

**M2K**<sup>®</sup>

**adani**  
Realty



**OYSTER** | GRANDÉ





ACTUAL IMAGE

## Adani Group

The Adani Group is one of India's leading business houses with revenue of over \$11 billion. Founded in 1988, Adani has grown to become a global integrated infrastructure player with businesses in key industry verticals - resources, logistics, energy, and agro. Adani Group's growth and vision has always been in sync with the idea of nation building. We live in the same communities where we operate and take our responsibility towards the betterment of the society very seriously. Through Adani Foundation, we ensure development and progress is sustainable and inclusive; not just for the people living in these areas, but the environment on the whole. At Adani, we believe in delivering benefits that transcend our immediate stakeholders. At Adani Realty, we have been developing residential, commercial, and social club projects of over 64 lac sq.mtrs. (69 million sq. ft. approx) in the aggregate in Ahmedabad, Mumbai, Gurgaon, Kochi & Mundra. Our vision is perfectly encapsulated in our philosophy - The Good Life; in which we have conceptualized lifestyles inspired by your biggest dreams and closest relationships. Where you can live closer to the people that matter and all the things that make you happy. Where home spells languid bliss, and workplaces inspire confidence and productivity.

## M2K Group

A diversified group based in Delhi with interests in real estate, multiplexes, bio-technology and aviation. M2K has developed several real estate projects in the NCR including Victoria Gardens at Delhi & M2K County - A 100 acre integrated township in Dharuhera. We have several upcoming projects in Delhi NCR.

## Why Oyster Grandé?

Spread over 19 acres on the scenic Dwarka Expressway, Oyster Grandé will fulfill all your dreams of fine living. Meticulously planned with all modern amenities, it's the perfect place for you to live your life to the fullest.



### Ready-To-Move-In

This perfect living space is fully equipped with state-of-the-art fittings and fixtures, so that you can just start your new life, today.



### No GST

Buying a home is an expensive affair. But at Oyster Grandé, life can start a little easy. Because all apartments are completely GST free.



### 10% Up-front EMI Starts After 1 Year

At Oyster Grandé, life can start easy. Because all you have to do is pay 10% upfront, and simply move in. The EMI will start after 1 year\*, that makes owning a home much easier.



\*Terms & conditions apply.



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## Project Details

UNIT	TOWER	SALEABLE AREA
3 BHK	D & E (G+21 Floors)	1689 sq.ft. & 1699 sq.ft.
3 BHK + Servant Room	A, C & F (G+21 Floors)	1889 sq.ft. & 1898 sq.ft.
3 BHK + Study + Servant Room	B (G+21 Floors)	2579 sq. ft. & 2598 sq.ft.
3 BHK + Powder Room + Servant Room	Tower J (G+23 Floors)	2550 sq.ft.
4 BHK + Powder Room + Servant Room	H & J (G+23 Floors)	3188 sq.ft. & 3198 sq.ft.
4 BHK + Family Lounge + Powder Room + Servant Room	G (G+12/G+24 Floors)	4548 sq.ft.
4 BHK Penthouse	J	4750 sq.ft.
5 BHK Penthouse	G, H & J	5790 sq.ft. & 7283 sq.ft.



