

OYSTER ARCADE

THE PULSE OF DWARKA EXPRESSWAY

Opportunity for every vision



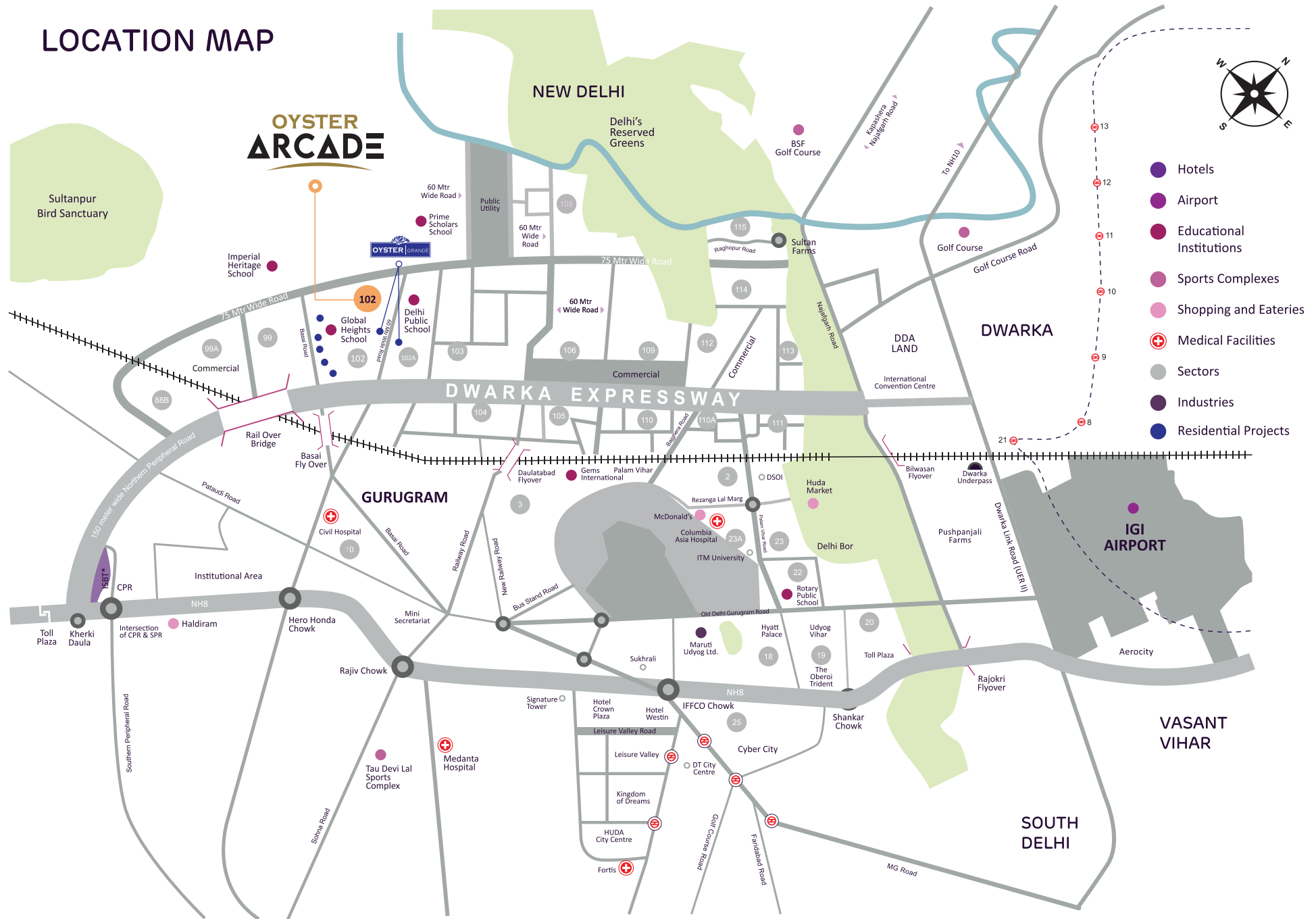


Disclaimer: The image is an artistic impression only.
The promoter is offering sale of vacant plots only.

When you have an incredible idea, all you need is an opportunity. Now, Oyster Arcade is giving you 51.
Presenting 51 Opportunity Plots at Oyster Arcade that give you the ability to turn your vision into a reality.

Turn your idea into a thriving business or office with flexible, premium SCO plots. These plots in a brand new development are an ideal investment opportunity for shops, offices, restaurants and many more. Start your future in an up-and-coming part of Gurugram, that promises to be the Pulse of Dwarka Expressway.

LOCATION MAP



Disclaimer: Map not to scale. The map is not necessarily accurate to surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the project. The Developer makes no representation regarding continuity/existence of these developments/landmarks going forward.



LOCATION ADVANTAGES

The area is a hotbed of new developments, meaning opportunities aplenty.

Backed by trusted developers with a wealth of expertise, investors can simply focus on developing their businesses.

With world-class facilities and infrastructure, every business can get off on the right footing.

