

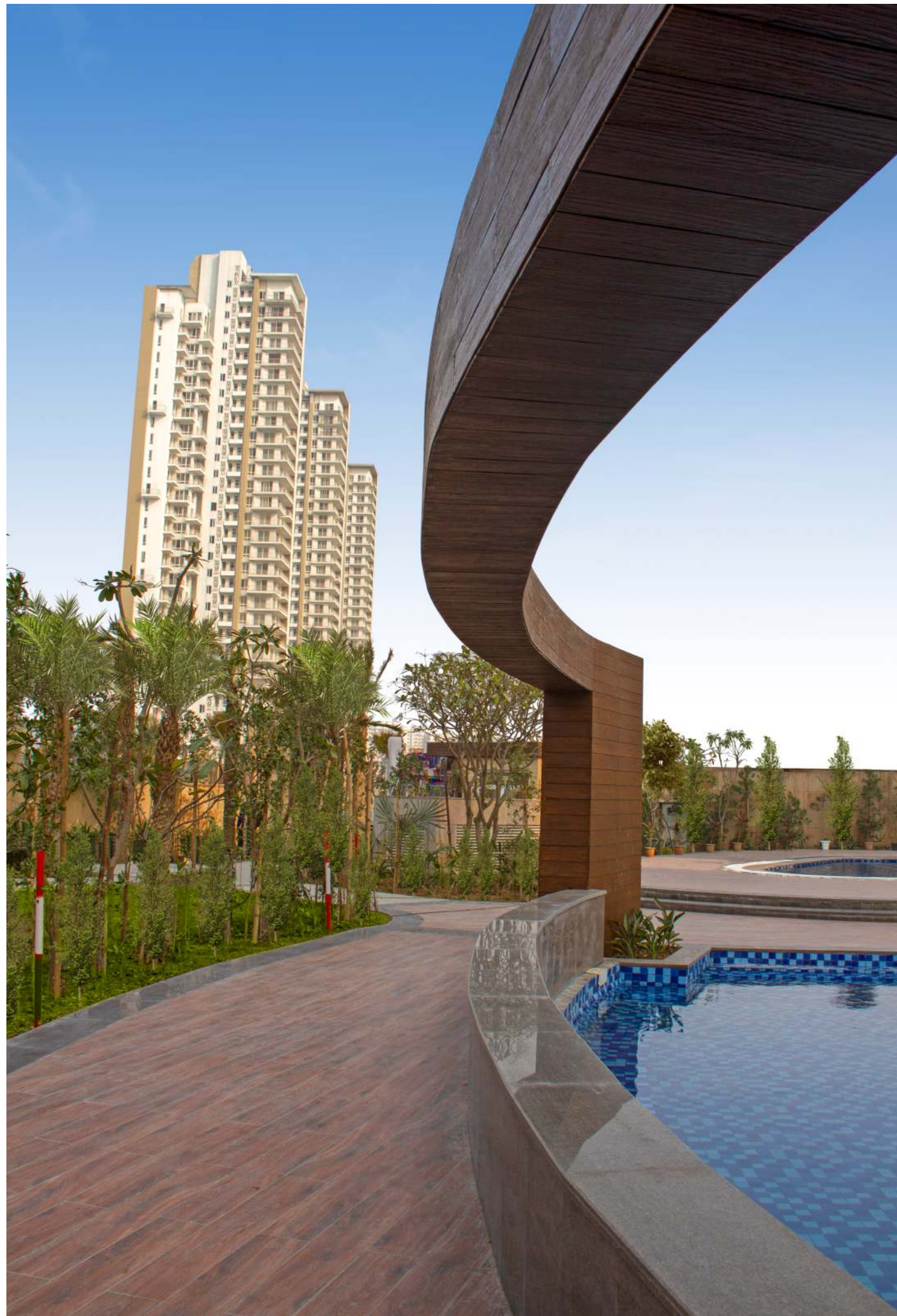


PURI
EMERALD BAY

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THE JEWEL
RIGHT ON
DWARKA
EXPRESSWAY
IS NOW
READY TO LIVE



ACTUAL PICTURE OF EMERALD BAY, GURGAON



The Complex
READY TO ENJOY

2 & 3 BHK Ultra Luxury Apartments

Choice of 1,550 sq.ft., 1,700 sq.ft. & 2,450 sq.ft.

