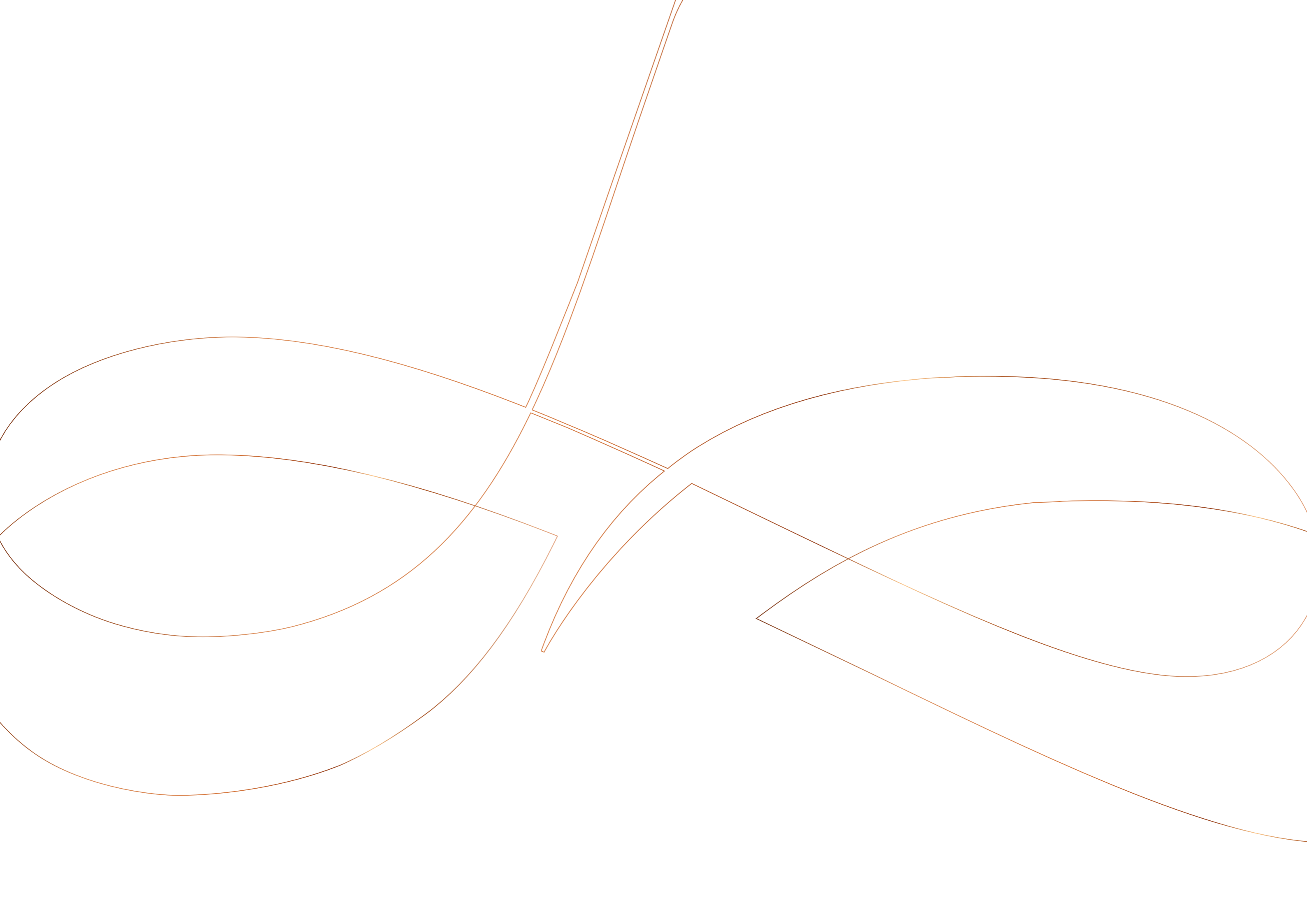


**Shapoorji Pallonji**

THE **DUALLIS**

SECTOR 46, GURUGRAM





At Shapoorji Pallonji Group, we stand as a global powerhouse, a distinguished collective of 16 esteemed companies. Across six pivotal sectors—Engineering & Construction, Infrastructure, Real Estate, Water, Energy, and Financial Services—we craft transformative solutions with precision and purpose.



At Shapoorji Pallonji Real Estate, we don't just build — we create legacies. Our homes transcend mere structures, transforming into timeless landmarks defined by impeccable design, masterful craftsmanship, and unwavering precision.

**9** cities,  
one presence

**30+** projects

**95m** sq. ft. of  
planned development

# Shapoorji Pallonji Group Legacy



**Shapoorji Pallonji**  
Real Estate



**INFRA**



**STERLING & WILSON**



**ENGINEERING &  
CONSTRUCTION**



**OIL & GAS**



**FINANCE**



**ENERGY**



High Performance Cutting Tools



A Shapoorji Pallonji - Dilip Thacker Group Joint Venture



BUILT ON TRUST



**EPC**



Journeys & Beyond



**INVESTMENT  
ADVISORS**

# A Legacy Of Landmarks





Legacies is what we set out to create. Our homes go beyond structures, becoming timeless landmarks that stand as testaments to design, craftsmanship, and precision.



### The Palace of the Sultan of Oman

A regal masterpiece of architectural grandeur, seamlessly blending Omani heritage with timeless opulence.



A Shapoorji Pallonji - Dilip Thacker Group Joint Venture

Skylines are what we have shaped. With a heritage of excellence, our developments blend innovation, craftsmanship, and enduring quality to elevate lifestyles. Each project is a commitment to precision, design, and an uncompromising vision of the future.

### The Imperial, Mumbai

India's tallest twin luxury towers at 258m, a skyline - defining icon with ten Asia Pacific Property Awards.



## World Trade Centre, Mumbai

India's first WTC, a landmark of global commerce and innovation, shaping the city's financial skyline.



Actual Image

## Seat of Government & Presidency, Ghana

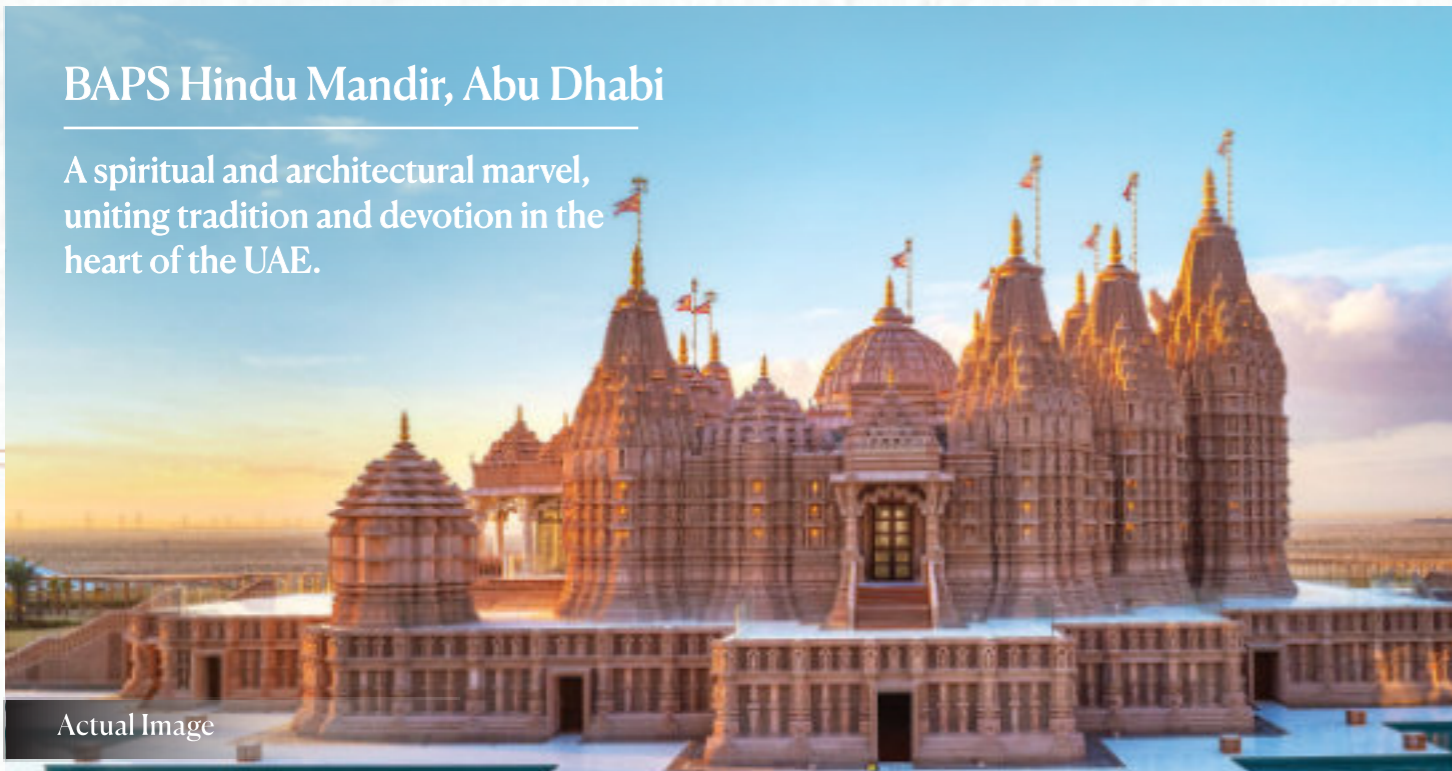
A symbol of governance and legacy, designed to embody strength, dignity, and national pride.



