EMAAR
INDIA

EOI REGISTRATION
OPENS FOR

URBAN OASIS

PHASE-4

2BHK LUXURY RESIDENCES

DATE :
24TH & 25TH NOV. 2024

REGISTER ON
'MY EMAAR INDIA' APP

MY EMAAR INDIA

EMAAR
INDIA

Dear Patrons,

It gives us immense pleasure to apprise you that our long awaited project- Urban Oasis Phase-4 is now open for registration of EOI. Urban Oasis is thoughtfully curated for the select few, who desire prominence in the city yet seek a blissful existence when they come home. It offers 2BHK luxury residences.

Along with this letter, you will find the following documents to

partner, may please share these with your clients for them to register their interest, through you.

1. QR Code for downloading EOI App
2. *Brochure with Layout Plans & Specifications*
3. Pricing & Payment Plan
4. List of contact numbers of our Sales Managers

The registration process for the EOI form starts from Sunday, 24th November 2024 at 12.01 a.m. and will continue till Monday, 25th November 2024, till 11:59 PM. The allotment process will be conducted on Friday, 29th November 2024 from 9 am onwards.

We wish you all the best!

URBAN OASIS
PHASE-4

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INDIA

URBAN OASIS

PHASE-4

Reside in Prominence. Revel in Nature.

Reside in Prominence. Revel in Nature.

MagicalBoundries | 8851692559 | info@magicalboundries.com | www.magicalboundries.com

Your tranquil modern life starts here.

Nestled across 38566.54 sq. m. (9.53 acres) right off Golf Course Extension Road, Urban Oasis Phase-4 is where tranquillity meets convenience. Our state-of-the-art tower offers 2 bedroom luxury residences that houses everything your modern life needs, and the expansive green landscapes integrated with recreational offerings help you reconnect with nature while living an active lifestyle.



Tower 5

Artistic Impression



Artistic Impression

Featuring a state-of-the-art wellness club.

Artistic Impression

AMENITIES

- Wellness Services
- Gymnasium
- Squash Court
- Café with Lounge
- VR / Gaming Room
- AV Room
- Aerobics / Yoga
- Badminton Court
- Terrace Café

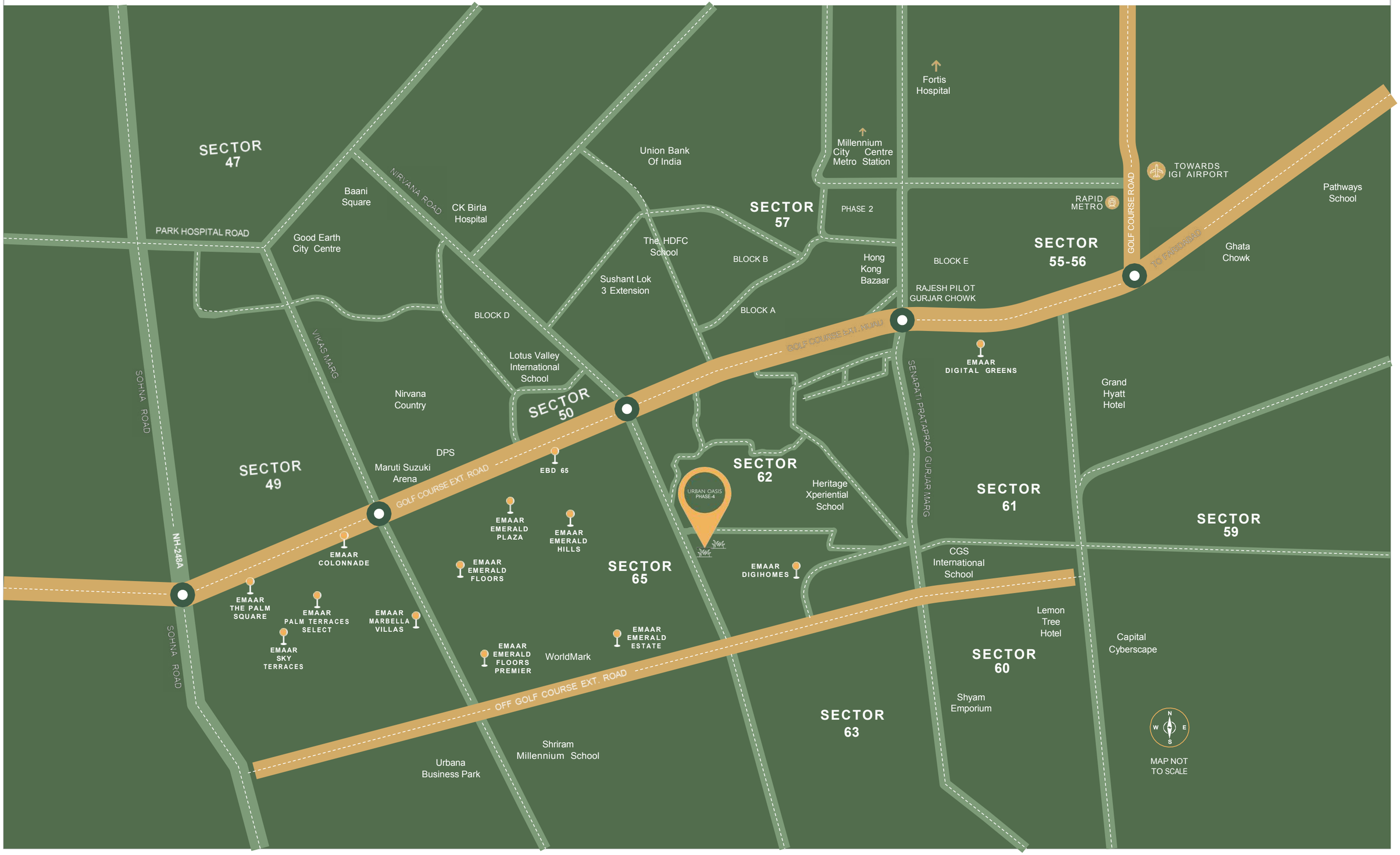
Opulence awaits, with a side of leisure.

