



THERE IS AN
UNSPOKEN TRUTH THAT
GREATNESS
SURROUNDS ITSELF
WITH GREATNESS.

Shah Rukh Khan,
a name that echoes brilliance,
now stands as the face of Elan.
Because when the most celebrated minds
in Real Estate share a vision so bold,
it could only be worthy of a king.



THE WAY WE BUILD

Elan has never merely built spaces.
Elan sculpts experiences, each more breathtaking
than the last. And Elan's latest masterpiece isn't
just grander, it's a new paradigm of opulence,
innovation, and exclusivity.

It is a vision brought to life.



ELAN'S PROJECTS

From avant-garde commercial destinations to architectural marvels that blend elegance with functionality, every project stands as a testament to Elan's unwavering commitment to excellence.

These are not mere structures, but reminders of what's possible when ambition meets craft.



ELAN
IMPERIAL
SECTOR - 82



ELAN
THE MARK
SECTOR - 106



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THE PRESIDENTIAL
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ELAN
MERCADO
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SOME ADDRESSES ARE DESTINATIONS



DWARKA EXPRESSWAY

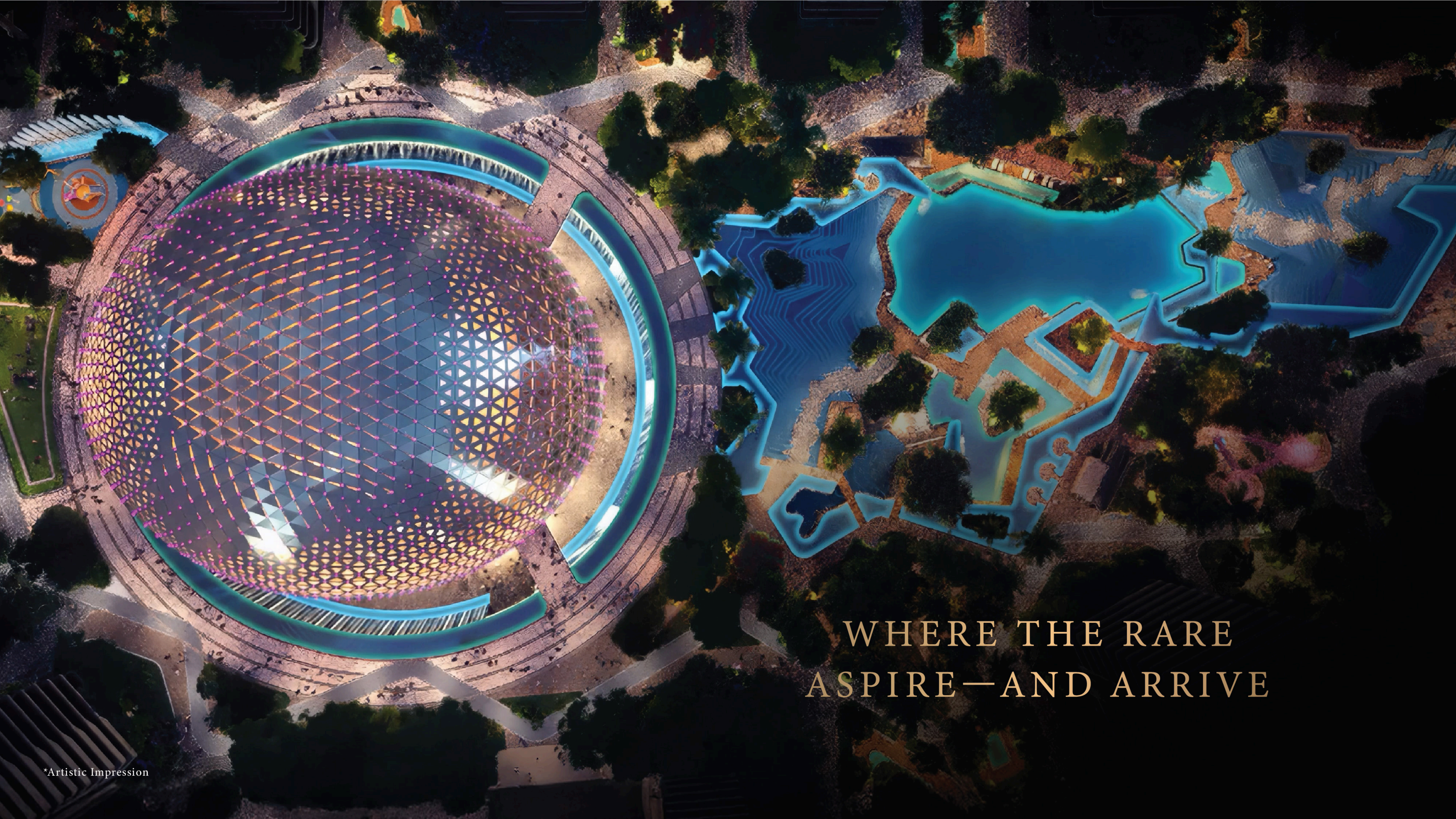
SOME ADDRESSES ARE DESTINATIONS



A VISION OF MINISTRY OF ROAD TRANSPORT AND HIGHWAYS OF INDIA

The Ministry has referred to the
Dwarka Expressway as a “Marvel of Engineering”
and a State-of-the-art journey into the future.

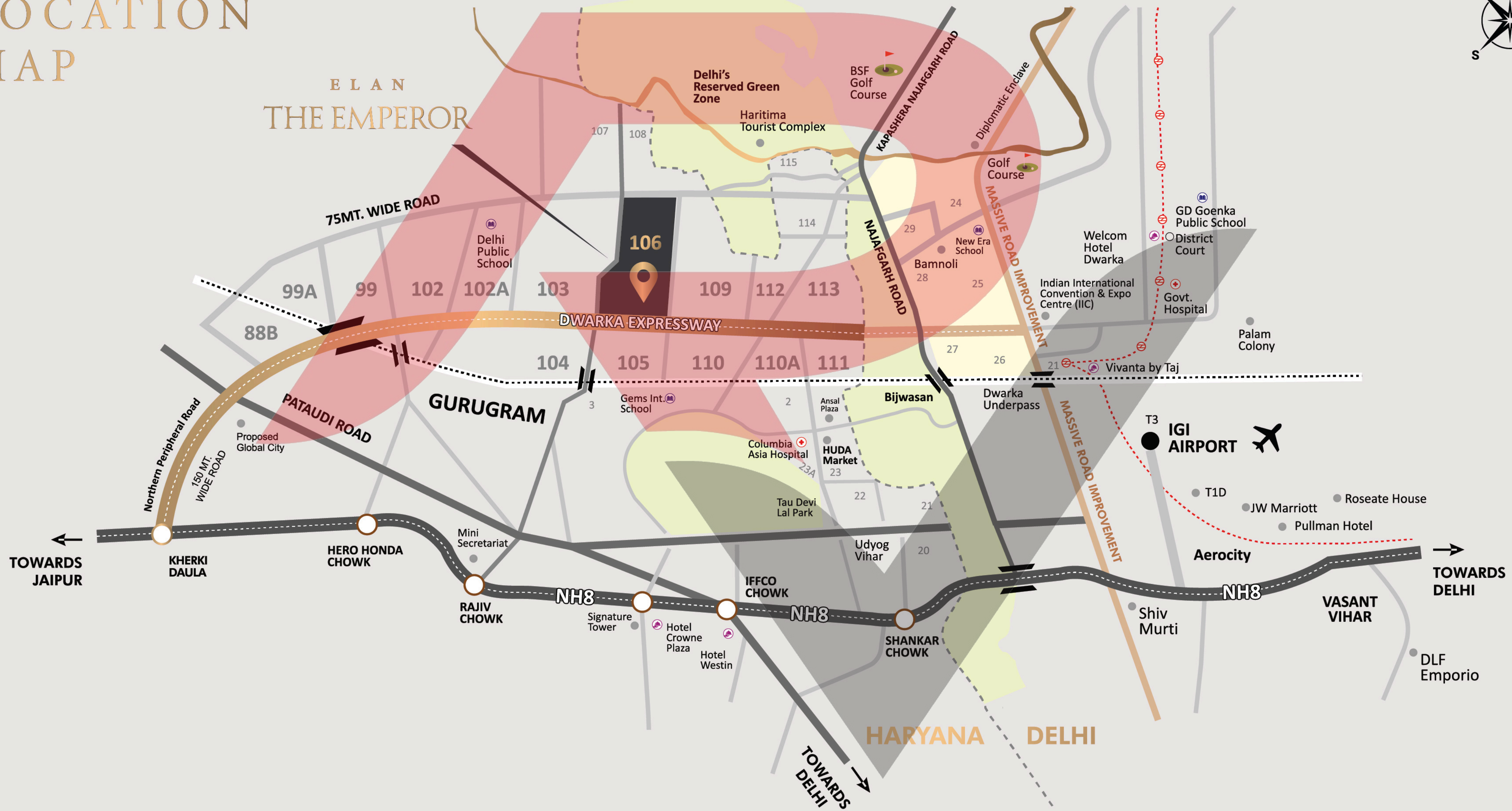
SOME ADDRESSES ARE DESTINATIONS



WHERE THE RARE
ASPIRE—AND ARRIVE

*Artistic Impression

LOCATION MAP



*Not to Scale

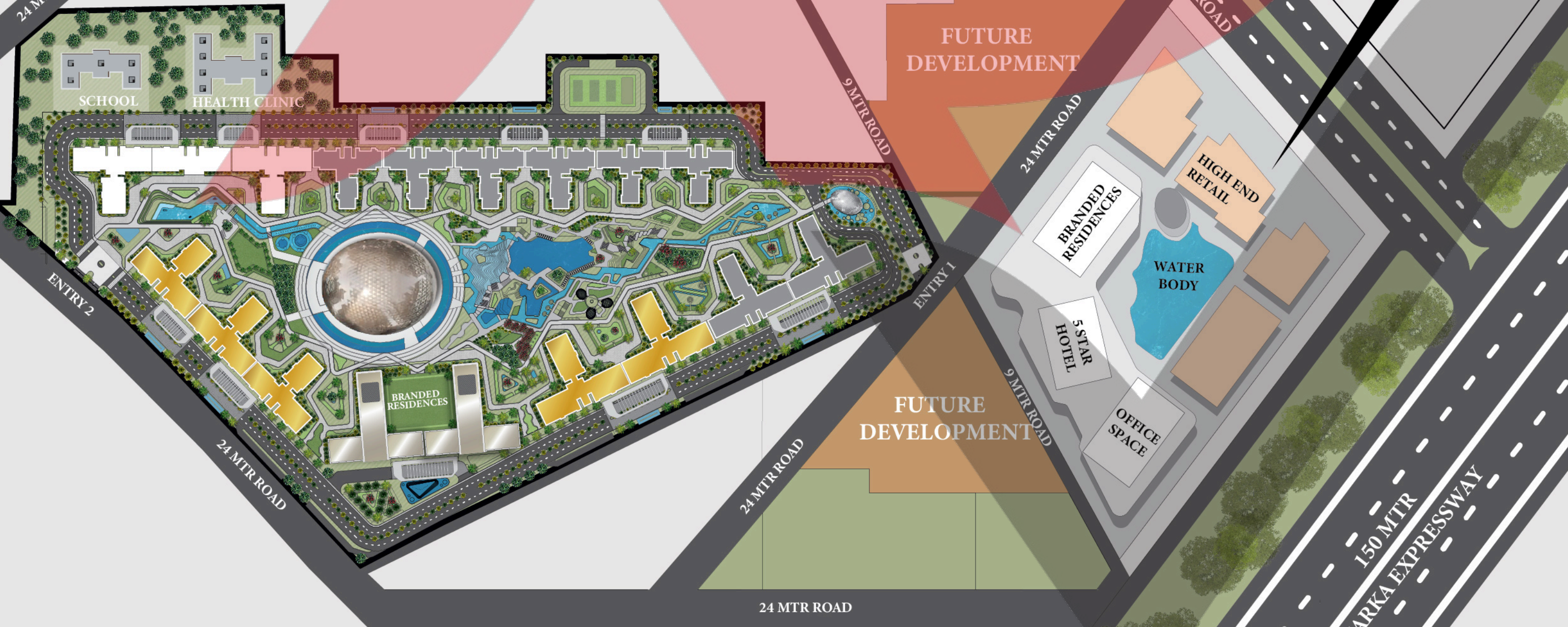


WELCOME TO THE
WORLD OF GLOBAL TOWNSHIP



SECTOR 106
DWARKA EXPRESSWAY, GURUGRAM





SECTOR 106,
DWARKA EXPRESSWAY
GURUGRAM
**50+ ACRES
INTEGRATED
TOWNSHIP***

ELAN THE EMPEROR
 ELAN THE PRESIDENTIAL
 BRANDED RESIDENCES
 FUTURE PHASE

*DISCLAIMER: Nothing contained herein intends to constitute a legal offering or a legal binding. This Master Plan is tentative, not final and subject to change. The planning and development will be approved in due course of time after following due process of law. This plan does not replicate the exact development proposed and should not be relied on as a definitive reference. No representations are made regarding existence/continuity of existence of any landmarks/locations shown. The landmarks/locations may be subject to change from time to time. No representation or warranty is made or intended as to the accuracy or completeness of information on this Plan. Before making any decision based on this plan, you are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents and satisfy yourself. *T&C apply.

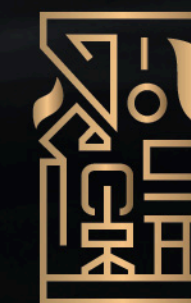
INCLUSION OF ELAN SECTOR 106



RESIDENTIAL



HIGH END
RETAIL



OFFICE
SPACES



HOTEL



COMMERCIAL





THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.



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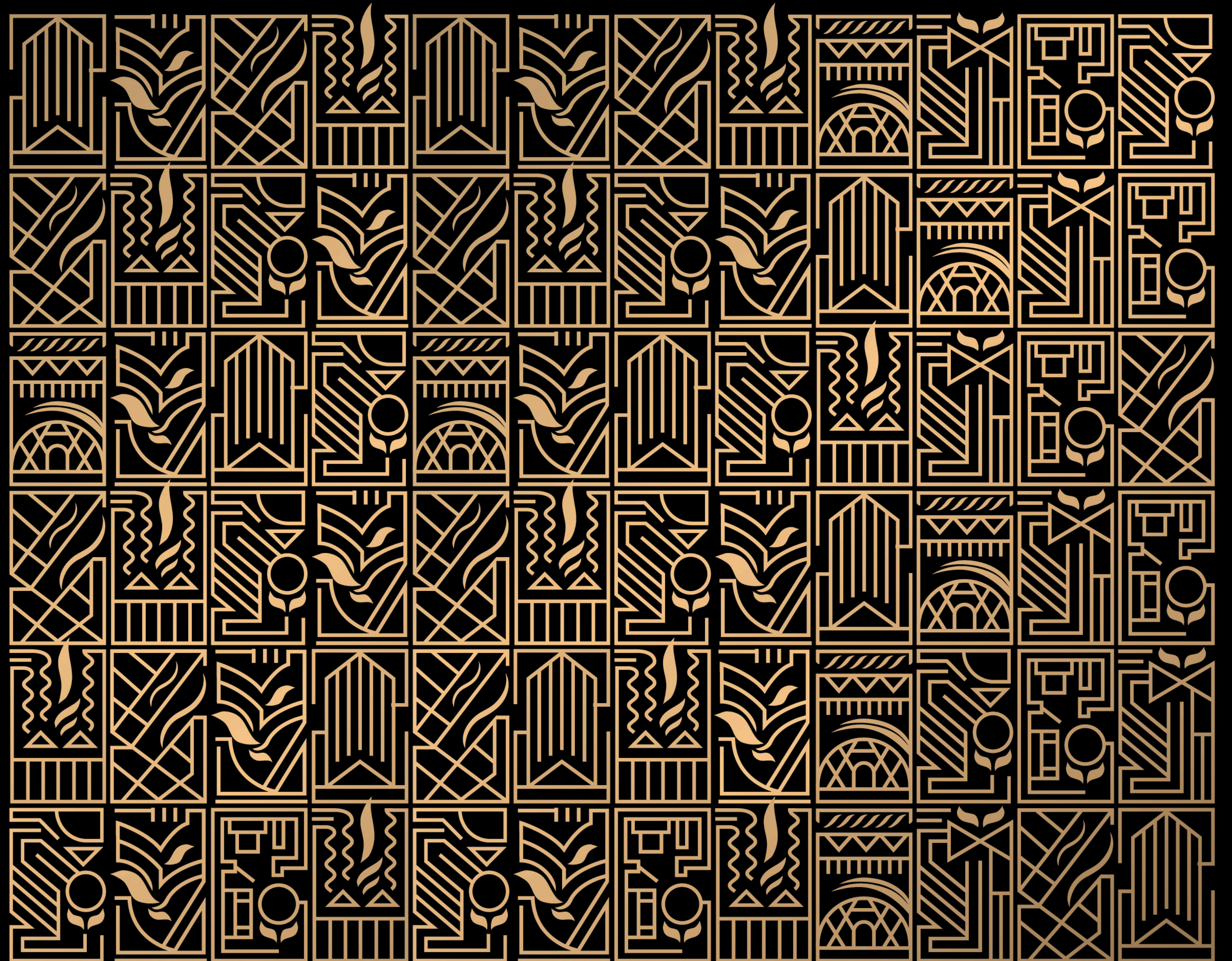
THE BILLIONAIRE
CLUB

AMENITIES

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DESIGN PHILOSOPHY

Design is an art form—an interplay of form and function, beauty and purpose. Every space is conceived with intention, sculpted with precision, and woven with emotion.

From grand facades to intimate details, Elan's philosophy is simple yet profound: create not just buildings, but timeless experiences that inspire, elevate, and endure.

DESIGN PHILOSOPHY





PROJECT OVERVIEW



LANDMARK FOR THE WORLD. HOME FOR A FEW.

A transformative residential masterpiece that has redefined modern-day luxury living forever. It's a defining moment in the world of real estate—where the most luxurious dreams find their address.

Welcome to a world-class living experience, right in the heart of Sector 106, Dwarka Expressway, Gurugram, Haryana.



DESIGN PHILOSOPHY

*Artistic Impression



*Artistic Impression



*Artistic Impression



*Artistic Impression

www.realtyventuresindia.com



*Artistic Impression



PROJECT CONSULTANTS



WHEN THE VISION IS EXTRAORDINARY, THE COLLABORATION MUST BE TOO.

At the heart of Elan's philosophy lies an unwavering commitment to excellence. A commitment that has led us to seek the most celebrated names in their craft.

The result of these unparalleled partnerships is an experience that's more than the sum of its parts.

