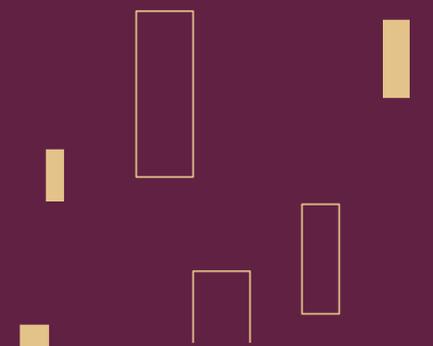
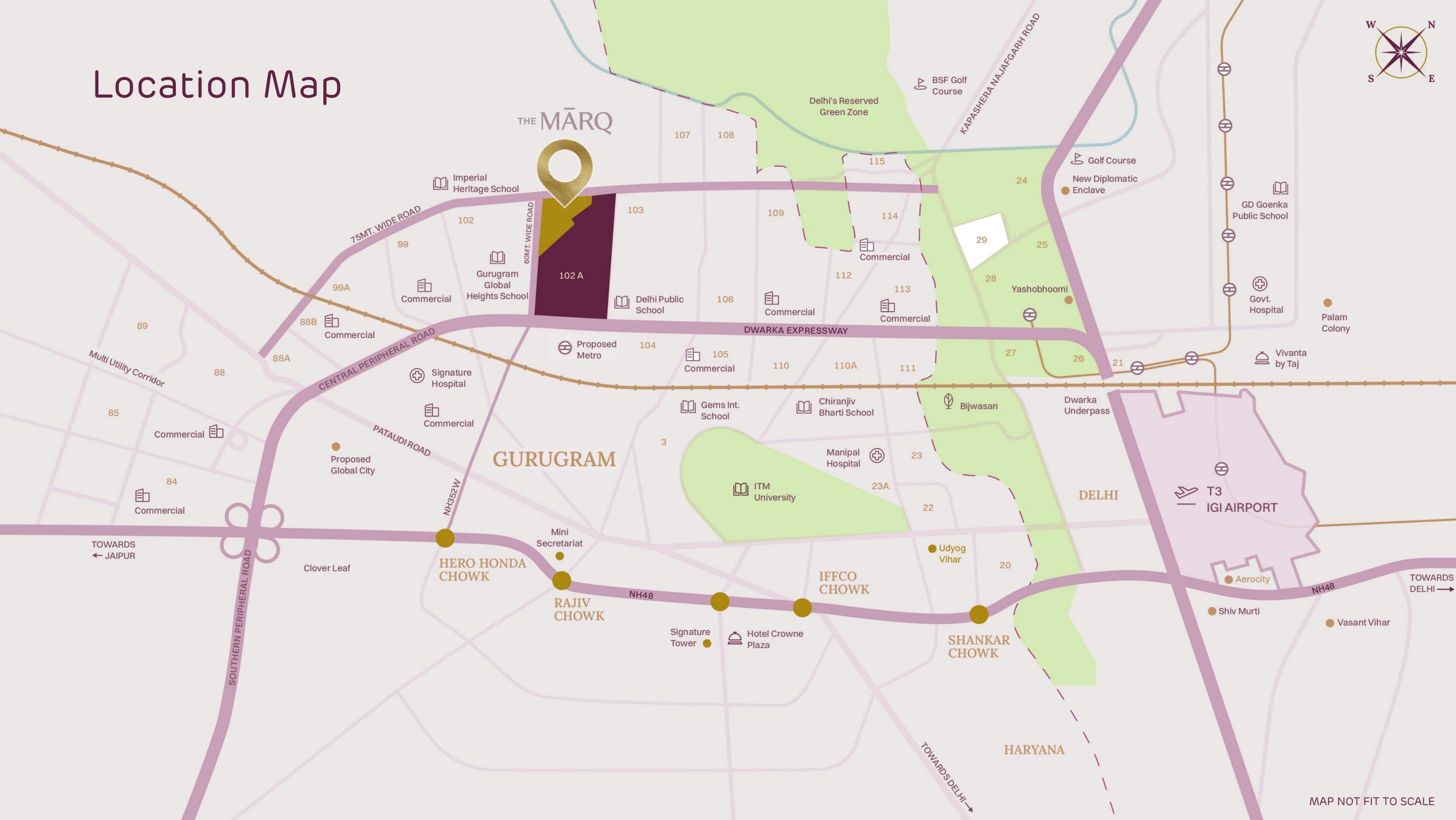


PRESENTING  
THE MĀRQ

Iconic By Nature



# Location Map



# Why Dwarka Expressway?



## Unmatched Connectivity & Infrastructure

- Seamless link to NH-48, Delhi, Jaipur & other parts of Gurugram.
- Elevated 150m-wide expressway with signal free travel.
- Direct Access to IGI Airport & Diplomatic Enclave II.



## Premium Real Estate Growth Corridor

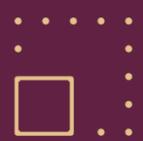
- Emerging growth corridor for Grade-A Residential & Commercial developments.
- Higher Capital appreciation potential compared to mature Gurugram sectors.
- Proximity to business hubs, Global City & upcoming IT-SEZs.
- Close proximity to DDA Golf Course, Diplomatic Enclave II & Bharat Vandana Park.



