

EMAAR
INDIA

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Emaar Business District - 65 (EBD-65) is a commercial plotted colony project having RERA regn. No. RC/REP/HARERA/GGM/409/141/2020/25 dated 15.09.2020 and is being developed on land presently admeasuring 5.7354 acres owned by Active Promoters Private Limited and Balalaika Builders Private Limited in collaboration with Emaar MGF Land Limited. Development is subject to terms and conditions of 1. License No. 20 of 2020, 2. Application form, allotment letter, agreement for sale and conveyance deed.

Viewers/ Recipients 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 advise, take further decision regarding / in relation to the Project. 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 here in. Nothing contained herein shall construe any scheme or deposit plan or investment advise / 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.

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EMAAR
INDIA

A NEW WAY *to*
SHOP, MEET *and* RISE



EBD65
EMAAR BUSINESS DISTRICT

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GURUGRAM *the* MILLENNIUM CITY *of* INDIA

The city is witnessing a real estate boom owing to the rapid industrialisation and massive infrastructural transformation.

INFRASTRUCTURE

11 national highway projects in the State to ensure smooth connectivity from Haryana to other States, including Punjab, Delhi and Uttar Pradesh.

LUXURY HOTSPOT

Undergoing a splurge in niche residential townships and commercial developments.

Best bet for investing in chic premium and hi-tech lifestyle at par with global standards.

COMMERCIAL HUB

Biggest outsourcing hub in the country; home to Indian offices for half of Fortune 500 companies.

Leading financial and banking centre of the country.

Most preferred city for rental investments in the country.

High end condominiums, entertainment and recreation centres, and big malls.

CONNECTIVITY

Delhi-Amritsar-Katra highway via Jind and Delhi-Mumbai highway projects to boost business and industrial potential.

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*The data mentioned above is based on secondary sources and the Company makes no explicit guarantee / warranty of the accuracy of information, neither accepts any responsibility.

POST COVID, THE DEMAND *for* RETAIL *and* OFFICE SPACES IS EXPECTED TO UNDERGO *a* CHANGE.

There will be a preference for common spaces that are open to the sky and have independent access to shops and showrooms.

The shops and showrooms would have their own air-conditioning, which would minimise common area maintenance charges.

Shopping complexes on the lines of Khan Market in New Delhi or Chandigarh-styled markets comprising SCOs would be preferred.

SCO-style strip malls and outlet centres in the suburbs with high-street shopping in the city will gain prominence over large format centrally air-conditioned malls.

In these newer formats, offices will find a new playful destination to flourish and retail would be centred more around food service, wellness, leisure and entertainment.

SCOs are likely to fetch higher rental yield in comparison to the returns from residential property.



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THE FUTURE *of* COMMERCIAL INVESTMENT - SCO

Shop-cum-office (SCO) concept is a unique commercial set up located in the vicinity of high-quality residential neighbourhoods that ensure greater footfalls from potential customers.

Emerging as a popular alternative to malls and high streets

Offers cost-efficiency

Walk-to-work advantage

Attractive investment proposition

Ideal for restaurants, cafes, office and retail spaces



PRIME REALTY HUB GOLF COURSE EXTENSION ROAD

1 Golf Course Extension Road, Gurugram has been growing as a realty hub with multitude of residential and commercial real estate.

With the Golf Course Extension Road, NH-8 and Gurugram-Sohna Road connecting together, it is easy to reach Delhi, Gurugram and Faridabad from EBD65. The Golf Course Extension Road is 150 mtrs. wide with 90 mtrs. road and 30 mtrs. of green belt and service road on both sides, intersecting Sohna Road to connect NH-8, is more than an advantage for customers looking for a perfect fit.

3 The social infrastructure, premium residential and commercial hubs reputed schools, hospitals and 5-star hotels near EBD65 are contributing to the emerging demand of premium real estate.

Upscale micro-market with a perfect mix of completed and under construction projects near EBD65 for the end user and the investors.

5 Immense potential for property appreciation; the proposed metro link connecting Huda City Centre to Manesar likely to increase the price value of EBD65 on the Golf Course Extension Road.

Commissioning of world-class projects including Delhi-Mumbai Industrial Corridor (DMIC) to boost the growth prospects of EBD65.

7 The Golf Course Extension Road near EBD65 is being developed on the concept of walk-to-work with a 200-metre commercial belt.

8 05-minute drive from Sector 55-56 Rapid Metro, 10-minute drive from NH8 and HUDA City Centre Metro Station, 40-minute drive from International Airport (T3). EBD65 is in close proximity to emerging urban business and residential hubs at Golf Course Road, MG Road and Cyber City.

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*REFERENCE PICTURE

LOCATION MAP



*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.

*REFERENCE PICTURE

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Map not to scale

Invest in a low supply
real estate product like SCO

Start your
own venture

EBD 65

EMAAR BUSINESS DISTRICT

- **A LIFE CHANGING OPPORTUNITY**
- **FOR THOSE WHO ARE WILLING TO**

Have flexibility
of designing
space as per taste

Make an investment
for your family

Own a vibrant
shopping and
working space



Images are artistic impression contained herein are illustrative and used for indicative purpose only and the Company makes no warranty is expressly or impliedly that the completed development will comply in any degree with such artists impression as depicted.

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64 PREMIUM SCO PLOTS

Sizes starting from 73.5 sq.mt. to 217.81 sq.mt.

Ideal for shops, offices, restaurants and cafes

Well thought infrastructure with ample parking

Five levels (G+4 up to 15 metres including Mezzanine)

SHOP at a dynamic business location



Take your business to the next level in a new desirable setting suitable for shops, offices, restaurants, or cafes at EBD65

MEET in surroundings that suit you

Indulge in multifarious shopping and recreational activities in the upcoming social hub capable of hosting cultural shows, fashion shows, and lively festival celebrations. An ideal place to meet up!



RISE higher to a new life

Seeped in comfort, efficiency, and convenience, EBD65 is designed with an opportunity of a brilliant investment.



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FLOOR PLAN TYPE 1

Corner Plot ■ Plot Area: 217.81 sqmt



FLOOR PLAN TYPE 1

Plot Size: 6M X 18M ■ Plot Area: 108 sqmt



Plot Size: 6M X 12.25M ■ Plot Area: 73.5 sqmt



Plot Size: 7M X 18M ■ Plot Area: 126 sqmt



FLOOR PLAN TYPE 1

Plot Size: 7M X 20M ■ Plot Area:140 sqmt



Plot Size: 7M X 21M ■ Plot Area: 147 sqmt



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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EBD 65

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ON
GOLF COURSE EXT. ROAD,
SECTOR 65, GURUGRAM

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