

VOICE ACTIVATED INTELLIGENT HOMES

















GURUGRAMTHE MILLENNIUM CITY OF INDIA

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

INFRASTRUCTURE

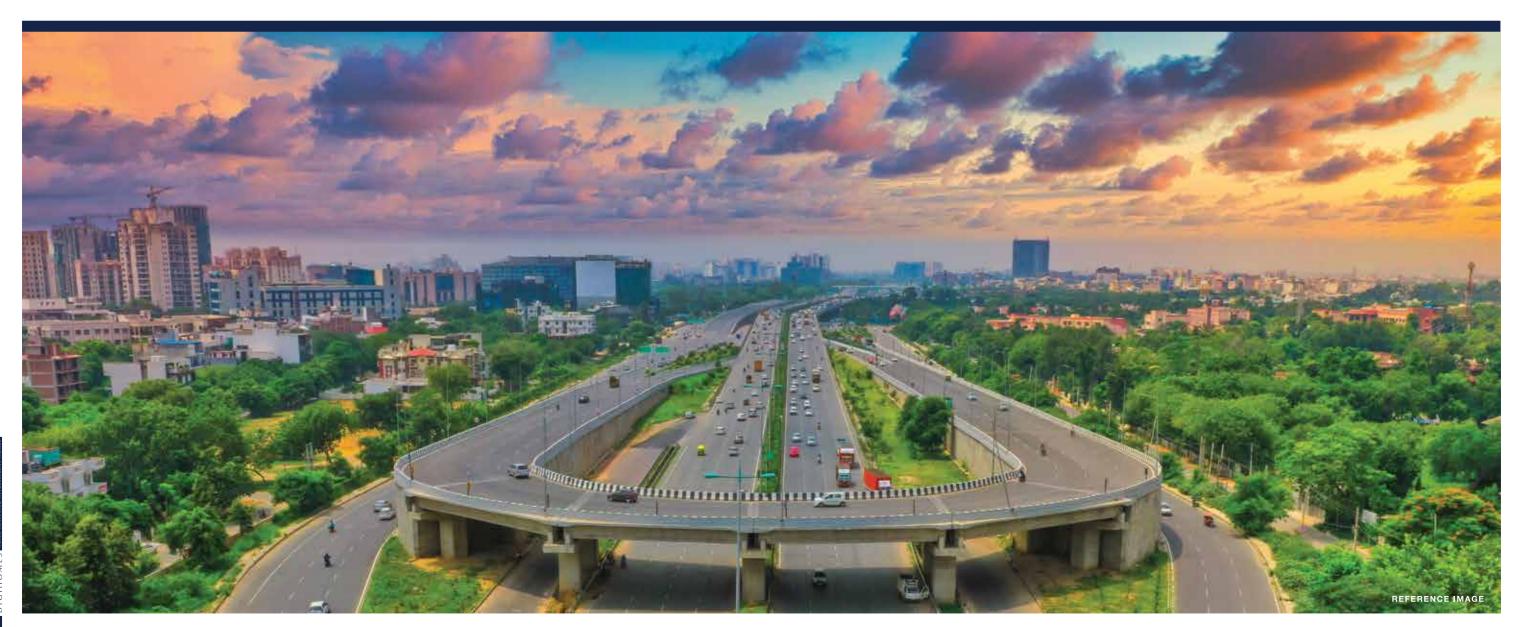
11 national highway projects in the State to ensure smooth connectivity from Haryana to other states, including Punjab, Delhi and Uttar Pradesh.

LUXURY HOTSPOT

Undergoing a splurge in niche residential townships and commercial developments. The best bet for investing in chic premium and hi-tech lifestyle at par with global standards.

COMMERCIAL HUB

¹Biggest 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 as per several reports | High-end condominiums, entertainment and recreation centres and big malls.



PRIME REALTY HUB-GOLF COURSE EXTENSION ROAD



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-48 and Gurugram-Sohna Road connecting together, it is easy to reach Delhi, Gurugram and Faridabad. 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-48, is more than an advantage for customers looking for a perfect fit.

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

Upscale micro-market with a perfect mix of completed and under construction projects for the end user and the investors. ²Immense potential for property appreciation; the proposed metro line connecting Huda City Centre to Manesar is likely to increase the price value of the properties on the Golf Course Extension Road.

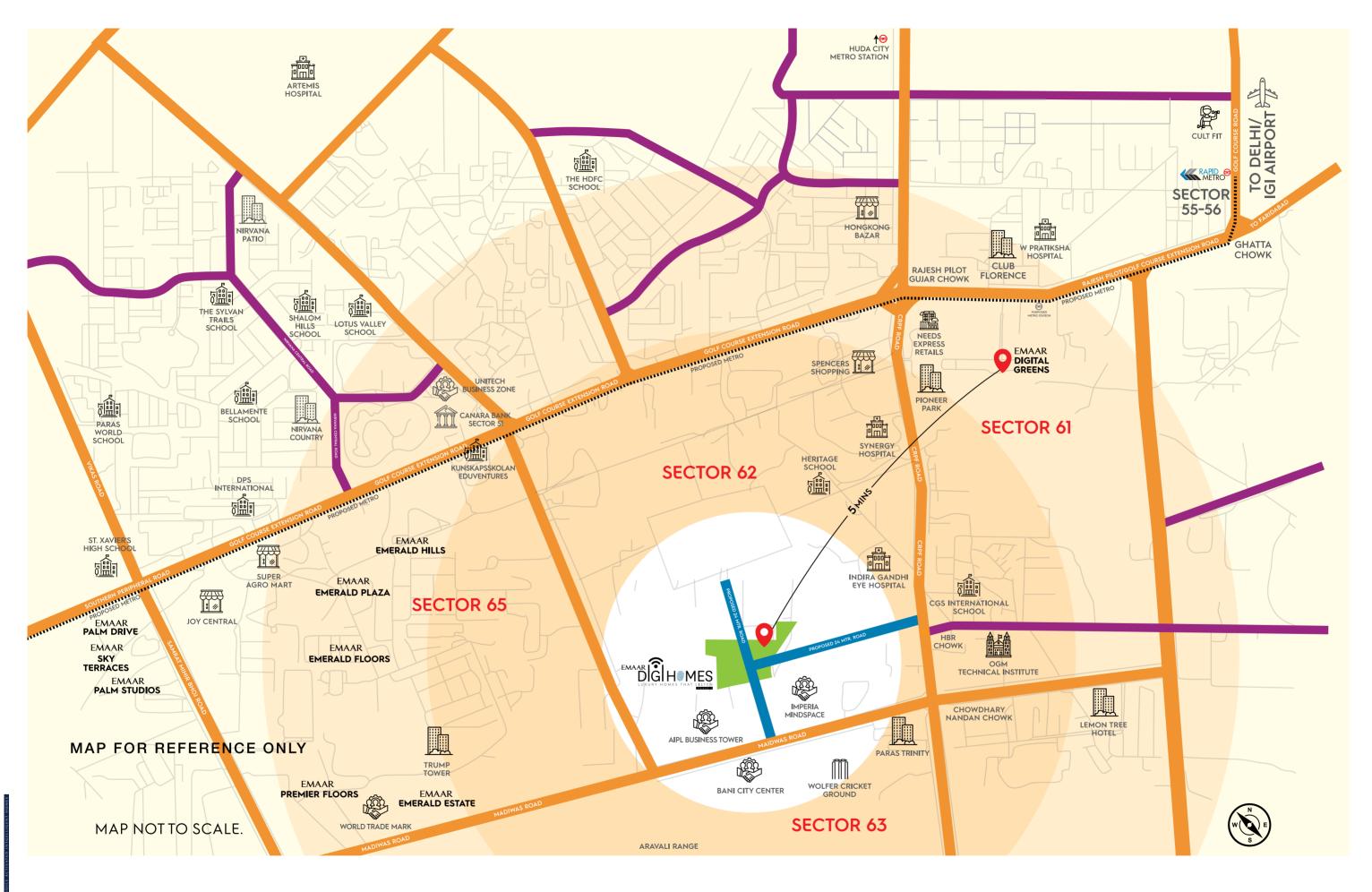
³Commissioning of world-class projects including Delhi-Mumbai Industrial Corridor (DMIC) to boost the growth prospects of the area.

