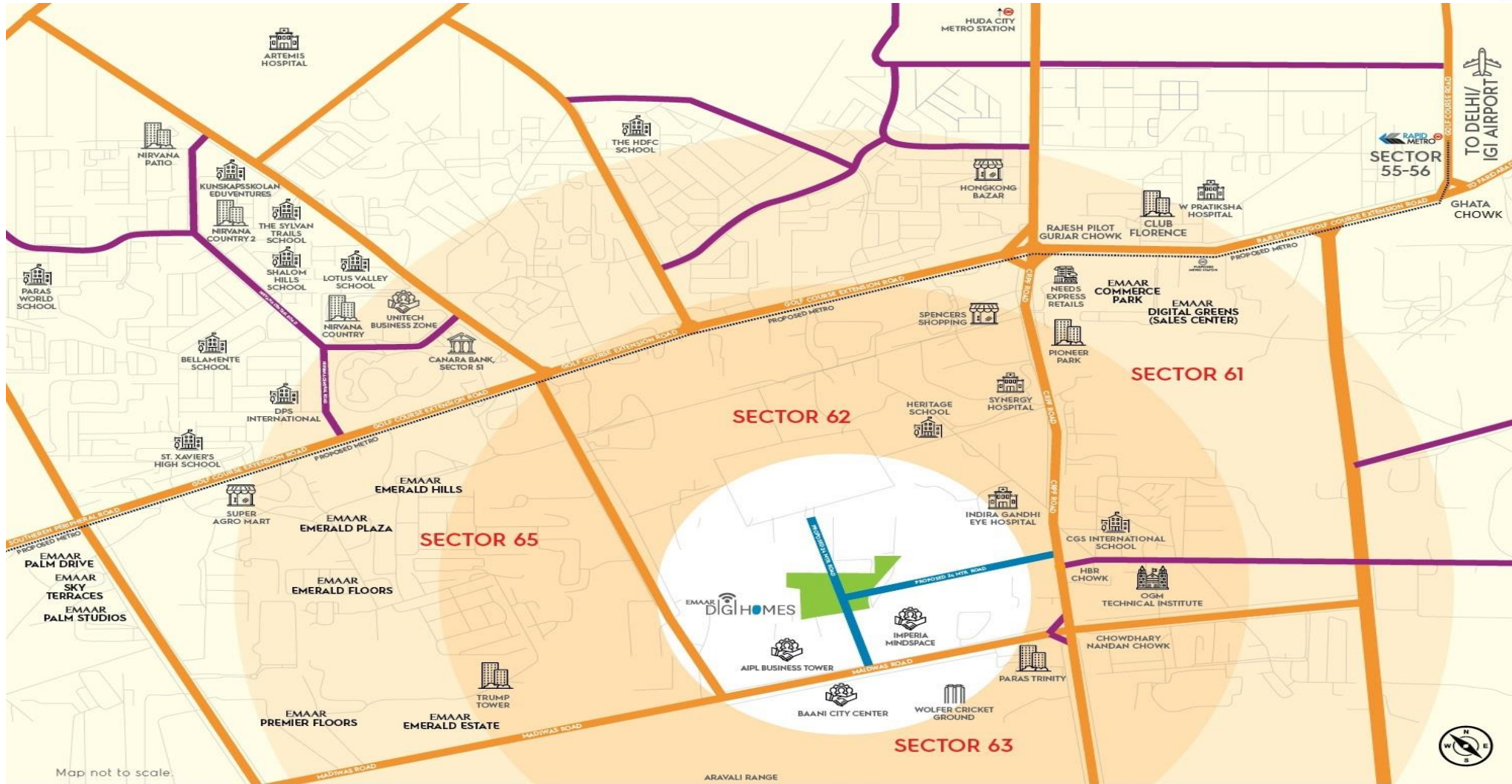


EMAAR

EMAAR
DIGI HOMES
LUXURY HOMES THAT LISTEN

GOLF COURSE EXTENSION ROAD
SECTOR 62, GURUGRAM

Location Map



-  SCHOOL
-  BUSINESS CENTER
-  INSTITUTE
-  BANK
-  SHOPPING
-  RESIDENTIAL
-  HOSPITAL
-  AIRPORT
-  STADIUM

Strategically located at the center of Golf course Extension Road
 Great social infrastructure of Educational Institutions, Working Space,
 Entertainment services and Medical facilities



