

**EMAAR**  
INDIA

**THE WAIT IS OVER!**

**EOI REGISTRATION  
OPENS FOR**

**URBAN OASIS**

Reside in Prominence. Revel in Nature.

DATE : 17<sup>TH</sup> TO 22<sup>ND</sup> AUGUST 2023

TIME : 11:00 AM TO 5:00 PM

VENUE : SALES CENTRE, EMAAR BUSINESS PARK,  
SIKANDERPUR, SECTOR 28, GURUGRAM

FOR ANY FURTHER QUERIES, PLEASE CONTACT YOUR SALES MANAGER

EMAIL : [cpinfo.in@emaar.ae](mailto:cpinfo.in@emaar.ae)

[www.realtyventuresindia.com](http://www.realtyventuresindia.com)

# EMAAR INDIA

Dear Patrons,

It gives us immense pleasure to apprise you that our long awaited project- Urban Oasis is now open for registration of EOI. Urban Oasis is thoughtfully curated for the select few, who desire prominence in the city yet seek a blissful existence when they come home. It offers options for 3BHK, 4BHK, Simplex & Duplex residences.

Along with this letter, you will find the following documents to register your interest in purchasing a unit of this project. In case you are a channel partner, may please share these with your clients for them to register their interest, through you.

1. Expression of Interest Form (EOI)
2. Brochure with Layout Plans & Specifications
3. Pricing & Payment Plan
4. List of contact numbers of our Sales Managers

The registration process for the EOI form starts from Thursday, 17<sup>th</sup> August 2023 and will continue till Tuesday, 22<sup>nd</sup> August 2023, from 11:00 AM till 5:00 PM every day. The allotment process shall be duly communicated on or before 22<sup>nd</sup> August 2023.

We wish you all the best!

**Team Emaar India**

**URBAN OASIS**  
Reside in Prominence. Revel in Nature.  
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# EMAAR

INDIA

## REGISTRATION FOR EXPRESSION OF INTEREST FOR URBAN OASIS (1 AND 2), SECTOR 62, GURUGRAM, HARYANA

**Instructions:**

EOI Number: \_\_\_\_\_

1. Kindly complete this EOI (Expression of Interest) Form in **BLOCK** Letters. All fields marked with an '\*' are mandatory. Incomplete forms will NOT be considered.
2. Applicants' signatures are required. Please do not sign incomplete form. Please 'Avoid Overwriting'. Kindly countersign incase of making any overwriting / changes.
3. Applicant(s) hereby agrees, confirms and verifies that;
  - a. The information provided in this EOI has been provided by the Applicant(s) and is true and correct and the same has not been provided by a Real Estate Agent.
  - b. That the Applicant(s) will be completely responsible for the information provided below. Incorrect information may lead to rejection of the EOI.
  - d. The company reserves the right to summarily annul the allotment process of entire or part of this project at any time without assigning any reason thereof.
  - e. In case of multiple EOIs, ONLY ONE (1) Application per PAN Card shall be accepted.
  - f. This EOI is **NOT** a confirmation of Allotment. It is valid only till the allotment of the unit is completed in favour of the Applicant(s) in the project for which this EOI is being executed.
  - g. Non-acceptance of the EOI need not be communicated to the Applicant(s) by the company.
  - i. In The event, this EOI is accepted by Company, then Company shall encash the cheque submitted by Applicant(s) and Company shall share the details of the unit. In case cheque is returned / dishonour by bank due to any reason, EOI will stand rejected.
  - j. Upon receipt of the confirmation of acceptance by the Applicant(s), where applicable, the Applicant(s) shall abide by the subsequent conditions of allotment as outlined in the appendix of this EOI.
4. Final Allotment Process will be communicated on or before 22nd Aug'23.

**Applicant Details\*:**

Primary Applicant	
Name:	
Email ID:	
Mobile Number:	
PAN Number:	Aadhar Number:
Address:	
City:	

**Preference\* (Kindly Select ONLY ONE PREFERENCE):**

3 BHK-3T
  3 BHK-3T-U-T
  4 BHK-4T-S-T
  Simplex & Duplex

**Source\*:**

Direct
  Real Estate Agent \_\_\_\_\_ Agent Stamp & Sign \_\_\_\_\_ Valid RERA No. \_\_\_\_\_  
 Agent Mobile No. \_\_\_\_\_

**Payment Details\*:**

Booking Amount - INR 10 Lakhs (In favour of "EMAAR URBAN OASIS MASTER A/C")

Name of Account Holder	Cheque No.	Bank & Branch	Date of Instrument

**Appendix:**

- A – Acceptance of Payment Plan  
 B – Payment of 10% of Total Sales Value along with the Application Form  
 C – Execution of Buyer's Agreement within 15 days of execution of Application Form

 Applicant  
 (Signature)

— Acknowledgement —

Applicant Name: \_\_\_\_\_ EOI Number: \_\_\_\_\_

Applicant PAN Number: \_\_\_\_\_

Applicant Mobile Number: \_\_\_\_\_

# EMAAR

INDIA

## Documents to be submitted - Resident of India

	Copy of PAN Card and Aadhaar Card.
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## Non-Resident Indian (NRI)/Foreign National of Indian Origin/Person of Indian Origin (PIO):

	Copy of the Individual's Passport/PIO/OCI.
	In case of cheque, all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third-party.

## Partnership Firm/Limited Liability Partnership (LLP)

	Copy of PAN Card of the Partnership Firm/LLP.
	Copy of GST Certificate.
	Copy of Partnership Deed/Deed of Limited Liability Partnership.
	Registration Certificate of Partnership Firm/LLP.
	Proof of Principal place of business.
	In case of one of the Partner or a person other than Partners signing the document on behalf of other Partners an authority letter signed by all the Partners authorising the said Partner/the said person to act on behalf of the Firm/LLP along with Aadhaar Card.

## Private/Public Limited Company

	Copy of the PAN Card of the Company.
	Copy of GST Certificate.
	Aadhaar Card of Authorised Signatory(ies).
	Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary/Managing Director/ Director of the Company.
	Proof of Registered office of the Company.
	Board resolution authorising the signatory of the Application Form to buy property, on behalf of the Company.

## Hindu Undivided Family

	Copy of PAN Card of HUF.
	Copy of GST Certificate.
	Aadhaar Card of Karta of HUF.
	Residence Proof.

EMAAR  
INDIA

# URBAN OASIS

EMAAR  
INDIA

[www.realtyventuresindia.com](http://www.realtyventuresindia.com)

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](mailto:IN_marketing@emaar.ae) or visit: [in.emaar.com](http://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.









# Master Plan



1. Arrival forecourt
2. Entry gate
3. Tree plaza
4. Vehicular transition plaza
5. Tower drop-off
6. Club drop-off
7. Pool deck
8. Adult pool

9. Kids' pool
10. Lily pond
11. Banquet lawn
12. Multi-purpose playcourt
13. Teenage interaction zone
14. Axial promenade
15. Amphitheatre
16. Feature wall

17. Kids' play area
18. Yoga area
19. Elderly interaction zone
20. Community lawn
21. Ramp
22. Club
23. Open/PH parking
24. Jogging track



# Cluster Plans

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## CLUSTER LAYOUT

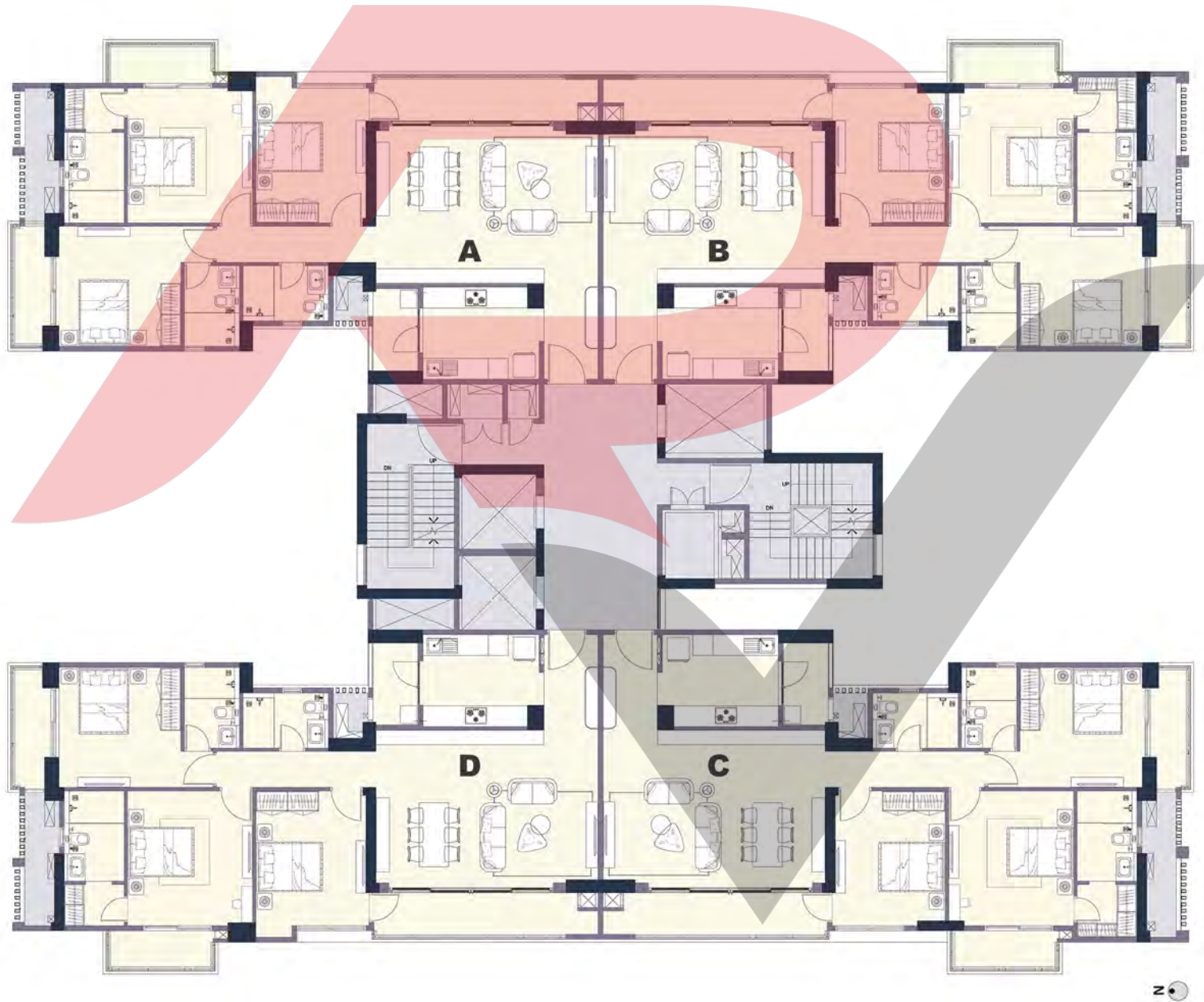
### TOWER-1



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**CLUSTER LAYOUT**  
**TOWER-2**



