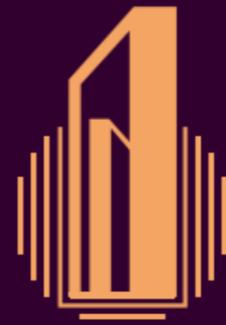


M2K

adani  
Realty



PLATINUM

TOWER *at* OYSTER | GRANDE

MORE THAN AN ADDRESS

*The*  
ULTIMATE EXPRESSION  
OF YOUR TRUE SELF



Come home to a world of elegance and lavishness, where every surface and finish goes above and beyond the ordinary: thoughtfully appointed without compromise, to reflect the way you live your life.

When your home is the ultimate expression of your true self, that's what it feels like to come home.

PRESENTING



PLATINUM  
TOWER at OYSTER GRANDE

MORE THAN AN ADDRESS



\*Artistic Impression

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## MORE THAN AN ADDRESS

When you want to truly express yourself through your home, you need something that is more than an address.

A gorgeous clubhouse inspires awe, with thoughtful amenities that allow for full self-expression. Beautiful living spaces with high ceilings create a sense of expansiveness, with a lavish experience in every space. Calming green areas, peaceful surroundings, chirping birds and a stunning view of the sunset across the Gurugram Skyline add serenity and inner peace to your daily life.

A home becomes more than an address when it speaks to your true self, and that is the core of every Platinum Tower home.

- ▶ Part of Oyster Grande
- ▶ 2/3 units per floor
- ▶ 4BHKs and Penthouses
- ▶ 3-side-open apartments
- ▶ Ultra-luxury specifications
- ▶ No ground floor apartments
- ▶ 3 high-speed lifts
- ▶ Lifestyle amenities

## WHERE YOUR STORY BEGINS

Platinum Tower is part of Oyster Grande, ideally located between Gurugram and Delhi off Dwarka Expressway, making it a crucial nexus of culture and commerce. The up-and-coming surroundings, easy access to key places in NCR, the majestic Gurugram skyline, and the wholesome touch of nature via nearby Sultanpur Bird Sanctuary are just some of the aspects that make the location such a perfect one.

Discover a world of choices, with top schools and education facilities, a plethora of modern shopping complexes, and a short drive to the airport for the traveller in you. Explore Cyber City, the very heart of Gurugram to be a part of a thriving community. It's the perfect place to start your dream life.