- Pleasure of Living, as a low rise Bungalow
- High range of façade opening for ample natural light & ventilation
- Enhanced Living Enabled Through Technology
- Access to Sun during Winters & Shade during Summers
- GRIHA rating of 4 star making project eco friendly

Building elevation



Artistic Impression

World Class building elevation to give you the feel of Emaar true Lifestyle
G+32 Stories unique stand-alone towers with all corner units, Exclusive tower with
back-lit façade, standing in Gurugram skyline



Artistic Impression

- Grand Airconditioned Entrance lobby of 4.5 Meter heights
- Glass façade entrance foyer to welcome your arrival

CLUB- The Social Hub

Lifestyle Hub

- VR Suite
- Mini theatre (~22-24)-seater
- Spa & Salon
- Juice bar
- Co-working office space
- Creche

Health & Sports

- Elevated all weather infinity edge swimming pool
- Tennis, Basketball
- Gym & Yoga terrace
- Indoor Games room, cards room

Party

- Restaurant with Covered, Semi-Covered and Open seating (Stilts)
- Banquet Hall with Pre-function area
- Party Terrace with Open and semi open space

The Social Hub



- Extravagance club house to offer all lifestyle amenities

Infinity Edge Temperature controlled Pool



Artistic Impression

- Infinity Edge Pool to offer the endless tranquility
- All weather pool to pamper yourself

Lush Greens



Artistic Impression

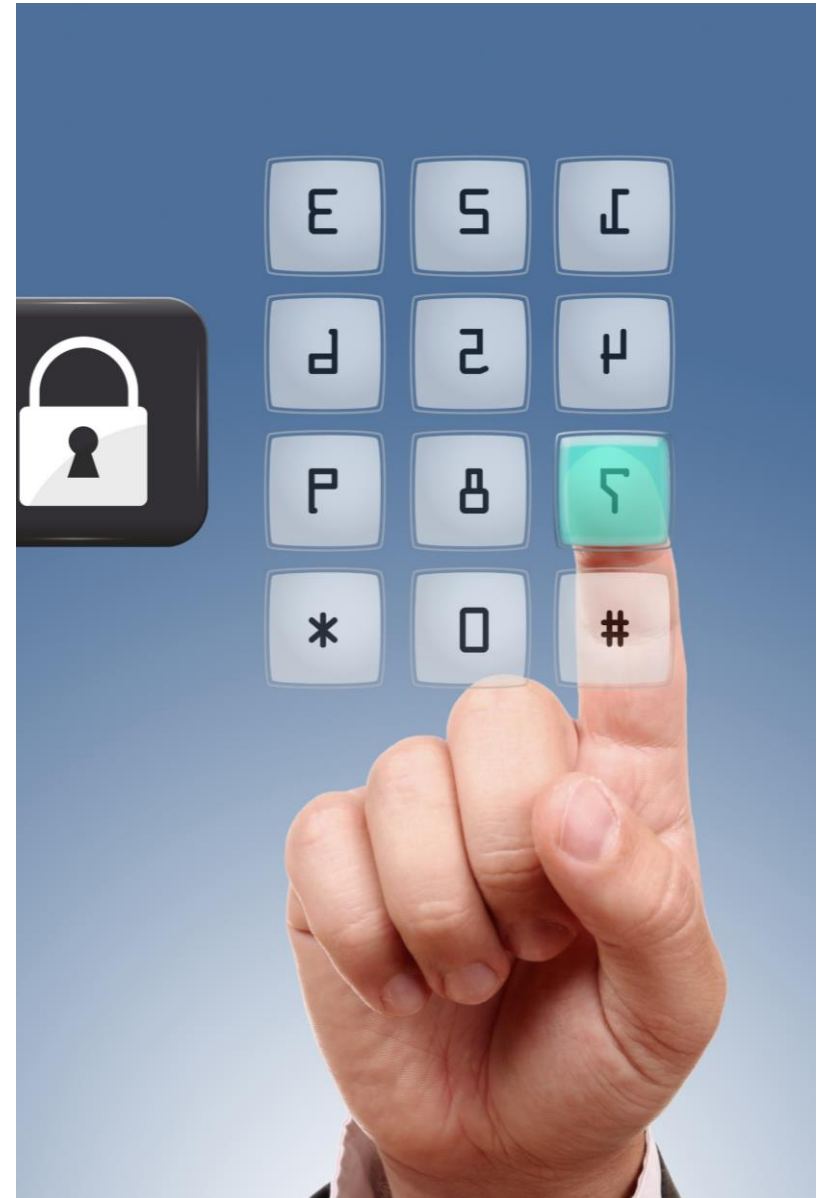
- GRIHA 4 Star Rating to give you more organic feel
- 80% of open space in the project, with lots of Eco-friendly amenities Like (STP, low emission value glasses and paint, solar panel)

