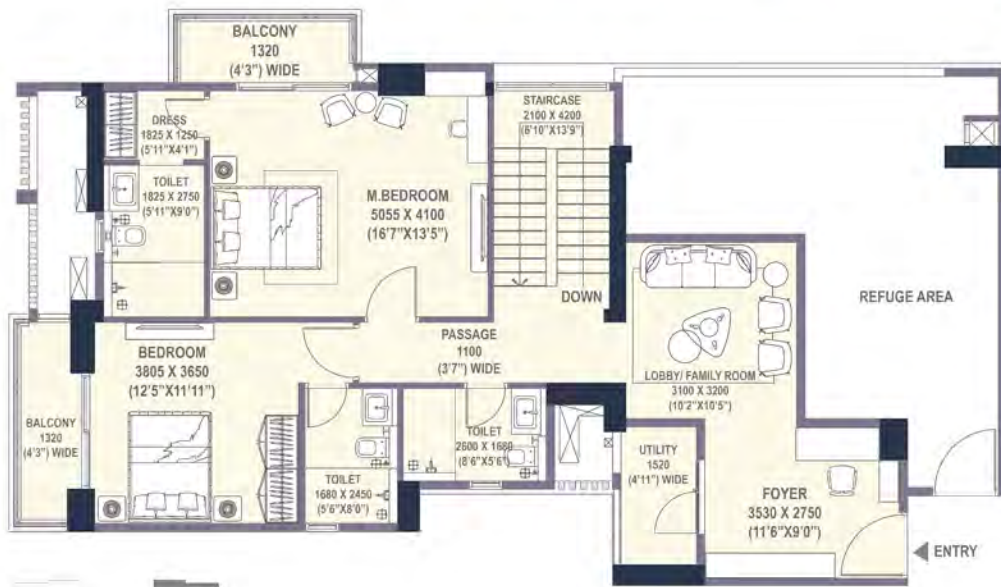
TOWER 4

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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