





### ELAN'S PROJECTS

From avant-garde commercial destinations to architectural marvels that blend elegance with functionality, every project stands as a testament to Elan's unwavering commitment to excellence.

These are not mere structures, but reminders of what's possible when ambition meets craft.





ELAN

EMPIRE

SECTOR - 66

**ELAN** 

SECTOR - 106







MIR\*\CLE









SECTOR - 50

ELAN EPIC SECTOR - 70

**ELAN** MIRACLE SECTOR - 84

**ELAN** TOWN CENTRE SECTOR - 67

**ELAN** MERCADO SECTOR - 80

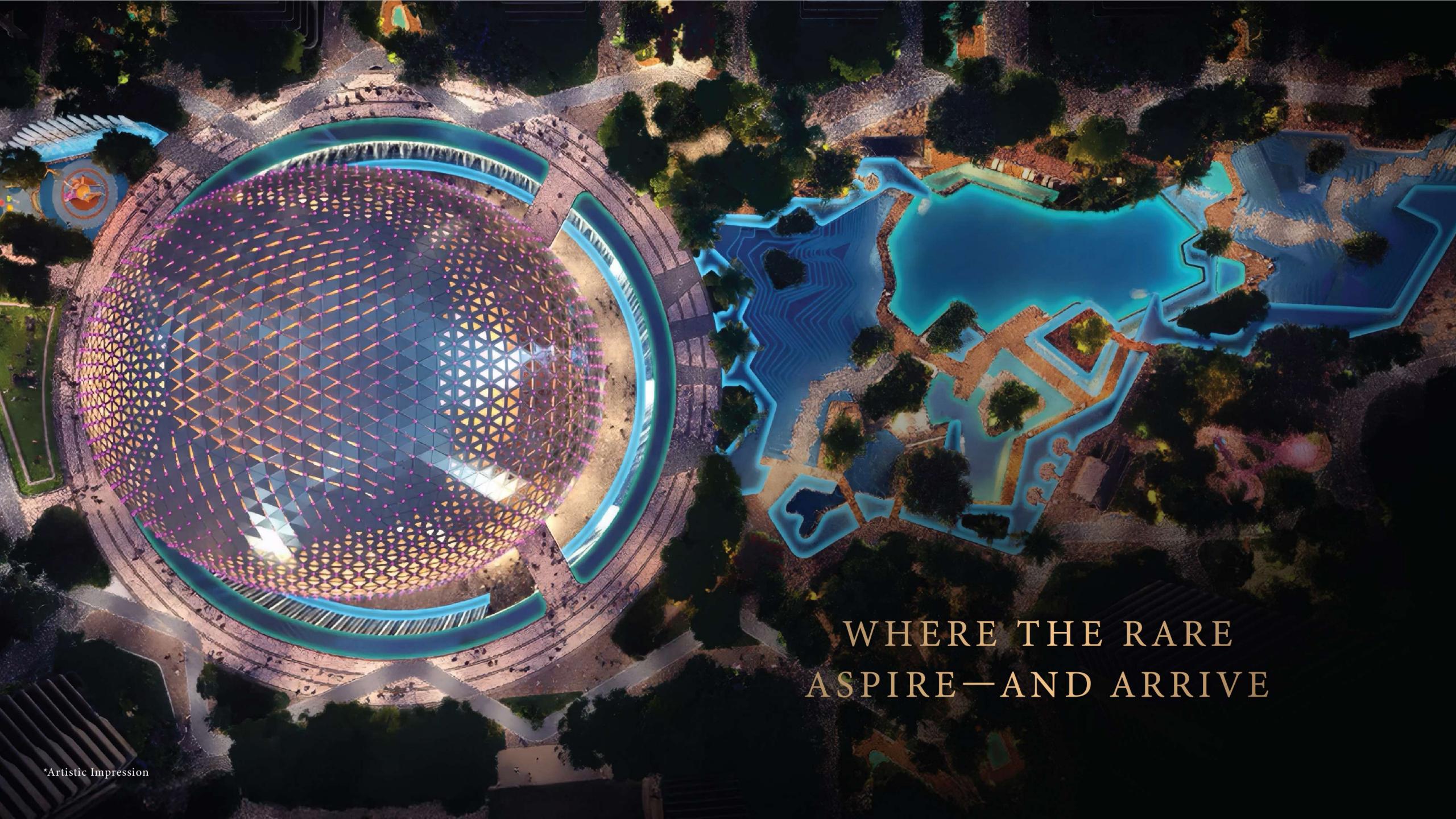


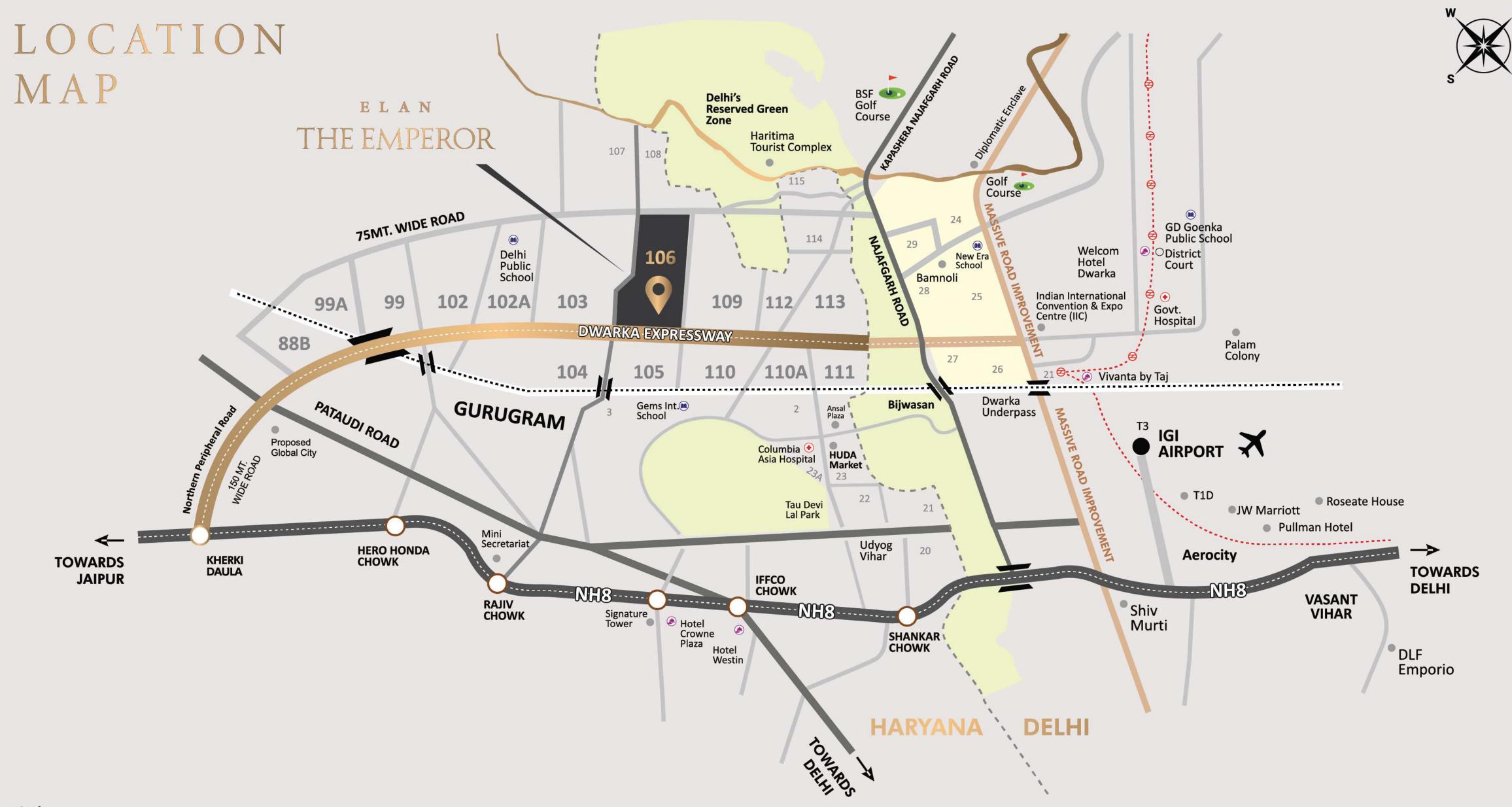
### SOME ADDRESSES ARE DESTINATIONS













# WELCOME TO THE WORLD OF GLOBAL TOWNSHIP



SECTOR 106

DWARKA EXPRESSWAY, GURUGRAM





\*DISCLAIMER: Nothing contained herein intends to constitute a legal offering or a legal binding. This Master Plan is tentative, not final and subject to change. The planning and development will be approved in due course of time after following due process of law. This plan does not replicate the exact development proposed and should not be relied on as a definitive reference. No representations are made regarding existence/continuity of existence of any landmarks/locations may be subject to change from time to time. No representation or warranty is made or intended as to the accuracy or completeness of information on this Plan. Before making any decision based on this plan, you are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents and satisfy yourself. \*T&C apply.

### INCLUSION OF ELAN SECTOR 106



RESIDENTIAL



HIGH END RETAIL



OFFICE SPACES



HOTEL



COMMERCIAL





# THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.



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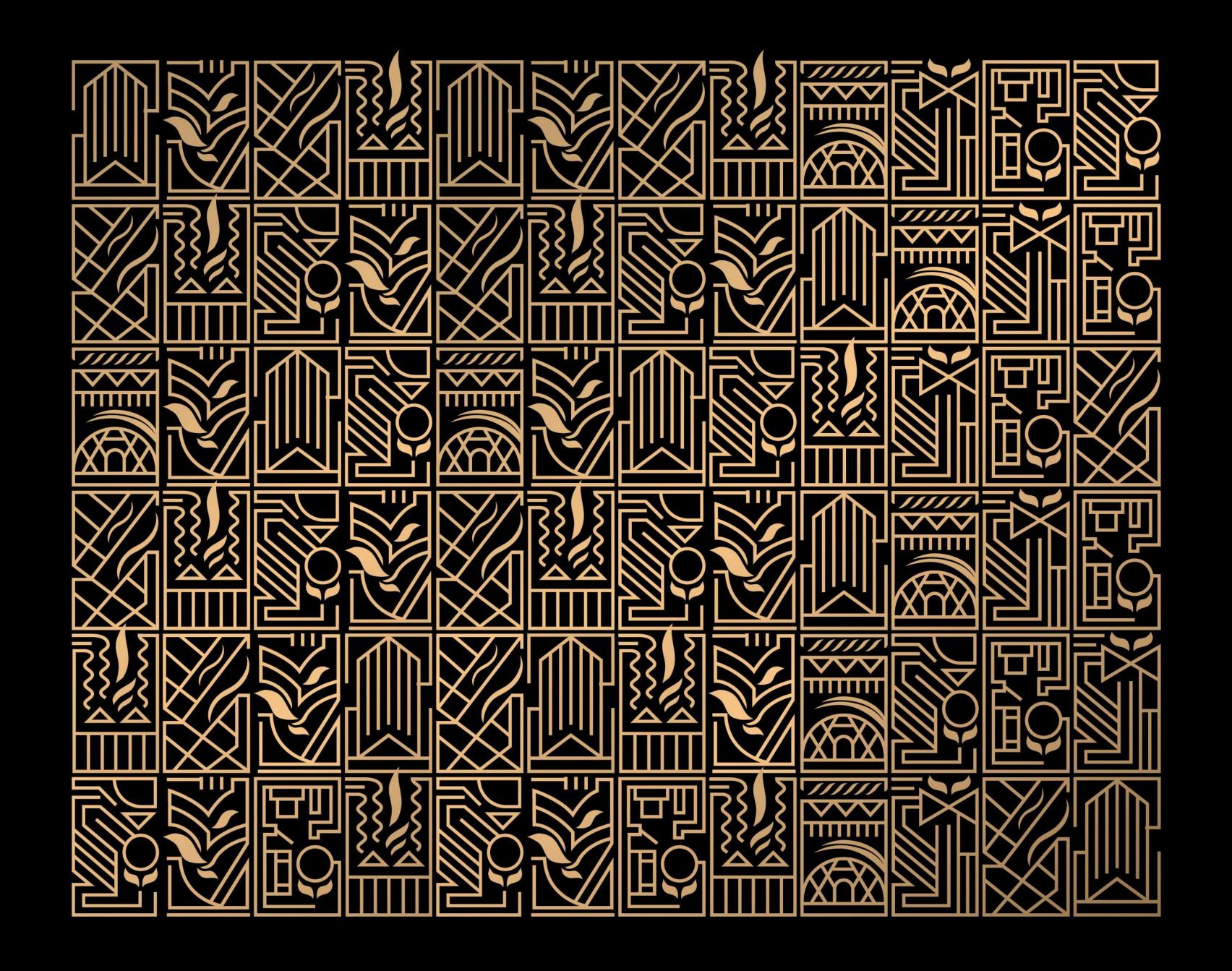
THE BILLIONAIRE CLUB

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### PROJECT OVERVIEW



# LANDMARK FOR THE WORLD. HOME FOR A FEW.

A transformative residential masterpiece that has redefined modern-day luxury living forever. It's a defining moment in the world of real estate—where the most luxurious dreams find their address.

Welcome to a world-class living experience, right in the heart of Sector 106, Dwarka Expressway, Gurugram, Haryana.















