

EMAAR
INDIA

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EBD
114

 +91-8586866824

RERA Reg. No.:RC/RET/HARERA/GGM/451/183/2021/19 - dated 19.04.2021 for Emaar Business District-114 (EBD- 114), a commercial plotted colony project, also available at www.haryanarera.gov.in and is being developed on land admeasuring 6.40625 acres (2.5925 hectare) approx. situated at Village Bajghera, Sector 114, Tehsil and District Gurugram, Haryana, owned by Tacery Builders Private Limited, Bailiwick Builders Private Limited, Logical Estates Private Limited and Sharyans Buildcon Private Limited in collaboration with Emaar India Limited (Formerly referred to as Emaar MGF Land Limited) under License No. 14 of 2021 dated 12th march 2021 valid upto 11.03.2026 issued by DTCP, Govt. of Haryana.

Disclaimer: Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement. All images are merely artistic conceptualization and do not replicate the exact product, amenities and services depicted herein and should not be relied upon as definitive reference. The development is subject to terms and conditions of the Licenses, Applicable Laws and the final executed and registered agreements. Viewers/ contact the relevant project office to understand the details regarding the Project(s) and only after thorough understanding about the same and taking appropriate advice, take further decision regarding/ in relation to the Project(s). The Companies and/or it's directors, employees, are not liable for any consequence of any action taken by the viewer relying on such material information herein. Nothing contained herein shall construe any scheme or deposit plan or investment or offer or 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. Use of information will be governed by Indian Laws, RERA and only the competent authority RERA, courts at Gurugram.

EBD114
EMAAR BUSINESS DISTRICT

PROMOTION

RC/RET/HARERA/GGM/451/183/2021/19 - dated 19.04.2021
www.haryanarera.gov.in

SHOP

at one of the most promising destinations

MEET

to suit your interest

RISE

higher to a new life

PROMOTION

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WEL COME TO

EBD114
EMAAR BUSINESS DISTRICT

It's natural for people to want their shopping destinations and socializing spaces to be arranged just as they want them. Now there is one place that embraces this idea.

YOU ARE AT

EMAAR BUSINESS DISTRICT 114

(EBD114).



SHOP · MEET · RISE



WITH AN OFFERING WHICH CAN FUEL
THE ENTREPRENEUR IN YOU,

EMAAR PRESENTS
a ONE-OF-ITS-KIND
OPPORTUNITY *to* OWN
a COMMERCIAL PLOT

THAT ENJOYS THE BEST OF BOTH WORLDS - GURUGRAM,
THE MILLENNIUM CITY AND NEW DELHI.
THAT CAN BE CUSTOMISED AND BUILT TO SUIT YOUR
STYLE AND REQUIREMENTS.

With this unique and vibrant shop-cum-office (SCO) concept,
EBD114 offers abundant and ideal investment opportunities for
the establishment of shops, office space and restaurants.

The stage is set for a new way to shop,
meet and rise. We are ready, are you?

SHOP · MEET · RISE



EBD114
EMAAR BUSINESS DISTRICT

DWARKA EXPRESSWAY

PALAM VIHAR

GURUGRAM

DWARKA METRO STATION

Bijwasan Flyover

PUSHPANJALI FARMS

IGI AIRPORT

AEROCITY

RAJIV CHOWK

IFFCO CHOWK

CYBER CITY

VASANT VIHAR

**MAP NOT TO SCALE
ONLY ARTISTIC REPRESENTATION.**

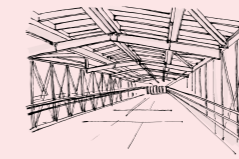


MAP NOT TO SCALE

ROUTE MAP

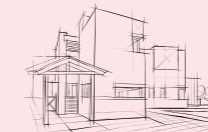


DEVELOPMENT.
it's WHAT TURNS
A GOOD
INVESTMENT INTO
A GREAT
INVESTMENT.