# MASTER PLAN

Sector 102A



PLATINUM  
TOWER OYSTER SPACES

SHOPPING CENTRE

SECTOR 102

60 M. WIDE SECTOR ROAD

24 M. WIDE SECTOR ROAD

100 ACRE DISTRICT PARK

## LEGENDS

1. Entrance
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

TO DWARKA EXPRESSWAY

\*Artistic Impression

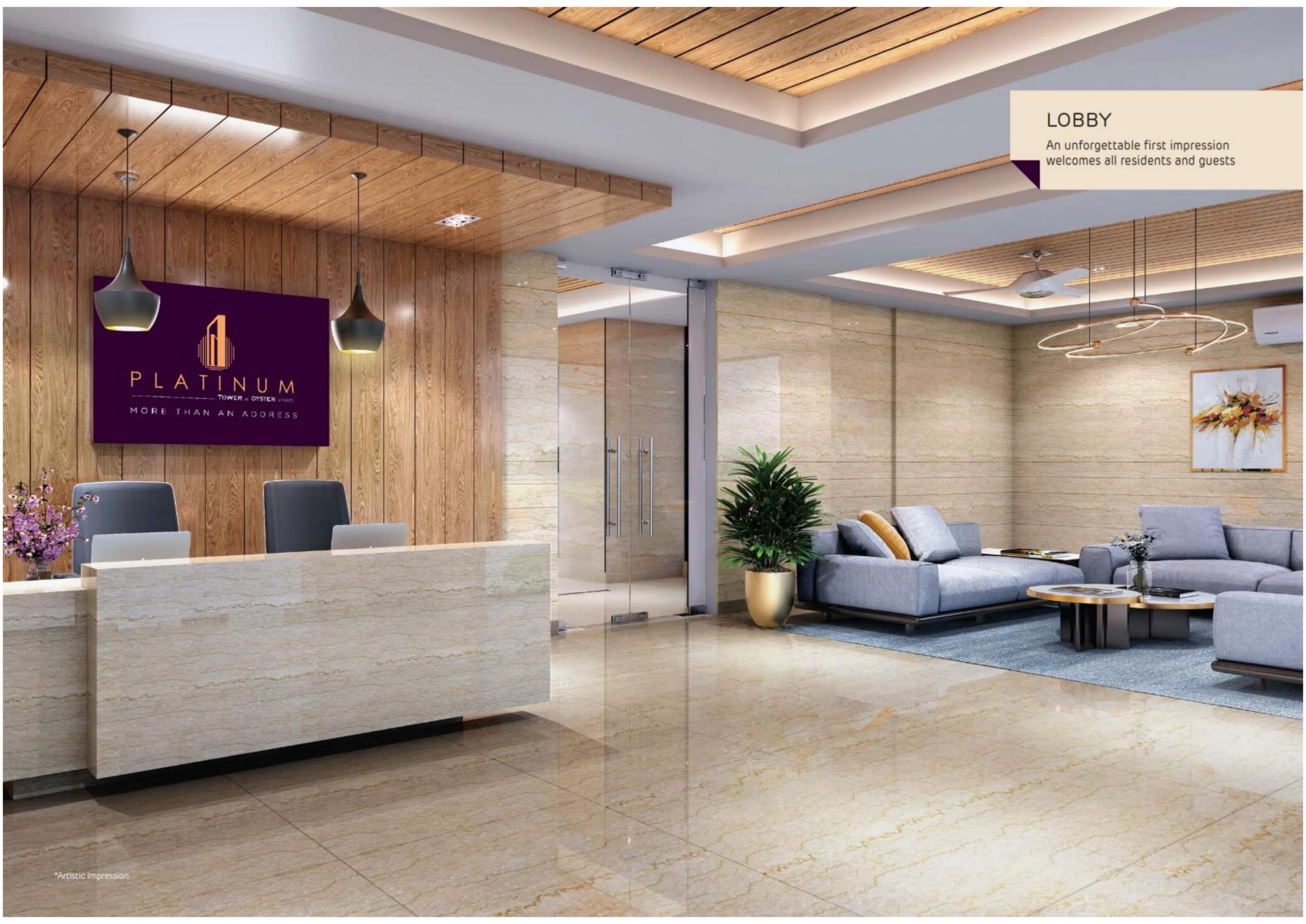


## A CLOSER LOOK

Thanks to the lavish open spaces built for flexibility and an overall design philosophy focused on creating freedom of expression, each part of your dream home can take on its very own unique character. Every unit is thoughtfully created in a grand and flowing manner to reflect your personal sensibilities and taste, to create a truly uplifting experience every time you walk through the door.