### PROJECT CONSULTANTS



At the heart of Elan's philosophy lies an unwavering commitment to excellence.

A commitment that has led us to seek the most celebrated names in their craft.

The result of these unparalleled partnerships is an experience that's more than the sum of its parts.

UNC WET SWA EEM LEIGHTON HBA MERO LERA CONSulting Structural Engineers



Thornton Tomasetti









JONAS UPTON-HANSEN

MANAGING DIRECTOR / FOUNDER







# WET

WATER FEATURE CONSULTANT CALIFORNIA, USA



TIM HUNTER
SENIOR DESIGNER



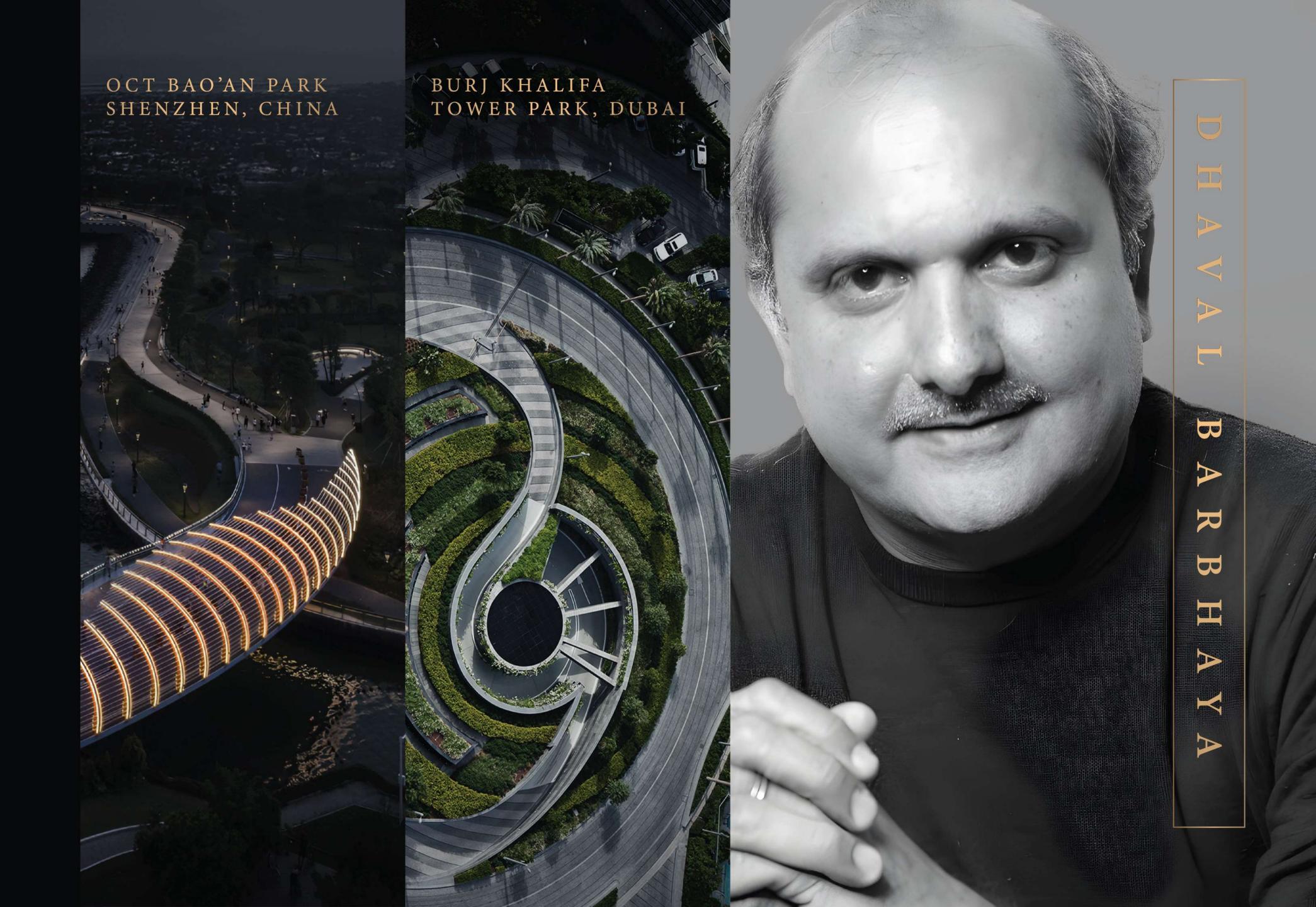


# swa

LANDSCAPE ARCHITECT TEXAS, USA



DHAVAL
BARBHAYA
PRINCIPAL | SWA









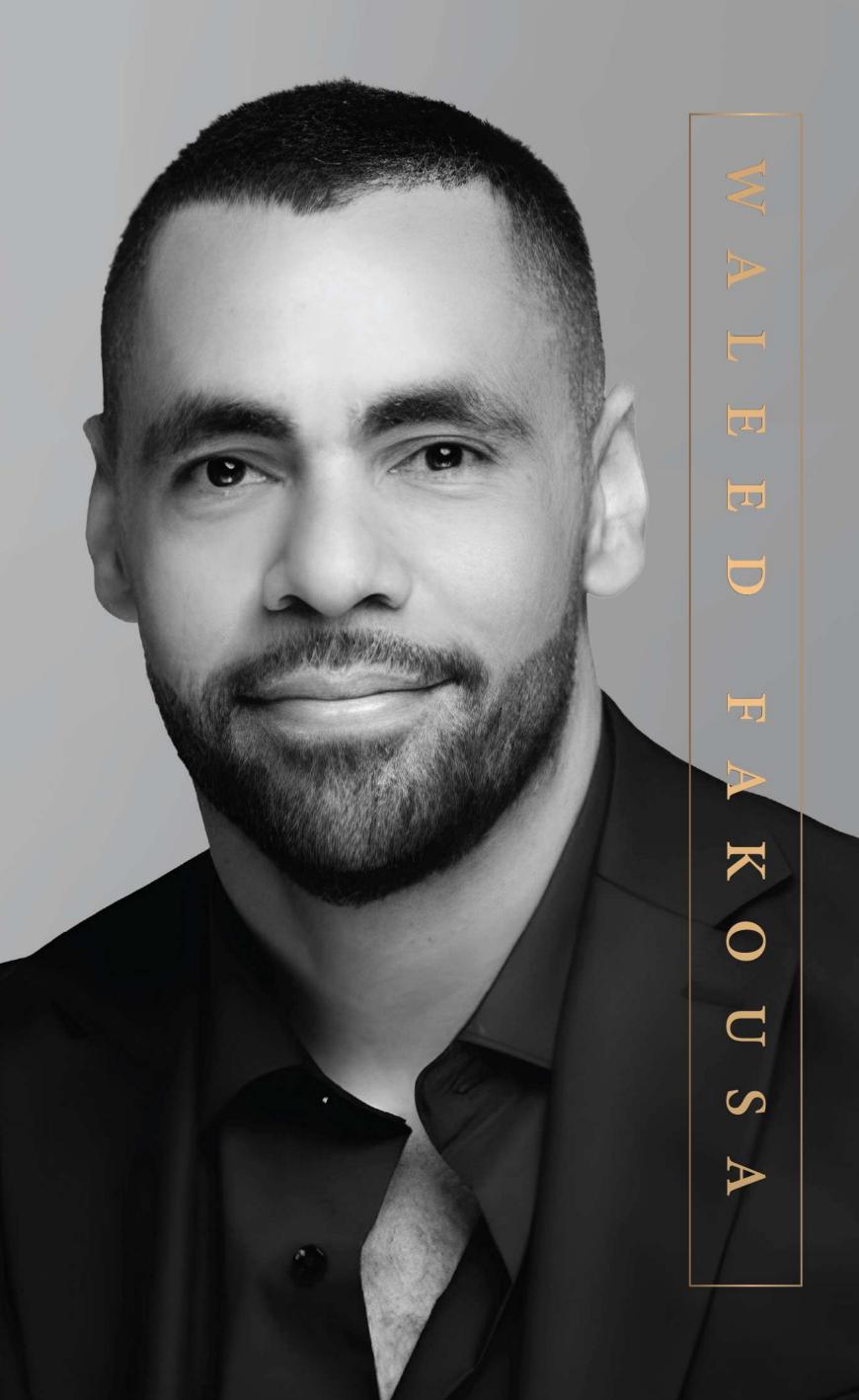
LIGHTING
CONSULTANT
DUBAI, UAE



WALEED FAKOUSA

PRINCIPAL DESIGNER







### L LEIGHTON

PROJECT CONTRACTOR SYDNEY, AUSTRALIA



#### DAVID DUNWORTH

COUNTRY HEAD /
GENERAL MANAGER





Their creations turn blueprints into feats of elegance that redefine what it means to build with soul. A true alchemy of artistry and precision.





## HI3\_\

INTERIOR DESIGN CONSULTANT CALIFORNIA, USA



SABINE BECK

PARTNER SENIOR DESIGNER









CLUB CONTRACTOR GERMANY



HENRICK GESE

CEO, MERO - TSK, GERMANY





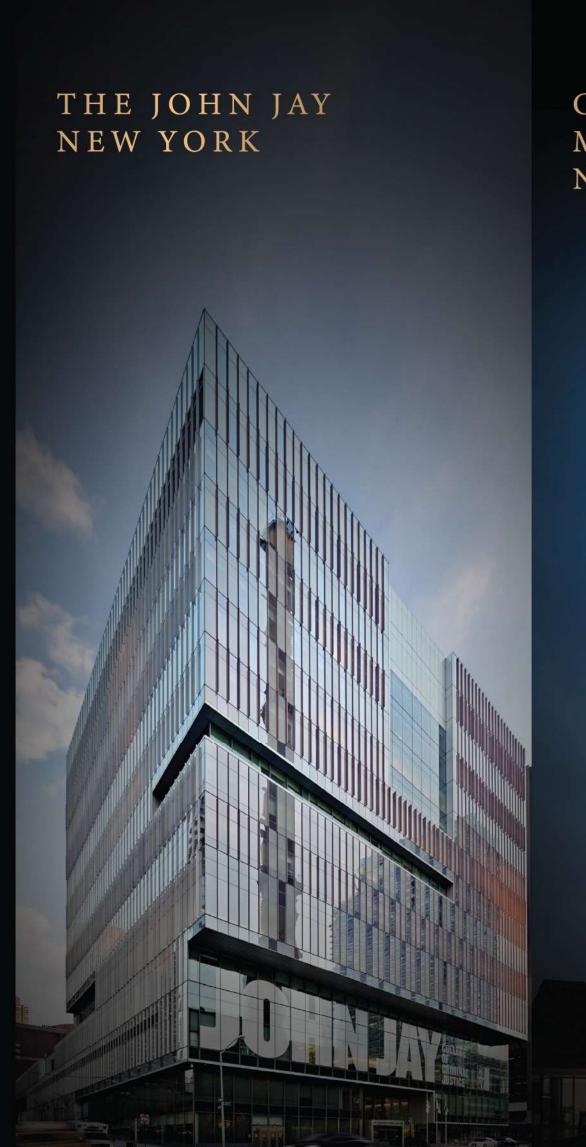
ELAN ONBOARDS



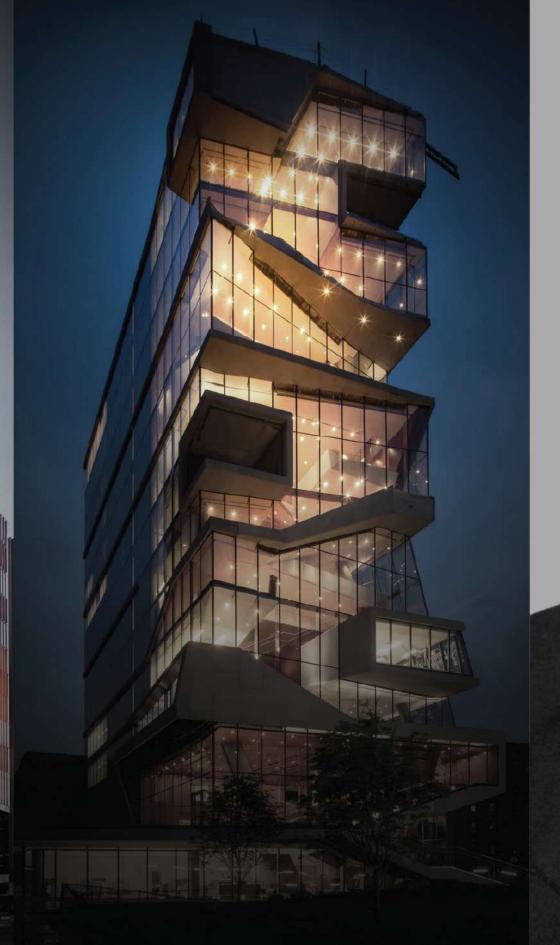
CONSULTING
STRUCTURAL
ENGINEERS
NEW YORK, USA