## Future Ready Urban Planning

- Integrated urban planning to reduce congestion in Delhi & Old Gurugram.
- Long-term positioning as India's next International Business District.

# Elevated Living, Redefined



Corner Site at the junction of **60m** and **75m** sector road



A sprawling **5-acre** (approx.) development focused on community living



Two iconic towers



**G+ 46-storeys**



Option for **3 & 4 BHK Plush Residences**

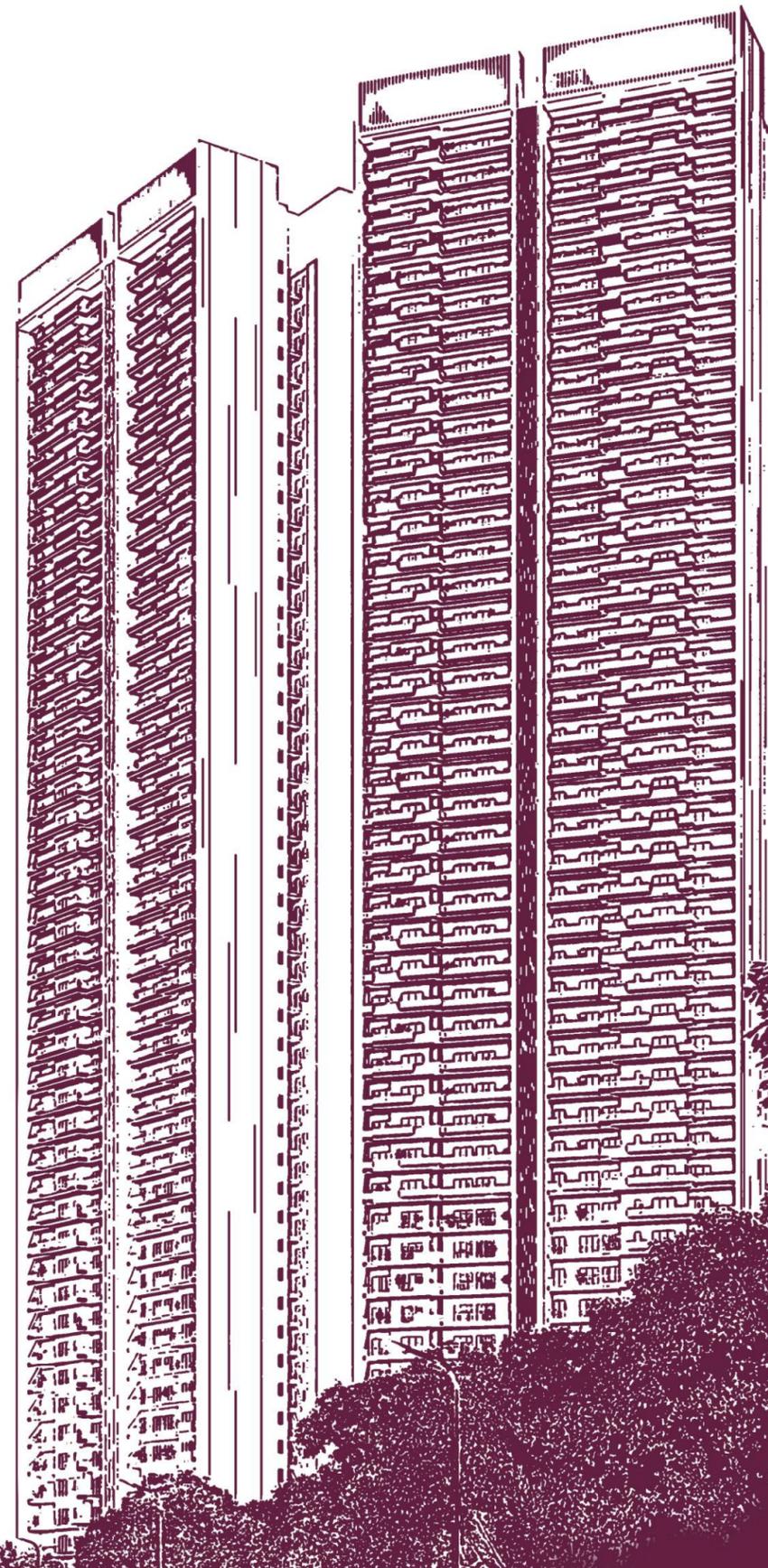


**3-Level** Basement Parking



INTRODUCING

# A Higher Perspective On Fine Living!



# Master Plan



- 1. Residential Entry
- 2. Residential Exit
- 3. Club Vehicular Entry
- 4. Club Vehicular Exit
- 5. Service Yard
- 6. Entrance Canopy

