

M2K[®]



adani
Realty

For Bookings
86044-06044



SECTOR 102 / 102 A, DWARKA EXPRESSWAY, GURUGRAM



OYSTER
GRAND



Adani Realty is one of the youngest arms of India's top infrastructure and development conglomerate - Adani Group. With a commitment to getting India at par with the most advanced countries around the world, we have begun development in India's most promising cities; integrating the finest design aesthetics with cutting edge construction technology.

The company till now has developed close to 13 lakh sq. mtrs. (saleable area) and has close to 7 lakh sq. mtrs. (saleable area) of real estate space under development which includes residential, commercial and social club projects across Ahmedabad, Mumbai, Pune & Gurugram.



The M2K Group is a leading Indian business organization with significant presence across diverse industries. In a very short span of time the Group has ventured in the sunrise sectors such as Biotechnology, Infrastructure, Real Estate, Multiplexes and Defense & Aviation and achieved significant success.

M2K has already enriched the National Capital landscape with some of the best multiplexes and outstanding housing projects. With such an impressive portfolio of achievements, M2K is all perfectly positioned to create new hallmarks of distinction.

LOCATION MAP



Sultanpur Bird Sanctuary



Map not to scale
Map not to scale



KEY PLAN

LEGENDS

- 1 ENTRANCE COURT
- 2 DROP OFF AREA
- 3 PARKING
- 4 TENNIS COURT

- 5 BASKETBALL COURT
- 6 BADMINTON COURT
- 7 CRICKET PITCH
- 8 KIDS' PLAY AREA

- 9 LAP POOL
- 10 KIDS POOL
- 11 JACUZZI
- 12 SCULPTURE GARDEN
- 13 NURSERY SCHOOL

PROJECT DETAILS

UNIT

3 BHK

3 BHK + Servant Room

3 BHK + Study + Servant Room

3 BHK + Powder Room + Servant Room

4 BHK + Powder Room + Servant Room

4 BHK + Family Lounge + Powder Room
+ Servant Room

4 BHK Penthouse

5 BHK Penthouse

TOWER

D & E (G+21 Floors)

A, C & F (G+21 Floors)

B (G+21 Floors)

J (G+23 Floors)

H & J (G+23 Floors)

G (G+12/G+24 Floors)

J Penthouses

G, H & J Penthouses

SALEABLE AREA

1689 sq.ft. & 1699 sq.ft.

1889 sq.ft. & 1898 sq.ft.

2579 sq.ft. & 2598 sq.ft.

2550 sq.ft.

3188 sq.ft. & 3198 sq.ft.

4548 sq.ft.

4750 sq.ft.

5790 sq.ft., 5826 sq.ft. & 7283 sq.ft.



350+

**HAPPY FAMILIES
ALREADY RESIDING**





SWIMMING POOL



CAFETERIA



BANQUET HALL

ULTRA LUXURY
CLUBHOUSE
READY TO USE



BILLIARDS



GYM

SPECIFICATIONS

Areas	Flooring	Walls	Ceiling
Living / Dining / Lounge	Vitrified tiles (800 x 800)	POP punning with Acrylic Emulsion paint	POP punning with OBD
Master Bedroom	Laminated wooden flooring (AC 4 grade)	POP punning with Acrylic Emulsion paint	POP punning with OBD
Other Bedroom	Vitrified tiles (600 x 600)	POP punning with Acrylic Emulsion paint	POP punning with OBD
Kitchen	Vitrified / Ceramic tiles	Designer tiles upto 2ft above counter & Acrylic Emulsion paint	POP punning with OBD
Balconies / Terraces	Anti-skid Ceramic tiles	Weather proof paint	Weather proof paint
Master Toilet	Anti-skid tiles	Designer Ceramic Tiles Upto ceiling	POP punning with OBD
Other Toilet	Anti-skid tiles	Designer Ceramic Tiles Upto ceiling	POP punning with OBD
Servant Room / Utility Room / Servant Toilet	Vitrified / Ceramic tiles	Ceramic Tiles (only in toilets) otherwise POP punning with Acrylic Emulsion Paint	POP punning with OBD
Ground / Stilt Lift Lobby	Imported / Composite marble	Imported / Composite marble	POP false ceiling with Acrylic Emulsion Paint
Typical Floor / Basement Lift Lobby	Granite / Marble / Vitrified tiles	Combination of Granite / Marble / Vitrified tiles with Acrylic Emulsion / Texture Paint	POP punning with OBD