PROJECT CONSULTANT

uhd

WET

swa

CD+M

LEIGHTON

HIBA

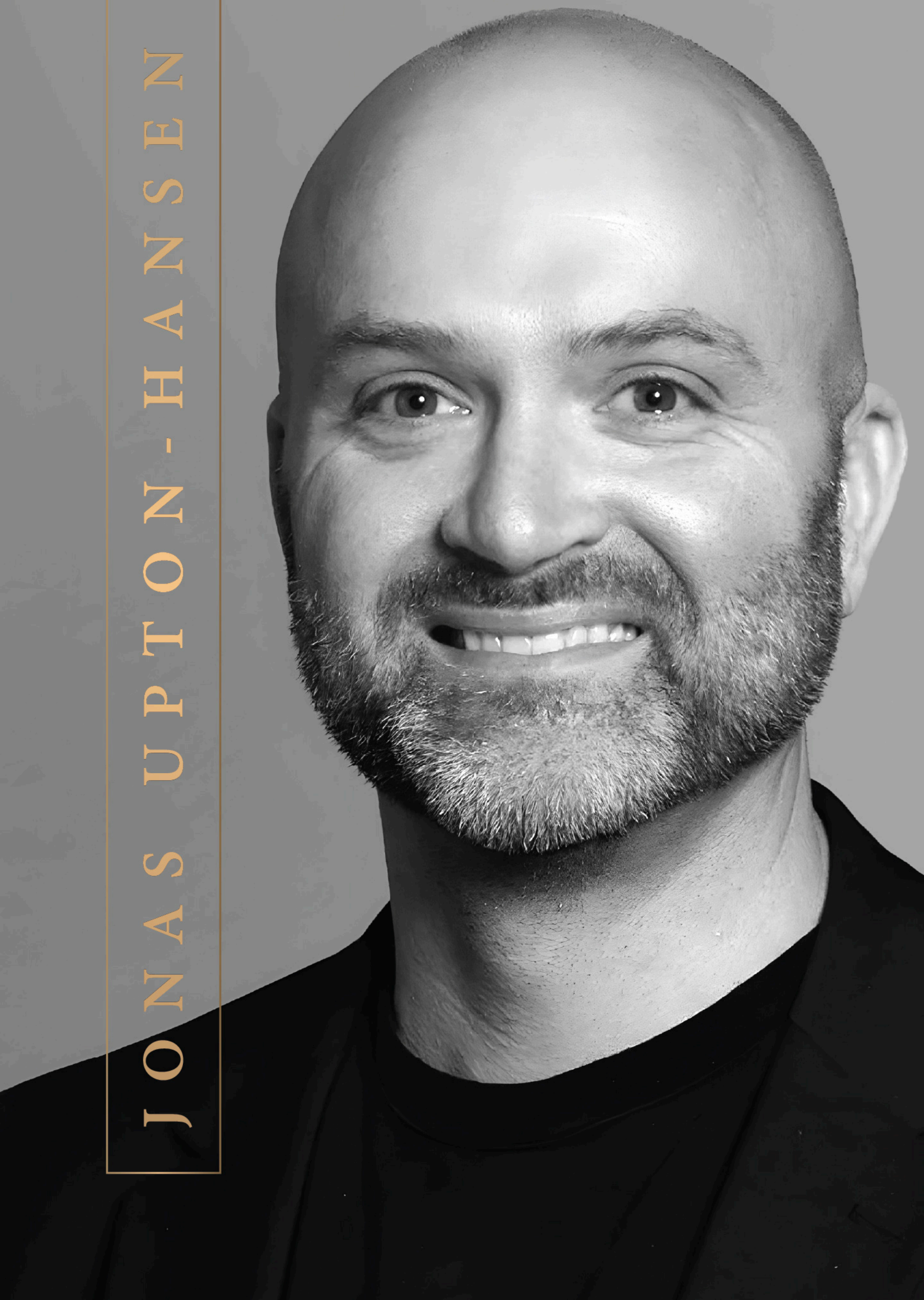
MERO

LERA
Consulting Structural Engineers

Thornton
Tomasetti

dsa
ENGINEERING

JONAS UPTON-HANSEN



SHYMKENT PINNACLE
KAZAKHSTAN



MARCO POLO
LIMMASOL, CYPRUS



ELAN ONBOARDS

uha

PRINCIPAL
ARCHITECT
LONDON, UK



JONAS
UPTON-HANSEN
MANAGING DIRECTOR
/ FOUNDER



ARCHITECTURAL EXCELLENCE BY UHA, UK

With daring visions that challenge conventions,
their designs create timeless landmarks that inspire
awe and admiration across generations.

PROJECT CONSULTANT



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PERFORMANCE LAKE
WYNN MACAU, CHINA



THE DUBAI FOUNTAIN
DUBAI, UAE



ELAN ONBOARDS

WET

WATER FEATURE
CONSULTANT
CALIFORNIA, USA



TIM HUNTER
SENIOR DESIGNER



WATER ALCHEMY BY WET DESIGN, USA

They don't just shape water.
They compose symphonies with it. Their creations
transform water into unforgettable performances,
where every ripple and cascade is bound to
captivate your senses.

PROJECT CONSULTANT



ELAN ONBOARDS

swa

LANDSCAPE
ARCHITECT
TEXAS, USA



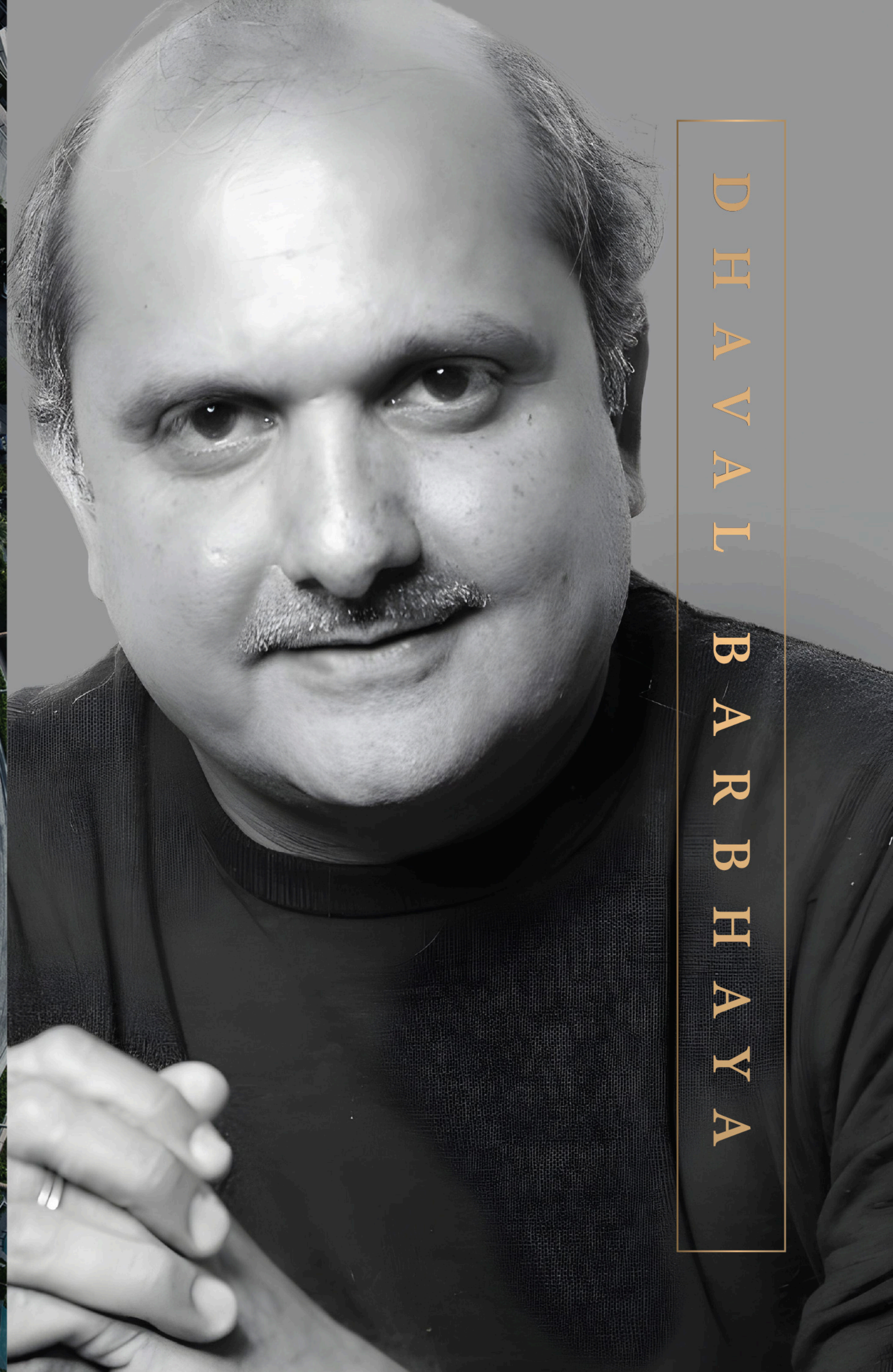
DHAVAL
BARBHAYA
PRINCIPAL | SWA



OCT BAO'AN PARK
SHENZHEN, CHINA



BURJ KHALIFA
TOWER PARK, DUBAI



DHAVAL
BARBHAYA

LANDSCAPE ARTISTRY BY SWA, USA

Celebrated for reimagining the natural world,
they craft landscapes that are verdant sanctuaries.
Living, breathing environments where beauty
and purpose are seamlessly entwined.

PROJECT CONSULTANT



ELAN ONBOARDS



LIGHTING
CONSULTANT
DUBAI, UAE



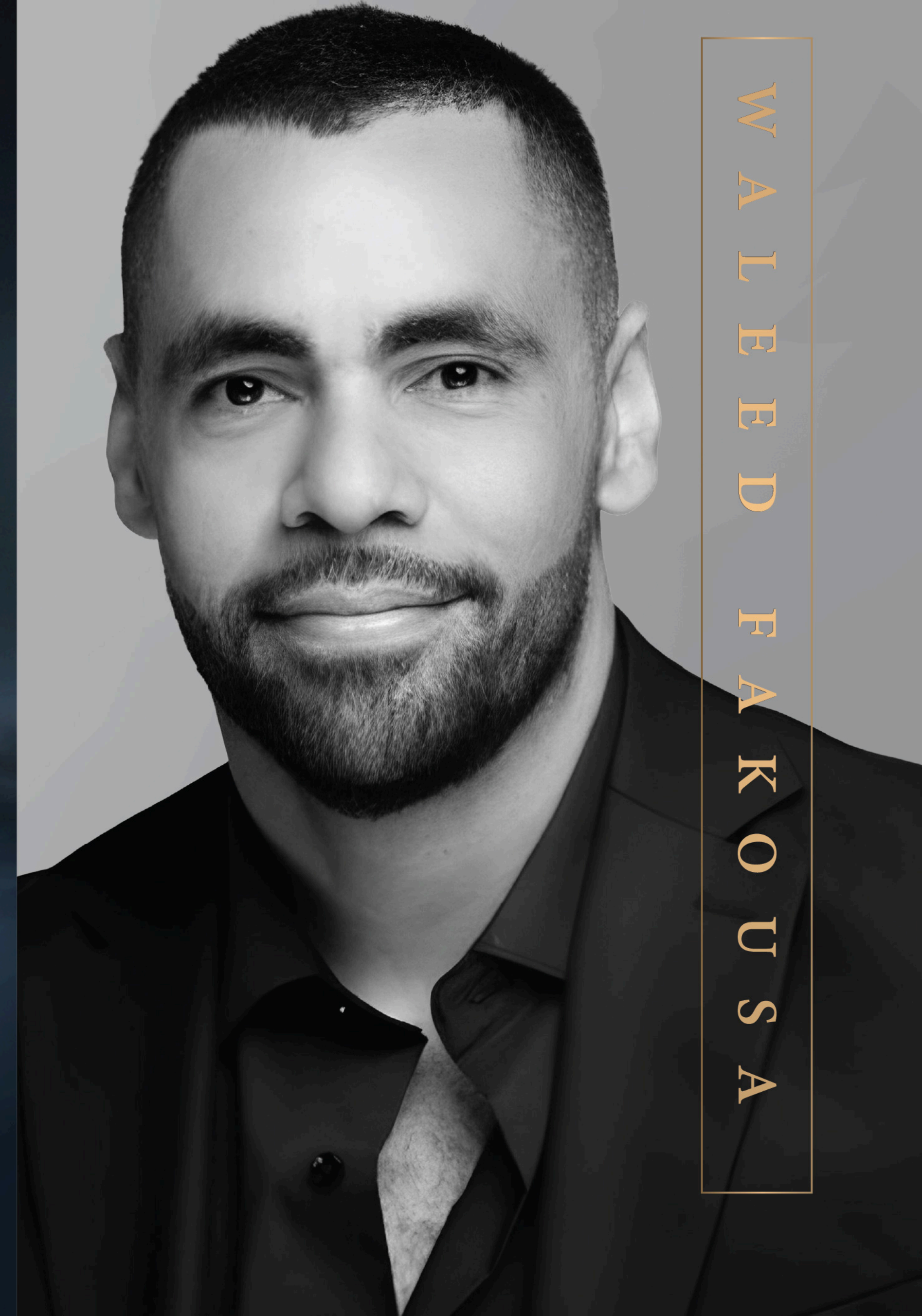
WALEED
FAKOUSA
PRINCIPAL DESIGNER



BURJ KHALIFA
(MEDIA FACADE)
DUBAI



KING ABDULLAH
UNIVERSITY, THUWAL
KSA



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ILLUMINATING DESIGNS BY CD+M, UAE

Light is their medium. Brilliance, their craft.

They illuminate spaces with an artistry that transforms the ordinary into the extraordinary, transforming reality into realms of magic.

PROJECT CONSULTANT



ELAN ONBOARDS



PROJECT
CONTRACTOR
SYDNEY, AUSTRALIA



DAVID
DUNWORTH

COUNTRY HEAD /
GENERAL MANAGER



HINDU HERITAGE
EXPERIENCE CENTRE
UP, INDIA



PHOENIX EQUINOX
HYDERABAD, INDIA



DAVID DUNWORTH

CRAFTSMANSHIP EXCELLENCE BY LEIGHTON, AUSTRALIA

Their creations turn blueprints into feats of elegance that redefine what it means to build with soul. A true alchemy of artistry and precision.

PROJECT CONSULTANT



S A B I N E B E C K



SPHERE AT THE LINK
DUBAI



MARRIOTT BISCAYNE
BAY, MIAMI, USA

ELAN ONBOARDS

FIBA

INTERIOR DESIGN
CONSULTANT
CALIFORNIA, USA



SABINE BECK

PARTNER
SENIOR DESIGNER



INTERIOR MASTERY BY HBA, USA

Their projects are like novels waiting to be lived in. Unmatched at creating worlds within walls where elegance isn't seen, but felt in every touch and every glance.

PROJECT CONSULTANT



H E N R I K G E S E



TCS
SIGNATURE TOWER
CHENNAI, INDIA



ESPLANADE
THEATRES ON THE
BAY, SINGAPORE



ELAN ONBOARDS



CLUB CONTRACTOR
GERMANY



HENRICK GESE

CEO, MERO - TSK,
GERMANY



INNOVATION IN CONSTRUCTION BY MERO, GERMANY

Their approach to engineering isn't about what's possible, but what hasn't even been imagined yet.

With every project, they turn radical concepts into tangible realities, setting new standards for the industry.

PROJECT CONSULTANT



ELAN ONBOARDS

LERA
Consulting Structural Engineers

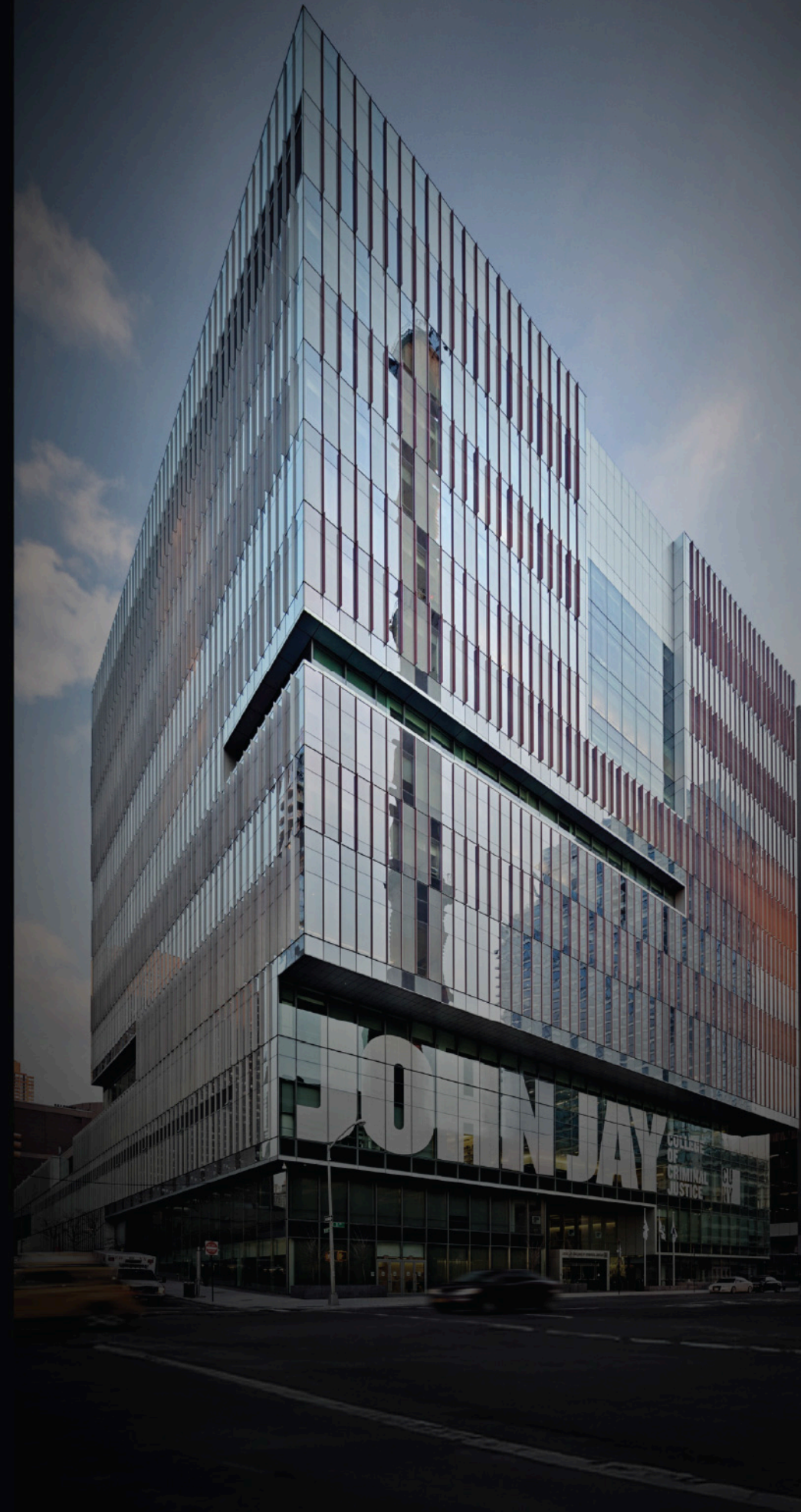
CONSULTING
STRUCTURAL
ENGINEERS
NEW YORK, USA



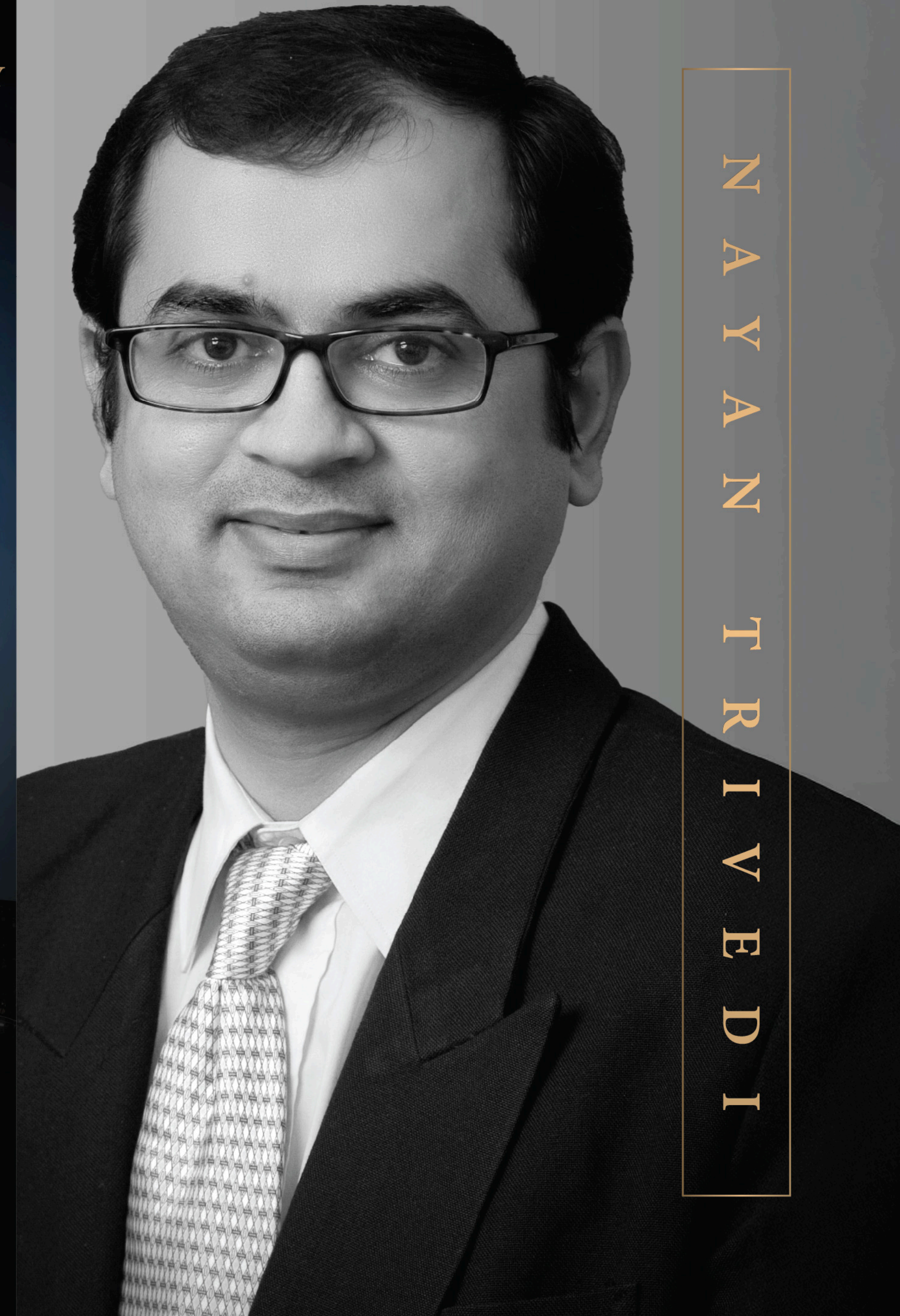
NAYAN TRIVEDI
PARTNER



THE JOHN JAY
NEW YORK



COLUMBIA UNIVERSITY
MEDICAL CENTER
NEW YORK



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STRUCTURAL DESIGN EXCELLENCE BY LERA, USA

Their projects are like architectural symphonies that enable infinite possibilities. Unrivaled in merging strength with artistry, they create unseen structures that elevate the extraordinary.