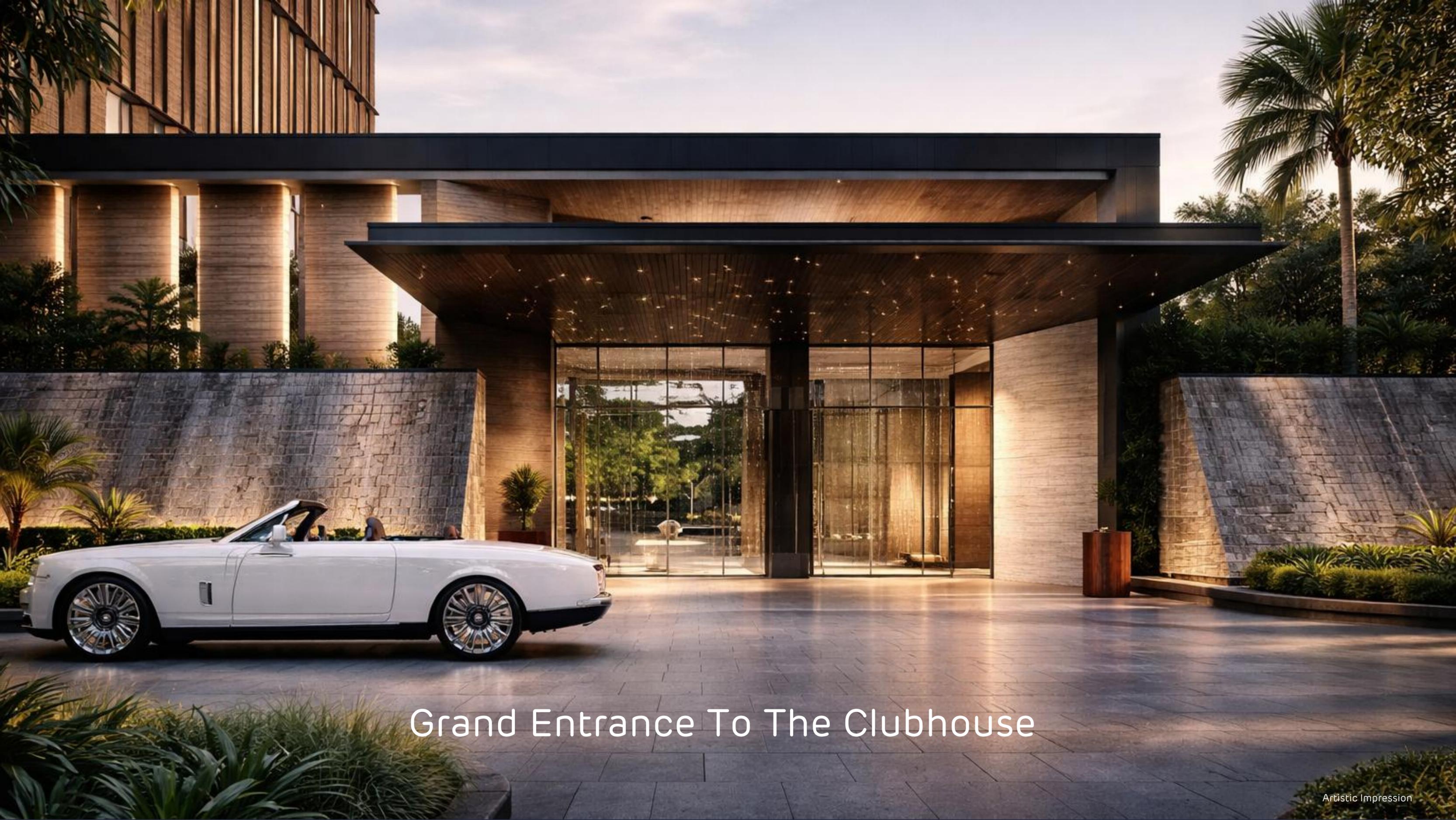
- 7. Rolling Mounds
- 8. Tower Drop-off
- 9. Club Drop-off
- 10. Shallow Waterbody
- 11. Connecting Pathway
- 12. Alfresco Seating

- 13. Event Lawn
- 14. Amphitheatre
- 15. Pet Park
- 16. Gazebo
- 17. Seating
- 18. Pickleball Court

- 19. Multipurpose Court
- 20. Children's Play Area
- 21. Senior Citizen Area
- 22. Reflexology Path

Artistic Impression





# Grand Entrance To The Clubhouse

# A Community That Is Meant For You

Designed for all - a healthy environment promoting social, mental, physical and spiritual well-being.



**DOUBLE-HEIGHT  
GROUND FLOOR (6m)**  
for an elevated spatial experience



**IGBC PRE-CERTIFIED  
GOLD Rating**  
(GH 240971)



**CLUBHOUSE**  
Good vibes live here



**NO VEHICULAR  
MOVEMENT**



**DIVERSE**  
Array of amenities for active  
community participation



**WELL-LINKED**  
Seamless network of public and  
green spaces



**INCLUSIVE**  
Dedicated spaces for  
everything that matters



**SECURITY**  
3 Tier Security

# Sports Amenities - Outdoor

## Multipurpose Court

Game, set, match.



## Pickleball Court

The new favorite on court.



## Outdoor Half Olympic Pool

Where every lap feels liberating

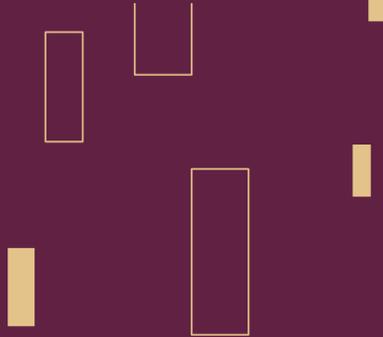


## Kids Play Area

Big fun for little explorers.