The Golf Course Extension Road is being developed on the concept of walk-to-work with a 200-metre commercial belt. 05-minute drive from Sector 55-56 Rapid Metro, 10-minute drive from NH48 and HUDA City Centre Metro Station, 40-minute drive from International Airport (T3), in close proximity to emerging urban business and residential hubs at Golf Course Road, MG Road and Cyber City⁴.

²Immense Potential: https://www.axiomlandbase.in/hmrtc-to-implement-gurugram-manesar-bawal-metro-rail-corridor/

³DMIC: https://www.aninews.in/news/business/golf-course-extension-road-as-epicenter-of-gurugram-realty20200228141946/

⁴Distance as per Google Maps. The Company makes no explicit or implicit guarantee/warranty of accuracy of distance, neither accepts any responsibility.













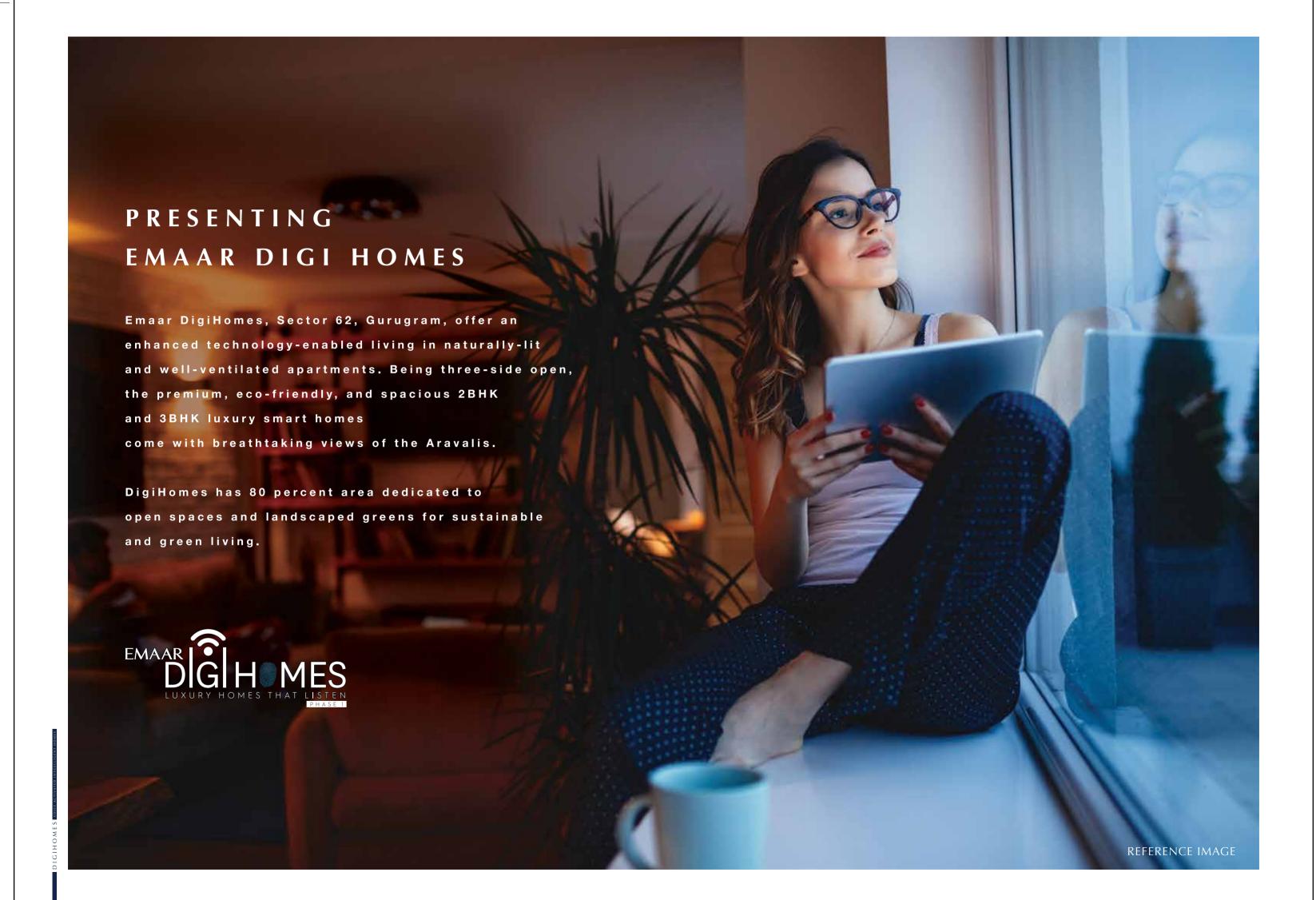


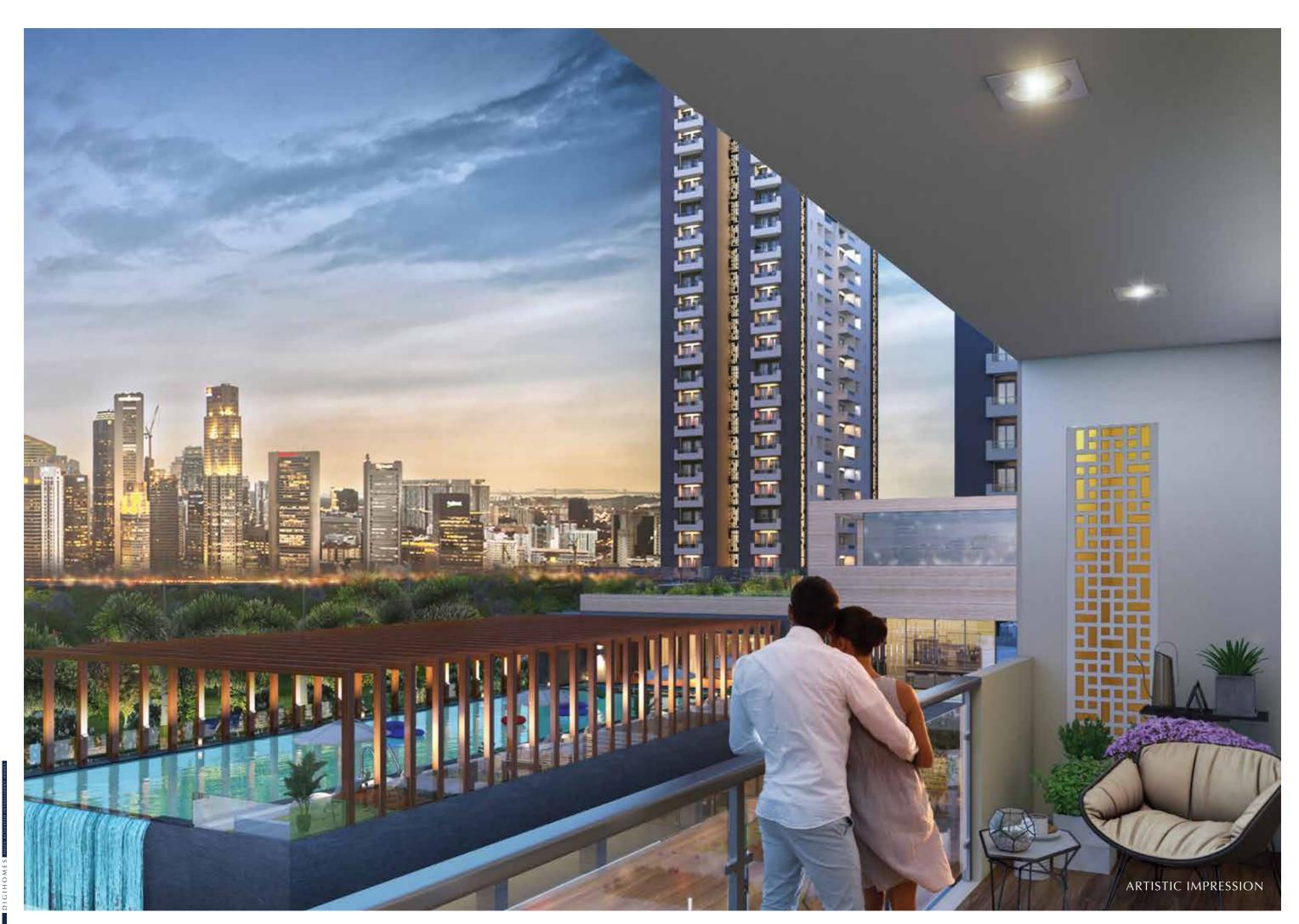












LIFE MADE EASY WITH OUR VOICE & TOUCH ACTIVATED DIGITAL APARTMENTS

LOVE ROMANCE*

Voice activated AC switch ON/OFF control, music, ambient lighting and automated drapes set the mood for the evening.