Reference Image

AMENITIES

- Card Room
- Library / Reading Corner
- Kids' Play Area
- Senior Citizen Room
- Meeting Room
- Creche
- Swimming Pool
- Business Centre
- Pool Table
- Indoor Lounge
- Indoor Games Room
- Multipurpose Hall

Location Map



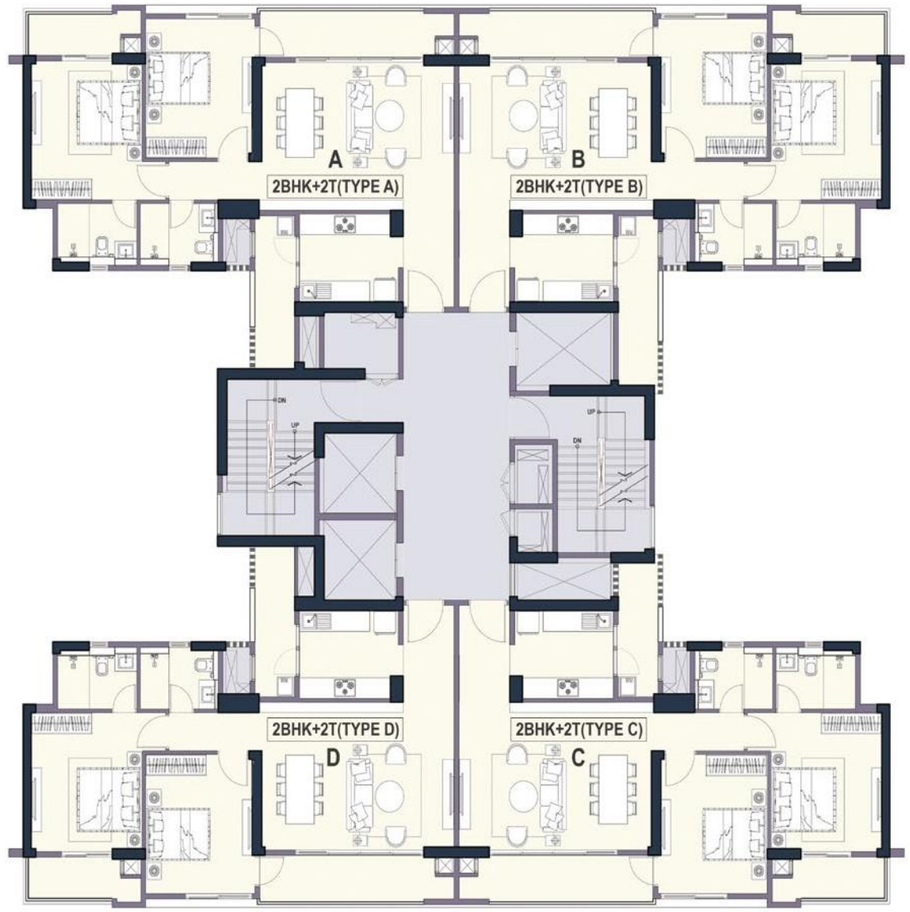
Master Plan

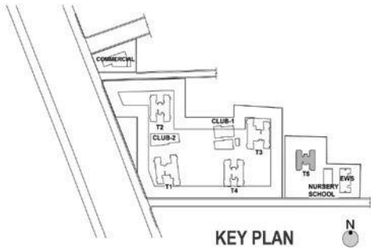

PHASE-4
1. ARRIVAL FORECOURT
2. ENTRY/ EXIT GATE
3. TREE PLAZA
4. VEHICULAR TRANSITION PLAZA
5. TOWER DROP-OFF
6. CLUB DROP-OFF
7. POOL DECK
8. ADULT POOL
9. KID'S POOL
10. LILY POND
11. BANQUET LAWN
12. MULTIPURPOSE PLAYCOURT
13. TEENAGE INTERACTION ZONE
14. AXIAL PROMENADE
15. AMPHITHEATRE
16. FEATURE WALL
17. KID'S PLAY AREA
18. YOGA AREA
19. INTERACTION ZONE
20. COMMUNITY LAWN
21. RAMP
22. CLUB
23. OPEN/PH PARKING
24. JOGGING TRACK
25. ELDERLY INTERACTION LAWN
26. TRAIL WITH ORCARDS
27. TRELLIS
28. WELLNESS CENTER
COMMERCIAL
TOWER-01
TOWER-02
TOWER-03
TOWER-04
TOWER-05
NURSERY
NURSERY PLOT
EWS
ROAD
60M WIDE ROAD
TOWARDS GOLF COURSE EXTENSION ROAD
12M WIDE ROAD

Cluster and Unit Plans