¹PROPOSED DELHI NCR'S LONGEST TUNNEL ROAD

ABOUT 4KM, TO CONNECT GURUGRAM TO DWARKA & IGI AIRPORT



COMING UP IN SECTOR 24, DWARKA,

²DIPLOMATIC ENCLAVE II

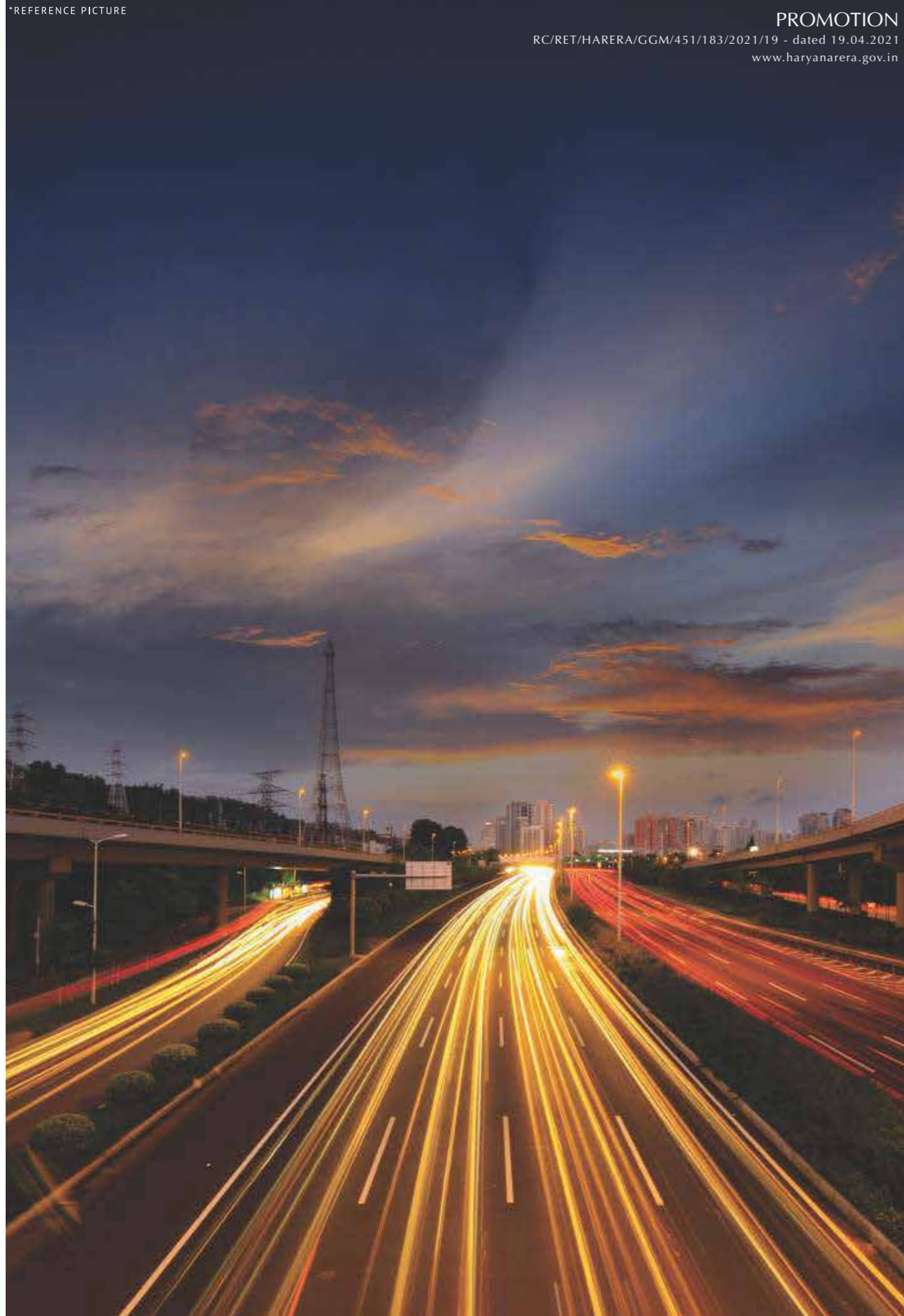
WILL HOUSE EMBASSIES, HIGH COMMISSIONS,
AMBASSADOR RESIDENCES



COMING UP IN SECTOR 19, DWARKA,

³THE INTERNATIONAL SPORTS COMPLEX

WILL HAVE A SEATING CAPACITY OF 18,000



EBD'S STRATEGIC LOCATION

- To reduce travel time to Indira Gandhi International Airport. Currently, it takes 45 minutes to reach the airport via NH-48
- 30 Minutes drive from Manesar Industrial belt and Maruti Suzuki India Ltd.
 - 20 Minutes away from Airport line Metro
 - 53 Minutes drive from West Delhi
- 25,000 residential units stated to be completed in the area.
 - 50 Minutes from Dhaula Kuan, New Delhi
- To emerge as one of the prominent destinations for IT/ITeS companies. Stretching along 18 km, the eight-lane, and 150-metre-wide Expressway to provide seamless connectivity between Delhi, Gurugram and Manesar
 - Source: Housing.com, 99 acres

