

Own a commercial space  
at the corridor of success.

#MakeItBig

EMAAR  
INDIA

Disclaimer: Emaar Business District (EBD) - 99 is a Commercial Plotted Colony project which is being developed on land admeasuring 3.26875 Acres (1.32281 Hectares) situated at Sector 99 in the revenue estate of Village Kherki Majra, District Gurugram, Haryana. The Commercial Plotted Colony comprising of Shop cum Office (SCO) Plots is being developed in planned and phased manner over a period of time pursuant to License bearing No. 50 of 2021 dated 18.08.2021 valid upto 17.08.2026 granted by the Director Town and Country Planning, Haryana ('DTCP') in favour of M/s Chhavi Buildtech Pvt. Ltd. and Spurt Projects pvt. Ltd., in collaboration with Emaar MGF Land Ltd. (now known as Emaar India Limited) as per DTCP approved lay out map/plan vide Memo No. Drg. No DTCP 7856 dt 18.08.2021 any further revisions in future. The Project, Emaar Business District (EBD) - 99, is duly registered with HRERA - Gurugram, Haryana, vide HRERA registration No. RC/REP/HARERA/GGM/524/256/2021/92 Dated 24.12.2021. (website: www.haryanarera.gov.in). The terms of allotment/sale shall be subject to (a) Application Form, and/or Allotment Letter, and/or Buyer's Agreement and/or Conveyance Deed; (b) licenses, building plans and other approvals.

Disclaimer: Emaar Business District (EBD) – 99 NXT is a Commercial Plotted Colony project which is being developed on land admeasuring 3.59375 acres (1.45433 hectares) situated at Sector 99 in the revenue estate of Village Kherki Majra, District Gurugram, Haryana. The Commercial Plotted Colony comprising of Shop cum Office (SCO) Plots is being developed in planned and phased manner over a period of time pursuant to License bearing No. 51 of 2021 dated 18.08.2021 valid upto 17.08.2026 granted by the Director Town and Country Planning, Haryana ('DTCP') in favour of M/s Chhavi Buildtech Pvt. Ltd. and Spurt Projects pvt. Ltd., in collaboration with Emaar MGF Land Ltd. (now known as Emaar India Limited) as per DTCP approved lay out map/plan vide Memo No. Drg. No DTCP 7863 dt 23.08.2021 any further revisions in future. The Project, Emaar Business District (EBD) – 99 NXT, is duly registered with HRERA - Gurugram, Haryana, vide HRERA registration No. RC/REP/HARERA/GGM/525/257/2021/93 Dated 24.12.2021. (website: www.haryanarera.gov.in). The terms of allotment/sale shall be subject to (a) Application Form, and/or Allotment Letter, and/or Buyer's Agreement and/or Conveyance Deed; (b) licenses, building plans and other approvals.

Nothing contained herein constitutes an invitation to an offer, an offer, provisional or final allotment and does not form part of any legally binding agreement/ contract and/or commitment of any nature by the Company. All digital/printed material/representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes and positions and whatever facilities and amenities are being shown are merely artistic impressions. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and are requested to contact the relevant project office to understand the details regarding the Project and only after thorough understanding about the same and taking appropriate advice, take further decision regarding/in relation to the Project.

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CIN: U45201DL2005PLC133161. Email: enquiries@emaar.ae | in.emaar.com

Area:  
1 Hectare = 2.471 Acre, 1 Acre = 4840 sq. yd. or 4046.86 sq. m., 1 sq. m. = 10.764 sq. ft.





*The single most common objective, for generations of business owners is to become successful.*

*Success is 'back-to-the-wall' rigour, working on a blueprint and vision. Hours of strategic and operational exercises, taking risks, making those crucial decisions. In turn, achieving the ultimate goal – stability, growth and sustained profits.*

*Rare is the unique business offering that is designed, premeditated and geared for assured success. Blending vision, brand, location, market dynamics – a blend that borrows from data, research, execution, poised against the bulwark of a pedigreed developer – arguably, one of the world's finest.*

*An iconic business address at an emerging growth corridor.*

*An opportunity designed to attract immense returns to your investment.*

*And a developing but vibrant environment with immeasurable scope for growth.*

*Making it big. Made just a little bit easier.*



Image for representation purpose





Illustrations for representation purpose

## EBD 99

**Location.** The inescapable power play for most emerging and successful businesses. From the legacy of one of the world's finest developers, with a portfolio straddling multiple asset classes and bearing the successful legacy of the Shop-Cum-Office (SCO) asset class, presenting EBD 99: An exemplary business offering, at an enviable location that is tailor-made for success.