CLUSTER LAYOUT

TOWER-5

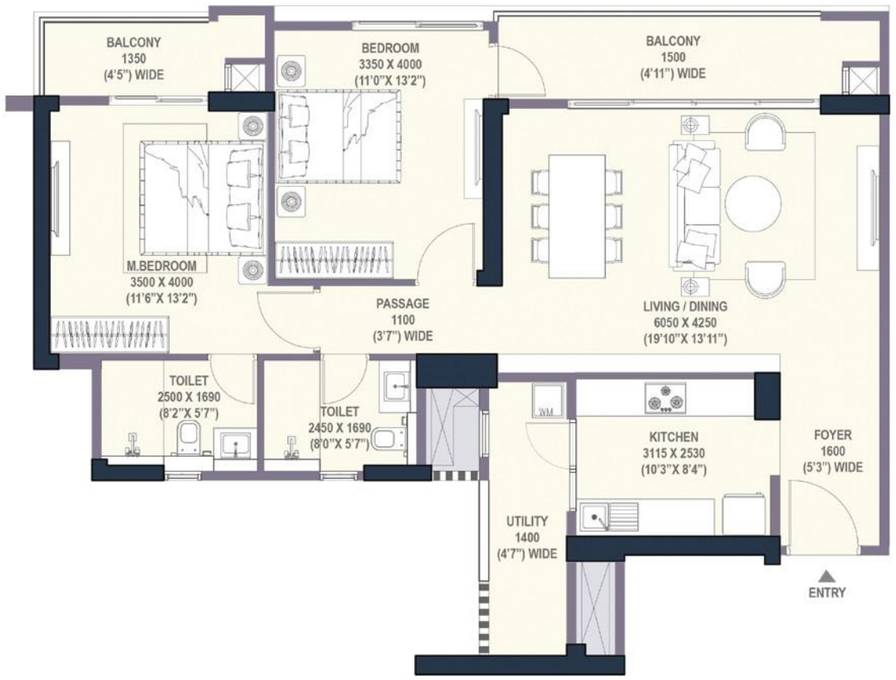


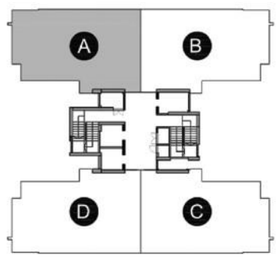


Note: This does not constitute a legal offer. All areas and dimensions are tentative and subject to change till the final completion of the Project as permissible under applicable laws. This brochure contains artistic impressions and no warranty is expressly or impliedly given that the completed development of the Project will comply in any degree with such artist's impression as depicted. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative, not to scale and are subject to change as may be decided by the Developer or the competent authority. For further details, please refer the Agreement for Sale. Soft furnishings, cupboards, furniture and gadgets, etc. are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided. The above mentioned sizes are for a typical floor plan, floor sizes may vary. 1 sq mtr = 10.764 sq ft

2BHK-2T(TYPE A)

CARPET AREA	80.964 SQ. M (871.50 SQ. FT)
BALCONY AREA	19.449 SQ. M (209.35 SQ. FT)