A BUSINESS DISTRICT IN THE MIDST OF A GROWING COMMUNITY

SHOP · MEET · RISE

*Above distances are as per google map and time stated is approximate and are indicative only. The Company makes no explicit or implicit guarantee / warranty of the accuracy of distance, neither accepts any responsibility.

There is nothing better for a business than
a captive and flourishing community of households
and businesses.

SITUATED IN THE THRIVING
4th NEIGHBOURHOOD *of*
MORE THAN
25,000 FAMILIES
WITH
NEW DELHI
ON ONE SIDE AND
DWARKA
EXPRESSWAY

ON THE OTHER.

**EBD114 IS POISED TO BE THE NEXT BUSINESS HOTSPOT
IN THE NCR.**

Businesses can enjoy the freedom of flexibility that allows the owner to establish
anything from fine dining restaurants to a cultural venue or shopping facilities.

The 86 plots can go up to five levels with ample parking facilities.

Because, luxury in today's time is the luxury of choice.



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*REFERENCE PICTURE



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In this 21st century complex, welcome potential customers to your shop, give them the experience they are looking for, entertain them with great conversations and make them forget the daily stress of life.

FEATURES

Food Truck Zone | Fountain Plaza | Amphitheatre
Gathering Plaza | Performance Plaza

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PROMOTION

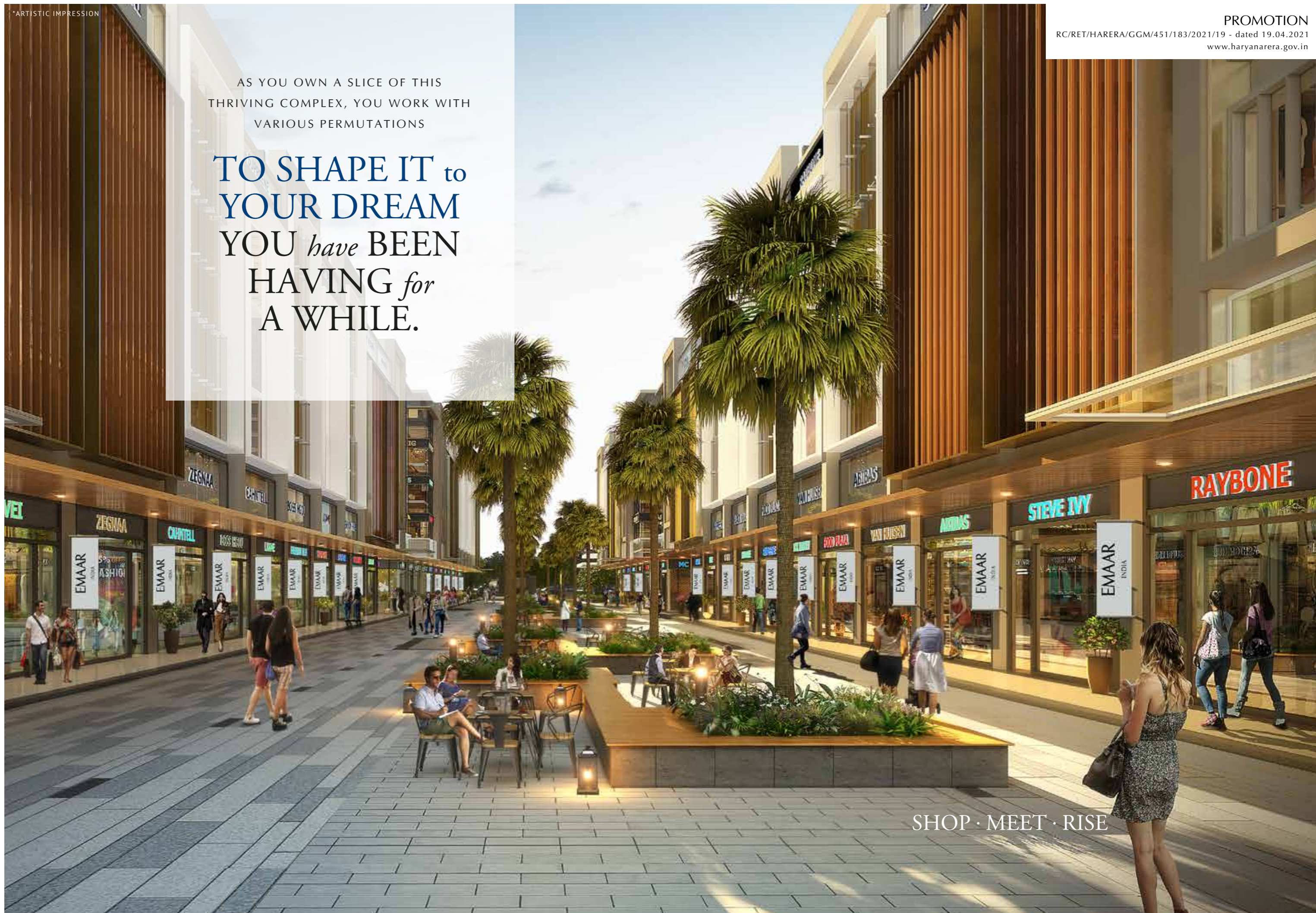
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The PERFORMANCE PLAZA here is capable of hosting cultural shows, fashion shows, lively fairs, special festival celebrations, and attractive displays on a large LED screen. There's also space for outdoor cafes and restaurants, food trucks, and shopping. People can relax between palm trees or in the trellis area.