## LOBBY

An unforgettable first impression  
welcomes all residents and guests



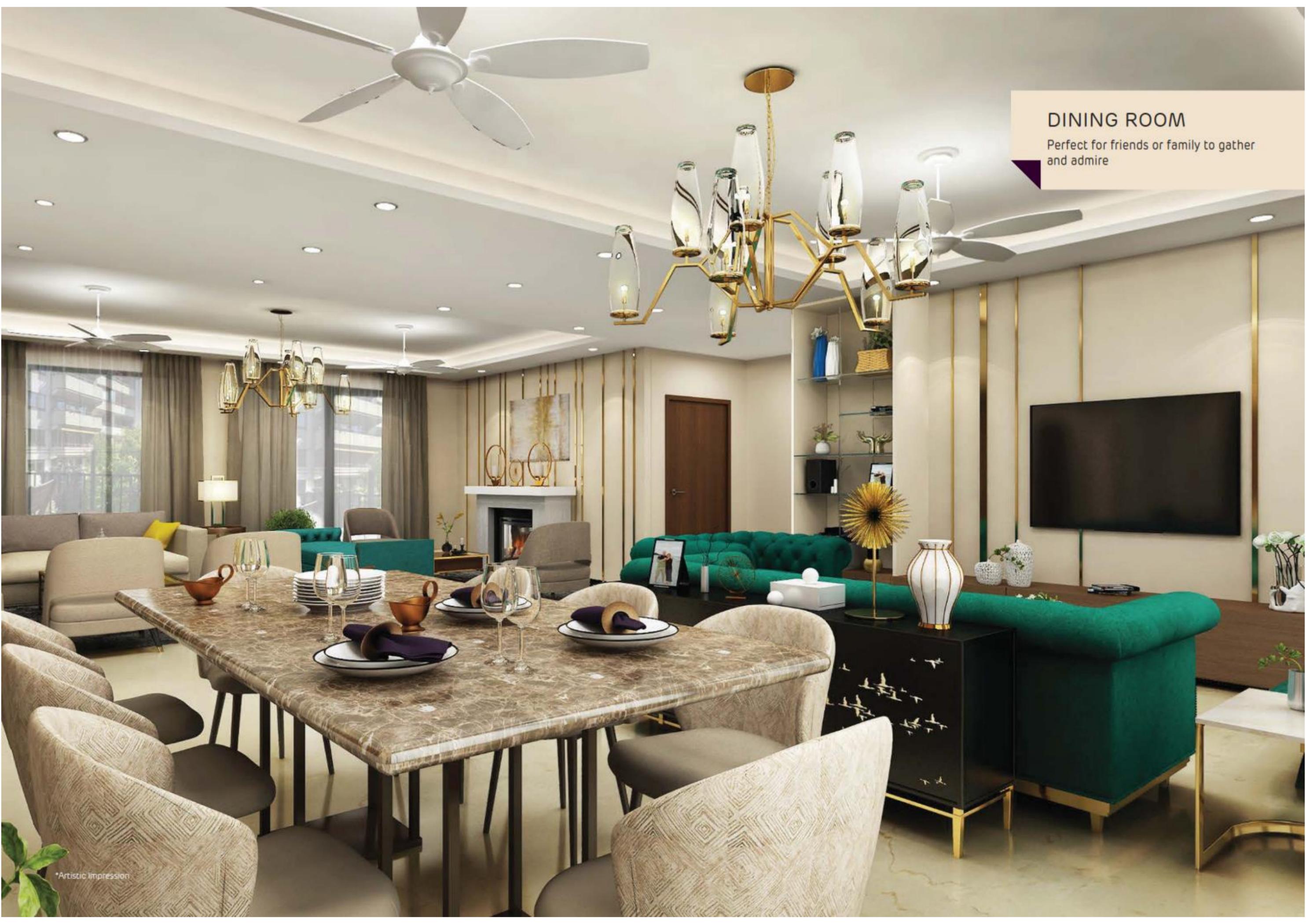
## LIVING ROOM

Designed with the freedom to craft out the perfect space to reflect your inner self