SECURE ACCESS*

Remote controlled voice and touch activated video door access with your mobile app from anywhere. And you can also interact with guests at your door through video before providing access. Biometric authorisation to unlock the main door.



PARTY TIME*

Say "Party time" and set your party mood with music, lights, temperature and popcorn.







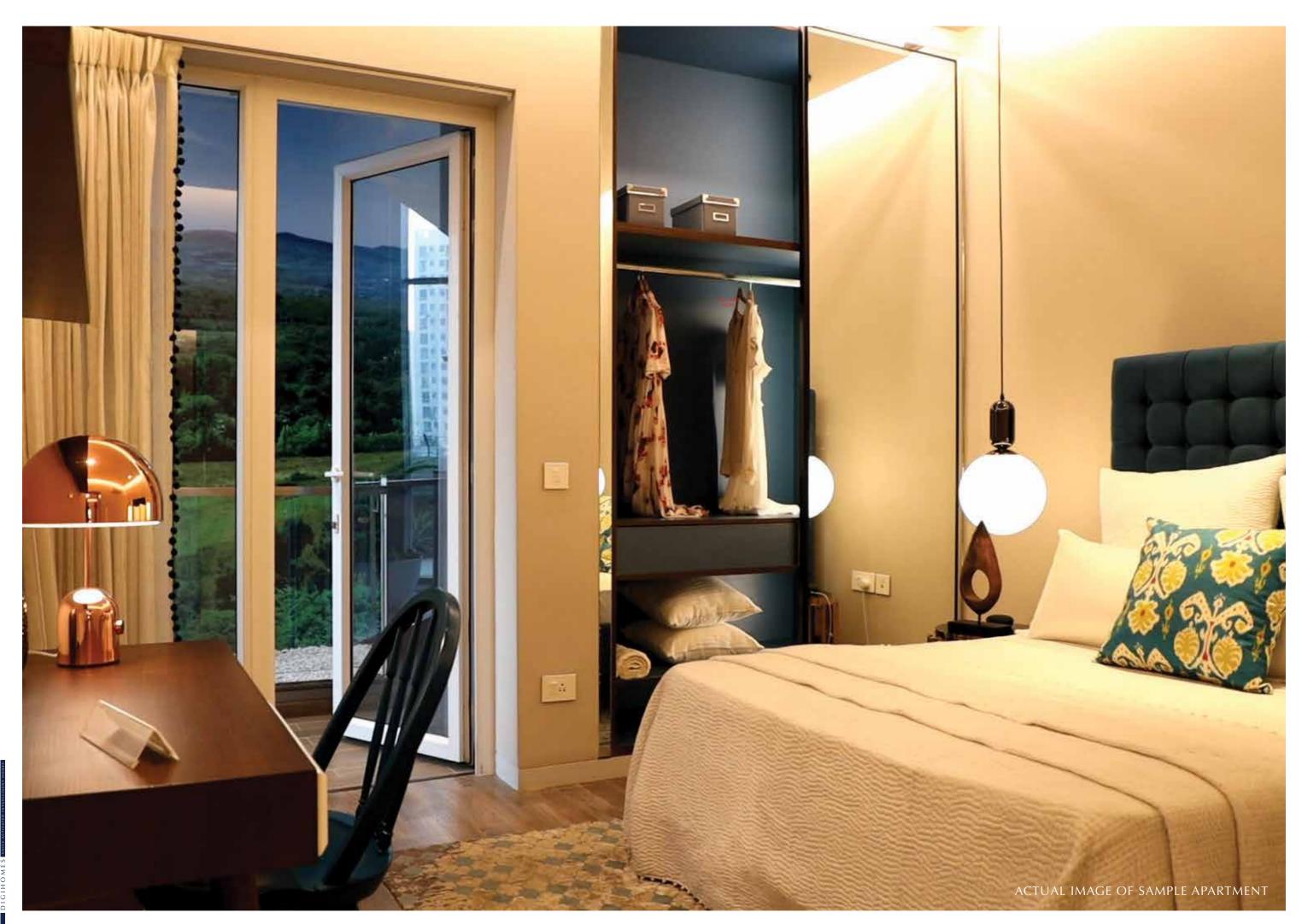
BREAKFAST SPECIAL*

Your voice activated morning brewed coffee, microwaved breakfast, news channels and traffic updates

SAFETY FIRST*

Smoke and gas detectors automatically warn you with instant text messages to your mobile if they sense leakages. Panic buttons provide a sense of security to members at home with automatic intimation to emergency response services.

*Features enumerated herein above are not part of the standard offering and are over and above the Basic Price of the Unit.



MASTER PLAN(PHASE 1)