Actual Image

## BAPS Hindu Mandir, Abu Dhabi

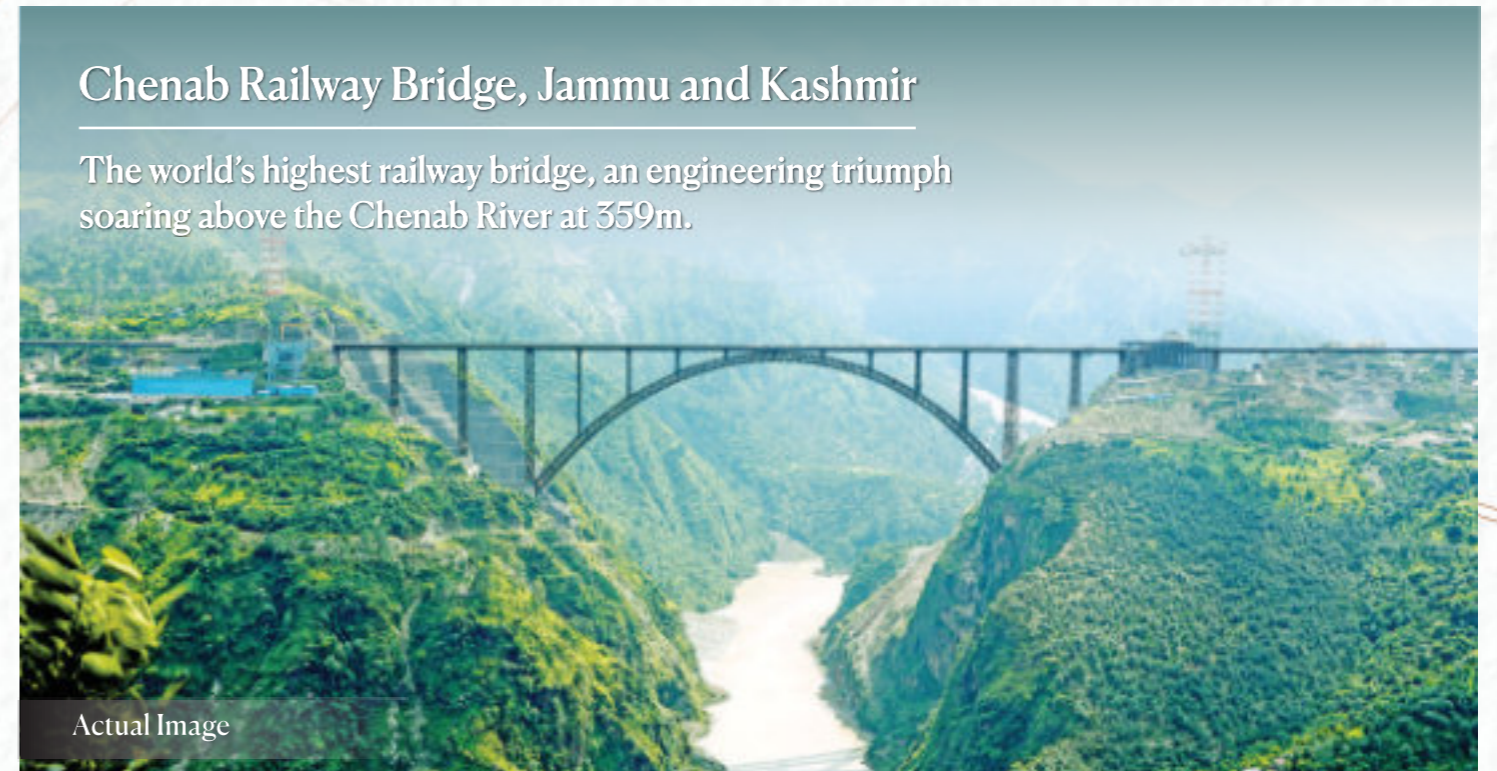
A spiritual and architectural marvel, uniting tradition and devotion in the heart of the UAE.



Actual Image

## Chenab Railway Bridge, Jammu and Kashmir

The world's highest railway bridge, an engineering triumph soaring above the Chenab River at 359m.



Actual Image

## The Odyssey, Mumbai

State-of-the-art residences at Marine Drive, blending heritage craftsmanship with modern luxury.

MahaRERA Number: P51900050998.  
For more details, visit <https://maharera.maharashtra.gov.in>



Artist's Impression

## Golfland at Vanaha Bavdhan, Pune

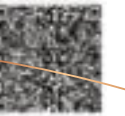
India's first golf-themed luxury residences, set within championship fairways and lush greens.

MahaRERA Numbers: Golfland VII & VIII: P52100052530.  
For more details, visit <https://maharera.maharashtra.gov.in>



Artist's Impression

MahaRERA Numbers: Mango Tree Villa Tower 1 - P52400052683.  
For more details, visit <https://maharera.maharashtra.gov.in>



## Wildernest SP Kingstown, Pune

A low-density enclave of homes, offering space, seclusion, and panoramic natural beauty.

Artist's Impression



KREEVA is a luxury real estate venture of the Kanodia Group — a bold vision currently taking shape through landmark developments planned across Delhi-NCR.

It represents a rare fusion of two diverse yet complementing entrepreneurial forces:

**The Kanodia Group:**

A diversified business conglomerate with a legacy of trust and scale

**MAP (Meridian Asset Partners):**

A specialized asset management firm with deep expertise in the real estate sector.

Together, they bring a powerful combination of industrial credibility and investment foresight, positioning KREEVA to deliver distinctive high-end residences in key locations such as Gurugram, South Delhi, and Noida.

PRESENTING

**Shapoorji Pallonji**

THE **DUALIS**

BECAUSE STATURE  
DESERVES STATURE.

# Gurugram's Next Leap

Sector 46 is set to benefit from a wave of transformative infrastructure projects,  
enhancing connectivity, convenience, and everyday living.



Direct access to NH-48, Golf Course Road, and Southern Peripheral Road ensures smooth travel to Delhi and Gurugram's business districts.

The HUDA City Centre Metro Station and upcoming metro stations enhance daily commuting ease.

### Road Upgrades

A proposed underpass at Bakhtawar Chowk will ease congestion, integrating with the metro and the upcoming Inner Ring Road for smoother traffic flow.

### Metro Expansion

An under construction 28.5 km corridor with 27 stations will redefine mobility. Phase 1 (15.2 km, 14 stations) begins in May 2025, with completion expected by mid-2027. Cyber Park, Sector 45 & Sector 47 stations will provide seamless metro access to the area.

### Commercial Growth

With increasing corporate hubs and one of India's largest upcoming IKEA in Sector 47, the area is rapidly emerging as a prominent retail and business destination.



Leading hospitals like Medanta Medicity & Artemis, along with top schools such as The Shri Ram School & DPS International, are within a 5 km radius.



Close to Cyber City, Golf Course Extension, South Point Mall, and Sector 29's entertainment zone, offering a vibrant lifestyle.

### Shopping Malls

- 2.9 km 5 Mins Raheja Mall
- 4.0 km 10 Mins Omaxe City
- 4.8 km 10 Mins Star Mall
- 11.3 km 12 Mins Ambience Mall

### Hospitals

- 1.2 km 4 Mins Medanta The Medicity
- 2.3 km 7 Mins CK Birla Hospital
- 3.3 km 10 Mins Fortis Hospital
- 3.5 km 10 Mins Artemis Hospital
- 3.8 km 11 Mins Max Hospital
- 6.1 km 19 Mins Paras Hospital

### Business Parks

- 1.2 km 3 Mins Unitech Cyber Park
- 2.7 km 6 Mins Sector 32 (Industrial Hub)
- 3.6 km 8 Mins Sector 44 (Industrial Hub)
- 4.5 km 10 Mins M3M IFC
- 9.9 km 18 Mins DLF Cyber Hub

### Hotels

- 3.0 km 7 Mins Ramada by Wyndham
- 3.0 km 11 Mins Taj City Centre
- 3.8 km 11 Mins Radisson Hotel
- 4.5 km 13 Mins Courtyard By Marriott
- 5.5 km 15 Mins Crowne Plaza Gurugram
- 7.4 km 17 Mins Grand Hyatt

### Road Connectivity

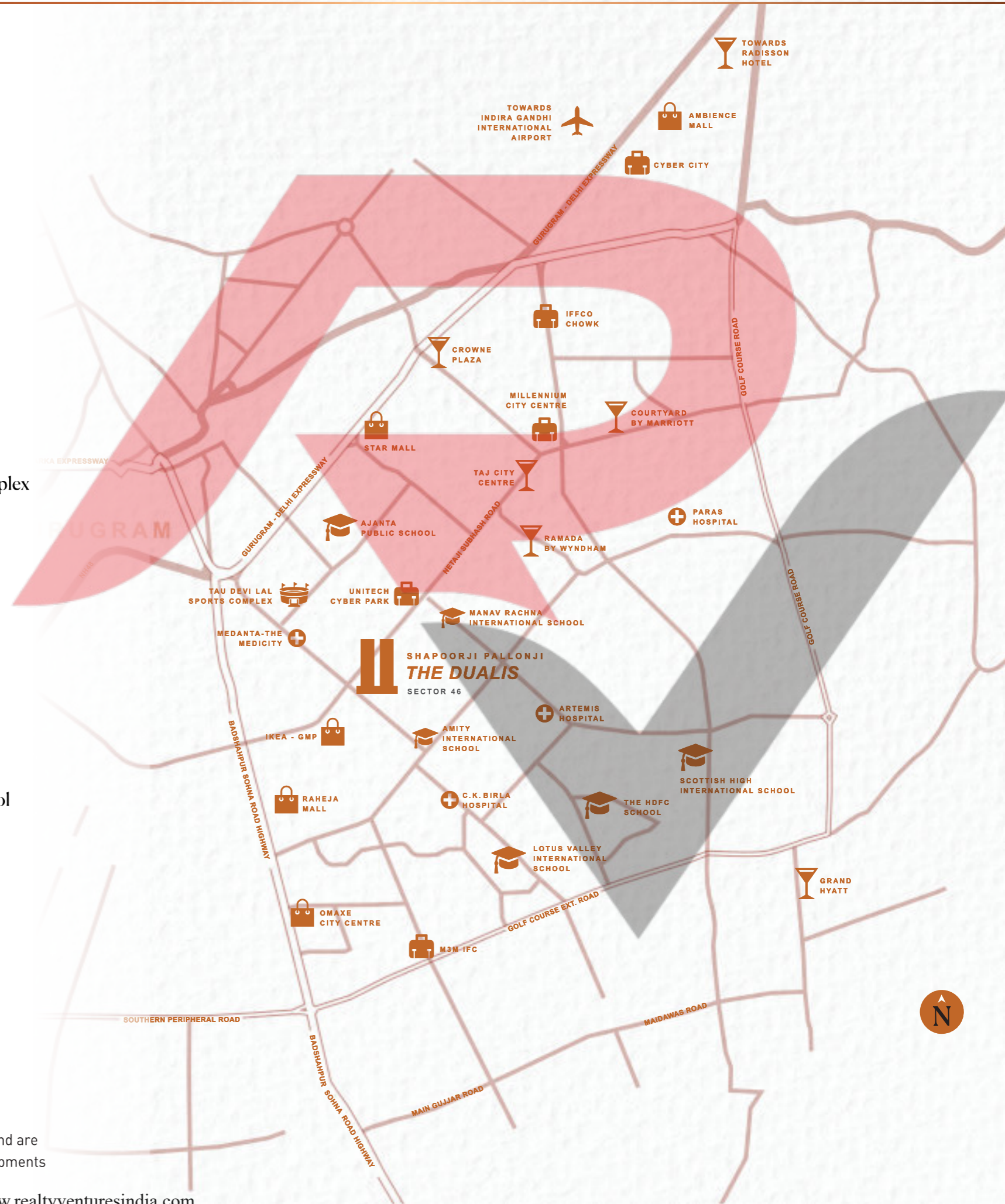
- 0 km 0 Mins Netaji Subhash Rd.
- 1.9 km 3 Mins Sohna Rd.
- 2.3 km 5 Mins NH8
- 4.1 km 9 Mins Golf Course Ext. Rd.
- 4.1 km 9 Mins Southern Peripheral Rd.
- 5.9 km 9 Mins Golf Course Rd.
- 11.7 km 16 Mins Dwarka Expressway

### Landmarks

- 0.4 Km 2 Mins IKEA (Upcoming)
- 2.0 km 5 Mins Tau Devi Lal Sports Complex
- 3.3 km 7 Mins Millennium City Centre
- Metro Station
- 7.4 km 9 Mins IFFCO Chowk
- 19 km 26 Mins IGI Airport

### Educational Institutions

- 1.2 km 4 Mins Manav Rachna International School
- 1.7 km 7 Mins Amity International School
- 3.1 km 9 Mins Ajanta Public School
- 3.9 km 12 Mins Lotus Valley International School
- 4.6 km 14 Mins The HDFC School (Senior High School)
- 5.4 km 18 Mins Scottish High International School



# The Epicentre of Ease

Seamlessly woven into Gurugram's urban fabric, Sector 46 enjoys effortless access to Cyber City, Sohna Road, and MG Road - thriving commercial corridors that define the city's business pulse. Its strategic positioning ensures swift connectivity to Delhi and the wider NCR, placing the best of the capital region within easy reach.