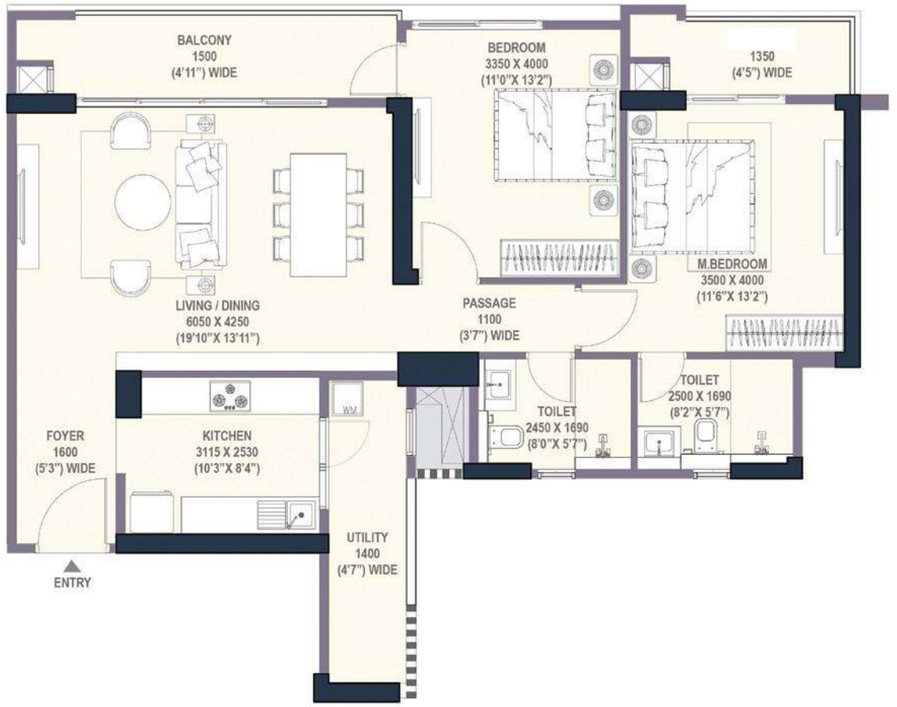


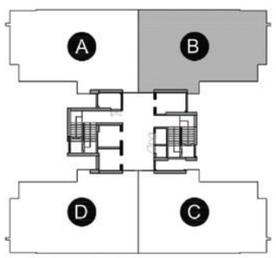
TOWER-5

The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All given dimensions are from Masonry to Masonry. 1 Sq.m. = 10.764 Sq.ft.

2BHK-2T(TYPE B)

CARPET AREA	80.964 SQ. M (871.50 SQ. FT)
BALCONY AREA	20.184 SQ. M (217.26 SQ. FT)





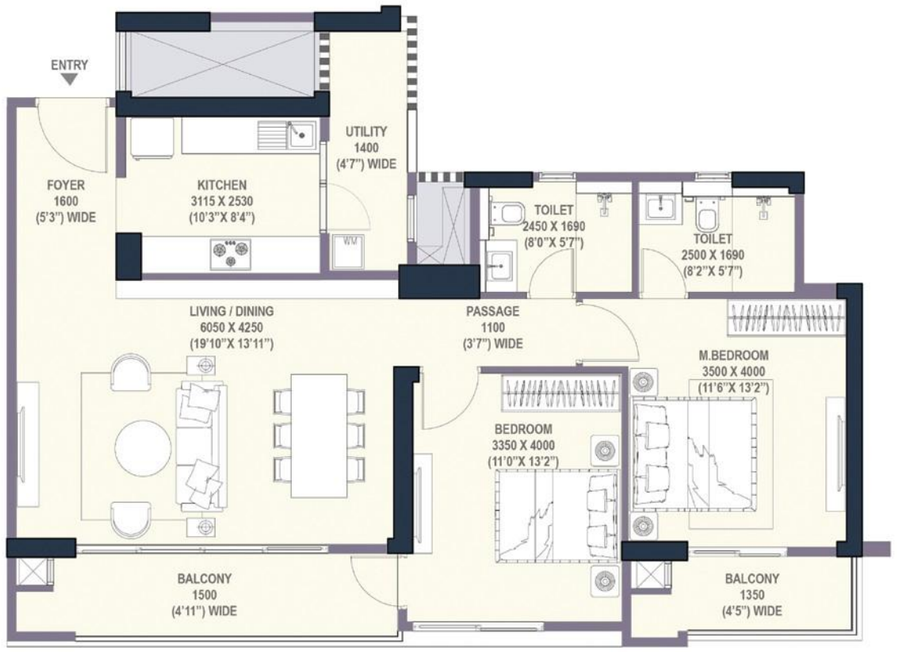
TOWER-5

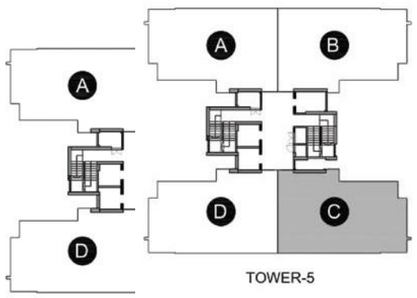
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TOWER T5
2BHK + 2T(TYPE C)

RERA CARPET AREA: 80.964 Sq.m. / 871.50 Sq.ft.
BALCONY AREA: 18.742 Sq.m. / 201.74 Sq.ft.

