

elman®

The logo features the word 'elman' in a stylized, golden, sans-serif font. The letter 'l' is a single vertical bar. The 'm' is composed of three overlapping, parallel vertical bars that create a sense of depth and movement. The 'n' is a simple, rounded shape. A registered trademark symbol (®) is positioned to the upper right of the 'n'. The background is dark with a bokeh effect of golden light spots and a geometric pattern of overlapping triangles on the left side.

BUILDING THE FUTURE

Our story

IS A DISTINCTIVE APPROACH TO
COMMERCIAL REALTY



Responsible masterpieces

PUSHING THE BOUNDARIES OF ULTRA-LUXURY
COMMERCIAL SPACES



Futuristic vision

OUR VISION IS A JOURNEY INTO THE
FUTURE OF COMMERCIAL SPACES





VISION

To generate value in the real estate sector in a way that contributes to building the nation.

MISSION

To be known for quality, responsibility and customer service. And to introduce outstanding realty concepts.

2,500+
HAPPY
CUSTOMERS

2.7+
MILLION SQ. FT.
UNDER DEVELOPMENT

1,600+
CR. WORTH PLANNED
INVESTMENT

OUR PORTFOLIO



Sec-80, NH-8, Gurugram



Sec-67, Sohna Road, Gurugram



Sec-84, Dwarka Expressway, Gurugram



Sec-70, Extended Golf Course Ext. Road, Gurugram

LEADERSHIP



Mr. Rakesh Kapoor, Chairman

Mr. Rakesh Kapoor is Chairman of Elan Group. He has a career in real estate spanning decades across residential, commercial and hospitality segments. Mr. Kapoor has led Elan to new heights in a very short span. As a chairman his role includes Elan's multidisciplinary capabilities of construction. His vision and drive are encouraging and inspirational.



Mr. Ravish Kapoor, Director

Mr. Ravish Kapoor as a Director has been overseeing sales and marketing of the company, the most sensitive and dynamic real estate markets in India. Mr. Ravish's remit is to assist the group in brand building, marketing and eventually sales. In addition to this, he build and manages marketing strategy group and a brokers network that are focused on developing novel way of developing ways of marketing the projects pan India.



Mr. Akash Kapoor, Director

Mr. Akash Kapoor is responsible for administrating Elan Group's activities and leading the efforts to strengthen group's operations across the finance and administrative verticals. As a group's director, Mr. Akash has played a crucial role in developing and executing strategies that creates new businesses, expanded markets, ensured smooth operation and drove group's brand value to a next level.

OUR LATEST LANDMARK



ELAN

EPIC™

this is it.

Project Designed by **uhalondon**

Architect **ACPL**

ELAN
EPIC
this is it.

India's iconic luxury retail destination

Emerging Retail Hub of Gurugram
Commercial Project with Unique Statement & Style
A Corner, 2 sides open and East Facing Commercial Project

Artistic Impression

Epitome of commercial realty

One of its kind Façade with Perimeter Mesh for dazzling effect
Double Height Shops on Ground Floor (Road Facing)
Maximum Frontage and Visibility on all Retail Levels



