

EMAAR
INDIA

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EBD114

EBD114
EMAAR BUSINESS DISTRICT

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.

Emaar India Limited (Formerly referred to as Emaar MGF Land Limited) (CIN: U45201DL2005PLC133161) registered office at 306-308, 3rd floor, Square One, C-2, District Centre, Saket, New Delhi - 110017. Tel: (+91 11) 4152 1155, 4152 4618 Fax.: (+91 11) 4152 4619 Email: enquiries@emaar-india.com | in.emaar.com

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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

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

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?

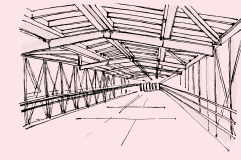
SHOP · MEET · RISE



ROUTE MAP

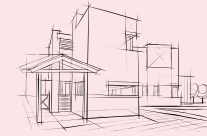


DEVELOPMENT.
it's WHAT TURNS
A GOOD
INVESTMENT INTO
A GREAT
INVESTMENT.



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

¹<https://economictimes.indiatimes.com/news/economy/infrastructure/government-invites-bids-for-consultant-for-4-km-tunnel-from-dwarka-expressway/articleshow/61696132.cms?from=mdr>

²<https://timesofindia.indiatimes.com/city/delhi/cabinet-approval-for-diplomatic-enclave-in-dwarka/articleshow/56342515.cms>

³https://en.wikipedia.org/wiki/DDA_International_Sports_Complex



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
⁴NEIGHBOURHOOD *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.

SHOP · MEET · RISE

SHOP.MEET.RISE



*REFERENCE PICTURE



*REFERENCE PICTURE



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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

SHOP · MEET · RISE

*REFERENCE PICTURE

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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.

REFERENCE PICTURE



*REFERENCE PICTURE



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.

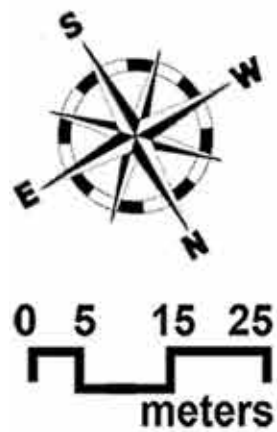
SHOP · MEET · RISE

MASTER PLAN

PROMOTION
RC/RET/HARERA/GGM/451/183/2021/19 - dated 19.04.2021
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KEY PLAN



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



EBD 114
EMAAR BUSINESS DISTRICT

INVENTORY CLASSIFICATION



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

PROMOTION
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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.

*REFERENCE PICTURE

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EMAAR

INDIA

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.

SHOP · MEET · RISE

EMAAR INDIA



EBD114_{NXT}
EMAAR BUSINESS DISTRICT

EMAAR BUSINESS DISTRICT
SHOP-CUM-OFFICE PLOTS

POSITIONED TO BE THE HUB OF BOTH DELHI AND GURUGRAM



Growing traffic between Delhi and Gurugram creates the demand for a new route to ease the pressure on MG Road and NH-48.