# Sports Amenities - Indoor



## Snooker/Pool Table

Made for joy to stick around.



## Foosball

Fast hands. Fierce goals.  
Endless fun.



## Squash Court

Where your crew turns game  
into glory.



## Indoor Badminton

Smash, sprint, and soar with  
every rally.



# Sports Amenities - Indoor

## Table Tennis

Tiny table but massive competition



## Dartboard

Aim Sharp. Play Hard



## Air Hockey

Where reflexes rule and laughter echoes.



## Carrom

Hit. Pocket. Celebrate.



# Wellness Amenities

## Yoga and Meditation

Stretch. Breathe. Center yourself.



## Aerobics

High energy, feel-good moves.



## Spa Room

Relax, detox, and rejuvenate naturally.



## Gymnasium

Lift, sweat, repeat your goals await.



# Community Living Amenities

## Mini Theater

Lights, sound, & stories that come alive.



## Business

## Centre with VC Facility

Seamless meetings & smart workspaces.



## Restaurant & Cafe

Sip, relax, and savor the moment.



## Library

Quiet corners filled with endless stories.



# Community Living Amenities

## Medical Room

Care and comfort, just steps away.



## Senior Citizen Space

Comfort, connection, & calm for golden years.



# TOWER A

## Typical Unit Plan

3 BHK -A  
 RERA CARPET AREA  
 1333.12 SQ. Ft.  
 (123.85 SQ.M.)

3 BHK -B  
 RERA CARPET AREA  
 1287.59 SQ. Ft.  
 (119.62 SQ.M.)

3 BHK -B'  
 RERA CARPET AREA  
 1288.99 SQ. Ft.  
 (119.75 SQ.M.)

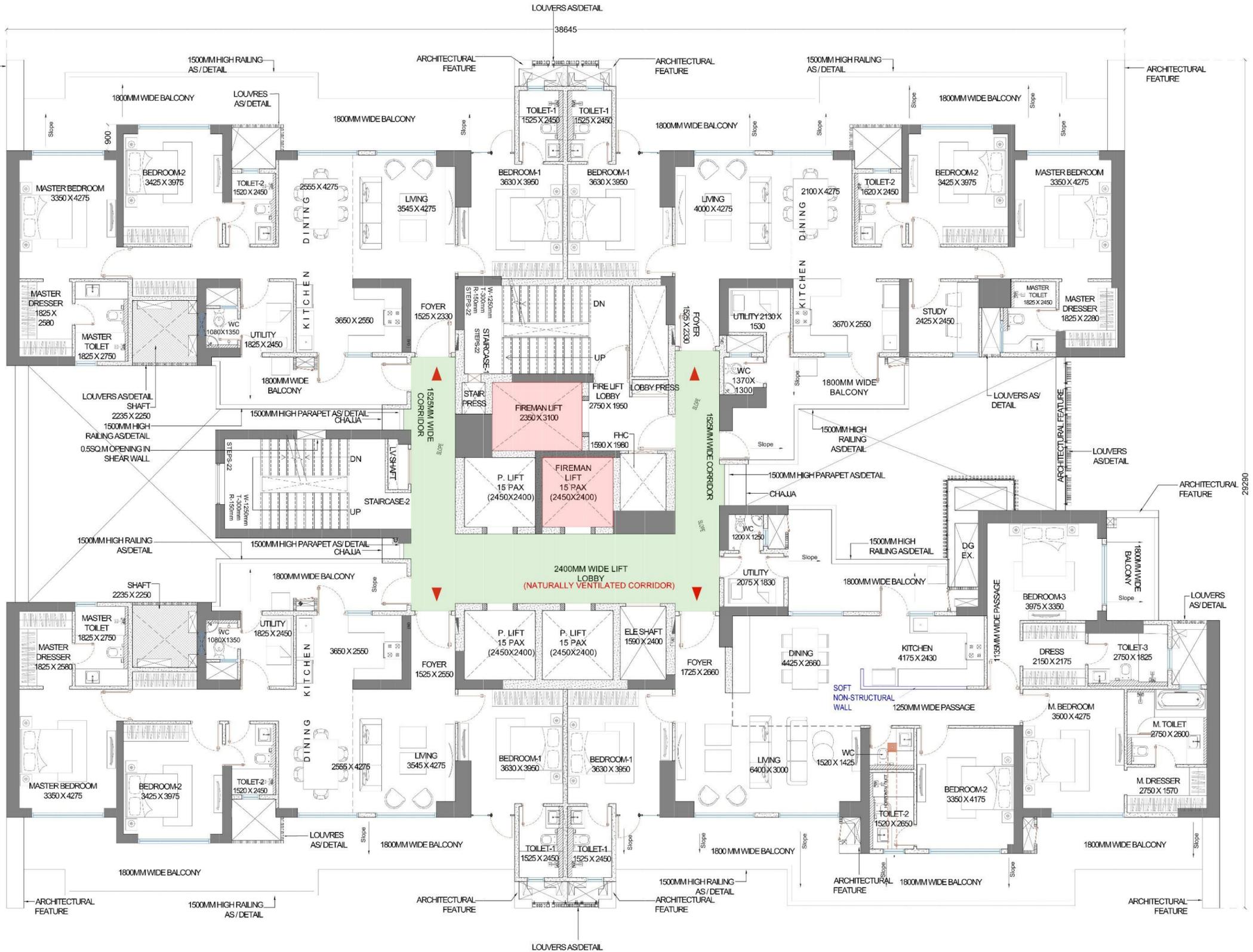
4 BHK  
 RERA CARPET AREA  
 1785.75 SQ. Ft.  
 (165.90 SQ.M.)