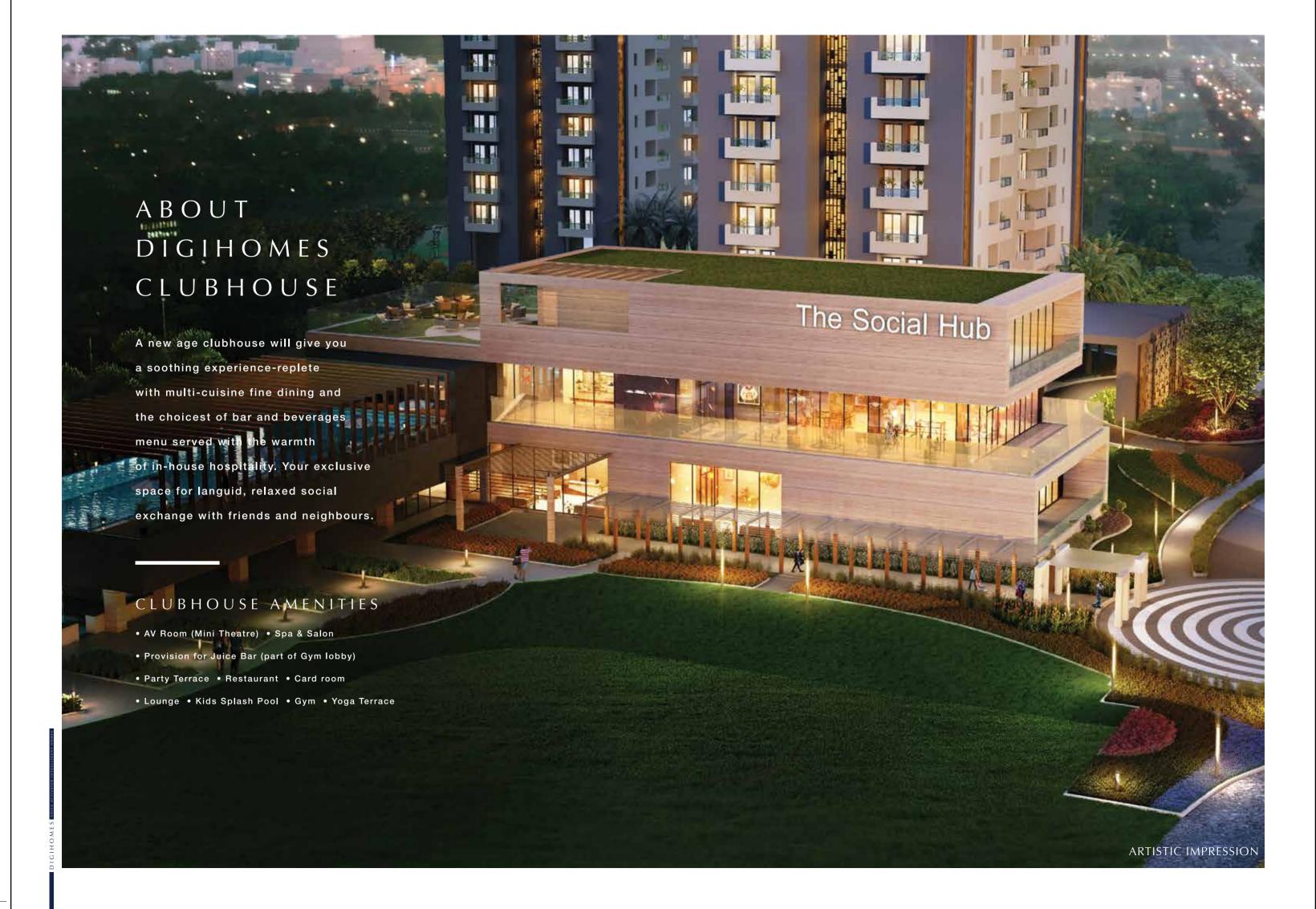


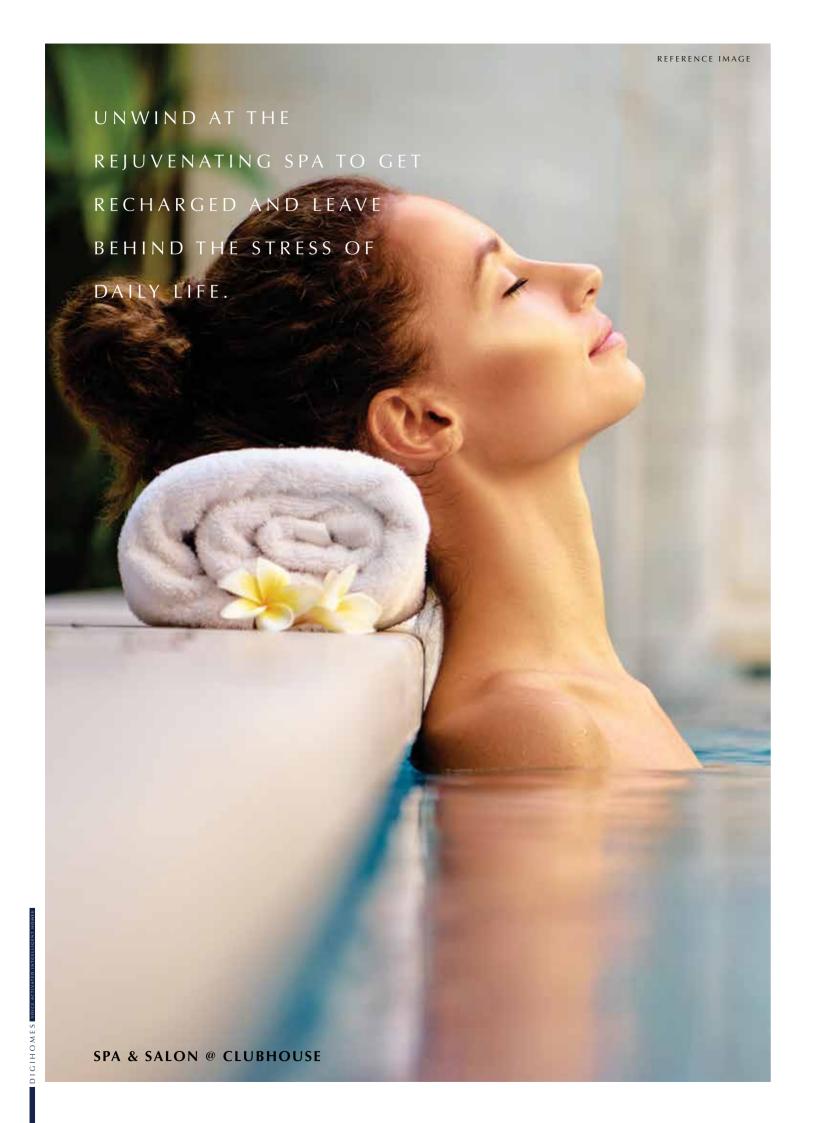
- 1 ARRIVAL MARKER PAVESCAPE
- 2 ENTRANCE & SIGNAGE STRUCTURE
- 3 GATES & SECURITY
- 6 RAMP TO BASEMENT
- 7 TOWER DROP-OFF
- 8 CLUB ARRIVAL FORECOURT
- 10 CULTURAL COURT

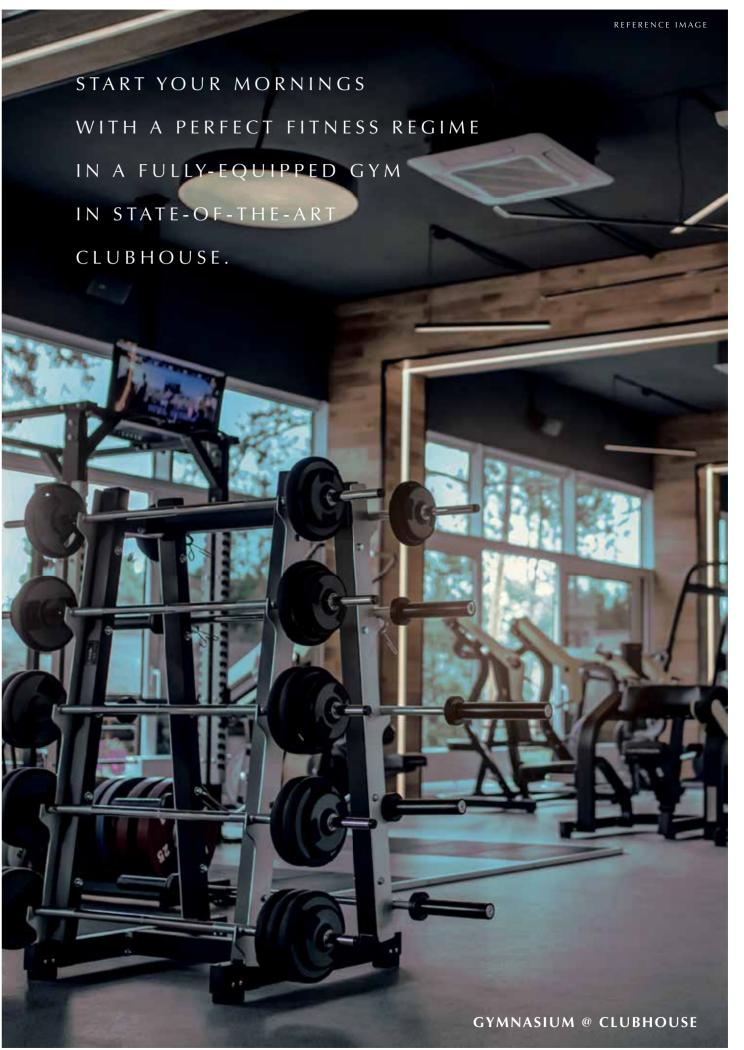
- 14 PEDESTRIAN WALK
- 16 TENNIS COURT
- 17 HALF BASKETBALL COURT
- 19 FEATURE WATER FALL

