adani Realty | M2K

HARERA No. 84/2021 dated 13.12.2021, www.haryanarera.gov.in

Imagine it.
Create it.
Live it.

Presenting

OYSTER greens

Residential Plots
Under DDJAY Scheme

Give your love of creation its ultimate canvas

Your love of creativity is endless, and so are the possibilities at Oyster Greens. Here is a chance to build your dream home in an exceptionally well-connected location full of lush greenery. All infrastructure needs are taken care of, so you can dream freely and create the perfect home for your desires at Oyster Greens.

*Artistic Impression

Location Advantages

Perfectly placed for every need

300m Delhi Public School

01km Dwarka Expressway

15km AIIMS Jhajjar

14km Huda City Centre

4 Schools in close proximity

- Delhi Public School
- Gurugram Global Heights School
- Imperial Heritage School
- Prime Scholars School

Seamless connectivity

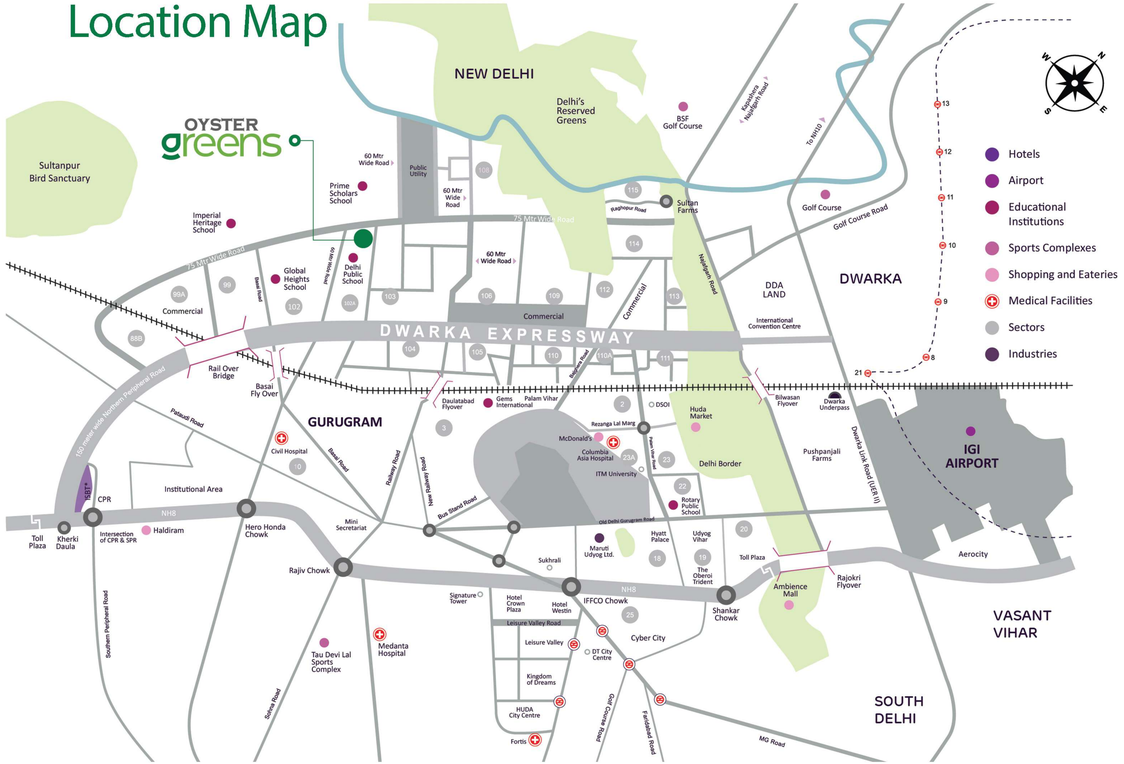
- Well-connected to Dwarka Expressway via 60-meter road
- Equidistant from Delhi-Central Gurugram-Manesar
- Excellent connectivity to airport