- 📍 **01 minute** walk from residential projects
- 📍 **02 minutes** from Dwarka Expressway
- 📍 **15 minutes** from HUDA City Center
- 📍 **20 minutes** from IGI Airport

Disclaimer: The driving time indicated is tentative and actual time may vary, depending upon traffic and other conditions.

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A VIBRANT COMMUNITY

Over 6,000 families are set to call this neighbourhood, a home. Dwarka expressway is the perfect location to cater to a discerning and diverse group of consumers.

The area will be home to social butterflies, who crave connectivity between Delhi and Gurugram. This makes Oyster Arcade the perfect location to cater to the needs of premium clientele that don't compromise on their lifestyle.

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OYSTER ARCADE HIGHLIGHTS

Each aspect is designed for excellence and every facility is enacted with an eye for reliability and quality.

Highlights

- Spacious central passage for pedestrians
- Easily accessible from 60m & 24m wide roads
- Ample parking space
- Opportunities to build B + G + 4 floors (as per DTCP guidelines)
- Beautifully landscaped plaza, ideal for flea market, activities and events etc.
- Power backup for common areas
- CCTV coverage for common areas

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A NEW VISION

Oyster Arcade represents a chance at creating something new. A unique take on something wide spread, or a brand new idea that's the first of its kind. There are no limits on what can be achieved with an opportunity like this, so discover how you can make the most of it.



FOR THE SHOPPERS

We all know how hard it is to find that one truly unique piece that speaks to us amongst the millions of choices. So why not turn your store into a one-of-a-kind shopping experience by creating handmade art for your viewers or starting a boutique vintage thrift store. The possibilities are limitless!

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FOR THE FOODIES

Instead of the same old offerings and chains we've gotten used to and bored of, excite nearby residents with something truly delectable; something they've never seen before. A conveyor belt sushi bar, a purely vegan café, Ethiopian cuisine for the first time in Gurugram – a world of sensory delights is yours to create.



FOR THE SOCIALIZERS

Having a wealth of places to congregate with friends and family can be a major factor in our lives: one can only go out for a meal so many times. Why not broaden horizons with a retro video game arcade, a cat café or a comic book store? Create a unique social experience, and people will come back over and over again.

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*Artistic Impression

FOR THE CREATORS

When it's time to get down to business, we need the right atmosphere and ambience to focus, collaborate, and ideate freely. Create a studio space for artists, a co-working space for professionals to come together, or simply find the perfect location for your business' headquarters. Amidst the vibrant environment of Oyster Arcade, great things are bound to happen.



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TOMORROW BEGINS TODAY

The tomorrow you want to create for yourself begins with the dreams of today. So let your imagination run wild. Envision your future and turn it into your present with the incredible opportunity that lies in front of you.



The "Oyster Arcade Project" is a Plotted Commercial Colony being developed on plot of land admeasuring 2.5 acres under License No. 37 of 2020 dated 25.11.2020 issued by Director, Town and Country Planning Department, Chandigarh. The Layout Plan/Standard Design of SCO in the said Project is approved by DGTCP vide Memo No. DTCP 7602 dated 26.11.2020. The said Project is registered with RERA Authority, Gurugram vide Registration Certificate No. 44 of 2021 dated 24.08.2021 and the details of the same are available on the website of www.haryanarera.gov.in. All required approvals/permission as granted by statutory authorities for the said Project can be verified/inspected at the office of Promoter with Prior appointment. The Promoter reserves its right to amend the Layout Plan/ Standard Design of SCO of said Project at any stage prior to completion of said Project in compliance with applicable laws.



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Adani Realty is one of the newest arms of Adani Group, one of India's leading infrastructure and development conglomerates. Adani Realty is bringing the finest design aesthetics, philosophies, and state-of-the-art construction technology to developments in cities across India.

Current projects under development by Adani Realty include exciting residential, commercial, and social club projects across Ahmedabad, Mumbai, Pune and Gurugram, such as Shantigram, a 600 acre township project in development in Ahmedabad that is the largest of its kind in Gujarat; Monte South, a 12 acre tower development in Mumbai where the Khatau Mills once stood; and Samsara Vilasa, a lush neighborhood development that brings greenery and luxury to Gurugram.

Commercial projects in development for Adani include the highly connected Inspire Hub in Mumbai, Miracle Mile in the very heart of Gurugram and the Inspire Business Park in up-and-coming Shantigram.



With significant presence in diverse industries, the M2K group is a leading Indian business organization. The group has invested in emergent sectors such as biotechnology, infrastructure, real estate, multiplexes, and defense & aviation, achieving significant success.

The National Capital Region has already felt the benefits of M2Ks presence with incredible housing projects and multiplexes. As M2K continues to build on its list of achievements, it is set to continue raising the bar with distinction. Some of the key projects developed by M2K include Victoria Gardens in Delhi and multiple townships in Delhi NCR.

M2K Corporate Park in Sector 51, Gurugram and M2K County Shopping Plaza on NH8 are some of the most exciting commercial developments currently in progress for the company.