2BHK-2T(TYPE C)	
CARPET AREA	80.964 SQ. M (871.50 SQ. FT)
BALCONY AREA	18.742 SQ. M (201.74 SQ. FT)

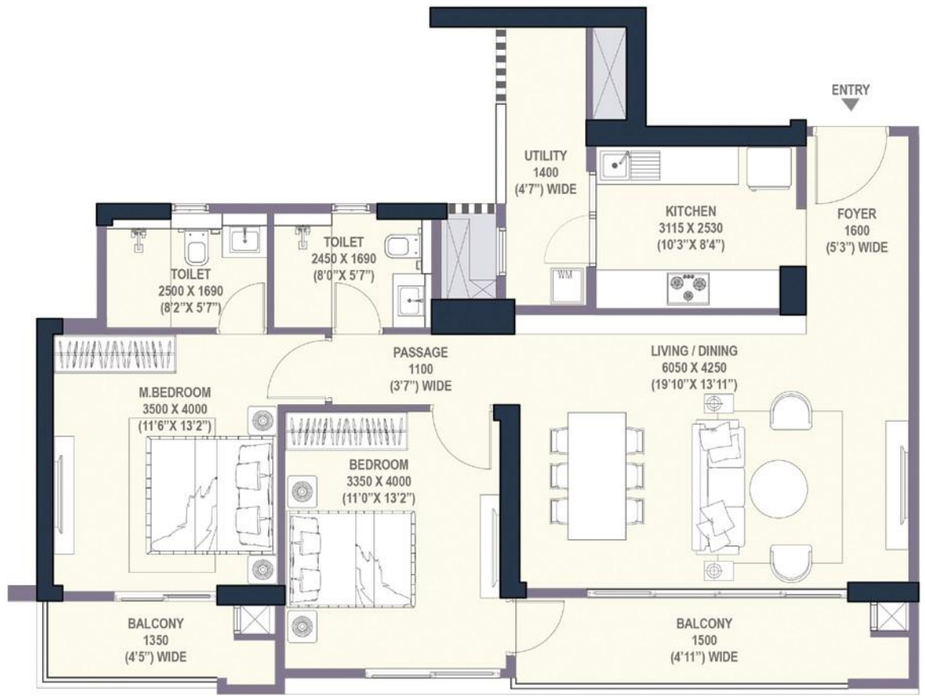


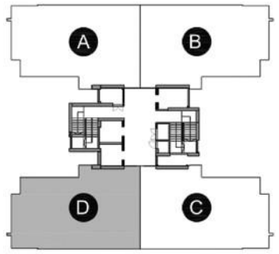


TOWER-5

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2BHK-2T(TYPE D)	
CARPET AREA	80.964 SQ. M (871.50 SQ. FT)
BALCONY AREA	19.351 SQ. M (208.29 SQ. FT)



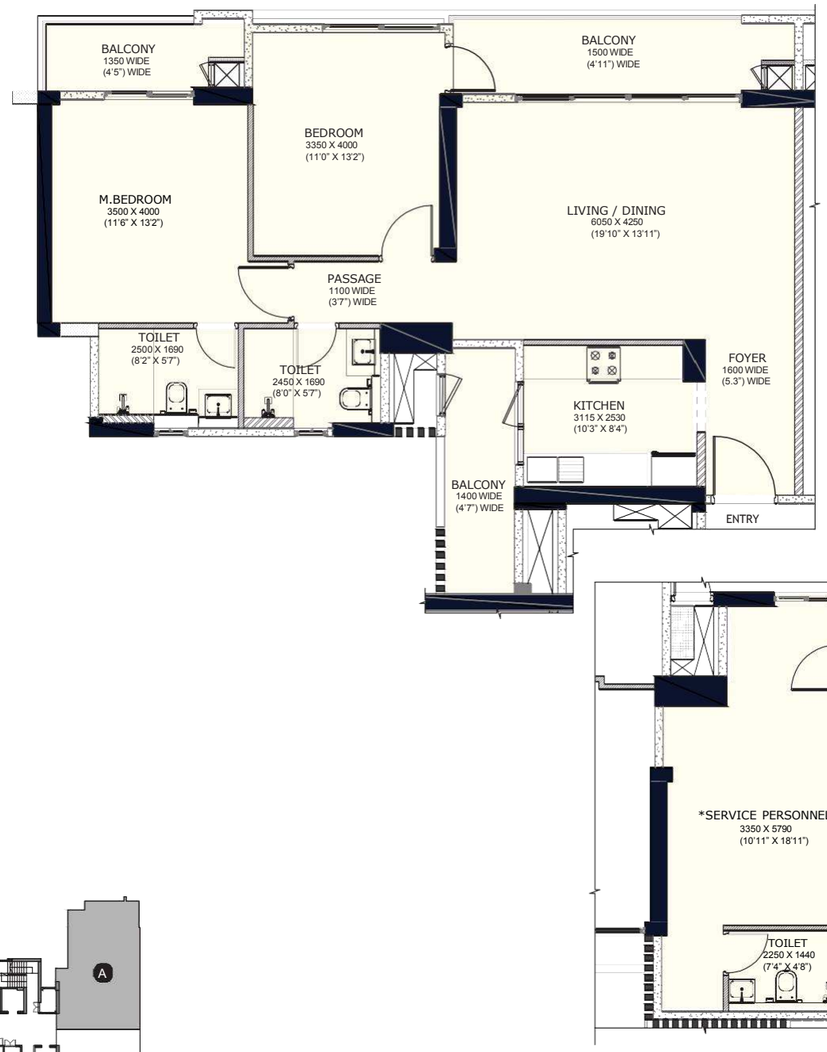


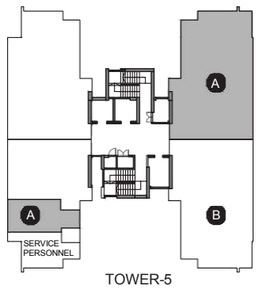
TOWER-5

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2BHK+2T+SERVICE PERSONNEL-T (TYPE A)

