

EMAAR

INDIA

Emaar Business District (EBD) - 89 is a Commercial Plotted Colony project which is being developed on land admeasuring 3.70625 acres (1.4999 hectares) situated at Sector 89, in the revenue estate of Village Badha, District Gurugram, Haryana within the boundaries of Sector 89, Gurugram, Haryana, India. The Commercial Plotted Colony comprising of Shop-Cum-Office (SCO) Plots is being developed in a planned and phase manner over a period of time pursuant to License bearing No. 52 of 2021 dt. 18.08.2021 valid up to 17.08.2026 granted by the Director Town and Country Planning, Haryana ('DTCP') in favour of (M/s Jamb Propbuild Pvt. Ltd. and others), in collaboration with Emaar MGF Land Ltd. (now known as Emaar India Limited) as per DTCP approved layout plan vide DRG No. DTCP-7857 dt. 18.08.21. The Project, Emaar Business District (EBD) - 89, is duly registered with HRERA - Gurugram, Haryana, vide HRERA registration No. RC/REP/HARERA/GGM/507/239/2021/75 dt. 09.11.2021. (website: www.haryanarera.gov.in). 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.

Emaar Business District (EBD) – 89 NXT is a Commercial Plotted Colony project which is being developed on land admeasuring 2.99375 acres (1.212 hectares) situated at Sector 89, in the revenue estate of Village Badha, District Gurugram, Haryana within the boundaries of Sector 89, Gurugram, Haryana, India. The Commercial Plotted Colony comprising of Shop-Cum-Office (SCO) Plots is being developed in a planned and phase manner over a period of time pursuant to License bearing No. 53 of 2021 dt. 18.08.2021 valid up to 17.08.2026 granted by the Director Town and Country Planning, Haryana ('DTCP') in favour of (M/s Jamb Propbuild Pvt. Ltd. and others), in collaboration with Emaar MGF Land Ltd. (now known as Emaar India Limited) as per DTCP approved layout plan vide DRG No. DTCP-7855 dt. 18.08.21 any further revisions in future. The Project, Emaar Business District (EBD) – 89 NXT, is duly registered with HRERA - Gurugram, Haryana, vide HRERA registration No. RC/REP/HARERA/GGM/508/240/2021/76 dt. 09.11.2021. (website: www.haryanarera.gov.in). 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. 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 a 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 the approval of building layout plans as per architecture guidelines for the development of the respective plots by the competent authority and by the developer/maintenance agency/association of allottees / RWA. The use of the 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.)

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CIN: U45201DL2005PLC133161. Email: enquiries@emaar-india.com | emaar-india.com

1 Hectare = 2.471 Acres, 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 Maps.

EMAAR

INDIA

The perfect launchpad for your business.
An *incredible investment* for the future.



EBD 89

EMAAR BUSINESS DISTRICT

*Launching Emaar Business District 89 (EBD 89),
a unique Shop-Cum-Office (SCO) plot concept,
spread across an area of 6.7 acres* in Sector 89,
Gurugram, Haryana.*

**Including area of EBD 89 NXT*

EBD 89 inherits its conceptual strength from three iconic SCO landmarks – award-winning* EBD 65 in Sector 65 (RERA Reg. No.: RC/REP/HARERA/GGM/409/141/2020/25 dated 15.09.2020), EBD 114 in Sector 114 (RERA Reg. No.: RC/REP/HARERA/GGM/451/183/2021/19 - dated 19.04.2021). Strategically located in the planned Sector 89, this development boasts veritable 360-degree arterial connectivity to all parts of Gurugram, Delhi NCR, Faridabad and Manesar whilst also providing quick access to the finest social infrastructure including world-class hospitals, education institutes, transit (Airport, proposed ISBT, Metro) and leisure spaces. With an already strong residential catchment around the development of nearly 20,000 families², EBD 89 makes for a perfect investment opportunity.

Go ahead, make a judicious, smart investment in the thriving location of New Gurugram, as an infallible business concept takes shape with increasing momentum and bears the strength of a proven legacy.

**Iconic Commercial Project concept, Gurugram at HT Real Estate Titans, 2021.
²Source: MagicbricksProIndex Q4 FY20*



Artistic Impression



Artistic Impression

EBD 89: the launchpad, a dose of adrenaline for your business dreams.

A tastefully designed plotted development, Emaar Business District 89 (EBD 89) brings to you an opportunity to own a piece of the future that would #RiseBeyondLimits.