Panoramic Views



Artistic Impression

- Iconic towers to give you panoramic views of Aravalli's
- Exquisite sized balcony to spend quality times over a cup of coffee



Images are for representation purpose only

LIFE MADE EASY WITH OUR VOICE & TOUCH
ACTIVATED DIGITAL APARTMENTS

Voice Enabled living

Mode Setting

Voice activated AC switch ON/OFF control, music, ambient lighting and naturally, automated drapes set the mood for the evening.

SECURE ACCESS

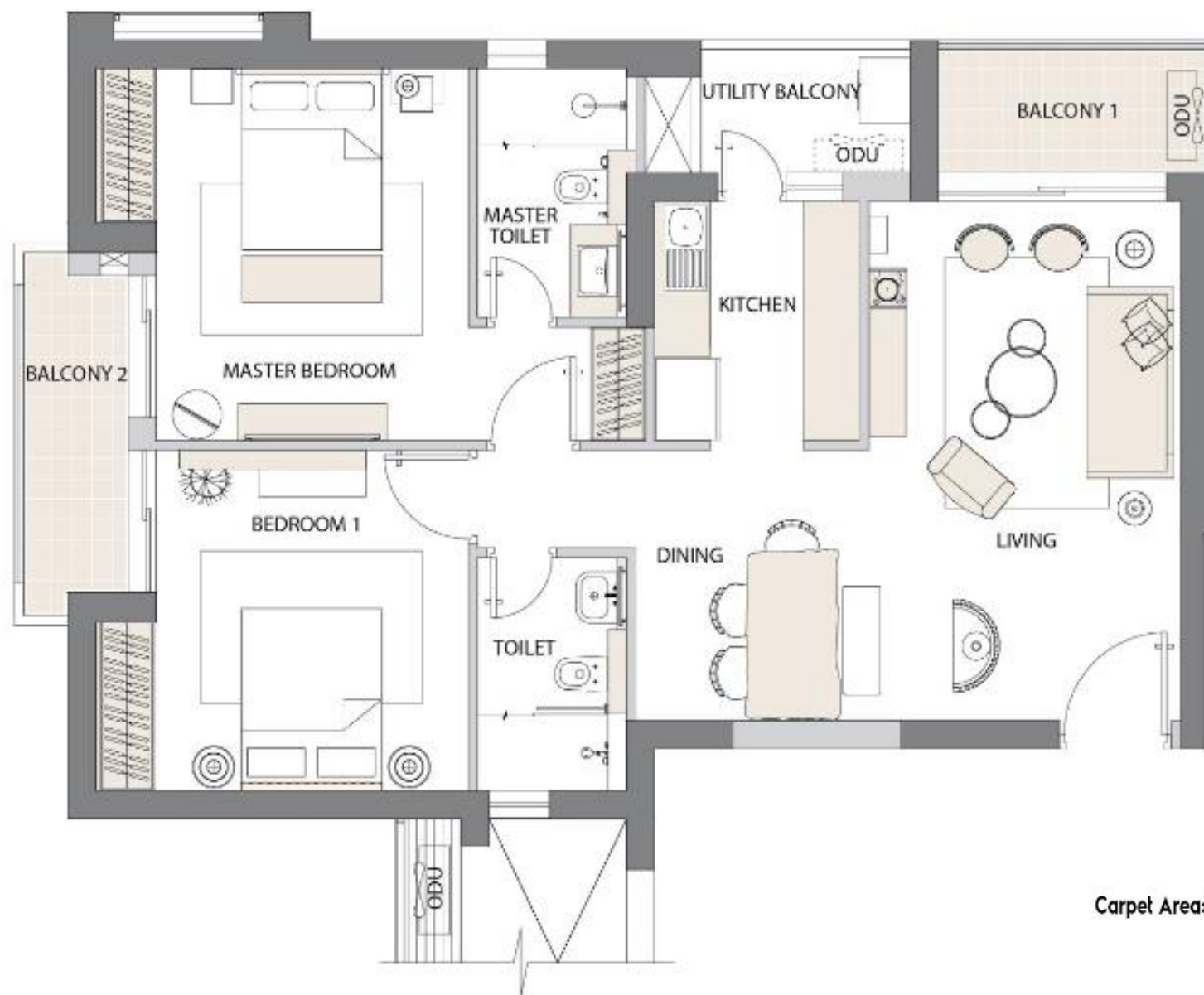
Remote controlled voice & touch video activated door access with your mobile app from anywhere. And you can also interact with guests at your door through video before providing access. Biometric Authorization to unlock the main door.