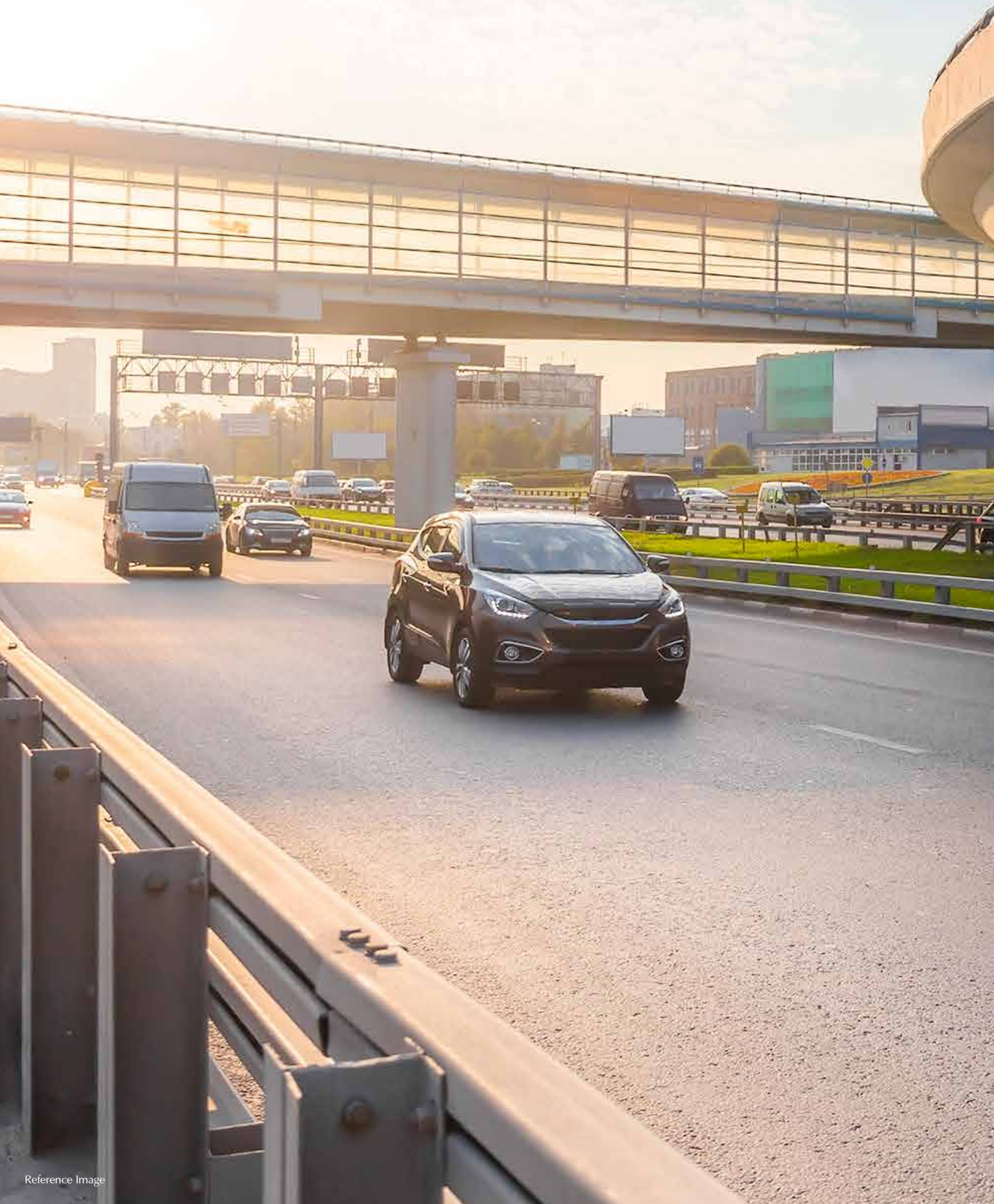
The prices for residential plots and multi-storey properties are already seeing an appreciation of over 40 percent*.

The presence of over 150+ projects* in and around Dwarka Expressway is a testimony of the boundless potential it holds.

This gives rise to a pressing need for a new city centre - a prosperous sub-city.

*<https://www.magicbricks.com/blog/top-5-reasons-to-invest-in-dwarka-expressway/50796.html>

NEW OPPORTUNITIES
OPEN UP FOR YOU



The neighbourhood of the 18-km long Dwarka Expressway emerges as the most favourable to become Gurugram's next business hub.

150-m wide corridor offers a new and efficient route for transport between Gurugram and Delhi.

Expansive buildable space gives it development potential suitable for the plans of the millennium.

Quick access to North-West Delhi, New and Old Gurugram, along with major industrial hubs in and around the region.