With ready social amenities such as schools, reputed hospitals, banks and the proposed Metro station to its advantage, Sector 99 is rapidly coming up as a preferred destination for homebuyers in Gurugram. In addition, the well-established connectivity to all parts of Delhi, Gurugram, quick access to the diplomatic enclave and close proximity to corporate and retail establishments give EBD 99 the advantages of a premium location.

Being right on the Dwarka Expressway, EBD 99 assures the most potent ingredient for any business: Unmissable visibility, courtesy over 1.2 lakh vehicles passing by Gurugram Sector 99's singular retail offering - every single day\*.

The potential of transforming into an iconic business address, the exponential growth attributable to infrastructural development and a ready client base with ample space for further growth, make it possible for EBD 99 to offer the best environment for your business to grow.

\*source: <https://www.financialexpress.com/infrastructure/roadways/dwarka-expressway-beforeindependenceday-next-year-know-about-indias-first-grade-separated-urban-expressway/2206852/>



Image for representation purpose



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The only commercial project in Sector 99 offering ‘Shop-Cum-Office’ (SCO) plots. Right on the 150 meter wide Dwarka Expressway. Over 25,000 families close by.

**LAUNCHING SHOP-CUM-OFFICE COMMERCIAL PLOTS  
AT SECTOR 99, DWARKA EXPRESSWAY.  
EMAAR BUSINESS DISTRICT 99 (EBD 99).**

The sterling portfolio of Emaar Business Districts consists of iconic and award-winning<sup>5</sup> commercial projects such as EBD 65 (RERA Reg. No.: RC/REP/HARERA/GGM/409/141/2020/25 dated 15.09.2020) and EBD 114 (RERA Reg. No.: RC/REP/HARERA/GGM/451/183/2021/19 - dated 19.04.2021). The latest addition to the shop-cum-office portfolio at \*Dwarka Expressway brings you an opportunity to explore immense business potential through the only commercial offering located in Sector 99. Picture a buoyant shopping arcade, with thousands of customers dropping by, for a spot of retail therapy, from a rich catchment of 25,000+ families. EBD 99 offers a tailor-made blueprint for success, with over 1.2 lakh customers commuting by its 270 meter impressive frontage<sup>6</sup>, every day<sup>7</sup>.

<sup>5</sup>source: <https://www.financialexpress.com/infrastructure/roadways/dwarka-expressway-before-independence-day-next-year-know-about-indias-first-grade-separated-urban-expressway/2206852/>

<sup>6</sup>Iconic Commercial Project concept, Gurugram at HT Real Estate Titans, 2021.

<sup>7</sup>Including frontage of EBD 99 NXT



*Image for representation purpose*





Artistic impression

## EBD 99: The booster to your business.

Emaar Business District 99 (EBD 99) brings to you a unique opportunity to own a piece of the future. Visualise, drive, grow and transform your business in the coming years.



Delectable SCO plots across 4 ranges – A, B, C and D, with areas ranging from 84 sq. m. to 321.21 sq. m. (904.17 sq. ft. to 3457.37 sq. ft.)



270-meter wide frontage\* providing incredible visibility to your business



Development allowance up to 5 floors with basement (B + G + 4 + terrace)



Uniform façade



Open air boulevards and promenades



Ample parking space with easy access



Well-appointed entrance and multiple amenities



Tastefully-designed entrance plaza



Low maintenance charges



Adequate power back-up for common areas

*\*This includes EBD 99 NXT.  
Please refer to Page No. 11, for more details.*



## Shop-Cum-Office (SCO) Plots: *The new paradigm* in commercial assets.

Geared to appeal to the smart investor and leveraging on native market demand, these mixed-use retail and commercial usage plots, also known as SCO plots are a modern commercial concept with benefits inherited from the traditional concept of a marketplace, in a well-populated catchment. This asset class from Emaar offers the flexibility of owning a premium commercial land parcel with well-planned infrastructure, a plethora of common amenities, services and facilities. Also, it gives the flexibility of developing it at the owner's pace. The format usually sees retail units on the lower floors and office spaces on the upper floors, and borrows from the advantages of a successful open market model with immaculate planning and execution.