SHOP · MEET · RISE

AS YOU OWN A SLICE OF THIS
THRIVING COMPLEX, YOU WORK WITH
VARIOUS PERMUTATIONS

TO SHAPE IT *to*
YOUR DREAM
YOU *have* BEEN
HAVING *for*
A WHILE.



SHOP · MEET · RISE

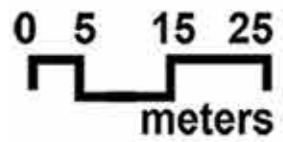
MASTER PLAN






KEY PLAN



- 1 UTILITIES
- 2 FOOD TRUCK ZONE
- 3 ENTRY MOUNDS
- 4 TRELIS PLAZA
- 5 FOUNTAIN PLAZA
- 6 AMPHITHEATER
- 7 GATHERING PLAZA
- 8 PEDESTRIAN ENTRY/EXIT
- 9 VEHICULAR ENTRY/EXIT
- 10 PEDESTRIAN PLAZA



INVENTORY CLASSIFICATION

-  EXCLUSIVE
-  PRIME
-  SUPREME



MAP NOT TO SCALE



FLOOR PLAN

Plot Size: 6m x 15m ■ Plot Area: 90 sqmt

BASEMENT, GROUND FLOOR & FIRST FLOOR



Plot Size: 6m x 15m ■ Plot Area: 90 sqmt

TYPICAL 2ND, 3RD, 4TH FLOOR & TERRACE FLOOR



FLOOR PLAN

Plot Size: 6m x 17.5m ■ Plot Area: 105 sqmt

BASEMENT, GROUND FLOOR & FIRST FLOOR



Plot Size: 6m x 17.5m ■ Plot Area: 105 sqmt

TYPICAL 2ND, 3RD, 4TH FLOOR & TERRACE FLOOR



FLOOR PLAN

Plot Size: 6m x 18m ■ Plot Area: 108 sqmt

BASEMENT, GROUND FLOOR & FIRST FLOOR



Plot Size: 6m x 18m ■ Plot Area: 108 sqmt

TYPICAL 2ND, 3RD, 4TH FLOOR & TERRACE FLOOR



FLOOR PLAN

Plot Size: 6m x 20m ■ Plot Area: 120 sqmt

BASEMENT, GROUND FLOOR & FIRST FLOOR



Plot Size: 6m x 20m ■ Plot Area: 120 sqmt

TYPICAL 2ND, 3RD, 4TH FLOOR & TERRACE FLOOR



FLOOR PLAN

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Plot Size: 12.3m x 15m ■ Plot Area: 184.5 sqmt

