

OYSTER ARCADE

THE PULSE OF DWARKA EXPRESSWAY

Opportunity awaits you.



OPPORTUNITY PLOTS
FOR THOSE WITH AN
#EYEFOR51OPPORTUNITIES

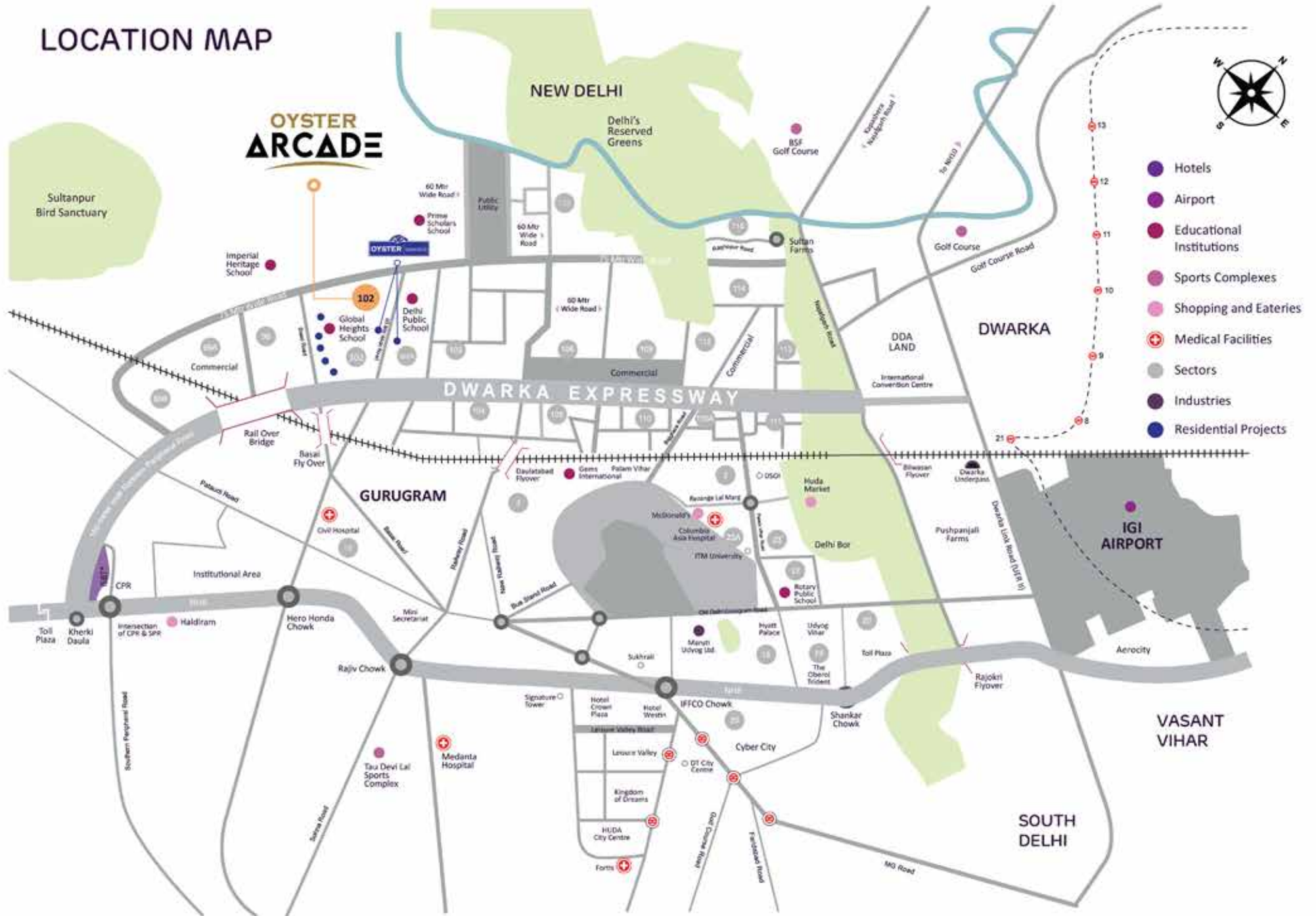


When you have an incredible idea, all you need is an opportunity. Now, Oyster Arcade is giving you 51.
Presenting 51 Opportunity Plots at Oyster Arcade that give you the ability to turn your vision into a reality.

Turn your idea into a thriving business or office with flexible, premium SCO plots. These plots in a brand new development are an ideal investment opportunity for shops, offices, restaurants and many more. Start your future in an up-and-coming part of Gurugram, that promises to be the Pulse of Dwarka Expressway.

Disclaimer: The image is an artistic impression for representation only. The promoter is selling vacant plots only.

LOCATION MAP



Disclaimer: Map not to scale. The map is not necessarily accurate to surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the project. The Developer makes no representation regarding continuity/existence of these developments/landmarks going forward.