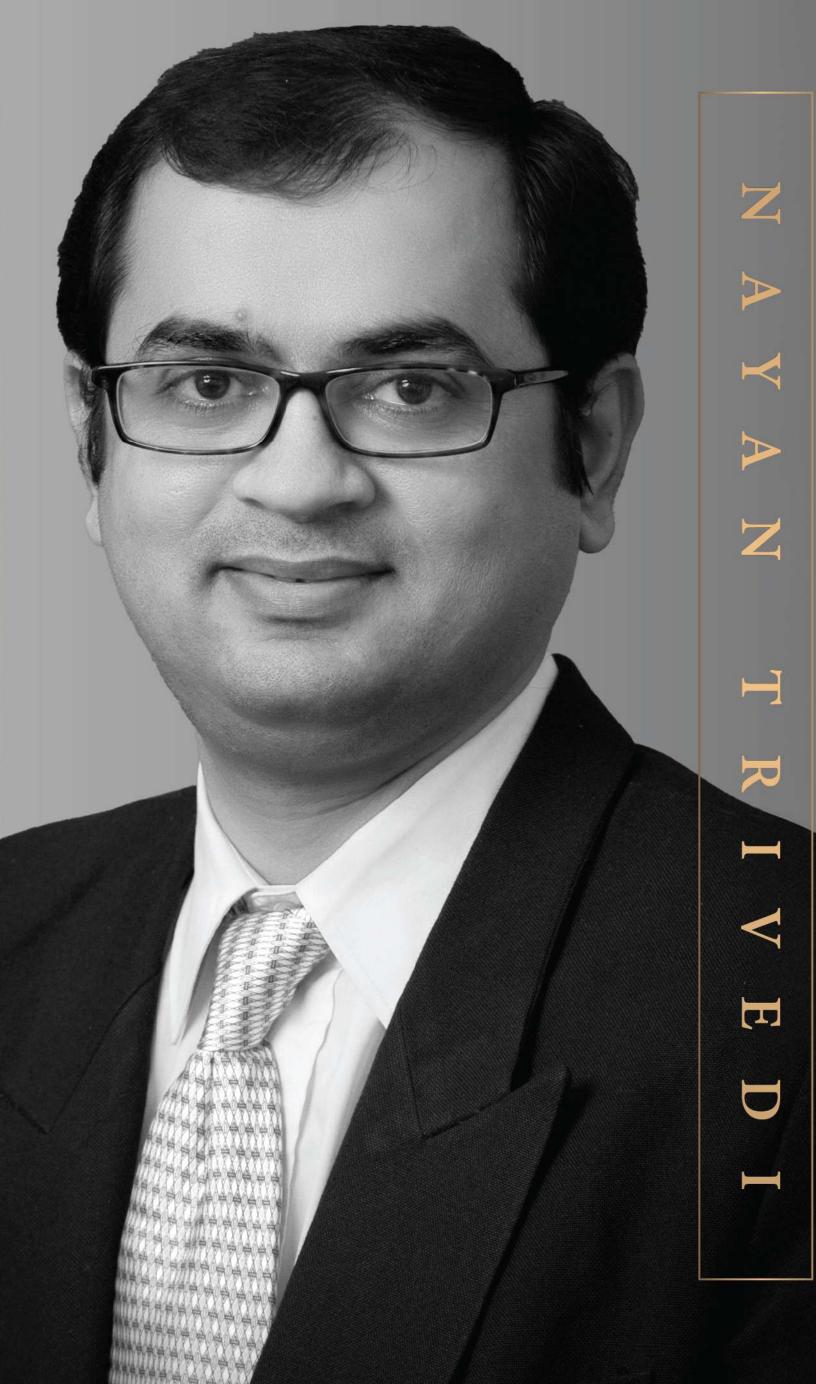


NAYAN TRIVEDI
PARTNER



COLUMBIA UNIVERSITY
MEDICAL CENTER
NEW YORK









ELAN ONBOARDS

### Thornton Tomasetti

STRUCTURAL CONSULTANT NEW YORK, USA



MISAM IMAM

PRINCIPAL /
THORNTON
TOMASETTI









ELAN ONBOARDS

dsa

ENGINEERING

CLUB MEP CONSULTANT LONDON, UK



DAVID STILLMAN

MANAGING DIRECTOR







## THE BILLIONAIRE CLUB





## THE IDEOLOGY OF INNOVATION

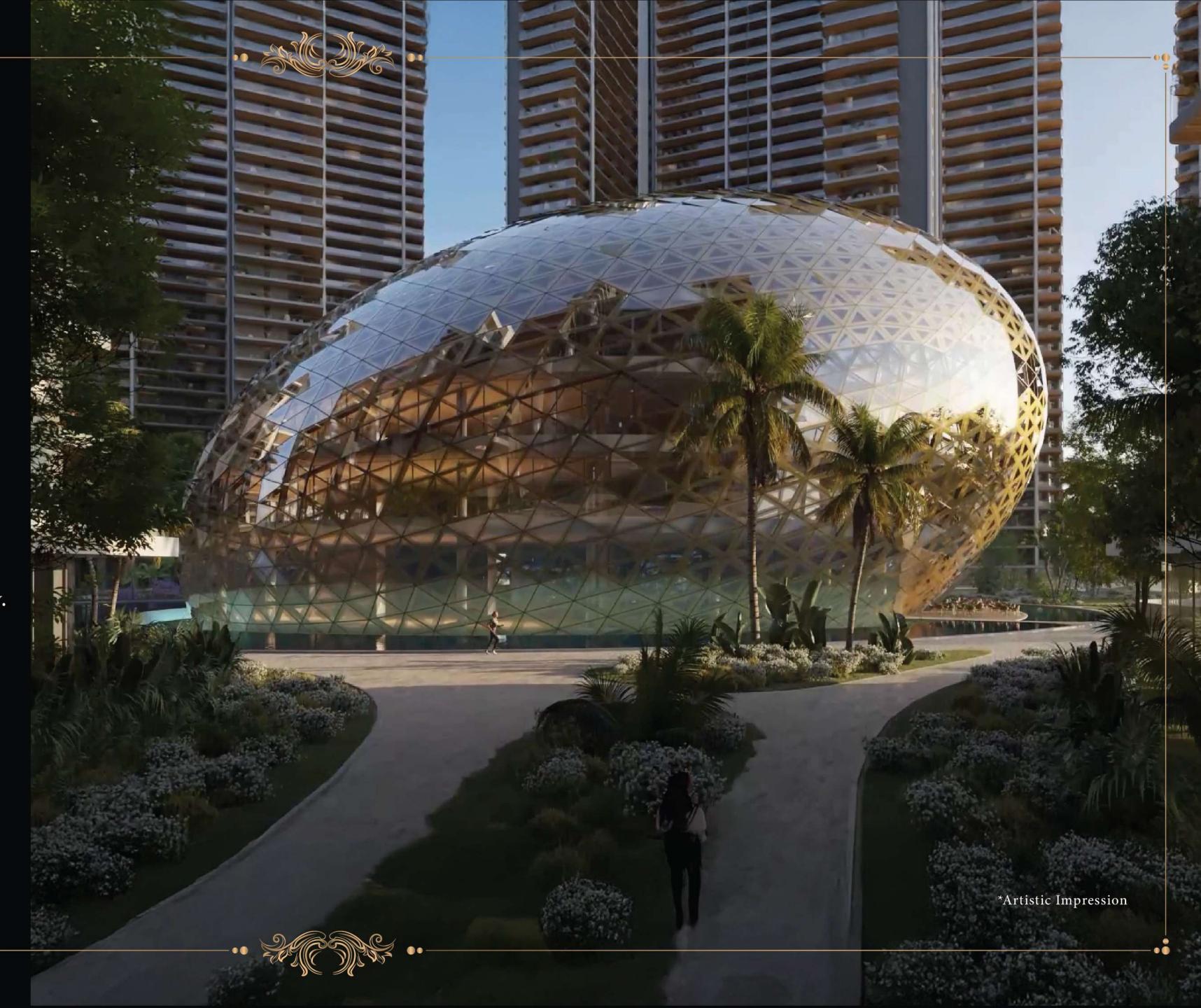
With the world's most renowned consultants behind every nuance, this is no ordinary space, it's a masterpiece shaped by global expertise and artistic boldness.

An extraordinary expression of boundary breaking design, it rises above convention to become the definitive symbol of ultra-luxury.

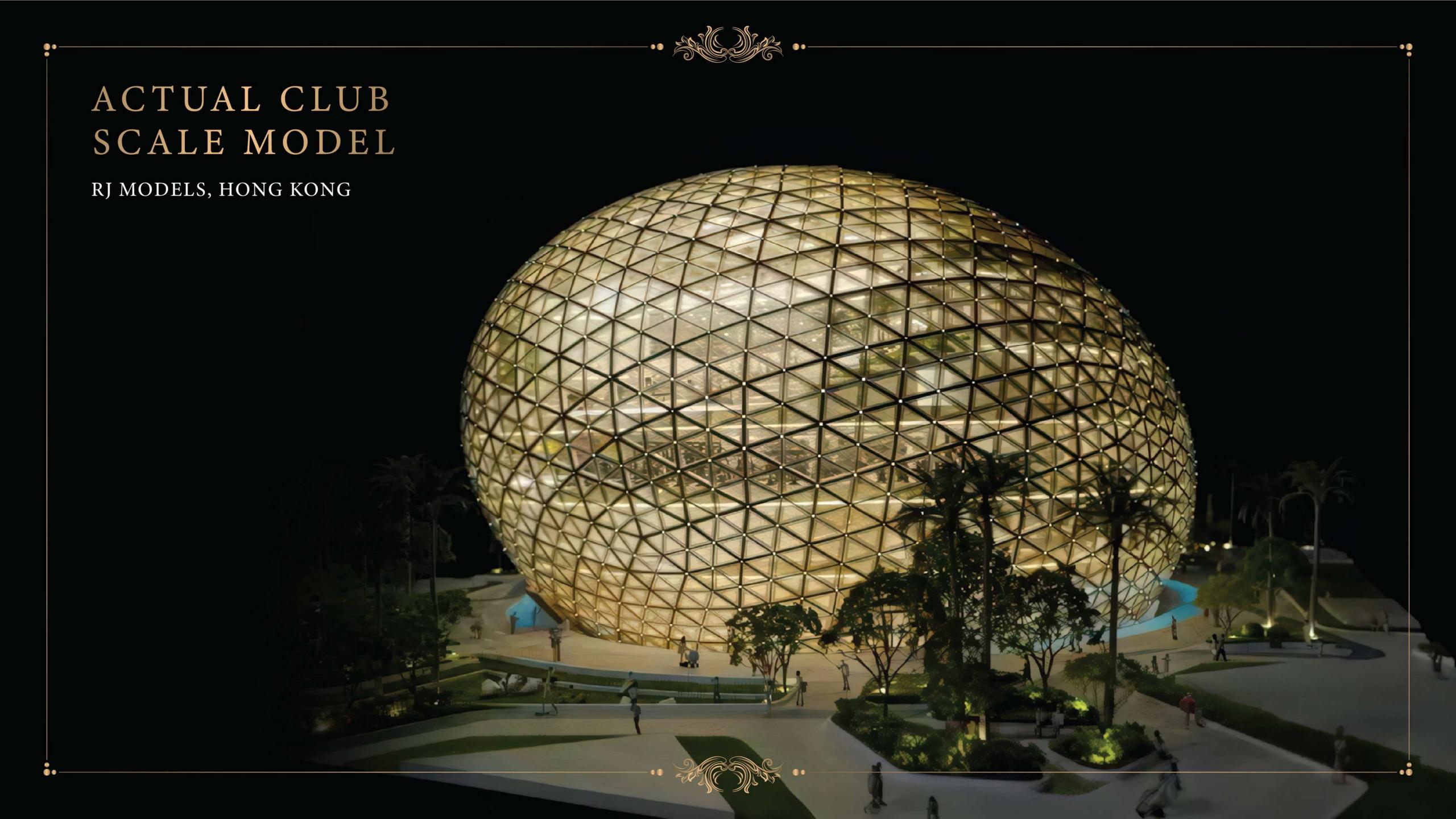
Here, every level, every experience, is imagined for those who understand the language of legacy.

This isn't just a club — Its a realm for the rare, where power meets brilliance.











EVERY DETAIL CRAFTED
FOR AN EXTRAORDINARY LIFESTYLE.