**02**  
**3BHK-B**

**01**  
**3BHK-B'**

**03**  
**3BHK-A**

**04**  
**4BHK**



# TOWER B

## Typical Unit Plan

3 BHK -A  
 RERA CARPET AREA  
 1333.12 SQ. Ft.  
 (123.85 SQ.M.)

3 BHK -B  
 RERA CARPET AREA  
 1287.59 SQ. Ft.  
 (119.62 SQ.M.)

3 BHK -B'  
 RERA CARPET AREA  
 1288.99 SQ. Ft.  
 (119.75 SQ.M.)

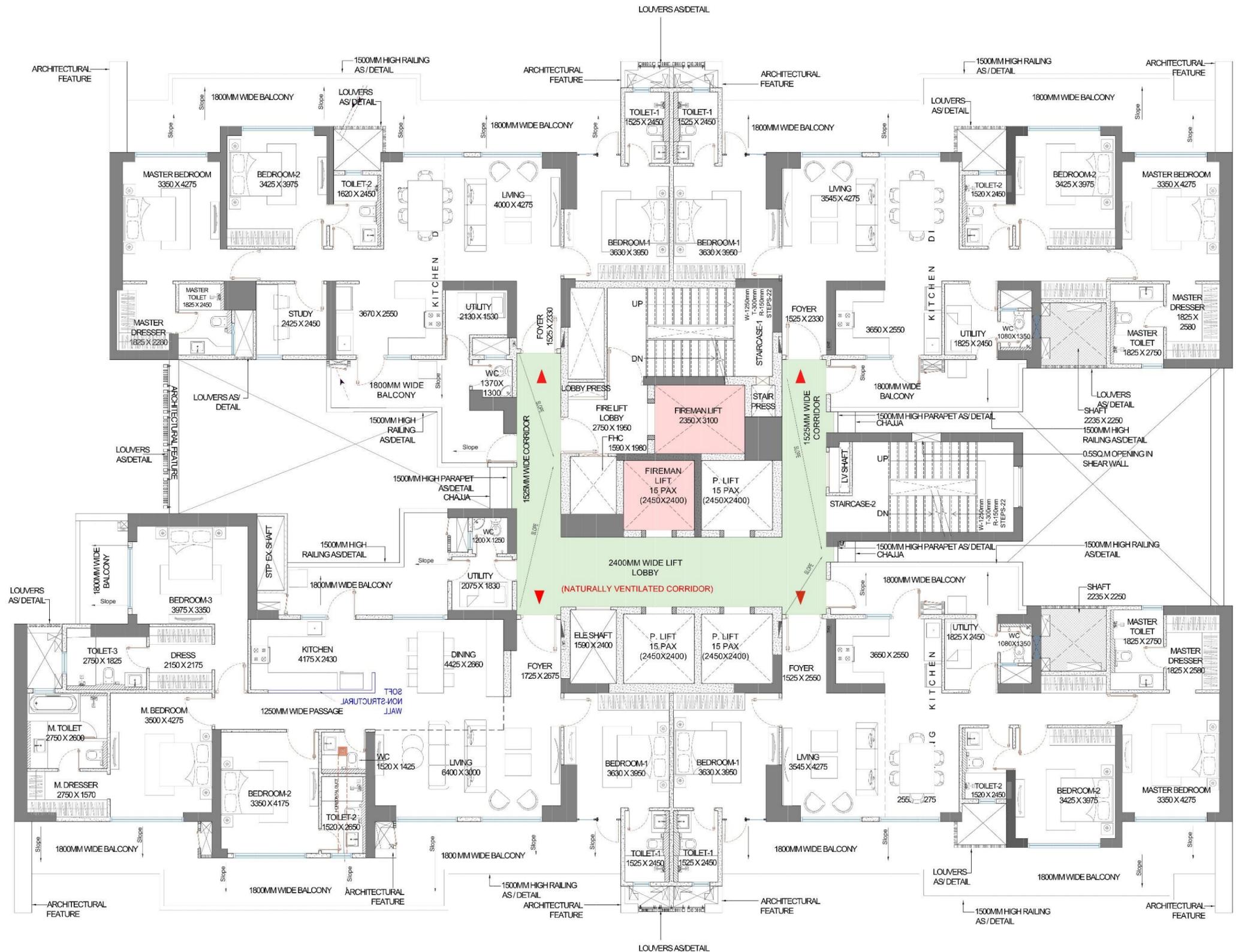
4 BHK  
 RERA CARPET AREA  
 1785.75 SQ. Ft.  
 (165.90 SQ.M.)