**CLUSTER LAYOUT**  
**TOWER-3**

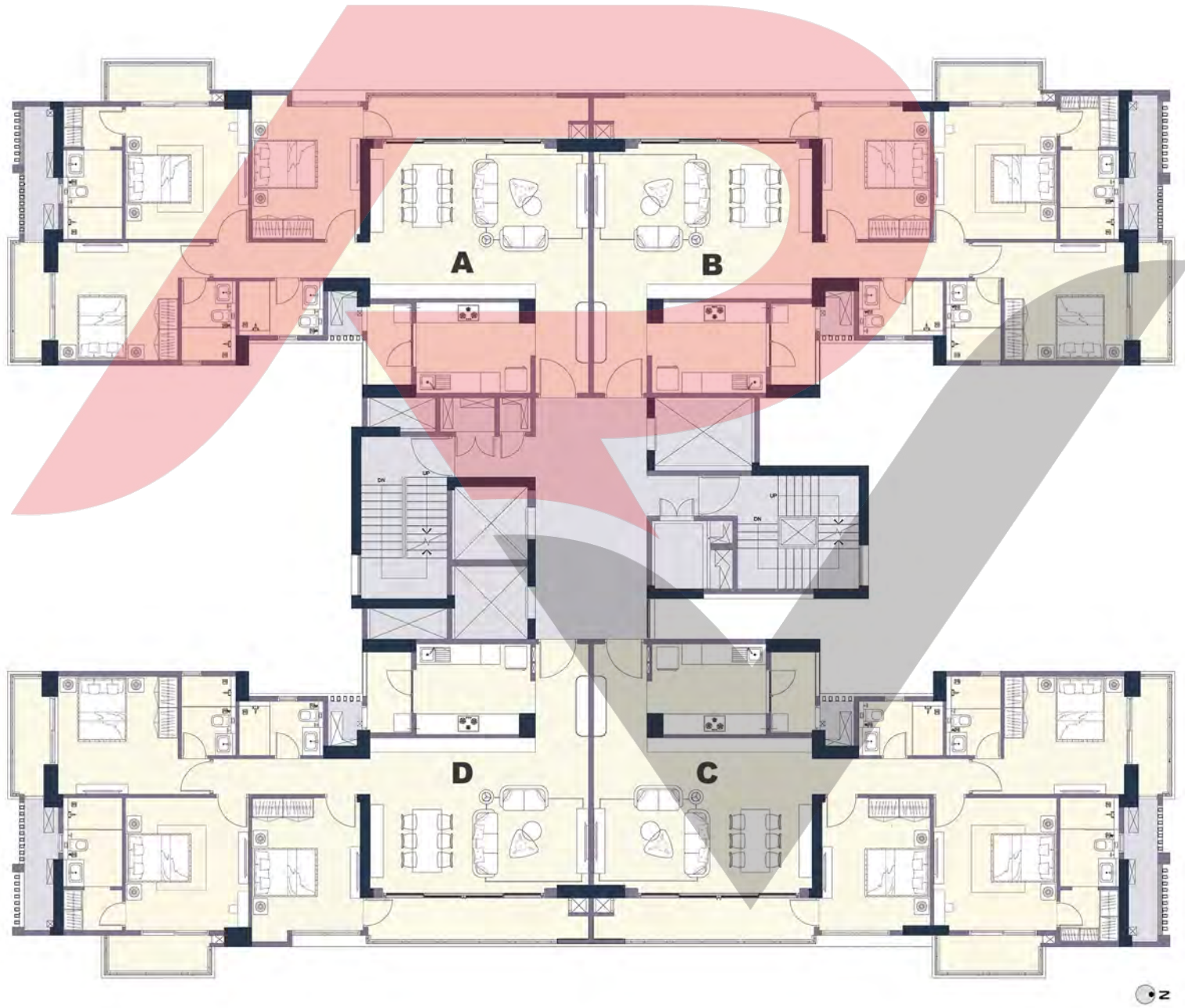


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**CLUSTER LAYOUT**  
**TOWER- 4**



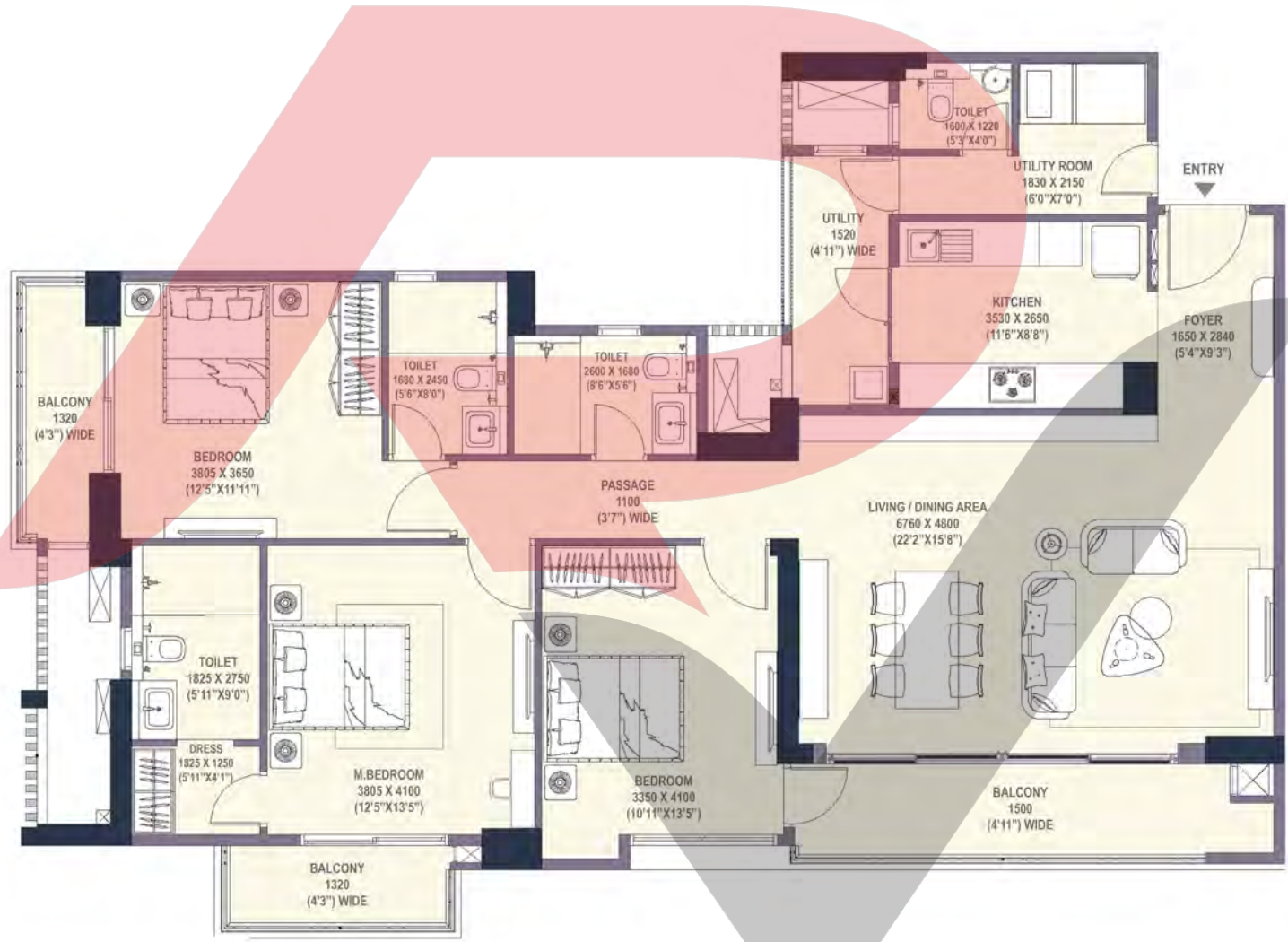
# Unit Plans

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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)	