100-AMENITIES



# INDULGE IN TIMELESS LUXURY, PERFECTED IN EVERY DETAIL

- HEATED INDOOR SWIMMING POOL WITH JACUZZI
- OLYMPIC-SIZED OUTDOOR SWIMMING POOL







### FOR SENIORS

- RAISED SEATING SPACES AND DEDICATED CORNERS
- SECURED WALKING PATHS
  AND NATURE TRAILS
- OUTDOOR GYM FOR LIGHT FITNESS ACTIVITIES
- HIMALAYAN AND AROMATIC GARDENS FOR RELAXATION
- WELLNESS GARDENS
- GOLF CART FOR
  EASY MOVEMENT
- REFLEXOLOGY WALKS
- YOGA / MEDITATION ROOM



### FOR KIDS

- KIDS WATER PARK
  WITH SLIDES
- KIDS TREE-TOP WALK
- CRECHE AND
  TRAMPOLINE PARK
- MULTIPLAYER
  PLAYSTATION ROOM
- CINEMA FOR KIDS
- DEDICATED KIDS ACTIVITY ZONE
- MIDS POOL
- JURASSIC PARK AND WHIMSICAL GARDENS
- ROCK CLIMBING
- KIDS KARAOKE
- KIDS JUICEBAR

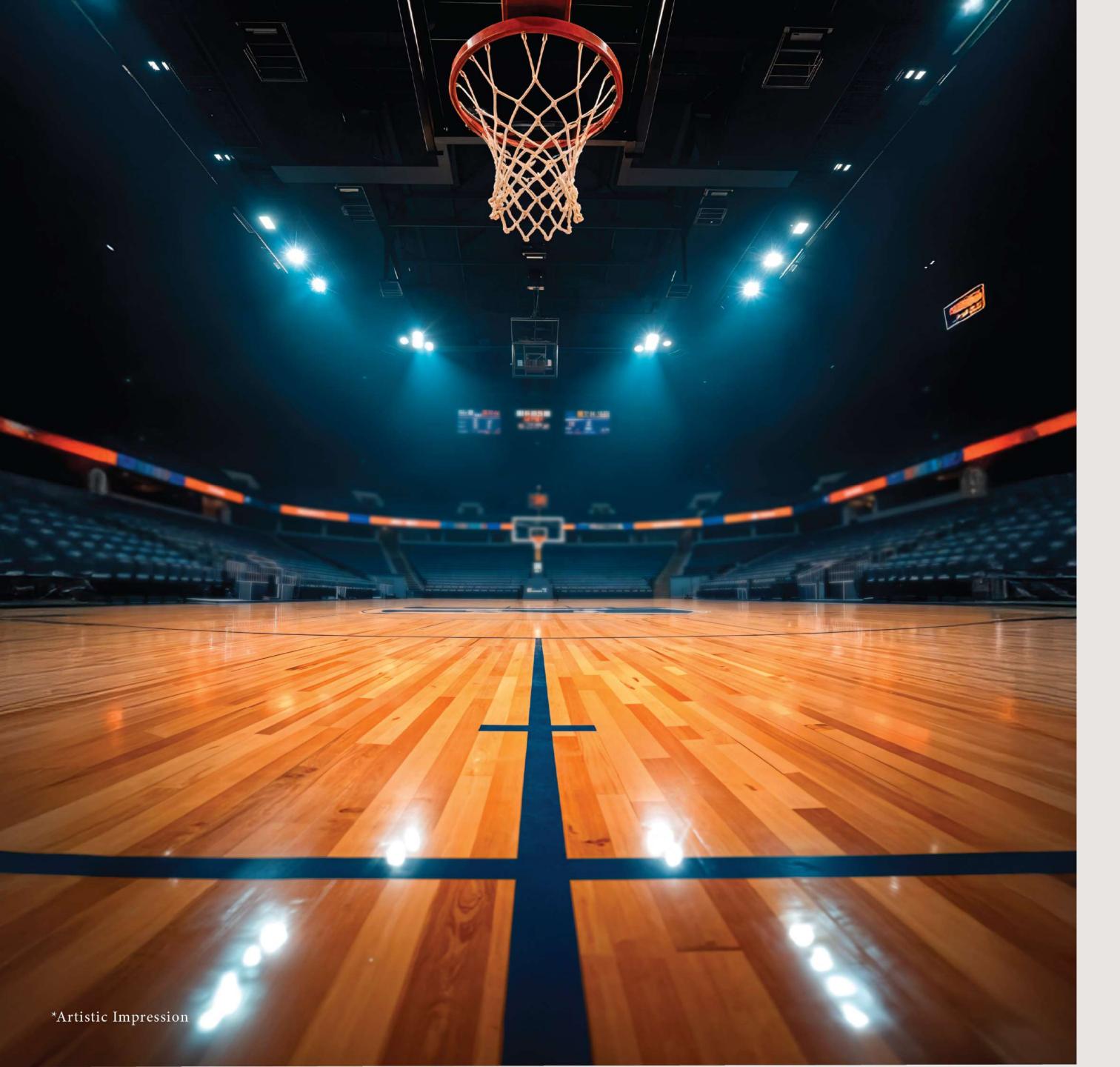






## SPORTS & WELLNESS

- FULLY EQUIPPED GYM
- SPA WITH STEAM AND SAUNA
- SALT AND SNOW BATH
- HOT AND COLD BATH
- JOGGING AND CYCLING
  TRACKS (OVER 1 KM)
- **OUTDOOR GYM**
- SHOOTING RANGE
- INDOOR AND OUTDOOR PICKLE BALL COURT
- INDOOR SQUASH COURT
- LAWN TENNIS COURT



## SPORTS & WELLNESS

- INDOOR VOLLEYBALL COURT
- INDOOR BADMINTON COURT
- INDOOR BASKETBALL COURT
- INDOOR BOWLING ALLEY
- INDOOR CRICKET PITCH
- SKATING RINK
- STUDIOS (YOGA, PILATES, ZUMBA AND AEROBICS)
- DIGITAL GAMING ZONE



## LANDSCAPE & OUTDOOR

- GARDENS
  - AROMATIC GARDEN
- BUTTERFLY GARDEN
- TROPICAL GARDEN
- ZEN GARDEN
- BOTANICAL GARDEN RAINFOREST GARDEN
- HIMALAYAN GARDEN
- MUSICAL FOUNTAIN
- WATER RIVULETS AND LILY PONDS
- OUTDOOR AMPHITHEATRE
- SEATING PODS
- BONFIRE AREA
- FLOATING ISLAND BAR
- INTERACTIVE WATER FEATURES AND WATER SCULPTURES
- OUTDOOR CAFÉ FOR LEISURE & SERENE ESCAPES







## LUXURY & DINING SPACES

- MULTICUISINE RESTAURANT IN THE CLUB
- PRIVATE DINING ROOMS
- BAR AND CIGAR LOUNGES
- EVENT SPACES
  AND AUDITORIUM



- CAFÉ AT
  ENTRANCE CANOPY
- JUICE BAR

## UNIQUE HIGHLIGHTS

- BUSINESS CENTRE
- PET HEALTHCARE CENTRE & PET CLUB
- INHOUSE CATERING
- VALET PARKING
- CAR WASH FACILITY IN BASEMENT







## CONCIERGE CONVENIENCE

## 08

- 24/7 PERSONAL ASSISTANCE
- PERSONALIZED LIFESTYLE SERVICES
- EVENT & EXPERIENCE
  CURATION

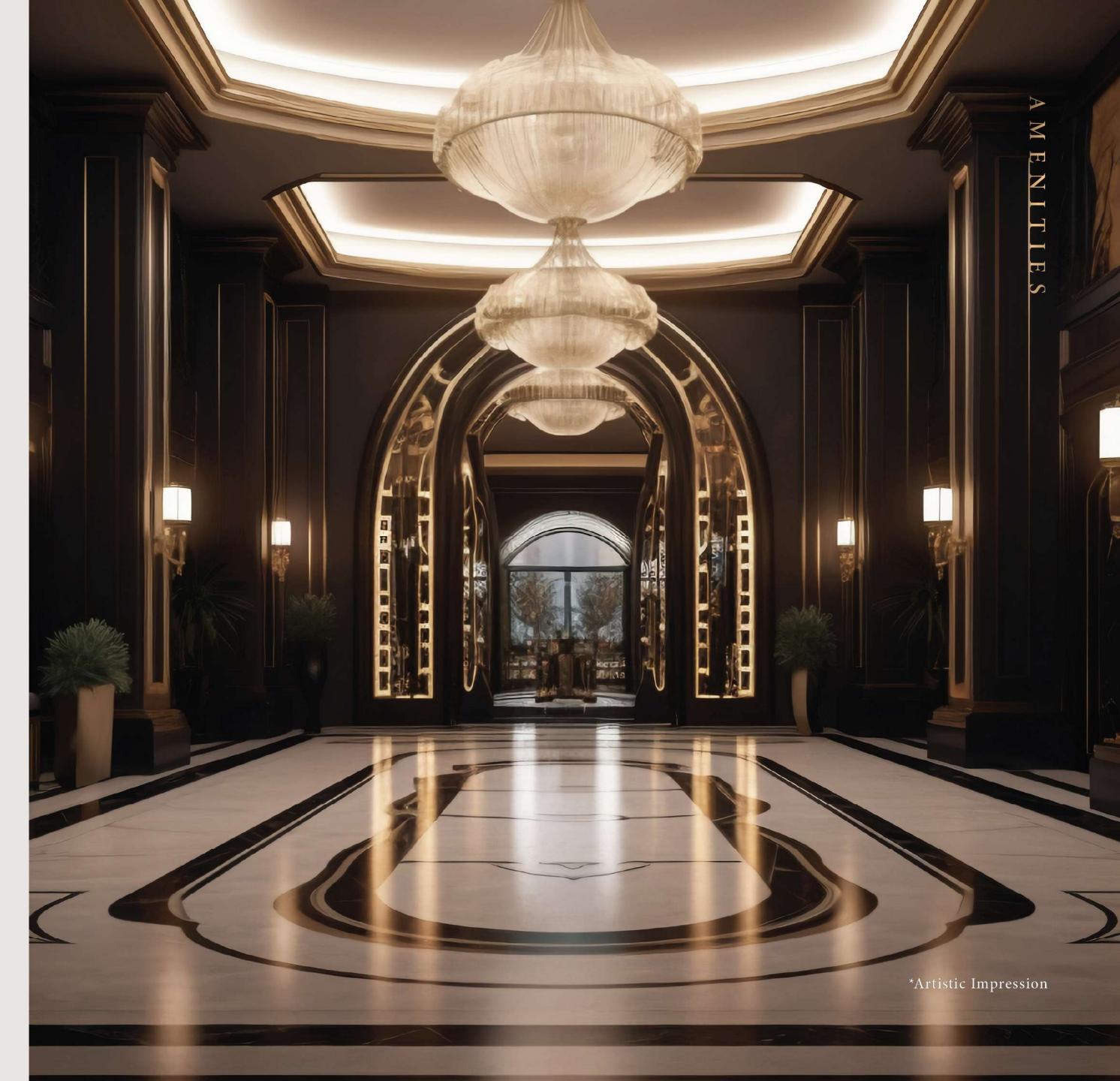


HOME MANAGEMENT SUPPORT

# PREMIUM RESIDENTIAL FEATURES

- MIGH-SPEED ELEVATORS WITH ADVANCED CONNECTIVITY
- PERSONAL POOL IN PENTHOUSES
- MODULAR KITCHEN WITH HIGH-END APPLIANCES
- EXTENDED BALCONY DECK WITH BBQ GRILL AND OUTDOOR BAR
- 24/7 HOT WATER SUPPLY
- AQI CONTROLLED APARTMENTS







## SUSTAINABLE AND SMART LIVING

- IGBC GREEN
  GOLD RATED BUILDING
- EV CHARGING POINTS AND MULTILEVEL PARKING
- 100% POWER BACKUP
- WIFI-ENABLED SPACES
- SANITIZED FRESH AIR
  WITH CTFA TECHNOLOGY
- MULTITIERED ADVANCED SECURITY NETWORK

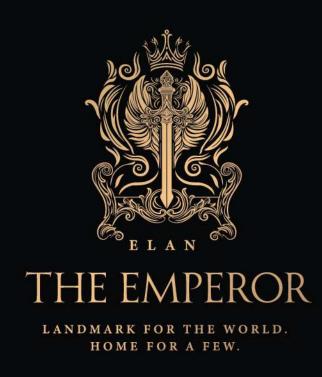




## PROJECT LAYOUTS







### 4 BHK HEAD UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM + 2 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SERVANT ROOM)

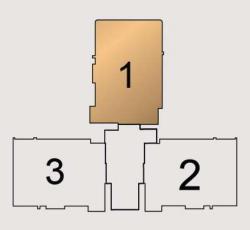
Carpet Area : 2320 Sq. Ft.
Covered Area (FAR) : 2911 Sq. Ft.
Balcony Area (Non FAR) : 812 Sq. Ft.
Super Area : 4640 Sq. Ft.