Nearby hospitals

- AIIMS Jhajjar
- Medanta Hospital

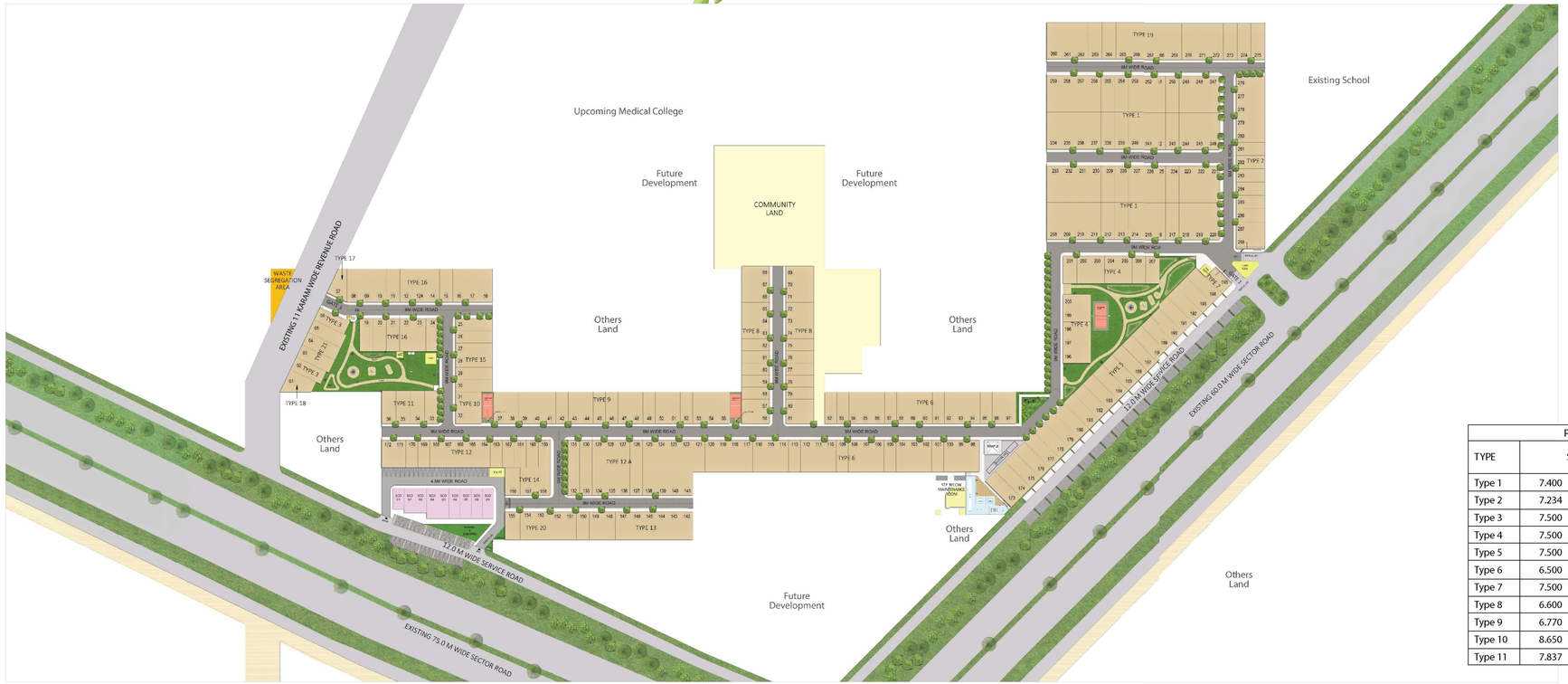
Disclaimer: Indicative distance from project

Location Map



*Artistic Impression

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. T&C apply*



Choose from 288 plots & build your dream home

PLOT LEGEND				
TYPE	SIZE IN MTS			AREA IN SQ.MTS
Type 1	7.400	X	20.050	148.370
Type 2	7.234	X	15.500	112.127
Type 3	7.500	X	18.000	135.000
Type 4	7.500	X	15.000	112.500
Type 5	7.500	X	20.000	150.000
Type 6	6.500	X	17.300	112.450
Type 7	7.500	X	12.735	95.513
Type 8	6.600	X	15.100	99.660
Type 9	6.770	X	17.300	117.121
Type 10	8.650	X	14.158	122.467
Type 11	7.837	X	18.000	141.066

PLOT LEGEND				
TYPE	SIZE IN MTS			AREA IN SQ.MTS
Type 12	6.565	X	15.000	98.475
Type 12A	6.863	X	15.000	102.945
Type 13	7.057	X	15.235	107.513
Type 14	8.272	X	15.000	124.080
Type 15	6.675	X	20.000	133.500
Type 16	7.200	X	18.000	129.600
Type 17	AS PER SITE			127.530
Type 18	AS PER SITE			149.840
Type 19	7.543	X	19.800	149.351
Type 20	8.272	X	15.235	126.024
Type 21	7.500	X	19.500	146.250

SCO PLOT LEGEND					
PLOT NO.	TYPE	SIZE IN MTS			AREA IN SQ.MTS
1	A	6.10	X	11.48	70.028
2	B	6.10	X	13.52	82.472
3	B	6.10	X	13.52	82.472
4	C	6.10	X	16.69	101.809
5	C	6.10	X	16.69	101.809
6	C	6.10	X	16.69	101.809
7	C	6.10	X	16.69	101.809
8	C	6.10	X	16.69	101.809
9	C	6.10	X	16.69	101.809