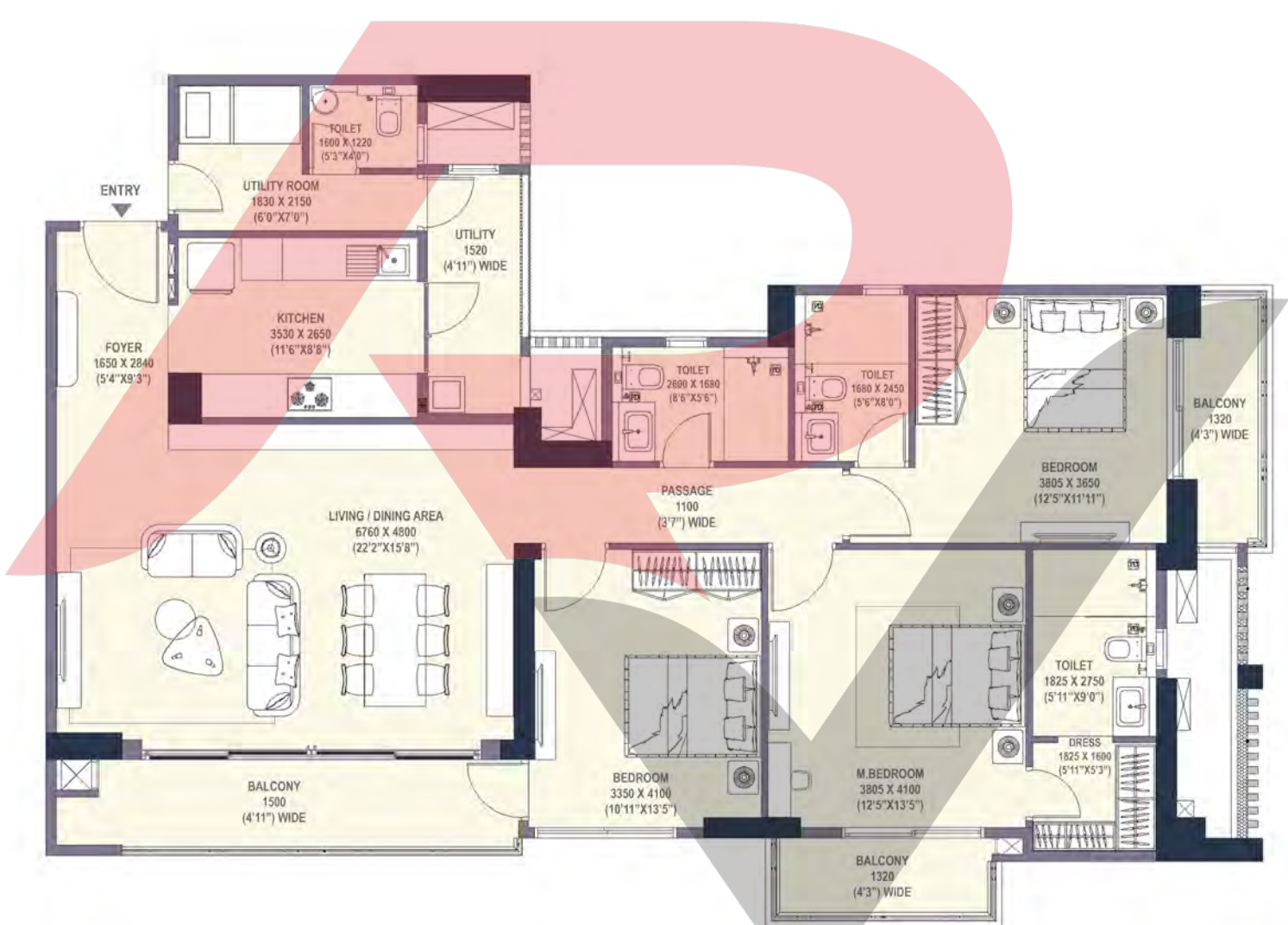
TOWER 1



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

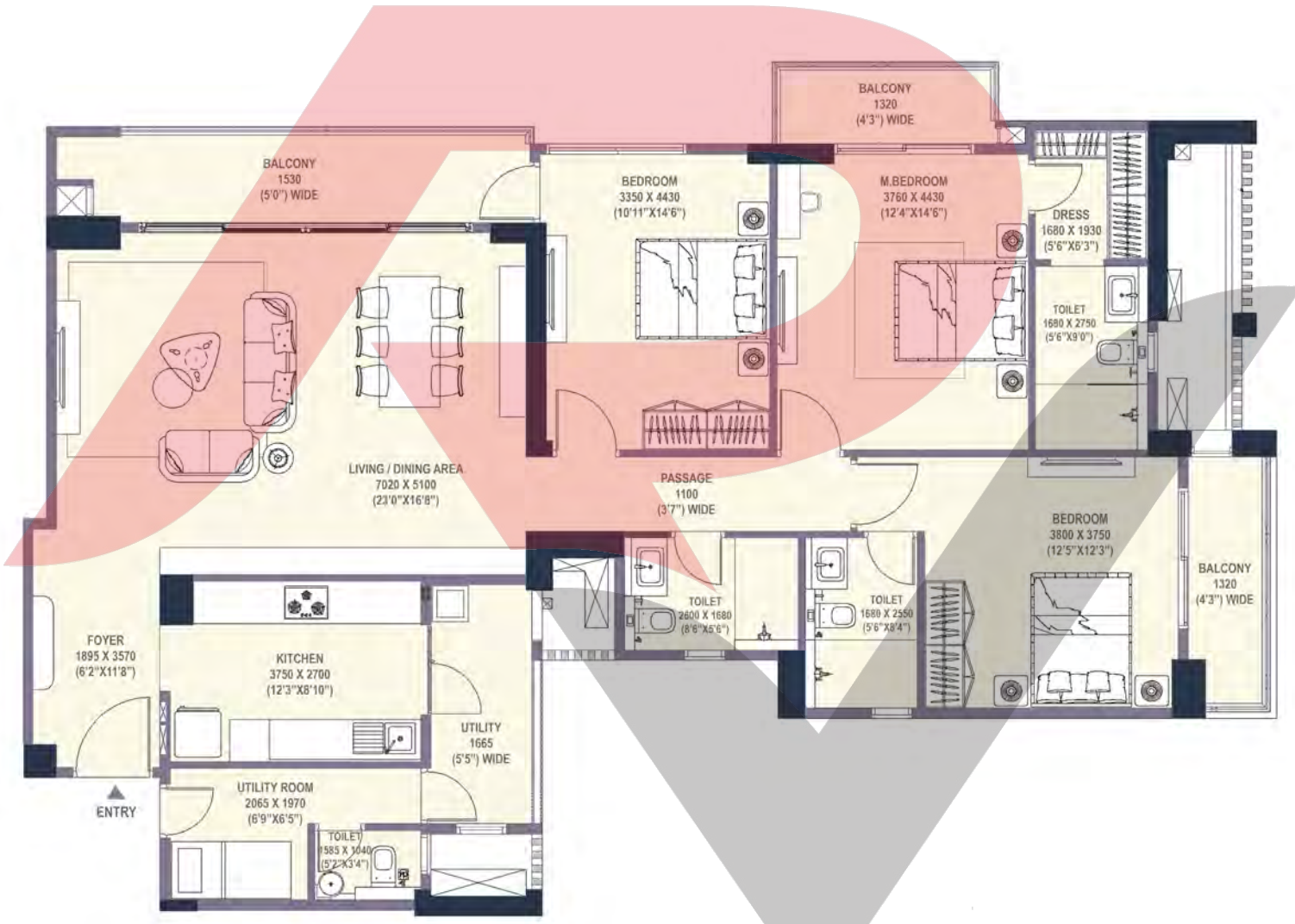


TOWER 3

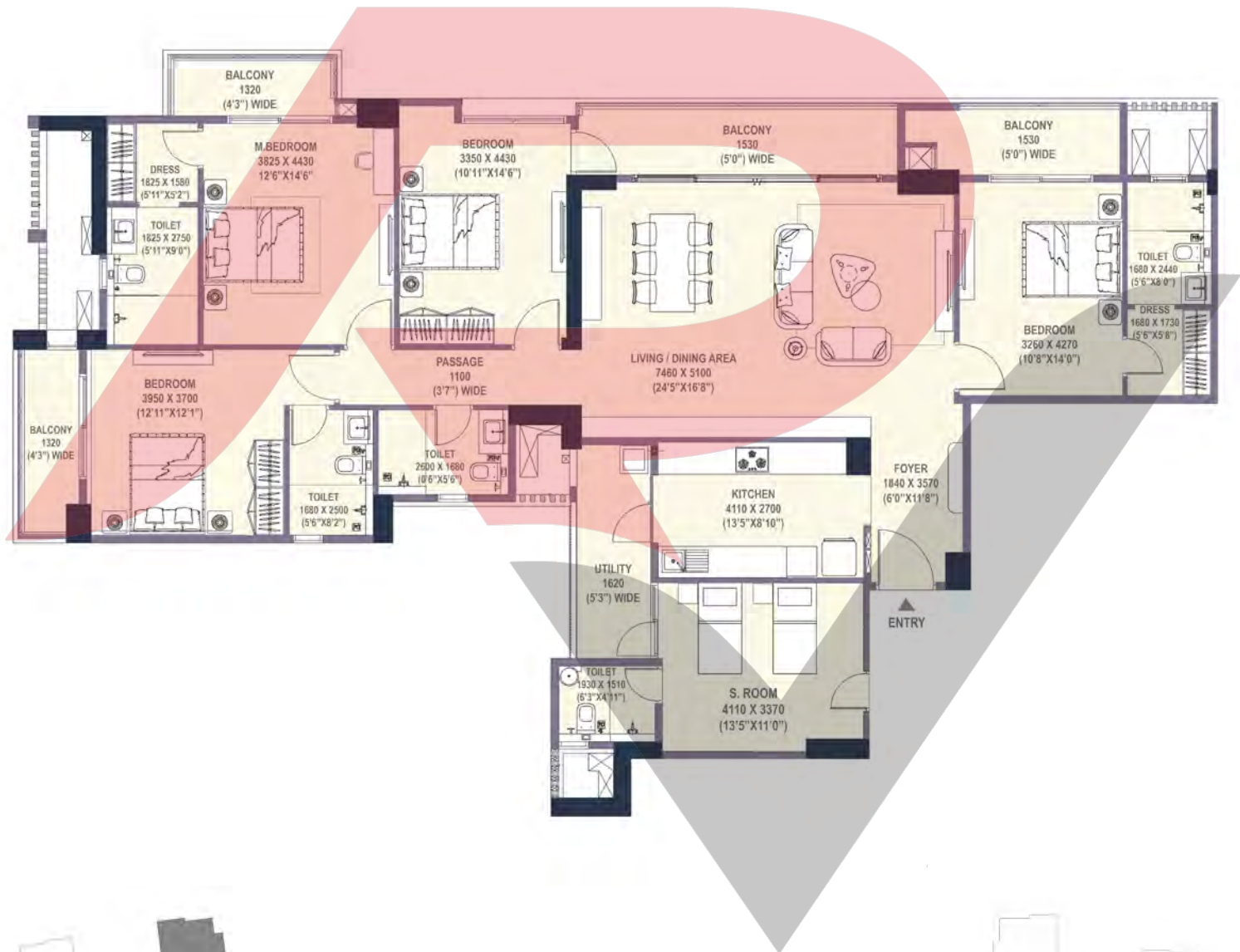
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3BHK-3T-U-T		
CARPET AREA	132.51 SQ. M (1426.37 SQ. FT)	TOWER-1 & 3
BALCONY AREA	25.82 SQ. M (277.96 SQ. FT)	
SALEABLE AREA	223.92 SQ. M (2410.23 SQ. FT)	



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)	