Delectable Shop-Cum-Office (SCO) plots across 4 ranges – A, B, C and D with areas ranging from 84 sq.mtrs. to 179.50 sq.mtrs. (904.18 sq.ft. to 1932 sq.ft.).



125-meter of wide frontage* on the 75-meter sector road



Development allowance up to 5 floors with basement (B + G + 4 + terrace)



Uniform façade



Open air boulevards and promenades



Ample parking space with easy access



Well-appointed entrance, safety, security and other facilities



Low maintenance charges



Adequate power back-up for common areas



Vastu compliant frontage of maximum plots

*Including frontage of EBD 89 NXT
Please refer to Page No. 09, for more details.



Image for representation purpose

Shop-Cum-Office Plots: *The new avatar,* born in New Gurugram.

Mixed-use retail and commercial spaces have, to their benefit, a planned approach to their development. GK 1 & 2 market in South Delhi, the posh and plush Khan Market in New Delhi, the famed Sector 17 in Chandigarh and many more are some vivid examples of this concept.

While cities across India have continued to grow at a rapid pace, both in terms of population and infrastructure, only a few have had a planned, well-thought-through approach to an expansion like New Gurugram.

These Shop-Cum-Office (SCO) plots inherit the traditional concept of a marketplace, while offering the flexibility of owning a commercial land parcel with a plethora of common amenities, services and facilities that enable smooth functioning of the marketplace, while also assuring the premium associated with top Grade A developers.

What's more, one of the most unique features of these SCO plots is that the owner gets complete flexibility of developing the plot at his or her pace, depending upon the availability of funds, business expansion or increased demand for lease property. Simply put, it's acquire, build and grow as the demand increases and business flourishes.

Advantage 'New Gurugram'

The planned location of New Gurugram with designated sectors for housing and commercial development ensures a self-sustaining ecosystem. From affordable and premium Grade A housing to a hub for leading corporate and retail establishments, New Gurugram is being planned to create the next wave in Indian real estate.