DISCLAIMER: The "Oyster Greens Project" is a Plotted Residential Colony being developed on plot of land admeasuring 14.99 acres under License No. 44 of 2021 dated 10.08.2021 issued by Director, Town and Country Planning Department, Chandigarh. The Layout Plan / Standard Design of DDJAY in the said Project is approved by DGTCP vide Memo No. 7845 dated 12-08-2021. The said Project is registered with HRERA Authority, Gurugram vide Registration Certificate No. 84 of 2021 dated 13.12.2021 and the details of the same are available on the website of www.haryanarera.gov.in. All required approvals/permission as granted by statutory authorities for the said Project can be verified/inspected at the office of Promoter with Prior appointment. The Promoter reserves its right to amend the Layout Plan/ Standard Design of DDJAY of said Project at any stage prior to completion of said Project in compliance with applicable laws. T&C apply*

*Artistic Impression

Total freedom for your creation

We take care of safety, to take care of you

- Secure, gated complex
- 3 manned gates
- Well-lit streets and paths
- Wide CCTV coverage in common areas

Choose the most serene settings

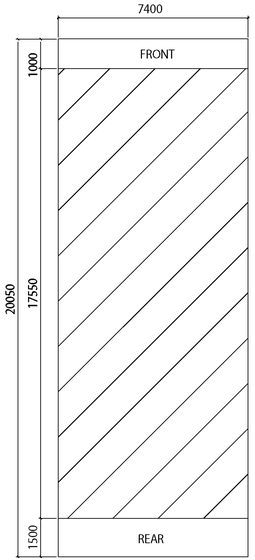
- 2 parks with landscaped greens, lush trees, and pleasant walking areas
- Paved roads and sidewalks with beautiful greenery
- Multiple badminton courts

*Artistic impression

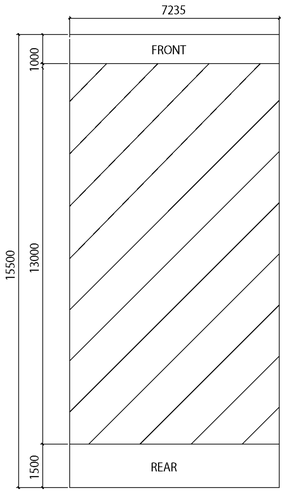
Everything your dream home needs

- Power and water supplied
- Infrastructure provided (excluding power backup)
- Water and sewage treatment plant
- Electric substation
- Service lines provided till edge of the plots
- Directional signages throughout project
- Stores for daily needs and more

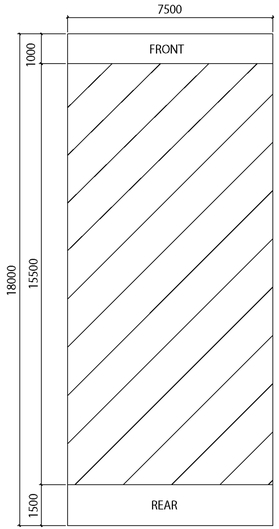
Plot Plans



PLOT TYPE-1	
PLOT NO.	208-259
DIMENSION	7.4M. x 20.05M.
AREA	148.37 Sq.Mts.

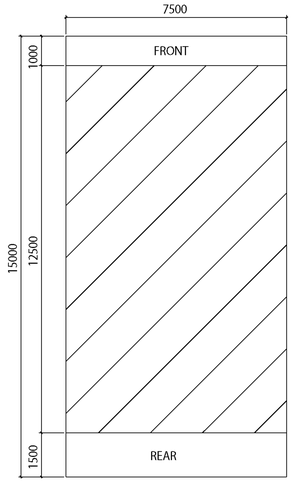


PLOT TYPE-2	
PLOT NO.	276-288
DIMENSION	7.235M. x 15.5M.
AREA	112.127 Sq.Mts.

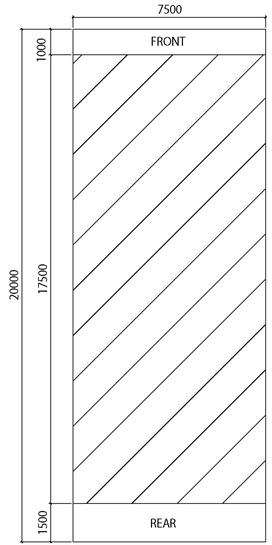


PLOT TYPE-3	
PLOT NO.	2 & 6
DIMENSION	7.5M. x 18.0M.
AREA	135.00 Sq.Mts.

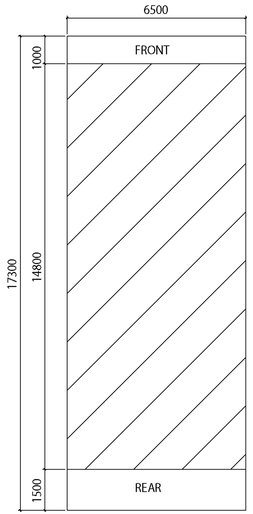
Note : All sizes and dimensions are conceptual and indicative, will change as per the design detail.