#### TOWER 10,11 & 12 TYPICAL FLOOR

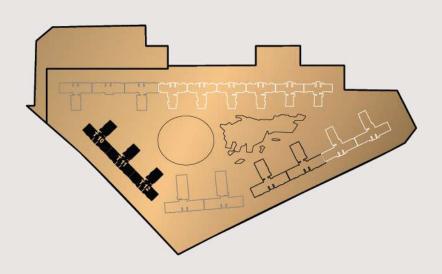
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

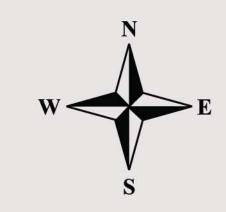
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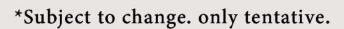
#### **TOWER KEY PLAN**

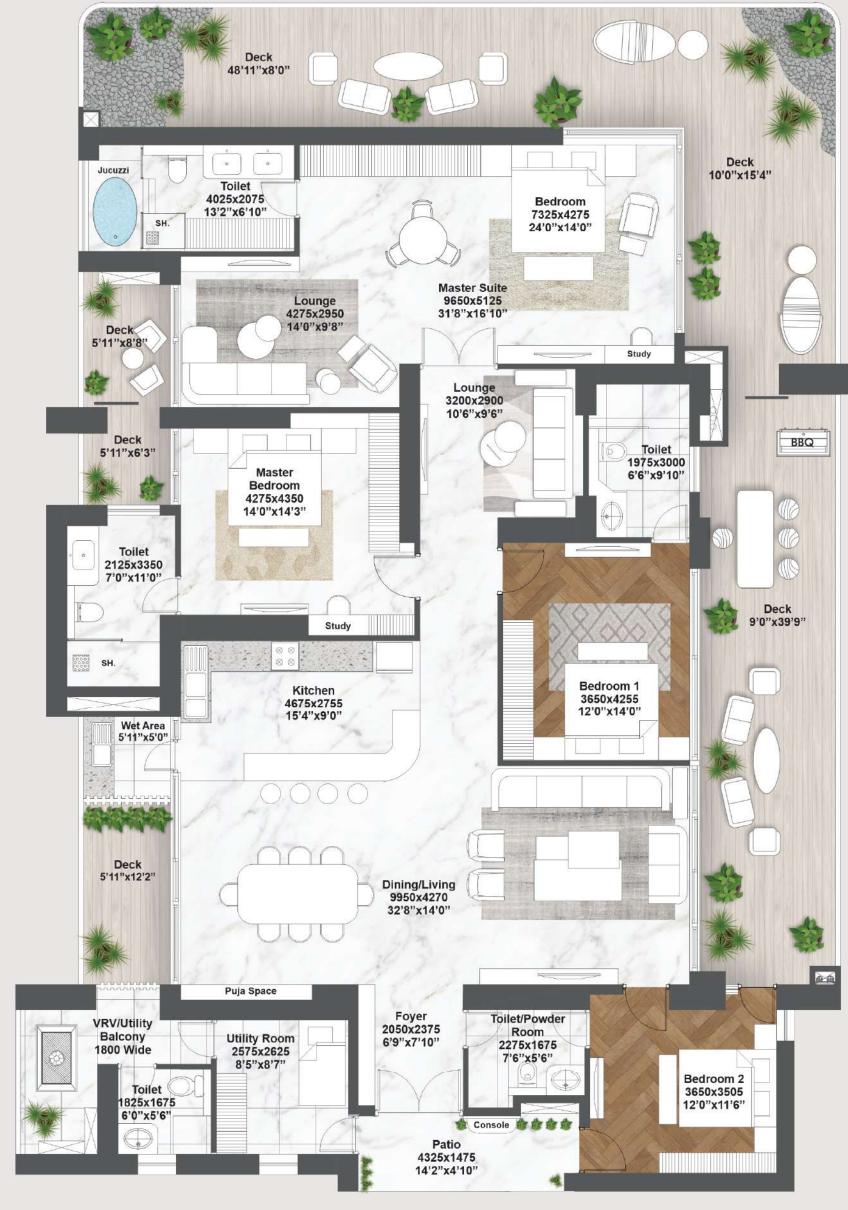


#### SITE PLAN

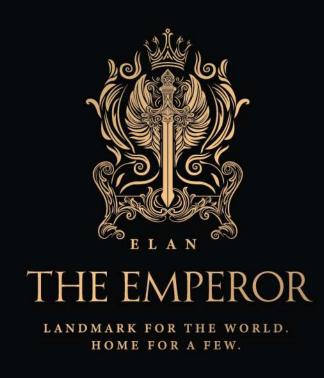












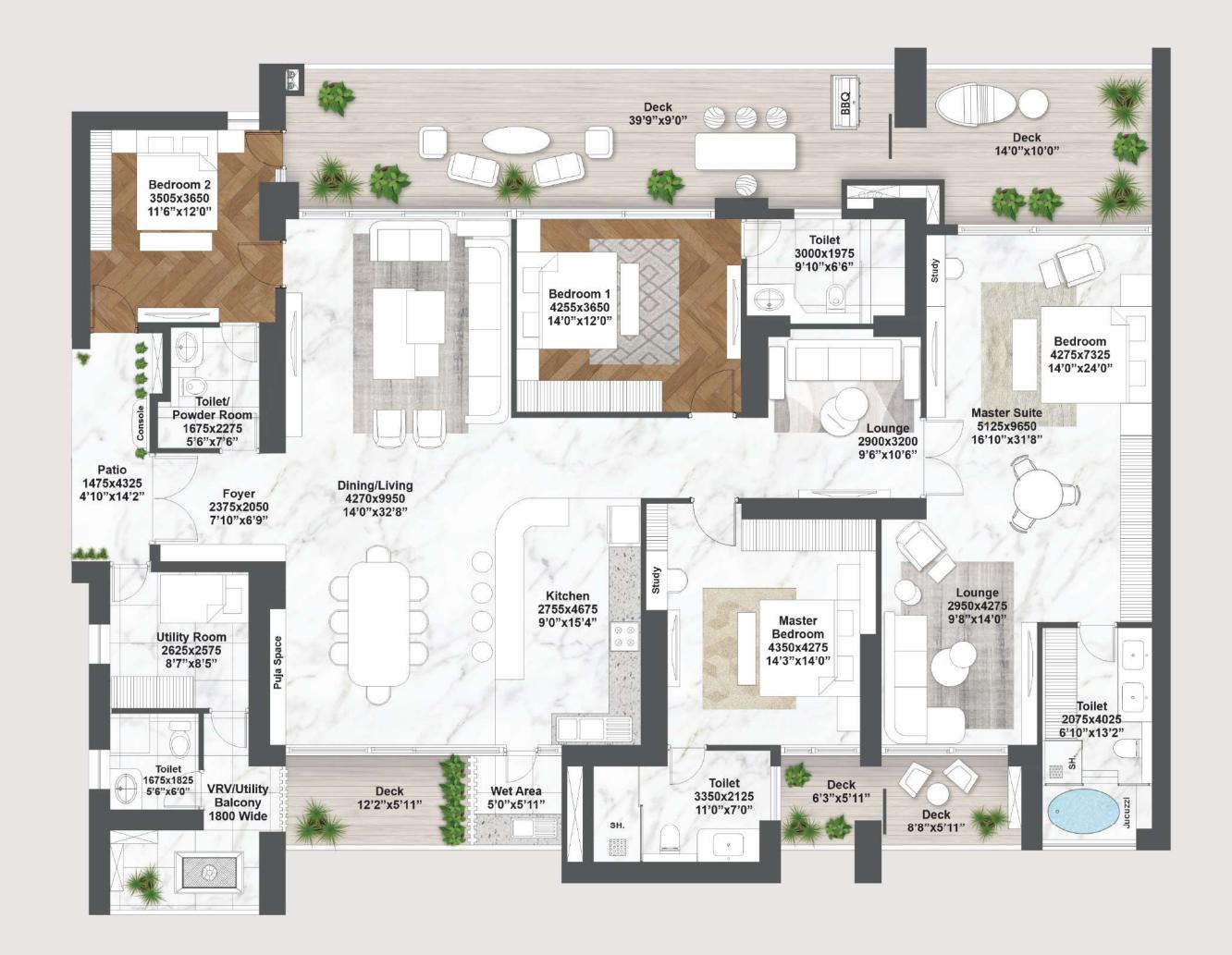
### 4 BHK WING UNIT

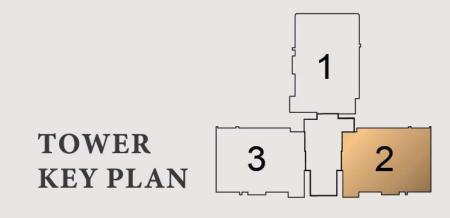
(1 MASTER SUITE + 1 MASTER BEDROOM + 2 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SERVANT ROOM)

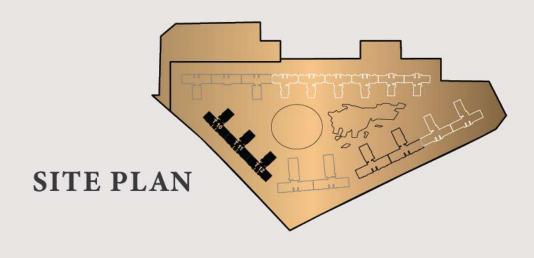
Carpet Area : 2308 Sq. Ft.
Covered Area (FAR) : 2813 Sq. Ft.
Balcony Area (Non FAR) : 524 Sq. Ft.
Super Area : 4223 Sq. Ft.

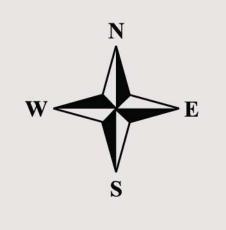
#### TOWER 10,11 & 12 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY



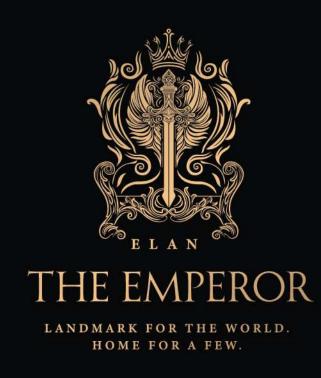








<sup>\*</sup>Subject to change. only tentative.



### 4 BHK WING UNIT

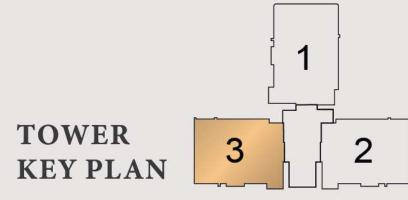
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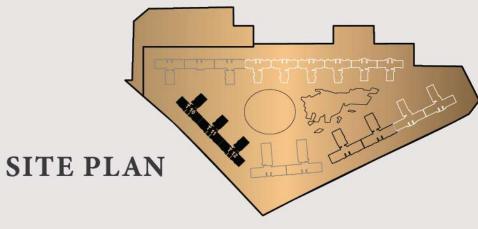
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#### TOWER 10, 11 & 12 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY



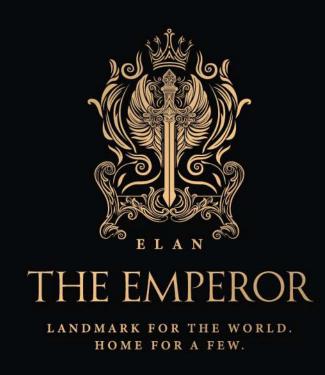








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## 4 BHK PENTHOUSE HEAD UNIT

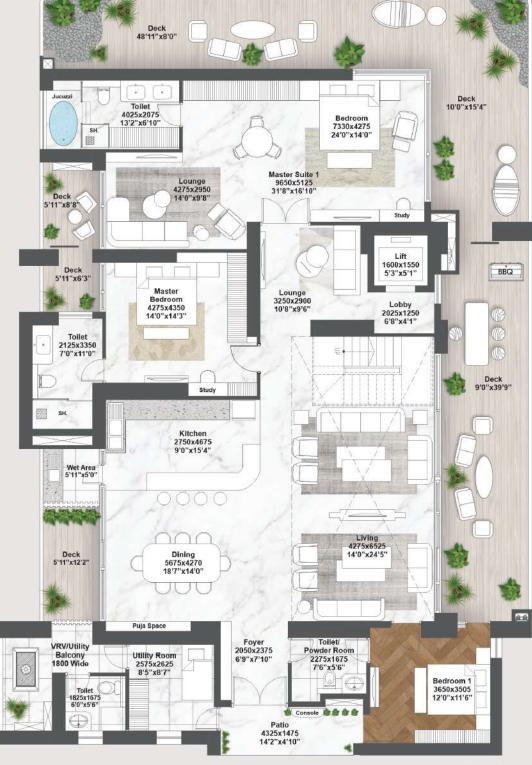
( 2 MASTER SUITE + 1 MASTER BEDROOM + 1 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + SERVANT ROOM)

Carpet Area : 3696 Sq. Ft.
Covered Area (FAR) : 4474 Sq. Ft.
Balcony Area (Non FAR) : 812 Sq. Ft.
Sky Deck Area : 1358 Sq. Ft.
Super Area : 8053 Sq. Ft

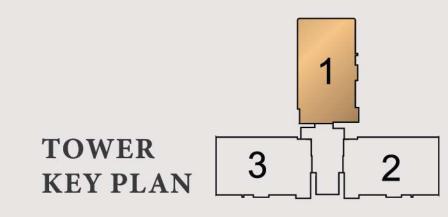
#### TOWER 10, 11 & 12

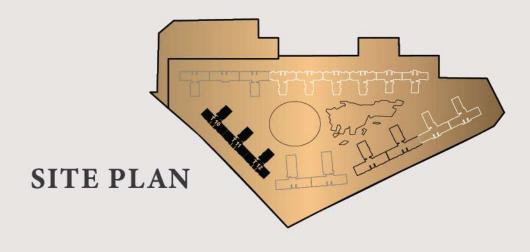
#### RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