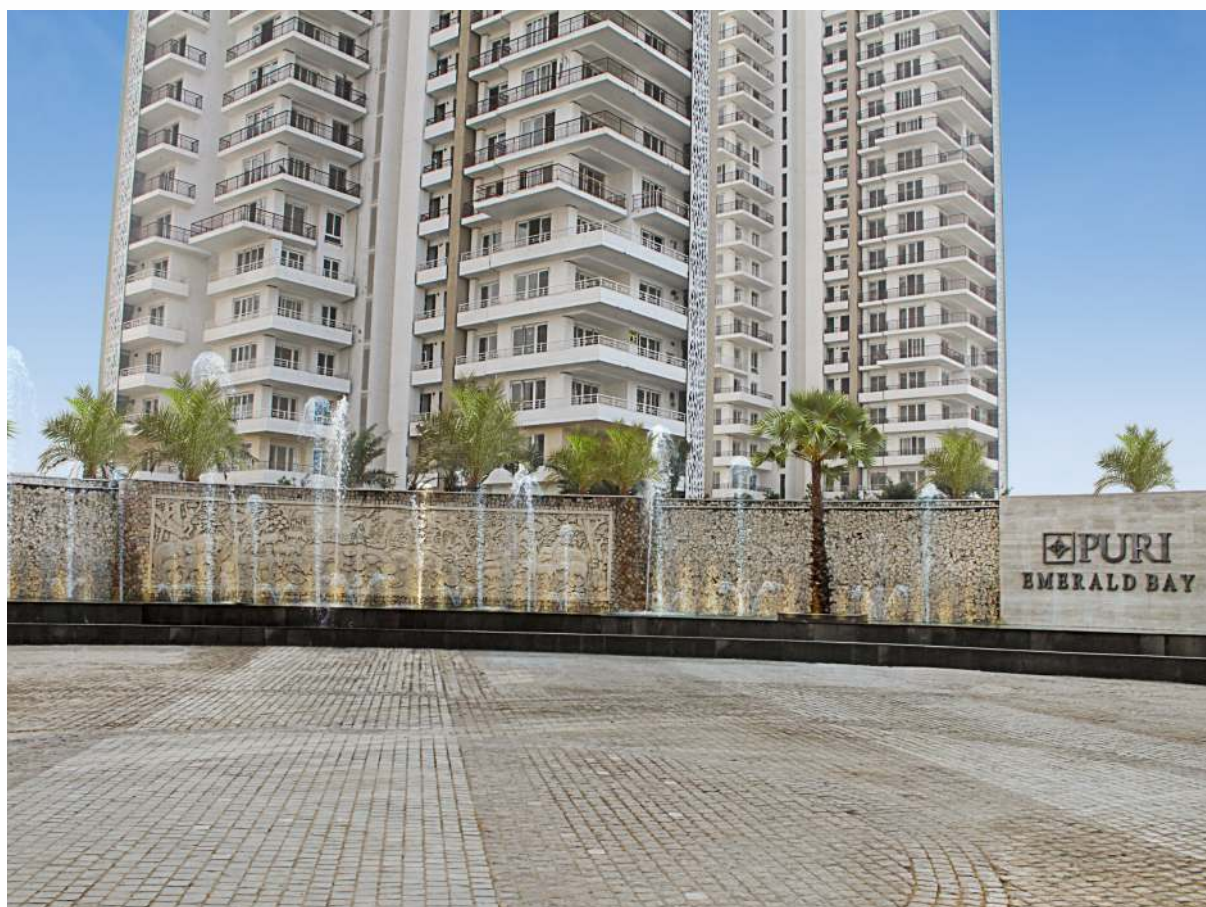
3-side Open Apartments

Extensive Landscaping and Water Features

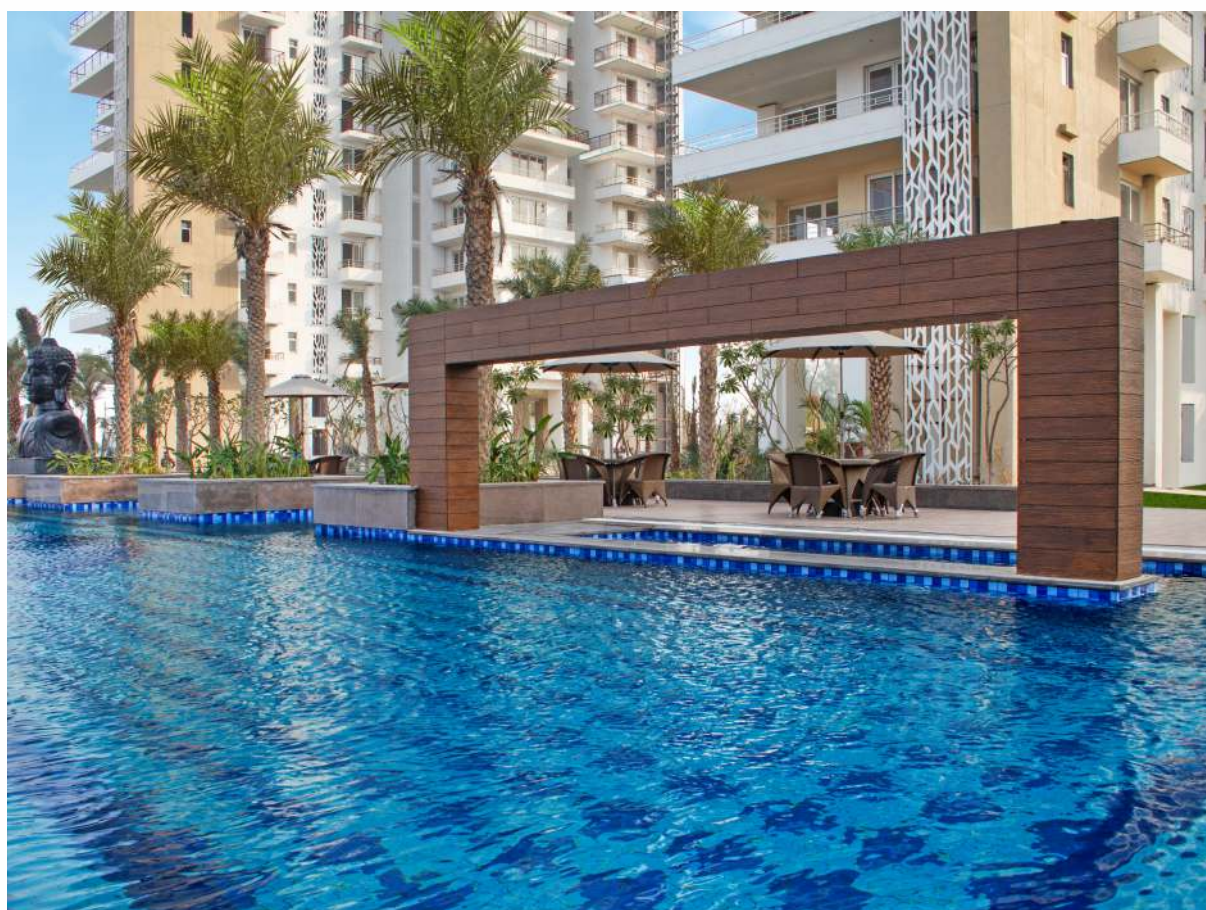
Two Clubhouses, Each for the Cluster of Three Towers

Actual Apartment Ready for Viewing

Clubhouse Ready for Use



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ACTUAL PICTURES OF EMERALD BAY, GURGAON



ACTUAL PICTURES OF EMERALD BAY, GURGAON

THE EMERALD CLUBS



ACTUAL IMAGE

The exclusive club indulgences come with two clubhouses, each for a cluster of three towers so that you never have to wait for your turn on the treadmill.

The rare privileges also include a private mini theater for your private gatherings which makes the clubhouse a spirited entertainment hub. With top of the line gymnasium, lounge, multiple pools, and flood lit tennis court, be ready for an active lifestyle at Emerald Bay.