PROJECT CONSULTANT



ELAN ONBOARDS

Thornton Tomasetti

STRUCTURAL
CONSULTANT
NEW YORK, USA



MISAM IMAM

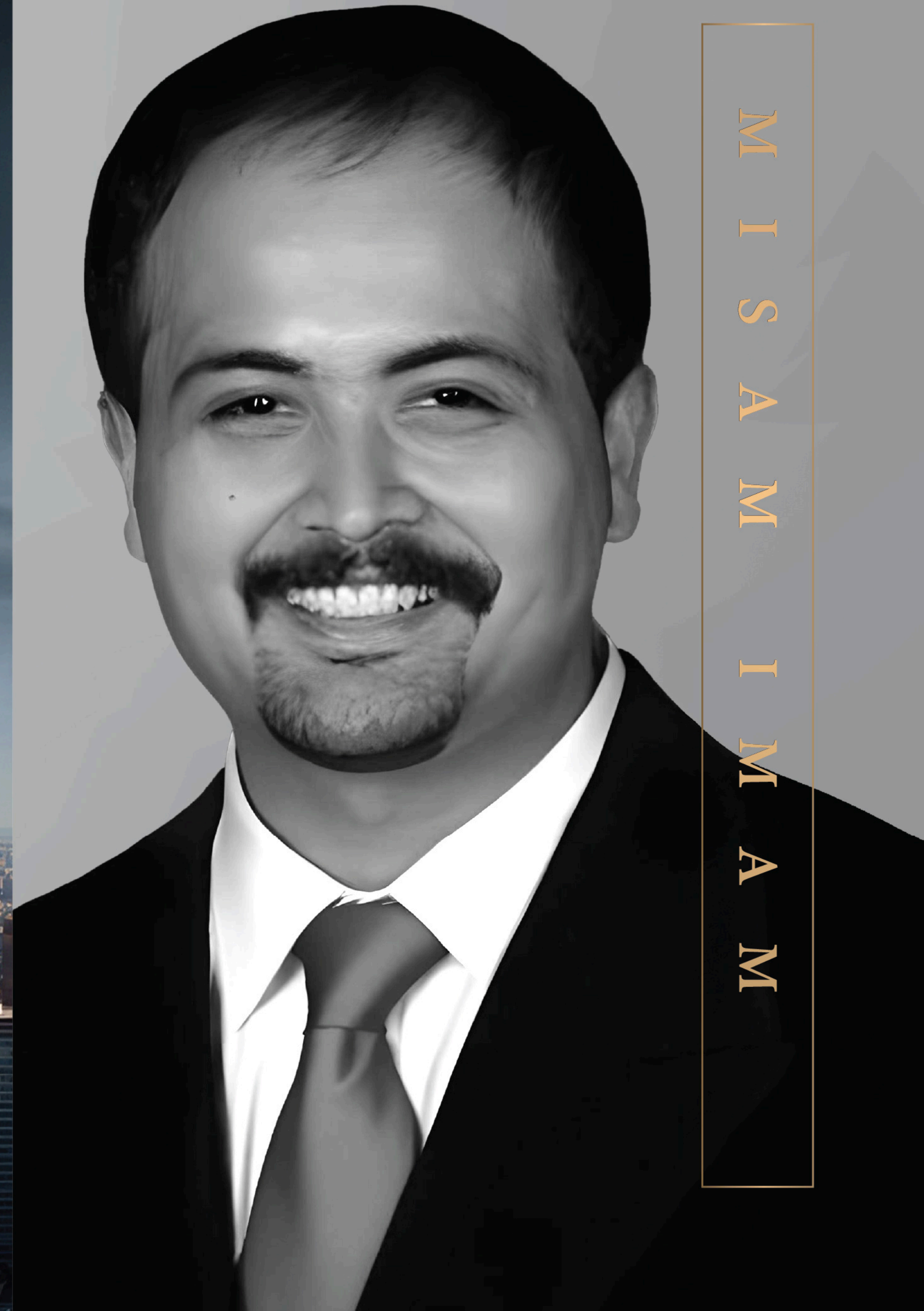
PRINCIPAL /
THORNTON
TOMASETTI



JEDDAH TOWER
SAUDI



ONE VANDERBILT
MANHATTAN



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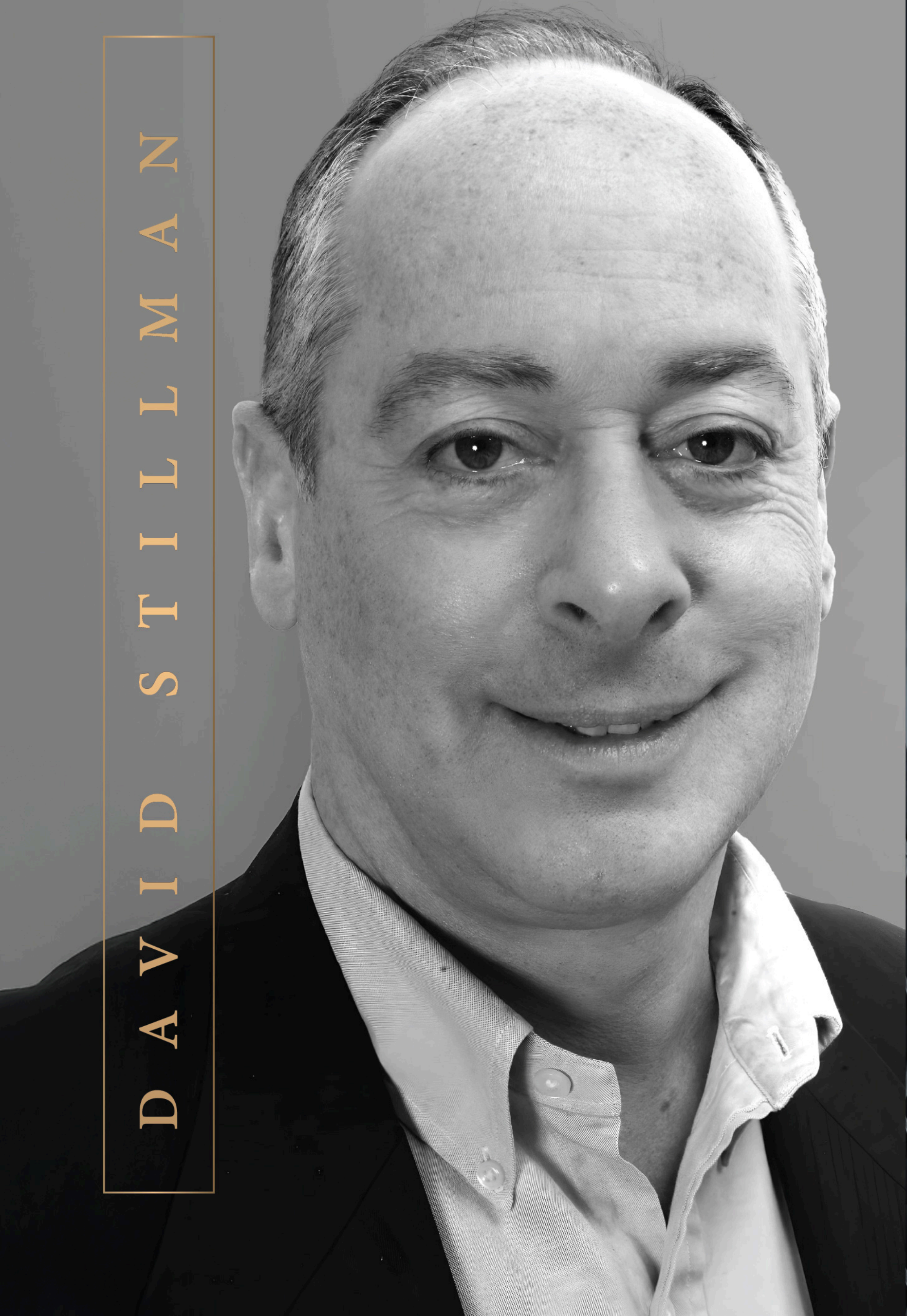
STRUCTURAL INGENUITY BY THORNTON TOMASETTI, USA

They bring bold visions to life with cutting-edge techniques and creative engineering. Every structure they touch leaves a lasting legacy of excellence.

PROJECT CONSULTANT



DAVID STILLMAN



INTERNATIONAL
BANK OF QATAR, DOHA



HIGH TECH TOWER
ANGOLA



ELAN ONBOARDS

dsa 
ENGINEERING

CLUB MEP
CONSULTANT
LONDON, UK



DAVID
STILLMAN

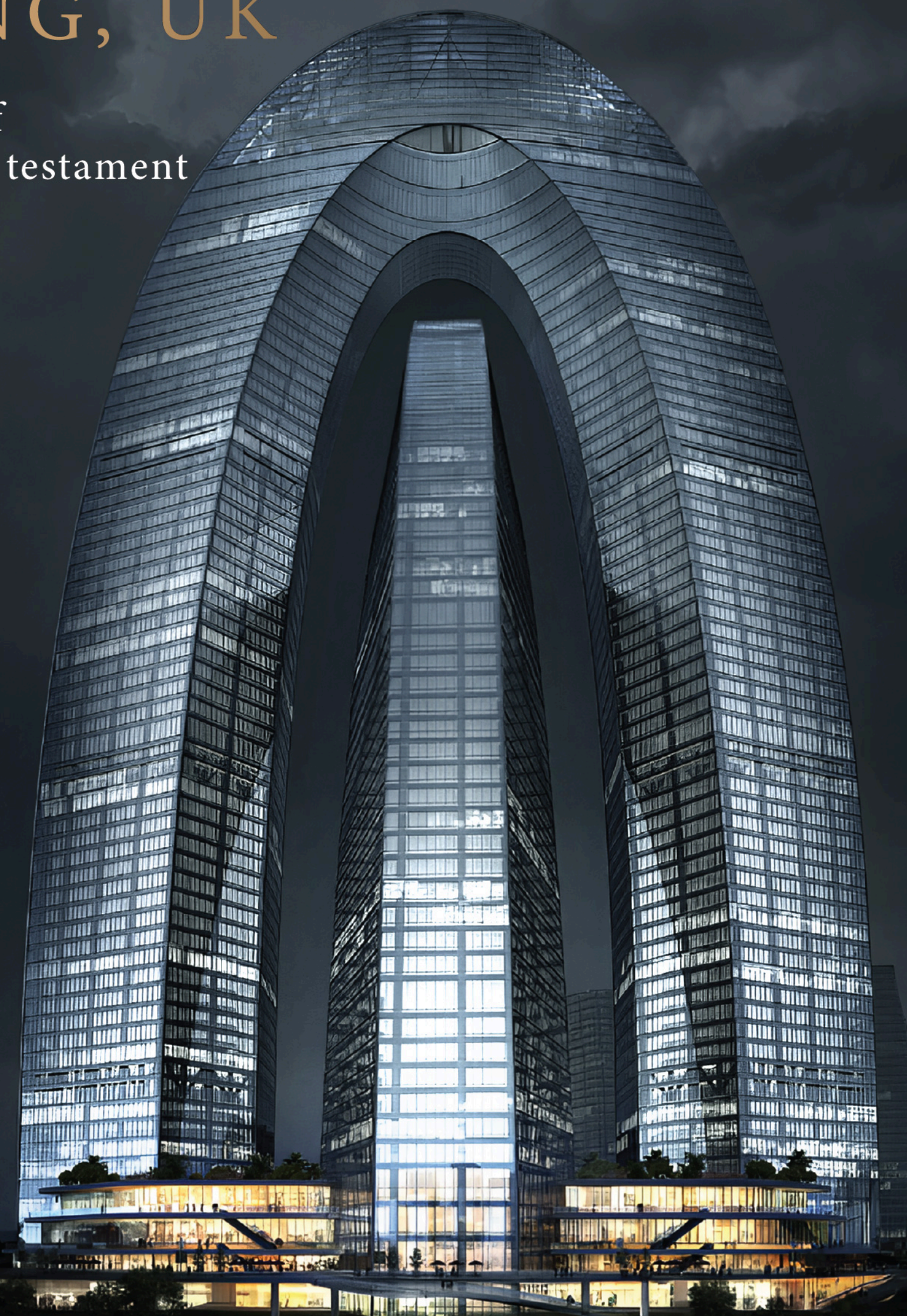
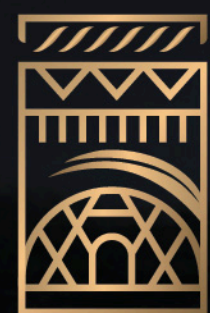
MANAGING
DIRECTOR



ENGINEERING MARVEL BY DSA ENGINEERING, UK

With a commitment to pushing the boundaries of possibility, their engineering prowess stands as a testament to precision, innovation, and resilience.

PROJECT CONSULTANT





ELAN

THE BILLIONAIRE CLUB™





THE BILLIONAIRE CLUB

*Artistic Impression

Disclaimer: The artistic work contained herein is for representational Purpose only and does not constitute a legal offering.

THE IDEOLOGY OF INNOVATION

With the world's most renowned consultants behind every nuance, this is no ordinary space, it's a masterpiece shaped by global expertise and artistic boldness.

An extraordinary expression of boundary breaking design, it rises above convention to become the definitive symbol of ultra-luxury.

Here, every level, every experience, is imagined for those who understand the language of legacy.

This isn't just a club — Its a realm for the rare, where power meets brilliance.



*Artistic Impression

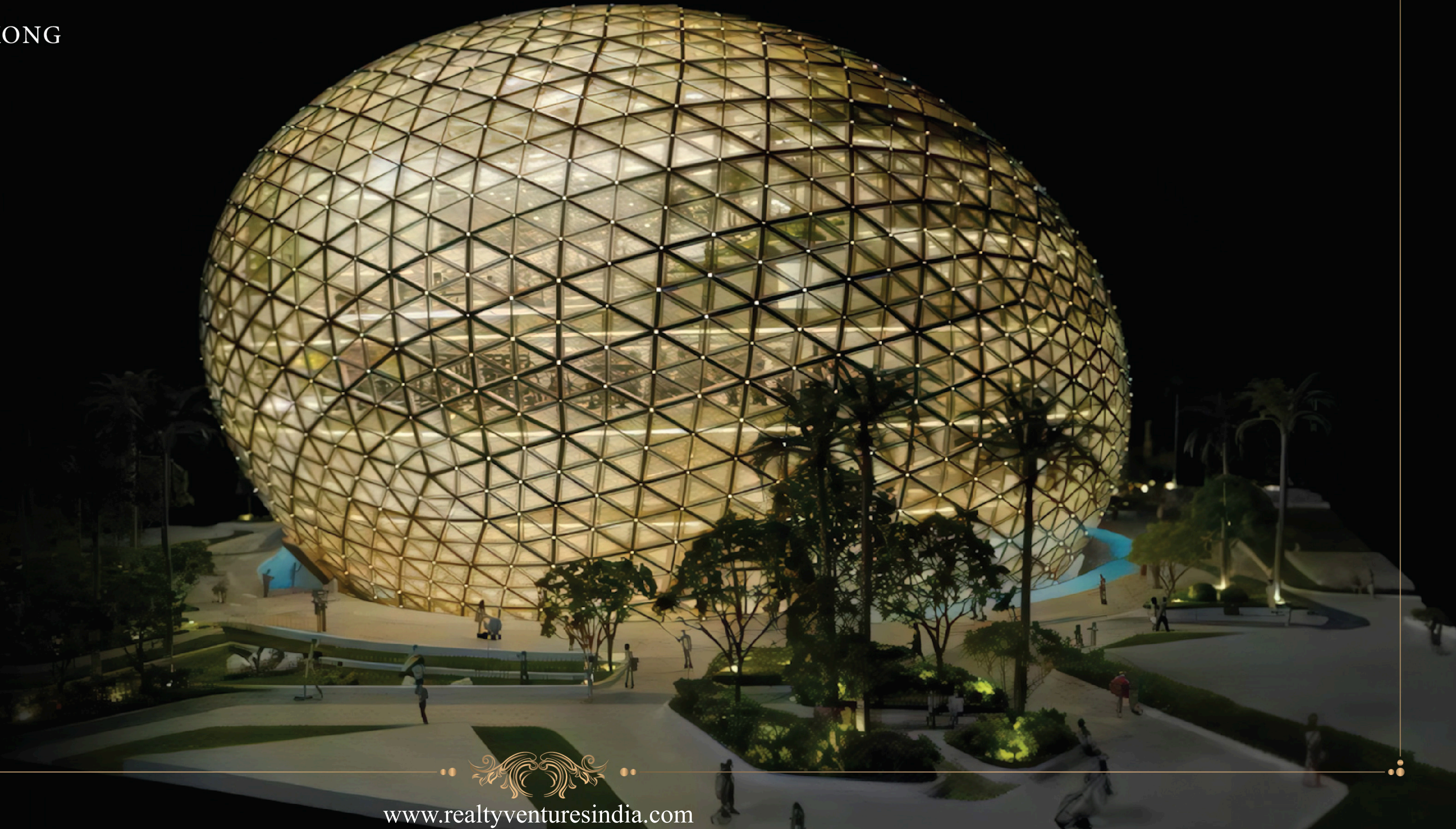


*Artistic Impression



ACTUAL CLUB SCALE MODEL

RJ MODELS, HONG KONG





EVERY DETAIL CRAFTED
FOR AN EXTRAORDINARY LIFESTYLE.