**Upcoming IKEA  
(400 m)**

Bringing global retail  
closer than ever.



**Medanta Multi-Specialty  
Hospital (1.2 km)**

World-class healthcare,  
moments away.



**Taj City Centre  
(3 km)**

Where luxury and  
convenience converge.



**Unitech Cyber Park  
(1.2 km)**

A hub of innovation at  
your doorstep.



Anchored by Medanta Super Specialty Hospital, NH-8, Sohna Road, and Golf Course Road, Sector 46 is more than a location, it's a gateway to a life of seamless access and elevated living.

Effortlessly connected, yet distinctly exclusive. This is where education, wellness, and indulgence come together in perfect harmony. Premier institutions, world-class healthcare, and curated lifestyle experiences lie just moments away, ensuring every convenience is not just within reach, but seamlessly woven into your everyday life.

# A Landscape Of Opportunities

## GROUND

1. ENTRY
2. DRIVEWAY
3. OUTDOOR PAUSE POINT
4. WALKWAY
5. DROP OFF FEATURE WALL
6. PICKLE BALL COURT
7. FREE PLAY AREA
8. BADMINTON COURT
9. EXIT PLAZA
10. EXIT

## CLUB LEVEL

11. KIDS' PLAY AREA
12. KIDS' POOL
13. POOL SIDE SEATING
14. POOL DECK
15. SWIMMING POOL
16. PERGOLA SEATING
17. YOGA AND AEROBICS DECK
18. SEATING POCKETS
19. LAWN
20. PLANTATION
21. SEAT COURT
22. CHIT-CHAT CORNER
23. REFLEXOLOGY TRACK

## GROUND COVERED

- BANQUET HALL WITH PRE FUNCTION AREA\*
- BARBEQUE AREA WITH OUTDOOR SEATING & OPEN BARBEQUE GRILL COUNTER
- KITCHEN BOH
- ENTRANCE LOBBY - CAFÉ SEATING AND MAIN RECEPTION AREA

## CLUB LEVEL COVERED

- JACUZZI
- TODDLER'S PLAY AREA
- READING LOUNGE & LIBRARY
- INDOOR GAMES (GOLF SIMULATOR, CARDS TABLE, CHESS TABLE, POOL TABLE, TABLE TENNIS)
- GYMNASIUM, SHOWER & CHANGING ROOMS, LOCKER ROOM\*
- YOGA/MEDITATION ROOM, ZUMBA
- COMMON RECEPTION & JUICE CORNER\*
- STEAM\*
- SAUNA\*
- SPA/THERAPY ROOM\*
- BEAUTY SALON WITH SHAMPOO STATION, PEDICURE & MANICURE\*
- MAKEUP ROOM\*



# A Landscape Of Opportunities

## GROUND

1. ENTRY
2. DRIVEWAY
3. OUTDOOR PAUSE POINT
4. WALKWAY
5. DROP OFF FEATURE WALL
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19. LAWN
20. PLANTATION
21. SEAT COURT
22. CHIT-CHAT CORNER
23. REFLEXOLOGY TRACK

## CLUB LEVEL COVERED

24. READING LOUNGE & LIBRARY
25. TODDLER'S PLAY AREA
26. SHOWER & CHANGING ROOMS, LOCKER ROOM\*
27. JACUZZI
28. BEAUTY SALON WITH SHAMPOO STATION, PEDICURE & MANICURE\*
29. STEAM\*
30. SAUNA\*
31. SPA/THERAPY ROOM\*
32. MAKEUP ROOM\*
33. YOGA/MEDITATION ROOM, ZUMBA
34. GYMNASIUM\*
35. COMMON RECEPTION & JUICE CORNER\*
36. INDOOR GAMES (GOLF SIMULATOR, CARDS TABLE, CHESS TABLE, POOL TABLE, TABLE TENNIS)

## GROUND COVERED

- BANQUET HALL WITH PRE FUNCTION AREA\*
- BARBEQUE AREA WITH OUTDOOR SEATING & OPEN BARBEQUE GRILL COUNTER
- KITCHEN BOH
- ENTRANCE LOBBY – CAFÉ\* SEATING AND MAIN RECEPTION AREA
- SEATING CABANA



# A Vision of Perfection



# Where Everyday is Extraordinary

At The Dualis, every space is designed to enhance your everyday experiences, offering an exquisite blend of leisure, wellness, and recreation. From serene wellness retreats to vibrant social hubs, every amenity is crafted to redefine luxury and convenience. Whether you seek tranquility, fitness, or celebration, The Dualis ensures that life here is anything but ordinary.



Stock Image

## Wellness & Recreation

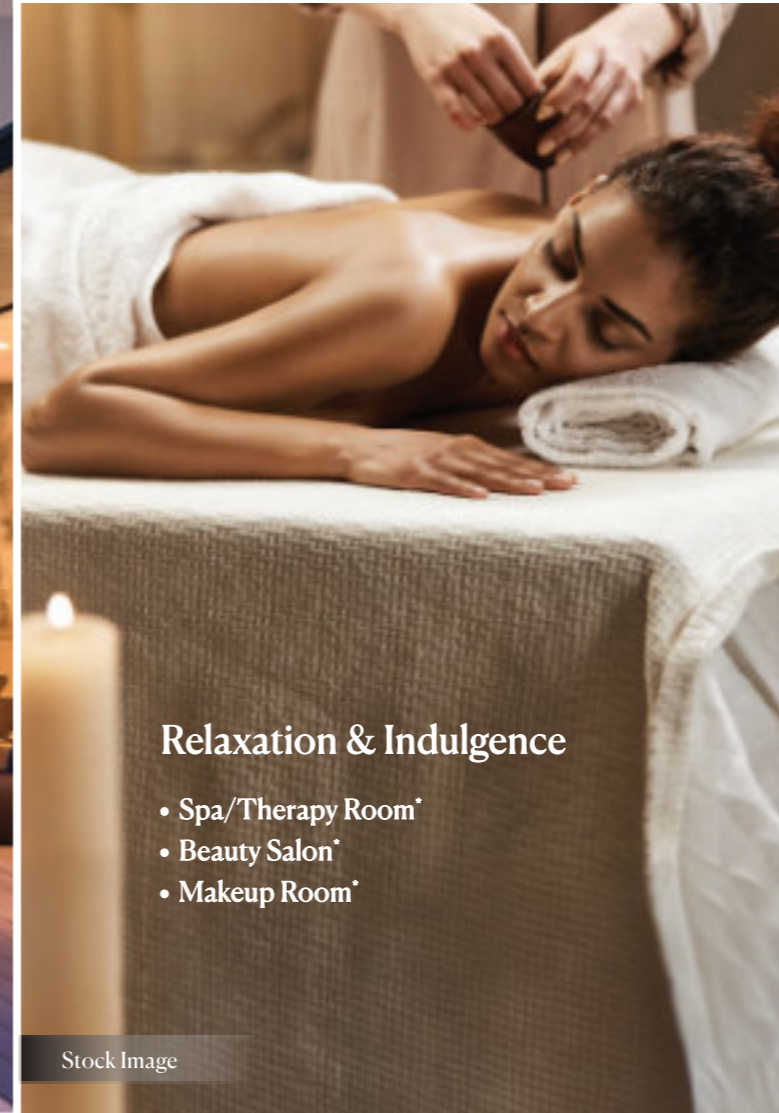
- Swimming Pool
- Kids' Pool
- Jacuzzi
- Steam Room\*
- Sauna\*
- Reflexology Track

Stock Image

## Fitness & Movement

- Gymnasium\*
- Yoga & Aerobics Deck
- Outdoor Yoga Zone
- Zumba Studio\*
- Meditation Room

Stock Image



## Relaxation & Indulgence

- Spa/Therapy Room\*
- Beauty Salon\*
- Makeup Room\*

Stock Image



## Leisure & Social Spaces

- Indoor Games (Golf Simulator, Cards Table, Chess, Pool, Table Tennis)
- Reading Lounge & Library
- Juice Corner\*
- Café Lounge

Stock Image

# EXTERIOR VIEW

# ENTRANCE GATE



Artist's Impression

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# GRAND ENTRANCE LOBBY



Artist's Impression

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# PODIUM



Artist's Impression

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# INTERIOR VIEW

# LIVING AND DINING



Artist's Impression

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# BEDROOMS



Artist's Impression

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# KITCHEN



Artist's Impression

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# WASHROOMS



Artist's Impression

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# FLOOR PLAN



RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
132.82 sq.mt (1429.67 sq.ft)	61.34 sq.mt (660.29 sq.ft)	194.16 sq.mt (2089.96 sq.ft)