# Bird's Eye View Of The Project



## LEGENDS

- 1 ENTRANCE COURT
- 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

100 ACRE  
DISTRICT PARK



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## Specifications

AREAS	FLOORING	WALLS	CEILING
LIVING / DINING / LOUNGE	VITRIFIED TILES (800 X 800)	POP PUNNING WITH ACRYLIC EMULSION PAINT	POP PUNNING WITH OBD
MASTER BEDROOM	LAMINATED WOODEN FLOORING (AC 4 GRADE)	POP PUNNING WITH ACRYLIC EMULSION PAINT	POP PUNNING WITH OBD
OTHER BEDROOM	VITRIFIED TILES (600 X 600)	POP PUNNING WITH ACRYLIC EMULSION PAINT	POP PUNNING WITH OBD
KITCHEN	VITRIFIED / CERAMIC TILES	DESIGNER TILES UPTO 2FT ABOVE COUNTER & ACRYLIC EMULSION PAINT	POP PUNNING WITH OBD
BALCONIES / TERRACES	ANTI-SKID CERAMIC TILES	WEATHER PROOF PAINT	WEATHER PROOF PAINT
MASTER TOILET	ANTI-SKID TILES	DESIGNER CERAMIC TILES UPTO CEILING	POP PUNNING WITH OBD
OTHER TOILET	ANTI-SKID TILES	DESIGNER CERAMIC TILES UPTO CEILING	POP PUNNING WITH OBD
SERVANT ROOM / UTILITY ROOM / SERVANT TOILET	VITRIFIED / CERAMIC TILES	CERAMIC TILES (ONLY IN TOILETS) OTHERWISE POP PUNNING WITH ACRYLIC EMULSION PAINT	POP PUNNING WITH OBD
GROUND / STILT LIFT LOBBY	IMPORTED / COMPOSITE MARBLE	IMPORTED / COMPOSITE MARBLE	POP FALSE CEILING WITH ACRYLIC EMULSION PAINT
TYPICAL FLOOR / BASEMENT LIFT LOBBY	GRANITE / MARBLE / VITRIFIED TILES	COMBINATION OF GRANITE / MARBLE / VITRIFIED TILES WITH ACRYLIC EMULSION / TEXTURE PAINT	POP PUNNING WITH OBD

DESCRIPTION	BRAND
TILES	KAJARIA / SOMANY
LAMINATED FLOORING	EGGER
MODULAR SWITCHES	LEGRAND
SPLIT AC	DAIKIN
ELEVATOR	TOSHIBA
MODULAR KITCHEN	DYNASTY
CP FITTINGS	JAGUAR
CHINAWARE	HINDWARE
VDP	ALBA URMET
EXHAUST FAN (KITCHEN & TOILETS)	USHA
UPVC DOOR WINDOW	POLYWOOD

<b>OUTDOOR FACILITY</b>	KIDS' PLAY AREA, SPORTS COURT (LAWN TENNIS, BADMINTON COURT, BOX CRICKET, BASKETBALL COURT), INDOOR SPORT - TABLE TENNIS
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<b>CLUB</b>	SWIMMING POOL, KIDS' POOL, JACUZZI, CAFÉ CUM LOUNGE, MULTIPURPOSE HALL, GYMNASIUM, POOL ROOM, KIDS' ROOM, SALOON, TERRACE PARTY AREA, SPA & CRÉCHE
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DOORS	WINDOW / GLAZING	OTHERS	ELECTRICALS
MAIN DOOR: HARDWOOD DOOR FRAMES WITH LAMINATED FLUSH DOOR SOLID WOOD PANELLED DOOR & STAINLESS STEEL HARDWARE FITTINGS OTHER DOORS: HARDWOOD DOOR FRAMES WITH LAMINATED FLUSH DOORS / EUROPEAN STYLE SKIN MOULDED DOOR & STAINLESS STEEL HARDWARE FITTINGS	ANODIZED ALUMINIUM / UPVC WINDOWS	SPLIT AIR CONDITIONER	MODULAR SWITCHES / SOCKETS, TELEPHONE, CABLE TV & INTERNET SOCKET
HARDWOOD DOOR FRAMES WITH LAMINATED FLUSH DOORS / EUROPEAN STYLE SKIN MOULDED DOOR & STAINLESS STEEL HARDWARE FITTINGS	ANODIZED ALUMINIUM / UPVC WINDOWS	SPLIT AIR CONDITIONER	MODULAR SWITCHES / SOCKETS, TELEPHONE, CABLE TV & INTERNET SOCKET
	ANODIZED ALUMINIUM / UPVC WINDOWS	SPLIT AIR CONDITIONER	MODULAR SWITCHES / SOCKETS, TELEPHONE, CABLE TV & INTERNET SOCKET
	ANODIZED ALUMINIUM / UPVC WINDOWS	SPLIT AIR CONDITIONER	MODULAR SWITCHES / SOCKETS
		MILD STEEL RAILING ONE WATER SUPPLY & ONE DRAIN POINT IN UTILITY BALCONY	MODULAR SWITCHES / SOCKETS, CFL LIGHT FIXTURE
HARDWOOD DOOR FRAMES WITH LAMINATED FLUSH DOORS / EUROPEAN STYLE SKIN MOULDED DOOR & STAINLESS STEEL HARDWARE FITTINGS	ANODIZED ALUMINIUM / UPVC WINDOWS	CP FITTINGS & SANITARY FIXTURES, GRANITE COUNTER AND EXHAUST FAN	MODULAR SWITCHES / SOCKETS
	ANODIZED ALUMINIUM / UPVC WINDOWS	CP FITTINGS & SANITARY FIXTURES, GRANITE COUNTER AND EXHAUST FAN	MODULAR SWITCHES / SOCKETS
	ANODIZED ALUMINIUM / UPVC WINDOWS	CP FITTINGS & SANITARY FIXTURES, GRANITE COUNTER AND EXHAUST FAN	MODULAR SWITCHES / SOCKETS
		KOTA STONE IN STAIRCASE ON FLOOR WITH OBD / TEXTURE PAINT ON WALLS & MS RAILING	
POWER BACKUP		3 BHK & 4 BHK	
COMMUNICATION / SECURITY*	FTTH - INTEGRATED FIBRE BASED COMMUNICATION ELECTRONIC SURVEILLANCE SYSTEM AT MAIN ENTRANCE, INTERCOM, FIRE DETECTION & TOWER ENTRANCES, VIDEO DOOR PHONE & INTERCOM, FIRE DETECTION & ALARM SYSTEM IN ALL UNITS		
ENVIRONMENT CONSERVATION	RAIN WATER HARVESTING, SEWAGE TREATMENTS PLANTS, DUAL PLUMBING PROVISION FOR ALL TOILETS, WATER SAVING FIXTURES, COMMON SOLAR WATER HEATER FOR KITCHEN, ENERGY SAVING CFL LAMPS / LEDS IN COMMON AREAS		
FEATURES*	CLUBHOUSE WITH MAIN POOL AND KIDS POOL, UNISEX GYM, MULTI-PURPOSE HALL, CRECHÉ, INDOOR GAMES, CARD ROOM AND COFFEE BAR. TENNIS COURT/S, BADMINTON COURT/S, PRETEEN PLAY AREAS, TOT LOT / DAY CARE, MOUND GARDEN, SCULPTURE GARDEN, COLOURFUL AND CONTINUES LANDSCAPING, NURSERY SCHOOL AND CONVENIENT SHOPPING		