100+ AMENITIES



INDULGE IN TIMELESS
LUXURY, PERFECTED IN
EVERY DETAIL

01



HEATED INDOOR SWIMMING
POOL WITH JACUZZI



OLYMPIC-SIZED OUTDOOR
SWIMMING POOL



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AMENITIES








*Artistic Impression



FOR SENIORS

AMENITIES

02

-  RAISED SEATING SPACES AND DEDICATED CORNERS
-  SECURED WALKING PATHS AND NATURE TRAILS
-  OUTDOOR GYM FOR LIGHT FITNESS ACTIVITIES
-  HIMALAYAN AND AROMATIC GARDENS FOR RELAXATION
-  HEALING AND WELLNESS GARDENS
-  GOLF CART FOR EASY MOVEMENT
-  REFLEXOLOGY WALKS
-  YOGA / MEDITATION ROOM



FOR KIDS

03

-  KIDS WATER PARK WITH SLIDES
-  KIDS TREE-TOP WALK
-  CRECHE AND TRAMPOLINE PARK
-  MULTIPLAYER PLAYSTATION ROOM
-  CINEMA FOR KIDS
-  DEDICATED KIDS ACTIVITY ZONE
-  KIDS POOL
-  JURASSIC PARK AND WHIMSICAL GARDENS
-  ROCK CLIMBING
-  KIDS KARAOKE
-  KIDS JUICEBAR



SPORTS & WELLNESS

04

- FULLY EQUIPPED GYM
- SPA WITH STEAM AND SAUNA
- SALT AND SNOW BATH
- HOT AND COLD BATH
- JOGGING AND CYCLING TRACKS (OVER 1 KM)
- OUTDOOR GYM
- SHOOTING RANGE
- INDOOR AND OUTDOOR PICKLE BALL COURT
- INDOOR SQUASH COURT
- LAWN TENNIS COURT











*Artistic Impression



SPORTS & WELLNESS

AMENITIES

04

-  INDOOR VOLLEYBALL COURT
-  INDOOR BADMINTON COURT
-  INDOOR BASKETBALL COURT
-  INDOOR BOWLING ALLEY
-  INDOOR CRICKET PITCH
-  SKATING RINK
-  STUDIOS
(YOGA, PILATES, ZUMBA
AND AEROBICS)
-  DIGITAL GAMING ZONE



*Artistic Impression

www.realtyventuresindia.com

LANDSCAPE & OUTDOOR

05



GARDENS

- AROMATIC GARDEN
- BUTTERFLY GARDEN
- TROPICAL GARDEN
- ZEN GARDEN
- BOTANICAL GARDEN
- RAINFOREST GARDEN
- HIMALAYAN GARDEN



MUSICAL FOUNTAIN



WATER RIVULETS AND LILY PONDS



OUTDOOR AMPHITHEATRE



SEATING PODS



BONFIRE AREA



FLOATING ISLAND BAR



INTERACTIVE WATER FEATURES AND WATER SCULPTURES



OUTDOOR CAFÉ FOR LEISURE & SERENE ESCAPES





*Artistic Impression

LUXURY & DINING SPACES

AMENITIES

06

-  MULTICUISINE RESTAURANT
IN THE CLUB
-  PRIVATE DINING ROOMS
-  BAR AND CIGAR
LOUNGES
-  EVENT SPACES
AND AUDITORIUM
-  CAFÉ AT
ENTRANCE CANOPY
-  JUICE BAR



UNIQUE HIGHLIGHTS

07

-  BUSINESS CENTRE
-  PET HEALTHCARE CENTRE
& PET CLUB
-  INHOUSE CATERING
-  VALET PARKING
-  CAR WASH FACILITY IN BASEMENT





*Artistic Impression

CONCIERGE CONVENIENCE

AMENITIES

08



24/7 PERSONAL ASSISTANCE



PERSONALIZED LIFESTYLE
SERVICES



EVENT & EXPERIENCE
CURATION



HOME MANAGEMENT
SUPPORT



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PREMIUM RESIDENTIAL FEATURES

09



**HIGH-SPEED ELEVATORS WITH
ADVANCED CONNECTIVITY**



**PERSONAL POOL IN
PENTHOUSES**



**MODULAR KITCHEN WITH
HIGH-END APPLIANCES**



**EXTENDED BALCONY DECK WITH
BBQ GRILL AND OUTDOOR BAR**



24/7 HOT WATER SUPPLY



AQI CONTROLLED APARTMENTS





*Artistic Impression

SUSTAINABLE AND SMART LIVING

AMENITIES

10

-  IGBC GREEN
GOLD RATED BUILDING
-  EV CHARGING POINTS
AND MULTILEVEL PARKING
-  100% POWER BACKUP
-  WIFI-ENABLED SPACES
-  SANITIZED FRESH AIR
WITH CTFA TECHNOLOGY
-  MULTITIERED ADVANCED
SECURITY NETWORK





PROJECT LAYOUTS





INTELLIGENT
DESIGN INSIDE
AND OUT

RENDERED
LAYOUTS SHOWCASING UNIT
CONFIGURATIONS.

PROJECT LAYOUTS



THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.

4 BHK HEAD UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM +
2 BEDROOM + FAMILY LOUNGE +
POWDER TOILET + PRIVATE DECK +
SERVANT ROOM)

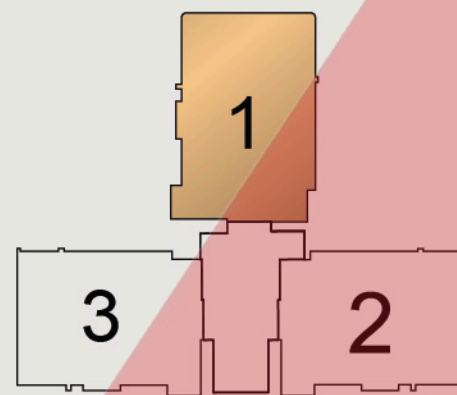
- Carpet Area : 2320 Sq. Ft.
- Covered Area (FAR) : 2911 Sq. Ft.
- Balcony Area (Non FAR) : 812 Sq. Ft.
- Super Area : 4640 Sq. Ft.

TOWER 10,11 & 12 TYPICAL FLOOR

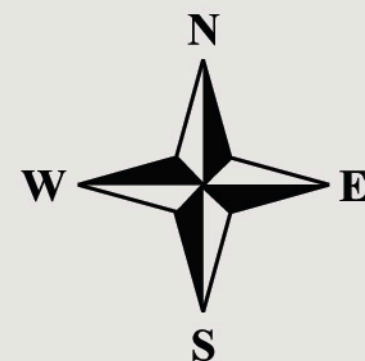
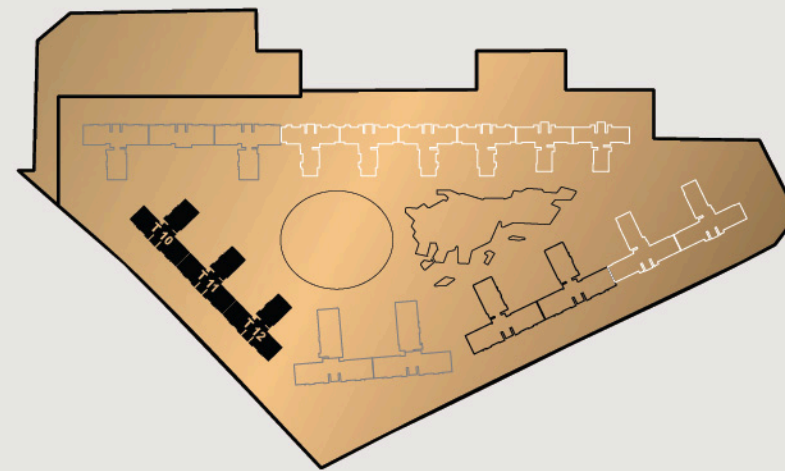
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

The floor plans is Illustrative/ Tentative/ Indicative only and subject to change at any time in future as per requirement of Company/ Competent Authority without any prior notice. All images and graphical depictions are purely artistic in nature and may not represent the actual final product.

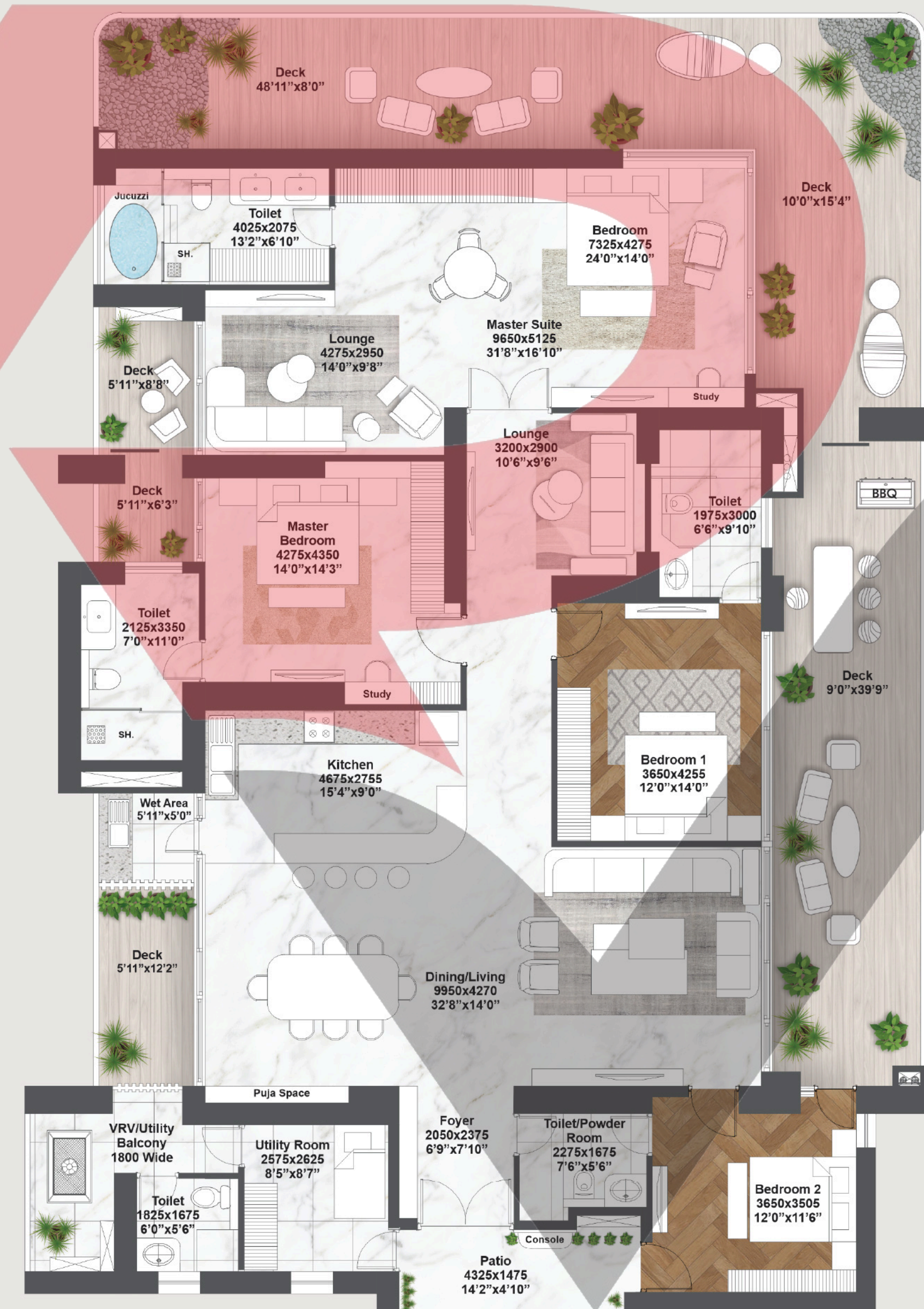
TOWER KEY PLAN



SITE PLAN



*Subject to change. only tentative.



PROJECT LAYOUT





ELAN

THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.

4 BHK WING UNIT

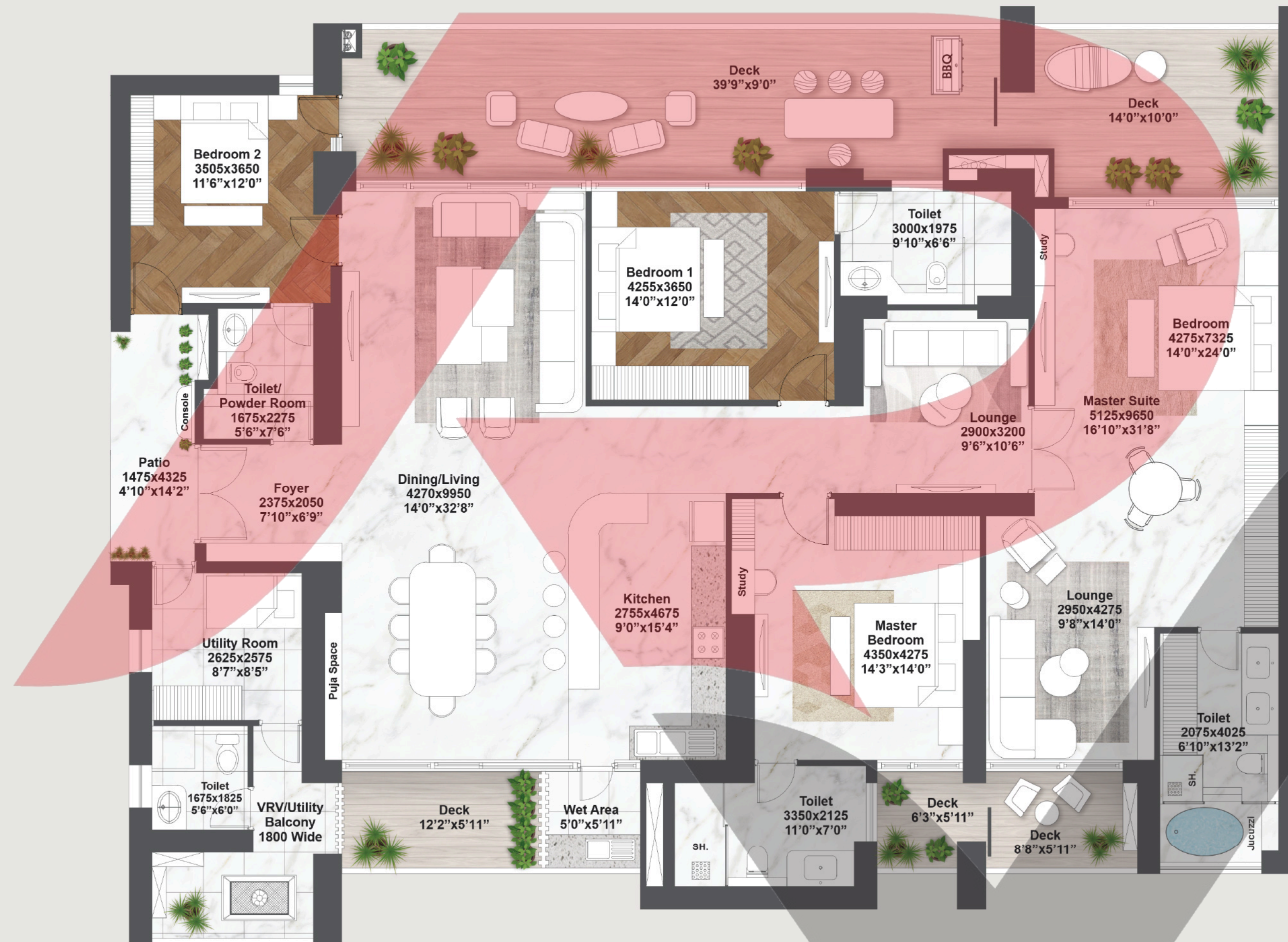
(1 MASTER SUITE + 1 MASTER BEDROOM +
2 BEDROOM + FAMILY LOUNGE +
POWDER TOILET + PRIVATE DECK +
SERVANT ROOM)

Carpet Area	:	2308 Sq. Ft.
Covered Area (FAR)	:	2813 Sq. Ft.
Balcony Area (Non FAR)	:	524 Sq. Ft.
Super Area	:	4223 Sq. Ft.

TOWER 10,11 & 12 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

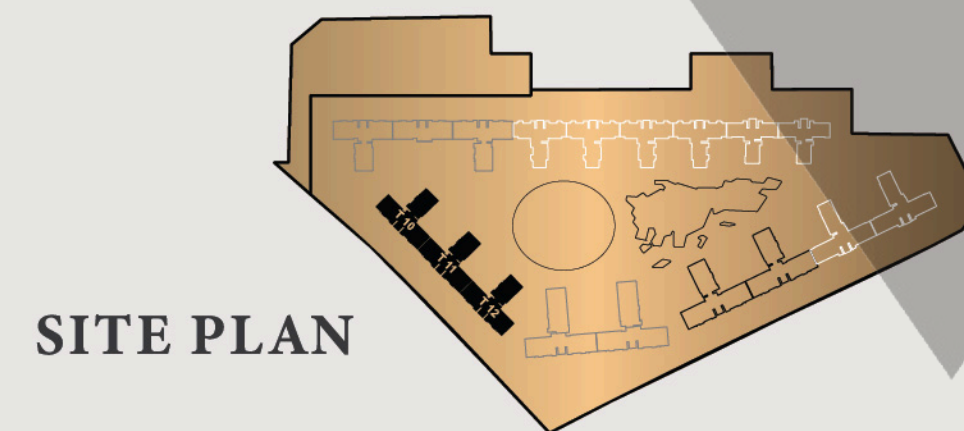
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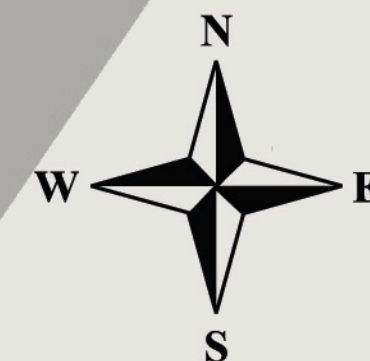
PROJECT LAYOUT



TOWER
KEY PLAN



SITE PLAN



*Subject to change. only tentative.



ELAN

THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.

4 BHK WING UNIT

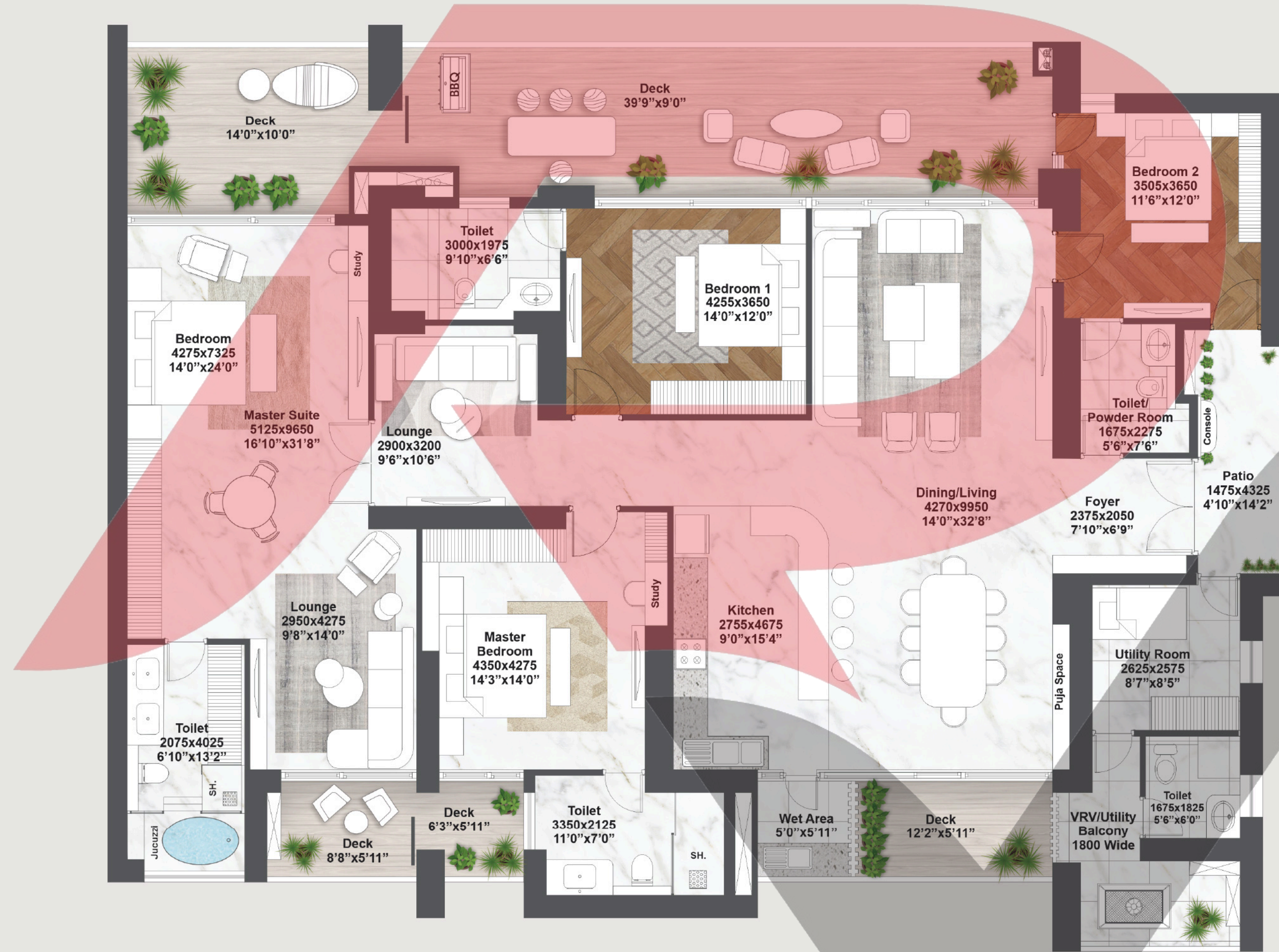
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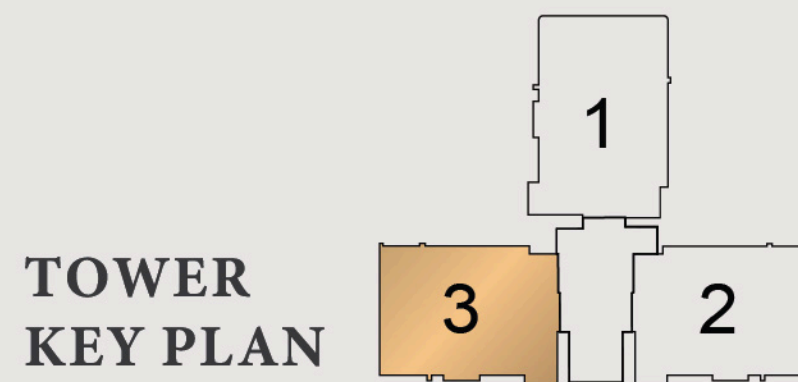
TOWER 10, 11 & 12 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

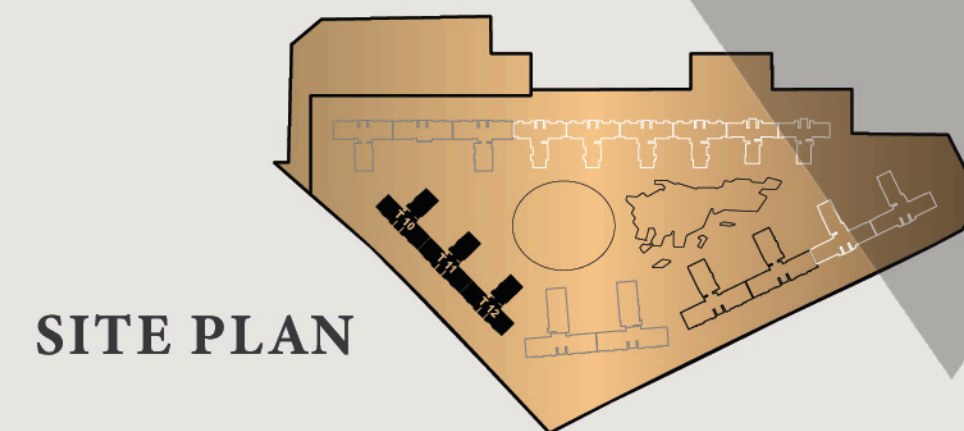
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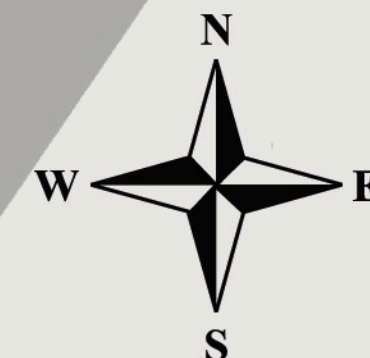
PROJECT LAYOUT



TOWER
KEY PLAN



SITE PLAN



*Subject to change. only tentative.



THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.

4 BHK PENTHOUSE HEAD UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM +
1 BEDROOM + FAMILY LOUNGE + POWDER
TOILET + PRIVATE DECK + SKY DECK +
MULTI PURPOSE ROOM + SERVANT ROOM)

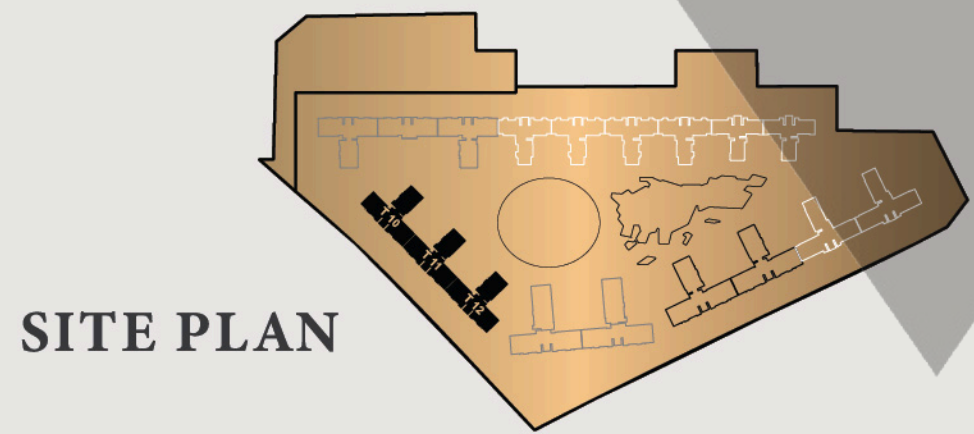
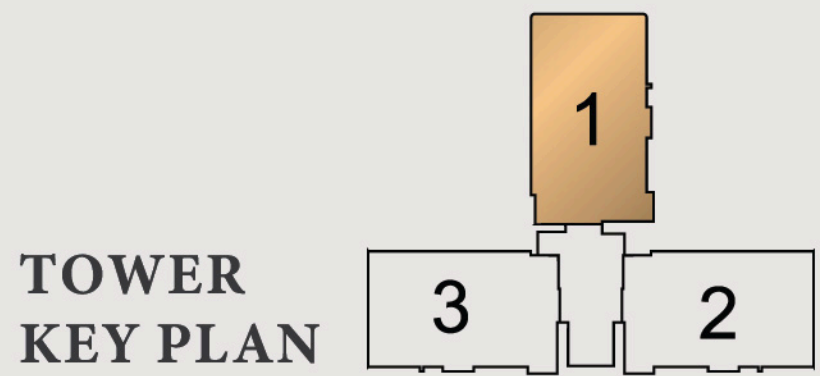
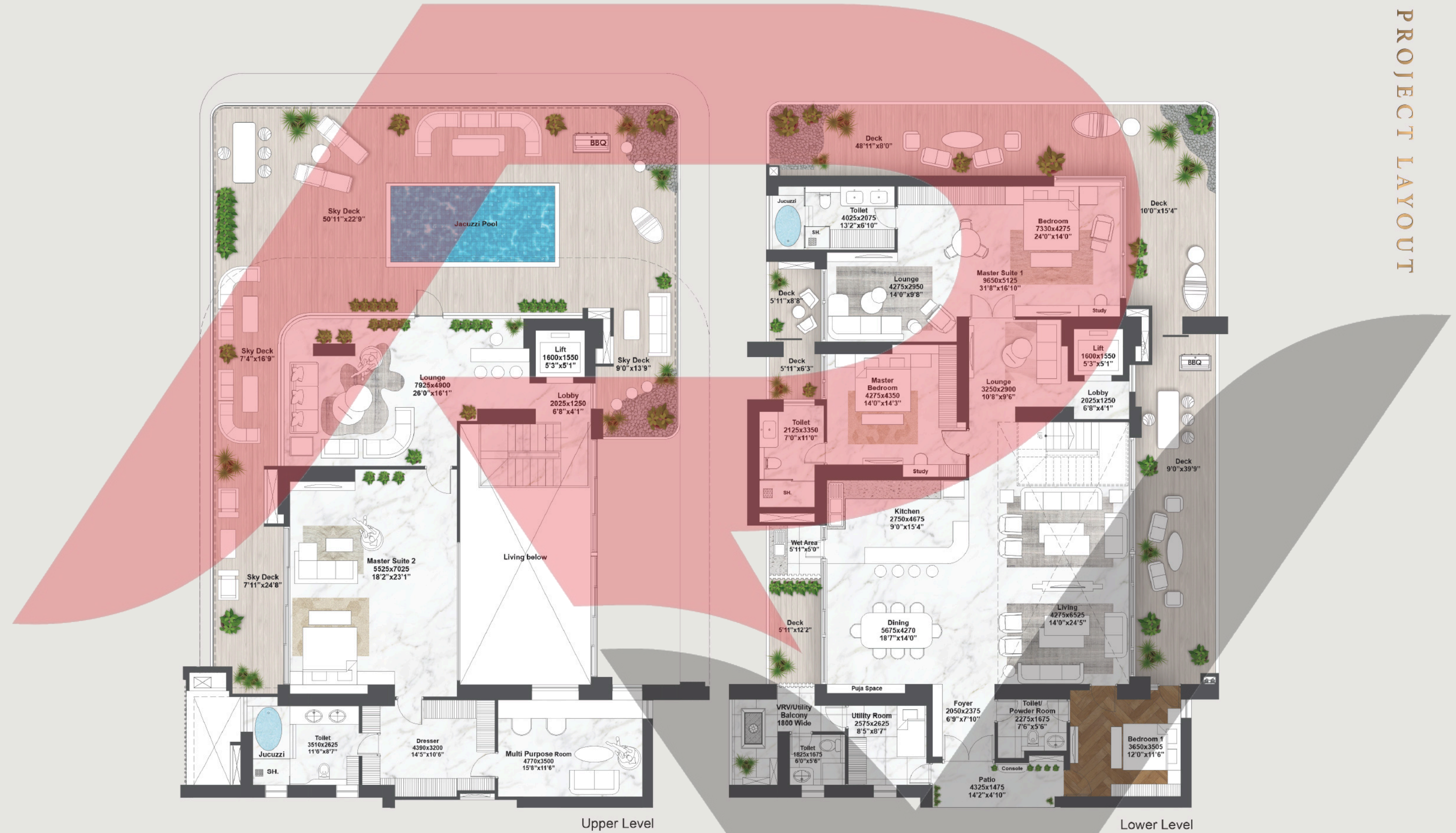
- Carpet Area : 3696 Sq. Ft.
- Covered Area (FAR) : 4474 Sq. Ft.
- Balcony Area (Non FAR) : 812 Sq. Ft.
- Sky Deck Area : 1358 Sq. Ft.
- Super Area : 8053 Sq. Ft

TOWER 10, 11 & 12

**RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY**

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PROJECT LAYOUT



*Subject to change. only tentative.



THE EMPEROR

LANDMARK FOR THE WORLD.
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4 BHK PENTHOUSE WING UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM + 1 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + SERVANT ROOM)

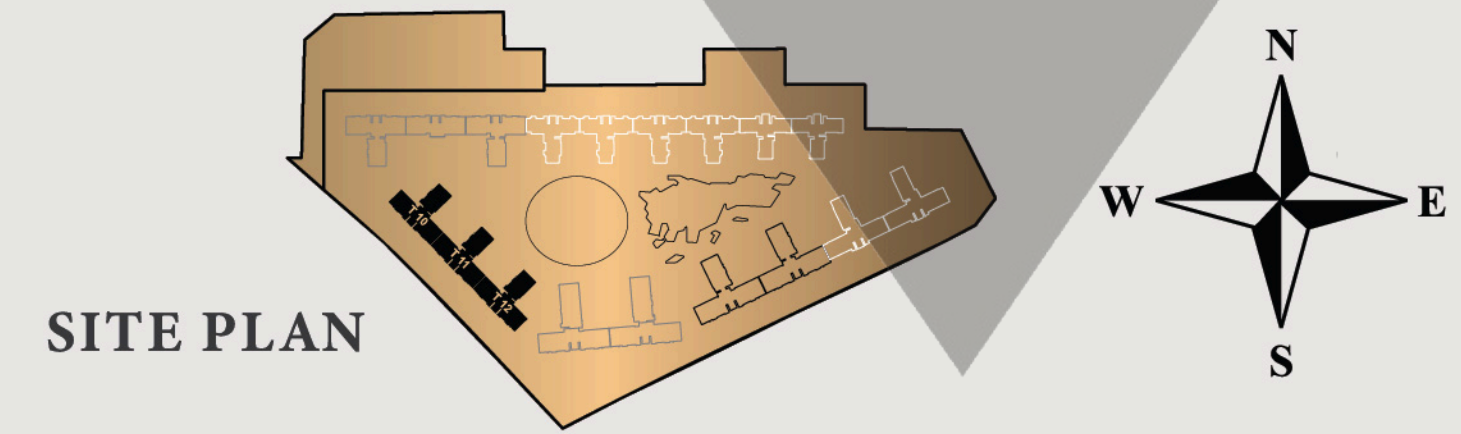
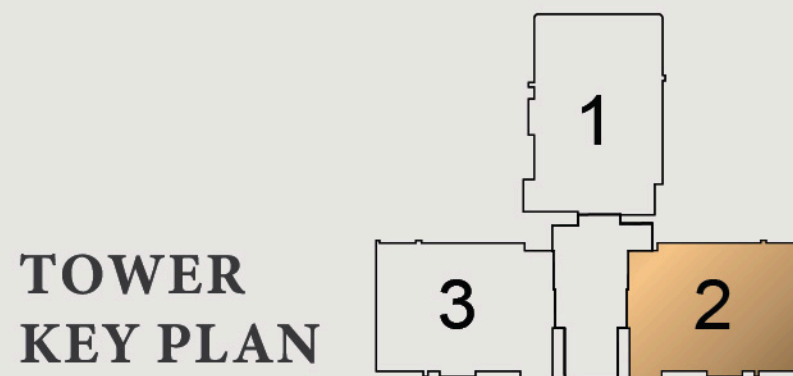
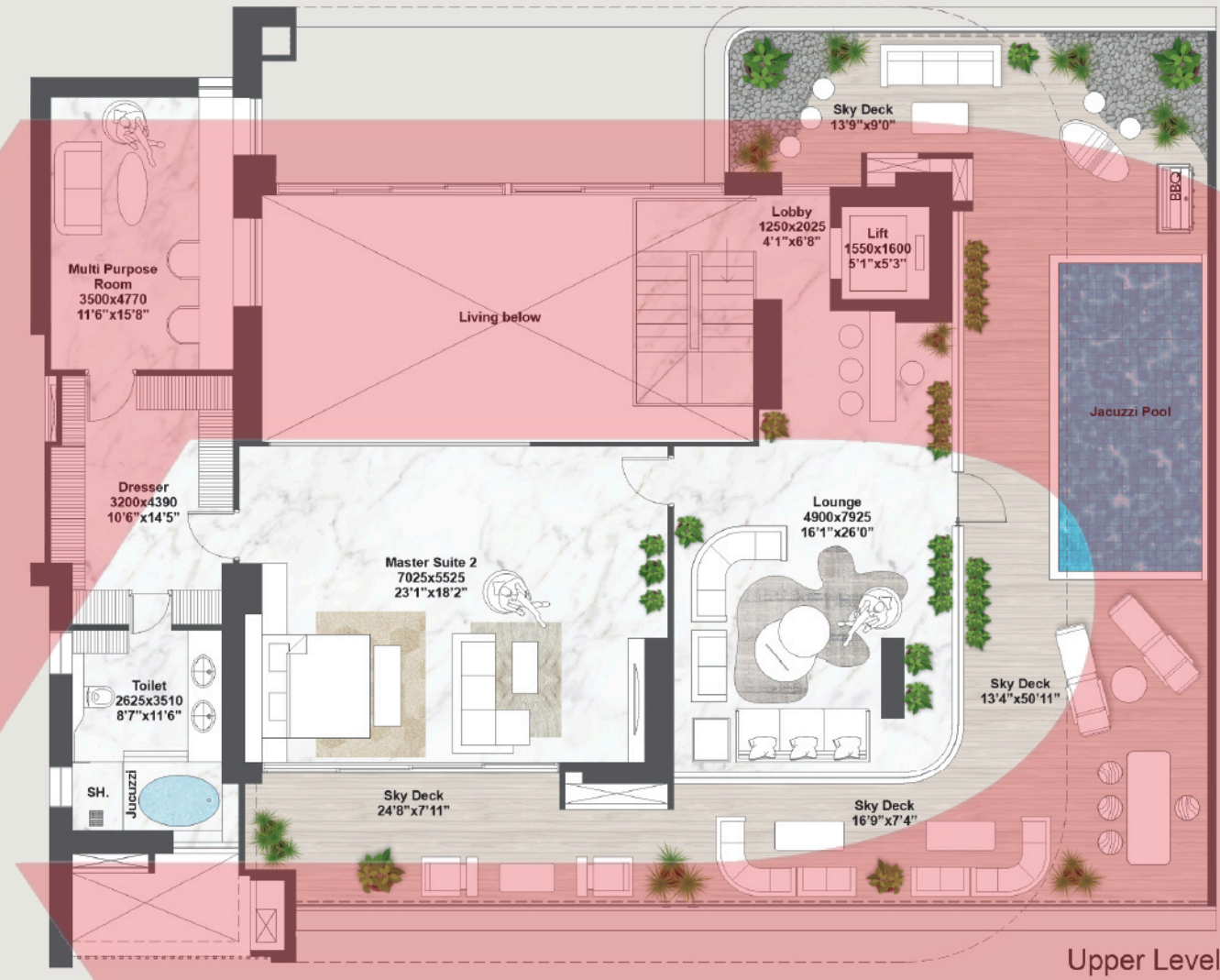
- Carpet Area : 3685 Sq. Ft.
- Covered Area (FAR) : 4366 Sq. Ft.
- Balcony Area (Non FAR) : 524 Sq. Ft.
- Sky Deck Area : 960 Sq. Ft.
- Super Area : 7225 Sq. Ft

TOWER 10, 11 & 12

**RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY**

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THE EMPEROR

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4 BHK PENTHOUSE WING UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM + 1 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + SERVANT ROOM)

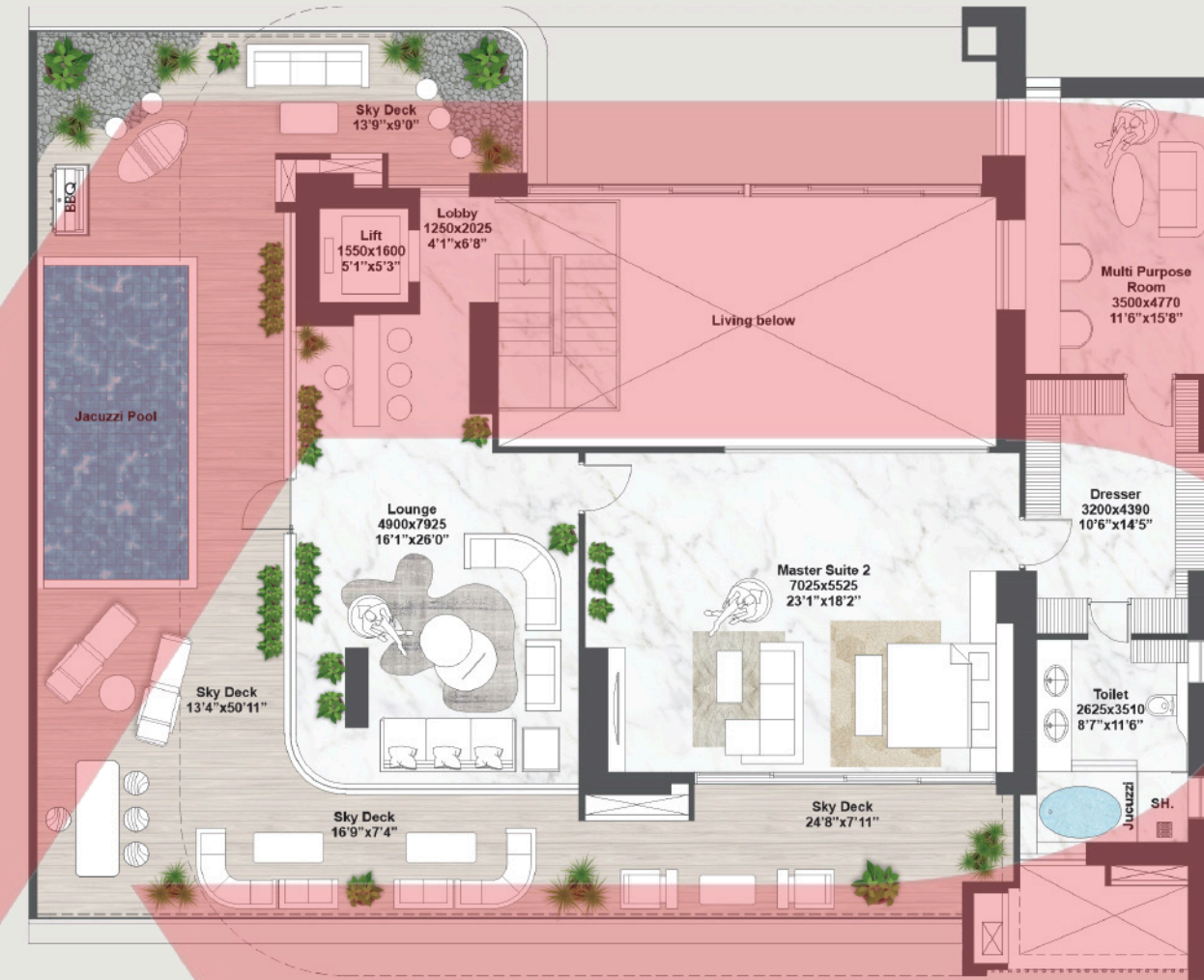
- Carpet Area : 3685 Sq. Ft.
- Covered Area (FAR) : 4366 Sq. Ft.
- Balcony Area (Non FAR) : 524 Sq. Ft.
- Sky Deck Area : 960 Sq. Ft.
- Super Area : 7225 Sq. Ft