RERA CERTIFICATE

FORM 'REP-III' [See rule 5 (1)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA GURUGRAM

CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely:—

- The promoter shall submit the approved architectural control sheet within two months from the date of grant of registration certificate.
- The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by authority.
- The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;
- The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- The promoter shall deposit hundred percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section 4;
- The promoter shall repay the loan as per the Haryana Real Estate Regulatory Authority, Gurugram (Direction to the builders/promoters with regard to opening of Bank accounts as per provisions of RERA) Regulation, 2019 notification No. 79-2019/Ext. dated 10.05.2019.
- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.

VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from 24th August 2021 and ending with 24th Nov 2025 (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

REGISTRATION NO. 44 of 2021
RC/REP/HARERA/GGM/476/208/2021/44 Date: 24.08.2021

UNIQUE NO. GENERATED ONLINE RERA-GRG-PROJ-786-2020

REGISTRATION CERTIFICATE REAL ESTATE PROJECT

OYSTER ARCADE

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number as mentioned above

S.N.	Particular	Detail
1.	Name of the project	Oyster Arcade
2.	Location	Village Kherki Majra, Sector 102, Gurugram
3.	License no. and validity	37 of 2020 dated 25.11.2020 Valid upto 24.11.2025
4.	Total licensed area of the project	2.50 Acres
5.	Area of project for registration	2.50 Acres
6.	Nature of the project	Commercial Plotted Colony
7.	Total FAR of the project registered	15174.593 sqm
8.	Number of commercial plots	51

NAME OF THE PROMOTERS

S.N.	Particular	Detail
1.	Promoter 1/License holder	M/s Aakarshan Estates Pvt Ltd
2.	Promoter 2/Collaborator	M/s Adani MZK Projects LLP

PARTICULARS OF THE PROMOTER 2 / COLLABORATOR

S.N.	Particular	Detail
1.	Name	M/s Adani MZK Projects LLP
3.	Registered Address	10 th floor, Shikhar, Nr. Adani House, Mithakhali Six Roads, Navrangpura, Ahmedabad, Gujarat-380009
4.	Corporate Office Address	Plot No. 83, Sector 32, Institutional Area, Gurugram-122001
5.	Local Address	Plot No. 83, Sector 32, Institutional Area, Gurugram-122001
6.	LLP	AAA-5931
7.	PAN	AAUFA0904F
8.	Status	Active
9.	Mobile No.	8449803387
10.	Landline No.	0124-2555155
11.	Email-Id	Deepak.sharma12@adani.com
12.	Authorized Signatory	Deepak Sharma

DETAILS OF THE BANK ACCOUNT

S.N.	Type of bank account	Account No	Name and branch of the bank
1.	Master Account of the Project (100%)	251000555551	IndusInd Bank, Sector 31, Gurugram, Haryana
2.	Separate RERA account of the project (70%)	251000555552	IndusInd Bank, Sector 31, Gurugram, Haryana
3.	Free account of the promoter of the project (30%)	251000555553	IndusInd Bank, Sector 31, Gurugram, Haryana

This registration certificate is based on the information supplied by the promoter and an authenticated brief and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

Dated: 24.08.2021
Place: Gurugram

(Dr. K.K. Khandelwal)

DR. KRISHANA K. KHANDEI WAL (R)
Haryana Real Estate Regulatory Authority
GURUGRAM

ADDITIONAL TERMS AND CONDITIONS OF REGISTRATION

- Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees.
- The promoters shall submit list of apartments sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report.
- No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis.
Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2)
Explanation:
 - The Total Price as mentioned above includes the booking amount paid by the allottee(s) to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable);
 - The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purpose of such possession:
Provided that, in case, there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.
- The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities as provided in real estate project are part of the common areas. Accordingly, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities. Accordingly, the promoter is restrained to part away with such facilities with third party. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:
"common areas" mean—
 - the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;
 - the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;
 - the common basements, terraces, parks, play areas, open parking areas and common storage spaces;
 - the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;
 - installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;
 - the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
 - all community and commercial facilities as provided in the real estate project;
 - all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;
- The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.
- In future any new allotment in ongoing projects or new projects, the apartment or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.
- There shall not be any subvention scheme for the registered project without prior approval of the authority.
- The promoter shall make available all the approved plans of the project on the project site.
- As per section 11, the promoter shall form an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their apartment/building and inform the authority about the AOA.
- The promoter shall execute the draft allotment letter as annexed in the detailed project information which is duly approved by the authority and authenticated by the promoter.
- The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of registered association under this project.

Dated: 24.08.2021
Place: Gurugram

(Dr. K.K. Khandelwal)

DR. KRISHANA K. KHANDEI WAL (R)
Haryana Real Estate Regulatory Authority
GURUGRAM



*Artistic Impression



📞 18001080009

📍 **Site Address:** Oyster Arcade, Sector 102, Off Dwarka Expressway, Gurugram 122001

📍 **Corporate Address:** Adani House, Plot No. 83, Institutional Area, Sector 32, Gurugram 122001

🌐 www.adanirealty.com | info@adanirealty.com

Disclaimer:

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HARERA 44/2021 dated 24.08.2021 also available on www.haryanarera.gov.in