## DINING ROOM

Perfect for friends or family to gather and admire



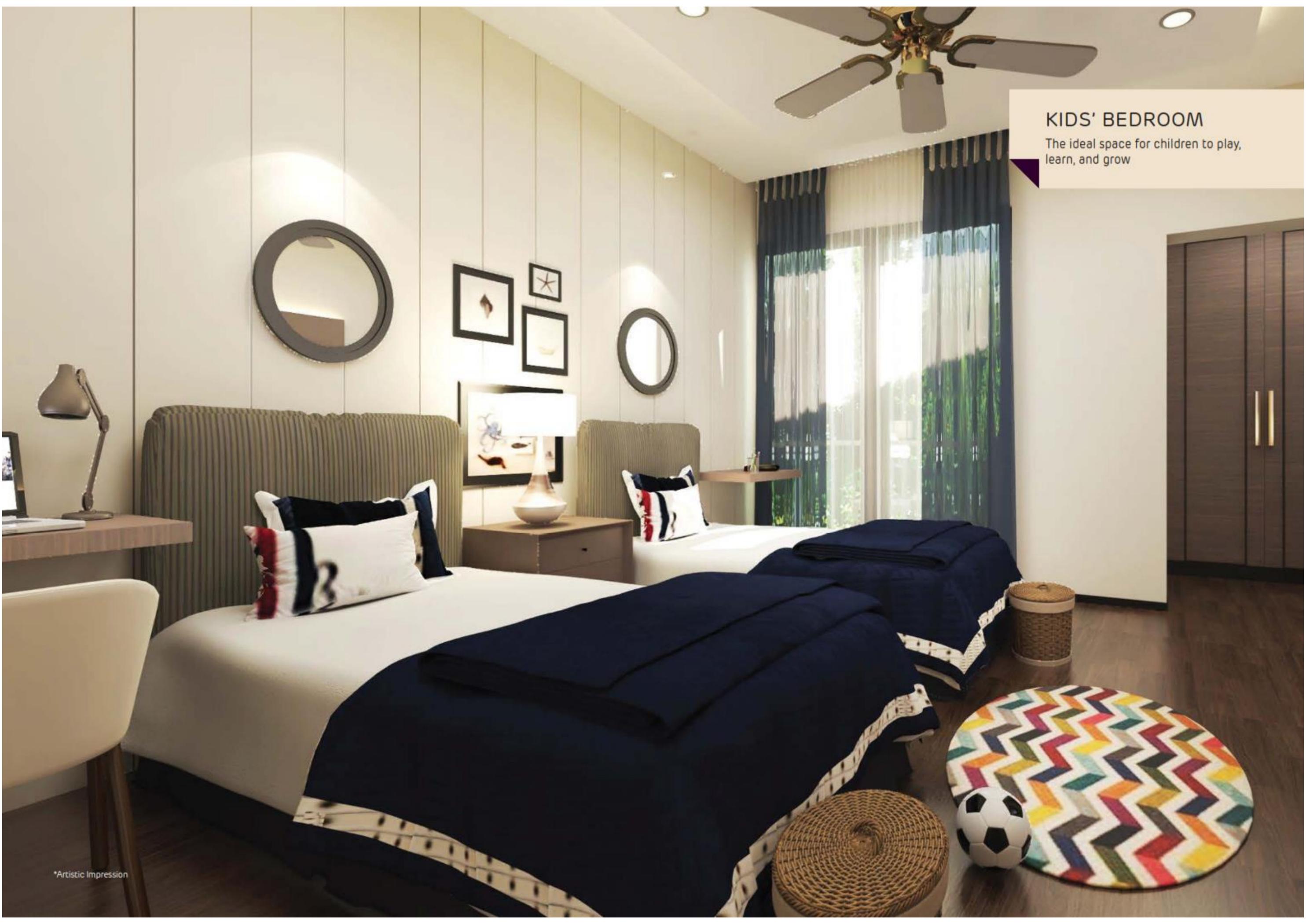
## MASTER BEDROOM

Enhance your every day with a peaceful and serene personal space



## KIDS' BEDROOM

The ideal space for children to play, learn, and grow



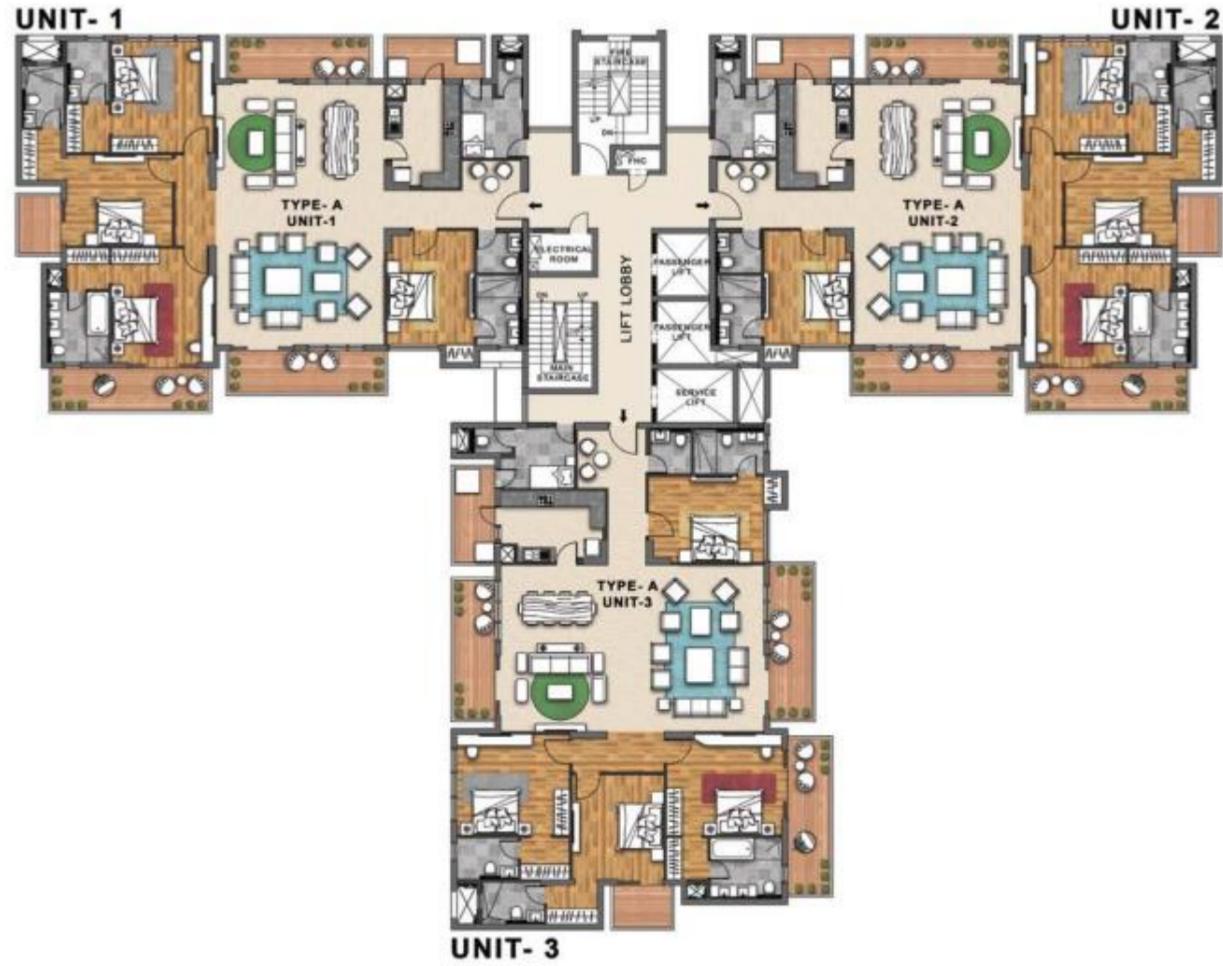
## Guest Bedroom

Welcome guests in style with a truly lavish feel

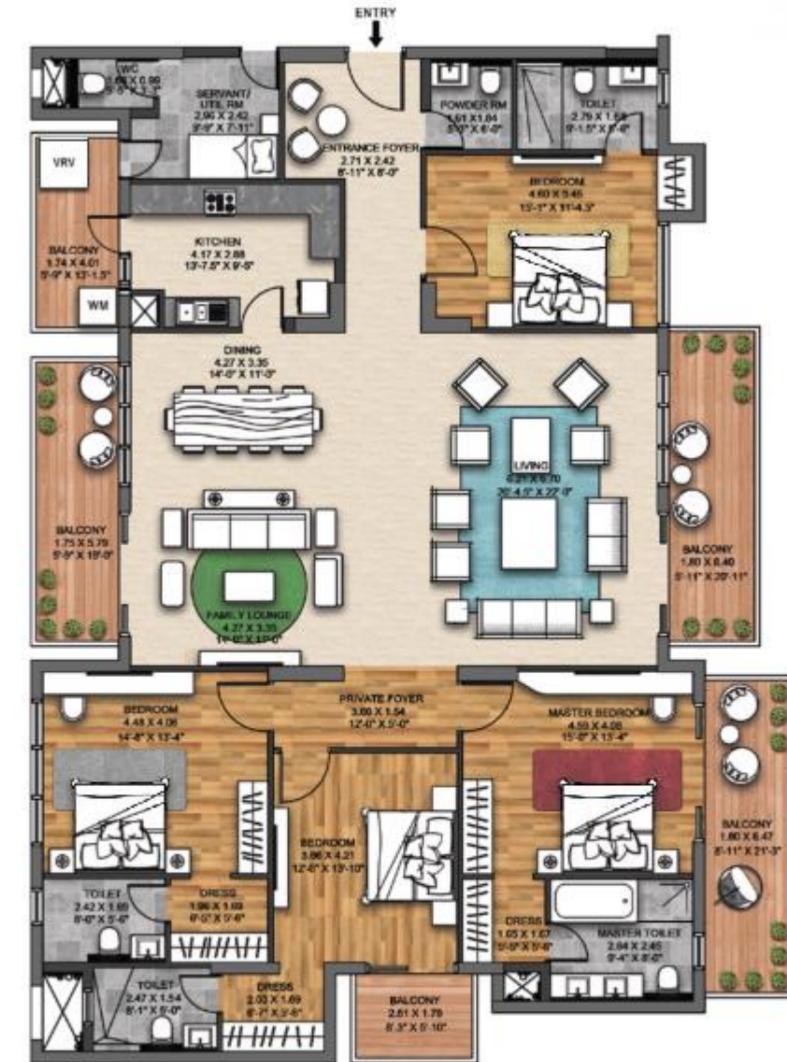




## 4BHK CLUSTER PLAN



## 4BHK UNIT PLAN



Each floor consists of only 2-3 units, allowing for more spacious cluster planning and creating more private and spacious homes.

Each unit is designed to create ample spacing between individual rooms with open and adaptable common areas with a balance of indoor-outdoor.

**Carpet Area** : Unit 1 & 2 - 216.74 sq.mt. (2333 sq.ft.)  
Unit 3 - 218.60 sq.mt. (2353 sq.ft.)

