

EMAAR

INDIA



ARTISTIC IMPRESSION

EBD 89 NXT
EMAAR BUSINESS DISTRICT

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SCO plots ranging from 98.70 sq. m to 256.10 sq. m (118 sq. yds to 306.29 sq. yds)



125-meter of wide frontage* on the 75-meter sector road



Development allowance up to 5 floors with basement (B + G + 4 + terrace)



Facade control



Open air boulevards and promenades



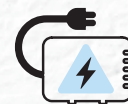
Ample parking space with easy access



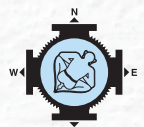
Well-appointed entrance, safety, security and other facilities



Low maintenance charges

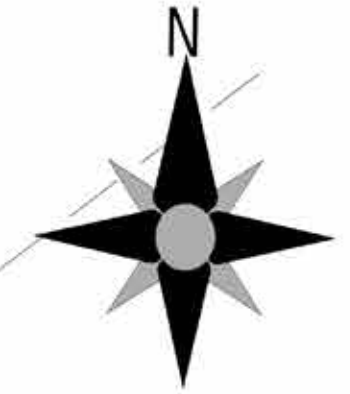


Adequate power back-up for common areas



Vastu compliant frontage of maximum plots

*Including frontage of EBD 89



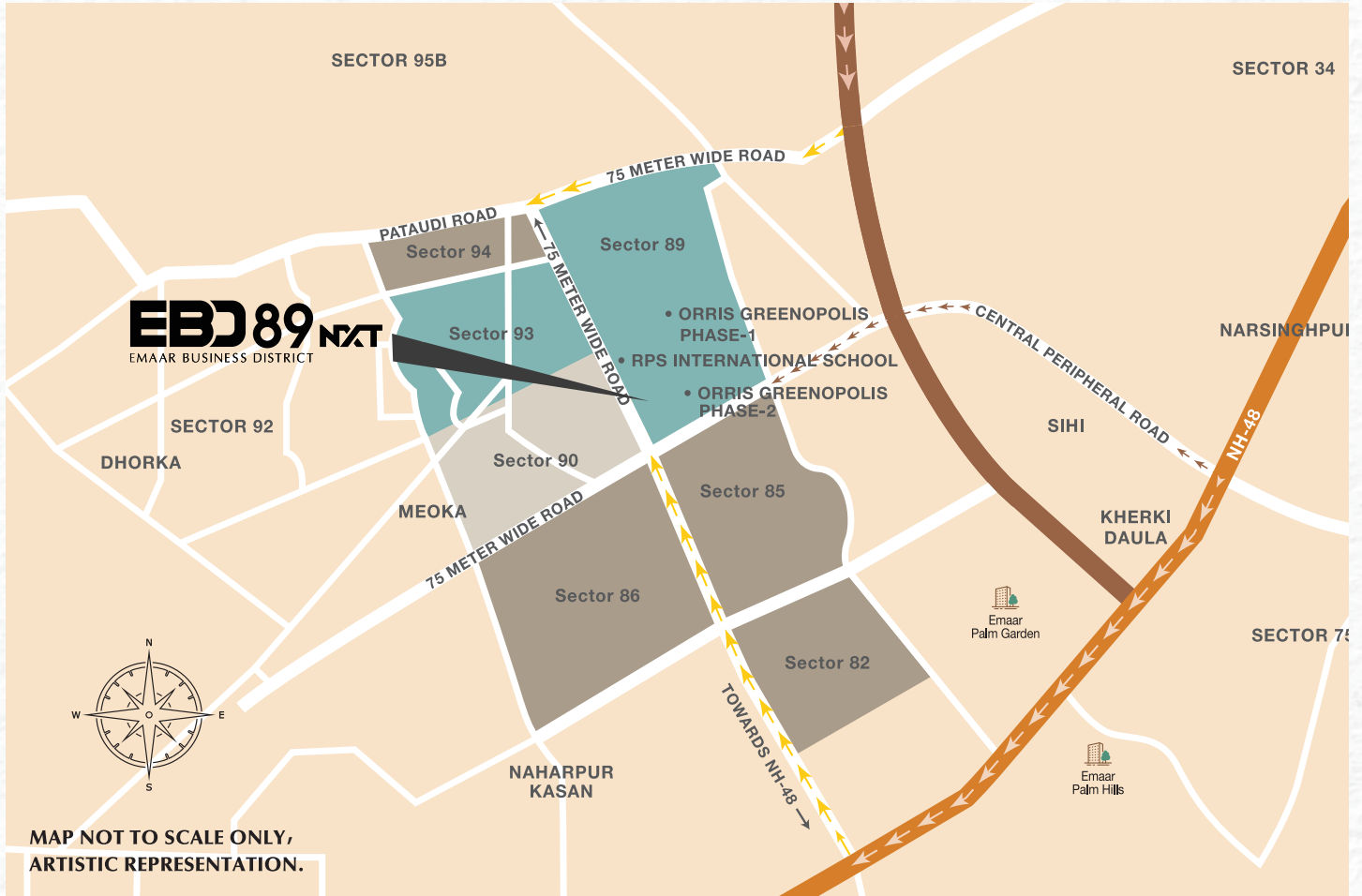
LEGEND

- ①. VEHICULAR ENTRY/EXIT
- ②. PEDESTRIAN ARRIVAL
- ③. ENTRANCE WATER FEATURE
- ④. PALM COURT
- ⑥. SERVICE AREA
- ⑦. STREET/PEDESTRIAN
- ⑨. PAVILION
- ⑩. WATER FEATURE
- ⑪. PLANTER WITH SEATING
- ⑫. PUBLIC UTILITY BLOCK
- ⑬. SUNKEN SEATING PLAZA
- ⑭. PARKING
- ⑮. OUTDOOR SEATING AREA
- ⑯. TRIANGULAR WATER FEATURE

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LOCATION MAP



MAP NOT TO SCALE ONLY,
ARTISTIC REPRESENTATION.



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Emaar Business District (EBD) – 89 NXT. is a Commercial Plotted Colony project which is being developed on land admeasuring 2.99375 acres (1.212 hectares) situated at Sector 89, in the revenue estate of Village Badha, District Gurugram, Haryana within the boundaries of Sector 89, Gurugram, Haryana, India. The Commercial Plotted Colony comprising of Shop-Cum-Office (SCO) Plots is being developed in a planned and phase manner over a period of time pursuant to License bearing No. 53 of 2021 dt. 18.08.2021 valid up to 17.08.2026 granted by the Director Town and Country Planning, Haryana (‘DTCP’) in favour of (M/s jamb Propbuild Pvt. Ltd. and others), in collaboration with Emaar MGF Land Ltd. (now known as Emaar India Limited) as per DTCP, approved layout plan vide DRG No. DTCPC-7855 dt. 18.08.21 any further revisions in future. The Project, Emaar Business District (EBD) – 89 NXT, is duly registered with HRERA - Gurugram, Haryana, vide HRERA registration No. RC/REP/HARERA/GGM/508/240/2021/76 dt. 09.11.2021. (website: www.haryanarera.gov.in). The terms of allotment/sale shall be subject to (a) Application Form, and/or Allotment Letter, and/or Buyer’s Agreement and/or Conveyance Deed; (b) licenses, building plans and other approvals.

Nothing contained herein constitutes an invitation to an offer, an offer, provisional or final allotment and does not form part of any legally binding agreement/ contract and/or commitment of any nature by the Company. All digital/ printed material/ representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes and positions and whatever facilities amenities are being shown are merely artistic impressions. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and are requested to contact the relevant project office to understand the details regarding the Project and only after thorough understanding about the same and taking appropriate advice, take a further decision regarding/in relation to the Project.

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Nothing contained herein shall construe any scheme or deposit plan or investment advice/offer/ proposal under SEBI Act, 1992 and/ or any other applicable law. Use of information for buying/ investing in the Project by any person shall be deemed to be on the basis of his/her/their independent analysis and judgement. Any construction to be put up shall be subject to the approval of building layout plans as per architecture guidelines for the development of the respective plots by the competent authority and by the developer/maintenance agency/association of allottees / RWA. The use of the information will be governed by Indian Laws, Real Estate (Regulation and Development) Act, 2016. Courts at Gurugram, Haryana shall have exclusive jurisdiction.

Emaar India Limited (formerly known as Emaar MGF Land Ltd.)

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1 Hectare = 2.471 Acres, 1 Acre = 4046.86 sq.mtrs. or 4840 sq.yds., 1 sq.mtr. = 10.764 sq.ft.

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. Distance is as per Google Maps.