PLOT TYPE-4	
PLOT NO.	196-207
DIMENSION	7.5M. x 15.0M.
AREA	112.5 Sq.Mts.

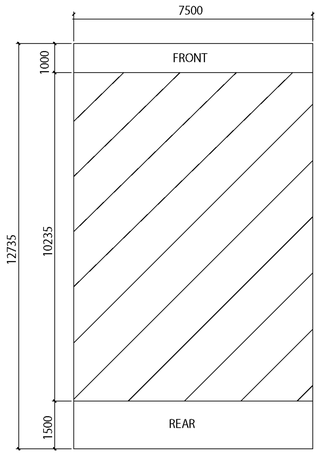


PLOT TYPE-5	
PLOT NO.	173-194
DIMENSION	7.5M. x 20.0M.
AREA	150.00 Sq.Mts.

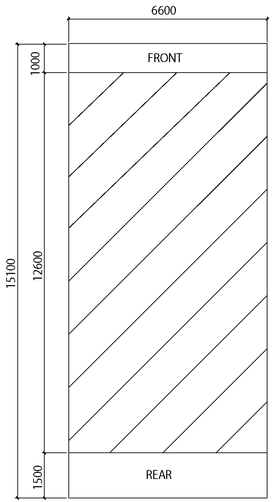


PLOT TYPE-6	
PLOT NO.	82-121
DIMENSION	6.5M. x 17.3M.
AREA	112.45 Sq.Mts.

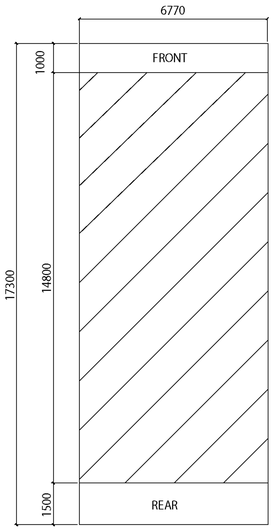
Note : All sizes and dimensions are conceptual and indicative, will change as per the design detail.



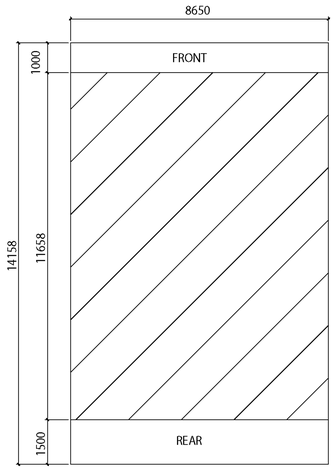
PLOT TYPE-7	
PLOT NO.	195
DIMENSION	7.5M. x 12.735M.
AREA	95.513 Sq.Mts.



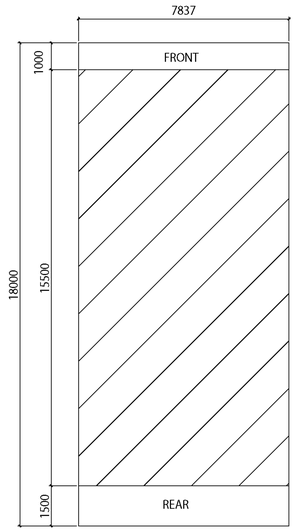
PLOT TYPE-8	
PLOT NO.	56-81
DIMENSION	6.6M. x 15.1M.
AREA	99.66 Sq.Mts.



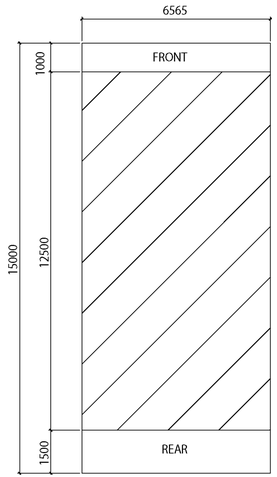
PLOT TYPE-9	
PLOT NO.	37-55
DIMENSION	6.77M. x 17.3M.
AREA	117.121 Sq.Mts.



PLOT TYPE-10	
PLOT NO.	31-32
DIMENSION	8.65M. x 14.158M.
AREA	122.467 Sq.Mts.



PLOT TYPE-11	
PLOT NO.	33-36
DIMENSION	7.837 x 18.0M.
AREA	141.066 Sq.Mts.



PLOT TYPE-12	
PLOT NO.	159-172
DIMENSION	6.565 x 15.0M.
AREA	98.475 Sq.Mts.