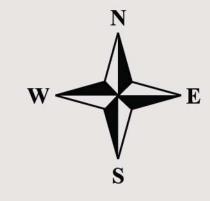






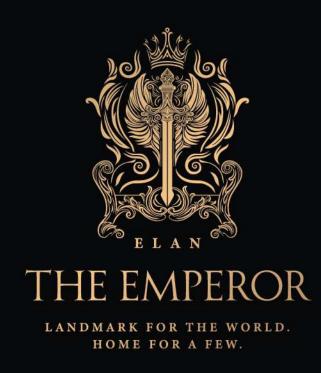








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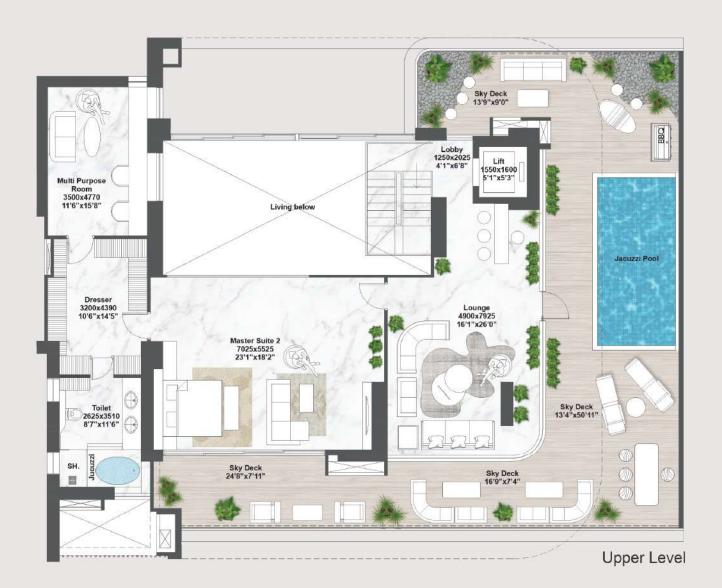
## 4 BHK PENTHOUSE WING UNIT

( 2 MASTER SUITE + 1 MASTER BEDROOM + 1 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + SERVANT ROOM)

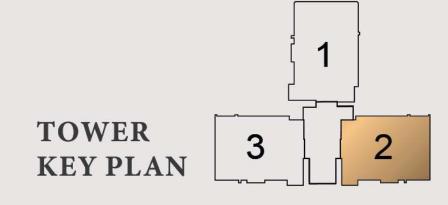
Carpet Area : 3685 Sq. Ft.
Covered Area (FAR) : 4366 Sq. Ft.
Balcony Area (Non FAR) : 524 Sq. Ft.
Sky Deck Area : 960 Sq. Ft.
Super Area : 7225 Sq. Ft

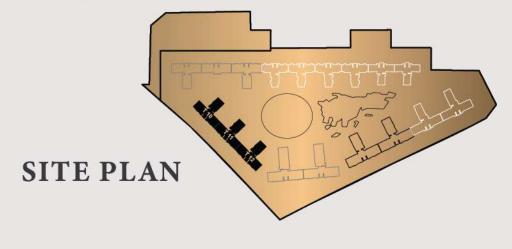
#### TOWER 10, 11 & 12

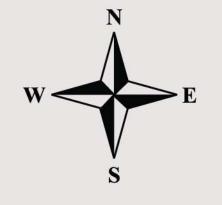
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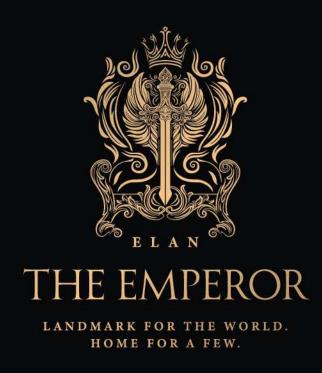








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## 4 BHK PENTHOUSE WING UNIT

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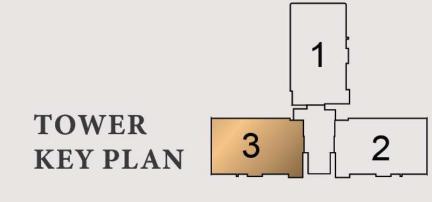
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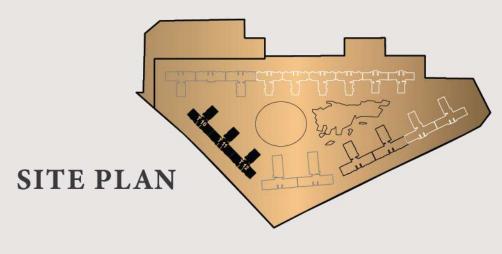


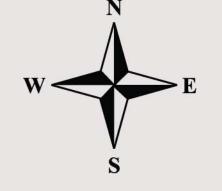
Upper Le



Lower Level

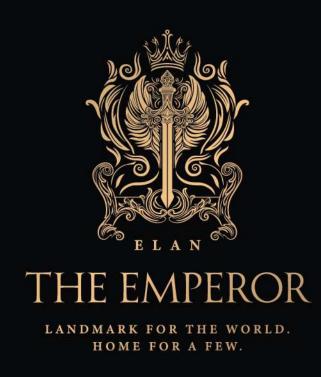








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### 5 BHK HEAD UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM + 3 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + VISITOR/WAITING ROOM + SERVANT ROOM)

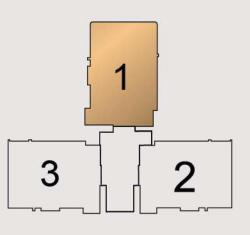
Carpet Area : 3056 Sq. Ft.
Covered Area (FAR) : 3711 Sq. Ft.
Balcony Area (Non FAR) : 1012 Sq. Ft.
Super Area : 5891 Sq. Ft.

#### TOWER 16, 17 TYPICAL FLOOR

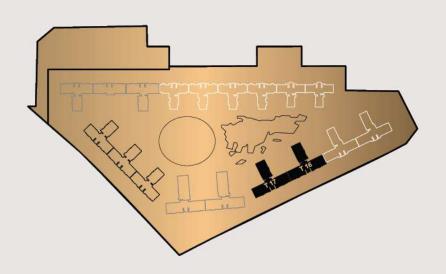
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

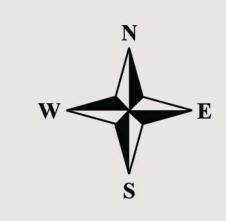
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#### **TOWER KEY PLAN**



#### SITE PLAN

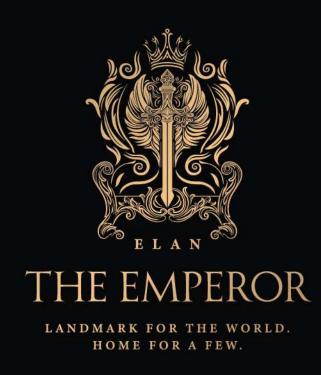








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### 5 BHK WING UNIT

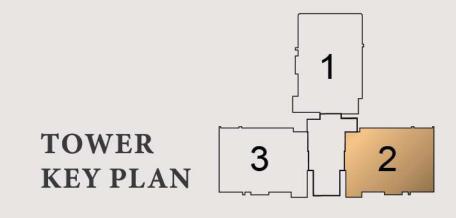
(1 MASTER SUITE + 1 MASTER BEDROOM + 3 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + VISITOR/WAITING ROOM + SERVANT ROOM)

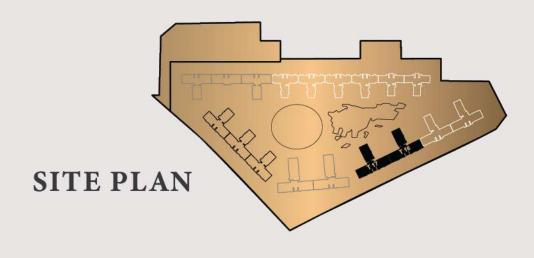
Carpet Area : 3041 Sq. Ft.
Covered Area (FAR) : 3606 Sq. Ft.
Balcony Area (Non FAR) : 691 Sq. Ft.
Super Area : 5434 Sq. Ft

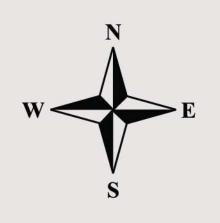
#### TOWER 16, 17 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY



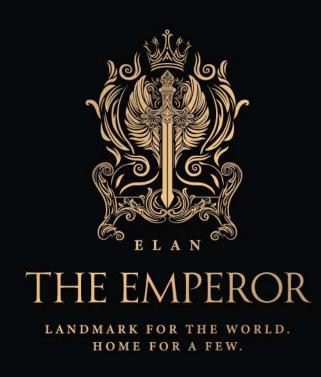








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### 5 BHK WING UNIT

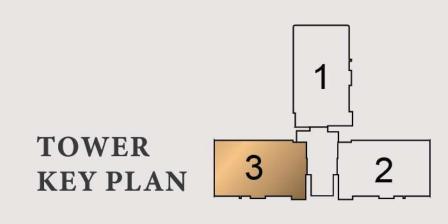
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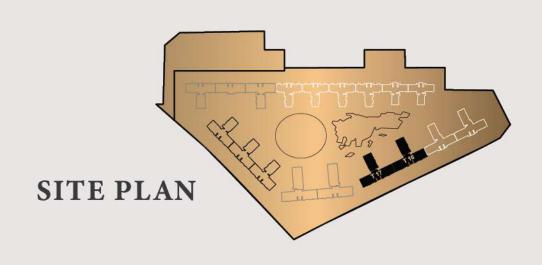
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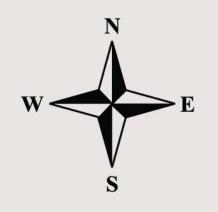
#### TOWER 16, 17 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY



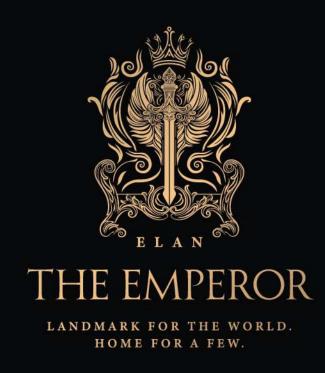








<sup>\*</sup>Subject to change. only tentative.



## 5 BHK PENTHOUSE HEAD UNIT

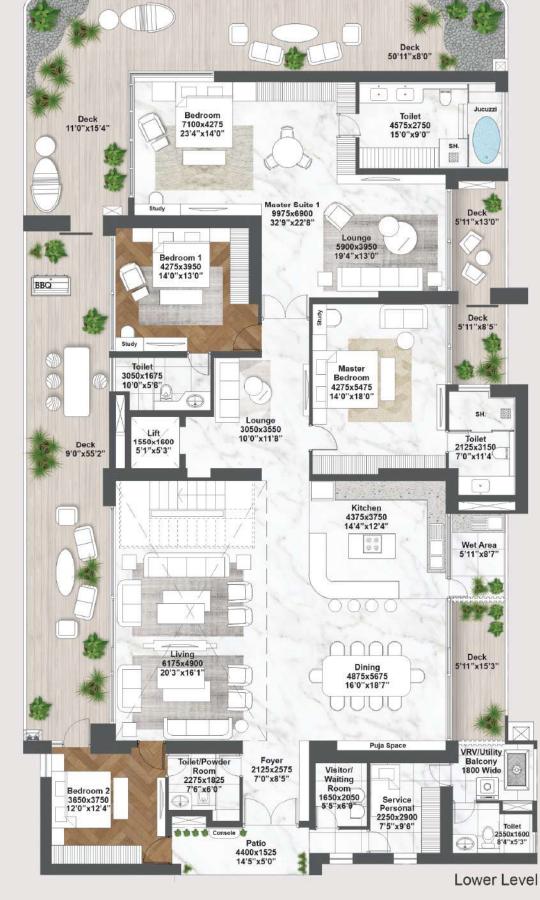
( 2 MASTER SUITE + 1 MASTER BEDROOM + 1 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + SERVANT ROOM)

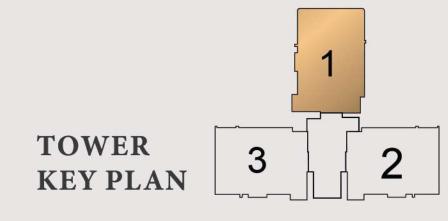
Carpet Area : 5054 Sq. Ft.
Covered Area (FAR) : 5884 Sq. Ft.
Balcony Area (Non FAR) : 1012 Sq. Ft.
Sky Deck Area : 1599 Sq. Ft.
Super Area : 10347 Sq. Ft

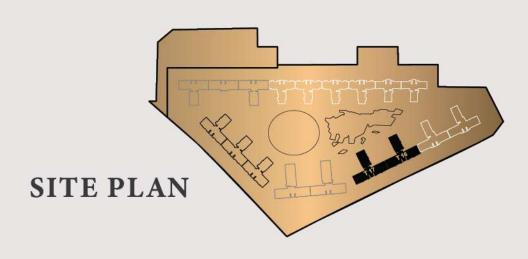
#### TOWER 16, 17

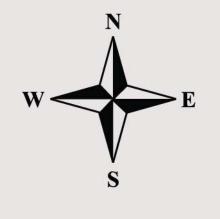
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY





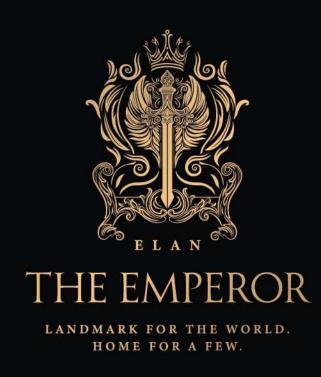








<sup>\*</sup>Subject to change. only tentative.



# 5 BHK PENTHOUSE WING UNIT

( 2 MASTER SUITE + 1 MASTER BEDROOM + 2 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + VISITOR/WAITING ROOM + SERVANT ROOM )

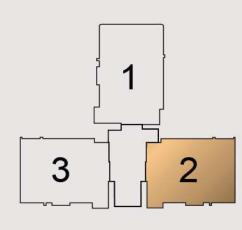
Carpet Area : 5037 Sq. Ft.
Covered Area (FAR) : 5771 Sq. Ft.
Balcony Area (Non FAR) : 691 Sq. Ft.
Sky Deck Area : 1190 Sq. Ft.
Super Area : 9470 Sq. Ft.