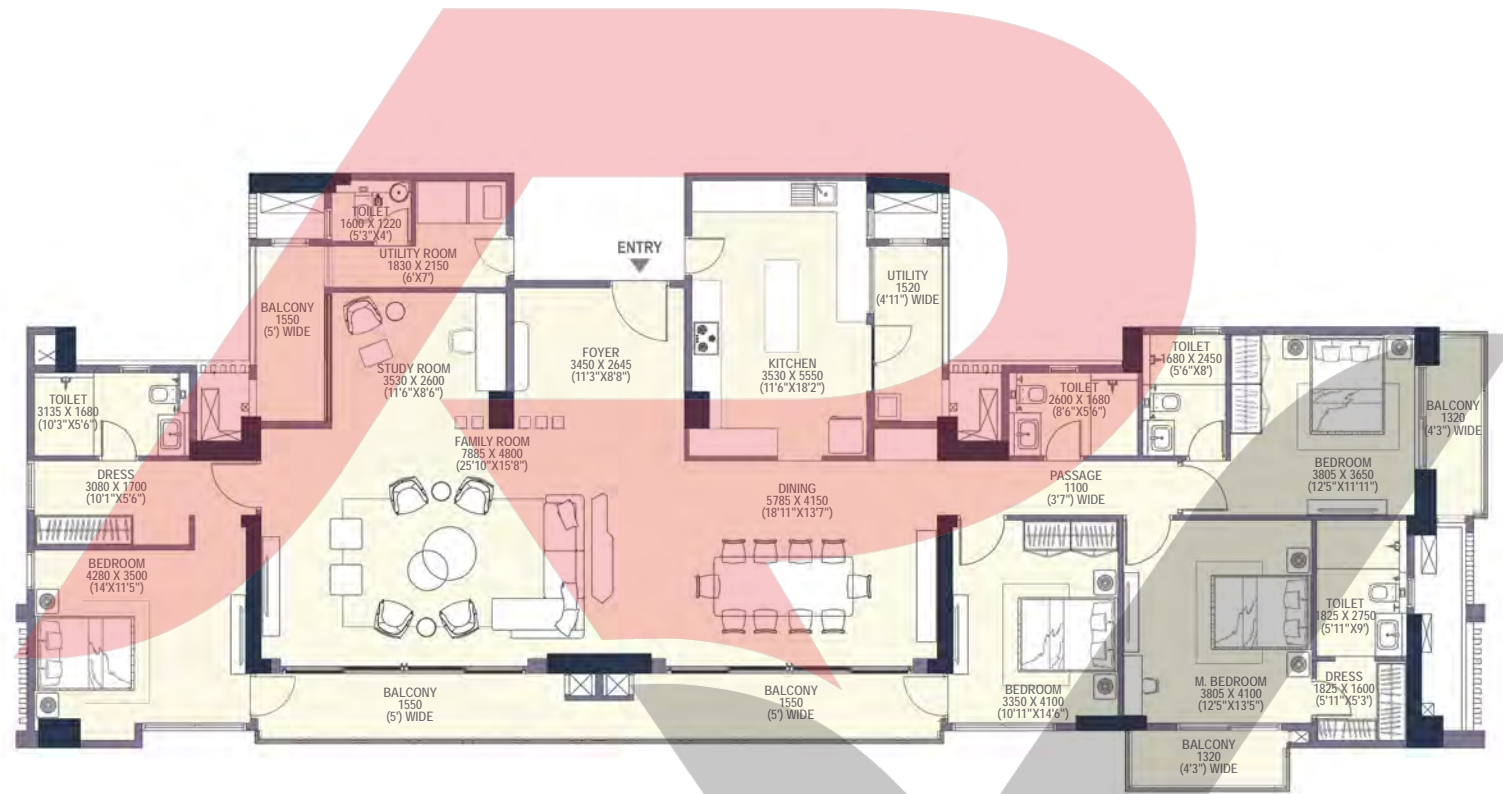
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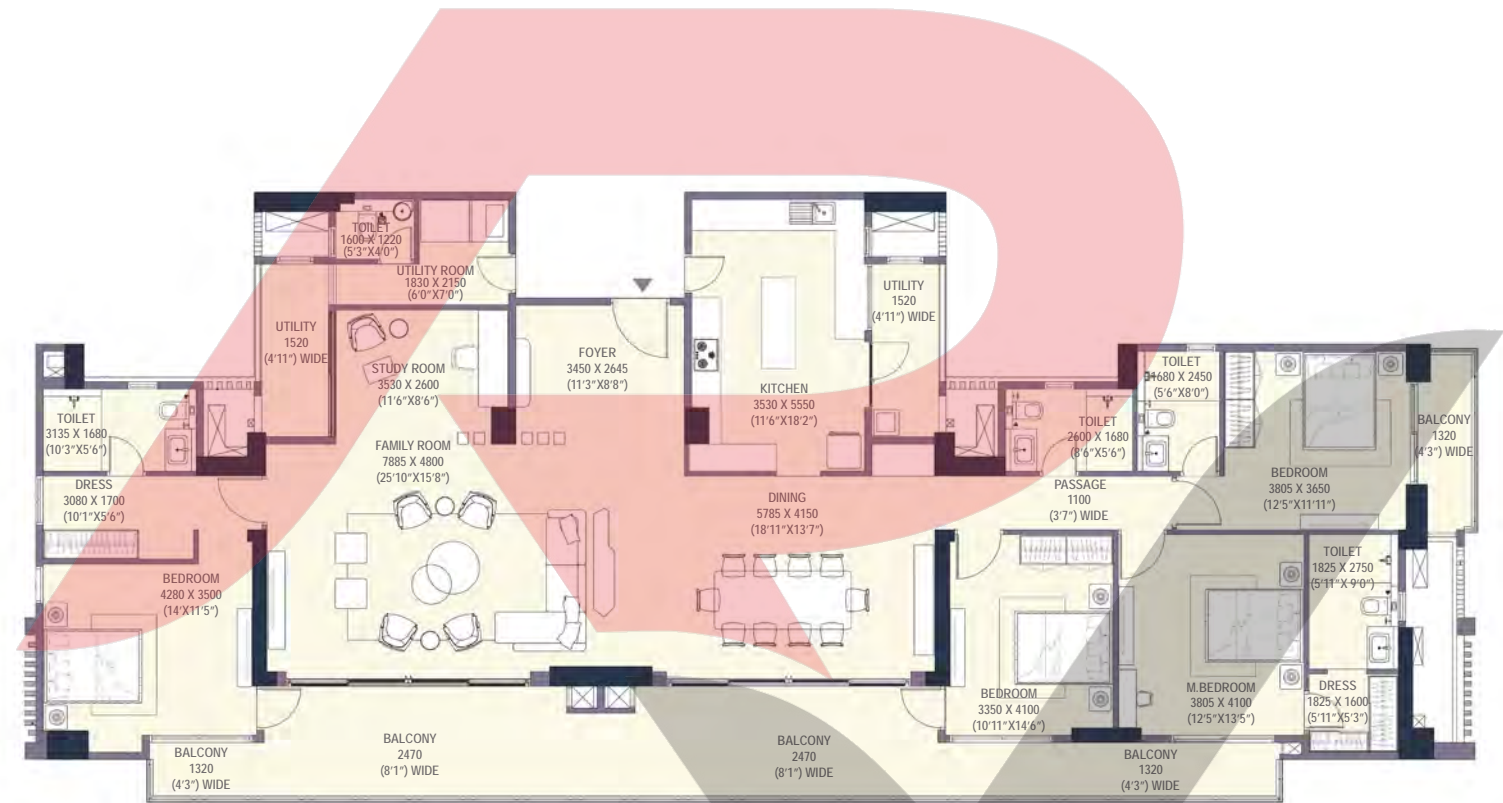
## SIMPLEX - 4BHK-4T-S-U-T

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)	



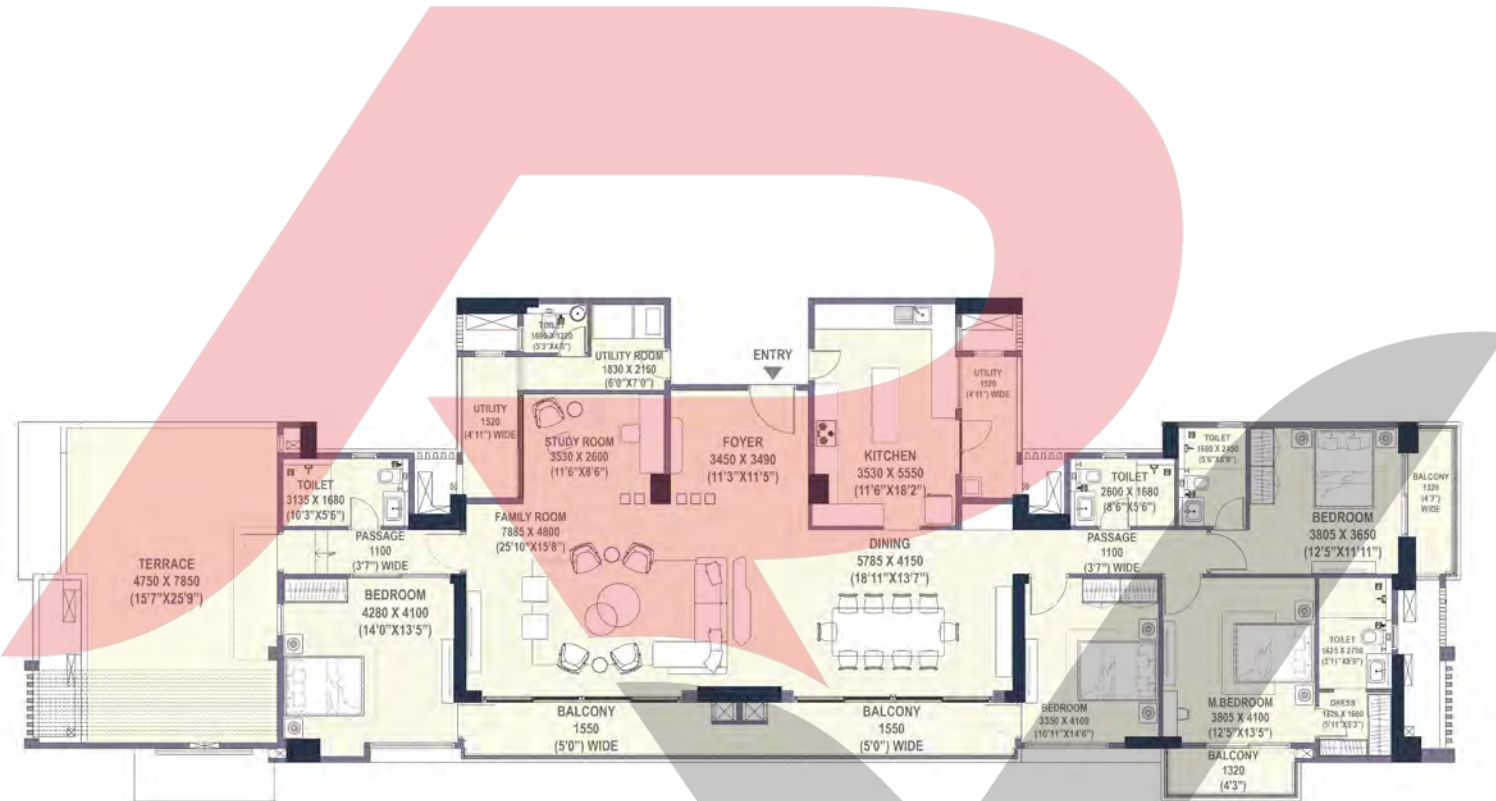
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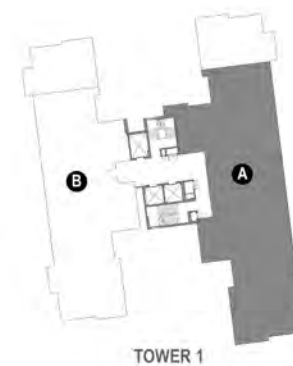
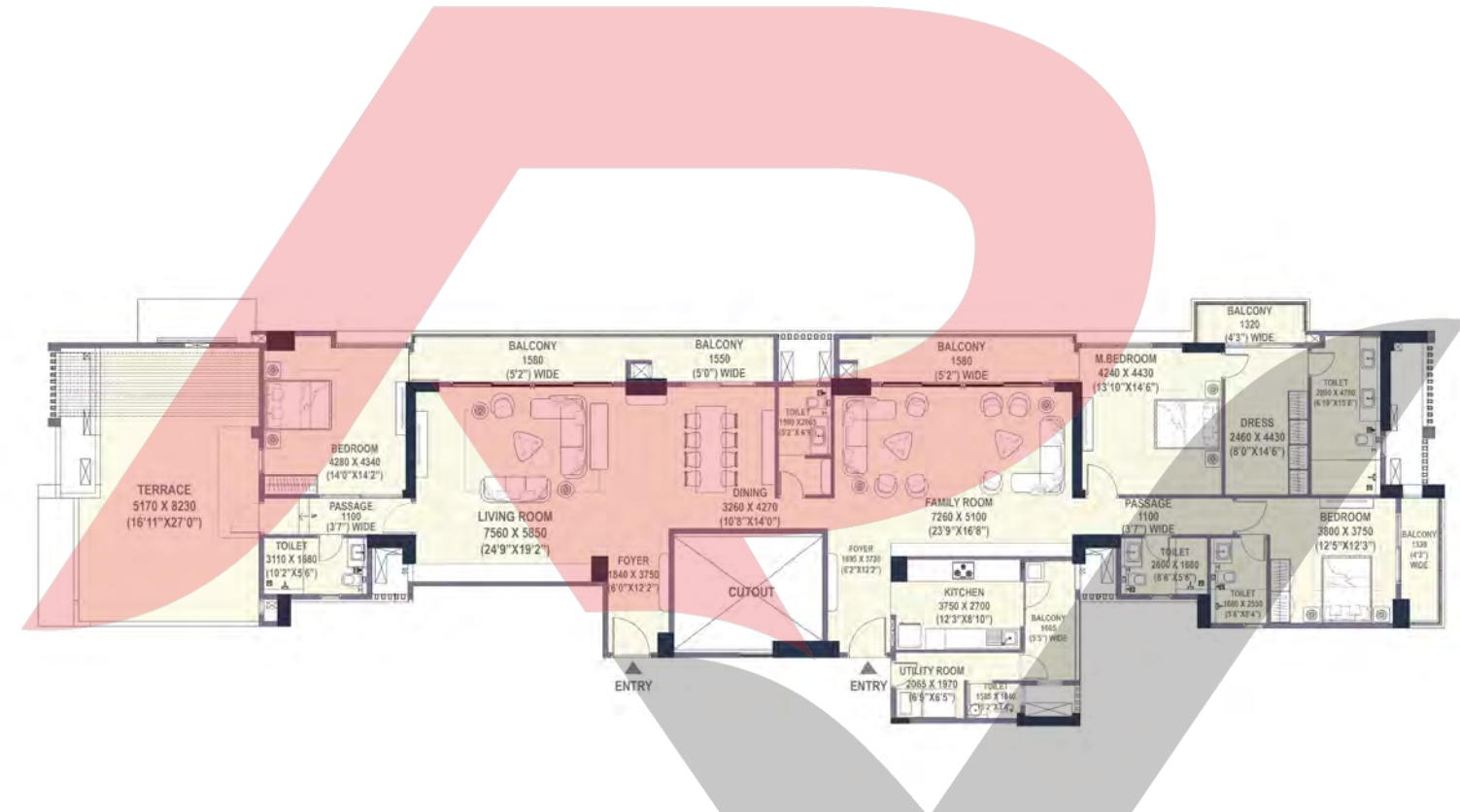
## SIMPLEX - 4BHK-4T-STUDY-U-T