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ACTUAL IMAGE OF SWIMMING POOL



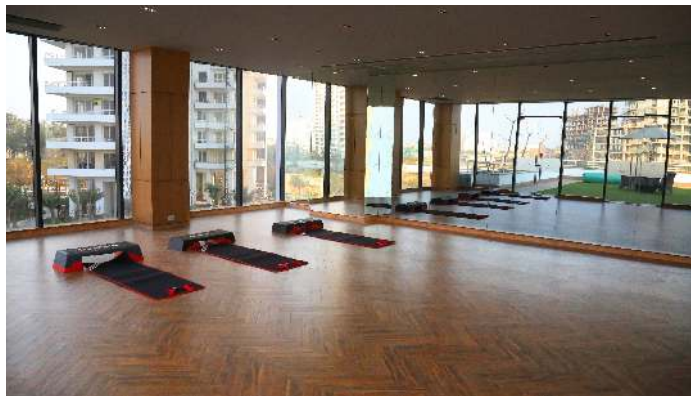
ACTUAL IMAGE OF TENNIS COURT



ACTUAL IMAGE OF KIDS PLAY AREA



ACTUAL IMAGE OF MOVIE THEATRE



ACTUAL IMAGE OF YOGA ROOM



ACTUAL IMAGE OF GYMNASIUM



ACTUAL IMAGE OF BASKET BALL COURT

FEATURES OF EMERALD BAY



TWO STATE-OF-ART
GYMS



PRIVATE MOVIE
THEATER



DANCE STUDIO



SKATING RINK



MUSIC STUDIO



BILLIARDS ROOM



TENNIS COURT



BASKET BALL COURT



BADMINTON COURT



INDICATIVE IMAGES ONLY

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EMERALD BAY
SECTOR 104, GURGAON

The Residences
FURNISHED
LUXURY APARTMENTS*

VRV Air-conditioning

Imported Marble Flooring

Air Purifier in Living Room

Modular Kitchen with Hob and Chimney

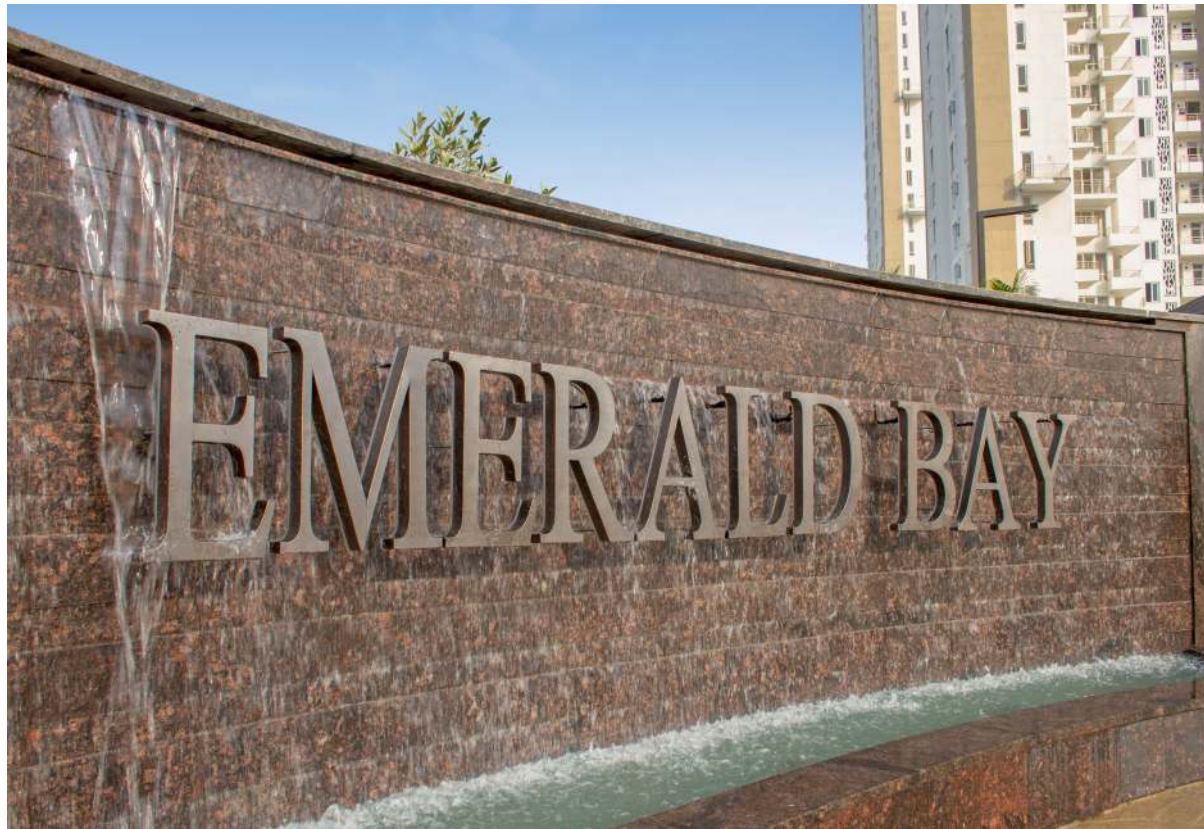
Refrigerator, Microwave & Washing Machine