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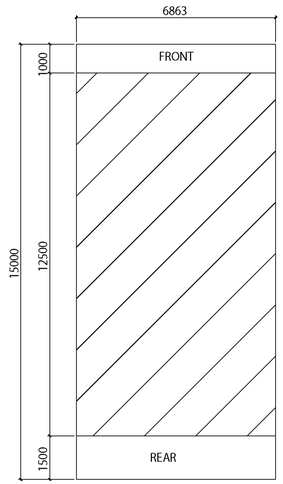
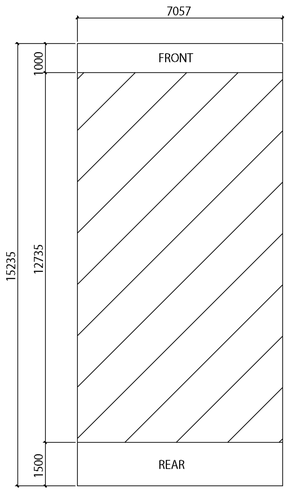
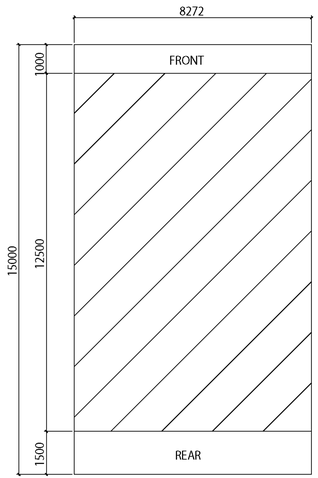


PLOT TYPE-12A	
PLOT NO.	122-141
DIMENSION	6.863 x 15.0M.
AREA	102.945 Sq.Mts.



PLOT TYPE-13	
PLOT NO.	142-152
DIMENSION	7.057 x 15.235M.
AREA	107.513 Sq.Mts.



PLOT TYPE-14	
PLOT NO.	156-158
DIMENSION	8.272 x 15.0M.
AREA	124.080 Sq.Mts.

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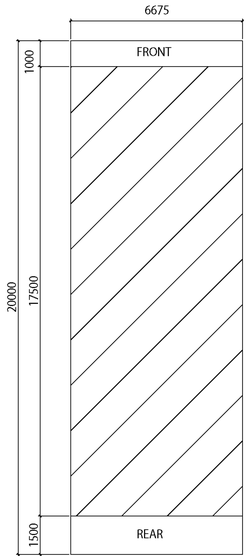
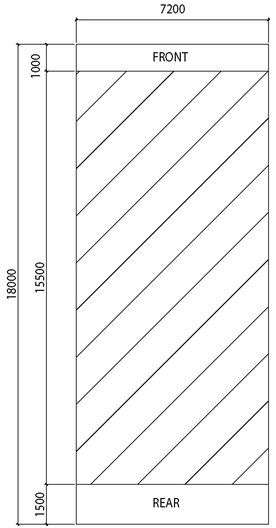
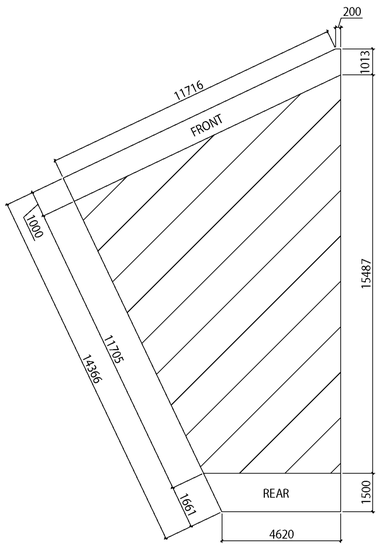


PLOT TYPE-15	
PLOT NO.	25-30
DIMENSION	6.675 x 20.0M.
AREA	133.5 Sq.Mts.

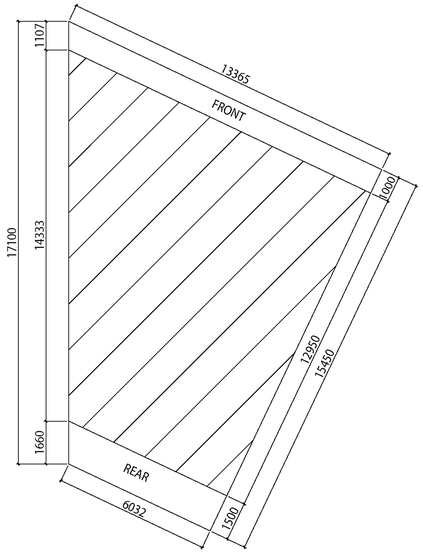


PLOT TYPE-16	
PLOT NO.	8-24
DIMENSION	7.2 x 18.0M.
AREA	129.60 Sq.Mts.

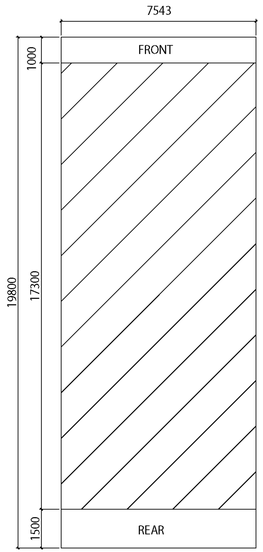


PLOT TYPE-17	
PLOT NO.	7
DIMENSION	-
AREA	127.53 Sq.Mts.