Description	Brand*
Tiles	Kajaria / Somany
Laminated flooring	Egger
Modular switches	Legrand
Spilt AC	Daikin
Elevator	Toshiba
Modular kitchen	Dynasty
CP fittings	Jaguar
Chinaware	Hindware
VDP	Alba Urmet
Exhaust fan (kitchen & toilets)	Usha
uPVC door window	Polywood

Outdoor Facility

Kids' play area, sports court (Lawn tennis, badminton court, box cricket, basketball court), Indoor sport - table tennis

Club

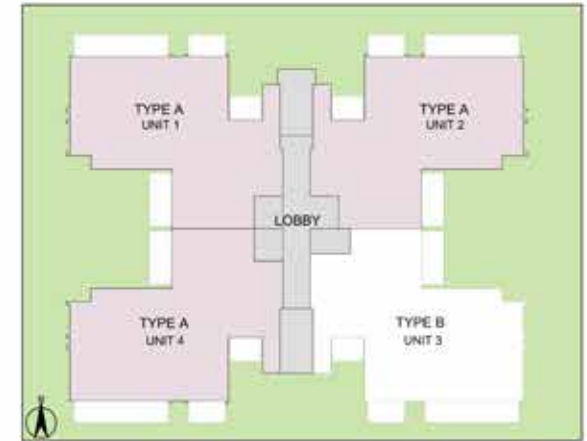
Swimming pool, kids' pool, jacuzzi, café cum lounge, multipurpose hall, gymnasium, pool room, kids' room, saloon, terrace party area, spa & crèche

*Equivalent brands may be used.

SPECIFICATIONS

Doors	Window / glazing	Others	Electricals
Main door: hardwood door frames with laminated flush door solid wood panelled door & stainless steel hardware fittings other doors: hardwood door frames with laminated flush doors / european style skin moulded door & stainless steel hardware fittings	Anodized Aluminium / uPVC windows	Split Air Conditioner	Modular switches / sockets, telephone, cable TV & internet socket
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	Anodized Aluminium/uPVC windows	Split Air Conditioner	Modular switches / sockets
		Mild steel railing One Water Supply & One Drain Point in Utility Balcony	Modular switches / sockets, CFL light fixture
Hardwood door frames with laminated flush doors / european style skin moulded door & stainless steel hardware fittings	Anodized Aluminium/ uPVC windows	CP fittings & sanitary Fixtures, Granite Counter and exhaust fan	Modular switches / sockets
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		Kota stone in staircase on floor with OBD/Texture Paint on walls & MS railing	
Power backup		All Apartments	
Communication / security*	FTTH - integrated fibre based communication electronic surveillance system at Main entrance, intercom, fire detection & tower entrances, video door phone & intercom, fire detection & alarm system in all units		
Environment conservation	Rain water harvesting, sewage treatments plants, dual plumbing provision for all Toilets, water saving fixtures, common solar water heater for kitchen, energy Saving CFL lamps / LEDs in common areas		
Features*	Clubhouse with Main and Kids Pool, Unisex Gym, Muti-Purpose Hall, Creche, Indoor Games, Card Room and Coffee Bar. Tennis Court/s, Badminton Court/s, Preteen Play areas, Tot Lot / Day Care, Mound Garden, Sculpture Garden, Colourful and Continuous Landscaping, Nursery School and Convenient Shopping		