TOWER 10, 11 & 12

RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

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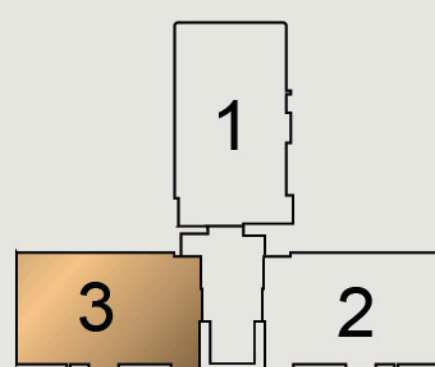
PROJECT LAYOUT



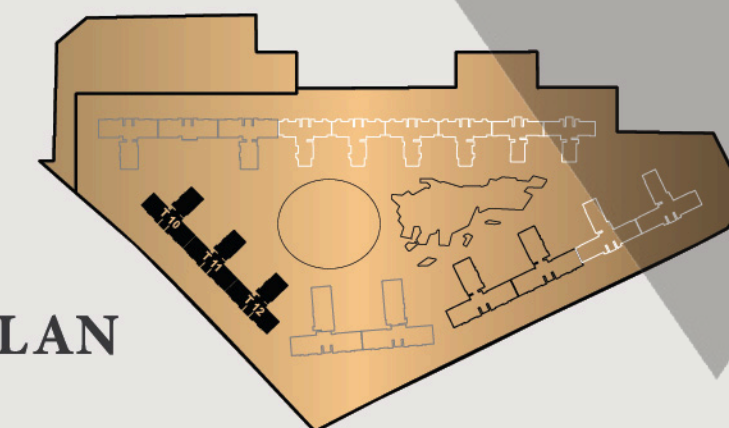
Upper Level



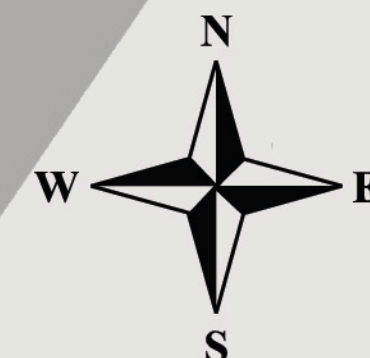
Lower Level



TOWER KEY PLAN



SITE PLAN



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5 BHK HEAD UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM +
3 BEDROOM + FAMILY LOUNGE +
POWDER TOILET + PRIVATE DECK +
VISITOR/WAITING ROOM + SERVANT ROOM)

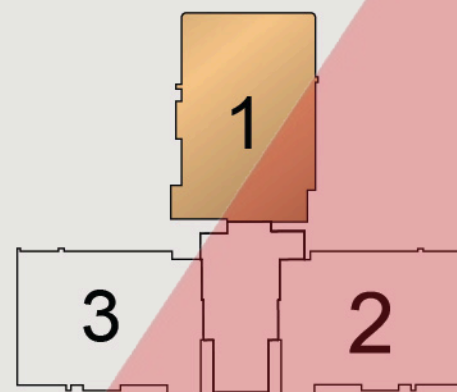
- Carpet Area : 3056 Sq. Ft.
- Covered Area (FAR) : 3711 Sq. Ft.
- Balcony Area (Non FAR) : 1012 Sq. Ft.
- Super Area : 5891 Sq. Ft.

TOWER 16, 17 TYPICAL FLOOR

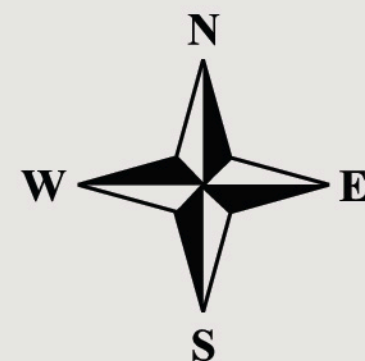
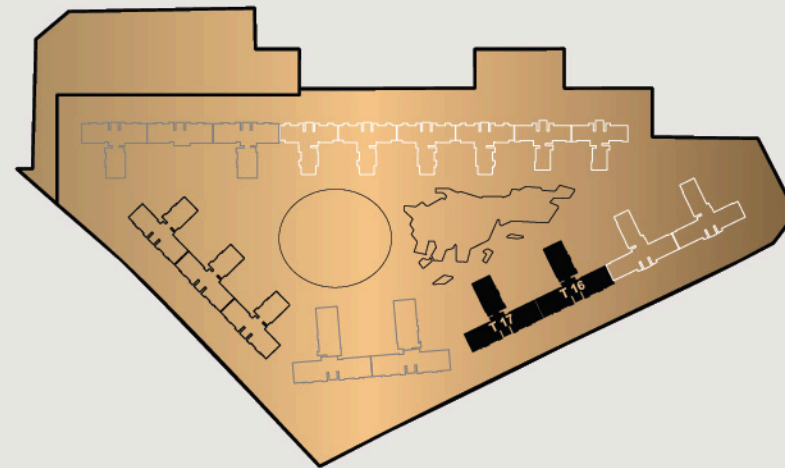
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

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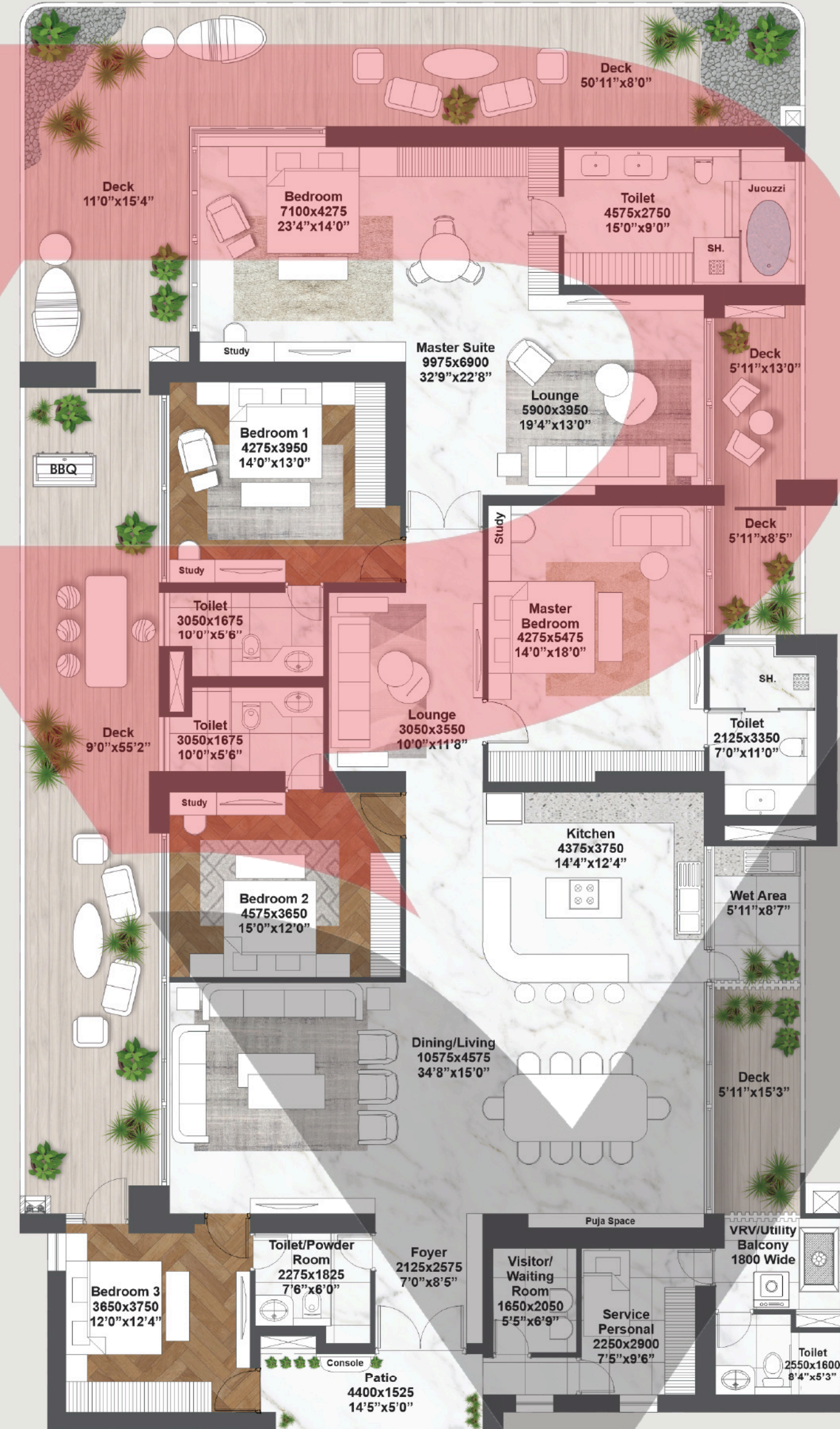
TOWER KEY PLAN



SITE PLAN



PROJECT LAYOUT



*Subject to change. only tentative.





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5 BHK WING UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM +
3 BEDROOM + FAMILY LOUNGE +
POWDER TOILET + PRIVATE DECK +
VISITOR/WAITING ROOM + SERVANT ROOM)

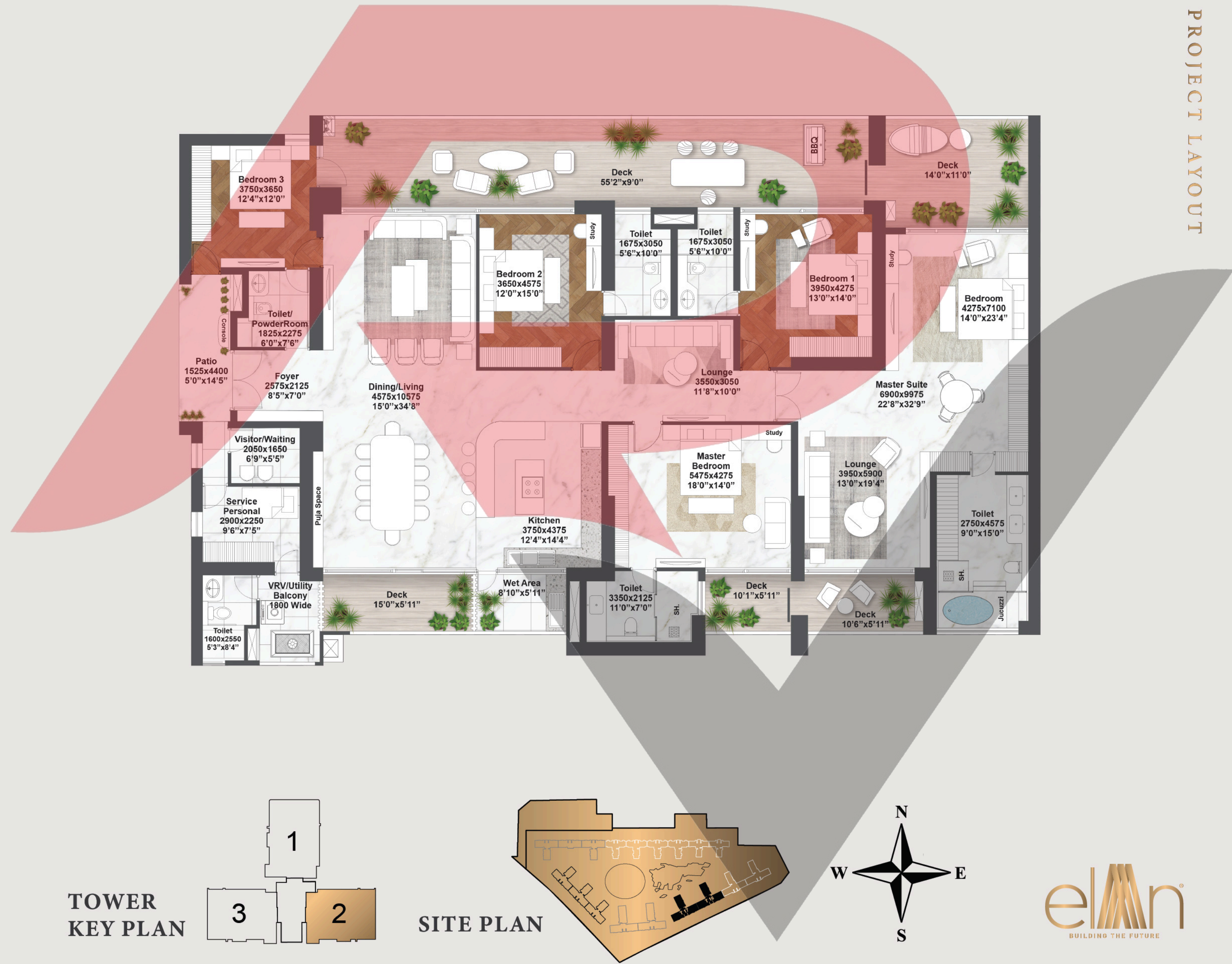
Carpet Area	:	3041 Sq. Ft.
Covered Area (FAR)	:	3606 Sq. Ft.
Balcony Area (Non FAR)	:	691 Sq. Ft.
Super Area	:	5434 Sq. Ft

TOWER 16, 17 TYPICAL FLOOR

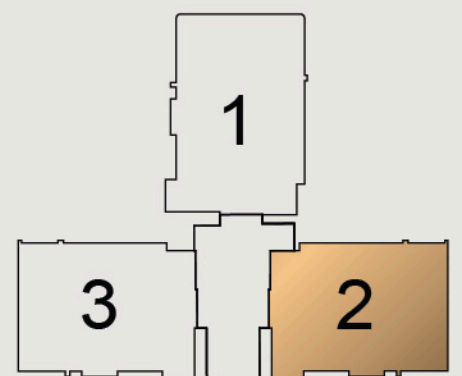
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

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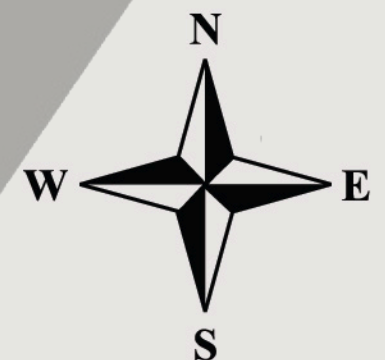
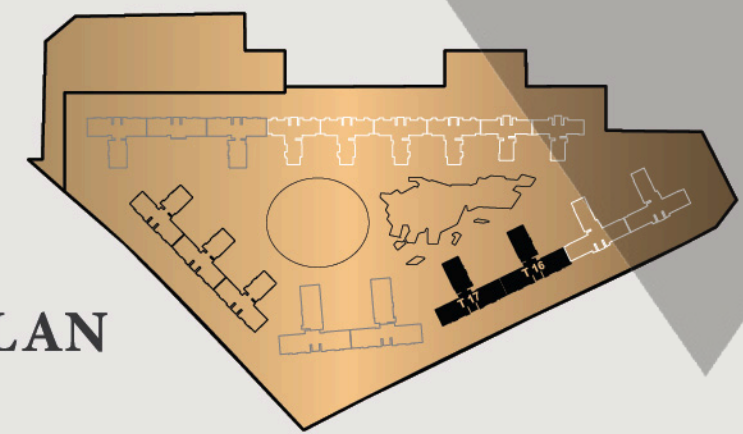
PROJECT LAYOUT



TOWER KEY PLAN



SITE PLAN



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5 BHK WING UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM +
3 BEDROOM + FAMILY LOUNGE +
POWDER TOILET + PRIVATE DECK +
VISITOR/WAITING ROOM + SERVANT ROOM)

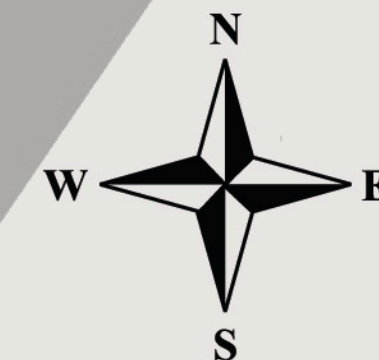
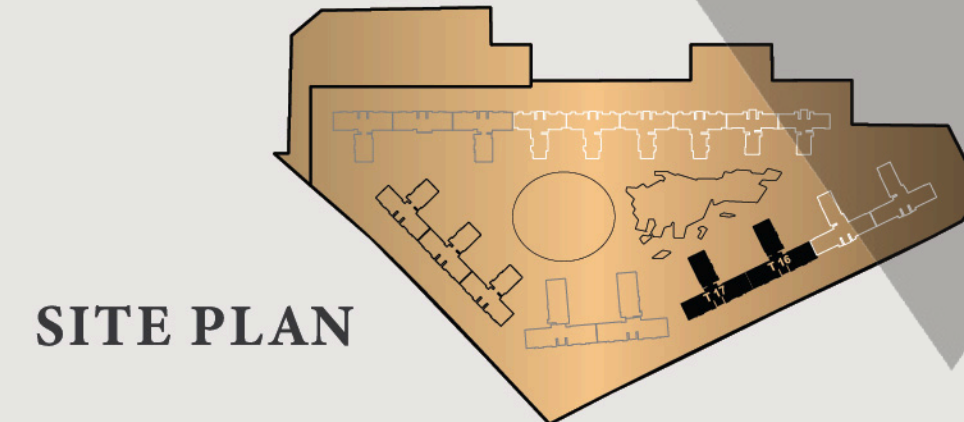
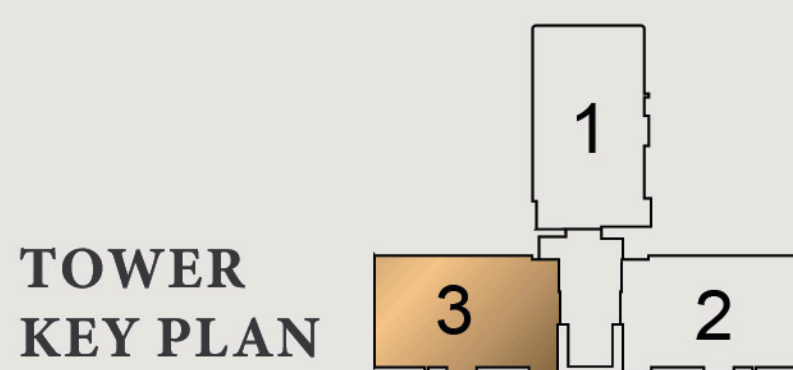
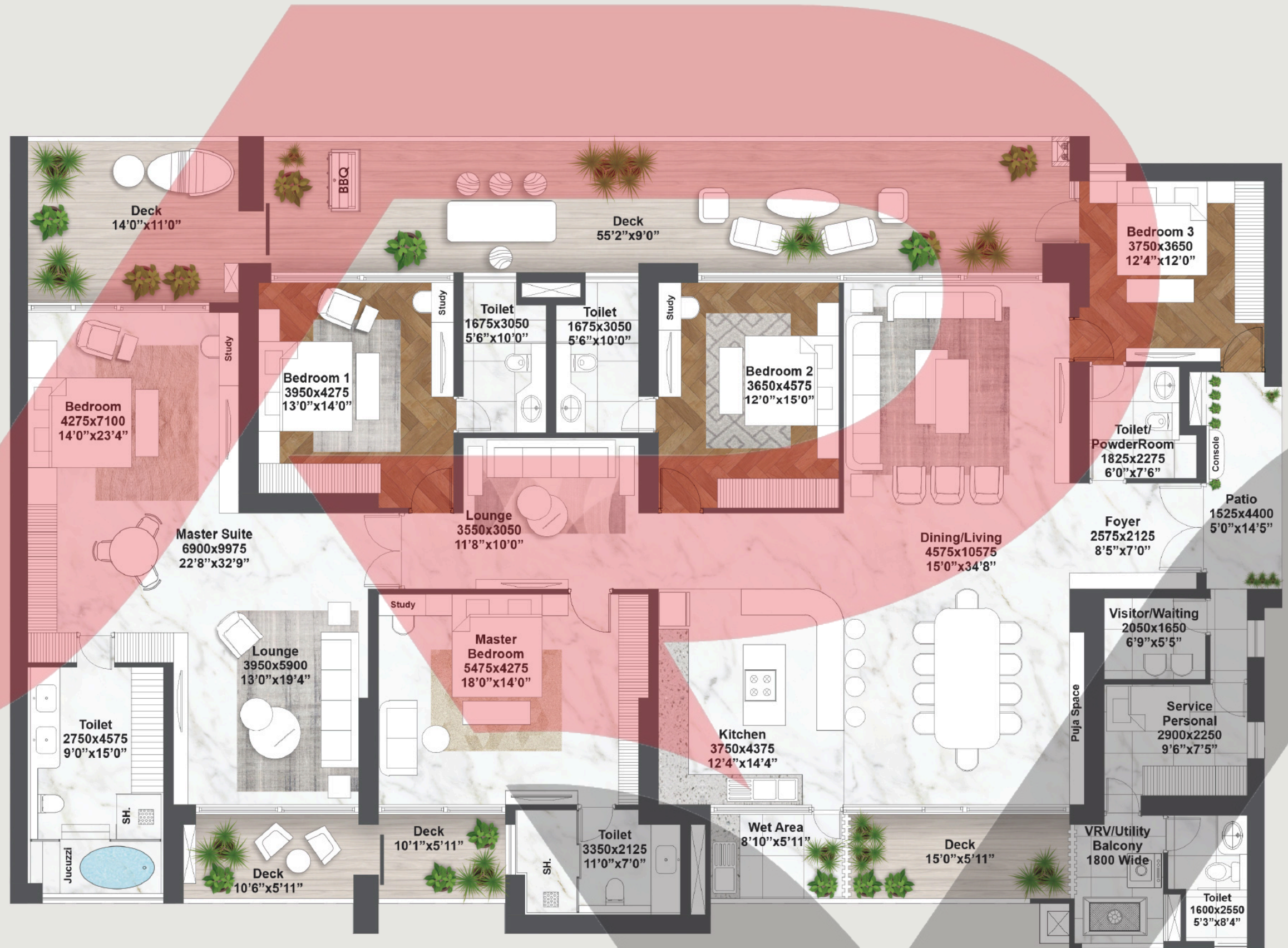
Carpet Area	:	3041 Sq. Ft.
Covered Area (FAR)	:	3606 Sq. Ft.
Balcony Area (Non FAR)	:	691 Sq. Ft.
Super Area	:	5434 Sq. Ft