CARPET AREA	102.939 SQ. M (1108.04 SQ. FT)
BALCONY AREA	19.449 SQ. M (209.35 SQ. FT)



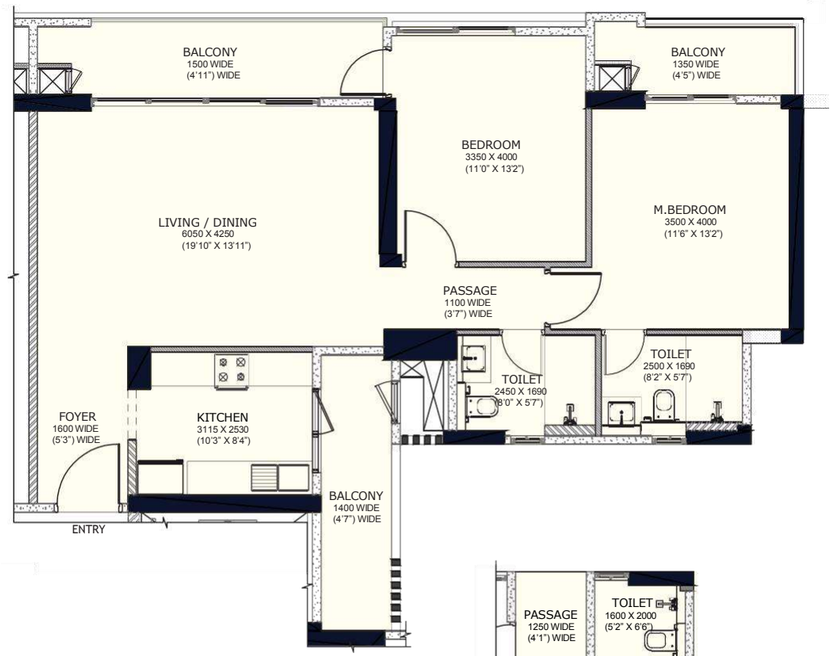


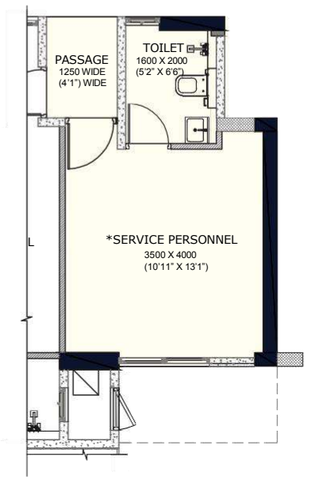
TOWER-5

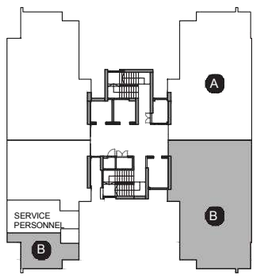
*The "Service Personnel Unit" is detached from the main unit and the usage would be as per approved building plan. The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All dimensions are from masonry to masonry 1sq.m=10.764 sq.ft

2BHK+2T+SERVICE PERSONNEL-T (TYPE B)

CARPET AREA	97.870 SQ. M (1053.47 SQ. FT)
BALCONY AREA	20.184 SQ. M (217.26 SQ. FT)







TOWER-5

*The "Service Personnel Unit" is detached from the main unit and the usage would be as per approved building plan.The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All dimensions are from masonry to masonry 1sq.m=10.764 sq.ft

DUPLEX-2BHK+3T+SERVICE PERSONNEL-T (TYPE A)

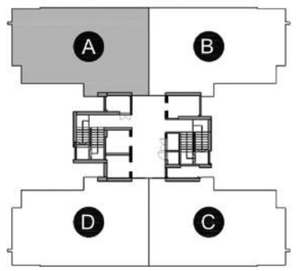
CARPET AREA	139.380 SQ. M (1500.29 SQ. FT)
BALCONY AREA	28.113 SQ. M (302.61 SQ. FT)

19TH FLOOR (LOWER DUPLEX LEVEL)