4 BHK + POWDER ROOM + SERVANT ROOM - TYPE A TOWER - H



TOWER PLAN



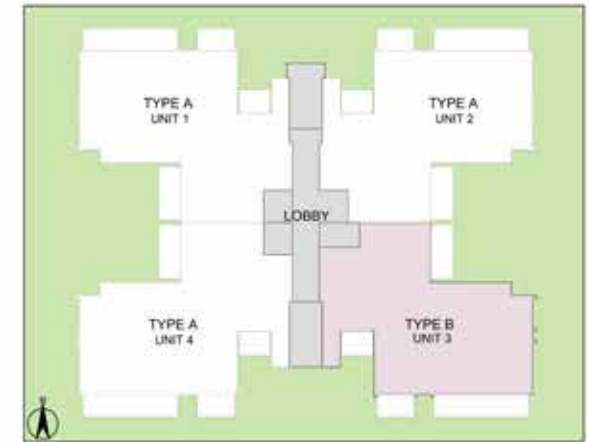
CLUSTER PLAN



KEY PLAN

Unit No.	Carpet Area	Apartment Area	Saleable Area
H101 - H2101, H102 - H2102, H104 - H2104	1,663 sq.ft.	2,187 sq.ft.	3,198 sq.ft.

4 BHK + POWDER ROOM + SERVANT ROOM - TYPE B TOWER - H



TOWER PLAN



CLUSTER PLAN

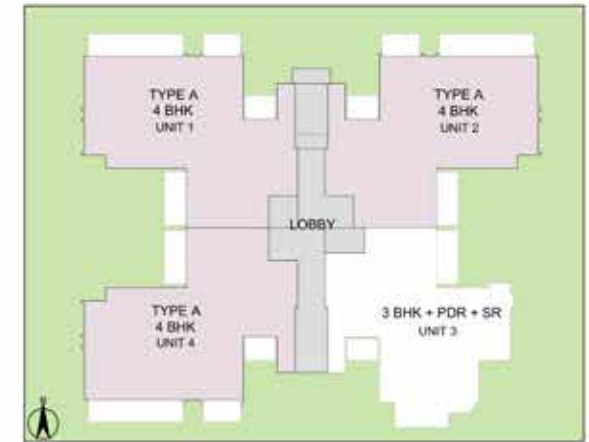


KEY PLAN

Unit No.	Carpet Area	Apartment Area	Saleable Area
H103 - H2103	1,659 sq.ft.	2,183 sq.ft.	3,188 sq.ft.

In the interest of maintaining high standards, all floor plans, areas, dimensions, specifications, amenities, images etc are indicative and are subject to change as decided by the Developer or by any Competent Authority. Soft furnishing, furniture and gadgets are not part of the offering.

4 BHK + POWDER ROOM + SERVANT ROOM - TYPE A TOWER - J



TOWER PLAN



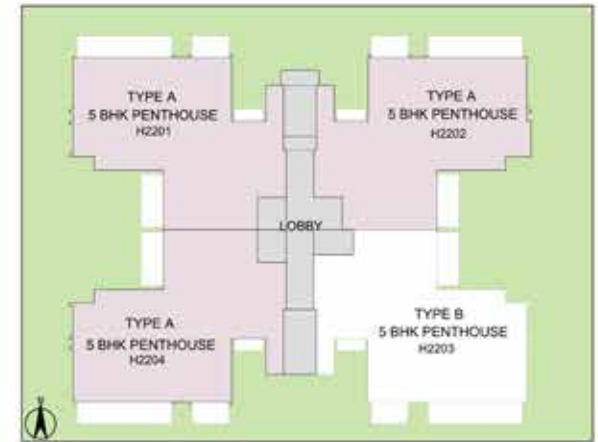
CLUSTER PLAN



KEY PLAN

Unit No.	Carpet Area	Apartment Area	Saleable Area
J101 - J2101, J102 - J2102, J104 - J2104	1,663 sq.ft.	2,187 sq.ft.	3,198 sq.ft.