**02**  
**3BHK-A**

**01**  
**4BHK**

**03**  
**3BHK-B**

**04**  
**3BHK-B'**



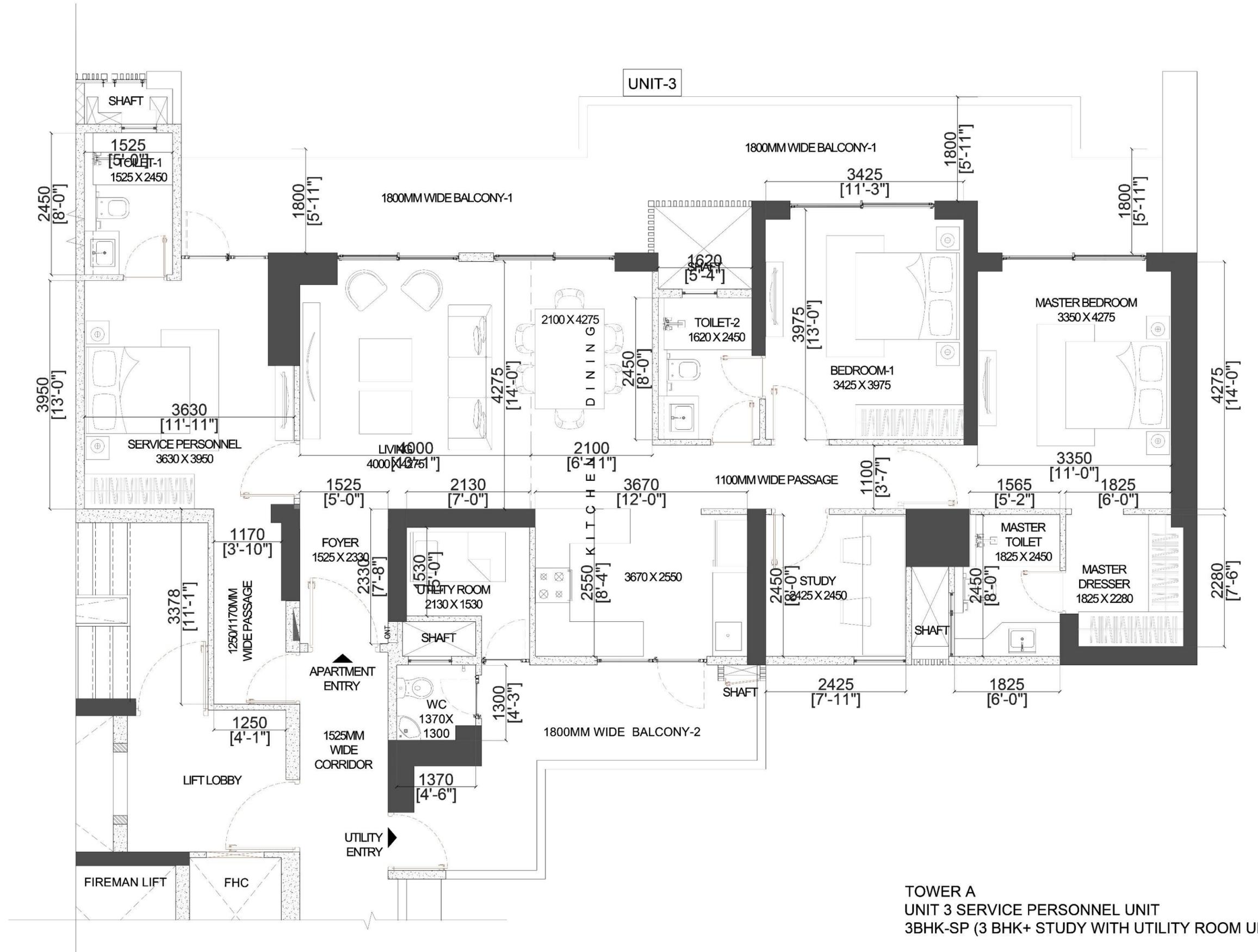


# 3BHK A Service- Personnel

SALEABLE AREA  
2490 SQ. Ft.  
231.32 (SQ. M.)

RERA CARPET AREA  
1386.51 SQ. Ft.  
(128.81 SQ.M.)

BALCONY AREA  
504.29 SQ. Ft.  
(46.85 SQ.M.)



TOWER A  
UNIT 3 SERVICE PERSONNEL UNIT  
3BHK-SP (3 BHK+ STUDY WITH UTILITY ROOM UNIT PLAN)



# 3BHK B'

SALEABLE AREA

2375 SQ. Ft.

220.64 (SQ. M.)

