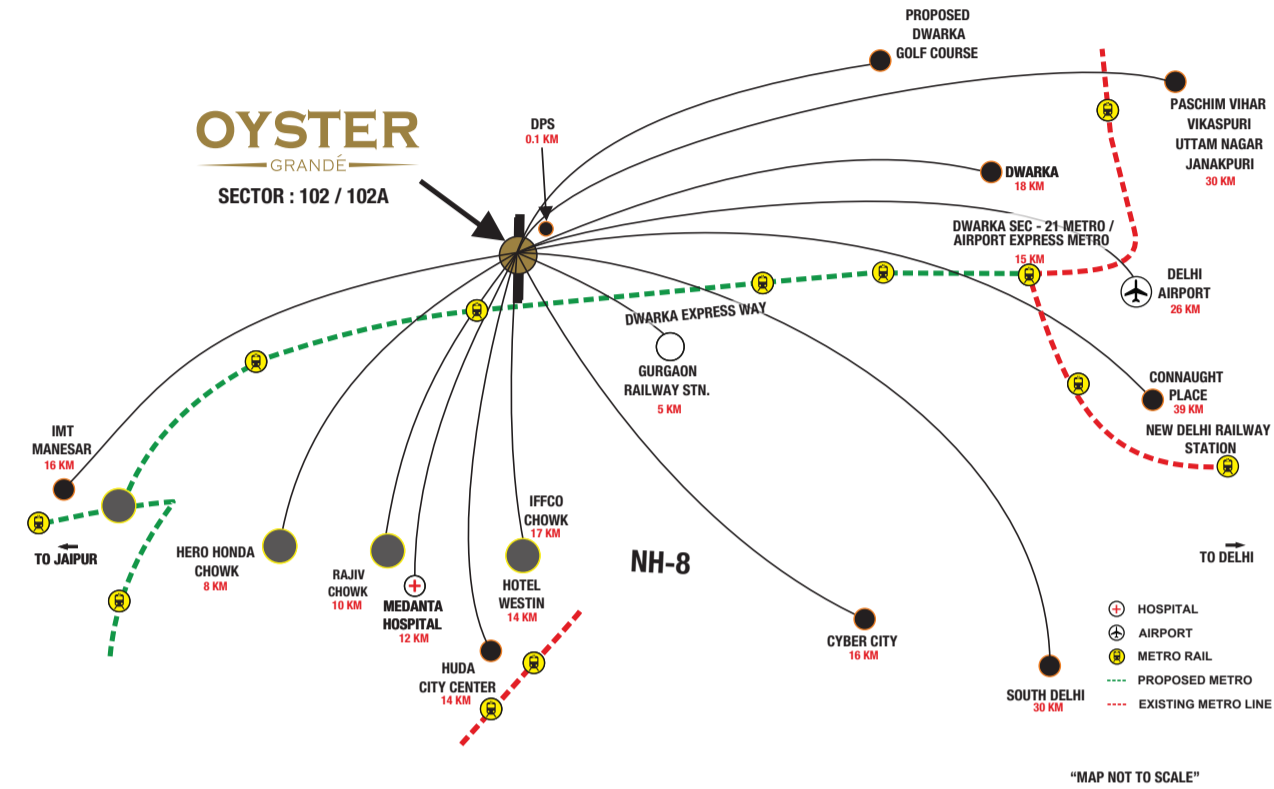


M2K®

adani  
Realty

START THE GOOD LIFE, NOW.



TO KNOW MORE, PLEASE CALL 1800 108 0009

ADANI M2K PROJECTS LLP

SITE: SECTOR 102 / 102 A OFF DWARKA EXPRESSWAY, GURGAON. INDIA  
SALES OFFICE - ADANI HOUSE, PLOT NO.83, SECTOR - 32, GURGAON 122001. INDIA

DISCLAIMER: The project has been registered via HRERA No. 27, dated 10<sup>th</sup> August, 2017 | HRERA No. 171, dated 29<sup>th</sup> August, 2017 HRERA No. 170, dated 29<sup>th</sup> August, 2017 and is available on www.hrera.in under Registered Projects. \*Terms & Conditions Apply.

www.adanirealty.com |



**MORE REASONS TO MOVE  
IN TO OYSTER GRANDE**

Adani Realty properties have unmatched credibility in the market, proven by its host of awards. We were presented with the 'Real Estate Developer Award in NCR Region' at the Indian Luxury Real Estate Awards, 2016 and the 'Developer of the Year' award for Oyster Grande at The Times Network Awards in 2017. Adani Realty also won World Greatest Brand Award for 2017-18 by Asia One.