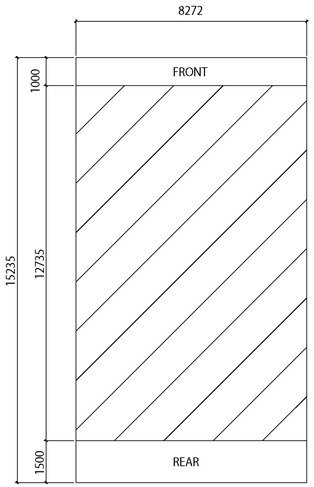
Note : All sizes and dimensions are conceptual and indicative, will change as per the design detail.



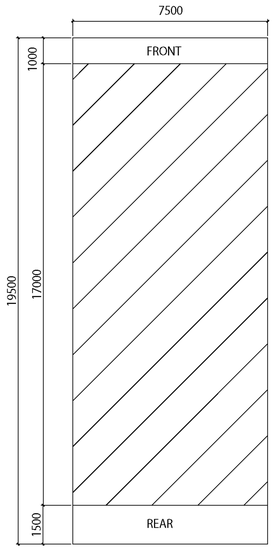
PLOT TYPE-18	
PLOT NO.	1
DIMENSION	-
AREA	149.840 Sq.Mts.



PLOT TYPE-19	
PLOT NO.	260-275
DIMENSION	7.543 x 19.8M.
AREA	149.351 Sq.Mts.



PLOT TYPE-20	
PLOT NO.	153-155
DIMENSION	8.272x 15.235M.
AREA	126.024 Sq.Mts.



PLOT TYPE-21	
PLOT NO.	3-5
DIMENSION	7.5 x 19.5M.
AREA	146.25 Sq.Mts.

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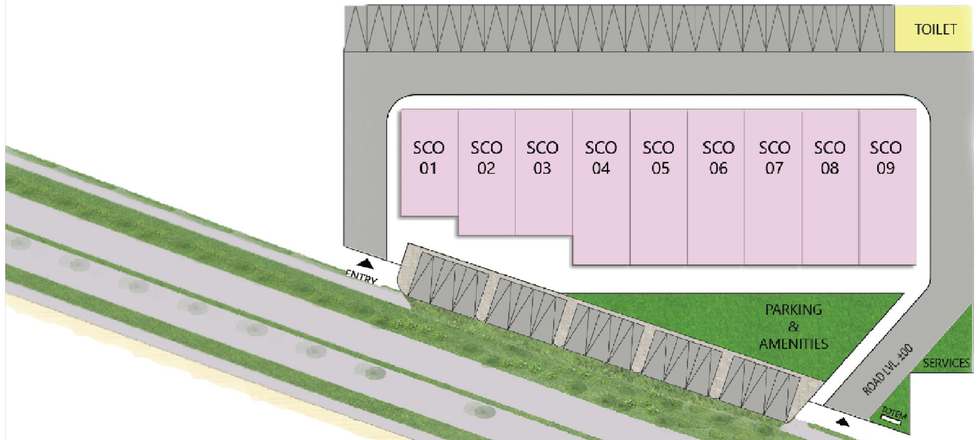
An opportunity to create your presence in a neighbourhood market

A set of 9 distinctive and exclusive SCO plots with rich social infrastructure, and a strong base of consumers from the surrounding neighbourhood, these SCO plots at Oyster Greens will provide the perfect opportunity to expand your presence.

Highlights

- Frontage and easy access from 75m sector road
- Ample parking space
- Opportunities to build B + G + 4 floors (as per DTCP guidelines)
- Neighbourhood market for 6000+ families
- 01 minute walk from residential projects
- 02 minutes from Dwarka Expressway
- 20 minutes from IGI Airport



SCO PLOT LEGEND					
PLOT NO.	TYPE	SIZE IN MTS			AREA IN SQ.MTS
1	A	6.10	X	11.48	70.028
2	B	6.10	X	13.52	82.472
3	B	6.10	X	13.52	82.472
4	C	6.10	X	16.69	101.809
5	C	6.10	X	16.69	101.809
6	C	6.10	X	16.69	101.809
7	C	6.10	X	16.69	101.809
8	C	6.10	X	16.69	101.809
9	C	6.10	X	16.69	101.809

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SCO Type - A

BASEMENT FLOOR PLAN

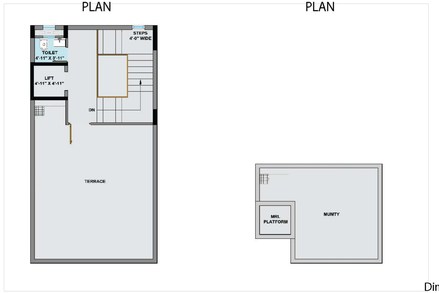
GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN



TERRACE PLAN

MUMTY PLAN

Dimension: 6.10M X 11.48M
Area: 70.028 Sq.Mts.