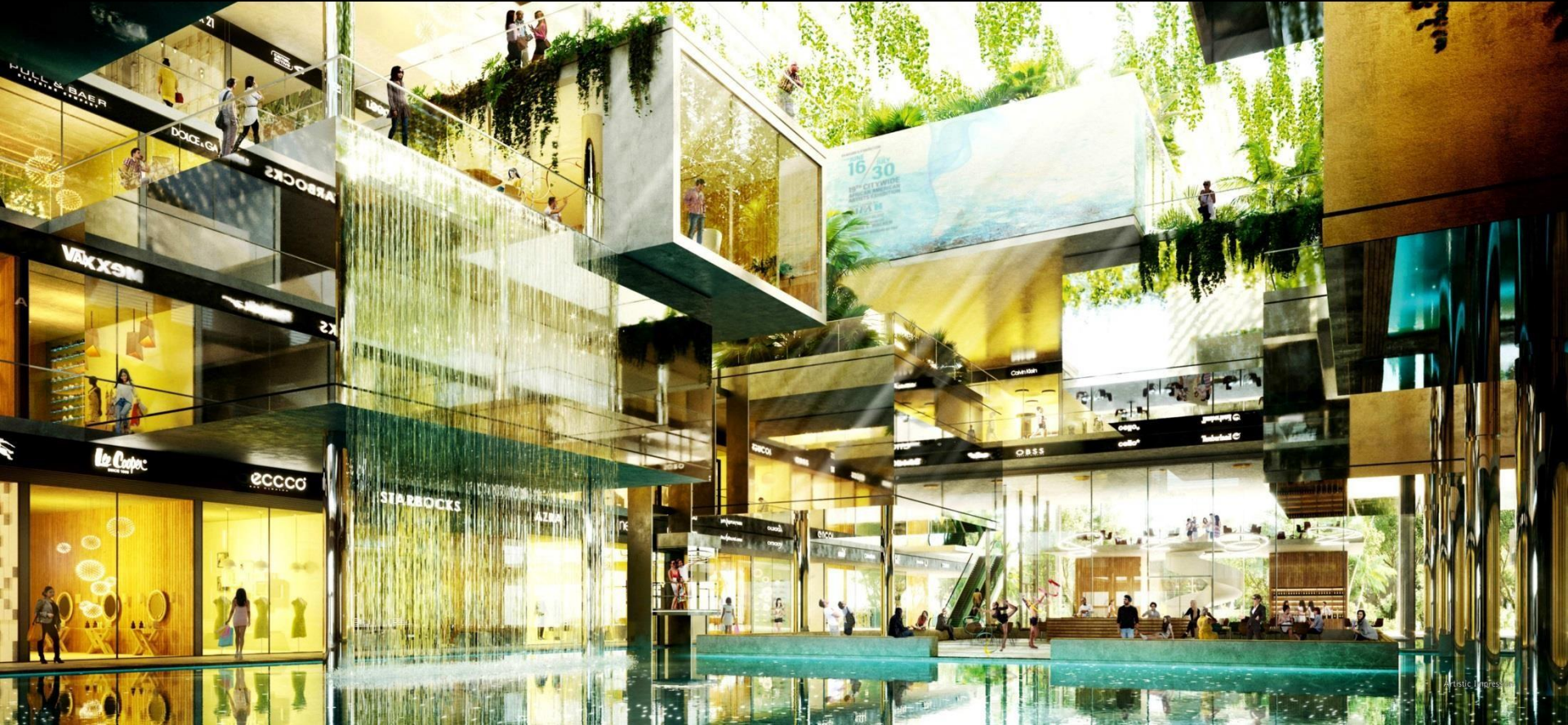
Central Atrium with one of the Biggest Water Body in a commercial
Roof Space Frame with Hanging Creepers for a Rain Forest feel
Vertical Green Walls in Public Plazas



Floating Bar / Café in the Central Atrium
Micro Environment Control & active design features for better Air Quality in the Atrium



Huge Water Cascade in central Atrium
Glass Capsule Lifts Rising from the Water Body
Well connected floors through highly visible 18 Escalators for High Footfall on all the levels



PC STORE

STARBUCKS

AZRA

BBOS

E P I C

COSTE COFFEE

evolution. perfection. idea. capabilities

TOMMY HILTON

STUDIO STROZ

Wide Corridors & Pedestrian Walkways
Hanging Pods with Highly Reflective Surface creating unique & dynamic ambience
Retail Shops equipped with Energy Efficient Water Cooled DX Air Conditioning System provision



Choicest of Cafes, Restaurants & Fine Dining
Free Wi-Fi Zone



Extensive Kid's Entertainment Zone
Environmental Friendly



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EPIC
this is it.