TOWER 16, 17 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

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PROJECT LAYOUT



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5 BHK PENTHOUSE HEAD UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM +
1 BEDROOM + FAMILY LOUNGE + POWDER
TOILET + PRIVATE DECK + SKY DECK +
MULTI PURPOSE ROOM + SERVANT ROOM)

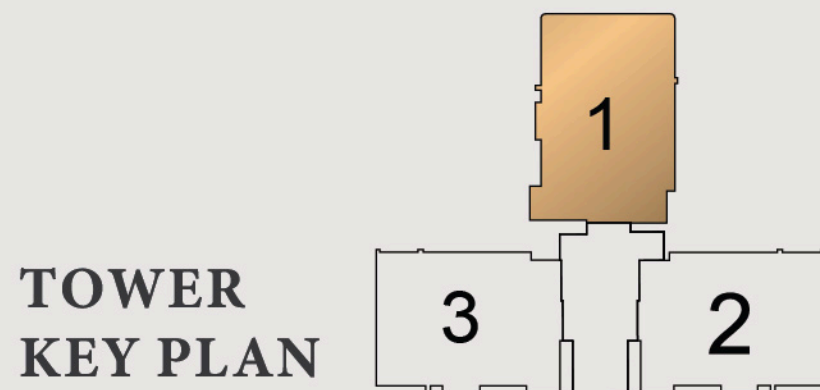
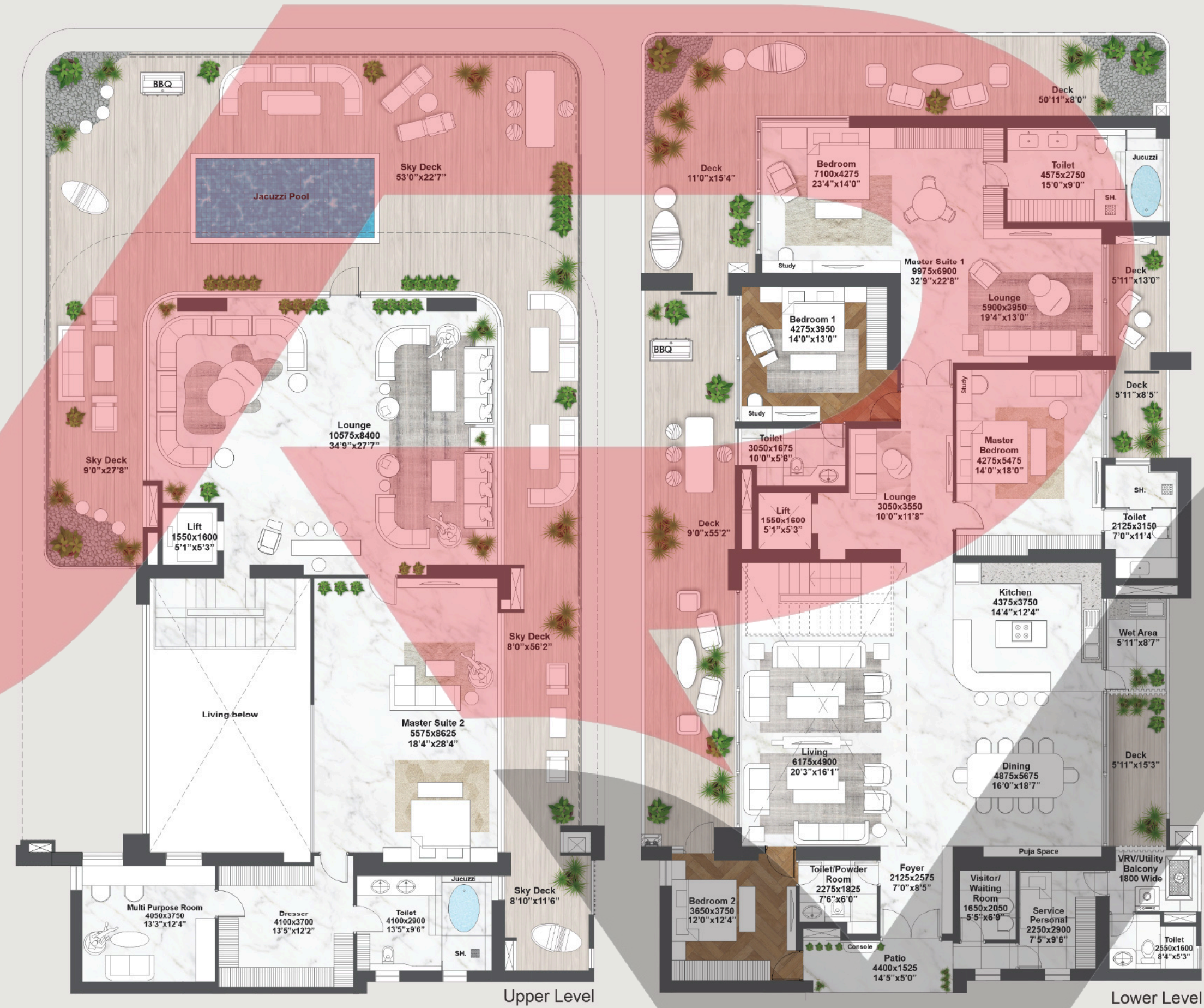
Carpet Area	:	5054 Sq. Ft.
Covered Area (FAR)	:	5884 Sq. Ft.
Balcony Area (Non FAR)	:	1012 Sq. Ft.
Sky Deck Area	:	1599 Sq. Ft.
Super Area	:	10347 Sq. Ft

TOWER 16, 17

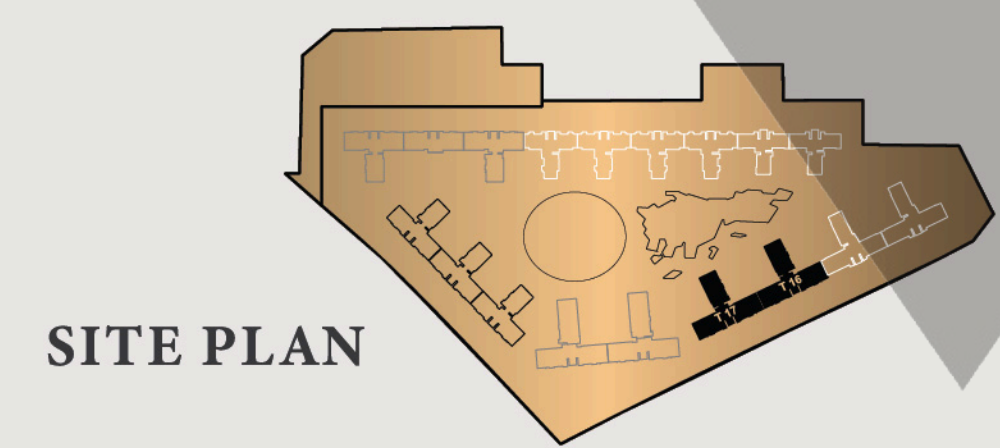
RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY

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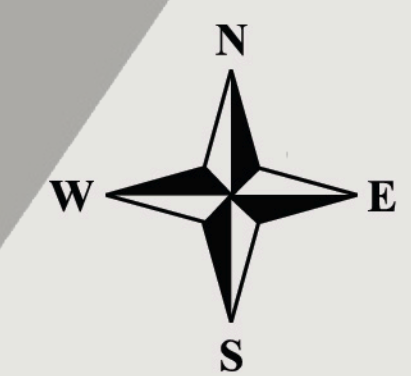
PROJECT LAYOUT



TOWER
KEY PLAN



SITE PLAN



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5 BHK PENTHOUSE WING UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM + 2 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + VISITOR/WAITING ROOM + SERVANT ROOM)

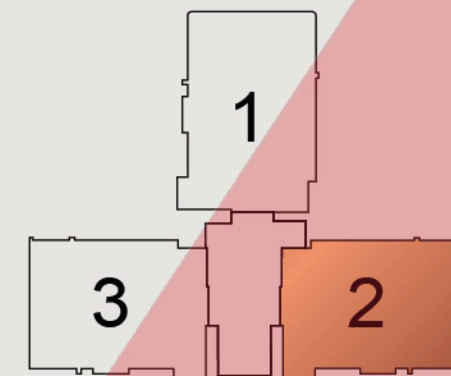
- Carpet Area : 5037 Sq. Ft.
- Covered Area (FAR) : 5771 Sq. Ft.
- Balcony Area (Non FAR) : 691 Sq. Ft.
- Sky Deck Area : 1190 Sq. Ft.
- Super Area : 9470 Sq. Ft.

TOWER 16, 17

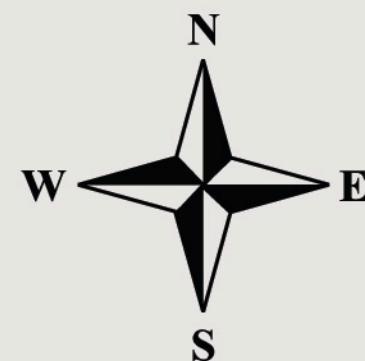
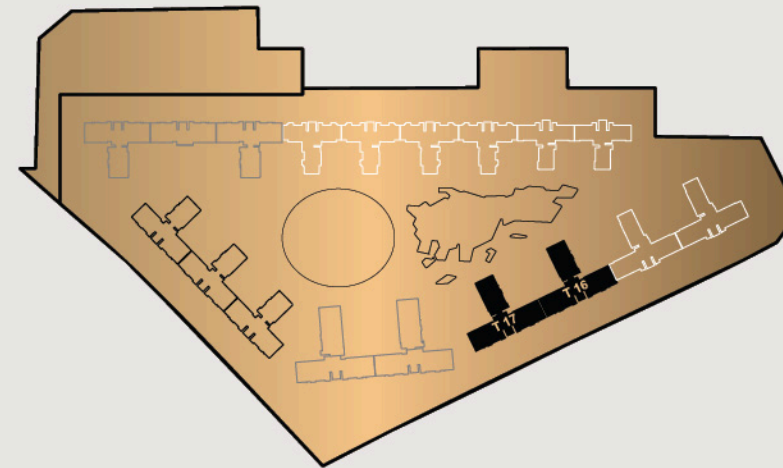
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

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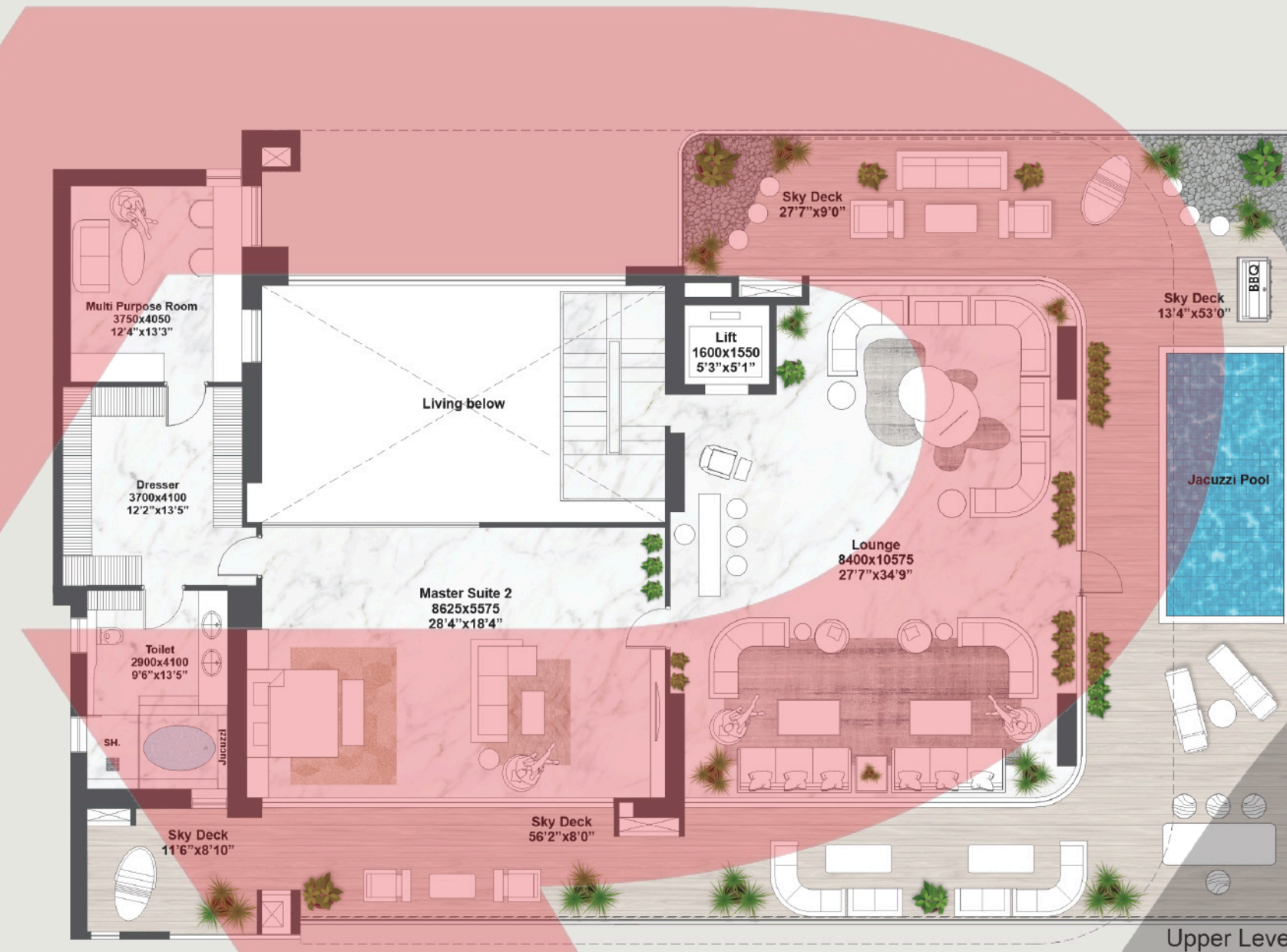
TOWER KEY PLAN



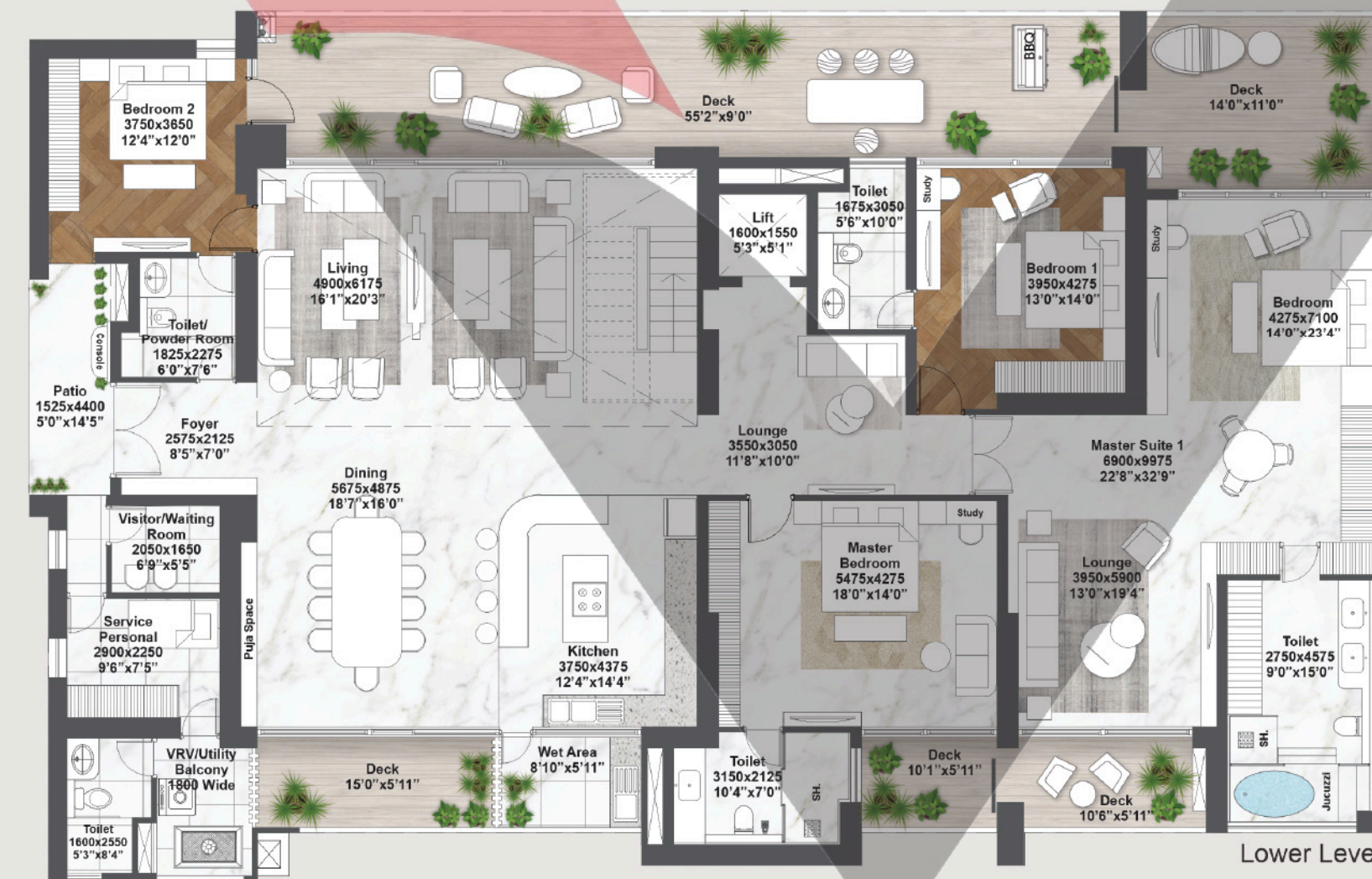
SITE PLAN



*Subject to change. only tentative.