RERA CARPET AREA

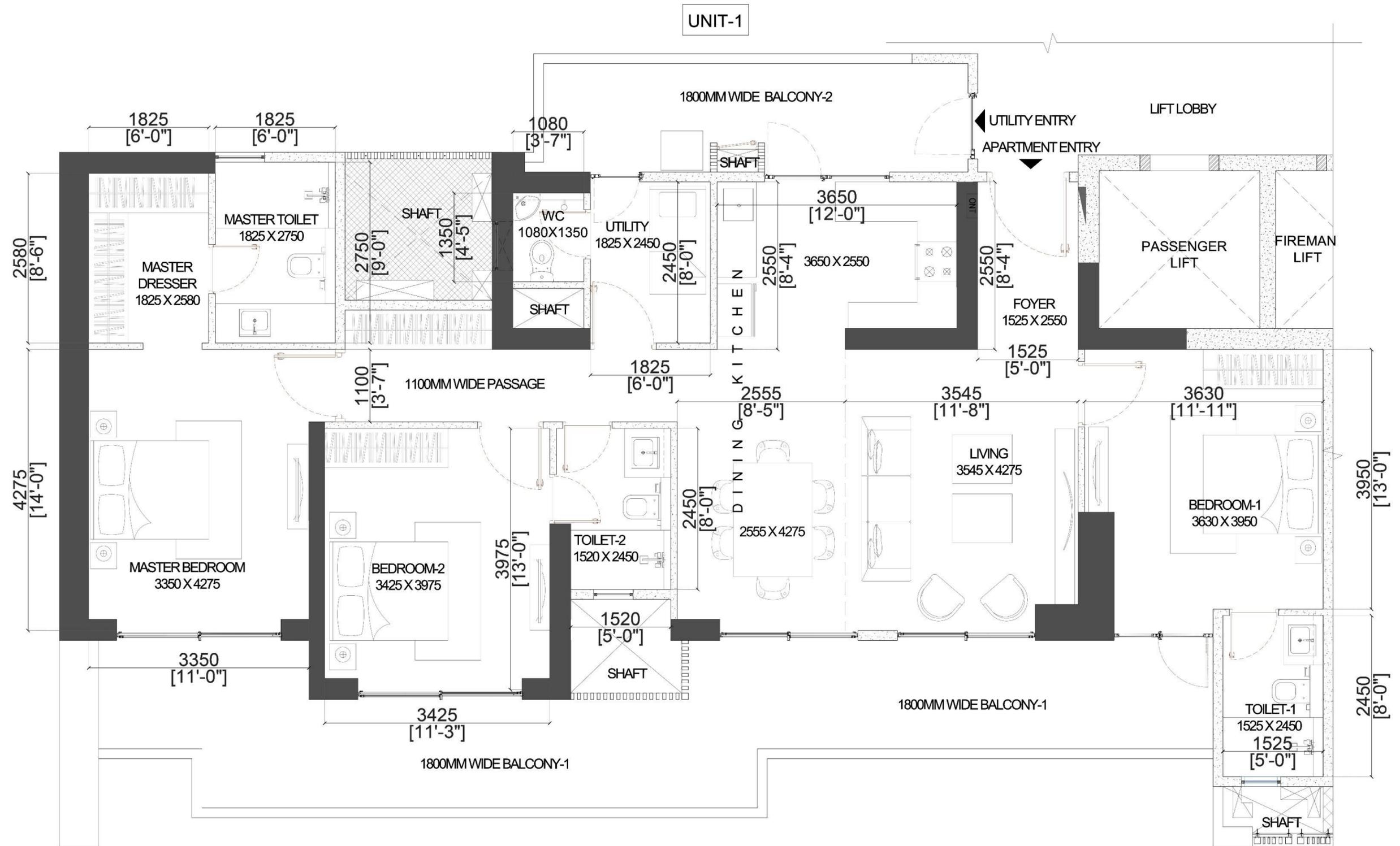
1288.99 SQ. Ft.

(119.75 SQ.M.)

BALCONY AREA

485.99 SQ. Ft.

(45.15 SQ.M.)



TOWER A  
UNIT 1  
3BHK-B' (3 BHK WITH UTILITY ROOM UNIT PLAN)

# 4BHK

SALEABLE AREA

3295 SQ. Ft.

306.11 (SQ. M.)