PC STORE

STARBUCKS

AZRA

BBOS

COSTE COFFEE

TOMMY HILFIGER

HANGING PODS

One of the Most Unique Features of ELAN EPIC

Only Available : 1,481 Sq.ft. & 2,130 Sq.ft.

Investment Starts from : Rs. 2.5 Cr*

Exclusive Payment Plans : 35:65 | 50:50



RESTAURANTS WITH BREATH TAKING VIEWS OF THE RAIN FOREST & WATER BODY

NEVER BEFORE!

RESTAURANTS

facing the Water Body

next to the Multiplex



for the *first time*

Sec 70
Gurugram

RESTAURANTS
WITH

RAIN forest VIEW





India's First Luxury Retail Destination

Surrounded by affluent catchment which ensures footfalls

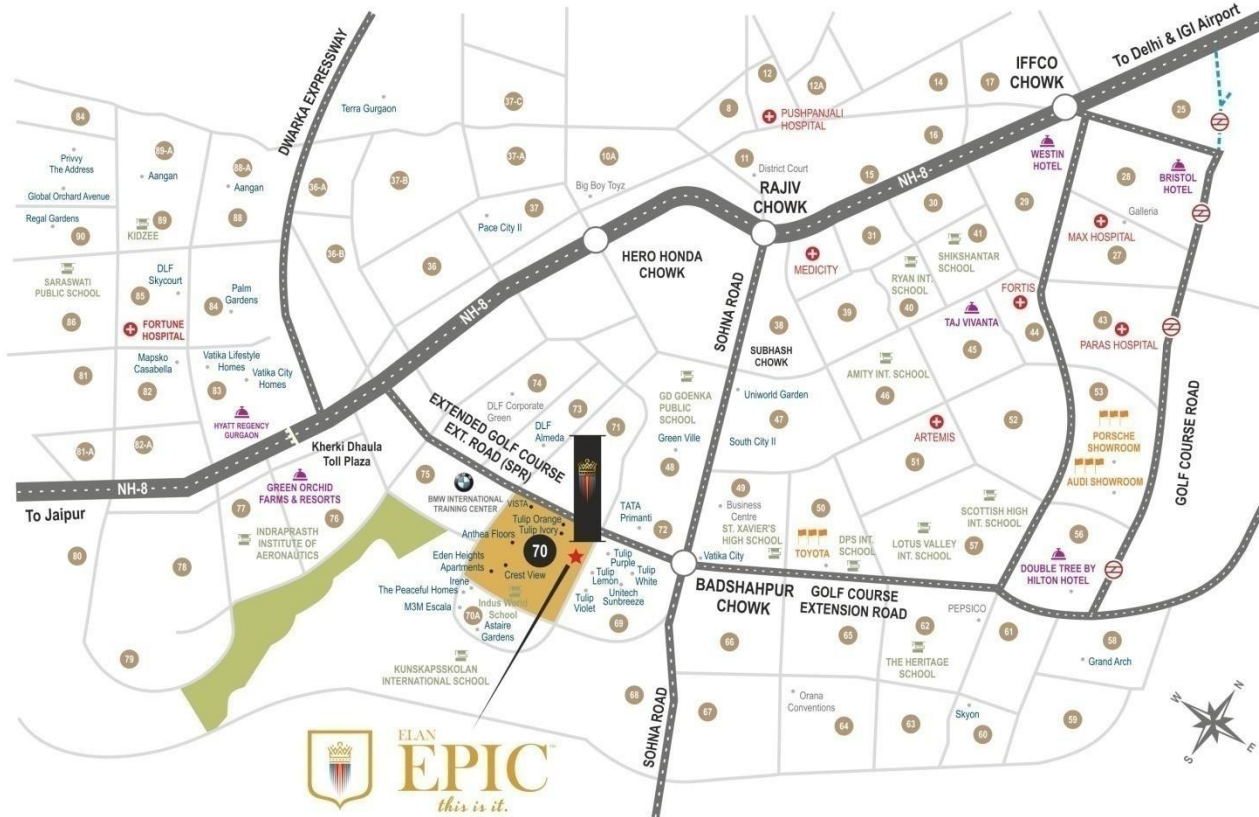
Hub of retail, entertainment, food & beverage destinations - all under one roof