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)	



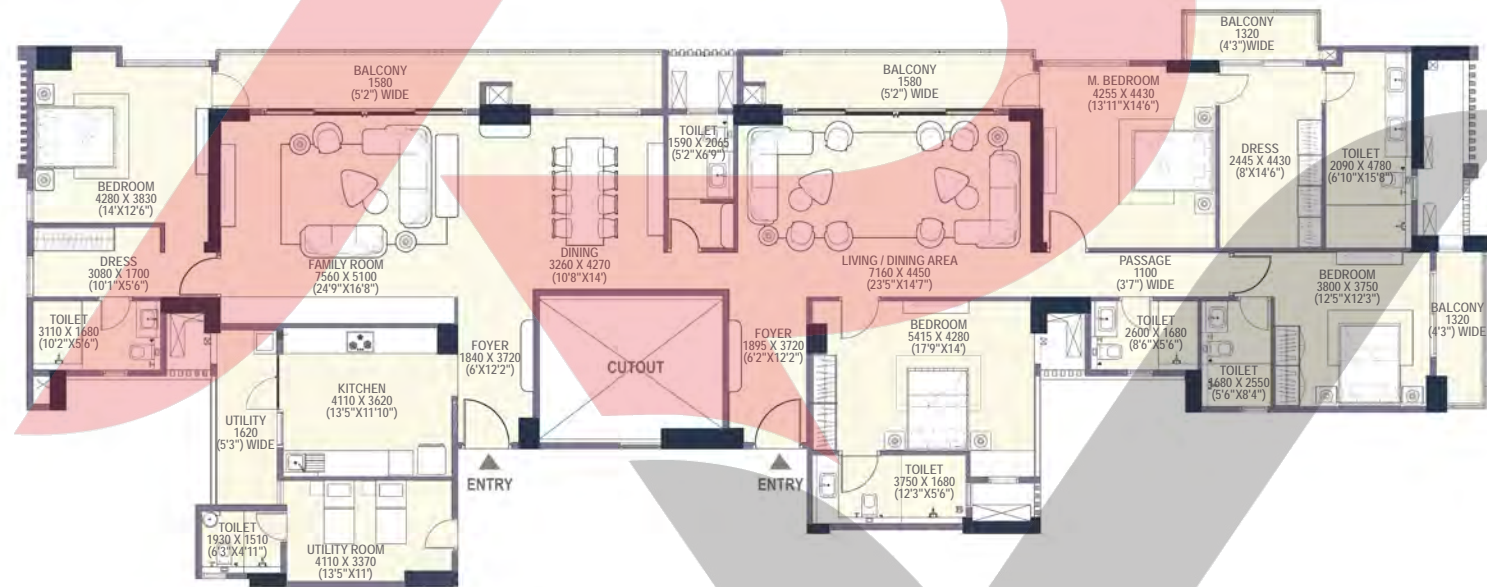
## SIMPLEX - 3BHK-5T-U-T

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)	



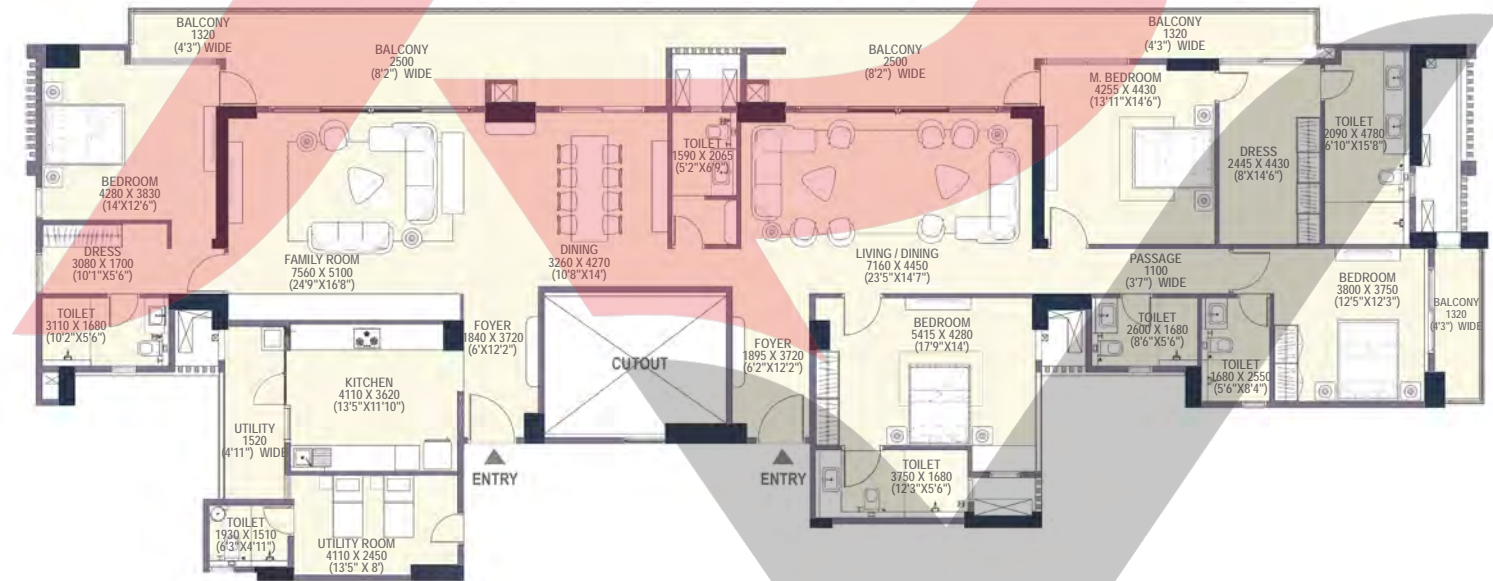
## SIMPLEX - 4BHK-6T-U-T

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

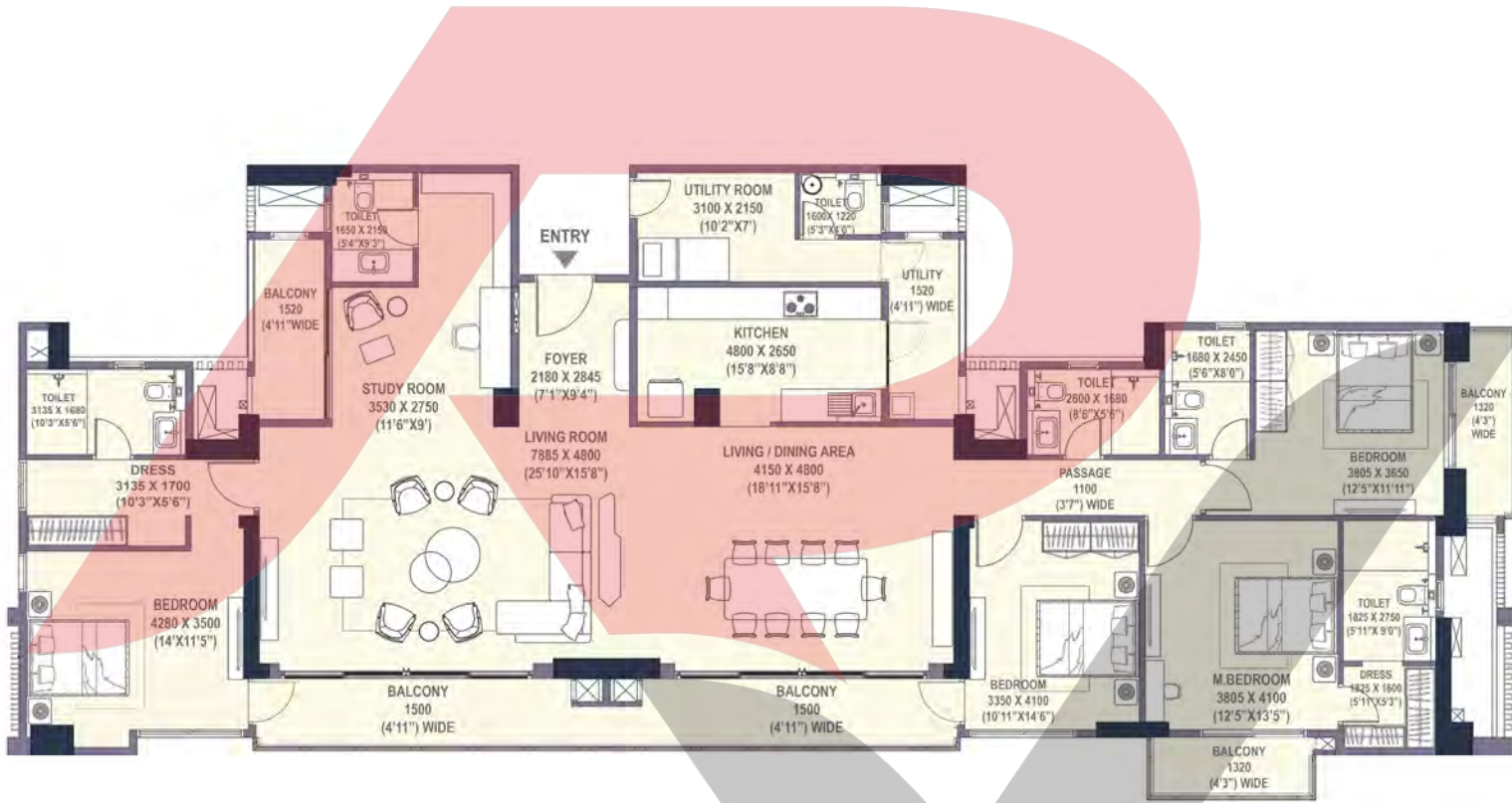
CARPET AREA	258.51 SQ. M (2782.60 SQ. FT)	TOWER-1
BALCONY AREA	70.11 SQ. M (754.71 SQ. FT)	
SALEABLE AREA	485.40 SQ. M (5224.84 SQ. FT)	