PENTHOUSE - 5BHK - TYPE A
TOWER - H
LOWER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN

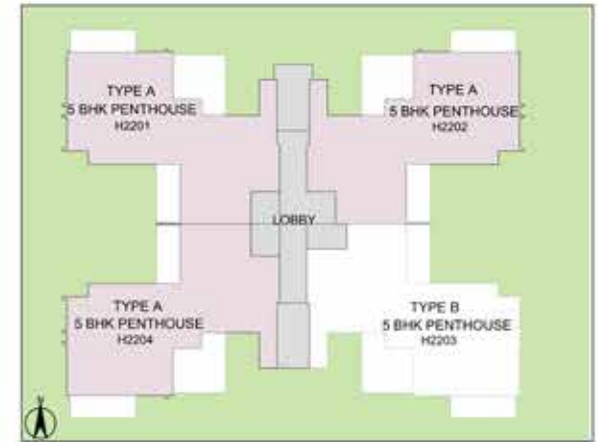


KEY PLAN

Unit No.	Carpet Area	Apartment Area	Saleable Area
H2201, H2202, H2204	3,127 sq.ft.	4,091 sq.ft.	5,826 sq.ft.

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PENTHOUSE - 5BHK - TYPE A
TOWER - H
 UPPER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN

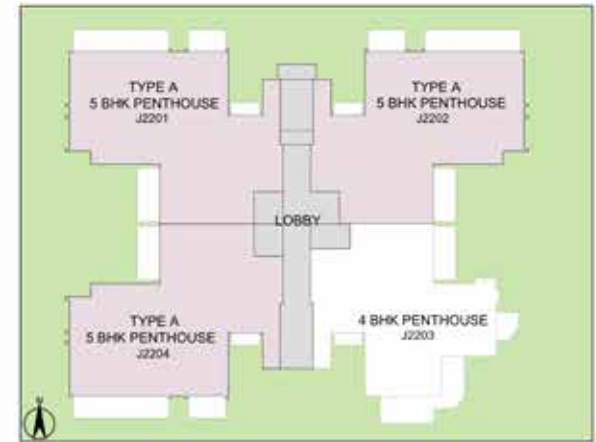


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PENTHOUSE - 5BHK - TYPE A
TOWER - J
LOWER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN

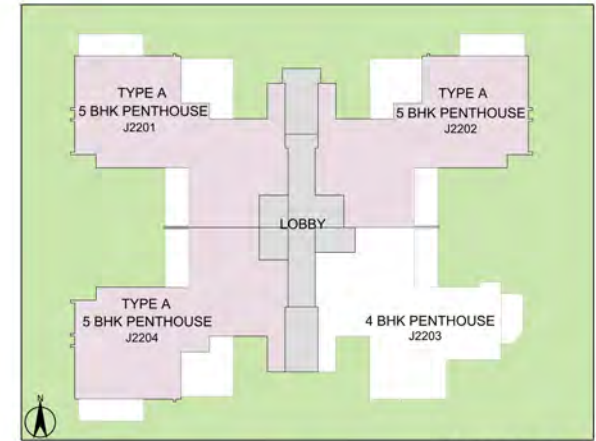


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**PENTHOUSE - 5BHK - TYPE A
TOWER - J
UPPER PENTHOUSE PLAN**



TOWER PLAN



CLUSTER PLAN



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SITE: SECTOR 102 / 102 A, DWARKA EXPRESSWAY, GURUGRAM, HARYANA, INDIA.

DISCLAIMER: The project has been registered via HARERA No. 37 of 2017 dated 10.08.2017, HRERA No. 170 dated 29th August 2017 & HARERA No. 171 dated 29th August 2017, are available on <https://haryanarera.gov.in/> under registered projects.