THE BEST OF GURUGRAM AND DELHI COMES TOGETHER FOR YOU

8,000-ACRE* MODEL ECONOMIC TOWNSHIP (UNDERWAY)

Connected via Gurugram, Kundli, Bahadurgarh & Najafgarh

IGI AIRPORT IS UNDER A HALF-HOUR DRIVE

Through NH-48, connected via Najafgarh Road

METRO LINE (PROPOSED)

Connecting Huda City Centre to Dwarka

REGIONAL RAIL TRANSIT SYSTEM (INITIATED)

Connecting Kashmiri Gate to Kherki Daula



*<https://www.moneycontrol.com/news/business/real-estate/rs-8000-crore-invested-in-the-model-economic-township-limiteds-integrated-industrial-township-in-haryana-9233041.html>

** <https://themetrorailguy.com/delhi-ncr-regional-rapid-transit-system-information-map-updates/>



¹ CONNECTING VIA SECTOR 22, DWARKA

DELHI NCR'S LONGEST TUNNEL ROAD (UNDER CONSTRUCTION)

About 4 km, to connect Gurugram to Dwarka & IGI Airport

² COMING UP IN SECTOR 24, DWARKA

DIPLOMATIC ENCLAVE-II (PROPOSED)

To house embassies, high commissions and residents of Diplomats

³ COMING UP IN SECTOR 25, DWARKA

INTERNATIONAL CONVENTION CENTRE (PROPOSED)

India's largest convention & exhibition centre

⁴ COMING UP IN SECTOR 19, DWARKA

THE INTERNATIONAL SPORTS COMPLEX (PROPOSED)

Proposed to have a seating capacity of 33,000

1. <https://economictimes.indiatimes.com/news/economy/infrastructure/government-invites-bids-for-consultant-for-4-km-tunnel-from-dwarka-expressway/articleshow/61696132.cms?from=mdr>

2. <https://timesofindia.indiatimes.com/city/delhi/cabinet-approval-for-diplomatic-enclave-in-dwarka/articleshow/56342515.cms>

3. <https://timesofindia.indiatimes.com/city/delhi/mega-convention-centre-in-dwarka-to-get-closer-with-this-delhi-metro-link/articleshow/92477487.cms>

4. <https://www.india.com/news/delhi/dwarka-new-delhi-international-sports-facility-with-seating-capacity-for-33000-to-come-up-in-dwarka-in-three-years-5640260/>

INVEST

SMARTLY

BUILD

FLEXIBLY

GROW

EXPONENTIALLY



WE ARE WRITING A GLORIOUS
SUCCESS STORY ON GURUGRAM'S
NEW BUSINESS HOTSPOT.
ARE YOU READY TO BE A PART OF IT?



AFTER THE OVERWHELMING
SUCCESS OF EBD 114,
EMAAR INDIA PRESENTS ANOTHER
UNMISSABLE INVESTMENT OPPORTUNITY.



LAUNCHING

EBD114_{NXT}

EMAAR BUSINESS DISTRICT



Unique shop-cum-office (SCO) plots concept, spread across 4.61 hectares (11.4 acres) in Sector 114, Gurugram.

Plot sizes ranging from - 96.15 Sq. mt (115 Sq. yds) to 219.9 Sq. mt (263 Sq. yds)



Whether it's location, neighbourhood or developments around, EBD 114 NXT ticks all the right boxes. This is your opportunity to invest, build shops, office spaces and restaurants, and reap the benefits of growth.



2,50,000+* People
in the Vicinity



Close to
Dwarka Expressway



Ideal for Shops,
Restaurants and Offices



Basement + Ground
+ 4 Levels



*<https://timesofindia.indiatimes.com/city/gurgaon/as-flats-get-ready-new-sectors-popn-could-double-in-18-months/articleshow/91929998.cms>



Reference Image

THERE IS NOTHING BETTER
FOR A BUSINESS THAN A CAPTIVE AND
FLOURISHING COMMUNITY
OF HOUSEHOLDS AND BUSINESSES.

BEST OF
GURUGRAM
AND DELHI

We bring you an offering that the businessman in you simply cannot refuse.

The best of both worlds, brought together -

Gurugram, the millennium city and New Delhi, the business capital.

This unique shop-cum-office (SCO) plots concept offers ideal investment opportunity for the establishment of shops, office spaces and restaurants.