ACTUAL IMAGE



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## Grandé Amenities

**Something outshines the light here.  
Your smile, on seeing the amenities.**

Catch a game of tennis while your kids have fun in the play area, and then follow it up with a dip in the pool. After a few good laps, spend the rest of the evening unwinding at the clubhouse with friends and family. Oyster Grandés luxury apartments are equipped with all modern facilities and state-of-the-art amenities to make your life truly enjoyable.

- Gym
- Aerobics
- Indoor Games
- Multi-purpose Hall
- Cafeteria
- Tennis
- Box Cricket
- Lounge
- Crèche
- Lap Pool and Kids' Pool with Jacuzzi, Changing Rooms & Showers
- Basketball Court
- Badminton Court
- Landscaped Garden







ACTUAL IMAGE



ACTUAL IMAGE

# Meet Your New Neighbours





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# Right Time To Invest on the Dwarka Expressway



**Hindustantimes**  
THE WORLD'S FAVORITE NEWSPAPER

**Gurgaon: Decks cleared for Dwarka Expressway completion as HC disposes of plea**



The Punjab and Haryana high court on Tuesday dismissed the Haryana Urban Development Authority (Huda) to settle claims of landowners, whose property has been acquired in developing Sector 110 A for rehabilitation of Dwarka Expressway routes, within one month, while disposing of the petition.

The court order will allow the Huda to start the rehabilitation of houses and the completion of the Dwarka Expressway, also known as the Northern Peripheral Road.

**LATEST**

**PMO steps in for early rollout of Dwarka e-way**

**Dipak Dash@timesgroup.com**

**New Delhi:** The Prime Minister's Office (PMO) has stepped in to resolve the outstanding issues between Delhi government and NHAI for early rollout of the Dwarka Expressway project. The PMO has called a meeting of representatives from the Delhi government, environment ministry DDA and highways ministry on Wednesday, sources said.