Upper Level



Lower Level

PROJECT LAYOUT





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5 BHK PENTHOUSE WING UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM + 2 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + VISITOR/WAITING ROOM + SERVANT ROOM)

- Carpet Area : 5037 Sq. Ft.
- Covered Area (FAR) : 5771 Sq. Ft.
- Balcony Area (Non FAR) : 691 Sq. Ft.
- Sky Deck Area : 1190 Sq. Ft.
- Super Area : 9470 Sq. Ft.

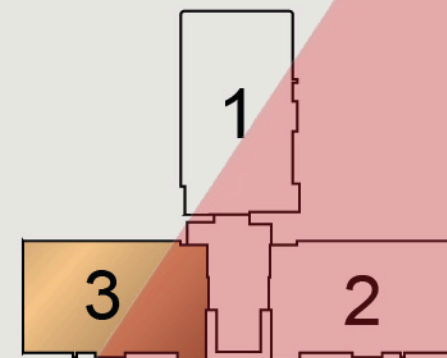
TOWER 16, 17

**RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY**

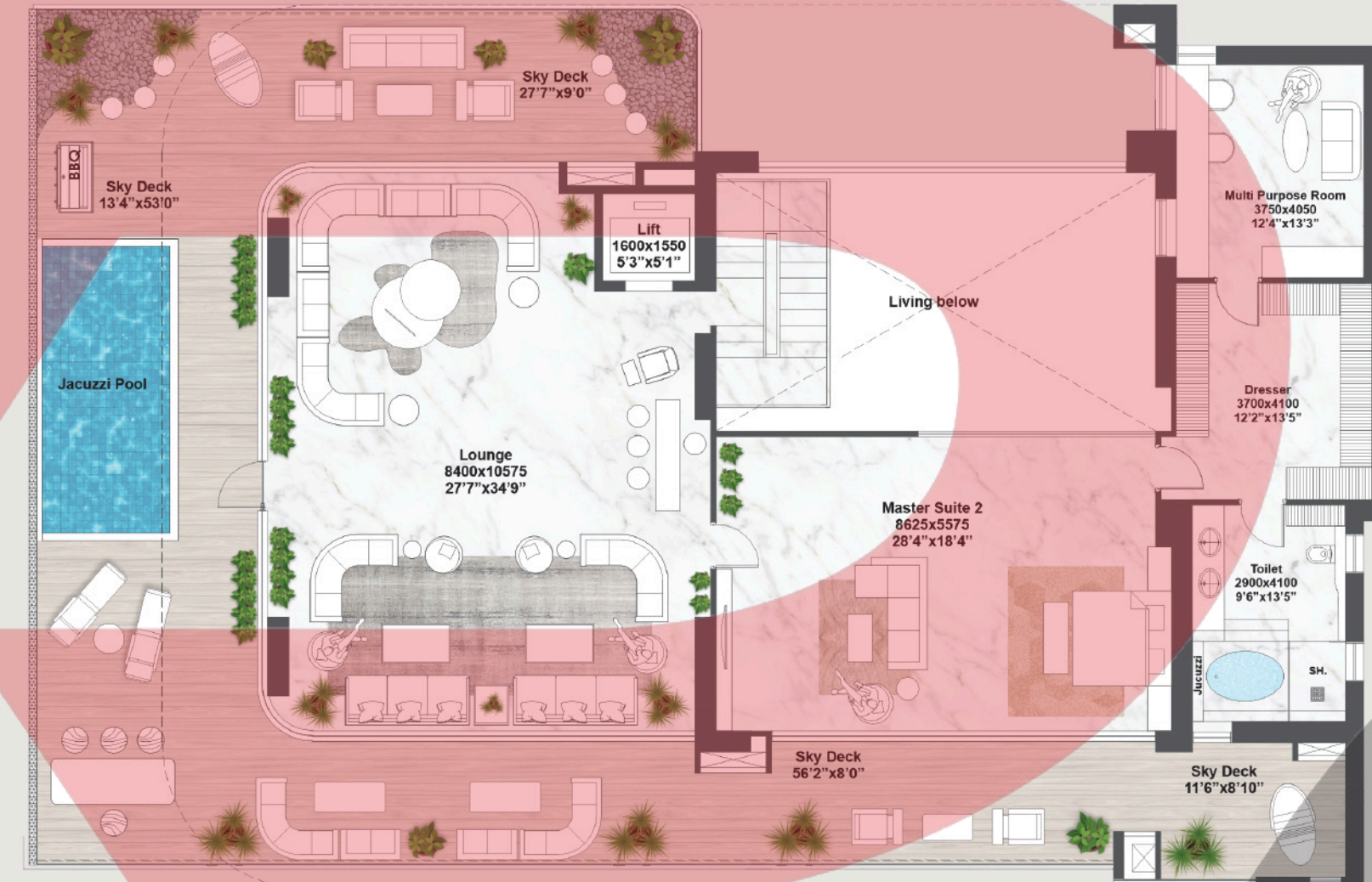
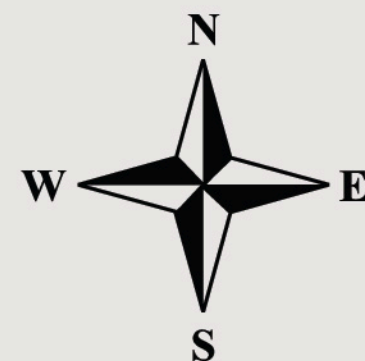
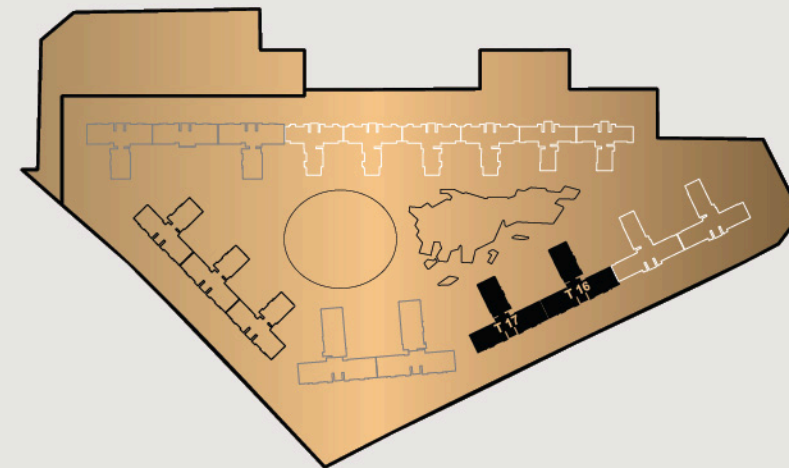
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PROJECT LAYOUT

TOWER KEY PLAN



SITE PLAN



Upper Level



Lower Level

*Subject to change. only tentative.





APARTMENT RENDERINGS





LIVING AREA

*Artistic Impression
*Furnishing & Fittings not part of offering.



MASTER SUITE

*Artistic Impression
*Furnishing & Fittings not part of offering.



*Artistic Impression
*Furnishing & Fittings not part of offering.

LOUNGE AREA



BALCONY

*Artistic Impression
*Furnishing & Fittings not part of offering.



PROJECT SPECIFICATIONS





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SPECIFICATION

LIVING/DINING/FOYER/ LOUNGE/PASSAGE

Floor	Imported Marble / Engineered Stone or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster

MASTER SUITE & MASTER BEDROOM

Floor	Imported Marble / Engineered Stone or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster

OTHER BEDROOMS / MULTIPURPOSE ROOM

Floor	Engineered Wooden Flooring or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster

AUTOMATION

Master Suite, Master Bedroom & Living - Dining Area	Automation for lighting, Air Conditioning & curtains
Other Bedrooms	Provision for automation for lighting, Air Conditioning & curtains



Artistic illustration



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SPECIFICATION

MASTER SUITE TOILET & MASTER TOILET

Floor	Imported Marble / Engineered Stone or Equivalent
Wall	Combination of Stone with Gypsum Plaster & Acrylic Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Fixtures/Fittings	Shower Glass Partition
	Vanity with Marble / Granite counter top or equivalent and Mirror
	Geyser (Centralized / Individual of A.O. Smith / Venus / Racold or equivalent make) Hair Dryer (Dyson / Philips / Havells / Panasonic or equivalent make) Bathtub-Jacuzzi / Shower enclosure with Rain Shower in Master Suite Toilet
Sanitary ware	TOTO / Duravit or equivalent make (Automatic WC in Master Suite Toilet & Semi-Automatic WC in Master Toilet)
CP Fittings	TOTO / Hansgrohe or equivalent make
Toilet Accessories	TOTO / Hansgrohe or equivalent make



Artistic illustration



ELAN

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SPECIFICATION

OTHER TOILETS

Floor	Premium Quality Vitrified / Anti-Skid Tiles or equivalent
Wall	Combination of Premium Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Fixtures/Fittings	Shower Partition / Vanity with Marble / Granite counter top or equivalent and Mirror / Geyser (Centralized / Individual of A.O. Smith / Venus / Racold or equivalent make)
Sanitary ware	TOTO / Duravit or equivalent make
CP Fittings	TOTO / Hansgrohe or equivalent make
Toilet Accessories	TOTO / Hansgrohe or equivalent make



Artistic illustration



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SPECIFICATION

KITCHEN

Floor	Premium Quality Vitrified / Anti-Skid Tiles / Imported Marble / Granite or equivalent
Wall	Combination of Premium Vitrified Tiles / Lacquered Glass Backsplash / Granite & Acrylic Emulsion Paint
Ceiling	Premium Grade Acrylic Emulsion paint with Gypsum Plaster
Counters	Granite / Engineered Stone Counter top or equivalent
Fixtures/Fittings	Premium grade modular kitchen with premium white goods Refrigerator – Double Door- (Samsung/LG/IFB/Whirlpool or equivalent make) Oven (Miele / Siemens / Bosch or equivalent make) Microwave (Miele / Siemens / Bosch or equivalent make) Dishwasher (Miele / Siemens / Bosch or equivalent make) Washing Machine &



Artistic illustration



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SPECIFICATION

KITCHEN

Dryer combo (Miele / Siemens / Bosch or equivalent make) Wine
 Cellar (Siemens / Samsung / LG / IFB/ Vest frost or equivalent) Coffee
 Machine (Siemens / Philips / Samsung / LG / IFB or equivalent) HOB
 Chimney (Miele / Siemens / Bosch or equivalent make) Geyser
 (Centralized / Individual of A.O. Smith/Venus/ Racold or equivalent
 make) RO (Centralized / Individual of Kent / Eureka Forbes or
 equivalent) Sink – Double Bowl – (Franke / Jayna or equivalent make)
 Faucet (Grohe / Kohler / American Standard or equivalent make)

BALCONIES

Flooring Premium vitrified tiles / Granite or equivalent
 Fixtures Barbeque Grill in Living Balcony (Weber or equivalent make)
 Marble Bar Counter in Living Balcony



Artistic illustration



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SPECIFICATION

UTILITY BALCONY

Floor	Superior Quality Vitrified/ Anti-Skid Tiles or equivalent
Wall/Ceiling	Gypsum Plaster with Acrylic Emulsion Paint/External Grade Putty and Exterior Weather Shield or equivalent

UTILITY ROOM

Floor	Vitrified Tiles or equivalent
Wall	Gypsum Plaster with Acrylic Emulsion Paint
Ceiling	Gypsum Plaster with Acrylic Emulsion Paint
AC	Suitable AC in Servant Room

UTILITY TOILET

Floor	Vitrified Tiles or equivalent
Wall	Combination of Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Sanitary ware and CP Fittings	Roca / Hindware or equivalent make



Artistic illustration



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SPECIFICATION

DOORS

Main door & All Bedroom Doors Hardwood / Engineered Door Frame with Veneer Flush

Door in High Gloss Finish or equivalent

Other doors Hardwood / Engineered Door Frames with laminated Flush Doors or equivalent

EXTERNAL GLAZING

Windows/Glazing Anodised Aluminium Frames/Powder Coated Aluminium/UPVC
Glazing

Balcony Railing Seamless modern glass railing / SS balustrade glass railing

AIR CONDITIONING

Energy efficient VRV/VRF Air conditioning system with centrally treated fresh air.

GENERAL ITEMS

Fixtures/Fittings Switches (Havells/Northwest/Schneider or equivalent make)

Ceiling Fans (Crompton/Havells/Orient or equivalent make)



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SPECIFICATION

SECURITY

5 Tier Security-Gate/Perimeter/Parking/Lobby and Entrance Door

Video Door Phone and digital lock on Main Door

Secured Access for Lifts & Lift Lobbies

Access Controlled Reception Areas in each tower

CCTV Coverage for complete development and Lift cars

Separate Lifts for Basement to GF Entrance Lobby connectivity

LIFT LOBBY

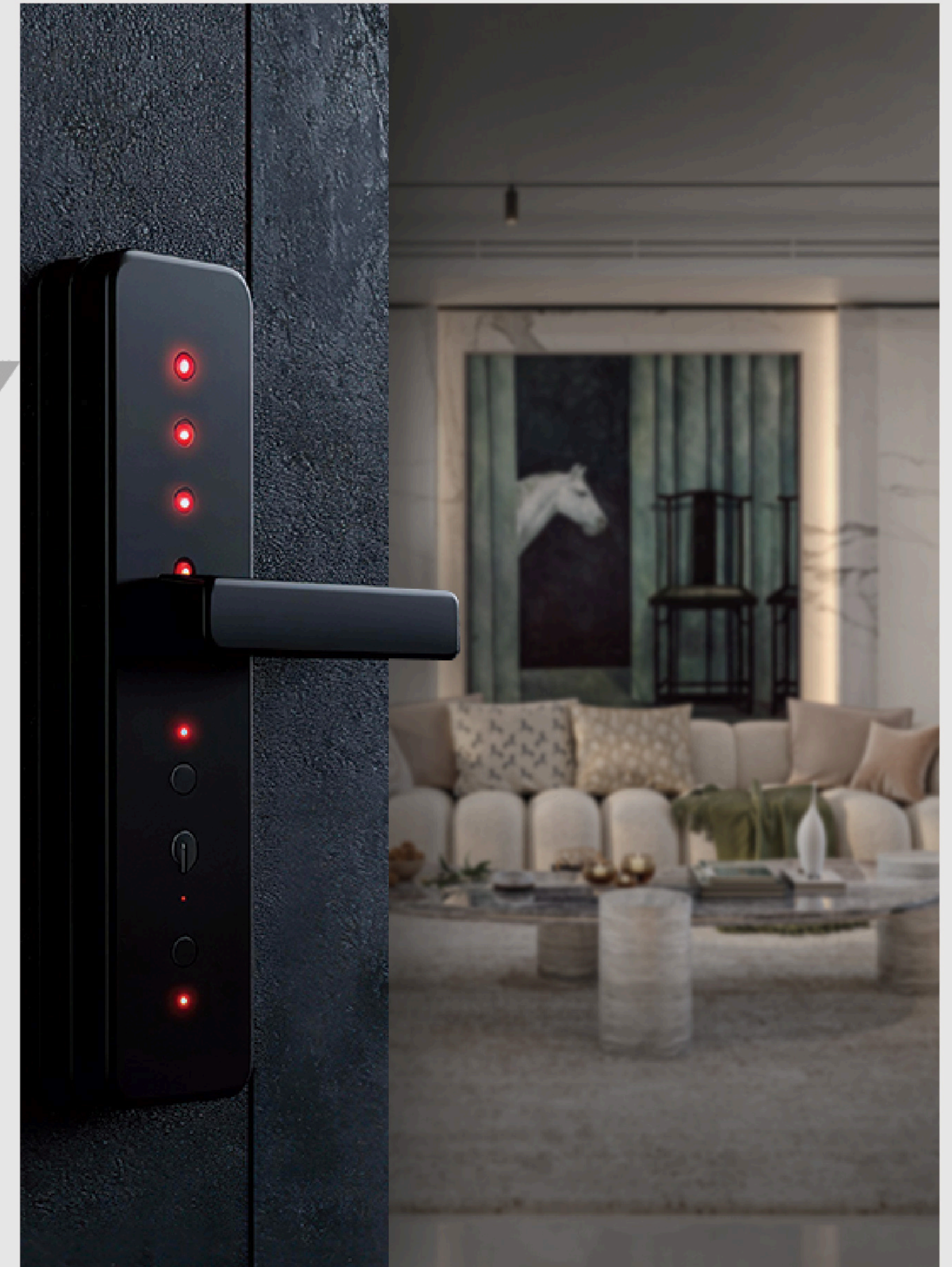
Floor Imported Marble/Engineered stone/equivalent

Wall Combination of Marble/Veneer/Plaster Paint

BASEMENT

Floor Finished with combination of Epoxy paint or equivalent

100% Power Back-up, DG Capacity shall be on Suitable Load Factor and Diversity



Artistic illustration



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DISCLAIMER: Nothing contained herein intends to constitute a legal offering or legal binding on the part of the by Elan Avenue Limited (formerly known as Airmid Developers Limited) (the "Company"). All images (other than actual images) are merely artistic conceptualisation and does not replicate the exact product and should not be relied on as a definitive reference.

"Elan The Emperor", having HARERA Regn. No. 05 of 2025 dated 17.01.2025 is being developed by the Company as a Mixed Land Use Colony (with 99% residential and 1% Commercial component) project on land admeasuring 4.82 acres (1.95 hectares) forming an integral part of the licensed land in total admeasuring 33.5125 acres (13.562 hectares) situated in the revenue estate of Pawala Khusrupur, Sub Tehsil Kadipur, Tehsil & District Gurugram, Haryana and now comprised in Sector-106, Gurugram Manesar Urban Complex, Gurugram, Haryana. The development is subject to: - (i) License No. 80 of 2012 dated 17.08.2012 (as renewed from time to time) [24.10 acres (9.75 hectares)] & License No. 194 of 2024 dated 31.12.2024 [9.4125 acres (3.809 hectares)] issued by DTCP; (ii) Building Plan approved vide Memo No. ZP-1629-III/SD(RD)/2024/39167 dated 10.12.2024. The development is regulated by the Real Estate (Regulation & Development) Act, 2016 ("RERA Act") read with the Haryana Real Estate (Regulation & Development) Rules, 2017 ("H-RERA Rules") and the terms are governed by application form; allotment letter; agreement for sale; conveyance deed and future expansions if any, in accordance with the approvals of the competent authorities. The development is a part of the larger development of the Residential Housing Project / the Complete Project / the Colony. The project land and its receivables are presently mortgaged with banks/ financial institutions/ NBFCs/HFCs.

Visuals, images, photographs, etc. are general and are indicative in nature and for information purposes only and do not have any correlation with the project(s) of the Company/Elan Group, unless specifically claimed to be actual photographs. Audio-visual and pictorial presentation, information and details given/shown including but not limited to visual regarding the Project, its consultants and others partnering in the project and statements regarding consultants, Dwarka Expressway, its development, prospects and infrastructural development in the vicinity and surrounding areas as well as other peculiar features, attributes, etc. thereof; the upcoming landmark developments of the Company/Elan Group along the Dwarka Expressway with world-class amenities, facilities, construction & development whereof are being undertaken/shall be undertaken in due course and for which renowned consultants, contractors, etc. have been/shall be engaged; except legal documents, is/are purely indicative & for general awareness and does not constitute any representation, assurance, declaration, etc. by the Company/Elan Group.

Artistic and pictorial work contained herein are only for general understanding & familiarization purposes and no representation or assurance, whatsoever is being made/given. Expressed views/depicted details, information, etc. are not a part of actual deliverables. Technology, products and plans, etc., displayed if any, or referred to is/are for general information only. Photographs /visuals, surrounding views and location may not represent actuals or may have been digitally enhanced, or computer generated or altered. Locations and distances between places are indicative and for reference only. No representation is made as to the accuracy thereof.

No information given herein creates any warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. While enough care is taken by the Company/Elan Group to ensure that information herein is up to date, accurate and correct, the viewers/ users are requested to make an independent enquiry and verify all the details before relying upon the same. All information contained herein is being distributed/shown/depicted with the understanding that the publishers, etc. are not rendering legal or other professional advice and accordingly no liability whatsoever is assumed.

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Company/Elan Group shall not be responsible for any losses incurred by any buyer /investor due to any reasons whatsoever. Use of information herein shall be governed by Indian laws and subject to the jurisdiction of HARERA, authority under RERA Act read with H-RERA Rules, courts at Gurugram and Hon'ble High Court of Punjab & Haryana, India.

**Terms & Conditions apply.

*** 1 sq. ft. = 0.0929 sq. mt.

**** 1 acre = 0.40468 hectares.