The stage is ready, waiting for you to invest, build and grow.



WHAT HAPPENS WHEN A PROSPERING LOCATION MEETS AN ENCOURAGING ECOSYSTEM?

Business opportunities become boundless.

Beyond just plots, you get a location
that attracts opportunities.



Performance
Plaza*



Gathering
Plaza



Amphitheatre



Food Truck
Zone*



Fountain
Plaza*

*These amenities are common for both EBD 114 NXT as well as EBD 114.



Reference Image

OPPORTUNITIES WILL ARRIVE UNCEASINGLY
WHEN CELEBRATIONS ARE ENDLESS.

The Performance Plaza
will host cultural shows,
fashion shows, lively fairs,
special festival celebrations,
and attractive displays on a
large LED screen.





MASTER PLAN

1. UTILITIES
2. MOUNDS
3. TRELLIS PLAZA
4. GATHERING PLAZA
5. TRIANGULAR SEAT PLANTER
6. SELFIE WALL
7. PEDESTRIAN PLAZA
8. SWITCHING YARD
9. AMPHITHEATRE
10. LAWN

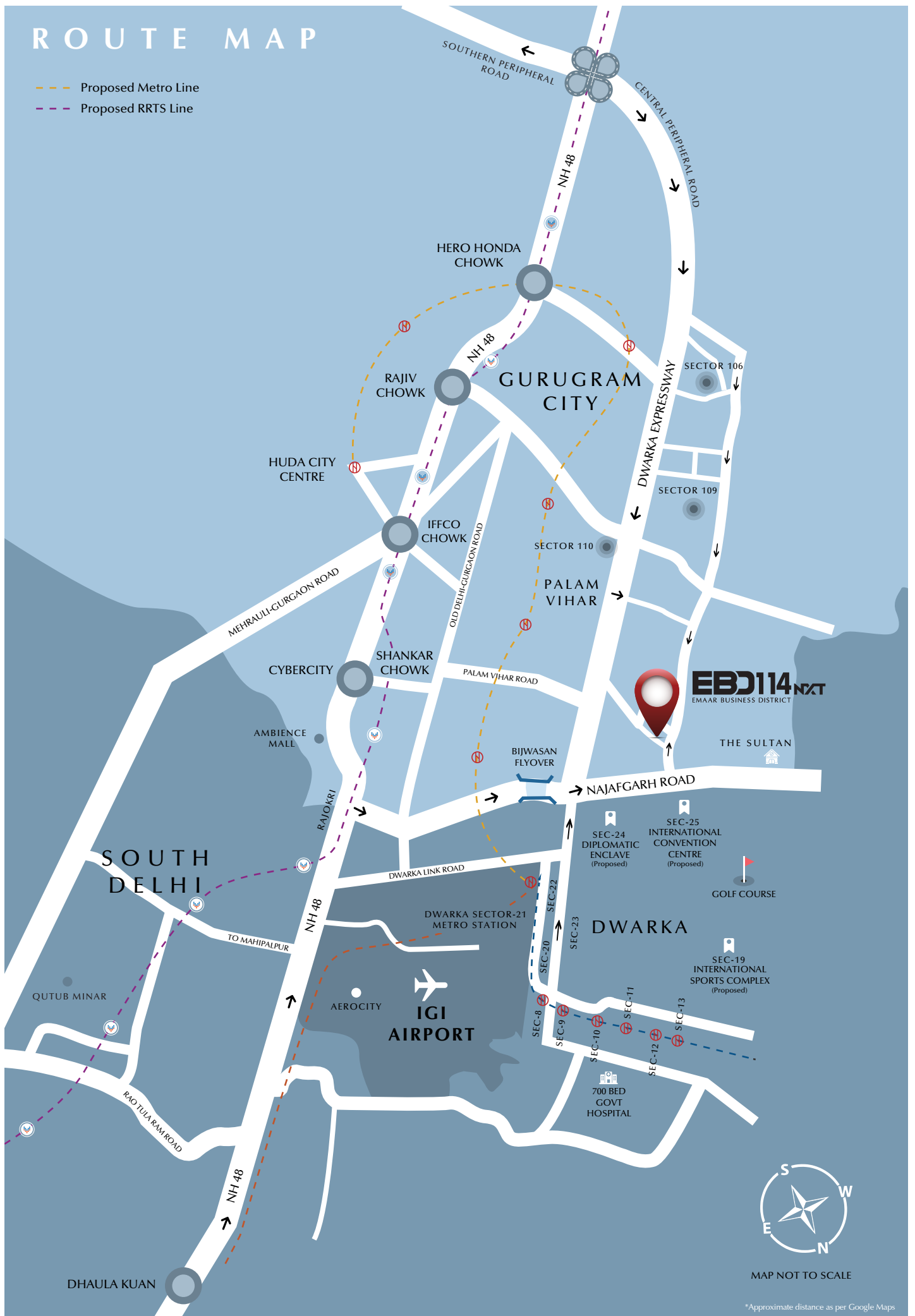
PRIME
SUPREME
PLATINUM



Map not to scale

ROUTE MAP

- Proposed Metro Line
- Proposed RRTS Line







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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 and Jaipur.



EMAAR

INDIA

DISCLAIMER - Emaar Business District 114 NXT is a Commercial Plotted Colony project which is being developed on land admeasuring 4.613 hectares (11.40 acres) situated at Sector 114, in the revenue estate of Village Bajghera, District Gurugram, Haryana within the boundaries of Sector 114, Gurugram, Haryana, India. The Commercial Plotted Colony comprising of Shop cum Office (SCO) Plots is being developed in planned and phase manner over a period of time pursuant to License bearing No. 130 of 2022 dt. 24.08.2022 granted by the Director Town and Country Planning, Haryana ('DTCP') in favour of M/s Bailwick Builders Pvt Ltd, M/s Logical Estates Pvt Ltd, M/s Tacery Builders Pvt Ltd, M/s Zonex Developers Pvt Ltd in collaboration with Emaar India Limited as per DTCP approved lay out map/plan vide Memo No. Drawing No. DTCP- 8565 dt. 25.08.2022 and/ or any further revisions in future. The Project, Emaar Business District 114 NXT., is duly registered with HRERA - Gurugram, Haryana, vide HRERA Registration