For the first time ever - restaurants with rain forest view

Never Before - restaurants facing a grand water body

THE LOCATION

(Not to Scale, Location Map as per Google)



A PERFECT RESIDENTIAL CATCHMENT FOR GUARANTEED FOOTFALLS



7657 units

**NIRVANA
COUNTRY II**

1125 units

TATA PRIMANTI

1350 units

VATIKA CITY

645 units

PALM DRIVE

254 units

TATVAM VILLAS

392 units

TULIP PURPLE

672 units

**UNITECH
SUNBREEZE**

468 units

TULIP WHITE

1380 units

TULIP VIOLET

2500

**SPAZE
CORPORATE
PARK**

TULIP LEMON

440 units

TULIP ORANGE

SPR ROAD

TULIP IVORY

SECTOR ROAD

90 METER WIDE ROAD

elma
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AZRA



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COSTE COFFEE

TOMMY HILFGER

BILOO STREET

Payment Plans

PAYMENT PLANS



CONSTRUCTION LINKED PAYMENT PLAN (CLP)

| | |
|---|---|
| On Application of Booking | 9% of Booking |
| Within 30 Days of Booking | 11% of BSP |
| On Start of Excavation | 10% of BSP |
| On Casting of Foundations | 10% of BSP |
| On Casting of Upper Basement Floor Slab | 10% of BSP |
| On Casting of Ground Floor Slab | 10% of BSP (Plus 50% of PLC) |
| On Casting of 2nd Floor Slab | 10% of BSP (Plus 50% of PLC) |
| On Casting of Top Floor Slab | 10% of BSP |
| On Completion of Brickwork for the unit | 7.5% of BSP |
| On Commencement of Façade work | 7.5% of BSP |
| On Offer of Possession* | 5% (Plus EDC/IDC, IFMS, Right to use Car Parking) |

**Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are subject to change.*

POSSESSION LINKED PAYMENT PLAN (PLP) - OPTION 1

| | |
|---------------------------------|--|
| On Application of Booking | 9% of BSP |
| Within 30 Days of Booking | 21% of BSP |
| On Casting of Ground Floor Slab | 100% PLC |
| On offer of Possession* | 70% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking) |

**Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are subject to change.*

POSSESSION LINKED PAYMENT PLAN (PLP) - OPTION 2

| | |
|---|--|
| On Application of Booking | 9% of BSP |
| Within 30 Days of Booking | 16% of BSP |
| On Casting of Ground Floor Slab. | 100% PLC |
| On Completion of Super Structure/terrace slab | 25% of BSP |
| On offer of Possession* | 50% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking) |

**Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are subject to change.*

**The offer of possession of the above said Commercial Unit shall be given by the company on applying of occupancy certificate to the competent authority. The offer of possession is not dependent upon grant of occupation certification and/or completion certificate.*

POSSESSION LINKED PAYMENT PLAN (PLP) - OPTION 3

| | |
|---|--|
| On Application of Booking | 9% of BSP |
| Within 30 Days of Booking | 21% of BSP |
| On Casting of Ground Floor Slab. | 100% PLC |
| On Completion of Super Structure/terrace slab | 30% of BSP |
| On offer of Possession* | 40% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking) |

**Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are subject to change.*

SPECIAL PAYMENT PLAN (SPP) - OPTION 1

| | |
|---|--|
| On Application of Booking | 9% of BSP |
| Within 45 Days of Booking | 31% of BSP |
| On Casting of Ground Floor Slab. | 100% of PLC |
| On Completion of super structure/terrace slab | 30% of BSP |
| On Offer of Possession * | 30% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking) |

** Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are Subject to change.*

SPECIAL PAYMENT PLAN (SPP) - OPTION 2

| | |
|---------------------------|--|
| On Application of Booking | 9% of BSP |
| Within 45 Days of Booking | 41% of BSP (Plus 100% PLC) |
| On Offer of Possession * | 50% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking) |

** Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are Subject to change.*

SPECIAL PAYMENT PLAN (SPP) - OPTION 3

| | |
|----------------------------------|--|
| On Application of Booking | 9% of BSP |
| Within 45 Days of Booking | 51% of BSP |
| On Casting of Ground Floor Slab. | 100% PLC |
| On Offer of Possession * | 40% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking) |

** Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are Subject to change.*

** The offer of possession of the above said Commercial Unit shall be given by the company on applying of occupancy certificate to the competent authority. The offer of possession is not dependent upon grant of occupation certification and/or completion certificate.*

DOWN PAYMENT PLAN (DP)

| | |
|---------------------------|---|
| On Application of Booking | 9% of BSP |
| Within 45 Days of Booking | 86% of BSP (Plus 100% PLC) |
| On Offer of Possession * | 5% of BSP (Plus EDC/IDC, IFMS, Right to use Car Parking) |

** Charges for exclusive right to use car parking, Stamp duty, Registration charges & Administrative/Legal charges as applicable will be charged extra. | *GST and other taxes shall be payable extra as applicable. | Terms & Condition are Subject to change.*

**The offer of possession of the above said Commercial Unit shall be given by the company on applying of occupancy certificate to the competent authority. The offer of possession is not dependent upon grant of occupation certification and/or completion certificate.*

PC STORE

STARBUCKS

AZRA



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EPIC™

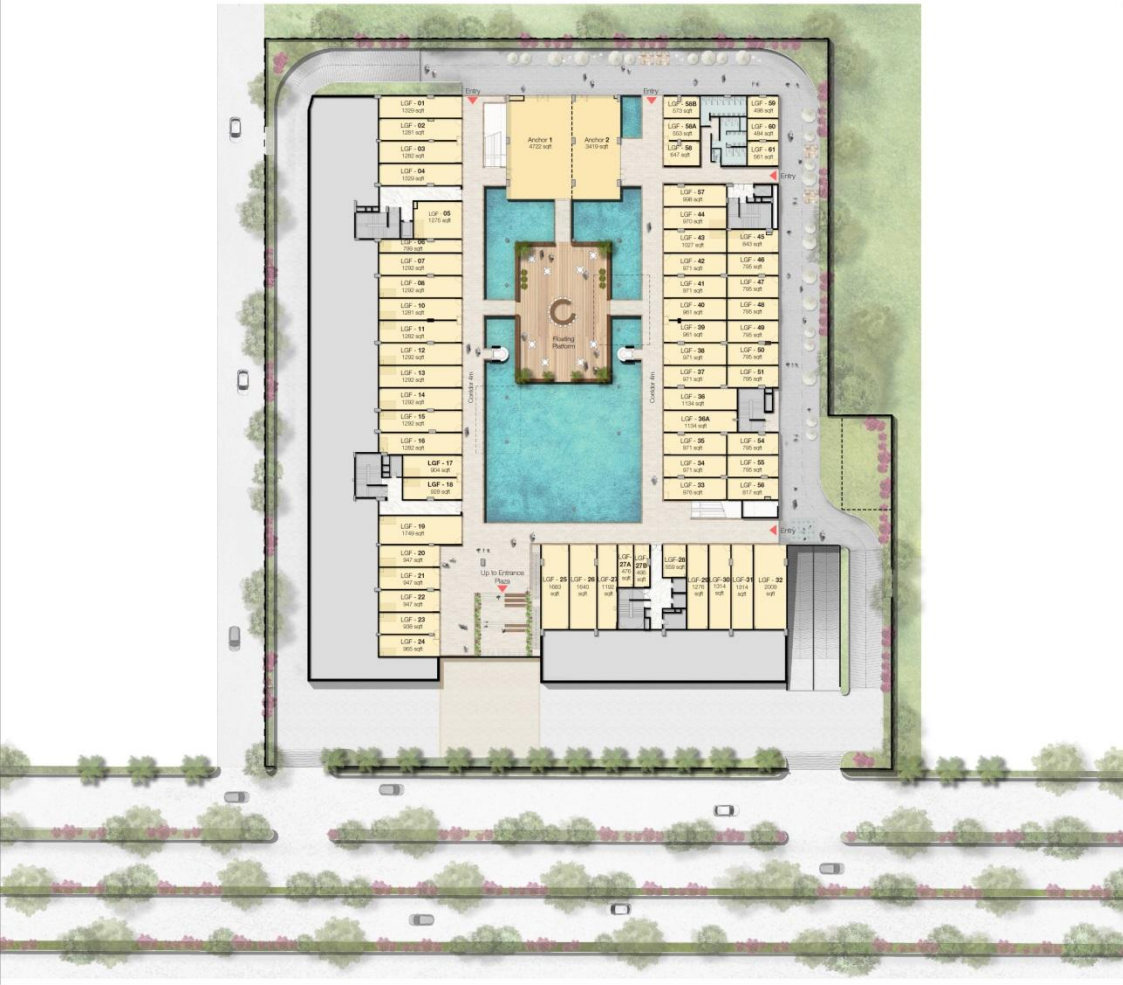
this is it.