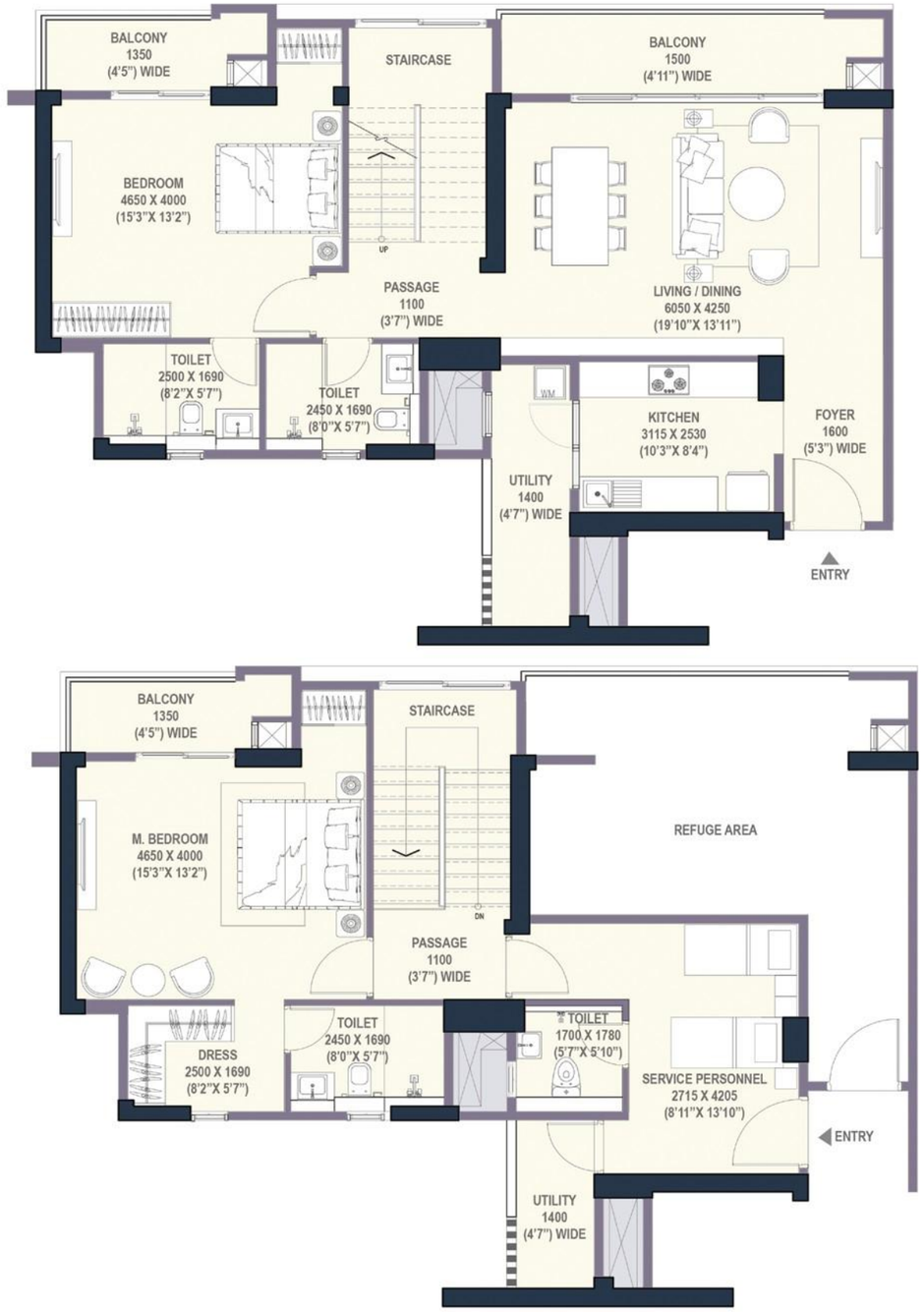
CARPET AREA	80.964 SQ. M (871.50 SQ. FT)
BALCONY AREA	19.449 SQ. M (209.35 SQ. FT)

20TH FLOOR (UPPER DUPLEX LEVEL)

CARPET AREA	58.416 SQ. M (628.79 SQ. FT)
BALCONY AREA	8.664 SQ. M (93.26 SQ. FT)



TOWER-5



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SPECIFICATIONS

LIVING/DINING/FOYER/FAMILY LOUNGE

Flooring	:	Imported Stone
Walls	:	Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion Paint

MASTER BEDROOM

Flooring	:	Laminated Wooden Flooring
Walls	:	Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion Paint
Wardrobe	:	Modular Wardrobe of standard make

MASTER TOILET

Flooring	:	Vitrified/Ceramic Tiles
Walls	:	Tiles/Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion Paint, False Ceiling with trap door (wherever required)
Counter	:	Artificial Stone/Stone
Fittings & Fixtures	:	Branded CP Fittings, Exhaust & Chinaware Fixtures

OTHER BEDROOMS

Flooring	:	Laminated Wooden Flooring
Walls	:	Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion paint
Wardrobe	:	Modular Wardrobe of standard make

OTHER TOILET

Flooring	:	Vitrified/Ceramic Tiles
Walls	:	Tiles/Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion Paint, False Ceiling with trap door (wherever required)
Fittings & Fixtures	:	Branded CP Fittings, Exhaust & Chinaware Fixtures