No. RC/REP/HARERA/GGM/691/423/2023/35 dt. 02.02.2023. (website: www.haryanarera.gov.in). The Sector Road and/or the Service Road depicted in the plan is/are as per the approved Sectoral Plan/Master Plan and has/have been proposed to be developed by the competent authority(ies). The Development / Construction of such sector road and/or the service road which is/are not the not part of License granted for development of the Project Land, is/are to be undertaken by the Competent Authority(ies). The Companies and/or its management, directors, employees, etc., take no responsibility or liability in this regard. 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. Contains images showing images of the Commercial Plotted Colony by the name and style of "EBD 114 NXT" duly registered with HRERA - Gurugram, Haryana, vide HRERA Registration No. RC/REP/HARERA/GGM/691/423/2023/35 dt. 02.02.2023. 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 further decision regarding/in relation to the Project.

The Companies and/or its directors, employees, are not liable for any consequence of any action taken by the viewer and for any direct, indirect, special or other consequential damages by relying on such material information contained herein including, without limitation, any loss of profits, business interruption, loss of programs or other data on viewer's/ recipient's information handling system or otherwise, even if the Company and/or its directors, employees are expressly advised of the possibility of such damages.

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 approval of building layout plans as per architecture guidelines for development of the respective plots by competent authority and by the developer / maintenance agency / association of allottees / RWA. Use of 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.). Registered office: 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi 110017. Tel: (+91 11) 4152 1155, 4152 4618. Fax: (+91 11) 4152 4619. CIN: U45201DL2005PLC133161. Email: enquiries@emaar-india.com | emaar-india.com. 1 Hectare = 2.471 Acre, 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 map.