Note : All sizes and dimensions are conceptual and indicative, will change as per the design detail.

SCO Type - B

BASEMENT FLOOR PLAN

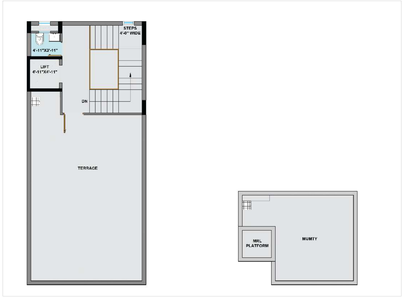
GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN



TERRACE PLAN

MUMTY PLAN

Dimension: 6.10M X 13.52M
Area: 82.472 Sq.Mts.

Note : All sizes and dimensions are conceptual and indicative, will change as per the design detail.

SCO Type - C

BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

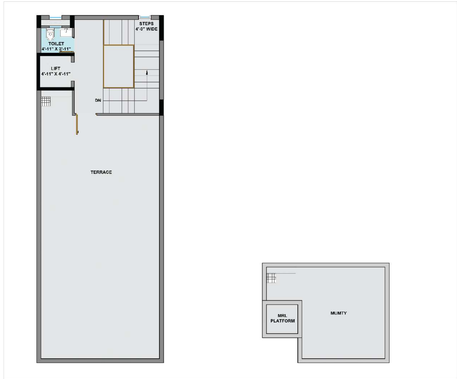
Dimension: 6.10M X 16.69M
Area: 101.809 Sq.Mts.

Note : All sizes and dimensions are conceptual and indicative, will change as per the design detail.

SCO Type - C

THIRD FLOOR PLAN

FOURTH FLOOR PLAN



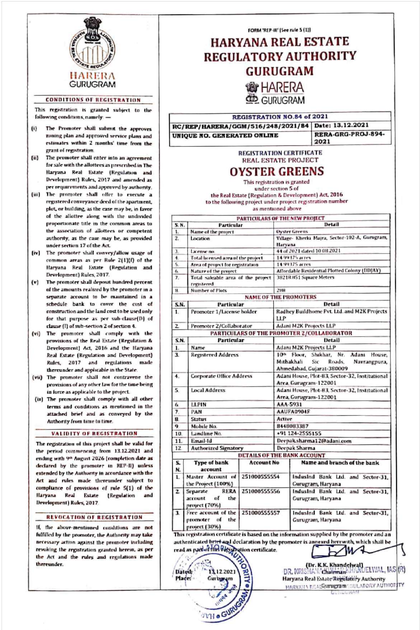
TERRACE PLAN

MUMTY PLAN

Dimension: 6.10M X 16.69M
Area: 101.809 Sq.Mts.

Note : All sizes and dimensions are conceptual and indicative, will change as per the design detail.

Rera Certificate



HARERA
GURUGRAM

CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely —

(i) The Promoter shall submit the approved zoning plan and approved service plans and estimates within 2 months' time from the grant of registration.

(ii) The promoter shall enter into an agreement for sale with the allotees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by authority.

(iii) The promoter shall offer to execute a registered conveyance deed of the apartment, plot, or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act.

(iv) The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

(v) The promoter shall deposit hundred percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (l) of sub-section 2 of section 4.

(vi) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State.

(vii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

(viii) The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.

VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from 13.12.2021 and ending with 9th August 2026 (completion date as declared by the promoter in HRP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

FORM 'REP-II' [See rule 5 (1)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA
GURUGRAM

REGISTRATION NO.84 of 2021	
HC/REP/HARERA/GGM/516/248/2021/84	Date: 13.12.2021
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-594-2021

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT

OYSTER GREENS

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 Greens
2.	Location	Village- Kherki Majra, Sector-102-A, Gurugram, Haryana
3.	License no	44 of 2013 dated 30.09.2021
4.	Total licensed area of the project	18.99375 acres
5.	Area of project for registration	18.99375 acres
6.	Nature of the project	Affordable Residential Plotted Colony (ORPA)
7.	Total saleable area of the project registered	10210.951 Square Meters
8.	Number of Flats	106

NAME OF THE PROMOTERS

S.N.	Particular	Detail
1.	Promoter 1/Licensee holder	Radhey Buildhome Pvt. Ltd. and M2K Projects LLP
2.	Promoter 2/Collaborator	Adani M2K Projects LLP