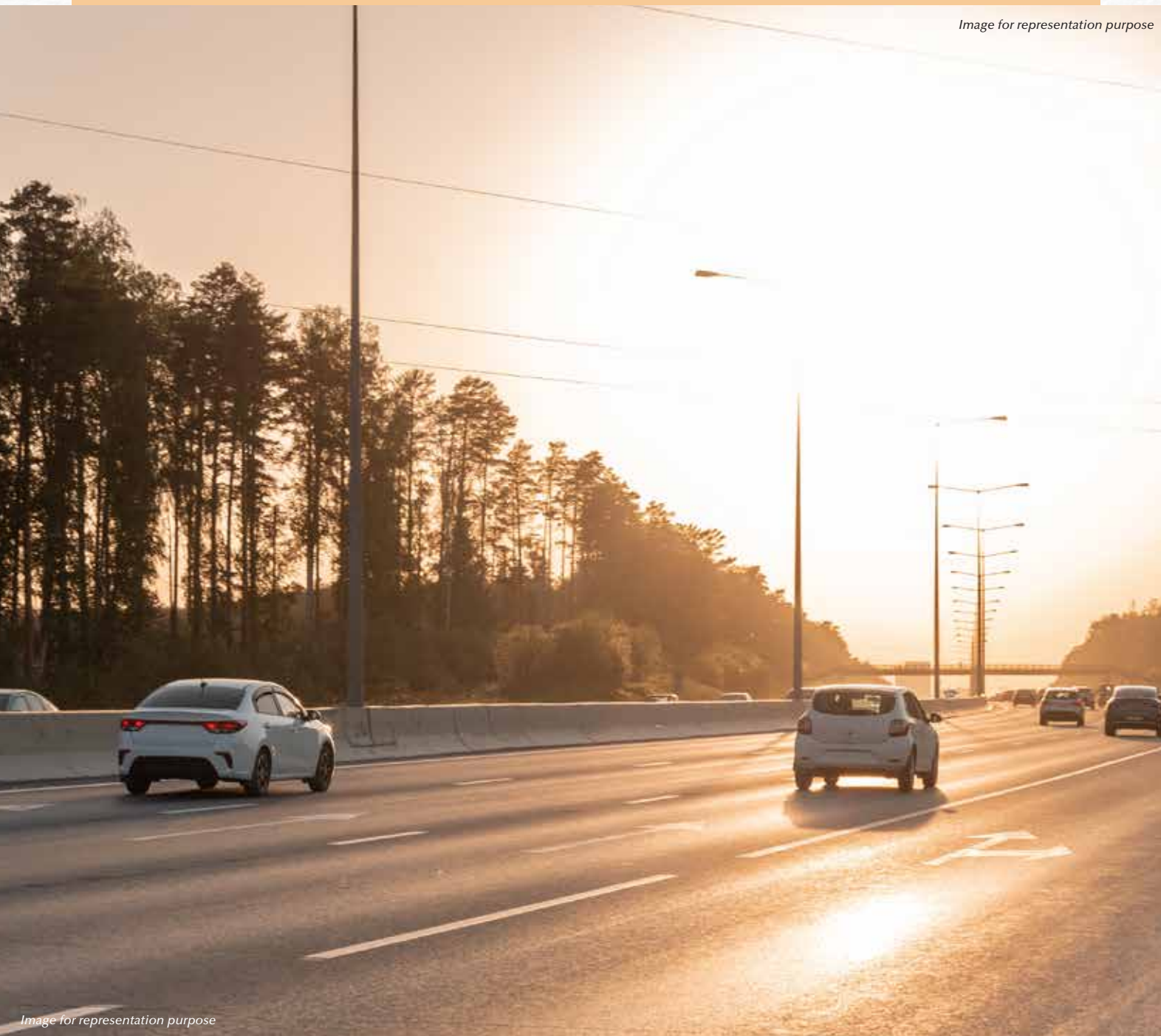


Image for representation purpose

5 reasons why you should consider seizing the opportunity at EBD 89 in New Gurugram.

360-degree arterial connectivity

- Superlative connectivity from all directions - access to Gurugram and Delhi towards the North, Faridabad towards the East, IGI Airport towards the West.
- Well-connected to three of the major highways – NH-48 Dwarka Expressway and the Kundli-Manesar-Palwal Expressway.
- 15 minutes from NH-48
- 5 minutes from Dwarka Expressway (Northern Peripheral Road)
- Drive to IGI T-3 in 30 minutes
- Superior connectivity to Gurugram via Golf Course Extension Road/Southern Peripheral Road
- Proposed cloverleaf flyover on NH-48
- Proposed Metro Connectivity to New Gurugram



Image for representation purpose

Hub for industrial growth

- Presence of well-known IT/ITeS and BFSI firms like TCS, American Express in the vicinity have enhanced the residential demand in the region.
- Demand for established premium office and retail spaces has also increased substantially in New Gurugram.
- A vibrant micro-market being the home to over 250 of Fortune 500 companies and also the 3rd highest per capita income in India.

**Above as per news sources*



Image for representation purpose

Growth of residential catchment

- In New Gurugram, the residential demand has increased in the aspirational segment and the same accounts for nearly 43% of the

total demand in the region.

- A bustling neighbourhood with 20,000+ families already living in the vicinity.

*Source: MagicbricksPropIndex Q4 FY20
1 sq.mtr. = 10.764 sq.ft.*



Image for representation purpose

Strong social infrastructure

- Thanks to the spurt in the residential supply, there already exists a robust social infrastructure which includes -
 - World-class educational institutes like RPS School (adjoining), DPS, St. Xavier's School, Amity University, etc.
 - Healthcare facilities including the likes of Medanta, Aarvy, VPS Rockland Hospital, etc.
 - Internationally well-known leisure and hospitality avenues like Hyatt Residency and Holiday Inn.