BALCONIES & TERRACES

Flooring	:	Vitrified/Ceramic Tiles
Walls	:	Exterior Paint
Ceiling	:	Exterior Paint
Railing	:	Combination of RCC, SS and Glass

AIR-CONDITIONING

AC	:	VRF System with hi-wall units in bedrooms, living/dining room and kitchen

KITCHEN

Flooring	:	Vitrified Tiles
Walls	:	Tiles/Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion paint
Counter	:	Artificial Stone/Stone
Modular Kitchen	:	Modular cabinetary with hob & chimney, microwave, oven (Faber/Kaff/Elica or equivalent), Dishwasher, Refrigerator, Washing machine with Dryer (LG/Samsung/Whirlpool or equivalent) and under counter RO system (Aquaguard/Kent or Equivalent)
Fittings & Fixtures	:	SS Sink, Branded CP fittings, Exhaust & chinaware fixtures

SERVANT/UTILITY ROOM

Flooring	:	Vitrified Tiles
Walls	:	Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion paint

EXTERNAL DOOR WINDOWS

External Door		
Windows	:	UPVC/Aluminium

INTERNAL DOORS

Internal Doors	:	Factory Finished Engineered Doors

ELECTRICAL SWITCHES

Electrical Switches	:	Modular Switches

SMART FEATURES

Digital Lock	:	Smart Lock at Main Door
Video Door Phone	:	Video Door Phone on Main Door
EV Charging	:	1 Parking bay with EV Charging Point
Motion Sensor	:	Motion Sensor Lights in Tower Lift Lobbies

INTERNAL CIRCULATION VEHICLE

EV Buggy	:	One 6 seater Electrical Buggy per Tower



Artistic Impression



Artistic Impression

Artistic Impression

Reside in Prominence. Revel in Nature.



Artistic Impression

EMAAR

One of the most trusted 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-recognised 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, and Jaipur.



Actual Image

EMAAR

INDIA

comprises of group housing colony with facilities and amenities thereto being developed in a planned manner over a period of time pursuant to receipt of License No. 10 of 2009 dated 21.05.2009 renewed vide Memo No. LC-1058-VI/PA(SK)/2024/24475 dated 02.08.2024 valid till 20.05.2025, License No. 113 of 2011 dated 22.12.2011 renewed vide Memo No. LC-2170-Vol-III-JE(VA)-2020/17840 dated 09.10.2020 valid till 21.12.2024 and License no. 117 of 2022 dated 12.08.2022 bearing Endst. No. LC-4688-JE(VA)-2022/24128 and valid till 11.08.2027 issued by the Director, Town and Country Planning, Haryana, and approved the building plan vide Memo No. ZP -560-B/PA(DK)/2024/32324 dated 23.10.2024.

Nothing contained herein intends to constitute a legal offer and does not form any legally binding agreement. All information, images and visuals, drawings, sketches, representations, plans, specifications, artistic renderings, areas, sizes, shapes and positions and whatever facilities amenities shown are merely artistic impressions and not to scale. The distances given are a rough estimation. 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. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and are requested to verify all the details, specifications including areas, amenities, payment plans, services and other relevant information/terms independently, and have a thorough understanding of the same and take appropriate advice prior to concluding any decision for buying of any unit or in relation to the Project.

The Company 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.

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.

The Company as per the applicable law shall be entitled to conjoint various facilities and amenities of the Project such as power/electricity supply, water supply, drainage, sewerage etc. with the presently

4046.86 square meters or 4840 square yards = 1 Acre, 1 square meters = 10.764 square feet

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PRICE AND PAYMENT PLAN

Category	No. of Units	Carpet Area (in Sq. M.)	From (Rs. Cr.)	To (Rs. Cr.)	EOI Amount (Rs.)	Booking Amount (Rs.)
2BHK + 2T	98	80.96	3.09	3.18	50,000	10,00,000
2BHK + 2T + SP Room (Ground Floor)	2	97.87-102.94	3.75	3.95	50,000	10,00,000
2BHK + 3T + SP Room - Duplex (19th & 20th Floor)	1	139.38	5.45	5.45	50,000	10,00,000

MILESTONE	AMOUNT / PERCENTAGE
Booking Amount	Rs 10 lacs
Within 3 Days of booking	9.5% of unit price and EDC/IDC
Within 30 Days of booking subject to BA registration	10.5% of unit price and EDC/IDC
Within 120 Days of booking subject to BA registration	10% of unit price and EDC/IDC
Completion of ground floor roof slab of the tower subject to BA registration	10% of unit price and EDC/IDC
Completion of 10th floor roof slab of the tower subject to BA registration	10% of unit price and EDC/IDC
Completion of 20th floor roof slab of the tower subject to BA registration	10% of unit price and EDC/IDC
Completion of flooring for the unit subject to BA registration	10% of unit price and EDC/IDC
Completion of Lifts installation subject to BA registration	10% of unit price and EDC/IDC
Offer of Possession	20% of unit price and EDC/IDC+100% IFMS and CAM**

PHASE-4