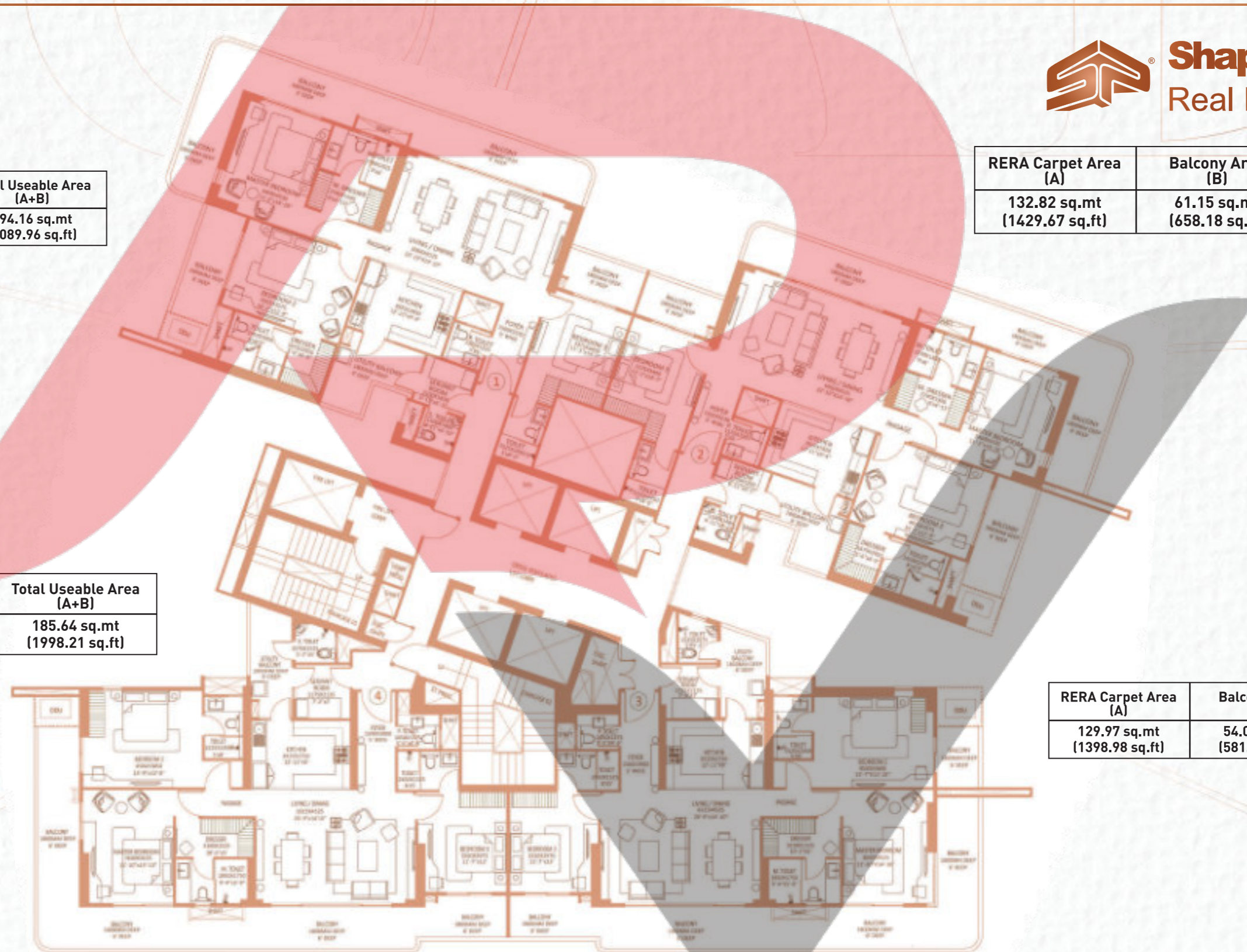
RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
132.82 sq.mt (1429.67 sq.ft)	61.15 sq.mt (658.18 sq.ft)	193.97 sq.mt (2087.85 sq.ft)

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
130.65 sq.mt (1406.28 sq.ft)	54.99 sq.mt (591.93 sq.ft)	185.64 sq.mt (1998.21 sq.ft)

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
129.97 sq.mt (1398.98 sq.ft)	54.05 sq.mt (581.83 sq.ft)	184.02 sq.mt (1980.81 sq.ft)

## TOWER B

### Typical Level Plan (2<sup>nd</sup> to 10<sup>th</sup>, 12<sup>th</sup> to 19<sup>th</sup>, 21<sup>st</sup> and 22<sup>nd</sup> Floor)



The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

Shapoorji Pallonji



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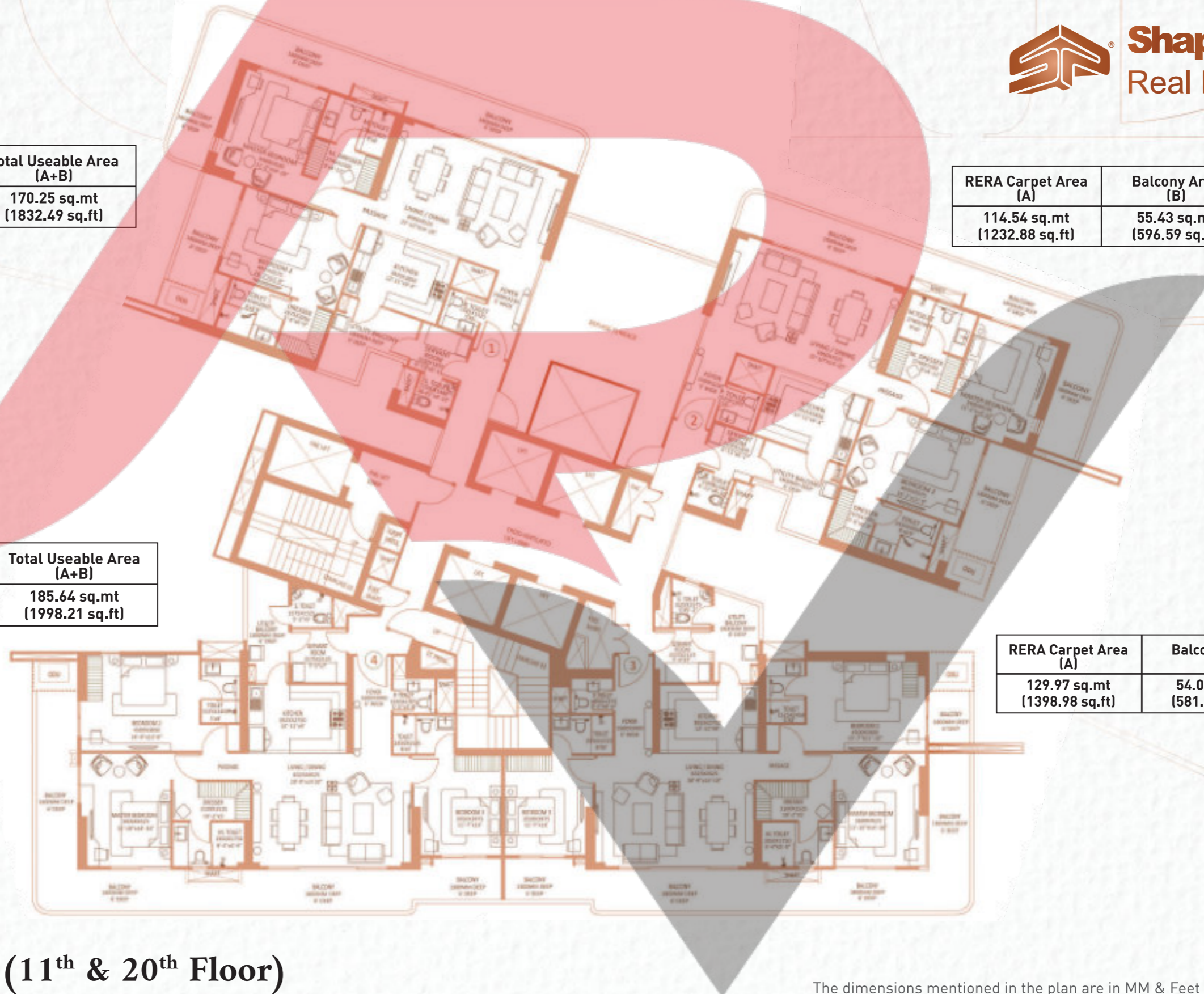


RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
114.54 sq.mt (1232.88 sq.ft)	55.71 sq.mt (599.61 sq.ft)	170.25 sq.mt (1832.49 sq.ft)

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
114.54 sq.mt (1232.88 sq.ft)	55.43 sq.mt (596.59 sq.ft)	169.97 sq.mt (1829.47 sq.ft)

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
130.65 sq.mt (1406.28 sq.ft)	54.99 sq.mt (591.93 sq.ft)	185.64 sq.mt (1998.21 sq.ft)

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
129.97 sq.mt (1398.98 sq.ft)	54.05 sq.mt (581.83 sq.ft)	184.02 sq.mt (1980.81 sq.ft)



## TOWER B Refuge Level Plan (11<sup>th</sup> & 20<sup>th</sup> Floor)

The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

Shapoorji Pallonji



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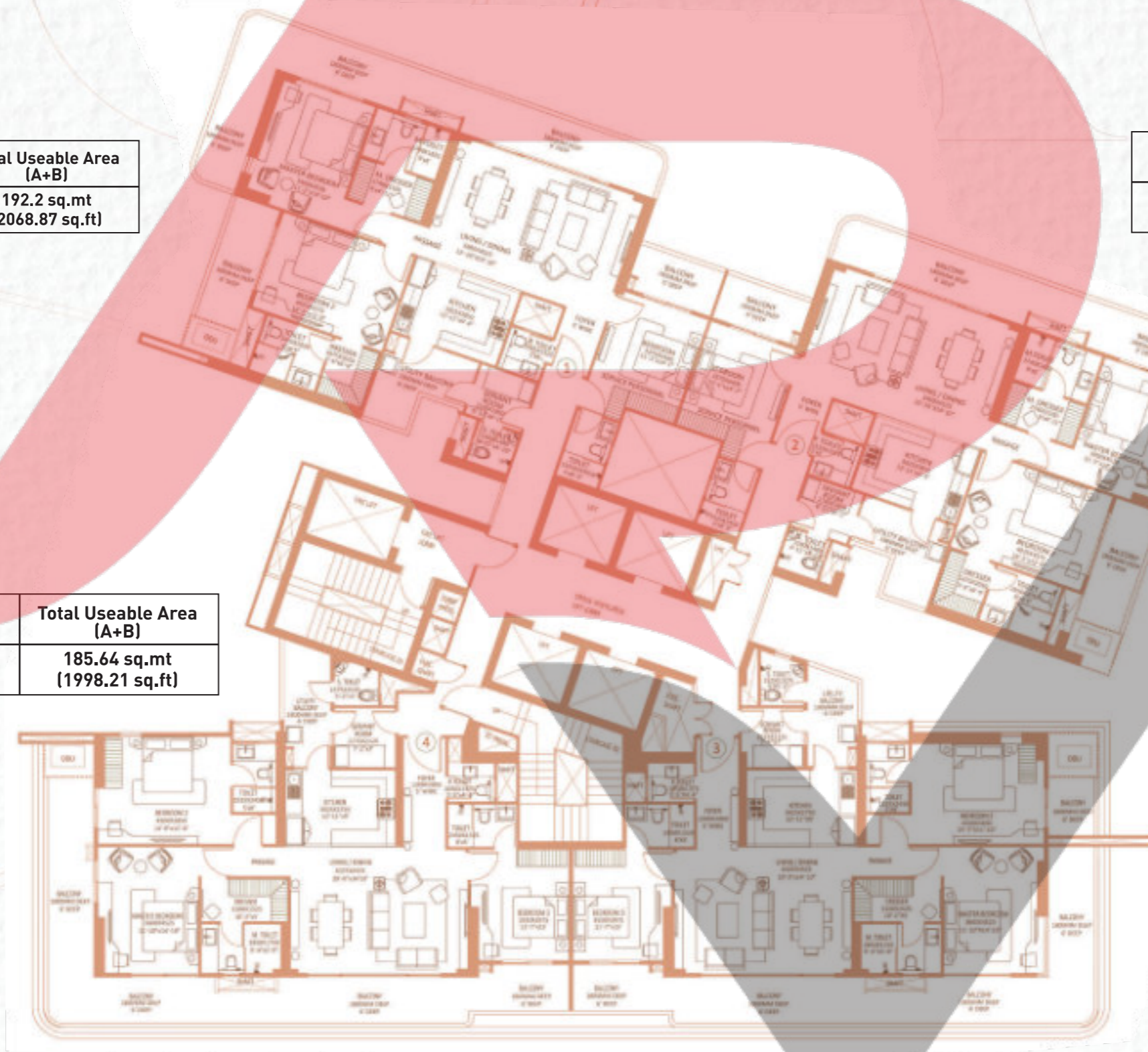


RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
130.86 sq.mt (1408.58 sq.ft)	61.34 sq.mt (660.29 sq.ft)	192.2 sq.mt (2068.87 sq.ft)

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
130.86 sq.mt (1408.58 sq.ft)	61.15 sq.mt (658.18 sq.ft)	192.01 sq.mt (2066.76 sq.ft)

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
130.65 sq.mt (1406.28 sq.ft)	54.99 sq.mt (591.93 sq.ft)	185.64 sq.mt (1998.21 sq.ft)

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
129.97 sq.mt (1398.98 sq.ft)	54.05 sq.mt (581.83 sq.ft)	184.02 sq.mt (1980.81 sq.ft)



# TOWER B

## Typical Level Plan (23<sup>rd</sup> to 28<sup>th</sup>, 30<sup>th</sup> to 33<sup>rd</sup> Floor)

The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)



Shapoorji Pallonji



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RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
114.54 sq.mt (1232.88 sq.ft)	55.71 sq.mt (599.61 sq.ft)	170.24 sq.mt (1832.48 sq.ft)

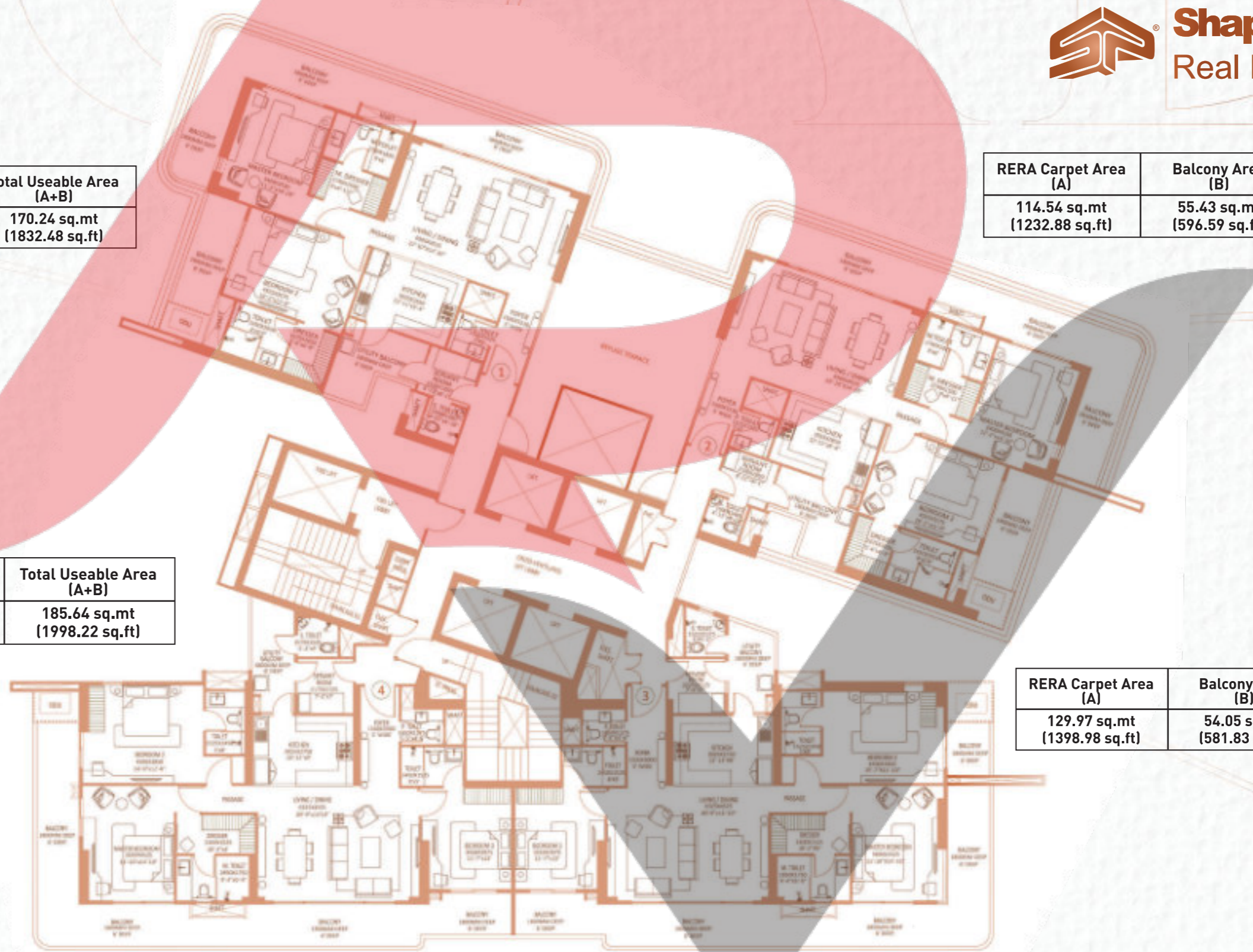
RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
114.54 sq.mt (1232.88 sq.ft)	55.43 sq.mt (596.59 sq.ft)	169.96 sq.mt (1829.47 sq.ft)

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
130.65 sq.mt (1406.28 sq.ft)	54.99 sq.mt (591.93 sq.ft)	185.64 sq.mt (1998.22 sq.ft)

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
129.97 sq.mt (1398.98 sq.ft)	54.05 sq.mt (581.83 sq.ft)	184.02 sq.mt (1980.80 sq.ft)

# TOWER B

## Refuge Level Plan (29<sup>th</sup> Floor)



The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

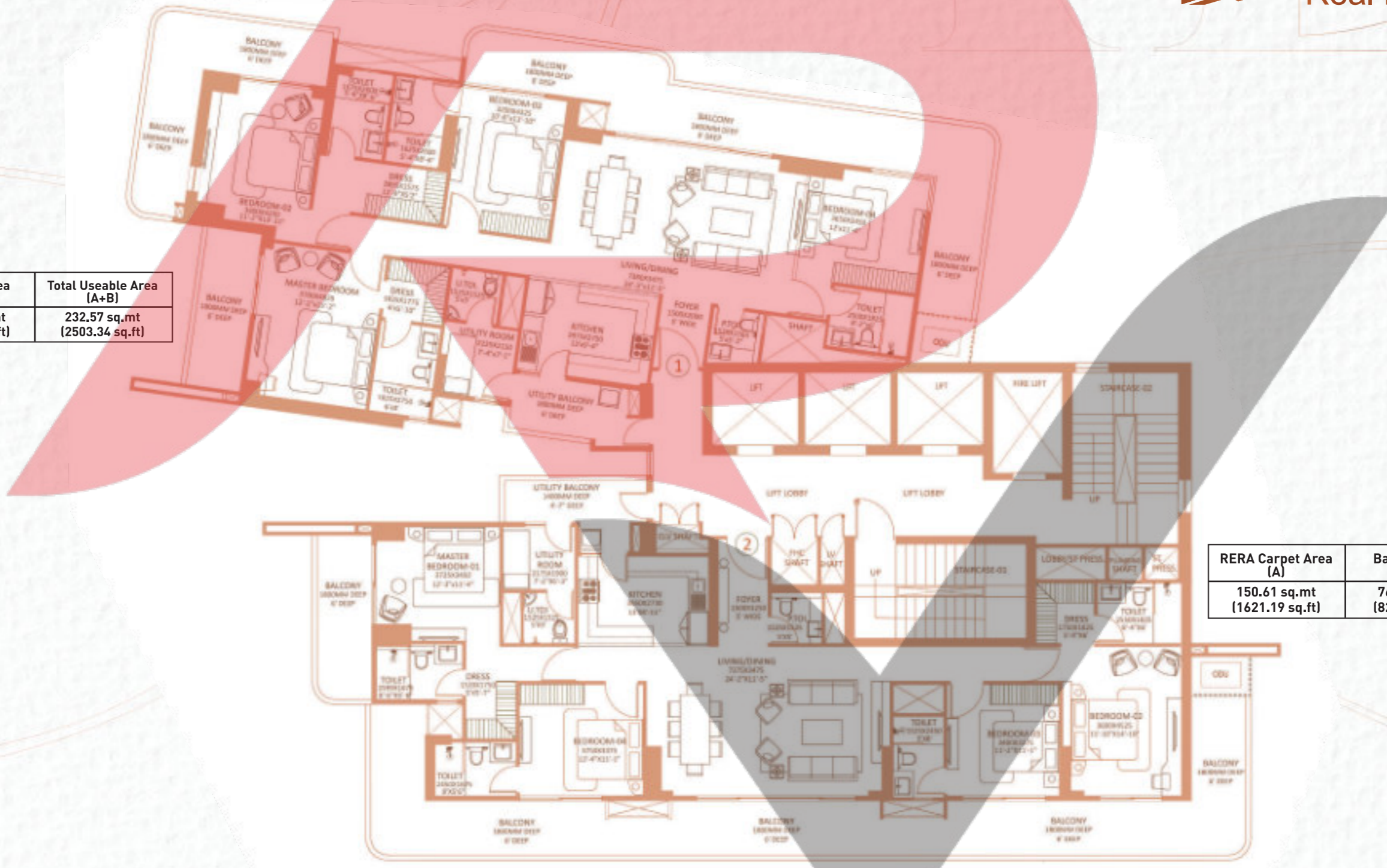
Shapoorji Pallonji



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RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
157.35 sq.mt (1693.70 sq.ft)	75.22 sq.mt (809.64 sq.ft)	232.57 sq.mt (2503.34 sq.ft)



RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
150.61 sq.mt (1621.19 sq.ft)	76.42 sq.mt (822.57 sq.ft)	227.03 sq.mt (2443.76 sq.ft)