	Specifications
Standard specs with no upgrade	Door Lock / Video Door Phone / Smoke & Gas Sensors
Upgrade Option- U	Voice Enabled home automation for Lighting, AC, Curtains, TV, Microwave, Smart Lighting in Toilets, Voice Command Controlling Device in Living Room, Wi-fi Router with Panic Button in Master Bed Room.
Upgrade Option- U&S	Voice Enabled home automation for Lighting, AC, Curtains, TV, Microwave, Smart Lighting in Toilets, Voice Command Controlling Device in Living Room, Wi-fi Router with Panic Button in Master Bed Room with Smart Glass

21°C

+3°C

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ROOM	MM	FEET-INCHES
LIVING	3350 X 5575	11'-0" X 18'-3"
DINING	2500 X 2900	8'-2" X 9'-6"
MASTER BEDROOM	4000 (3350) X 4000	13'-1" (11'-0") X 13'-1"
BEDROOM 1	4000 (3350) X 3650	13'-1" (11'-0") X 12'-0"
KITCHEN	2200 X 2575	7'-3" X 8'-5"
MASTER TOILET	1600 X 2675	5'-3" X 8'-9"
TOILET 1	1600 X 2500	5'-3" X 8'-2"
BALCONY -01	3000 X 1425	9'-10" X 4'-8"
BALCONY -02	1225 X 4100	4'-0" X 13'-5"
UTILITY BALCONY	2250 X 1425	7'-5" X 4'-8"

TYPICAL FLOOR PLAN | TOWER B & C

2 BEDROOM + 2 TOILET + UTILITY

Carpet Area: 74.563 sq.mtr. (802.596 sq.ft.) | Balcony Area + AC ledge: 13.120 sq.mtr. (141.224 sq.ft.)

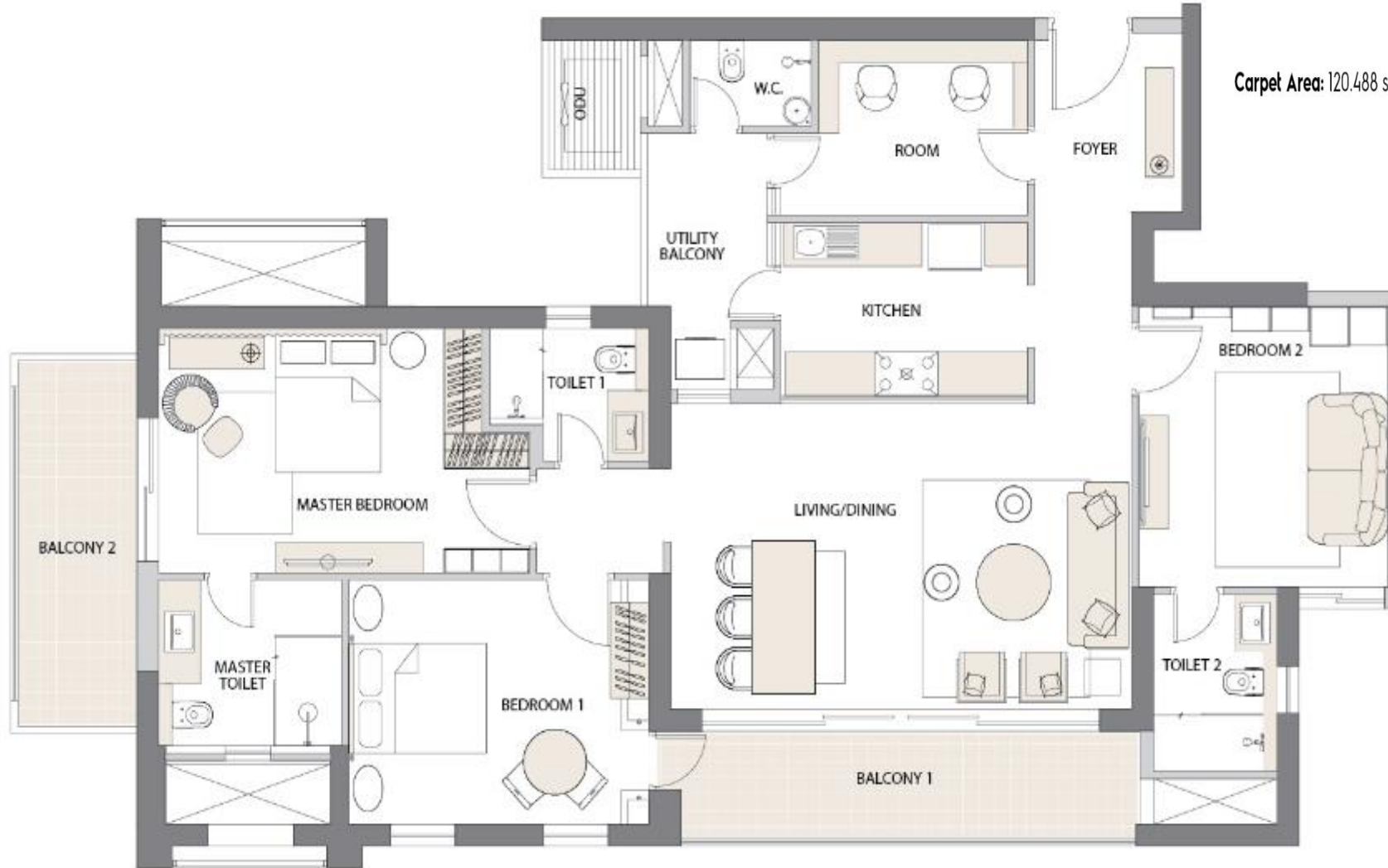
Super Area: 140.121 sq.mtr. (1508.260 sq.ft.)