RERA CARPET AREA

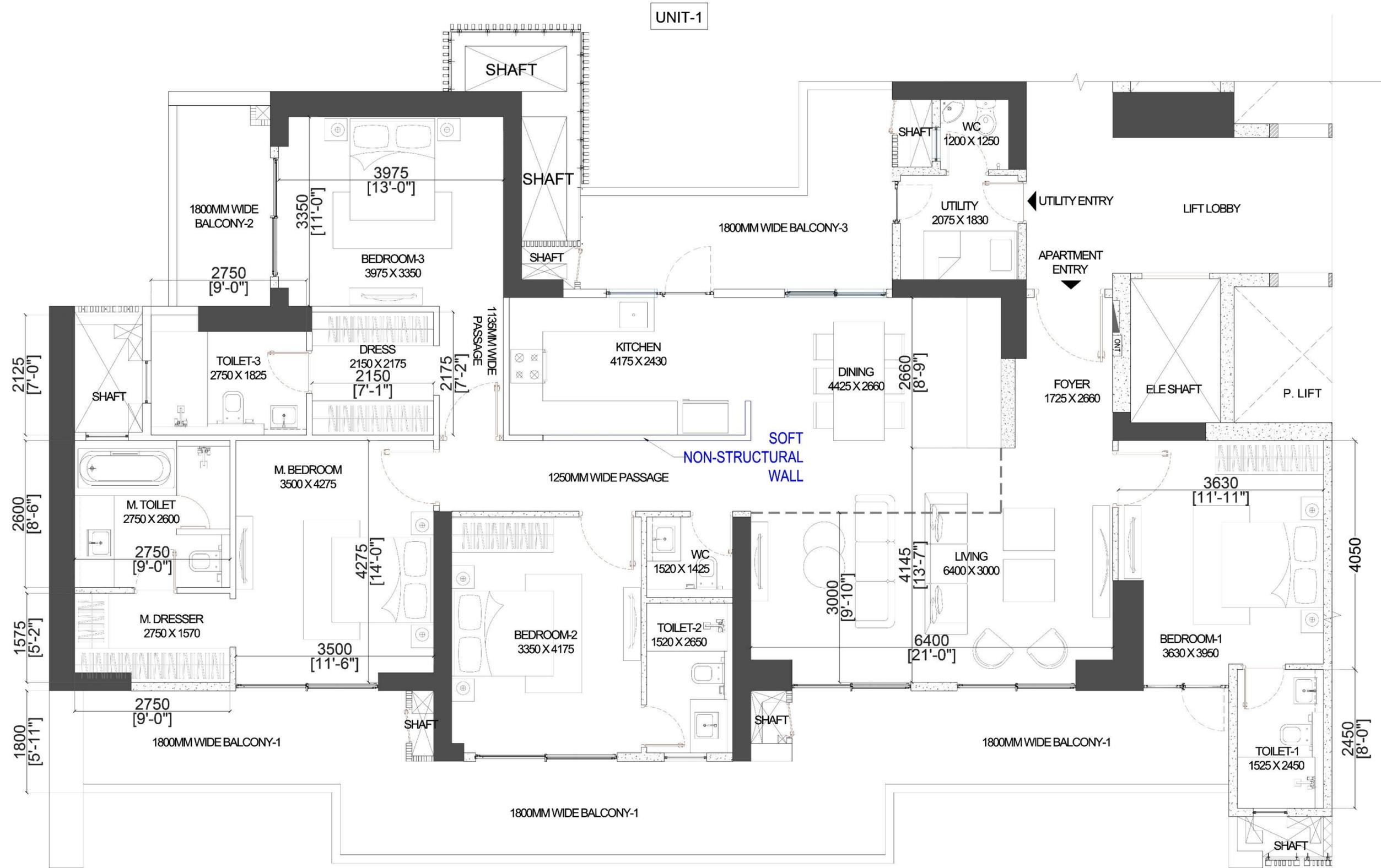
1785.75 SQ. Ft.

(165.90 SQ.M.)

BALCONY AREA

644.23 SQ. Ft.

(59.85 SQ.M.)



TOWER B  
UNIT 1  
4BHK (4 BHK WITH POWDER+ UTILITY ROOM UNIT PLAN)

# Specifications

Experience the pinnacle of refined living with our meticulously crafted plush residences. Each home is a masterpiece of design and functionality, featuring:



VRV/ VRF Air Conditioning with heating and cooling



Luxury tiles in living / dining / foyer / passage



All bedrooms / dress area laminated wooden flooring



Digital main door lock



External glazing - Aluminum frames with toughened glass & mosquito mesh in living/ dining/ kitchen/ all bedrooms



Internal doors - laminated flush door/ factory made modular flush doors & door frames



Video door phone



Modular Kitchen



Instant Geyser



Washing Machine



Chimney



Hob



In built microwave and oven



Refrigerator



Sink With Faucet



Provision for piped gas supply

## Price

₹17,000/SQ. FT. + PLC + GST

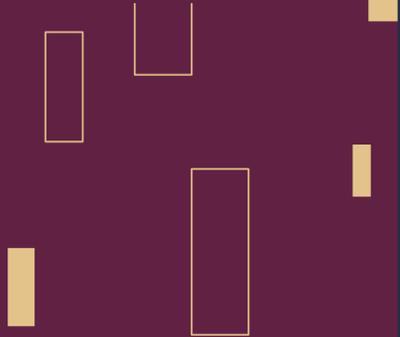


# Payment Plan

PAYMENT PLAN (30:40:30)	
PARTICULARS	%AGE OF SV
On Application (Booking Amount)	25 lacs
On or Within 30 days of Application	10% less Application Amount
On or Within 90 days of Application	10%
On or Within 150 days of Application	10%
On Start of 22nd Floor roof slab	15%
On Start of 45th Floor Roof Slab	25%
On Completion of Floor Internal plaster of tower	15%
On Application of OC	10%
On offer of possession	5%

\* Post 10% payment, Agreement is mandatory.





# Welcome

## To A Higher Standard Of Living

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Disclaimer: The images, appearances, colours, etc. given herein are mere artistic impressions for representation purposes only. Readers are therefore requested to verify all details, including the payment schedule and other relevant terms, independently with the promoter prior to arriving at any decision of buying any unit in the said project. [1 m<sup>2</sup> = 10.764 sq. ft., 1 m<sup>2</sup> = 1.196 sq. yd.]. \*T&C Apply.