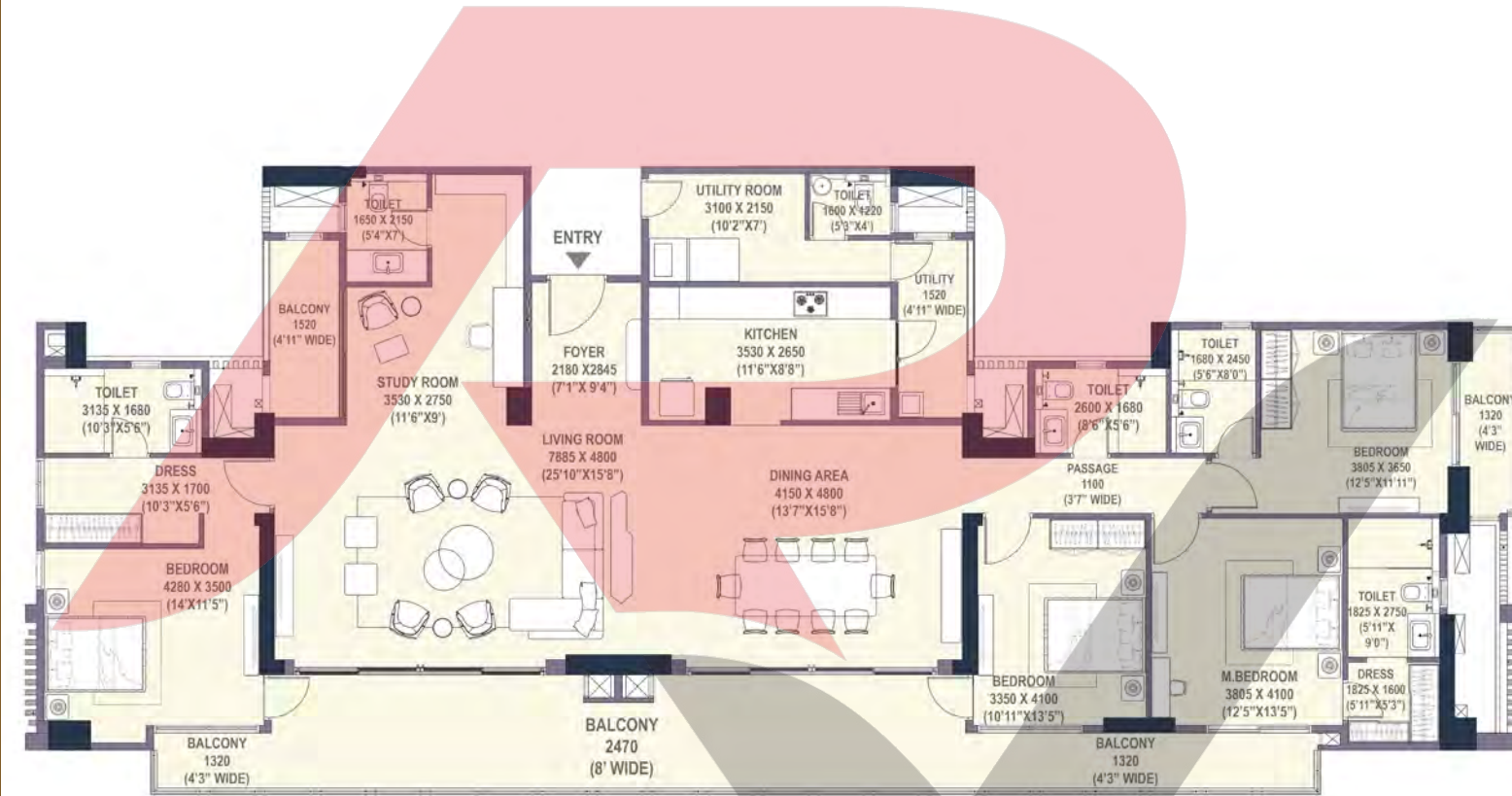
## SIMPLEX - 4BHK-5T-S-U-T

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)	



## 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)	

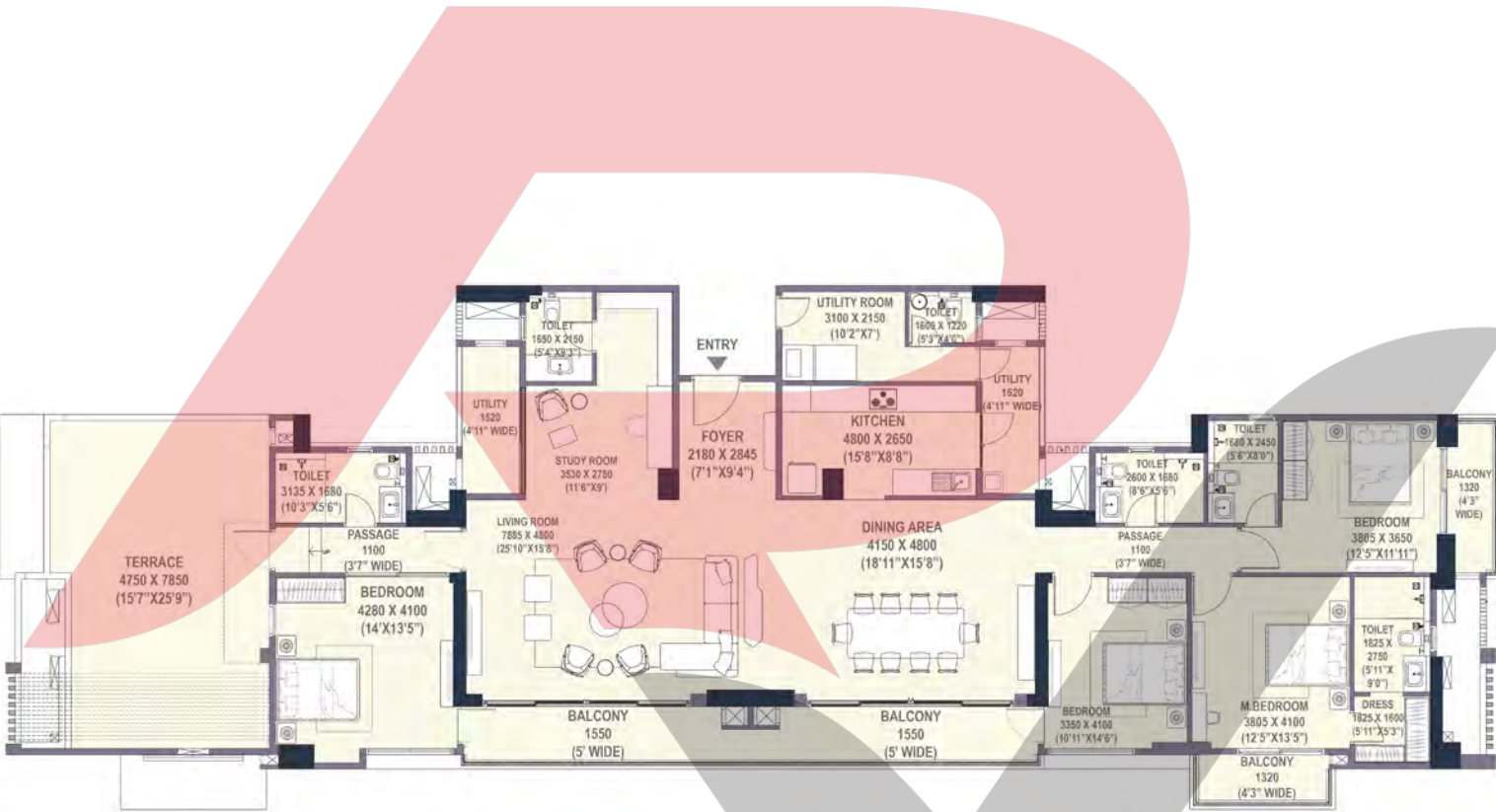


## SIMPLEX - 4BHK-5T-S-U-T

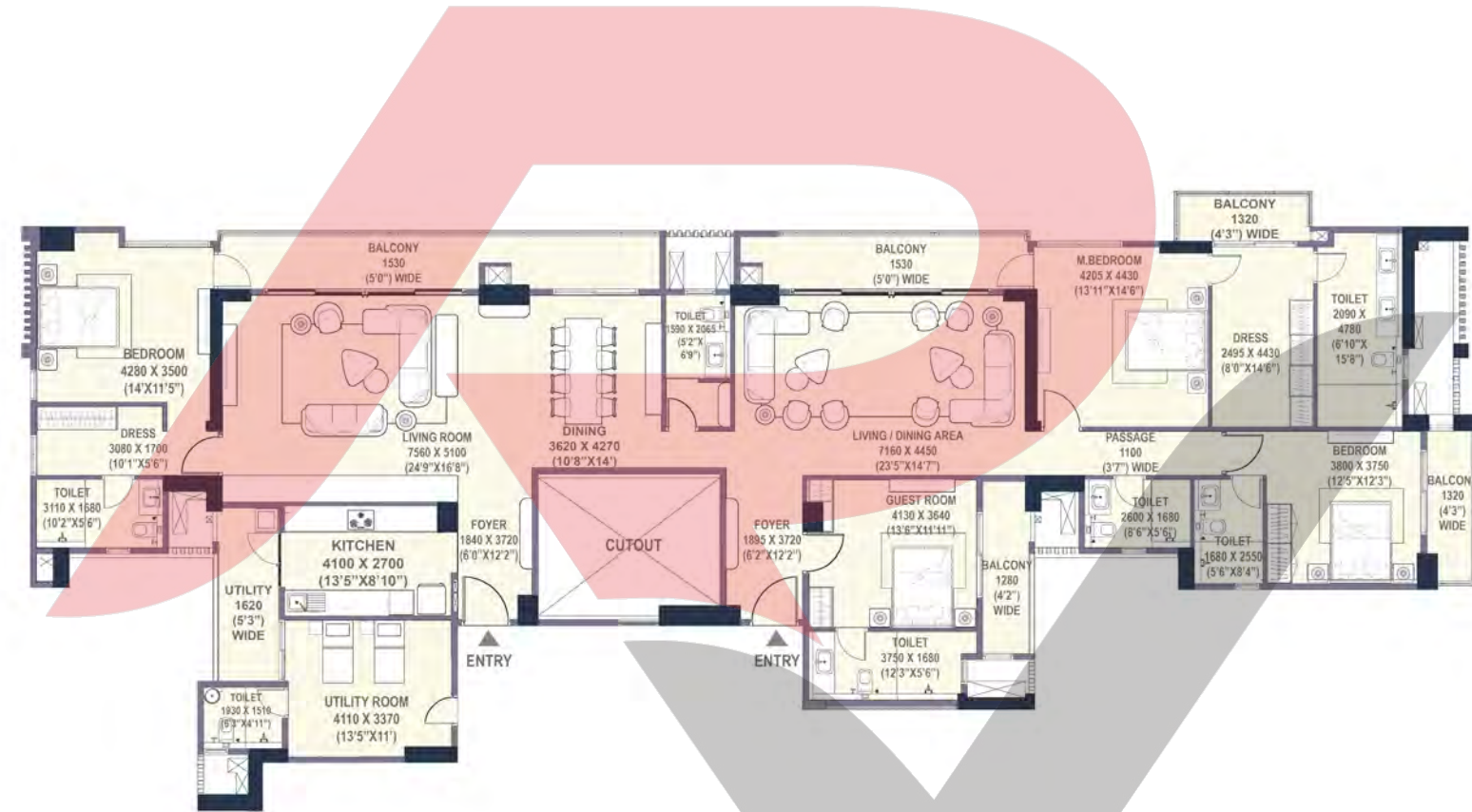
CARPET AREA	212.90 SQ. M (2291.73 SQ. FT)	TOWER-3
BALCONY & TERRACE AREA	78.65 SQ. M (846.66 SQ. FT)	
SALEABLE AREA	407.70 SQ. M (4388.51 SQ. FT)	