TYPICAL SMART FLOOR PLAN | TOWER A

3 Bedroom + 3 Toilet + Lobby + Utility

Carpet Area: 120.488 sq.mtr. (1296.933 sq.ft.) | Balcony Area + AC ledge: 27.420 sq.mtr. (295.149 sq.ft.)

Super Area: 238.563 sq.mtr.(2567.89 sq.ft.)



ROOM	MM	FEET-INCHES
FOYER	2100 X 2450	6'-11" X 8'-0"
PASSAGE	1375 X 2625	4'-6" X 8'-7"
LIVING / DINING	6550 X 4200	21'-6" X 13'-9"
MASTER BEDROOM	5275 (4600) X 3350	17'-4" (15'-1") X 11'-0"
BEDROOM 1	4275 X 3350	14'-0" X 11'-0"
BEDROOM 2	3550 X 3850	11'-8" X 12'-8"
KITCHEN	3500 X 2375	11'-6" X 7'-10"
MASTER TOILET	2600 X 2275	8'-6" X 7'-6"
TOILET 1	2275 X 1825	7'-6" X 6'-0"
TOILET 2	1755 X 2425	5'-9" X 7'-11"
ROOM	2975 X 2400	9'-9" X 7'-10"
W.C.	1725 X 1175	5'-8" X 3'-10"
BALCONY -01	6520 X 1575	21'-5" X 5'-2"
BALCONY -02	1800 X 5200	5'-11" X 17'-1"
UTILITY BALCONY	1800 X 3500	5'-11" X 11'-6"

21°C

+3°C

EMAAR



TYPICAL SMART FLOOR PLAN | TOWER A

3 Bedroom + 3 Toilet + Lobby + Utility

Carpet Area: 121.516 sq.mtr. (1307.998 sq.ft.) | **Balcony Area + AC ledge:** 27.420 sq.mtr. (295.149 sq.ft.)

Super Area: 240.504 sq.mtr. (2588.79 sq.ft.)

ROOM	MM	FEET-INCHES
FOYER	3675 X 1880	12'-2" X 6'-2"
PASSAGE	1375 X 1645	4'-6" X 5'-5"
LIVING / DINING	6550 X 4200	21'-6" X 13'-9"
MASTER BEDROOM	5275 (4800) X 3350	17'-4" (15'-1") X 11'-0"
BEDROOM 1	4275 X 3350	14'-0" X 11'-0"
BEDROOM 2	3550 X 3850	11'-8" X 12'-8"
KITCHEN	3500 X 2375	11'-6" X 7'-10"
MASTER TOILET	2600 X 2275	8'-6" X 7'-6"
TOILET 1	2275 X 1825	7'-6" X 6'-0"
TOILET 2	1755 X 2425	5'-9" X 7'-11"
ROOM	2975 X 2400	9'-9" X 7'-10"
W.C.	1725 X 1175	5'-8" X 3'-10"
BALCONY -01	6520 X 1575	21'-5" X 5'-2"
BALCONY -02	1800 X 5200	5'-11" X 17'-1"
UTILITY BALCONY	1800 X 3500	5'-11" X 11'-6"