Image for representation purpose

Planned civic infrastructure

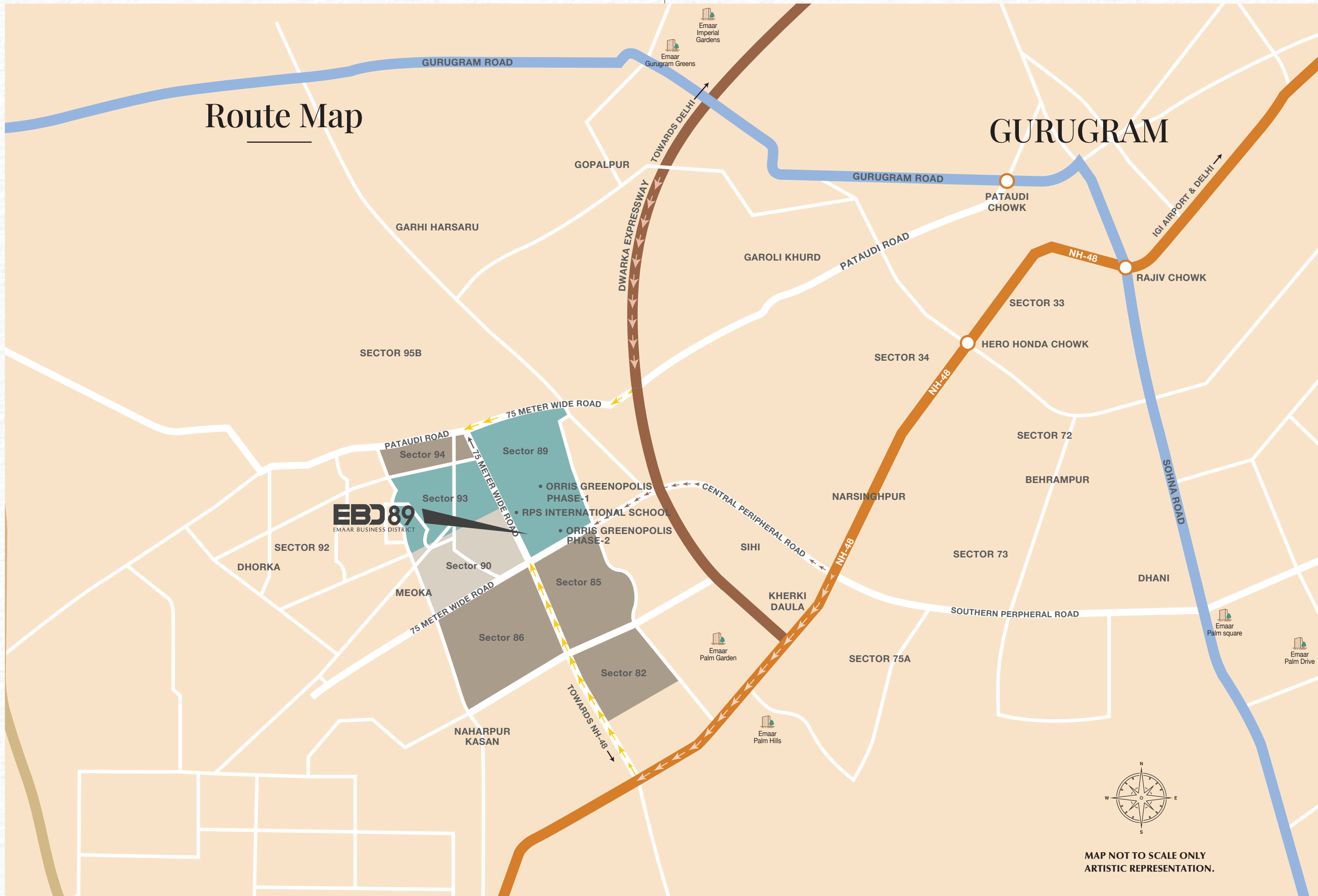
- The expansion of New Gurugram is part of a planned vision of the Gurgaon-Manesar Urban Complex (GMUC) of 2031.
- This development would enable excellent intra-sector connectivity by having wide interior roads, underground electrical and fibre-optic cabling and ample green cover, thereby creating a sustainable, future-ready ecosystem.

Source: GMUC Master Plan, Haryana Govt.



Image for representation purpose

Route Map



Bustling Social Infrastructure



KEY HIGHLIGHTS

- NH-48 (Hero Honda Chowk) 17 min
- Sector 30 26 min
- Udyog Vihar 27 min
- Proposed ISBT 32 min
- Cybercity 35 min
- IGI Airport 35 min
- Sohna Road 40 min
- Diplomatic Enclave 44 min

EDUCATION

- RPS International School, Sector 89 0 km / 1 min
- Bharat Ram Global School, Sector 86 2.9 km / 7 min
- DPS, Sector 84 3.9 km / 8 min
- Amity University, Sector 87 4.5 km / 8 min
- St. Xavier's School, Sector 86 4.5 km / 11 min
- Matrikiran High School, Sector 83 5.8 km / 11 min
- Dronacharya College of Engineering 9.4 km / 15 min
- SGT Medical College, Hospital & Research Institute 9.7 km / 24 min

HEALTHCARE

- Aarvy Healthcare Super Specialty Hospital, Sector 90 1.1 km / 2 min
- Miracles Apollo Spectra Hospital, Sector 82 3.6 km / 7 min
- Medeor Hospital, Manesar, Sector 5 8.7 km / 13 min
- VPS Rockland Hospital, Sector 5 8.7 Kms / 13 min
- SGT Hospital 9.9 km / 25 min
- Medanta Hospital, Sector 38 17.6 km / 24 min

RESIDENTIAL DEVELOPMENTS

OVER 20,000 FAMILIES
IN THE VICINITY*

*Source: MagicbricksPropIndex Q4 FY20
Disclaimer: The travel time mentioned above is subject to change during peak hours.