BASEMENT, GROUND FLOOR & FIRST FLOOR



Plot Size: 12.3m x 15m ■ Plot Area: 184.5 sqmt

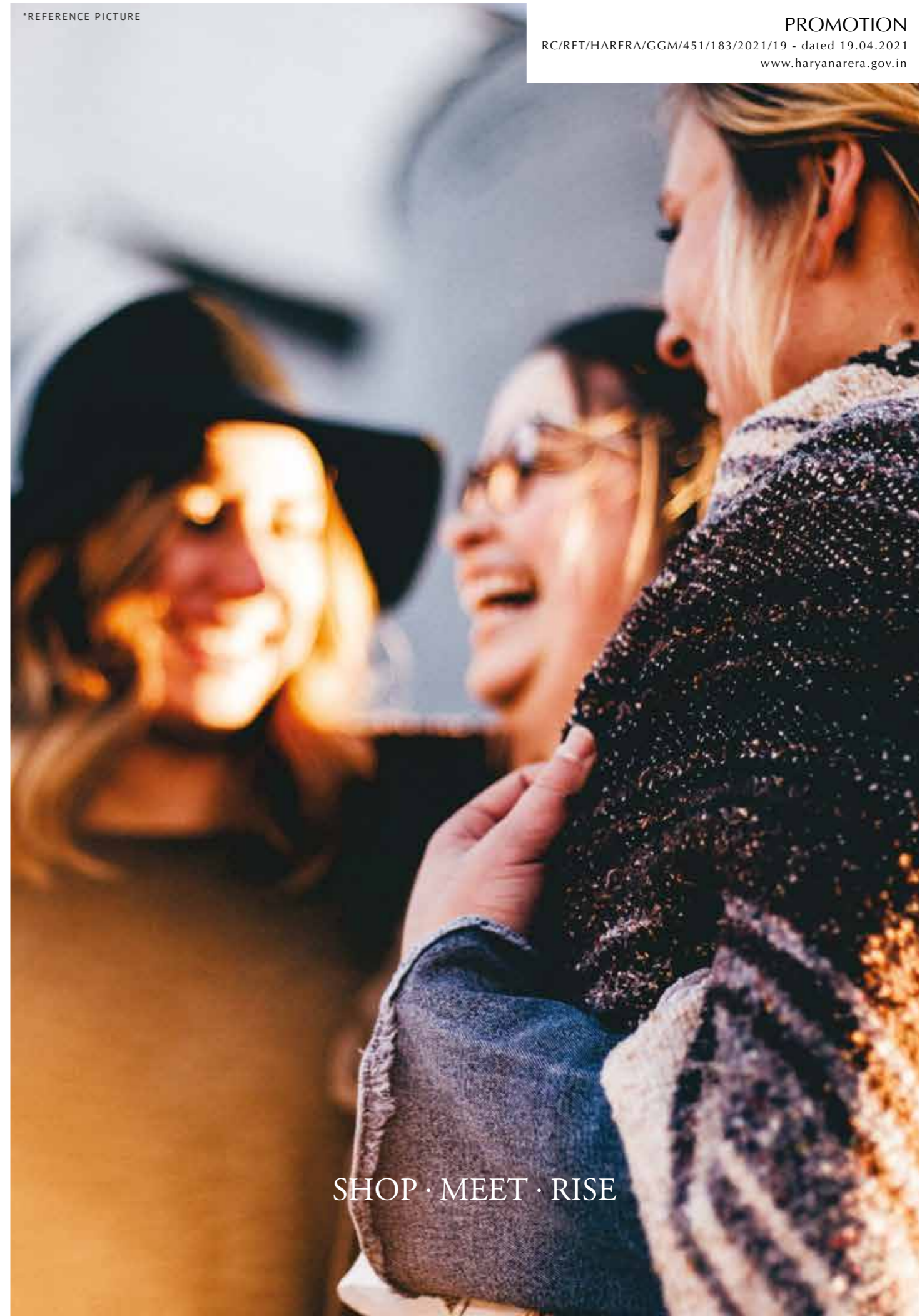
TYPICAL 2ND, 3RD, 4TH FLOOR & TERRACE FLOOR



All Floor Plans, specifications, dimensions, amenities etc. of the plot/project are tentative and shall be as per the final buyers agreement between the parties.

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One of the most valuable 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-recognized 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, Jaipur and Coimbatore.

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