TOWER 16, 17

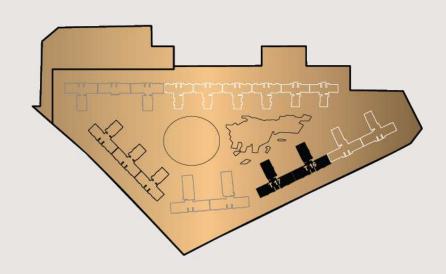
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

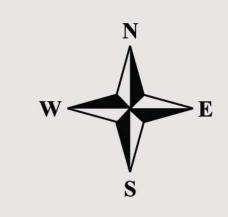
The floor plans is Illustrative/ Tentative/ Indicative only and subject to change at any time in future as per requirement of Company/ Competent Authority without any prior notice. All images and graphical depictions are purely artistic in nature and may not represent the actual final product.

#### **TOWER KEY PLAN**



#### SITE PLAN



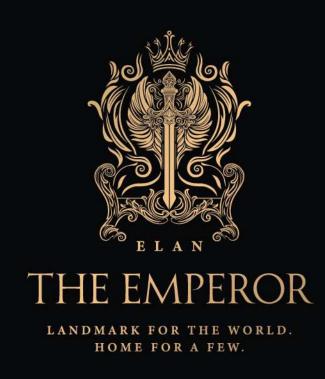








<sup>\*</sup>Subject to change. only tentative.



# 5 BHK PENTHOUSE WING UNIT

( 2 MASTER SUITE + 1 MASTER BEDROOM + 2 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + VISITOR/WAITING ROOM + SERVANT ROOM )

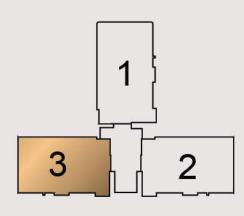
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Covered Area (FAR) : 5771 Sq. Ft.
Balcony Area (Non FAR) : 691 Sq. Ft.
Sky Deck Area : 1190 Sq. Ft.
Super Area : 9470 Sq. Ft.

TOWER 16, 17

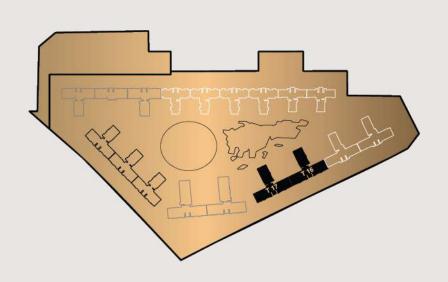
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

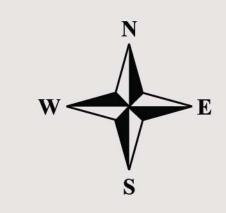
The floor plans is Illustrative/ Tentative/ Indicative only and subject to change at any time in future as per requirement of Company/ Competent Authority without any prior notice. All images and graphical depictions are purely artistic in nature and may not represent the actual final product.

#### **TOWER KEY PLAN**



#### SITE PLAN







Upper Lev





\*Subject to change. only tentative.



# APARTMENT RENDERINGS









\*Artistic Impression

\*Furnishing & Fittings not part of offering.

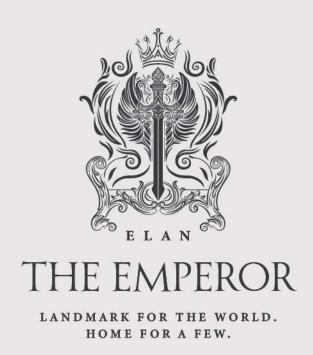
LOUNGE AREA





# PROJECT SPECIFICATIONS



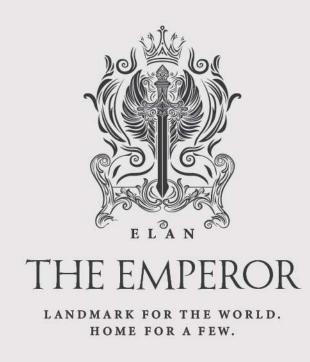


LIVING/DINING/FOYER/ LO	OUNGE/PASSAGE
Floor	Imported Marble / Engineered Stone or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
MASTER SUITE & MASTER B	BEDROOM
Floor	Imported Marble / Engineered Stone or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
OTHER BEDROOMS / MULT	IPURPOSE ROOM
Floor	Engineered Wooden Flooring or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
AUTOMATION	
Master Suite, Master Bedroom	Automation for lighting, Air Conditioning & curtains
& Living - Dining Area	
Other Bedrooms	Provision for automation for lighting, Air Conditioning & curtains

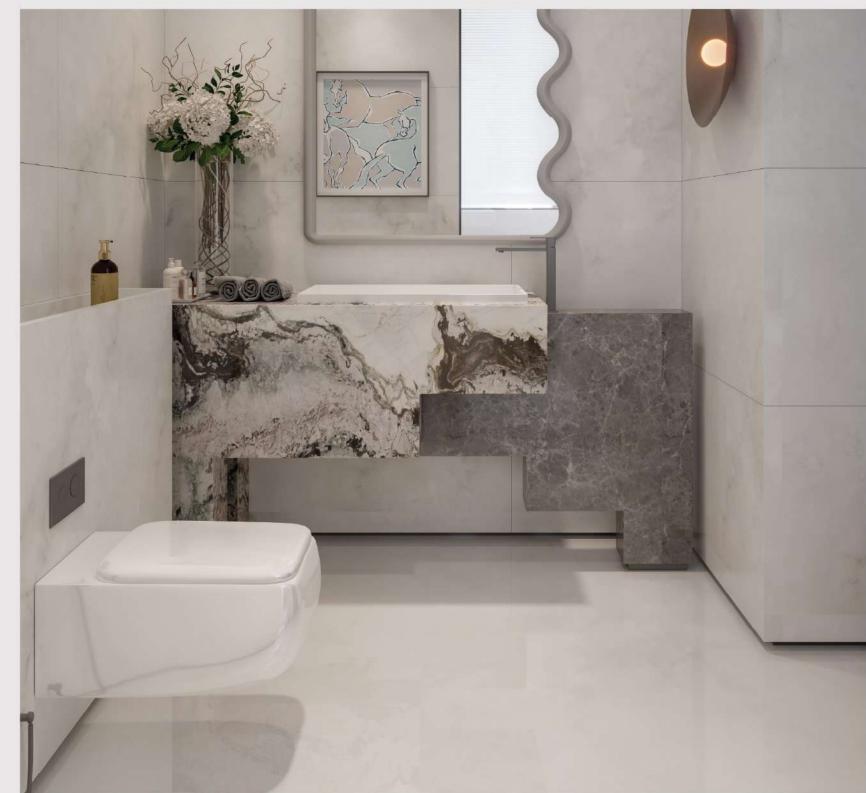




Artistic illustration

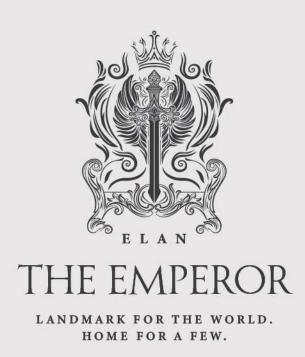


Imported Marble / Engineered Stone or Equivalent
Combination of Stone with Gypsum Plaster & Acrylic Emulsion Paint
Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Shower Glass Partition
Vanity with Marble / Granite counter top or equivalent and Mirror
Geyser (Centralized / Individual of A.O. Smith / Venus / Racold or
equivalent make) Hair Dryer (Dyson / Philips / Havells / Panasonic or
equivalent make) Bathtub-Jacuzzi / Shower enclosure with Rain Shower
in Master Suite Toilet
TOTO / Duravit or equivalent make (Automatic WC in Master Suite
Toilet & Semi-Automatic WC in Master Toilet)
TOTO / Hansgrohe or equivalent make
TOTO / Hansgrohe or equivalent make

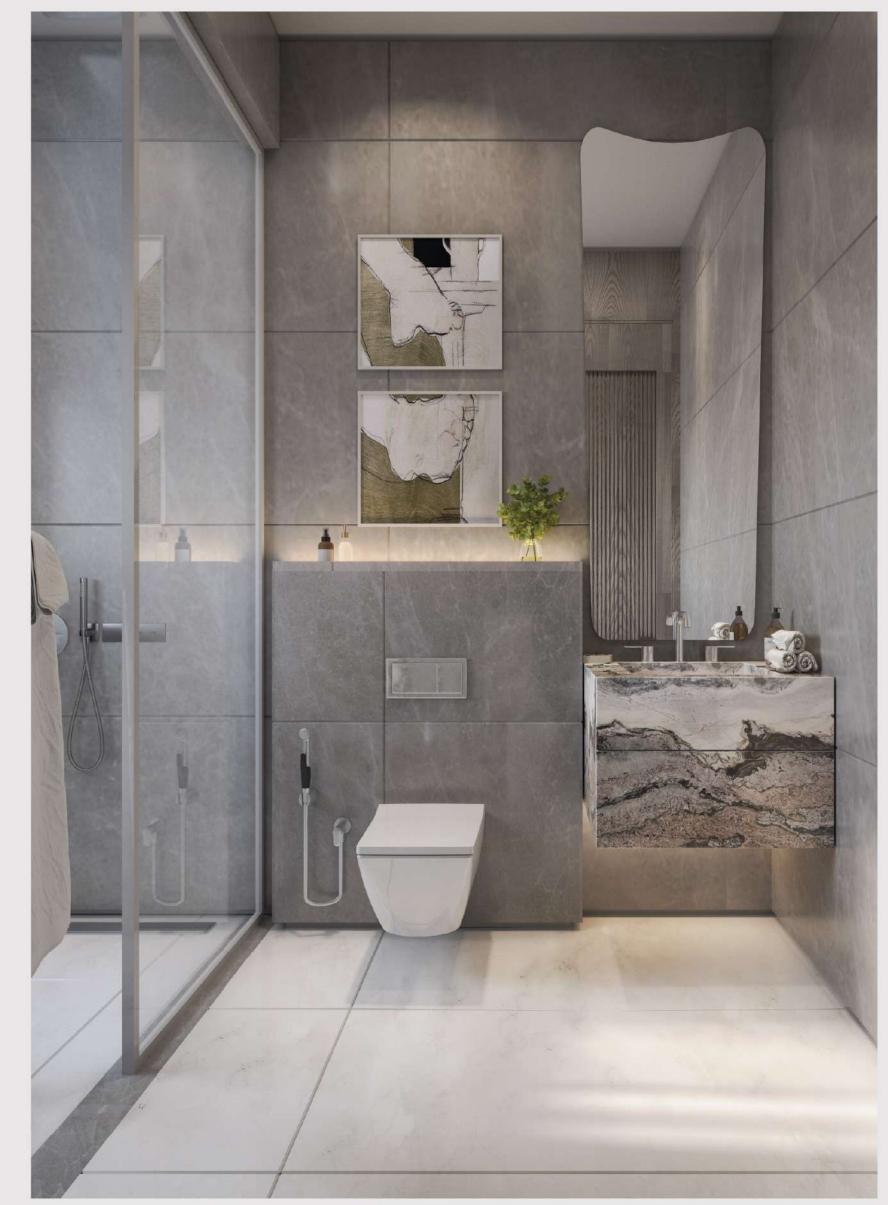




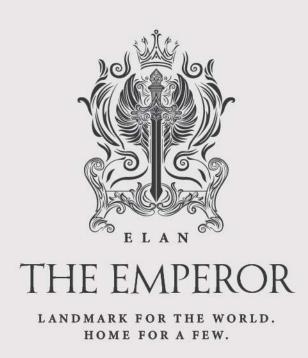
Artistic illustration



OTHER TOILETS	
Floor	Premium Quality Vitrified / Anti-Skid Tiles or equivalent
Wall	Combination of Premium Vitrified Tiles with Gypsum Plaster & Acrylic
	Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Fixtures/Fittings	Shower Partition / Vanity with Marble / Granite counter top or
	equivalent and Mirror / Geyser (Centralized / Individual of A.O.
	Smith / Venus / Racold or equivalent make)
Sanitary ware	TOTO / Duravit or equivalent make
CP Fittings	TOTO / Hansgrohe or equivalent make
Toilet Accessories	TOTO / Hansgrohe or equivalent make