EBD 89 NXT

EMAAR BUSINESS DISTRICT

Yet another growth-bound opportunity adjoining EBD 89.

Emaar Business District 89 NXT (EBD 89 NXT) is positioned adjoining Emaar Business District 89 (EBD 89). While EBD 89 NXT offers Shop-Cum-Office spaces similar to EBD 89, it also shares the location advantages for a booming business. In addition, the amenities at EBD 89 are accessible from EBD 89 NXT. Now, that's what we call a fantastic pair - designed to grow, elevate and enable your business to rise beyond limits.

Artistic impression



Master plan

EBD 89
EMAAR BUSINESS DISTRICT

EBD 89 NEXT
EMAAR BUSINESS DISTRICT

LEGEND

- 1. Vehicular Entry/Exit
- 2. Pedestrian Arrival
- 3. Entrance Water Feature
- 4. Palm Court
- 5. Vehicular Drop-off Area
- 6. Service Area
- 7. Street/Pedestrian
- 8. LED Screen
- 9. Pavilion
- 10. Water Feature
- 11. Planter With Seating
- 12. Public Utility Block
- 13. Event Area
- 14. Parking
- 15. Outdoor Seating Area
- 16. Triangular Water Feature



Artistic impression



Thoughtful Amenities

Inspired by palm trees

The development boasts palm trees placed at designated spots that add to overall aesthetics. Apart from the entrance, there are curated zones earmarked as Palm Court and Palm Avenue for visitors and office-goers to revel in.

Seating lounges

There exists a provision for outdoor seating, meandering between planters for everyone to soak up some fresh evening breeze.

Large LED screen

A large screen for outdoor entertainment or for the display of promos.

Entrance mounds with palms and uplighters | Light column/totem signage
 Entrance water cascade feature | Palm court | Palm avenue | Provision for weekly bazaar/parking/ample parking space | Vehicular drop-off area | Service area
 Retail street/pedestrian active area | Large LED screen | Pavilion as focal element
 Water feature planters with seating



Artistic impression

Artistic impression

Artistic impression

Image for representation purpose

From the makers of
marquee, iconic landmarks
with a global footprint.

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-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 PROPERTIES PJSC, LISTED ON THE DUBAI FINANCIAL MARKET, IS A GLOBAL PROPERTY DEVELOPER AND PROVIDER OF PREMIUM LIFESTYLES, WITH A SIGNIFICANT PRESENCE IN THE MIDDLE EAST, NORTH AFRICA AND ASIA. ONE OF THE WORLD'S LARGEST REAL ESTATE COMPANIES, EMAAR HAS A LAND BANK OF 1.7 BILLION SQ.FT. IN THE UAE AND KEY INTERNATIONAL MARKETS.

WITH A PROVEN TRACK RECORD IN DELIVERY, EMAAR HAS DELIVERED OVER 67,700 RESIDENTIAL UNITS IN DUBAI AND OTHER GLOBAL MARKETS SINCE 2002.

EMAAR HAS STRONG RECURRING REVENUE-GENERATING ASSETS WITH

OVER 880,000 SQUARE METRES OF LEASING REVENUE-GENERATING ASSETS AND 25 HOTELS AND RESORTS WITH 5,342 ROOMS (INCLUDES OWNED AS WELL AS MANAGED HOTELS). TODAY, 46 PERCENT OF THE EMAAR'S REVENUE IS FROM ITS SHOPPING MALLS & RETAIL, HOSPITALITY & LEISURE AND INTERNATIONAL SUBSIDIARIES. BURJ KHALIFA, A GLOBAL ICON, AND THE DUBAI MALL, THE WORLD'S MOST-VISITED RETAIL AND LIFESTYLE DESTINATION, ARE AMONG EMAAR'S TROPHY DESTINATIONS.