*Actual Image

LOCATION ADVANTAGES

The area is a hotbed of new developments, meaning opportunities aplenty.

Backed by trusted developers with a wealth of expertise, investors can simply focus on developing their businesses.

With world-class facilities and infrastructure, every business can get off on the right footing.

- 📍 01 minute walk from residential projects
- 📍 02 minutes from Dwarka Expressway
- 📍 15 minutes from HUDA City Center
- 📍 20 minutes from IGI Airport

Disclaimer: The driving time indicated is tentative and actual time may vary, depending upon traffic and other conditions.



A VIBRANT COMMUNITY

Over 6,000 families set to call this neighbourhood, a home. Dwarka expressway is the perfect location to cater to a discerning and diverse group of consumers.

The area will be home to social butterflies, who crave connectivity between Delhi and Gurugram. This makes Oyster Arcade the perfect location to cater to the needs of a premium clientele that don't compromise on their lifestyle.



OYSTER ARCADE HIGHLIGHTS

Each aspect is designed for excellence and every facility is enacted with an eye for reliability and quality.

Highlights

- Spacious central passage for pedestrians
- Easily accessible from 60m & 24m wide roads
- Ample parking space
- Opportunities to build B + G + 4 floors (as per DTCP guidelines)
- Beautifully landscaped plaza, ideal for flea market, activities and events etc.
- Power backup for common area
- CCTV coverage for common areas

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A NEW VISION

Oyster Arcade represents a chance at creating something new. A unique take on something wide spread, or a brand new idea that's the first of its kind. There are no limits on what can be achieved with an opportunity like this, so discover how you can make the most of it.

*Artistic Impression



FOR THE SHOPPERS

We all know how hard it is to find that one truly unique piece that speaks to us amongst the millions of choices. So why not turn your store into a one-of-a-kind shopping experience by creating handmade art for your viewers or starting a boutique vintage thrift store. The possibilities are limitless!



FOR THE FOODIES

Instead of the same old offerings and chains we've gotten used to and bored of, excite nearby residents with something truly delectable; something they've never seen before. A conveyor belt sushi bar, a purely vegan café, Ethiopian cuisine for the first time in Gurugram – a world of sensory delights is yours to create.



FOR THE SOCIALIZERS

Having a wealth of places to congregate with friends and family can be a major factor in our lives: one can only go out for a meal so many times. Why not broaden horizons with a retro video game arcade, a cat café or a comic book store? Create a unique social experience, and people will come back over and over again.



FOR THE CREATORS

When it's time to get down to business, we need the right atmosphere and ambience to focus, collaborate, and ideate freely. Create a studio space for artists, a co-working space for professionals to come together, or simply find the perfect location for your business' headquarters. Amidst the vibrant environment of Oyster Arcade, great things are bound to happen.



TOMORROW BEGINS TODAY

The tomorrow you want to create for yourself begins with the dreams of today. So let your imagination run wild. Envision your future and turn it into your present with the incredible opportunity that lies in front of you.



*Artistic Impression

RERA CERTIFICATE

FORM REP-07 [See rule 3 (1)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA GURUGRAM

REGISTRATION NO. 44 of 2021
RC/REP/HARERA/GGM/476/200/2021/44 [Date: 24.08.2021]
UNIQUE NO. GENERATED ONLINE RERA-GRC-P003-706-2020

REGISTRATION CERTIFICATE REAL ESTATE PROJECT OYSTER ARCADE

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number as mentioned above

PARTICULARS OF THE NEW PROJECT		
S.N.	Particular	Detail
1.	Name of the project	Oyster Arcade
2.	Location	Village Kherki Majra Sector 102, Gurugram
3.	License no. and validity	37 of 2020 dated 25.11.2020 Valid upto 24.11.2025
4.	Total licensed area of the project	2.50 Acres
5.	Area of project for registration	2.50 Acres
6.	Nature of the project	Commercial Plotted Colony
7.	Total FAR of the project registered	15174.593 sqm
8.	Number of commercial plots	51

NAME OF THE PROMOTERS		
S.N.	Particular	Detail
1.	Promoter 1/License holder	M/s Askarshan Estates Pvt Ltd
2.	Promoter 2/Collaborator	M/s Adani M2K Projects LLP

PARTICULARS OF THE PROMOTER 2 / COLLABORATOR		
S.N.	Particular	Detail
1.	Name	M/s Adani M2K Projects LLP
3.	Registered Address	10 th floor, Shikhar, Nr. Adani House, Mithakhali Six Roads, Navrangpura, Ahmedabad, Gujarat-380009
4.	Corporate Office Address	Plot No. 83, Sector 32, Institutional Area, Gurugram-122001
5.	Local Address	Plot No. 83, Sector 32, Institutional Area, Gurugram-122001
6.	LLP	AAA-5931
7.	PAN	AAUFA0904E
8.	Status	Active
9.	Mobile No.	0448003307
10.	Landline No.	0124-2555155
11.	Email-Id	Dnyanjak.sharma12@adani.com
12.	Authorized Signatory	Deepak Sharma