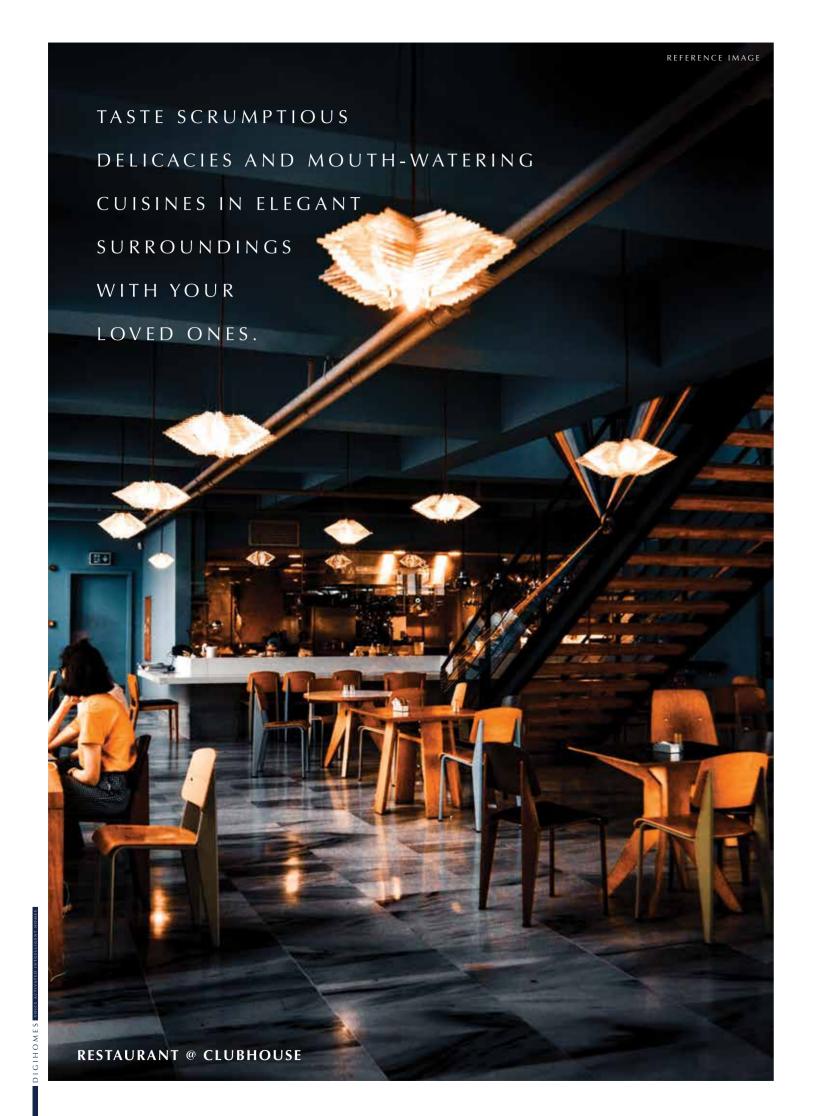
- 22 NURSERY SCHOOL
- 24 METRE ROOM
- 26 SWIMMING POOL