PARTICULARS OF THE PROMOTER 2/COLLABORATOR

S.N.	Particular	Detail
1.	Name	Adani M2K Projects LLP
3.	Registered Address	10th Floor, Shikhar, Nr. Adani House, Mithakhali Six Roads, Navrangpura, Ahmedabad, Gujarat 380009
4.	Corporate Office Address	Adani House, Plot-83, Sector-32, Institutional Area, Gurugram-122001
5.	Local Address	Adani House, Plot-83, Sector-32, Institutional Area, Gurugram-122001
6.	LLPIN	AAA-5931
7.	PAN	AAUCA2904F
8.	Status	Active
9.	Mobile No.	8448081387
10.	Landline No.	+91 124-2556555
11.	Email Id	Deepak.sharma2@adani.com
12.	Authorized Signatory	Deepak Sharma

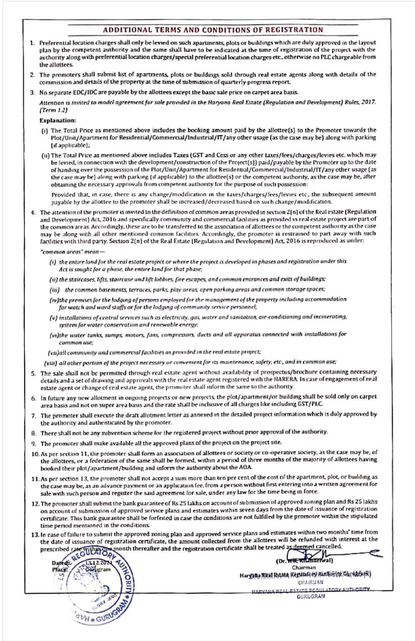
DETAILS OF THE BANK ACCOUNT

S. N.	Type of bank account	Account No	Name and branch of the bank
1.	Master Account of the Promoter (100%)	251000555554	Indusind Bank Ltd. and Sector-31, Gurugram, Haryana
2.	Separate RERA account of the project (70%)	251000555556	Indusind Bank Ltd. and Sector-31, Gurugram, Haryana
3.	Unr. account of the promoter of the project (30%)	251000555557	Indusind Bank Ltd. and Sector-31, Gurugram, Haryana

This registration certificate is based on the information supplied by the promoter and an authorization/undertaking/declaration by the promoter is enclosed herewith, which shall be read as part of this registration certificate.

Dated: 13.12.2021
Place: Gurugram

(Dr. K.K. Khandelwal)
Chairman
Haryana Real Estate Regulatory Authority
GURUGRAM



ADDITIONAL TERMS AND CONDITIONS OF REGISTRATION

1. 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.
2. The promoters shall submit list of apartments, plots or buildings 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.
3. No separate EDC/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. (Form 1.2)

   Explanation:

   (i) 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);

   (ii) 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) 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.
4. The attention of the promoter is invited to the definition of common areas provided in section 2(n) 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(n) 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 basements, 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, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;

   (vii) all community and commercial facilities as provided in the real estate project;

   (viii) all other portions of the project necessary or convenient for its maintenance, safety, etc., and in common use;
5. The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of draft drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or changes of real estate agent, the promoter shall inform the same to the authority.
6. In future any new allotment in ongoing projects or new projects, the plot/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.
7. 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.
8. There shall not be any subvention scheme for the registered project without prior approval of the authority.
9. The promoter shall make available all the approved plans of the project on the project site.
10. 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 plot/apartment/building and inform the authority about the AOA.
11. As per section 13, the promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force.
12. The promoter shall submit the bank guarantee of Rs.25 Lakhs on account of submission of approved zoning plan and Rs 25 lakhs on account of submission of approved service plans and estimates within seven days from the date of issuance of registration certificate. This bank guarantee shall be forfeited in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions.
13. In case of failure to submit the approved zoning plan and approved service plans and estimates within two months' time from the date of issuance of registration certificate, the amount collected from the allottees will be refunded with interest at the prescribed rate of six month thereafter and the registration certificate shall be treated as cancel cancelled.

Dated: 13.12.2021
Place: Gurugram

(Dr. K.K. Khandelwal)
Chairman
Haryana Real Estate Regulatory Authority
GURUGRAM

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Adani Realty is one of the youngest arms of India's top infrastructure and development conglomerate - Adani Group. With a commitment to getting India at par with the most advanced countries around the world, the group has begun development in India's most promising cities; integrating the finest design aesthetics with cutting edge construction technology.
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The M2K Group is a leading Indian business organization with significant presence across diverse industries. In a very short span of time the Group has ventured in sunrise sectors such as Biologicals, Real Estate, Multiplexes & Technology and achieved significant success.
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18001080009

Site Address: Oyster Greens, Sector 102A, Off Dwarka Expressway, Gurugram.

Corporate Address: Adani House, Plot no 83, Institutional Area, Sector 32, Gurugram 122001

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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. T&C apply*. Printed in XXX 2022.

HARERA No. 84/2021 dated 13.12.2021, www.haryanarera.gov.in