Die



# ABOUT US

## 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 contributing to 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 with 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.



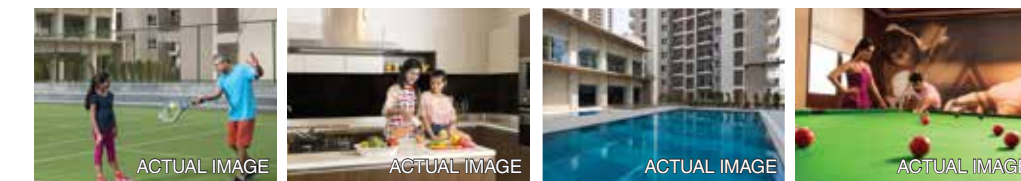
This perfect living space is fully equipped with state-of-the-art fittings and fixtures, so that you can just start your new life, today.



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



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 2 years\*, making owning a home all that much easier.



\*Terms & conditions apply.

ACTUAL IMAGE



# 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.

ACTUAL IMAGE

# BIRD'S EYE VIEW OF THE PROJECT





# 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, BASKET BALL COURT), INDOOR SPORT - TABLE TENNIS
<b>CLUB</b>	SWIMMING POOL, KIDS' POOL, JACUZZI, CAFE' CUM LOUNGE, MULTIPURPOSE HALL, GYMNASIUM, POOL ROOM, KIDS' ROOM, SALOON, TERRACE PARTY AREA, SPA & CRECHE

ACTUAL IMAGE

DOORS	WINDOW / GLAZING	OTHERS	ELECTRICALS
MAIN DOOR: HARDWOOD DOOR FRAMES WITH LAMINATED FLUSH DOOR SOLID WOOD PANELLED DOOR & STAINLESS STEEL HARDWARE FITTINGS OTHERDOORS: 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
HARDWOOD DOOR FRAMES WITH LAMINATED FLUSH DOORS / EUROPEAN STYLE SKIN MOULDED DOOR & STAINLESS STEEL HARDWARE FITTINGS	ANODIZED ALUMINIUM / UPVC WINDOWS	MILD STEEL RAILING ONE WATER SUPPLY & ONE DRAIN POINT IN UTILITY BALCONY	MODULAR SWITCHES / SOCKETS, CFL LIGHT FIXTURE
		ANODIZED ALUMINIUM / UPVC WINDOWS	CP FITTINGS & SANITARY FIXTURES, GRANITE COUNTER AND EXHAUST FAN
		ANODIZED ALUMINIUM / UPVC WINDOWS	CP FITTINGS & SANITARY FIXTURES, GRANITE COUNTER AND EXHAUST FAN
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
		ANODIZED ALUMINIUM / UPVC WINDOWS	CP FITTINGS & SANITARY FIXTURES, GRANITE COUNTER AND EXHAUST FAN
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 AND KIDS POOL, UNISEX GYME, MULTI-PURPOSE HALL, CRECHE, 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





# 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 Grande' 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
- Creche'
- Lap Pool and Kids' Pool with Jacuzzi,
- Changing Rooms & Showers
- Basketball Court
- Badminton Court
- Landscaped Garden







ACTUAL IMAGE

# MEET YOUR NEW NEIGHBOURS



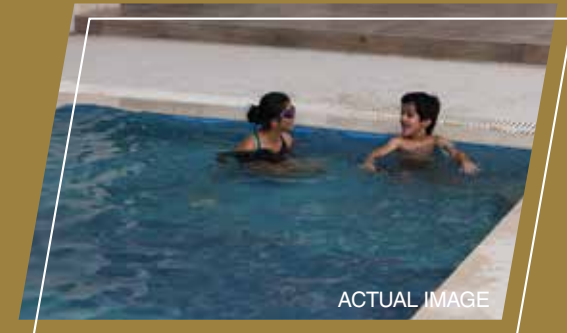
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# RIGHT TIME TO INVEST IN DWARKA EXPRESSWAY



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