## TOWER A

### Typical Level Plan (2<sup>nd</sup> to 10<sup>th</sup>, 12<sup>th</sup> to 19<sup>th</sup>, 21<sup>st</sup> to 28<sup>th</sup>, 30<sup>th</sup> to 33<sup>rd</sup> Floor)

The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

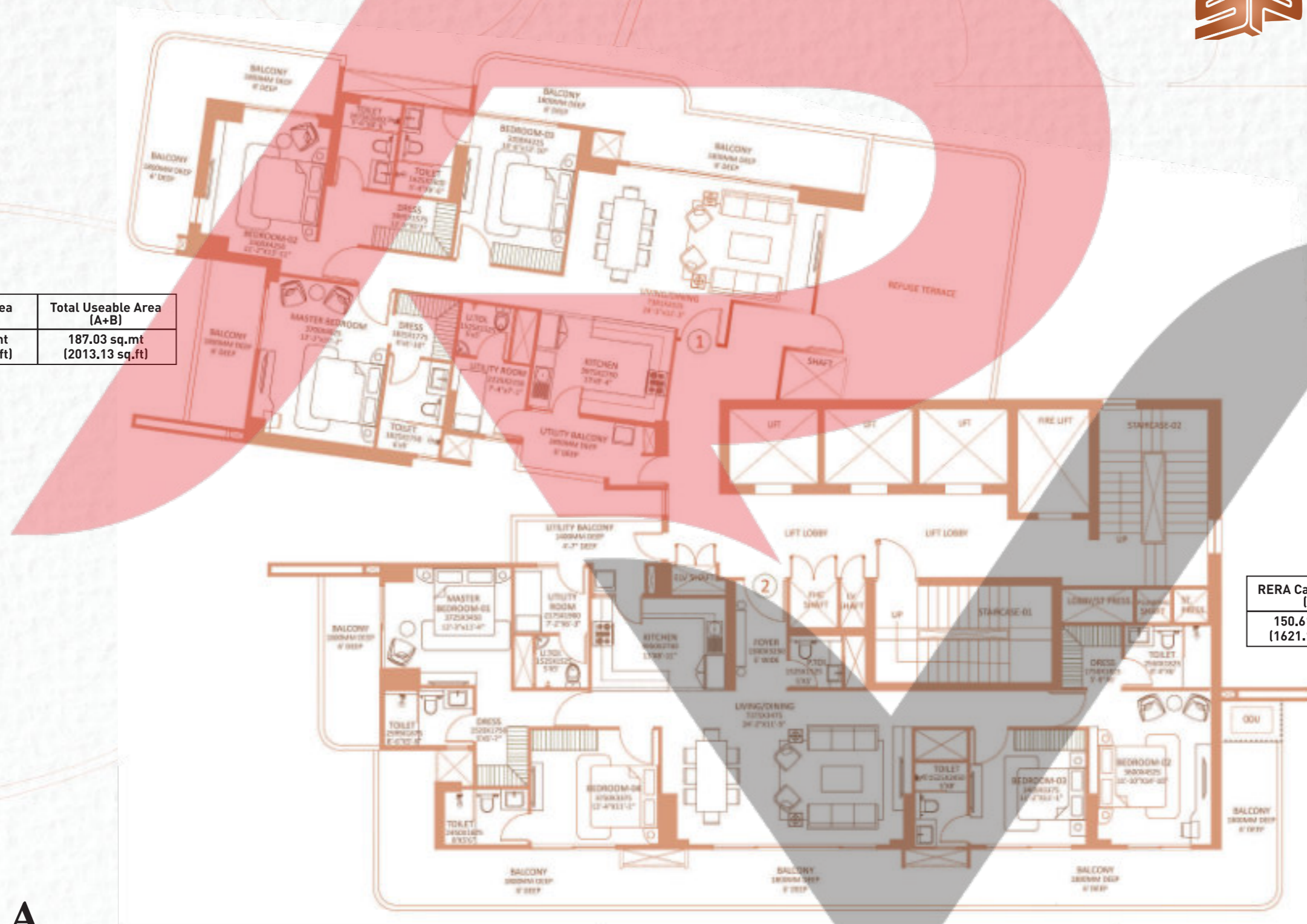
Shapoorji Pallonji



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RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
130.03 sq.mt (1399.59 sq.ft)	57.00 sq.mt (613.54 sq.ft)	187.03 sq.mt (2013.13 sq.ft)



RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
150.61 sq.mt (1621.19 sq.ft)	76.42 sq.mt (822.57 sq.ft)	227.03 sq.mt (2443.76 sq.ft)

# TOWER A

## Refuge Level Plan (11<sup>th</sup>, 20<sup>th</sup> & 29<sup>th</sup> Floor)

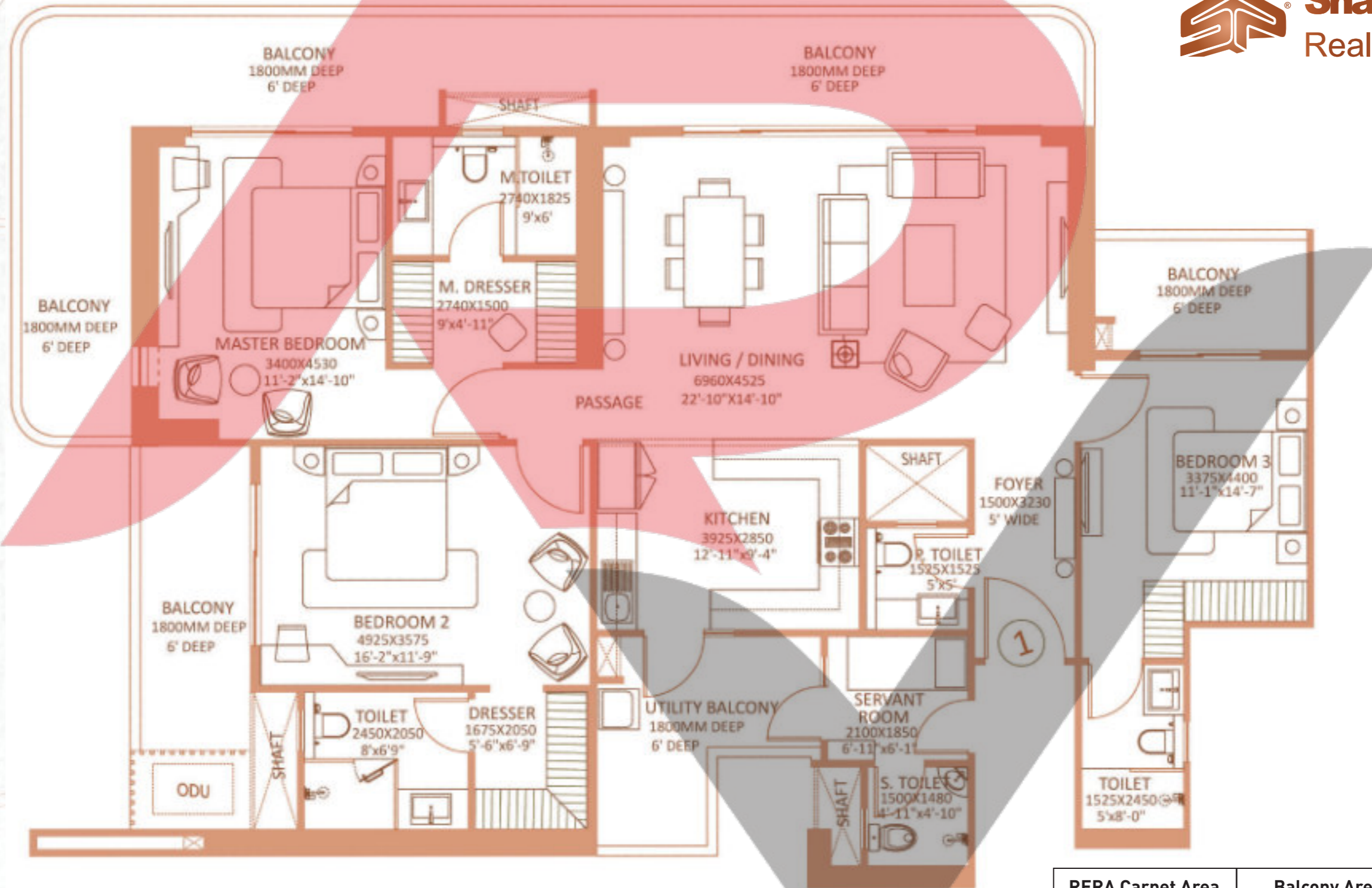
The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

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# UNIT PLAN



# TOWER B UNIT PLAN

Floor Numbers: 2<sup>nd</sup> to 10<sup>th</sup>, 12<sup>th</sup> to 19<sup>th</sup>, 21<sup>st</sup> & 22<sup>nd</sup>

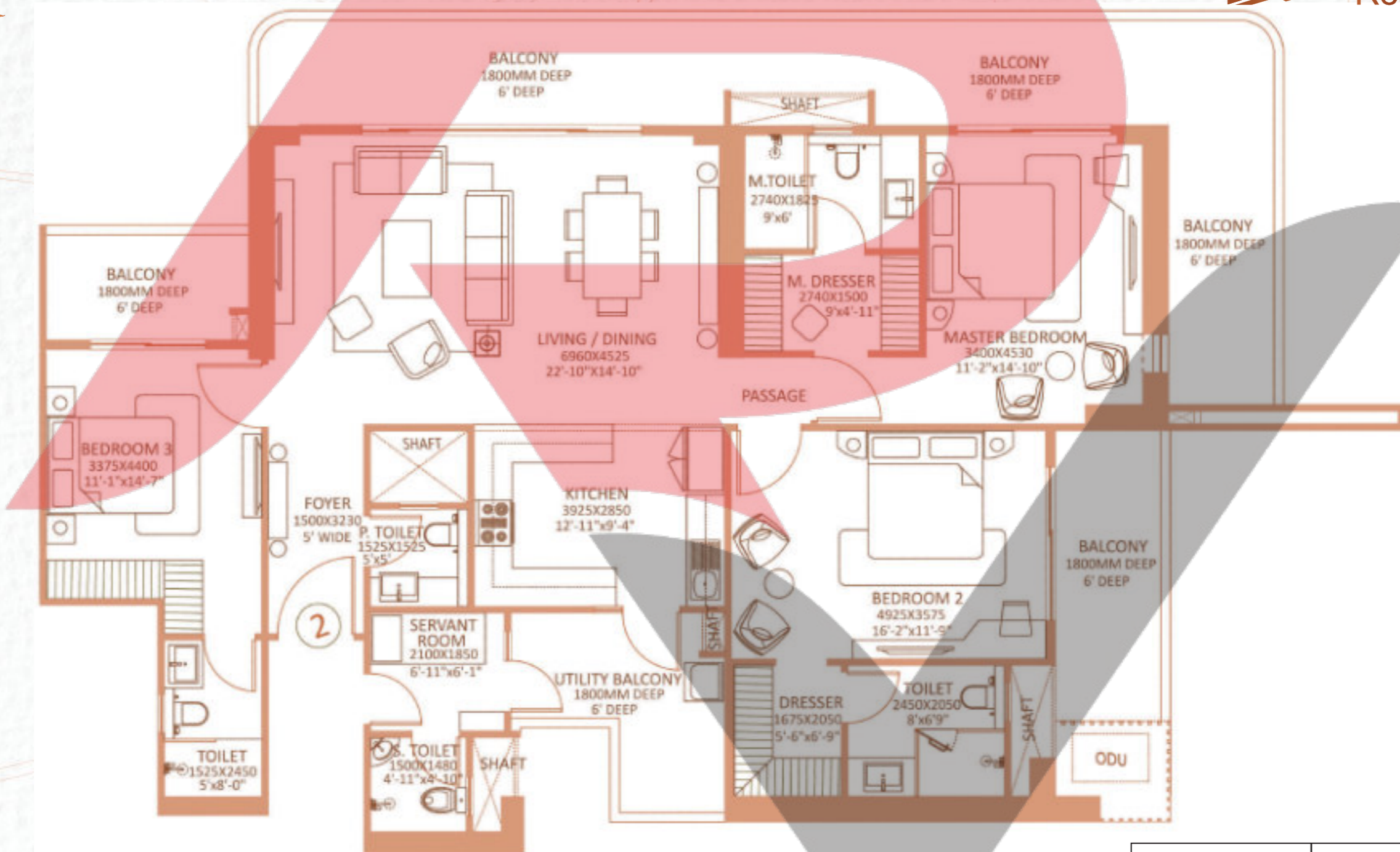
RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
132.82 sq.mt (1429.67 sq.ft)	61.34 sq.mt (660.29 sq.ft)	194.16 sq.mt (2089.96 sq.ft)