**Apartment Area** : 281.31 sq.mt. (3028 sq.ft.)

**Saleable Area** : 422.52 sq.mt. (4548 sq.ft.)



## LOWER PENTHOUSE CLUSTER PLAN



Spacious, serene and luxurious, the design of the penthouses creates greater separation and privacy between units, allowing for maximum personal space.

## LOWER PENTHOUSE UNIT PLAN



'Open space' is the cornerstone of the unit design. Each home has a cohesive flow, with distinct areas to create personal spaces that still feel like part of a grander whole.

<b>Carpet Area</b>	:	356.47 sq.mt. (3837 sq.ft.)
<b>Apartment Area</b>	:	425.68 sq.mt. (4582 sq.ft.)
<b>Saleable Area</b>	:	676.61 sq.mt. (7283 sq.ft.)



## UPPER PENTHOUSE CLUSTER PLAN



Balancing indoor and outdoor perfectly, the upper penthouses act as the ultimate personal retreat, and are designed to be as private as they are flexible.

## UPPER PENTHOUSE UNIT PLAN



Each section of the home has a high degree of separation, creating wide open common spaces for family use and gathering without intruding on privacy.

**Carpet Area** : 356.47 sq.mt. (3837 sq.ft.)

**Apartment Area** : 425.68 sq.mt. (4582 sq.ft.)

**Saleable Area** : 676.61 sq.mt. (7283 sq.ft.)

## SPECIFICATIONS

### LIVING/DINING:

#### CREATES A SENSE OF OPENNESS FOR THE PERFECT COMMON AREA

Floors	Imported marble
Walls	Plastic emulsion paint
Ceiling	Plastic emulsion paint and POP false ceiling in some areas
Windows	Aluminium doors & windows

### BEDROOMS:

#### PRIVATE SPACES FOR THE PERFECT START AND END TO EACH DAY

Floors	Premium/High quality laminated flooring (Grade AC4/AC5)
Walls	Plastic emulsion paint
Ceiling	Plastic emulsion paint and POP false ceiling in some areas
Windows	Aluminium doors & windows

### MASTER BATHROOM:

#### EXTENDS THE FEELING OF ELEGANCE TO YOUR DAILY ROUTINE

Floors	Imported marble
Walls	Imported marble till 7' height
Ceiling	Plastic emulsion paint
Windows	Aluminium windows
Others	Imported marble counter-top, bathtub, 25L geyser & steam bath with glass partition, rain shower, toilet paper holder, health faucet & exhaust fan
CP Fittings/Chinaware	Kohler/Grohe/Bravat or equivalent