The Delhi government has been sitting on the NHAI's application for green clearance for the stretch falling in the na-

ling with the Centre, as under the Forest Conservation Act, it amounts to "diversion of forest land". It had maintained that roadside plantations done by DDA as "deemed forest". But NHAI had produced environment ministry's rules, which state the provision of the Act won't apply to areas which have not been notified as protected forest and hence Delhi government could grant permission following local rules and regulations. Delhi government had rejected this request.

**TOI** has learnt that Delhi government's forest department has suggested

**THE ECONOMIC TIMES**  
YOUR CATCH PHRASE HERE

**New diplomatic enclave to come up in Dwarka**

The Cabinet passed for now for a second diplomatic enclave in Sector 24 of Dwarka on Wednesday as it approved transfer of 24.77 hectares of land from Delhi Development Authority to land and Development Office under urban development authority. This land would be transferred to diplomatic missions and commercial enterprises for building their chanceries and embassies.

The move comes after ministry of external affairs issued the proposal for additional land for allotment to diplomatic missions in a second diplomatic enclave. The urban development ministry had so far approved the allotment to foreign missions at Chandigarh area. Finally land was allotted in Sector 24 Dwarka.

Development of Diplomatic Enclave in Delhi was initiated in 1986 on 126 hectares of land in Chandigarh. An additional 1.27 hectares was added in Diplomatic Enclave II...

**Business Standard**  
YOUR CATCH PHRASE HERE

**Haryana CM reviews developmental projects in Gurugram**

**Haryana** Chief Minister Manohar Lal Khattar on Saturday paid a surprise visit to Gurugram and inspected and reviewed the progress of several ongoing projects for the all-round development of the city.

During his unscheduled three-hour visit to Gurugram from 8.30 a.m., the Chief Minister inspected roads on the Delhi-Gurugram border and also directed the authorities on the construction of a river/leaf stream in front of Ambience Mall.

He inspected underpasses and flyovers between Shastri Chowk and Golf Course Exchanges Road and assured their inauguration soon to facilitate commuters. The CM picked up officers for the poor condition of roads and sanitation in the area and asked them to ensure cleanliness in Gurugram city.

**Hindustantimes**  
THE WORLD'S FAVORITE NEWSPAPER

**NHAI to take over the rail over bridge project on Dwarka Expressway**



The National Highways Authority of India (NHAI) has asked Huda to stop work on the crucial rail over bridge (ROB) on Dwarka Expressway at Sector. The authority plans to take over the construction of the bridge and convert it to a viaduct to co-exist with the highway norms.

The Huda, which is ready to transfer the expressway to NHAI, has no objection as its bid to take over the work on the rail over bridge work and the rest of the road. The NHAI officials said that while the Dwarka Expressway will be eight-lane, the over bridge being constructed has six lanes. This is against the highway norms.

**Hindustantimes**  
THE WORLD'S FAVORITE NEWSPAPER

**Gurgaon: CM asks Huda to connect NPR to NH-8 near Kherki Daula**

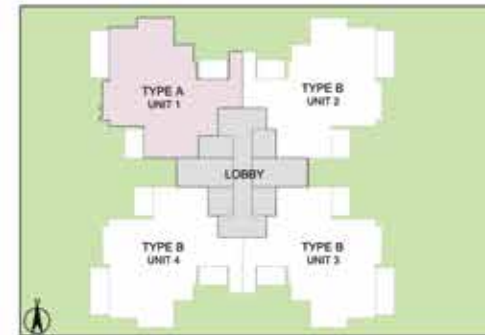


After inspecting the NH and NPR projects, the chief minister directed Huda authorities, Sadaghai Tandon, to take up the work with the NHAI and expedite the construction of the expressway to the existing norms.

Chief minister Manohar Lal Khattar on Saturday called the Haryana urban development authority (Huda) to connect the Northern Peripheral Road (NPR) to National Highway 8 (NH-8) near Kherki Daula in order to make the north-south expressway operational for traffic in the region.

The NH project, also known as the Dwarka Expressway project is likely to be completed in the NH & the roadbed comes away from the Kherki Daula toll plaza. The contractors will start the work by July 10, 2014 and the completion for a month and launch for traffic in November and beyond from section 1, 1A, 1B, 1C, 1D, 1E, 1F and 1G and would enter the NH from over the Huda Kherki Daula toll plaza on NH 8.