The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

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# TOWER B UNIT PLAN

Floor Numbers: 2<sup>nd</sup> to 10<sup>th</sup>, 12<sup>th</sup> to 19<sup>th</sup>, 21<sup>st</sup> & 22<sup>nd</sup>

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
132.82 sq.mt (1429.67 sq.ft)	61.15 sq.mt (658.18 sq.ft)	193.97 sq.mt (2087.85 sq.ft)

The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

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# TOWER B UNIT PLAN

Floor Numbers: 2<sup>nd</sup> to 10<sup>th</sup>, 12<sup>th</sup> to 19<sup>th</sup>, 21<sup>st</sup> & 22<sup>nd</sup>

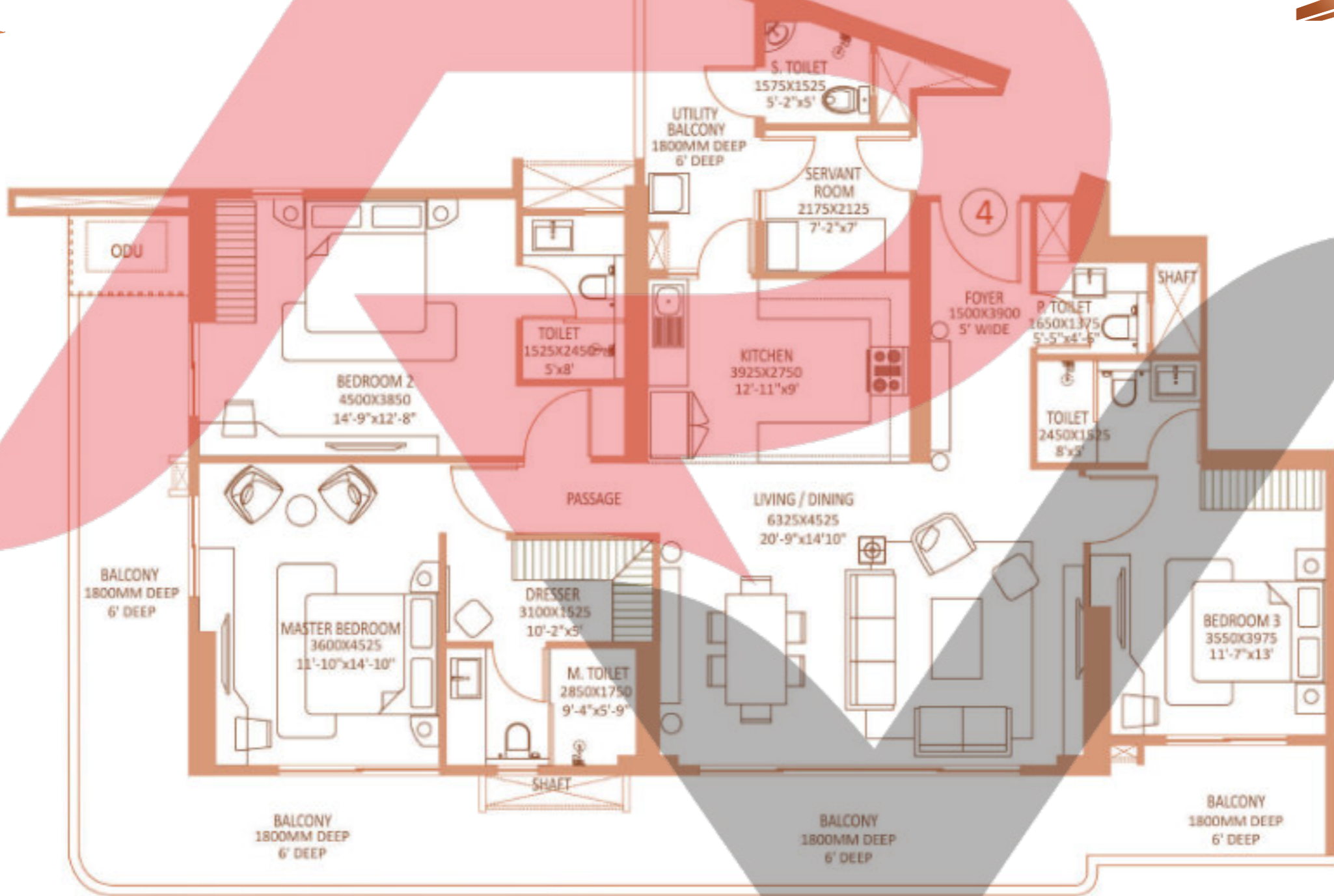
RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
129.97 sq.mt (1398.98 sq.ft)	54.05 sq.mt (581.83 sq.ft)	184.02 sq.mt (1980.81 sq.ft)

The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

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# TOWER B UNIT PLAN

Floor Numbers: 2<sup>nd</sup> to 10<sup>th</sup>, 12<sup>th</sup> to 19<sup>th</sup>, 21<sup>st</sup> & 22<sup>nd</sup>

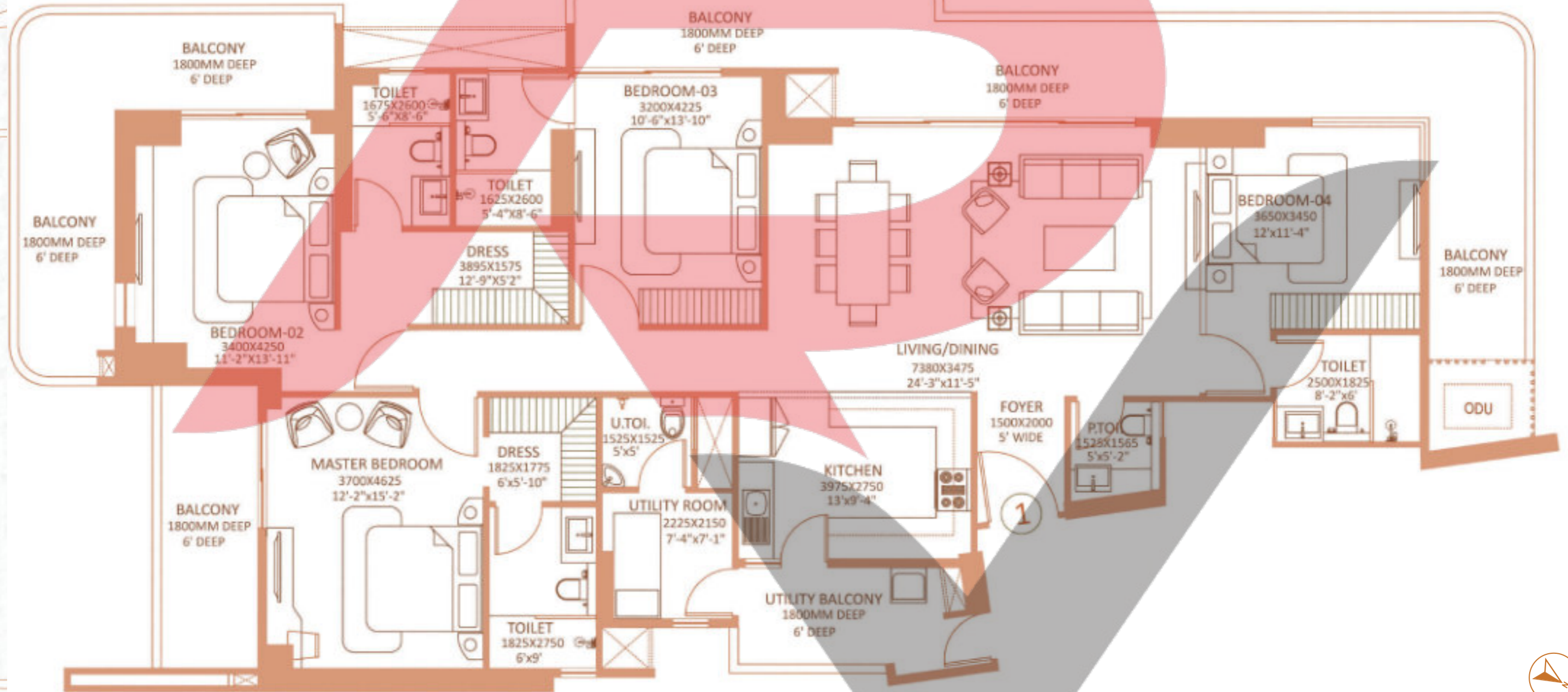
RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
130.65 sq.mt (1406.28 sq.ft)	54.99 sq.mt (591.93 sq.ft)	185.64 sq.mt (1998.21 sq.ft)

The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

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# TOWER A UNIT PLAN

Floor Numbers: 2<sup>nd</sup> to 10<sup>th</sup>, 12<sup>th</sup> to 19<sup>th</sup>, 21<sup>st</sup> to 28<sup>th</sup>, 30<sup>th</sup> to 33<sup>rd</sup>