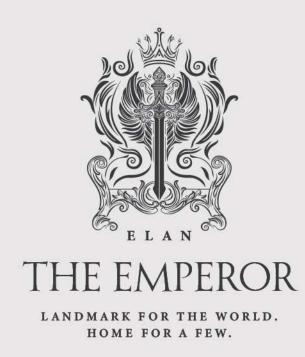
Artistic illustration



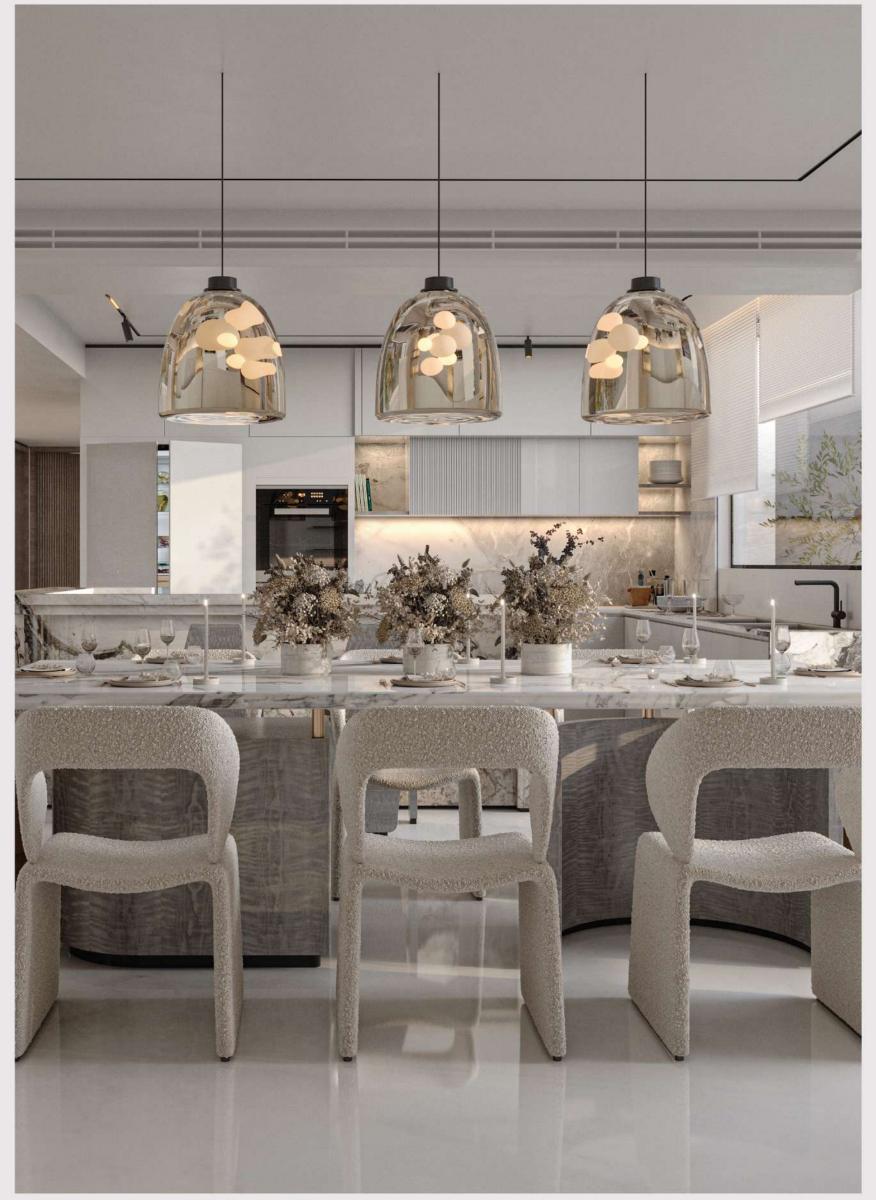
KITCHEN	
Floor	Premium Quality Vitrified / Anti-Skid Tiles / Imported Marble /
	Granite or equivalent
Wall	Combination of Premium Vitrified Tiles / Lacquered Glass
	Backsplash / Granite & Acrylic Emulsion Paint
Ceiling	Premium Grade Acrylic Emulsion paint with Gypsum Plaster
Counters	Granite / Engineered Stone Counter top or equivalent
Fixtures/Fittings	Premium grade modular kitchen with premium white goods
	Refrigerator – Double Door- (Samsung/LG/IFB/Whirlpool or
	equivalent make) Oven (Miele / Siemens / Bosch or equivalent make)
	Microwave (Miele / Siemens / Bosch or equivalent make) Dishwasher
	(Miele / Siemens / Bosch or equivalent make) Washing Machine &



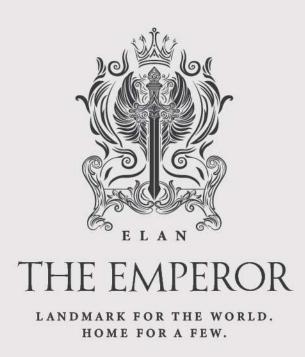
Artistic illustration



KITCHEN	
	Dryer combo (Miele / Siemens / Bosch or equivalent make) Wine
	Cellar (Siemens / Samsung / LG / IFB/ Vest frost or equivalent) Coffee
	Machine (Siemens / Philips / Samsung / LG / IFB or equivalent) HOB
	Chimney (Miele / Siemens / Bosch or equivalent make) Geyser
	(Centralized / Individual of A.O. Smith/Venus/ Racold or equivalent
	make) RO (Centralized / Individual of Kent / Eureka Forbes or
y <del></del>	equivalent) Sink – Double Bowl – (Franke / Jayna or equivalent make)
	Faucet (Grohe / Kohler / American Standard or equivalent make)
BALCONIES	
Flooring	Premium vitrified tiles / Granite or equivalent
Fixtures	Barbeque Grill in Living Balcony (Weber or equivalent make)
	Marble Bar Counter in Living Balcony



Artistic illustration

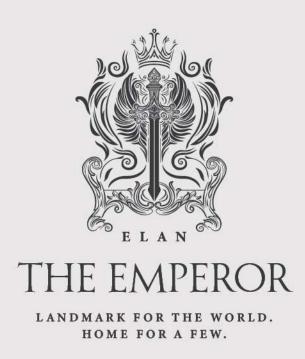


UTILITY BALCONY	
Floor	Superior Quality Vitrified/ Anti-Skid Tiles or equivalent
Wall/Ceiling	Gypsum Plaster with Acrylic Emulsion Paint/External Grade Putty and
	Exterior Weather Shield or equivalent
UTILITY ROOM	
Floor	Vitrified Tiles or equivalent
Wall	Gypsum Plaster with Acrylic Emulsion Paint
Ceiling	Gypsum Plaster with Acrylic Emulsion Paint
AC	Suitable AC in Servant Room
UTILITY TOILET	
Floor	Vitrified Tiles or equivalent
Wall	Combination of Vitrified Tiles with Gypsum Plaster & Acrylic
	Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Sanitary ware and CP Fittings	Roca / Hindware or equivalent make





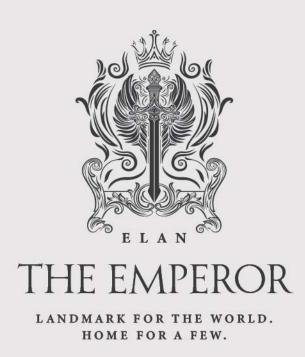
Artistic illustration



Hardwood / Engineered Door Frame with Veneer Flush
Door in High Gloss Finish or equivalent
Hardwood / Engineered Door Frames with laminated Flush Doors or
equivalent
Anodised Aluminium Frames/Powder Coated Aluminium/UPVC
Glazing
Seamless modern glass railing / SS balustrade glass railing
Energy efficient VRV/VRF Air conditioning system with centrally
treated fresh air.
Switches (Havells/Northwest/Schneider or equivalent make)
Ceiling Fans (Crompton/Havells/Orient or equivalent make)

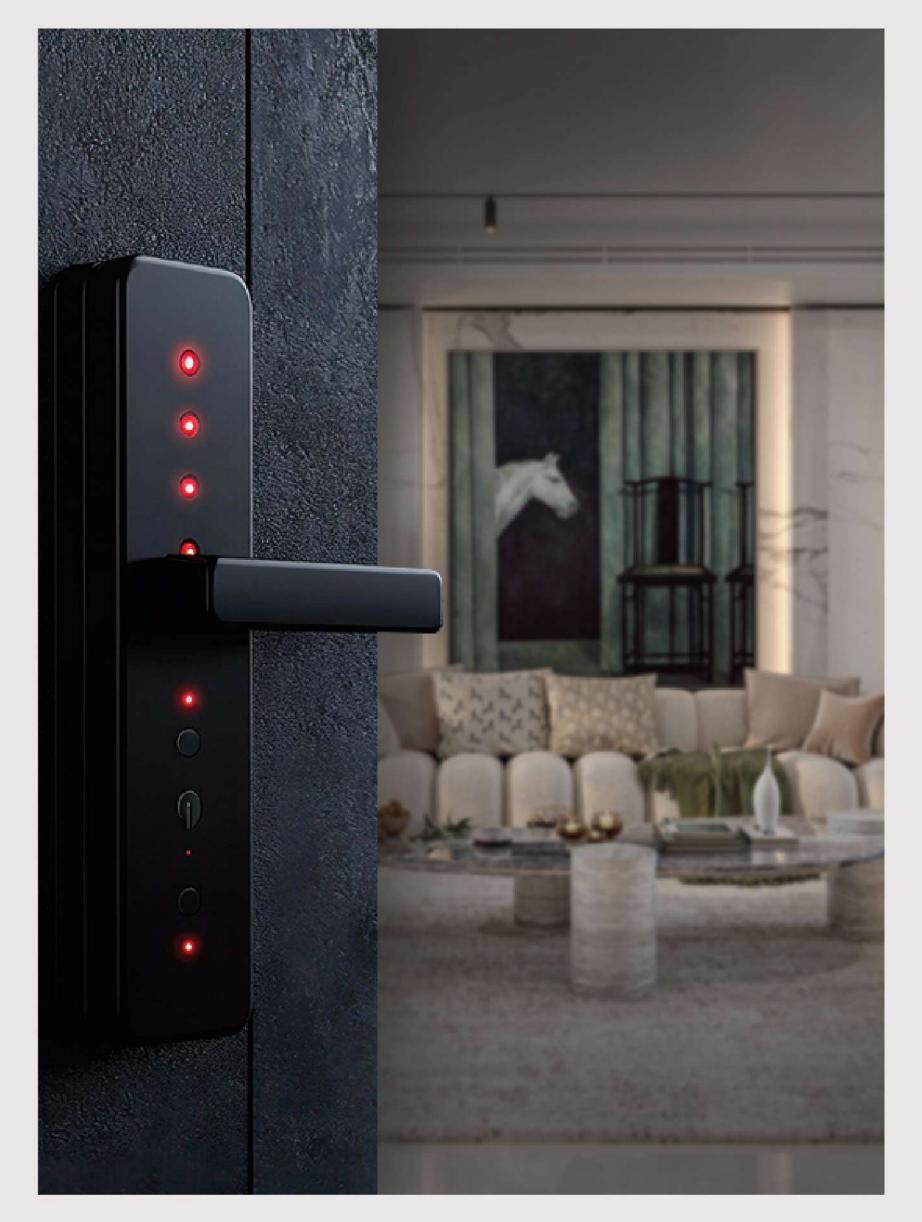


Artistic illustration



SECURITY	
	5 Tier Security-Gate/Perimeter/Parking/Lobby and Entrance Door
	Video Door Phone and digital lock on Main Door
	Secured Access for Lifts & Lift Lobbies
	Access Controlled Reception Areas in each tower
	CCTV Coverage for complete development and Lift cars
	Separate Lifts for Basement to GF Entrance Lobby connectivity
LIFT LOBBY	
Floor	Imported Marble/Engineered stone/equivalent
Wall	Combination of Marble/Veneer/Plaster Paint
BASEMENT	
Floor	Finished with combination of Epoxy paint or equivalent





Artistic illustration







## THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.

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"Elan The Emperor", having HARERA Regn. No. 05 of 2025 dated 17.01.2025 is being developed by the Company as a Mixed Land Use Colony (with 99% residential and 1% Commercial component) project on land admeasuring 4.82 acres (1.95 hectares) forming an integral part of the licensed land in total admeasuring 33.5125 acres (13.562 hectares) situated in the revenue estate of Pawala Khusrupur, Sub Tehsil Kadipur, Tehsil & District Gurugram, Haryana and now comprised in Sector-106, Gurugram Manesar Urban Complex, Gurugram Manesar Urban Complex, Gurugram, Haryana. The development is subject to: - (i) License No. 80 of 2012 dated 17.08.2012 (as renewed from time to time) [24.10 acres (9.75 hectares)] & License No. 194 of 2024 dated 31.12.2024 [9.4125 acres (3.809 hectares)] is subject by DTCP; (ii) Building Plan approved vide Memo No. ZP-1629-III/SD(RD)/2024/39167 dated 10.12.2024. The development is regulated by the Real Estate (Regulation & Development) Rules, 2017 ("H-RERA Rules") and the terms are governed by application form; allotment letter; agreement for sale; conveyance deed and future expansions if any, in accordance with the approvals of the complete Project / the Colony. The project land and its receivables are presently mortgaged with banks/ financial institutions/ NBFCs/HFCs.

Visuals, images, photographs, etc. are general and are indicative in nature and for information purposes only and do not have any correlation with the project(s) of the Company/Elan Group, unless specifically claimed to be actual photographs. Audio-visual and pictorial presentation, information and details given/shown including but not limited to visual regarding the Project, its consultants and others partnering in the project and statements regarding consultants, Dwarka Expressway with world-class amenities, facilities, construction & development whereof are being undertaken/shall be undertaken in due course and for which renowned consultants, contractors, etc. have been/shall be engaged; except legal documents, is/are purely indicative & for general awareness and does not constitute any representation, assurance, declaration, etc. by the Company/Elan Group.

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\*\*Terms & Conditions apply.

\*\*\* 1 sq. ft. = 0.0929 sq. mt.

\*\*\*\* 1 acre = 0.40468 hectares.