**3 BHK + SERVANT ROOM - TYPE A  
TOWER - A , C & F**



TOWER PLAN

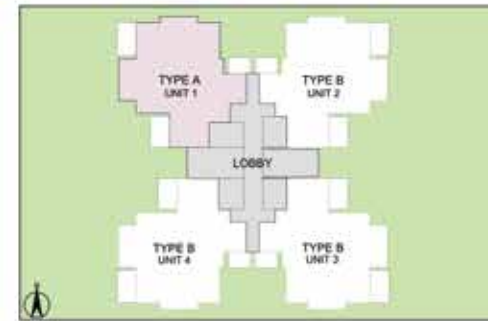


**SALEABLE AREA - 1898 sq.ft. (176.33 sq.mt.)**

**UNIT NO. : A101 - A2101  
C001 - C2101  
F001 - F2101**

In the interest of maintaining high standards, all floor plans, areas, dimensions, specifications, amenities, images etc. are indicative and are subject to change as decided by the Developer or by any Competent Authority. Soft furnishing, furniture and gadgets are not part of the offering.

**3 BHK - TYPE A  
TOWER - D & E**



**TOWER PLAN**

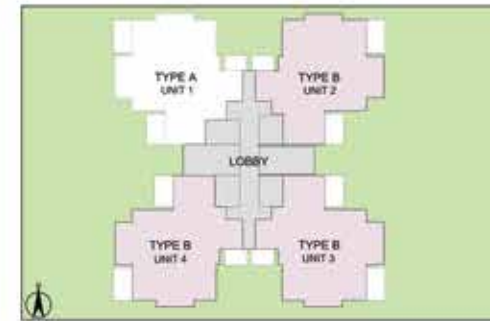


**SALEABLE AREA - 1699 sq.ft. (157.84 sq.mt.)**

**UNIT NO. : D101 - D2101  
E101 - E2101**

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**3 BHK - TYPE B  
TOWER - D & E**



TOWER PLAN



**SALEABLE AREA - 1689 sq.ft. (156.91 sq.mt.)**

UNIT NO. : D002 - D2102 E002 - E2102  
 D003 - D2103 E003 - E2103  
 D004 - D2104 E004 - E2104

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**3 BHK + STUDY + SERVANT ROOM - TYPE A  
TOWER - B**



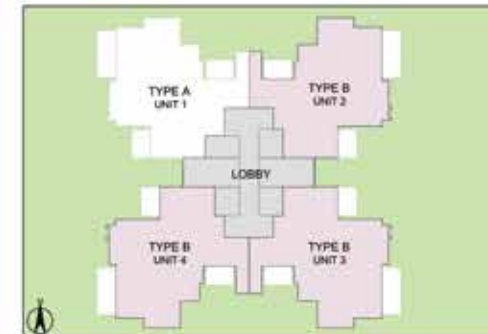
TOWER PLAN



**SALEABLE AREA - 2598 sq.ft. (241.36 sq.mt.)**  
**UNIT NO. : B002 - B2102**

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**3 BHK + SERVANT ROOM - TYPE B  
TOWER - A, C & F**



TOWER PLAN

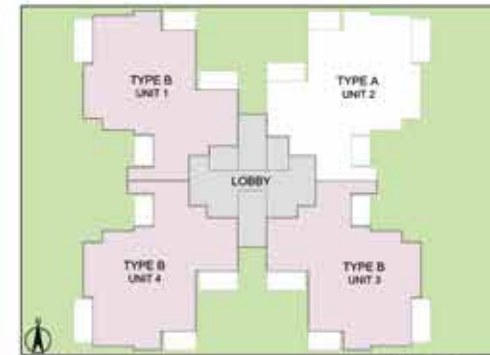


**SALEABLE AREA - 1889 sq.ft. (175.49 sq.mt.)**

UNIT NO. : A002 - A2102    C002 - C2102    F002 - F2102  
 A003 - A2103    C103 - C2103    F103 - F2103  
 A004 - A2104    C004 - C2104    F004 - F2104

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**3 BHK + STUDY + SERVANT ROOM - TYPE B  
TOWER - B**