Cupboards in Each Bedroom

Ceiling Fans, Exhaust Fans & Geysers

*Only for select units.

SITE PLAN



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ACTUAL PICTURES OF EMERALD BAY, GURGAON



Disclaimer: The actual size of the plots may vary marginally.

FLOOR PLAN

TYPICAL FLOOR (Unit 1 & 2)
Three to a Core, 3 BHK+S
Saleable Area - 2450 sq.ft.

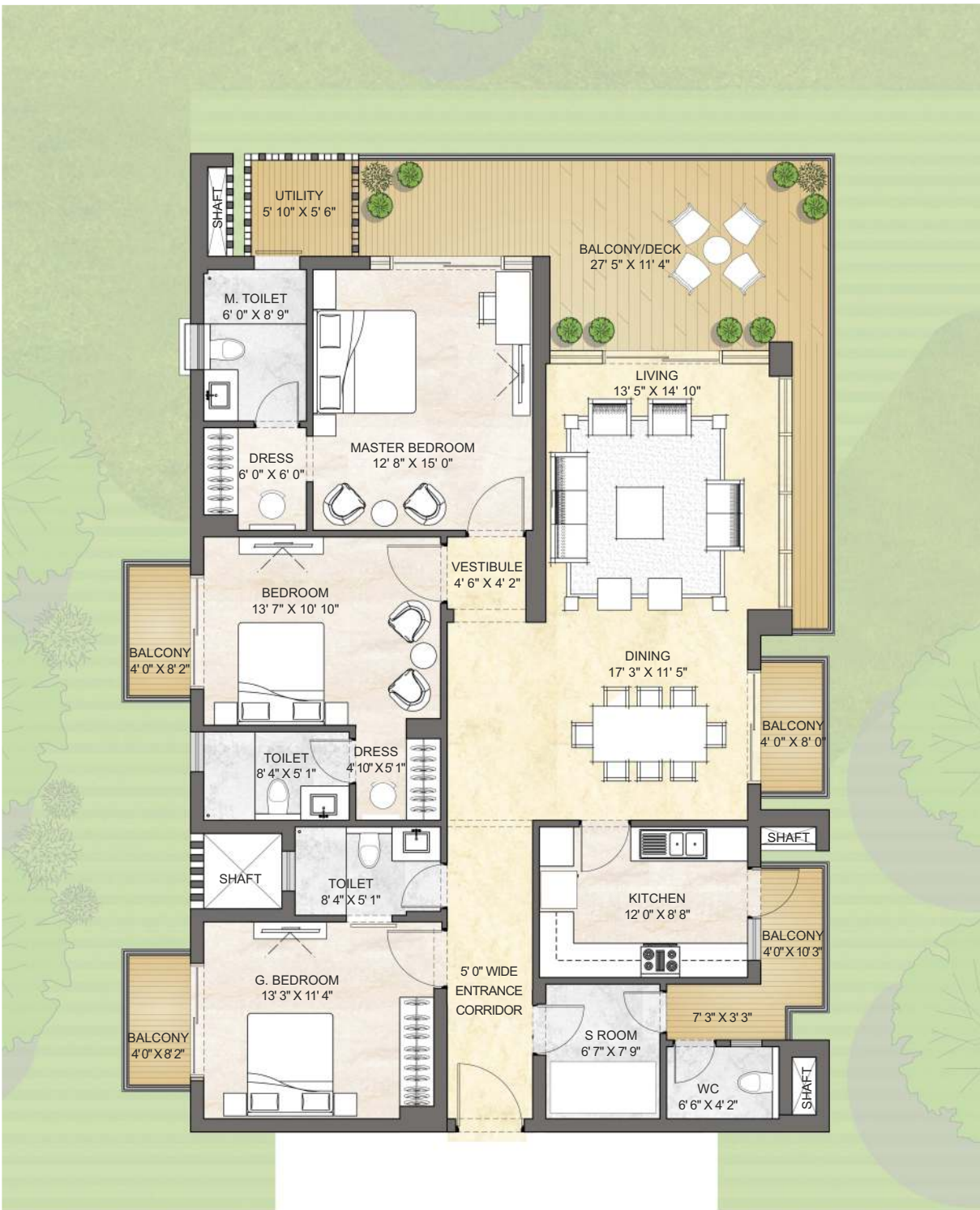


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Disclaimer: Dimensions given are representative. Exact carpet areas can be taken from the sales team based on the exact apartment unit number selected and the same shall be applied in the buyer's agreement.
1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.

FLOOR PLAN

TYPICAL FLOOR (Unit 3)
Three to a Core, 3 BHK+S
Saleable Area - 2450 sq.ft.



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EMERALD BAY
SECTOR 104, GURGAON

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1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.

FLOOR PLAN

TYPICAL FLOOR (Unit 1 & 2)
Three to a Core, 2 BHK
Saleable Area - 1550 sq.ft.



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FLOOR PLAN

TYPICAL FLOOR (Unit 3)
Three to a Core, 2 BHK+S
Saleable Area - 1700 sq.ft.



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EMERALD BAY
SECTOR 104, GURGAON

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Disclaimer: Dimensions given are representative. Exact carpet areas can be taken from the sales team based on the exact apartment unit number selected and the same shall be applied in the buyer's agreement.
1 meter = 3.268 ft. | 1 sq.m. = 10.764 sq.ft.

SPECIFICATIONS

LIVING ROOM/DINING ROOM/LOUNGE

FLOORS	Imported Marble/Stone
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames with Polish Solid Wood Panelled Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, I.P. TV Connection & Premium Modular Switches.

MASTER BEDROOM

FLOORS	Imported Marble/Stone
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames With Paint Finish Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, & I.P. TV Connection.

OTHER ROOMS

FLOORS	Laminate Wooden Flooring