COSTE COFFEE

TOMMY HILFIGER

WOOD STOOD

Floor Plans



Lower Ground Floor Plan

Commercial Development at Sector 70, Gurugram

Project Designed by **uhalondon** | Architect **ACPL**

In the interest of maintaining high standards, all floor plans, areas, dimensions and specifications mentioned are indicative and are subject to change as decided by the company or by any competent authority. 1 sq. mt. = 1,196 sq. ft. All dimensions are from Masonry to Masonry.



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Ground Floor Plan

Commercial Development at
Sector 70, Gurugram



In the interest of maintaining high standards, all floor plans, areas, dimensions and specifications mentioned are indicative and are subject to change as decided by the company or by any competent authority. 1 sq. mtr. = 1.196 sq. mtr. = 10764 sq. ft. All dimensions are from Masonry to Masonry.



1st Floor Plan

Commercial Development at
Sector 70, Gurugram

Project Designed by **uhalondon**

Architect **ACPL**



2nd Floor Plan

Commercial Development at
Sector 70, Gurugram

Project Designed by **uhalondon**

Architect **ACPL**





3rd Floor Plan

Commercial Development at
Sector 70, Gurugram

Project Designed by **uhalondon**

Architect **ACPL**



4th Floor Plan

Commercial Development at
Sector 70, Gurugram



APPRECIATION POTENTIAL OF GRADE A LUXURY RETAIL IN GURGAON



| Project | Launch Price (PSF) | Current Price (PSF) |
|------------------|--------------------|-----------------------|
| DLF The Galleria | ₹ 5,500 | ₹ 2,00,000 – 3,00,000 |
| Good Earth | ₹ 8,000 | ₹ 50,000 - 90,000 |
| M3M Urbana | ₹ 9,200 | ₹ 25,000 - 30,000 |

WHY BUY ?

Grade A commercial real estate is the best investment opportunity in today's economic scenario

Invest today in the future of luxury retail in Gurugram

Get assured returns from day 1

Participate in this investment opportunity of the decade and enjoy a huge upside in capital value appreciation

WHY BUY NOW ?

Limited inventory on offer

Limited time offers and lucrative payment plans

Invest today and fly to London

WHY BUY ME ?

Core expertise and experience in Commercial & Retail Real Estate

Focus on upcoming growth corridors of Delhi NCR

4 Ongoing Commercial Projects with construction in full swing.

2 projects nearing completion

Innovative product approach to create unique retail landmarks for the city

Elan partners with renowned design and architectural consultants such as

- UHA London

- ACPL

Elan is a Zero debt company



Thank you

www.elanlimited.com