DETAILS OF THE BANK ACCOUNT			
S.N.	Type of bank account	Account No	Name and branch of the bank
1.	Master Account of the Project (100%)	251000555551	Industrial Bank, Sector 31, Gurugram, Haryana
2.	Separate RERA account of the project (70%)	251000555552	Industrial Bank, Sector 31, Gurugram, Haryana
3.	Free account of the promoter of the project (30%)	251000555553	Industrial Bank, Sector 31, Gurugram, Haryana

This registration certificate is based on the information supplied by the promoter and an authenticated brief and declaration by the promoter is annexed herewith, which shall be a part of this registration certificate.

Dated: 24.08.2021
Place: Gurugram
(Dr. K.K. Khandeival)

DR. KRISHANA KUMAR KHANDEIVAL
Chairman
HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

ADDITIONAL TERMS AND CONDITIONS OF REGISTRATION

- Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees.
- The promoters shall submit list of apartments sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report.
- No separate IDC/IDC are payable by the allottees except the basic sale price on carpet area basis.
Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2)

Explanation:

- The Total Price as mentioned above includes the booking amount paid by the allottee(s) to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable);
- The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purpose of such possession.
Provided that, in case, there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.

- The attention of the promoter is invited to the definition of common areas provided in section 2(e) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities as provided in real estate project are part of the common areas. Accordingly, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities. Accordingly, the promoter is restrained to part away with such facilities with third party. Section 2(e) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:
"common areas" means—
(i) the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;
(ii) the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;
(iii) the common balconies, terraces, parks, play areas, open parking areas and common storage spaces;
(iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;
(v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;
(vi) the water tanks, pumps, motors, fans, compressors, ducts and all apparatus connected with installation for common use;
(vii) all community and commercial facilities as provided in the real estate project;
(viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;

- The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.
- In future any new allotment in ongoing projects or new projects, the apartment or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.
- There shall not be any advertisement scheme for the registered project without prior approval of the authority.
- The promoter shall make available all the approved plans of the project on the project site.
- As per section 11, the promoter shall form an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their apartment/building and inform the authority about the AOA.
- The promoter shall execute the draft allotment letter as annexed in the detailed project information which is duly approved by the authority and authenticated by the promoter.
- The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of registered association under this project.

Dated: 24.08.2021
Place: Gurugram

DR. KRISHANA KUMAR KHANDEIVAL
Chairman
HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM



Adani Realty is one of the newest arms 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.

Commercial projects in development for Adani include the highly connected Inspire Hub in Mumbai, Miracle Mile in the very heart of Gurugram and the Inspire Business Park in up-and-coming Shantigram.



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 M2Ks 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 multiple township in Delhi NCR.

M2K Corporate Park in Sector 51, Gurugram and M2K County Shopping Plaza on NH8 are some of the most exciting commercial developments currently in progress for the company.



- 📍 **Site Address:** Oyster Arcade, Sector 102, Off Dwarka Expressway, Gurugram.
- 📍 **Corporate Address:** Adani M2K Projects LLP, Adani House, Plot No 83, Institutional Area, Sector 32, Gurugram 122 002, India.
- 📍 **Registered Address:-** 10th Floor, Shikhar, Nr Adani House, Mithakhali Six Roads, Navrangpura, Ahmedabad-380009
- 🌐 **www.adanirealty.com | info@adanirealty.com**

Disclaimer:

The images, appearances, colours, etc. given herein are mere artistic impression for representation purposes only and do not constitute an offer, an invitation to offer and/or commitment of any nature between the promoter and the recipient. The data/information herein is intended to give a general understanding of the subject matter and is subject to change without any prior notice. Readers are therefore requested to verify all details, including area, amenities, services, terms of sale and payment schedule and other relevant terms independently with the promoter prior to arriving at any decision of buying any plot in the said project. The binding offering shall be governed by the terms and conditions of the Agreement for Sale only. Our official website is www.adanirealty.com, email address is info@adanirealty.com and phone no is 18001080009. In no event will the Promoter be liable for any claim made by the reader including seeking any cancellation and/or withdrawal for any of the inaccuracies in the information provided in the advertisement, though all the efforts have been made to ensure accuracy. We also do not hold any responsibility for any information provided by any broker/channel partner/property dealer or made available on any website/email communication other than official website/email/correspondence. [1 sq.mt. = 10.764 sq. ft, 1 sq. mt. = 1.196 sq. yd]. The Promoter is offering sale of vacant plots only. Printed in November 2021.

HARERA 44/2021 dated 24.08.2021 also available on www.haryanarera.gov.in