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frames With Paint Finish Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, & I.P. TV Connection.

KITCHEN

FLOORS	Imported Marble/Stone
WALLS	Tiles and Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Frames With Painted Flush Doors
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Modular Kitchen with Hob and Chimney
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits & MCB

BALCONIES / TERRACE

FLOORS	Anti-Skid Tiles
WALLS	Weather Proof Paint
CEILING	Weather Proof Paint
DOORS	UPVC/Aluminium Windows
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	VRV Air-Conditioning
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB.

BATHROOMS

FLOORS	Vitrified Tiles
WALLS	Ceramic Tiles/Paint
CEILING	False Ceiling with Acrylic Emulsion Paint
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Kohler/Grohe/Equivalent Quality Chinaware, CP Fittings, Marble Counter
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB.

S. ROOM / UTILITY ROOM

FLOORS	Tiles
WALLS	OBD
CEILING	OBD
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Tiles and Fittings
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB.

W.C.

FLOORS	Tiles
WALLS	OBD
CEILING	OBD
DOORS	Hardwood Frames with Painted Flush Door
WINDOW/GLAZING	UPVC/Aluminium Windows
OTHERS	Tiles and Chinaware and CP Fittings
ELECTRICAL	Copper Electrical Wiring in Concealed Conduits and MCB.

SECURITY

CCTVs In Basements And Main Entrance Lobby For Surveillance.
Video Door Phone

FACILITIES

Club House With Multiple Swimming Pools, Unisex Gym,
Multi-Purpose Hall, Coffee Bar, Table Tennis and Billiards Room,
Extensive Landscapes and Water Bodies.

DISCLAIMER: Imported marble/stone provided in the apartments may have variations in colour, pattern, texture and veining since natural stones are products of nature. Such variations are intrinsic to natural stones.

NOTE: All Specifications, images in this brochure are for indicative purposes. An attempt is made to achieve high level of accuracy based on the detailed planning. Exact dimensions and specifications mentioned in the individual flat's buyer's agreement.