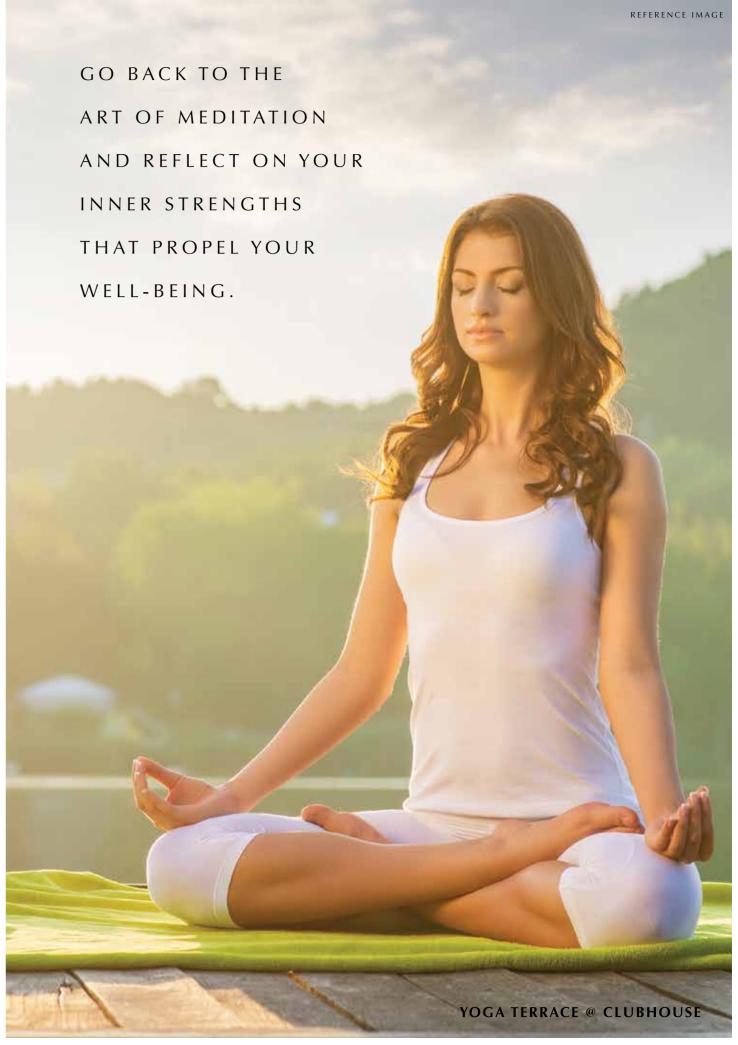


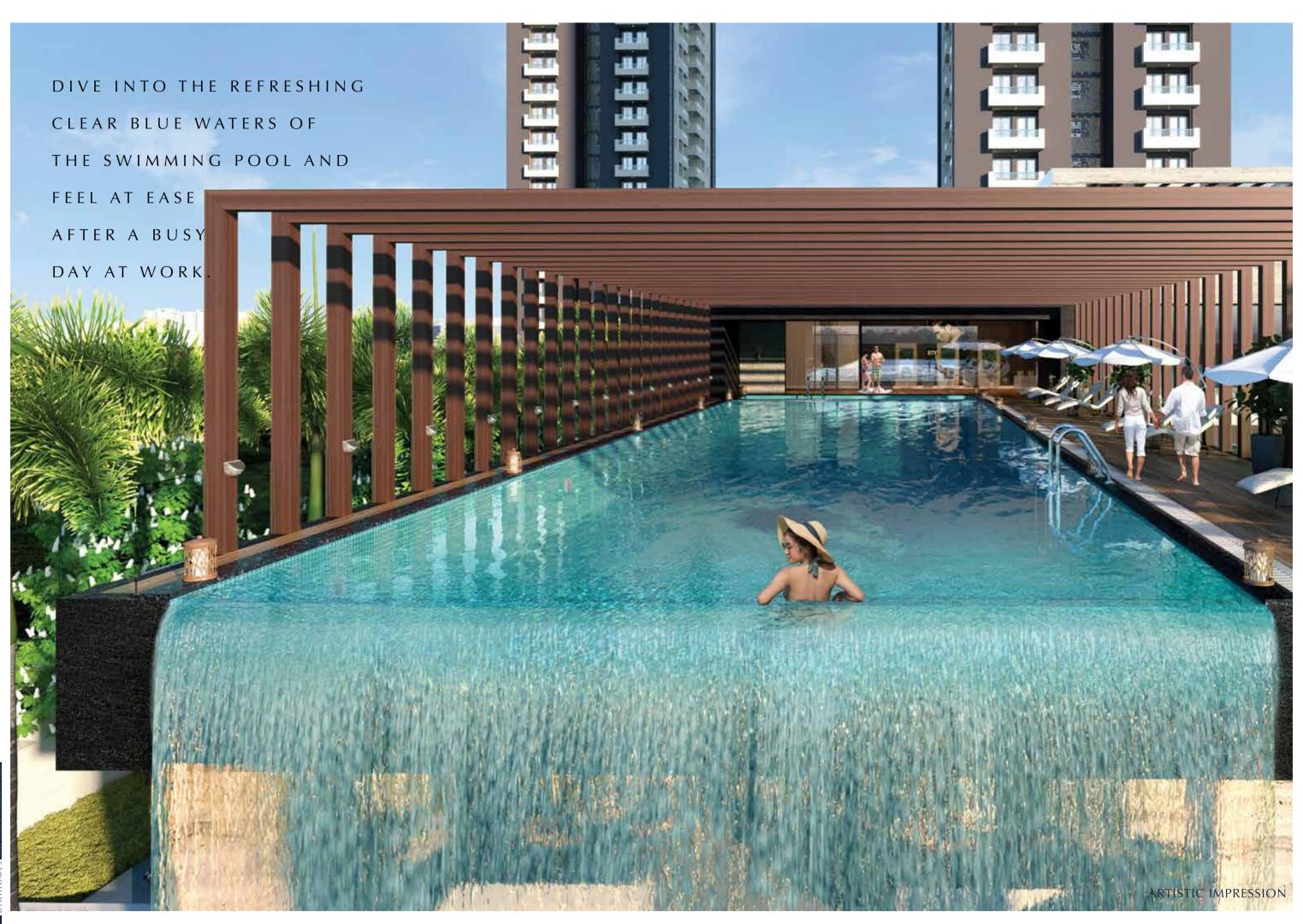


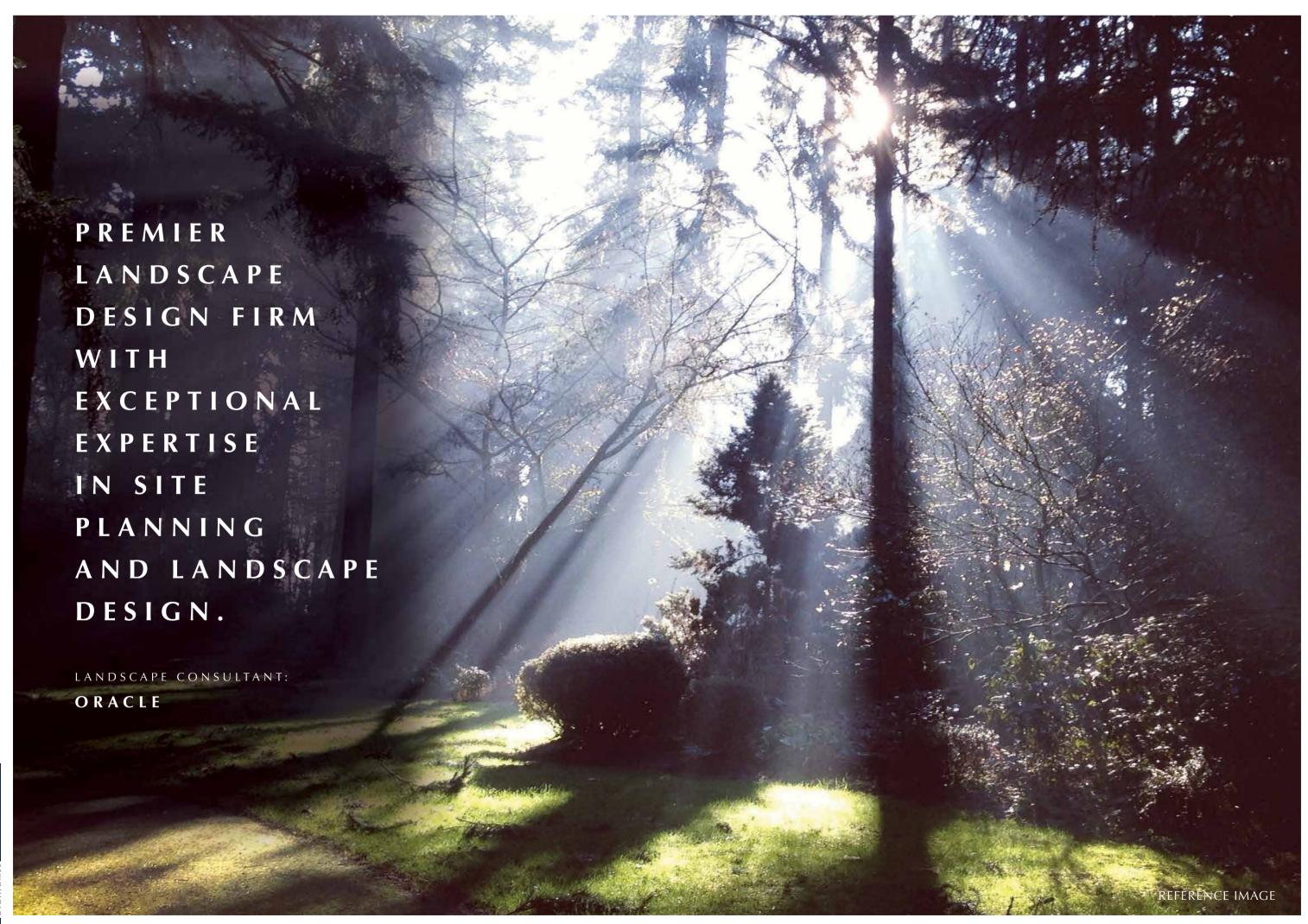












CIHOMES



JMC CONTRACTORS

JMC PROJECTS

JMC Projects India Ltd. the (of Kalpataru Group) is a highly acclaimed

PAN Indian construction company that employs best in business practices

from world with a deep understanding of construction engineering.

It is one of the most widely recognized construction companies

for its commitment to safety and sustainability.



TOWARDS A SUSTAINABLE TOMORROW

Modern dwellings and habitats interact with the environment in various ways

-consuming resources from construction to operation.

GRIHA attempts to minimize a building's resource consumption, waste generation, and overall ecological impact to within acceptable limits.

GRIHA rating helps assess the building performance against benchmarks and parameters requisite of 'green buildings.'



TYPICAL FLOOR PLAN

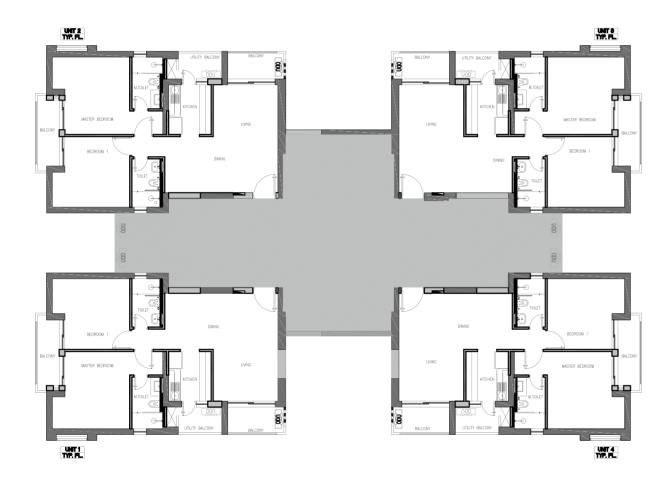
TYPICAL FLOOR PLAN - TOWER B & C

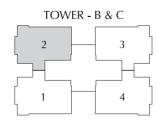
(2 Bedroom + 2 Toilet + Utility)

Carpet Area: 74.563 sq.mtr. (802.596 sq.ft.)

Super Area: 140.121 sq.mtr. (1508.260 sq.ft.)

Balcony Area + AC ledge : 13.120 sq.mtr. (141.224 sq.ft.)





*Space to be used as per unit holder requirement. In interest of maintaining high standards, all floor plans, areas, dimensions and specifications mentioned are for reference and may change in compliance accordance with law. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering. All dimensions are from masonry to masonry.

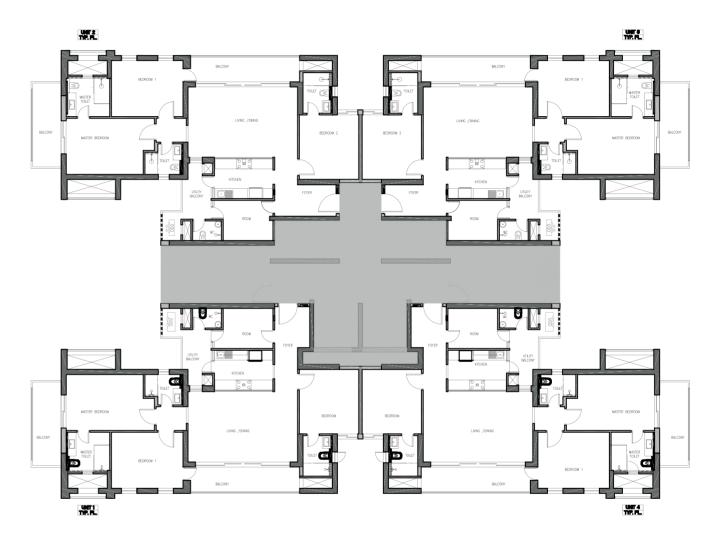
TYPICAL FLOOR PLAN - TOWER A

(3 Bedroom + 3 Toilet + Lobby + Utility)

Carpet Area: 120.488 sq.mtr.(1296.933 sq.ft.)