A few examples of this concept are the GK 1 & 2 markets in South Delhi, the posh and plush Khan Market in New Delhi, Sector 29, 14 and 15 in Gurugram and the famed Sector 17 in Chandigarh.



*Illustrations for representation purpose*



## Advantage EBD 99, Dwarka Expressway.

Rapidly coming up as a preferred destination for homebuyers in Gurugram, Sector 99 has to its advantage, all essential social amenities such as schools, reputed hospitals, banks, the proposed Metro<sup>#</sup> station and multiple roadway transit options – close at hand. The well-established connectivity to Sector 99 through Dwarka Expressway, Pataudi Road, Gurgaon Road and Hero Honda Road makes this address seamlessly connected to all parts of Delhi and Gurugram.

Gurugram has continued to grow at a rapid pace, both in terms of population and infrastructure. The backbone of the same - the 27.6 km long Dwarka Expressway (National Highway) also known as Northern Peripheral Road is poised to be the alternate to NH 48 and is assumed to take traffic of minimum of 2 lakh passenger car units per day. The country's first grade-separated urban expressway and its periphery is already home to many leading corporate and retail establishments. Sector 99 is shaping up as the most sought after residential sectors in Gurgaon and EBD 99 has the advantage of a premium location, being right on the 150 metre Dwarka Expressway.

<sup>#</sup>Metro Source: <https://timesofindia.indiatimes.com/city/gurgaon/project-report-ready-metro-linking-dwarka-expressway-aset-to-get-government-nod/articleshow/68055523.cms>



Image for representation purpose



# 5 reasons why EBD 99, Gurugram, offers a compelling business proposition.



## Supreme Connectivity

- Quick access from Delhi and Gurugram
- Direct and swift access to Dwarka Expressway, Pataudi Road, Gurgaon Road and Hero Honda Road
- With NH 48, Dwarka Expressway and the Kundli-Manesar-Palwal Expressway in close proximity, EBD 99 is at the heart of all action in Gurugram

- Right on Dwarka expressway
- 10 minutes from Hero Honda Chowk
- 10 minutes from NH 48.
- 10 minutes from the Diplomatic Enclave
- Close proximity to Interstate Bus Terminal and proposed Railway Station
- Close proximity to the Dwarka-Gurugram Metro corridor

## Dwarka Expressway

- The nerve centre of Gurugram and the most advanced project in the country
- An engineering marvel of its own
- Total length of 27.6 km
- Begins from Shiv-Murti on NH 48 and ends near Kherki Daula Toll Plaza
- India's longest (3.6 km) as well as the widest (eight-lane) Urban Road Tunnel
- Comprises India's first-ever 9 km long 8-lane flyover (34 meter wide) on a single pier with 6-lane service roads

**DID YOU KNOW?** The project will involve an estimated consumption of two lakh MT of steel in total, which is 30 times that of the Eiffel Tower in France.

(source: <https://www.financialexpress.com/infrastructure/roadways/dwarka-expressway-before-independence-day-next-year-now-about-indias-first-grade-separated-urban-expressway/2206852/>)

## Hub for commercial and economic growth

- Presence of American Express, Grey Orange, TCS and The Indian School of Hospitality adds tremendous value to the entire hub
- Ready-to-move-in apartments, spread across hundreds of acres, have shaped the residential real estate market here
- The development of multiple centres of excellence, as envisaged under DMIC, will further fuel growth

- Seamless connectivity with key employment hubs of Sohna Road, Cyber City, Sector 30, & Udyog Vihar
- Diversified players in the spheres of hospitality, healthcare, retail, banking and education, makes EBD 99 an attractive proposition for investors and their business portfolio

(source: <https://www.financialexpress.com/money/new-gurugram-a-hotspot-for-residential-and-commercial-realty-in-delhi-ncr/2039009/>)

## An appreciating neighbourhood

- The infrastructurally rich location has witnessed steady appreciation over the years
- Rising demand for commercial and residential offerings along the Dwarka Expressway
- The circle rates here saw a rise by ~43% in 2020
- EBD 99, being the only commercial project in Sector 99, is assumed to gain a huge capital appreciating value in the times to come

(Source: <https://www.goodreturns.in/personal-finance/investment/dwarka-expressway-interest-of-buyers-going-strong-1186063.html?story=2>)

## Strong social infrastructure

The spurt in residential supply has led to:

- World-class educational institutes like DPS, St. Xavier's School, Amity University
- Healthcare facilities including the likes of VPS Rockland, Artemis, Fortis and more
- Renowned leisure and hospitality avenues like Hyatt Residency and Holiday Inn



Route Map



Vibrant Social Infrastructure.