TOWER PLAN



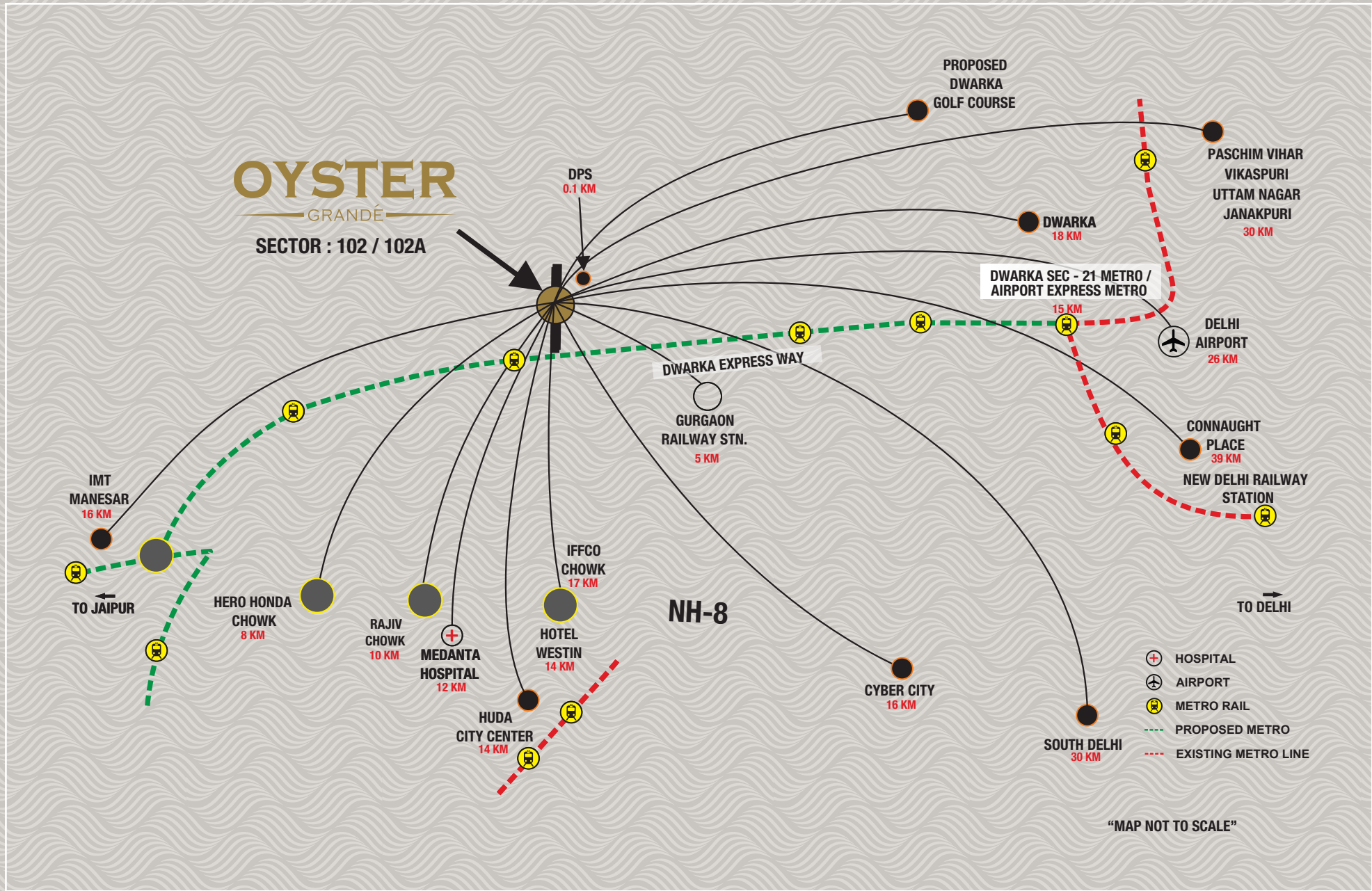
**SALEABLE AREA - 2579 sq.ft. (239.59 sq.mt.)**

**UNIT NO. : B001 - B2101**

**B003 - B2103**

**B104 - B2104**

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**For Best deal Call 9654236133**

DISCLAIMER: The project has been registered via HRERA No. 27, dated 10th August, 2017 | HRERA No. 171, dated 29th August, 2017 HRERA No. 170, dated 29th August, 2017 and is available on [www.haryanarera.gov.in](http://www.haryanarera.gov.in) under Registered Projects.