Balcony Area+AC ledge: 27.420 sq.mtr. (295.149 sq.ft.)

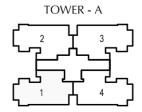
Super Area: 238.563 sq.mtr. (2567.89 sq.ft.)



Carpet Area: 121.516 sq.mtr.(1307.988 sq.ft.)

Balcony Area+AC ledge: 27.420 sq.mtr. (295.149 sq.ft.)

Super Area: 240.504 sq.mtr. (2588.79 sq.ft.)



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UNIT PLAN

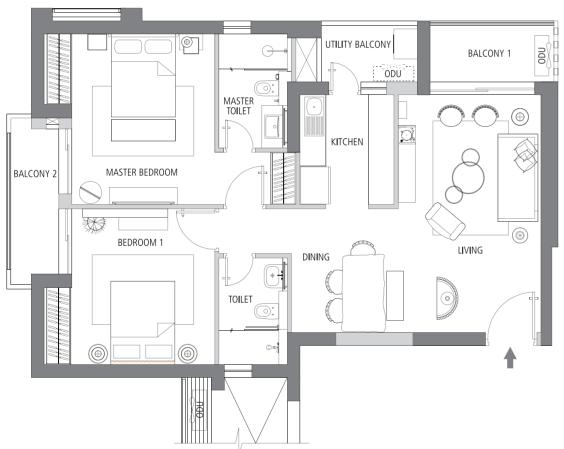
UNIT PLAN - TOWER B & C

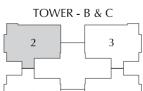
(2 Bedroom + 2 Toilet + Utility)

Carpet Area: 74.563 sq.mtr. (802.596 sq.ft.)

Super Area: 140.121 sq.mtr. (1,508.260 sq.ft.)

Balcony Area + AC ledge : 13.120 sq.mtr. (141.224 sq.ft.)





ROOM	ММ	FEET-INCHES			
LIVING	3,350 X 5,575 11'-0" X 18'-3'				
DINING	2,500 X 2,900	8'-2" X 9'-6"			
MASTER BEDROOM	4,000 (3,350) X 4,000	13'-1" (11'-0") X 13'-1"			
BEDROOM 1	4,000 (3,350) X 3,650	13'-1" (11'-0") X 12'-0"			
KITCHEN	2,200 X 2,575	7'-3" X 8'-5"			
MASTER TOILET	1,600 X 2,675	5'-3" X 8'-9"			
TOILET 1	1,600 X 2,500 5'-3" X 8'-2"				
BALCONY -01	3,000 X 1,425	9'-10" X 4'-8"			
BALCONY -02	1,225 X 4,100	4'-0" X 13'-5"			
UTILITY BALCONY	2,250 X 1,425	7'-5" X 4'-8"			

^{*}Space to be used as per unit holder requirement. In interest of maintaining high standards, all floor plans, areas, dimensions and specifications mentioned are for reference and may change in compliance accordance with the law. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering. All dimensions are from masonry to masonry.

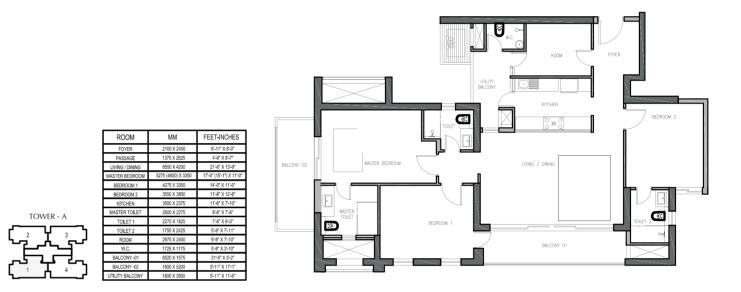
UNIT PLAN - TOWER A

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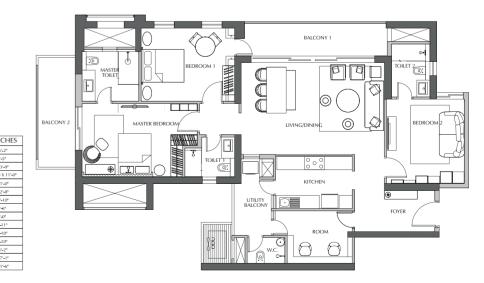


(3 Bedroom + 3 Toilet + Lobby + Utility)

Carpet Area: 121.516 sq.mtr.(1307.998 sq.ft.)

Super Area: 240.504 sq.mtr. (2588.79 sq.ft.)

Balcony Area+AC ledge: 27.420 sq.mtr. (295.149 sq.ft.)





BEDROOM 2	3,550 X 3,850	11'-8" X 1.
KITCHEN	3,500 X 2,375	11'-6" X 7'
MASTER TOILET	2,600 X 2,275	8'-6" X 7'
TOILET 1	2,275 X 1,825	7'-6" X 6'
TOILET 2	1,755 X 2,425	5'-9" X 7'-
ROOM	2,975 X 2,400	9'-9" X 7'-
W.C.	1,725 X 1,175	5'-8" X 3'-
BALCONY -01	6,520 X 1,575	21'-5" X 5
BALCONY -02	1,800 X 5,200	5'-11" X 1
UTILITY BALCONY	1,800 X 3,500	5'-11" X 1

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SPECIFICATION 2 BHK

• LIVING ROOM/DINING/LOBBY/FAMILY ROOM

ACRYLIC EMULSION PAINT (WALLS) | ACRYLIC EMULSION PAINT (CEILING); BOXING, WHEREVER REQUIRED, FOR CONCEALING SERVICES |

VITRIFIED TILES (FLOORING) | EXTERNAL WINDOWS - UPVC | MAIN ENTRANCE DOOR - FACTORY FINISHED ENGINEERED DOORS | INTERNAL DOOR
FACTORY FINISHED ENGINEERED DOORS | EXTERNAL DOORS - UPVC | MODULAR SWITCHES | SPLIT A/C

• MASTER BEDROOM

ACRYLIC EMULSION PAINT (WALLS) | ACRYLIC EMULSION PAINT (CEILING); BOXING, WHEREVER REQUIRED, FOR CONCEALING SERVICES |

LAMINATED WOODEN FLOORING) | EXTERNAL WINDOWS - UPVC | INTERNAL DOOR - FACTORY FINISHED | EXTERNAL DOORS - UPVC |

MODULAR SWITCHES | SPLIT A/C

• MASTER TOILET

COMBINATION OF VITRIFIED TILES AND ACRYLIC EMULSION (WALLS) | ACRYLIC EMULSION PAINT; FALSE CEILING WITH TRAP DOOR

(WHEREVER REQUIRED) | ANTISKID TILE (FLOORING) | EXTERNAL WINDOWS - UPVC | INTERNAL DOOR - FACTORY FINISHED ENGINEERED

DOORS | CP FITTINGS & CHINAWARE FIXTURES | MODULAR SWITCHES | IMPORTED STONE COUNTER | SHOWER CUBICAL

KITCHEN

COMBINATION OF VITRIFIED TILES AND ACRYLIC EMULSION (WALLS) | ACRYLIC EMULSION PAINT (CEILING); BOXING, WHEREVER REQUIRED,
FOR CONCEALING SERVICES | VITRIFIED TILES (FLOORING) | EXTERNAL WINDOWS - UPVC | INTERNAL DOOR - FACTORY FINISHED