KEY HIGHLIGHTS

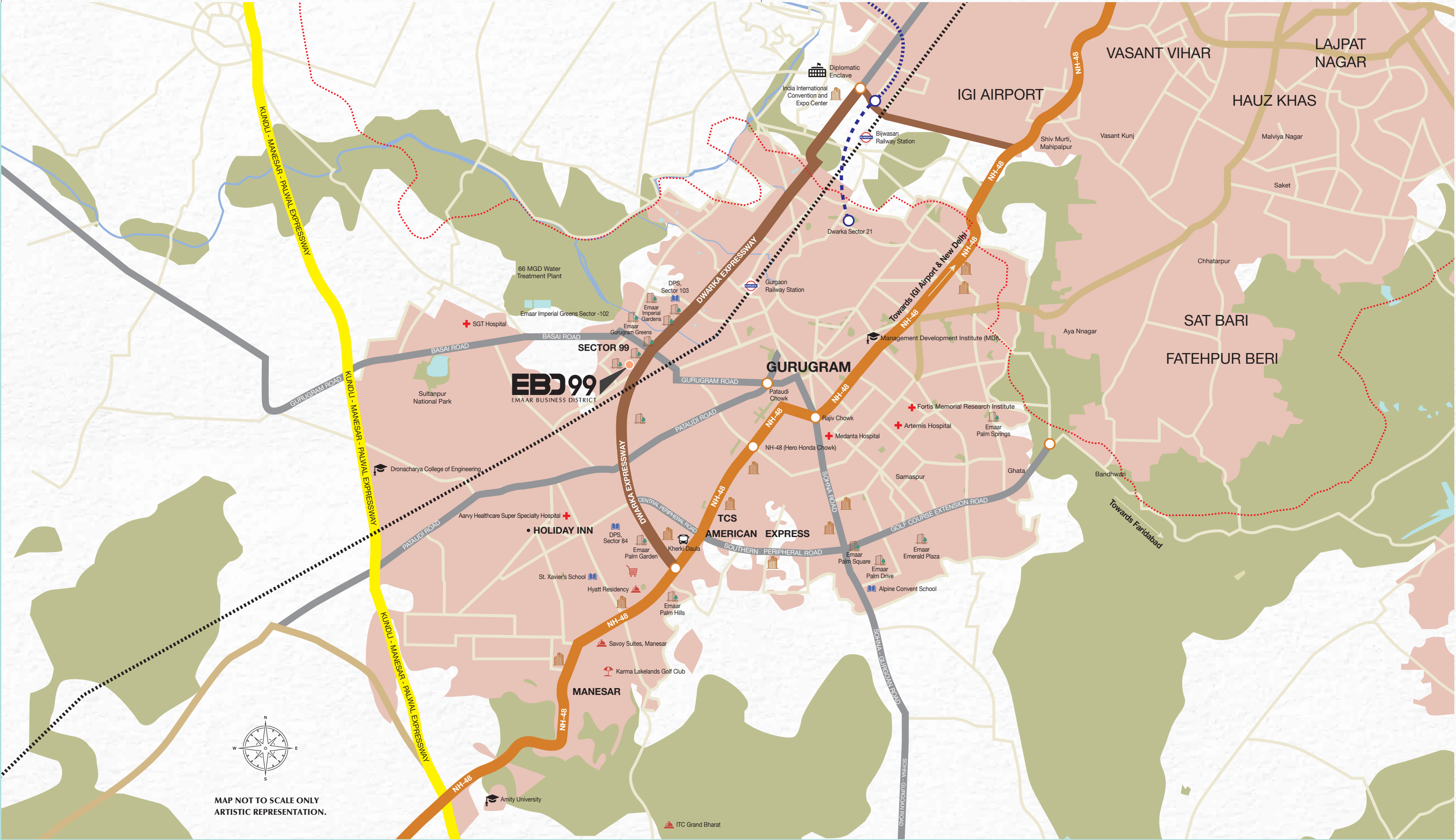
- NH-48 (Hero Honda Chowk)17 min
- Sector 3026 min
- Udyog Vihar27 min
- Proposed ISBT32 min
- Cyber City35 min
- IGI Airport35 min
- Sohna Road40 min
- Diplomatic Enclave44 min