## 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

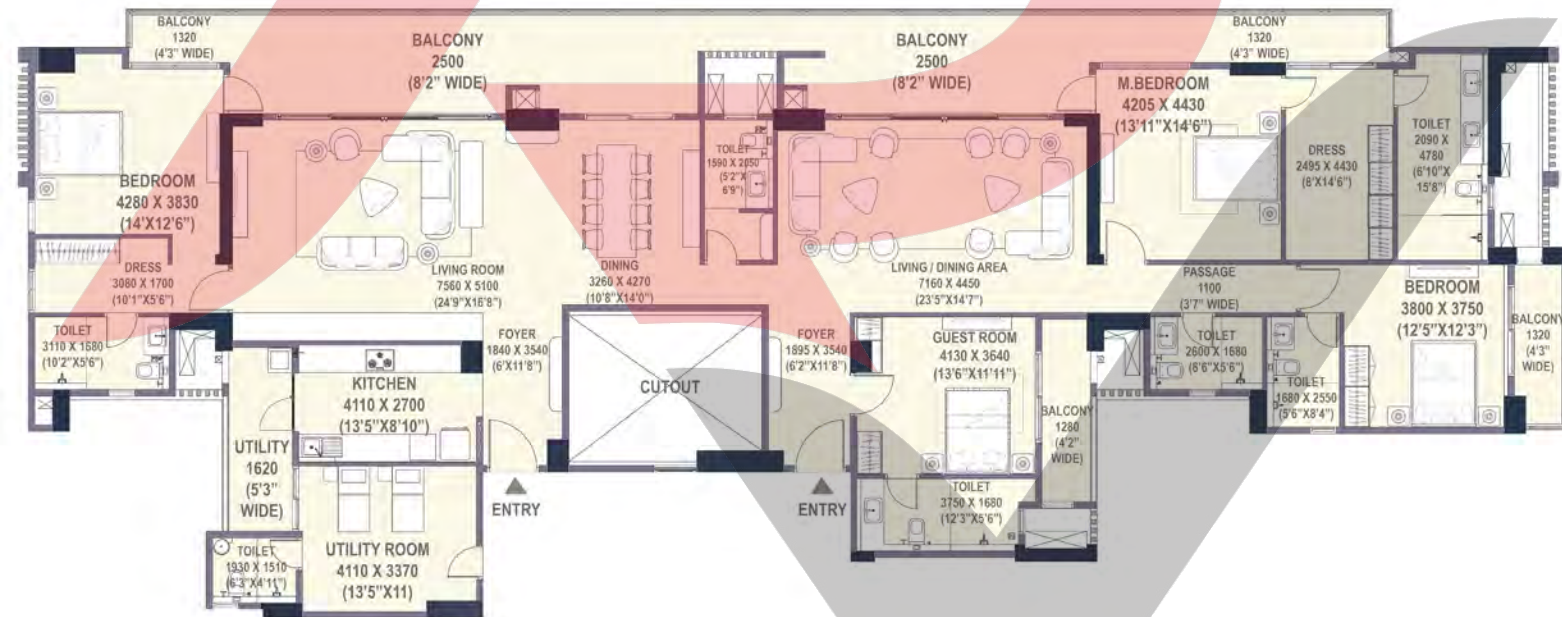


TOWER 3



## 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

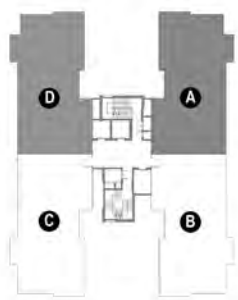
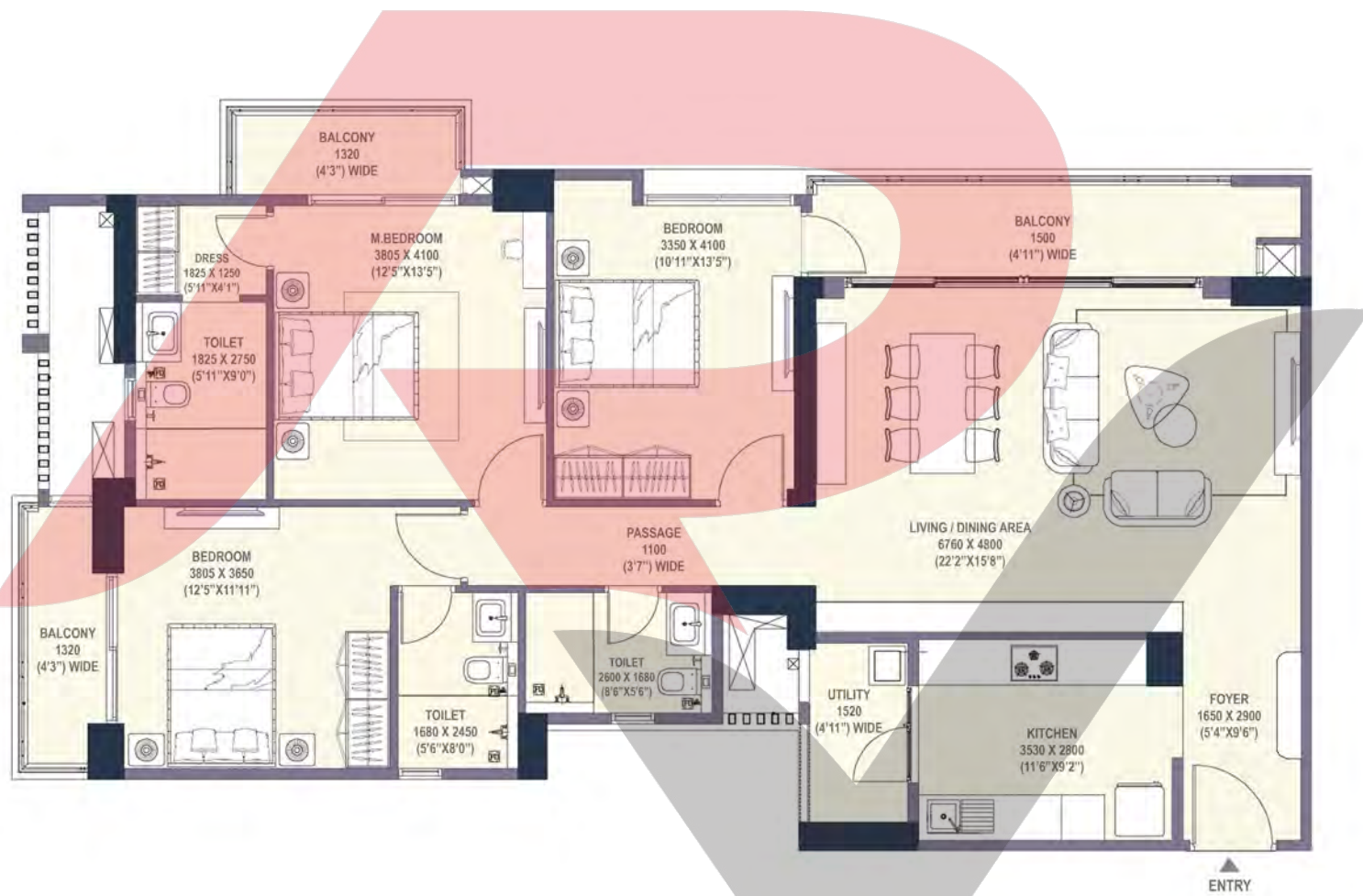
CARPET AREA	258.51 SQ. M (2782.60 SQ. FT)	TOWER- 3
BALCONY & TERRACE AREA	89.50 SQ. M (963.46 SQ. FT)	
SALEABLE AREA	489.25 SQ. M (5266.31 SQ. FT)	