Typology	Super Area		Carpet Area		Balcony	
	(sq. ft)	(sq. mt)	(sq. ft)	(sq. mt)	(sq. ft)	(sq. mt)
2 BHK	1508.26	140.12	802.60	74.56	141.22	13.12
3 BHK +Utility (T-1)	2567.89	238.56	1296.93	120.49	295.15	27.42
3 BHK +Utility (T-2)	2588.79	240.50	1308.00	121.52	295.15	27.42

Typology	Category Launch Pricing (Cr.)*		
	Prime	Privileged	Exclusive
2 BHK	1.54	1.58	1.62
3 BHK +Utility (T-1)	2.45	2.52	2.59
3 BHK +Utility (T-2)	2.47	2.54	2.61

- *Price are inclusive of BSP +PLC +EDC/IDC+ IFMS +Club fee + Car Park+ Operational Charges.
- Taxes and cesses as applicable
- Stamp duty, Registration Charges & Maintenance charges extra as applicable
- Prices are subject to revision and pre launch offer only valid on Limited units
- Smart Glass are available with additional cost of 3 Lacs (only in 3 BHK)

Standard specification with no upgrade price

- 4 Lakhs less in 2 BHK
- 5 Lakhs less in 3 BHK

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- 4 Lakhs less in 2 BHK
- 5 Lakhs less in 3 BHK



Inaugural Benefit of INR 4 Lakh on 2 BHK
Inaugural Benefit of INR 6 Lakh on 3 BHK

Typology	Category Launch Pricing (Cr.)*		
	Prime	Privileged	Exclusive
2 BHK	1.50	1.54	1.58
3 BHK +Utility (T-1)	2.39	2.46	2.53
3 BHK +Utility (T-2)	2.41	2.48	2.55

- *Price are inclusive of BSP +PLC +EDC/IDC+ IFMS +Club fee + Car Park+ Operational Charges.
- Taxes and cesses as applicable
- Stamp duty, Registration Charges & Maintenance charges extra as applicable
- Prices are subject to revision and pre launch offer only valid on Limited units
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Standard specification with no upgrade price

- 4 Lakhs less in 2 BHK
- 5 Lakhs less in 3 BHK

Scheme Validity till 30th June or Limited Units

Particulars	% Collection
On booking Token Amount	4.99 Lakh (inclusive of GST)+ 100% of Admin Charges for BA regn.+ BA Reg. Charges
Within 30 days of BA registration and AL	10% Unit Price+100% EDC IDC Charges minus the Token Amount
Within 90 days of booking	15% Unit Price
On completion of Ground floor roof slab of respective tower	15% Unit Price
On completion of 16th floor roof slab of respective tower	15% Unit Price
On completion of 32nd floor roof slab of respective tower	15% Unit Price
On application of OC	15% Unit Price
On Intimation/Offer of Possession	15% Unit Price+ 100% IFMS + 100 % operational Charges

GST shall be applicable as per govt . Norms and will be paid along with every installment

Account Name	-	Amount
Emaar DigiHomes Phase –I		499000
EMLL DigiHomes Phase-I free A/c		10000

KYC

- PAN card copy of each applicants
- Address Proof
- Passport size photo

Company Name	Emaar MGF LAND LTD
Project Name	Digi Homes
Account Name	Emaar MGF Land Limited-Digi Homes Phase-I Master A/c
Bank Name	KOTAK MAHINDRA BANK LIMITED
Account Number	2513285899
RTGS Code	KKBK0000172
SWIFT Code	KKBKINBBCPC

Company Name	Emaar MGF LAND LTD
Project Name	Digi Homes
Account Name	Emaar MGF Land Limited-Digi Homes Phase-I Free A/c
Bank Name	KOTAK MAHINDRA BANK LIMITED
Account Number	2513285912
RTGS Code	KKBK0000172
SWIFT Code	KKBKINBBCPC

Emaar DigiHomes Phase –I

EMLL DigiHomes Phase-I free A/c

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Thank you