Dwarka Expressway: The golden destination of Delhi NCR



- Alternative to NH-8, Dwarka Expressway will be one of the widest roads in the country
- The NH status and Government push has led to expedition of work
- All land has been acquired to complete the expressway
- Habitation is progressing at a rapid pace

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Distances from Emerald Bay

Diplomatic Enclave 2	9 km
Dwarka Convention Center	6 km
IGI Airport	7 km
Dwarka Metro Station	7 km

MASSIVE DEVELOPMENTS

Just minutes away from Diplomatic Greens and Emerald Bay.

India International Convention & Expo Centre (IICC)



WHAT IS IT?

The upcoming ECC at Dwarka will be the largest of its kind in India. Being developed on 90 hectares of land, at a cost of ₹26000 crs., it will have a massive exhibition space of 200,000 sq.m., 60,000 sq.m. of meeting and convention space and 3500 hotel rooms.

WHERE IS IT?

It's located near IGI Airport in Sector 25, Dwarka, just 5 minutes or 2.5 km away from Diplomatic Greens. It's access is supported by UER-II and Dwarka Expressway.

THE IMPACT

ECC is estimated to generate over 5 lakh direct and indirect employment opportunities. The surrounding areas will have a multiplier impact with better infrastructure when it begins operations in 2019.

Tunnel to connect Dwarka Expressway & IGI Airport



WHAT IS IT?

It is Delhi NCR's biggest tunnel road, about 4 km long, linking Gurgaon and Dwarka to IGI Airport. Both Dwarka Expressway and the new tunnel road will be executed by the National Highways Authority of India (NHAI).

WHERE IS IT?

The tunnel will run along the alignment of the existing underground Delhi Airport metro line from T3 Terminal to Dwarka Sector 21 metro station. Dwarka Expressway will act as a by-pass of NH-8 from Gurgaon and will take traffic pressure off the road, providing an alternative route for reaching the airport.

THE IMPACT

The areas in the near proximity to the entry of the tunnel road, like Sector 111, Gurgaon where Diplomatic Greens is located will enjoy a 5 minute access to IGI Airport & Aerocity.



Diplomatic Enclave 2



WHAT IS IT?

It is a dedicated area housing embassies, chanceries, high commissions and ambassador residences. The government has approved the transfer of 34.87 hectares land in Sector 24, Dwarka, from the Delhi Development Authority (DDA) to Land and Development Office (L&DO) to develop the second Diplomatic Enclave in the city. This approval came at the meeting of the Union Cabinet chaired by Prime Minister Narendra Modi.

WHERE IS IT?

Located in Sector 24, Dwarka, it is in close proximity to Dwarka Expressway and within 3 km from Diplomatic Greens, Gurgaon.

THE IMPACT

With all the modern infrastructure of wide roads and green landscaping which the 2nd Diplomatic Enclave will bring to the area, real estate here is sure to get a major boost. We all are familiar with the impact of Chankya Puri and Shanti Path in the early years of Delhi.



AIIMS Delhi Extension Campus



WHAT IS IT?

AIIMS, New Delhi has expanded its facilities with National Cancer Institute having a total capacity of 2100-beds. The institute will be the biggest cancer institute in India with 710 beds, 26 Operation Theaters, 15 laboratories for Principal Investigators and a separate Diagnostics Block.

WHERE IS IT?

Located 10 km from Emerald Bay it is a mere 15-20 minute drive.

THE IMPACT

Being bigger than AIIMS Delhi, it will deploy 2700 employees and cater to 10 lakh patients per annum. As it will be operational by 2018, it is already generating a good interest from health professionals of the residential areas on Dwarka Expressway.

Puri:
Delivering
quality
in each
endeavour

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LEGACY OF OVER
30 YEARS

DELIVERED
2900
UNITS IN THE
LAST 36 MONTHS

DELIVERED DEVELOPMENTS



THE PALM SPRINGS, GURGAON



THE PALM SPRINGS PLAZA, GURGAON



VILLAS AT DIPLOMATIC GREENS, GURGAON



DIPLOMATIC GREENS, GURGAON



81 BUSINESS HUB, FARIDABAD



81 HIGHSTREET, FARIDABAD

ONGOING DEVELOPMENTS



THE PRANAYAM, FARIDABAD



AMANVILAS, FARIDABAD



PRATHAM, FARIDABAD



LUXURIA FLOORS AT AMANVILAS, FARIDABAD



V.I.P FLOORS, FARIDABAD



AANANDVILAS, FARIDABAD | READY FOR POSSESSION SOON