EDUCATION

- DPS, Sector 10312 min
- Alpine Convent School14 min
- DPS, Sector 8420 min
- Dronacharya College of Engineering25 min
- Management Development Institute (MDI)27 min
- St. Xavier’s School28 min
- Amity University45 min

HEALTHCARE

- Signature Advanced Super Speciality Hospital05 min
- SGT Hospital16 min
- Aarvy Healthcare Super Specialty Hospital20 min
- Medanta Medicity Hospital24 min
- Fortis Memorial Research Institute28 min
- Artemis Hospital30 min



Disclaimer: The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. Distance is as per google map.





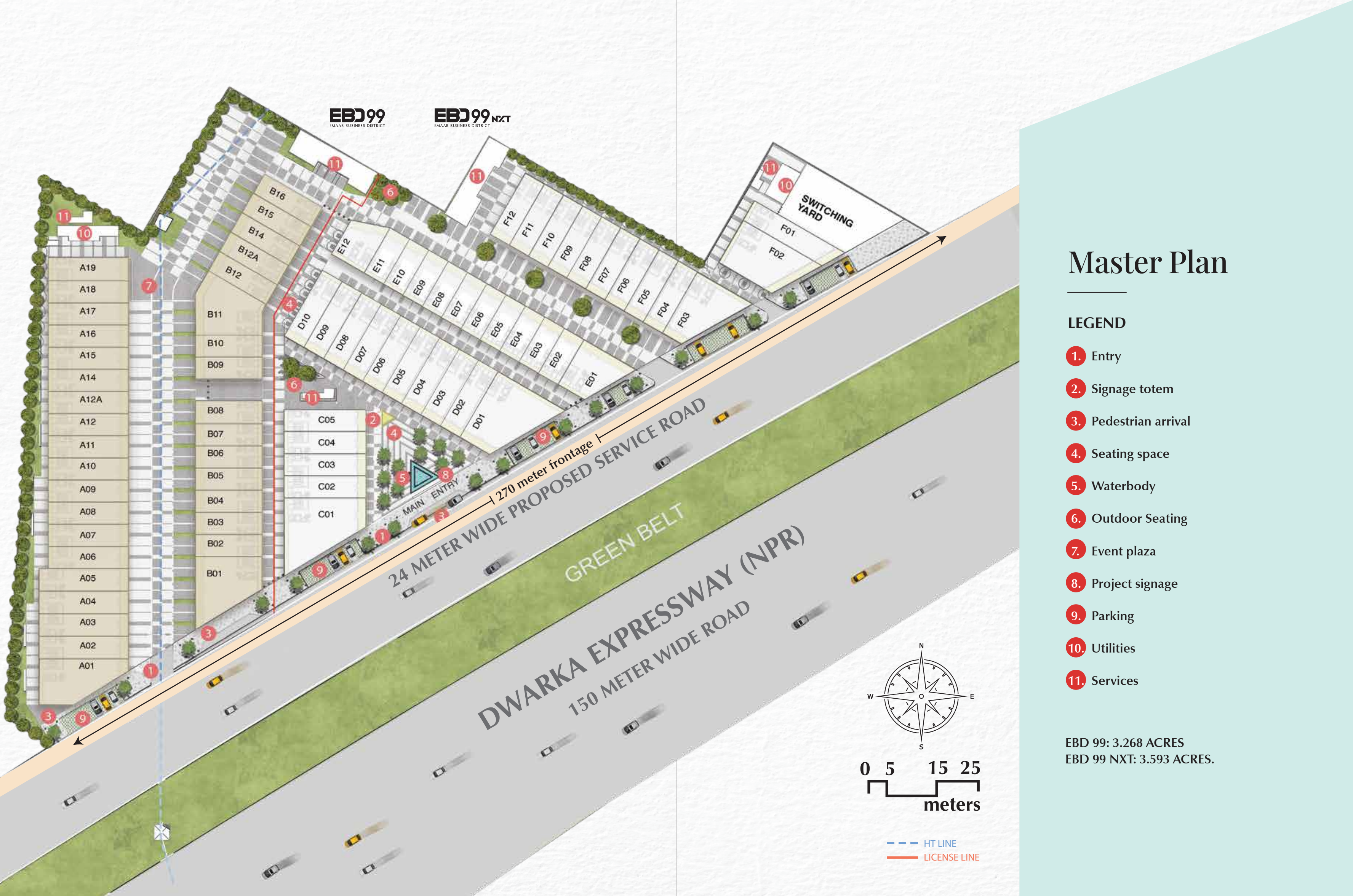
## A successive commercial offering in Sector 99.