### 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

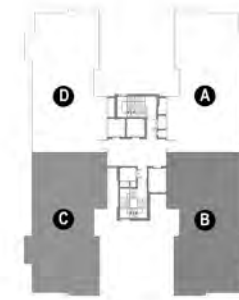
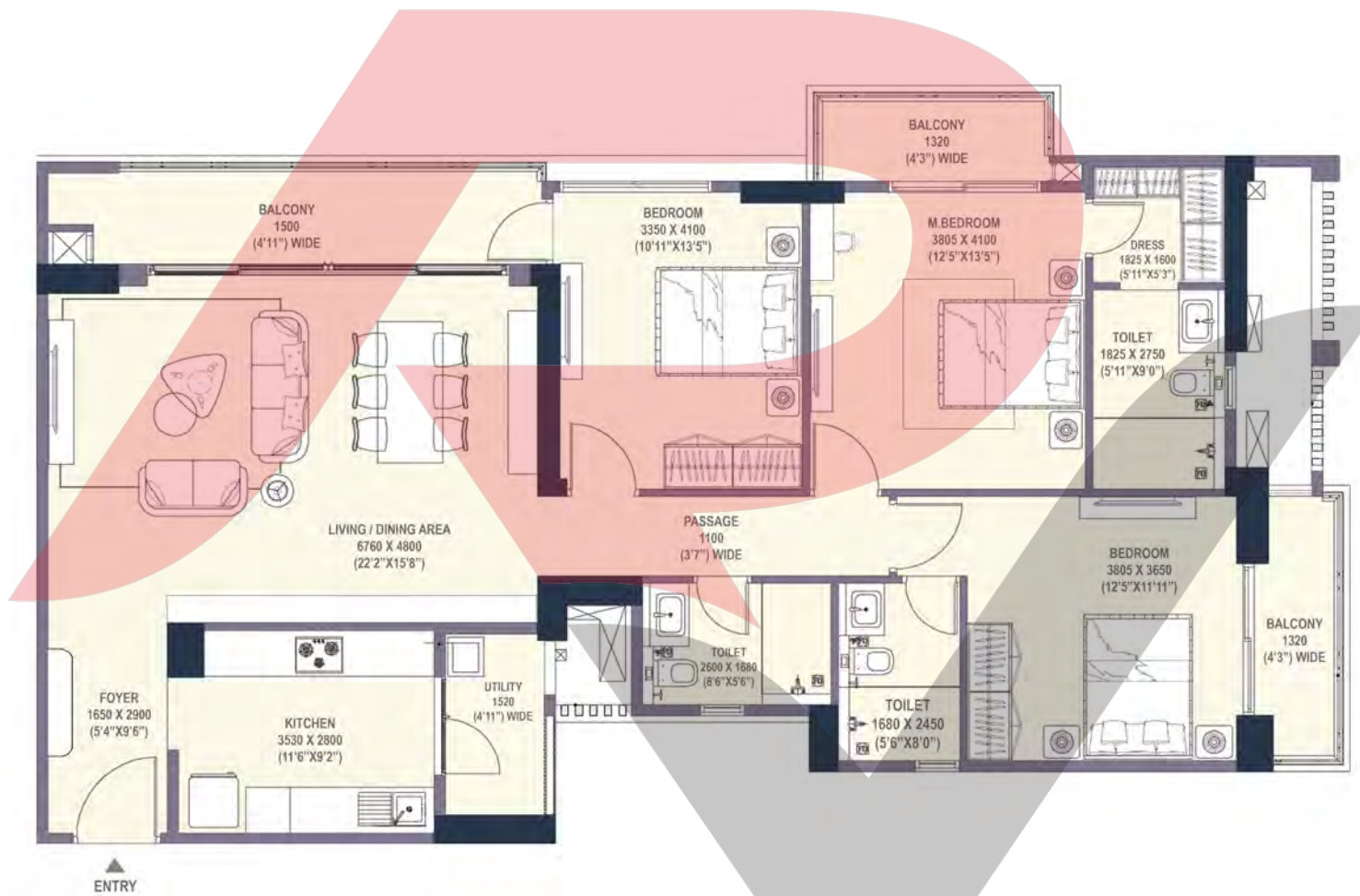


TOWER 4

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 layouts, 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 furnishings, cupboards, furniture and gadgets, 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 mtr = 10.764 sq ft

### 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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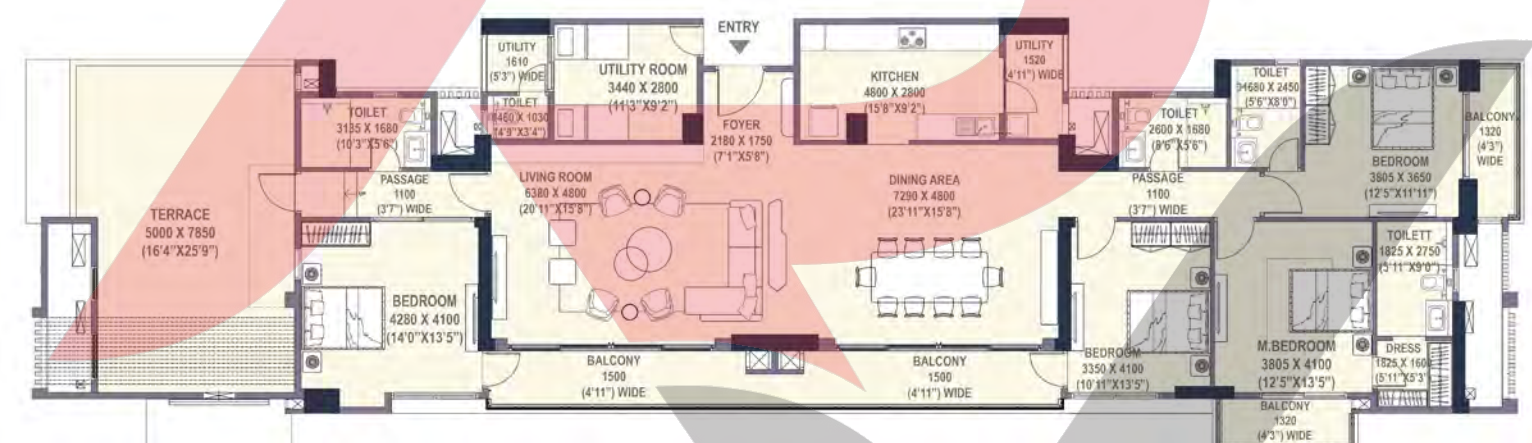
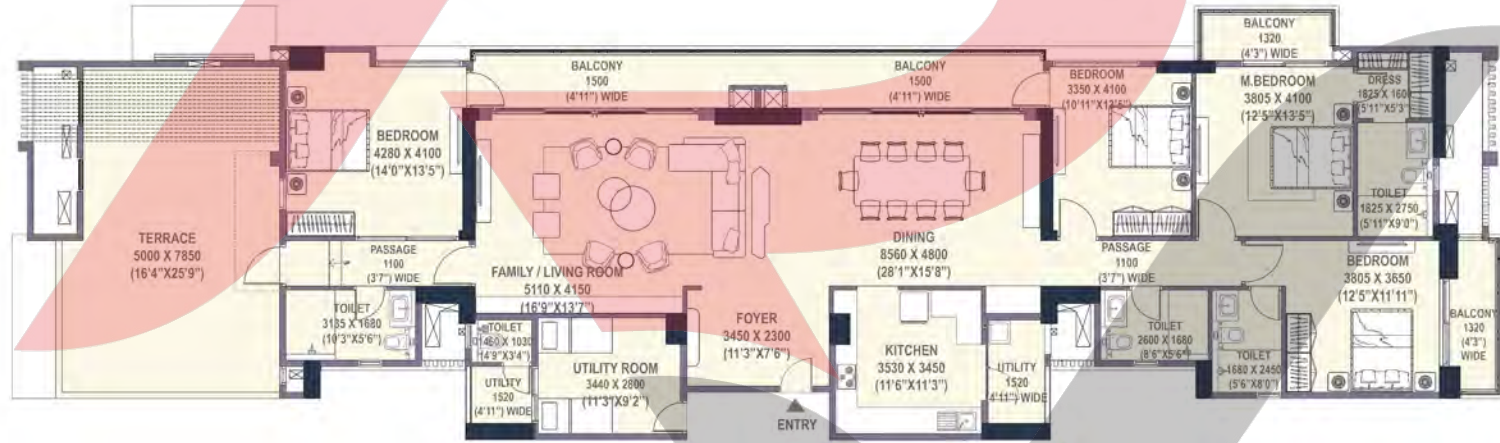


## SIMPLEX - 4BHK-4T-U-T

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



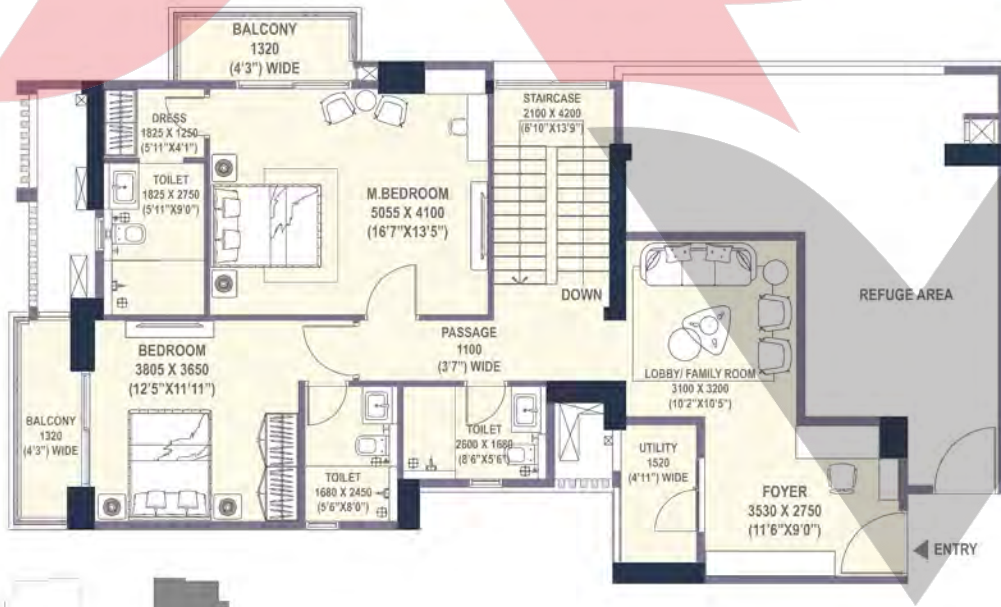
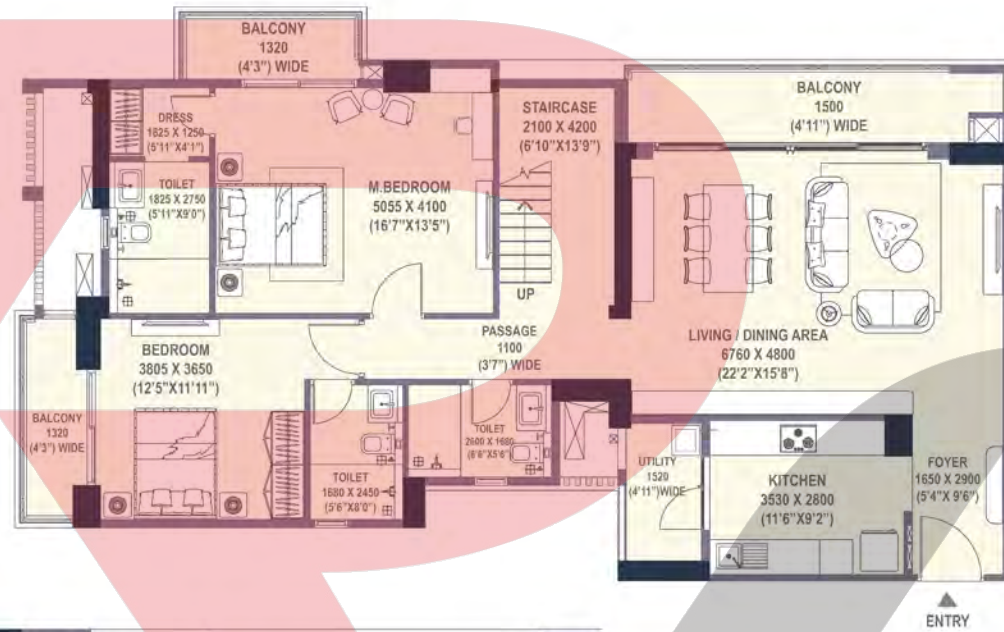
TOWER 4

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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

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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 : UPVC/Aluminum  
Windows : UPVC/Aluminum

## 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



Reside in Prominence. Revel in Nature.





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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

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.

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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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