ENGINEERED DOORS | EXTERNAL DOORS - UPVC | GRANITE COUNTER TOP, STAINLESS STEEL SINGLE BOWL SINK WITH DRAIN BOARD

WITH CP FITTINGS | MODULAR SWITCHES | MODULAR KITCHEN + CHIMNEY + HOB

• OTHER BEDROOM(S)

ACRYLIC EMULSION PAINT (WALLS) | ACRYLIC EMULSION PAINT (CEILING); BOXING, WHEREVER REQUIRED, FOR CONCEALING SERVICES" |

LAMINATED WOODEN FLOORING | EXTERNAL WINDOWS - UPVC | INTERNAL DOOR - FACTORY FINISHED ENGINEERED DOORS |

EXTERNAL DOORS - UPVC | MODULAR SWITCHES | SPLIT A/C

• OTHER TOILETS

COMBINATION OF CERAMIC TILES AND ACRYLIC EMULSION (WALLS) | ACRYLIC EMULSION PAINT; FALSE CEILING WITH TRAP DOOR

(WHEREVER REQUIRED) | TILE ANTISKID (FLOORING) | EXTERNAL WINDOWS - UPVC | INTERNAL DOOR - FACTORY FINISHED ENGINEERED

DOORS | CP FITTINGS & CHINAWARE FIXTURES | MODULAR SWITCHES | GRANITE STONE COUNTERS

• BALCONIES AND TERRACES

WEATHER PROOF PAINT (WALLS) | WEATHER PROOF PAINT (CEILING) | ANTISKID TILES FLOORING | EXTERNAL WINDOWS - UPVC |

EXTERNAL DOORS - UPVC

• SMART SECURITY FEATURES

SMART LOCK AT MAIN DOOR | VIDEO DOOR PHONE | COOKING GAS LEAK SENSORS IN KITCHEN.

UPGRADE OPTION (ADDITIONAL CHARGES APPLICABLE)

VOICE ENABLED HOME AUTOMATION FOR LIGHTING, CURTAINS, AC (ON/OFF), TV (ON/OFF), MICROWAVE (ON/OFF) | MOTION SENSOR FOR SMART LIGHTING IN TOILETS | VOICE COMMAND CONTROLLING DEVICE IN LIVING ROOM SUCH AS GOOGLE MINI OR EQUIVALENT | WIFI ROUTER WITH PANIC BUTTON

SPECIFICATION 3 BHK

• LIVING ROOM/DINING/LOBBY/FAMILY ROOM

ACRYLIC EMULSION PAINT (WALLS) | ACRYLIC EMULSION PAINT (CEILING); BOXING, WHEREVER REQUIRED, FOR CONCEALING SERVICES |

IMPORTED STONE (FLOORING) | EXTERNAL WINDOWS - UPVC | MAIN ENTRANCE DOOR - FACTORY FINISHED ENGINEERED DOORS | INTERNAL DOOR
FACTORY FINISHED ENGINEERED DOORS | EXTERNAL DOORS - UPVC | MODULAR SWITCHES | VRF A/C

• MASTER BEDROOM

ACRYLIC EMULSION PAINT (WALLS) | ACRYLIC EMULSION PAINT (CEILING); BOXING, WHEREVER REQUIRED, FOR CONCEALING SERVICES |

LAMINATED WOODEN FLOORING) | EXTERNAL WINDOWS - UPVC | INTERNAL DOOR - FACTORY FINISHED | EXTERNAL DOORS - UPVC |

MODULAR SWITCHES | VRF A/C

• MASTER TOILET

COMBINATION OF VITRIFIED TILES AND ACRYLIC EMULSION (WALLS) | ACRYLIC EMULSION PAINT; FALSE CEILING WITH TRAP DOOR

(WHEREVER REQUIRED) | IMPORTED STONE (FLOORING) | EXTERNAL WINDOWS - UPVC | INTERNAL DOOR - FACTORY FINISHED ENGINEERED

DOORS | CP FITTINGS & CHINAWARE FIXTURES | MODULAR SWITCHES | IMPORTED STONE COUNTER | SHOWER CUBICAL

KITCHEN

COMBINATION OF VITRIFIED TILES AND ACRYLIC EMULSION (WALLS) | ACRYLIC EMULSION PAINT (CEILING); BOXING, WHEREVER REQUIRED,
FOR CONCEALING SERVICES | VITRIFIED TILES (FLOORING) | EXTERNAL WINDOWS - UPVC | INTERNAL DOOR - FACTORY FINISHED

ENGINEERED DOORS | EXTERNAL DOORS - UPVC | GRANITE COUNTER TOP, STAINLESS STEEL SINGLE BOWL SINK WITH DRAIN BOARD

WITH CP FITTINGS | MODULAR SWITCHES | MODULAR KITCHEN + CHIMNEY + HOB

• OTHER BEDROOM(S)

ACRYLIC EMULSION PAINT (WALLS) | ACRYLIC EMULSION PAINT (CEILING); BOXING, WHEREVER REQUIRED, FOR CONCEALING SERVICES |

LAMINATED WOODEN FLOORING | EXTERNAL WINDOWS - UPVC | INTERNAL DOOR - FACTORY FINISHED ENGINEERED DOORS |

EXTERNAL DOORS - UPVC | MODULAR SWITCHES | VRF A/C

• OTHER TOILETS

COMBINATION OF CERAMIC TILES AND ACRYLIC EMULSION (WALLS) | ACRYLIC EMULSION PAINT; FALSE CEILING WITH TRAP DOOR

(WHEREVER REQUIRED) | TILE ANTISKID (FLOORING) | EXTERNAL WINDOWS - UPVC | INTERNAL DOOR - FACTORY FINISHED ENGINEERED

DOORS | CP FITTINGS & CHINAWARE FIXTURES | MODULAR SWITCHES | GRANITE STONE COUNTERS

• BALCONIES AND TERRACES

WEATHER PROOF PAINT (WALLS) | WEATHER PROOF PAINT (CEILING) | ANTISKID TILES (FLOORING) | EXTERNAL WINDOWS - UPVC |

EXTERNAL DOORS - UPVC

• SERVANT/UTILITY ROOM

ACRYLIC EMULSION PAINT (WALLS) | ACRYLIC EMULSION PAINT (CEILING); BOXING, WHEREVER REQUIRED, FOR CONCEALING SERVICES" |

VITRIFIED TILES (FLOORING) | INTERNAL DOOR - FACTORY FINISHED ENGINEERED DOORS | AC

• SMART SECURITY FEATURES

SMART LOCK AT MAIN DOOR | VIDEO DOOR PHONE | COOKING GAS LEAK SENSORS IN KITCHEN.

UPGRADE OPTION (ADDITIONAL CHARGES APPLICABLE)

VOICE ENABLED HOME AUTOMATION FOR LIGHTING, CURTAINS, AC (ON/OFF), TV (ON/OFF), MICROWAVE (ON/OFF) | MOTION SENSOR FOR SMART LIGHTING IN TOILETS | VOICE COMMAND CONTROLLING DEVICE IN LIVING ROOM SUCH AS GOOGLE MINI OR EQUIVALENT | WIFI ROUTER WITH PANIC BUTTON | SMART GLASS IN KITCHEN

ABOUT EMAAR INDIA

One of the most valuable and admired Real Estate group 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-recognised
name, known for its iconic assets in
Dubai and other International Markets viz. world's tallest building Burj
Khalifa and the biggest shopping mall – The Dubai Mall. EMAAR India
carries its global legacy with a formidable
portfolio of remarkable residential and commercial
spaces across the country viz. Delhi/NCR,
Mohali, Hyderabad, Chennai, Lucknow, Indore and Jaipur.



MOHALI

MOHALI HILLS

JAIPUR

JAIPUR GREENS

INDORE

CONTINENTAL CITY

GURUGRAM

MARBELLA
DIGIHOMES
CAPITAL TOWER 1 & 2
EBD65
EMERALD HILLS
PALM SQUARE
PALM HILLS
GURGAON GREENS
IMPERIAL GARDEN