### OTHER BATHROOMS:

#### EQUAL AMOUNT OF CARE GIVEN TO ENSURE A PLEASANT EXPERIENCE IN EVERY SPACE

Floors	Vitrified tiles
Walls	Vitrified tiles till 7' height
Ceiling	Plastic emulsion paint
Windows	Aluminium windows
Others	Granite counter-top, 25L geyser, overhead shower, health faucet, exhaust fan, toilet paper holder & towel rail
CP Fittings/Chinaware	Kohler/Grohe/Bravat or equivalent

### BALCONY/TERRACES:

#### SEAMLESSLY BRIDGING THE GAP BETWEEN INDOOR-OUTDOOR AND ENHANCING BOTH

Floors	Ceramic tile flooring
Walls	Textured & finished in weatherproof paint
Ceiling	Finished in weatherproof paint
Others	Enamel painted MS railing

### KITCHEN:

#### ALLOWING YOU TO EMBARK ON EXTRAORDINARY CULINARY ADVENTURES

Floors	Vitrified tiles
Walls	2' high polished granite above counter/plastic emulsion paint
Ceiling	Plastic emulsion paint
Doors/Windows	External aluminium doors & windows
Others	Modular kitchen both below and above counter shelves

## SPECIFICATIONS

### UTILITY ROOM & TOILET:

#### BEHIND THE SCENES, YET STILL THOUGHTFULLY APPOINTED

Floors	Ceramic tiles
Walls	Plastic emulsion paint in utility rooms & ceramic tiles till 7' height in toilet
Ceiling	Plastic emulsion paint
Windows	Aluminium doors & windows
Others	WC & spout
CP Fittings/Chinaware	Cera/Parryware or equivalent

### DOORS:

Main	Main entrance door, hardwood panelled polished door
Internal	Flush door with laminate on both sides

### LIFT/LOBBY:

#### THE PERFECT INTRODUCTION TO YOUR DREAM HOME

Floors	Vitrified tiles with granite border
Walls	Acrylic emulsion paint with bands in granite around lift entrance
Ceiling	Acrylic emulsion paint on gypsum board false ceiling

### GROUND FLOOR ENTRANCE LOBBY:

#### A GRAND WELCOME FOR ALL THAT SETS THE PERFECT TONE FOR EVERY RESIDENT AND GUEST

Floors	Imported marble
Walls	Imported marble/acrylic emulsion paint
Ceiling	Acrylic emulsion paint on gypsum board false ceiling
Doors	Glass door as per design
Windows	Fixed glass windows

### STAIRCASE:

#### UNCOMPROMISING DESIGN AT EVERY STEP

Floors	Ground to 1 <sup>st</sup> floor in imported marble; rest in Kota stone
Walls	Oil bound distemper
Ceiling	Oil bound distemper
Doors	2hr rated fire door in fire staircase

General	VRV air conditioning in living/dining and all bedrooms & ground floor lobby to be air conditioned
Electrical	Modular switches & sockets; energy saving LED light fixtures in common areas
Security	FTTH integrated fiber-based communication electronic surveillance system at main entrance, intercom, fire alarm/detection system, video door phone in all units
Power backup	100% power backup

**Disclaimer:** Marble/granite being natural materials have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipment/appliances are tentative and liable to change at the sole discretion of the Company. Applicant/Allottee shall not have any right to raise objections in this regard. Areas and plans are subject to changes following detail design of services.

## EXPRESS YOURSELF

Make the most of your downtime with a host of thoughtfully curated amenities that allow you to escape from the daily grind in style. Every amenity is designed to give you the freedom to be your truly authentic self when you're off the clock, and extend the feeling of elegance to more than just your home for a truly immersive experience.

Indulge in activities that speak to your inner self, be it socializing at the clubhouse, a swim to cool down or relaxing over a cup of coffee. After a hard day's work pamper yourself at the salon or unwind at the spa, or express your fast-paced lifestyle with a workout at the fully equipped fitness center.