Emaar Business District 99 NXT (EBD 99 NXT) is positioned adjoining Emaar Business District 99 (EBD 99). While EBD 99 NXT offers Shop-Cum-Office spaces, similar to EBD 99, it also shares the location advantages for a booming business. In addition, the amenities at EBD 99 are accessible from EBD 99 NXT.



Artistic impression





**EBD 99**  
EMAAR BUSINESS DISTRICT

**EBD 99 NXT**  
EMAAR BUSINESS DISTRICT

# Master Plan

## LEGEND

- 1. Entry
- 2. Signage totem
- 3. Pedestrian arrival
- 4. Seating space
- 5. Waterbody
- 6. Outdoor Seating
- 7. Event plaza
- 8. Project signage
- 9. Parking
- 10. Utilities
- 11. Services

EBD 99: 3.268 ACRES  
EBD 99 NXT: 3.593 ACRES.



# A world of thoughtful features and amenities.

**Beauty and Aesthetics. Enhanced by palm trees.**

Palm trees placed at designated spots add to the beauty of the overall development. Apart from the entrance, there are curated zones with hangouts for visitors and office-goers to revel in.

**Immense possibilities with convertible spaces.**

The ease of conducting ‘weekly bazaars’ and organizing flea markets, whenever required. Imagine a bustling, throbbing ecosystem where entire families can congregate for a nice weekend, with some serious retail therapy blended in.

**A great place for coffee and conversations.**

There is a thoughtful provision for creating outdoor seating lounges. The fresh evening breeze is now just a stroll away from your business place.

**Be entertained. Be impactful.**

Watch cultural performances and fashions shows. Revel in festive celebrations and visit lively fairs in between shopping.

.....  
Entrance Mounds with Palms and Uplighters | Light Column / Totem Signage  
Entrance Water Feature | Palm Court | Palm Avenue | Provision for  
Weekly Bazaar | Ample Parking Space | Vehicular Drop-Off Area  
Service Area | Retail Street / Pedestrian Active Area | Public Utility Block



Image for representation purpose



Image for representation purpose



Image for representation purpose



Image for representation purpose



Artistic impression



Plot Area: 84 sqm.



Plot Area: 108 sqm.



All floor plans, specifications, dimensions, amenities etc of the plot/project are tentative and shall be as per the final buyers agreement between the parties.

Plot Area: 114 sqm.



Plot Area: 123 sqm.



All floor plans, specifications, dimensions, amenities etc of the plot/project are tentative and shall be as per the final buyers agreement between the parties.



Plot Area: 129 sqm.



Plot Area: 132 sqm.



All floor plans, specifications, dimensions, amenities etc of the plot/project are tentative and shall be as per the final buyers agreement between the parties.

Plot Area: 144 sqm.



All floor plans, specifications, dimensions, amenities etc of the plot/project are tentative and shall be as per the final buyers agreement between the parties.



From the makers of  
*marquee, iconic landmarks*  
with a global footprint.

One of the most valuable and admired Real Estate group worldwide, EMAAR stands synonymous with thoughtful architecture, excellent engineering and impeccable execution. With proven competencies across a myriad of portfolios – Commercial, Residential, Retail, Hospitality and Leisure, EMAAR is a well-recognised name, known for its iconic assets in Dubai and other International Markets.

Emaar India carries its global legacy with a formidable portfolio of remarkable residential and commercial spaces across the country viz. Delhi/NCR, Mohali, Lucknow, Indore and Jaipur.



Image for representation purpose