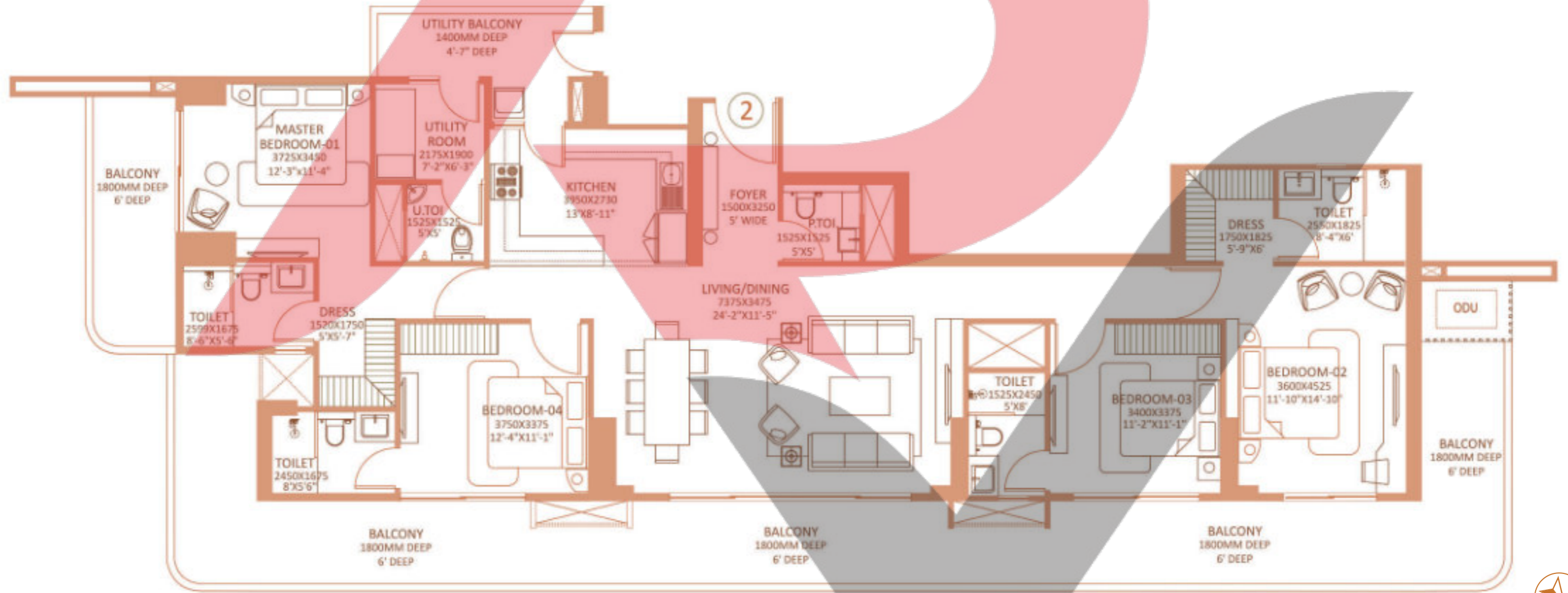
RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
157.35 sq.mt (1693.70 sq.ft)	75.22 sq.mt (809.64 sq.ft)	232.57 sq.mt (2503.34 sq.ft)

The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

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# TOWER A UNIT PLAN

Floor Numbers: 2<sup>nd</sup> to 10<sup>th</sup>, 12<sup>th</sup> to 19<sup>th</sup>, 21<sup>st</sup> to 28<sup>th</sup>, 30<sup>th</sup> to 33<sup>rd</sup>

RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
150.61 sq.mt (1621.19 sq.ft)	76.42 sq.mt (822.57 sq.ft)	227.03 sq.mt (2443.76 sq.ft)

The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

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# VIEWS



Day View - Towards HUDA City Centre

Actual Image



Night View - Towards HUDA City Centre

Actual Image



Day View - Towards IKEA

Actual Image



Night View - Towards IKEA

Actual Image

# SPECIFICATIONS

KREEVA

**Shapoorji Pallonji**  
Real Estate



Artist's Impression

#### LIVING/DINING/PASSAGE

- Imported Marble flooring
- Aluminium / UPVC sliding windows - 2 track, 4 panel with mosquito mesh & toughened glass upto 9ft height

#### BEDROOMS

- Laminated wooden flooring
- Aluminium / UPVC sliding windows - 2 track, 2 panel with mosquito mesh & toughened glass upto 9ft height

#### KITCHEN

- Glazed vitrified tiles
- Ceramic tiles above kitchen counter
- Fully Modular Kitchen - Premium sink with drain board
- Appliances - Hob & Chimney, Oven, Geyser and Refrigerator

#### TOILETS

- Flooring - Vitrified tiles
- Walls - Ceramic tiles
- False ceiling in all toilets
- CP & Sanitary Fittings - Kohler/ Grohe / Toto or equivalent
- Glass Shower partition in all toilets with Exhaust & Geyser

#### BALCONY

- Ceramic tiles (wooden pattern)

#### DOORS

- Main door - pre-engineered with veneer finish upto 9ft high
- Main door - Digital door lock - Hafele, Godrej, Dorset or equivalent. (Fingerprint, Key, RFID, Pin, Wi-Fi/ App Based)
- Internal door - pre - engineered with laminated finish - 8 ft high
- Internal Door - Mortise with lock - Hafele, Dorma, Godrej or equivalent
- Toilet door - pre-engineered laminated door shutter with granite door frame

#### ELECTRICAL SWITCHES

- Legrand, Schneider, Havells or equivalent

#### PAINTING

- Internal - Acrylic Emulsion
- External - Exterior Grade & Texture Paint

#### INTERNAL FLAT

- Pelmet to cover AC duct & fire pipes
- VRV system with split ductable & Hi-wall indoor units (except kitchen & servant room)

#### ENTRANCE LOBBY

- Premium Air Conditioned Double Height Lobby

#### HOME AUTOMATION SYSTEM

- Light & fan automation
- Voice controlled feature
- IR blaster
- VDP
- Panic alarm button
- Wi-fi router with internet provision
- Curtain control

#### LIFTS

- High speed lift - Kone, Otis, Schindler, Thyssen Krupp or equivalent

#### POWER BACKUP

- DG backup for internal apartment & common areas

**Note:** AC On / Off control provided in all rooms. Wi-Fi Router will be provided. Subscription charges to requisite internet service shall be borne by customer. Cost of curtain motor, wiring, controller, curtain rod to be borne by customer. Only provision of conduit will be done. Home automation supported LED fittings to be procured by customer.

Shapoorji Pallonji

THE DUALIS

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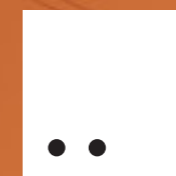


Blackstone backed ASK Property Fund is a coveted, research-driven real estate investor with a benchmarked risk-evaluation process. They only invest in hand-picked projects based on their due diligence. Their investment in Shapoorji Pallonji The Dualis is testament to the project's value and appreciation potential.

## OUR PRINCIPAL CONSULTANTS

# morphogenesis.

Architecture | Interiors | Landscape



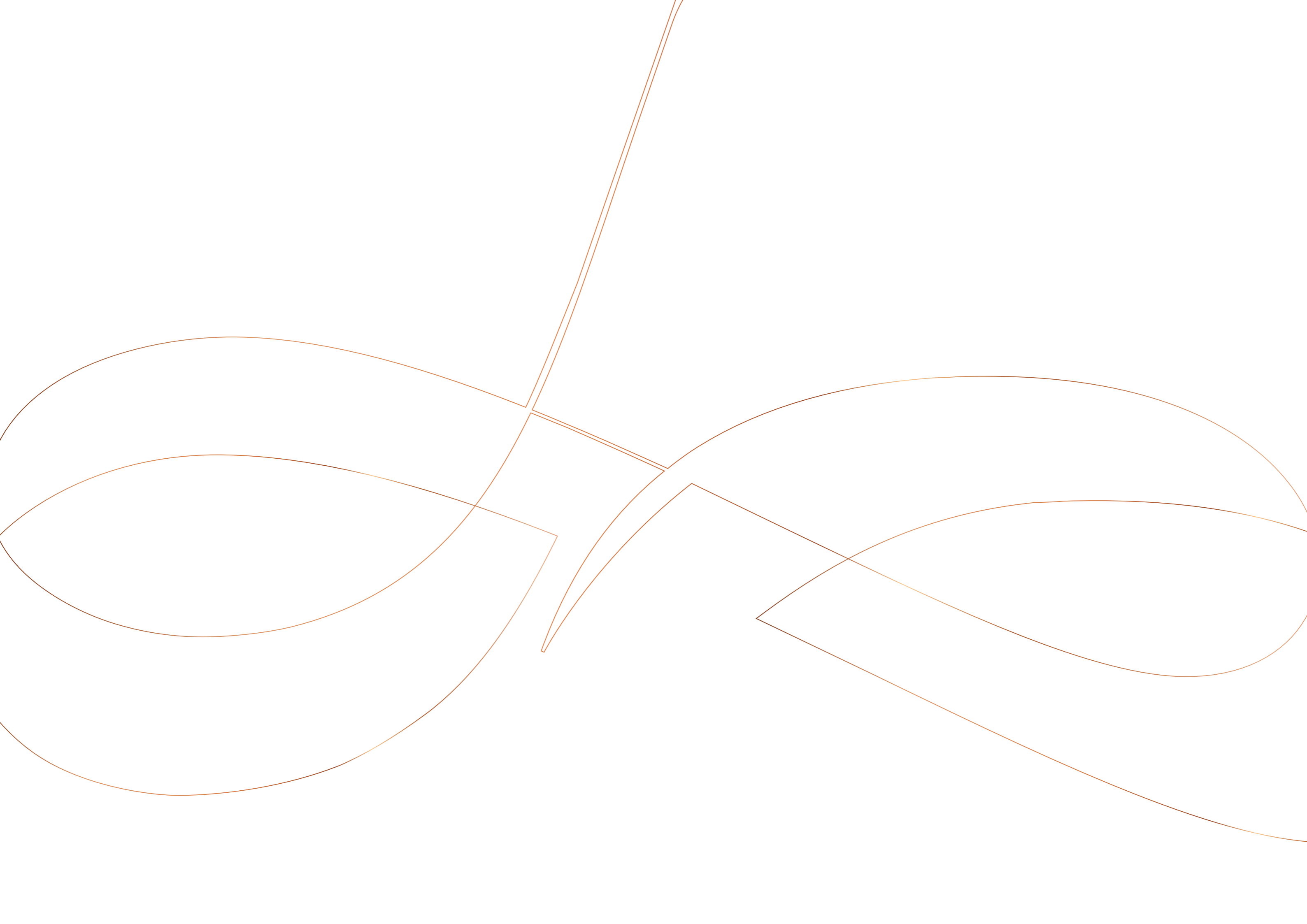
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Real Estate

**KREEVA**

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