## THE PERFECT BALANCE

Platinum Tower at Oyster Grande offers a perfect blend of peaceful serenity and urban excitement, thanks to the marvelous Gurugram Skyline that greets you every day and the nearby Sultanpur Bird Sanctuary that allows you to get in touch with nature. The freedom to indulge every part of your personality, instead of being limited by your surroundings defines your experiences at Platinum Tower.

Everything you need to thrive, not just survive, is in your reach. World-class education facilities for a bright future, premier shopping complexes for your every need and desire, proximity to Cyber Hub for an exciting social sphere, and easy access to IGI airport for your jetsetting ways, all ensure that you're always connected to everything your heart could desire.





Adani Realty is the real estate arm 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.



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 M2K's 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 M2K County, a 100 acre township in Dharuhera.

# RERA CERTIFICATE

**HARYANA REAL ESTATE REGULATORY AUTHORITY,  
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

**FORM 'REG-EP'**  
**[See rule 5(1)]**

**REGISTRATION CERTIFICATE OF PROJECT**  
**[Regd. No. 37 of 2017 dated 10.08.2017]**

**To:**  
Adani MR Projects LLP  
Adani House, Plot no. E5,  
Sector-32, Institutional Area,  
Gurgaon, Haryana-122001

**Memo No. HRERA/Reg/340/2017/JFF** Dated 10.08.2017

**Subject:** Registration of Real Estate Project ("Oyster Grande- Tower G"), situated in Sector-102/102A, Village Khedi Maara, Gurgaon by Adani MR Projects LLP under RERA Act, 2016 and HRERA Rules, 2017

**Re:** Your application dated 31.07.2017

Your request for registration of Residential Group Housing Colony for 13.531 acres, situated in Sector-102/102A, Village Khedi Maara, Gurgaon, Haryana with regard to License no. 25 & 30 of 2012 dated 18.04.2012 issued by the Director, Town and Country Planning Department, Haryana, has been examined via-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit security percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 10.08.2017 to 30.09.2024.
- (iv) The Promoter shall enter into an agreement for sale with the allottees as prescribed in the Act and Rules made thereunder;
- (v) The Promoter shall offer to execute and register a conveyance deed in favour

**DEBAQ SINGH SHYAM**  
Executive Director,  
Haryana Real Estate Regulatory Authority,  
Panchkula, Haryana.

(j) quarterly up-to-date status of the project; and

(k) such other information and documents as may be specified by the regulations made by the authority.

(vi) The Promoter shall be responsible to make available to the allottees, the following information at the time of the booking and issue of allotment letter:-

- (a) sanctioned plans, layout, along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority;
- (b) the stage wise time schedule of completion of the project, including the provisions for their infrastructure like water, sanitation and electricity.

  
**DEBAQ SINGH SHYAM**  
Executive Director,  
Haryana Real Estate Regulatory Authority,  
Panchkula, Haryana.

of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;

- (vii) The Promoter shall take all the pending approvals from various competent authorities as may be;
- (viii) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and financial institutions which are related to the project until he transfers the physical possession of the real estate project to the allottees or the associations of allottees, as the case may be;
- (ix) The Promoter shall be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the Municipal Corporation, Gurgaon or any other local authority/Association of the Allottees, as the case may be;
- (x) The Promoter shall not accept a sum more than ten percent of the cost of the apartment, plot or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force;
- (xi) The Promoter shall pay the registration fee and comply with any other conditions to be imposed in view of provisions of final HRERA Rules, 2017;
- (xii) The Promoter shall adhere all the terms and conditions of this registration and license, sanctioned plans and other permissions issued by Competent Authorities;
- (xiii) The Promoter shall, upon receiving his Login ID and password, under clause (b) of sub-section (1) or under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 4, including the following:-
  - (a) details of the registration granted by the authority;
  - (b) quarterly up-to-date list of number and type of apartments for plots, as the case may be, booked;
  - (c) quarterly up-to-date list of number of garages/covered parking lot booked;
  - (d) quarterly up-to-date list of approvals taken and the approvals which are pending subsequent to commencement certificate;

**DEBAQ SINGH SHYAM**  
Executive Director,  
Haryana Real Estate Regulatory Authority,  
Panchkula, Haryana.



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