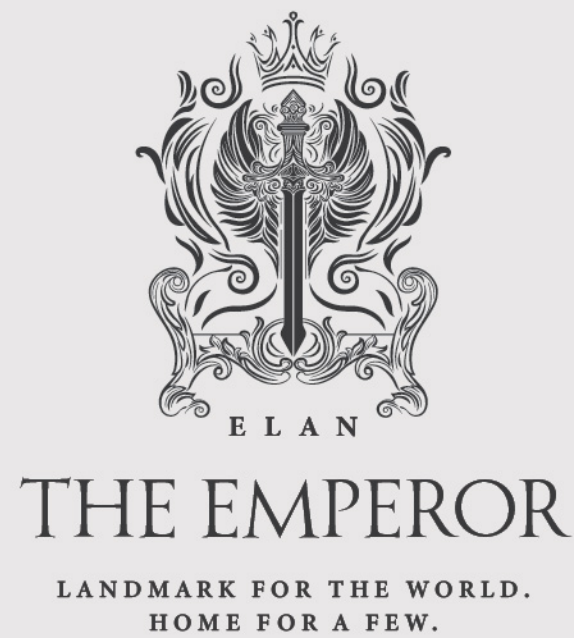




SPECIFICATION

LIVING/DINING/FOYER/ LOUNGE/PASSAGE	
Floor	Imported Marble / Engineered Stone or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
MASTER SUITE & MASTER BEDROOM	
Floor	Imported Marble / Engineered Stone or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
OTHER BEDROOMS / MULTIPURPOSE ROOM	
Floor	Engineered Wooden Flooring or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
AUTOMATION	
Master Suite, Master Bedroom	Automation for lighting, Air Conditioning & curtains
& Living - Dining Area	
Other Bedrooms	Provision for automation for lighting, Air Conditioning & curtains



Artistic illustration

SPECIFICATION

MASTER SUITE TOILET & MASTER TOILET	
Floor	Imported Marble / Engineered Stone or Equivalent
Wall	Combination of Stone with Gypsum Plaster & Acrylic Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Fixtures/Fittings	Shower Glass Partition
	Vanity with Marble / Granite counter top or equivalent and Mirror
	Geyser (Centralized / Individual of A.O. Smith / Venus / Racold or
	equivalent make) Hair Dryer (Dyson / Philips / Havells / Panasonic or
	equivalent make) Bathtub-Jacuzzi / Shower enclosure with Rain Shower
Sanitary ware	in Master Suite Toilet
	TOTO / Duravit or equivalent make (Automatic WC in Master Suite
	Toilet & Semi-Automatic WC in Master Toilet)
CP Fittings	TOTO / Hansgrohe or equivalent make
Toilet Accessories	TOTO / Hansgrohe or equivalent make



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SPECIFICATION

OTHER TOILETS	
Floor	Premium Quality Vitrified / Anti-Skid Tiles or equivalent
Wall	Combination of Premium Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Fixtures/Fittings	Shower Partition / Vanity with Marble / Granite counter top or equivalent and Mirror / Geyser (Centralized / Individual of A.O. Smith / Venus / Racold or equivalent make)
Sanitary ware	TOTO / Duravit or equivalent make
CP Fittings	TOTO / Hansgrohe or equivalent make
Toilet Accessories	TOTO / Hansgrohe or equivalent make



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SPECIFICATION

KITCHEN	
Floor	Premium Quality Vitrified / Anti-Skid Tiles / Imported Marble / Granite or equivalent
Wall	Combination of Premium Vitrified Tiles / Lacquered Glass Backsplash / Granite & Acrylic Emulsion Paint
Ceiling	Premium Grade Acrylic Emulsion paint with Gypsum Plaster
Counters	Granite / Engineered Stone Counter top or equivalent
Fixtures/Fittings	Premium grade modular kitchen with premium white goods
	Refrigerator – Double Door- (Samsung/LG/IFB/Whirlpool or equivalent make) Oven (Miele / Siemens / Bosch or equivalent make)
	Microwave (Miele / Siemens / Bosch or equivalent make) Dishwasher (Miele / Siemens / Bosch or equivalent make) Washing Machine &



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SPECIFICATION

KITCHEN

- Dryer combo (Miele / Siemens / Bosch or equivalent make) Wine
- Cellar (Siemens / Samsung / LG / IFB/ Vest frost or equivalent) Coffee
- Machine (Siemens /Philips / Samsung / LG / IFB or equivalent) HOB
- Chimney (Miele / Siemens / Bosch or equivalent make) Geyser
- (Centralized / Individual of A.O. Smith/Venus/ Racold or equivalent
- make) RO (Centralized / Individual of Kent / Eureka Forbes or
- equivalent) Sink – Double Bowl – (Franke / Jayna or equivalent make)
- Faucet (Grohe / Kohler / American Standard or equivalent make)

BALCONIES

- Flooring
- Premium vitrified tiles / Granite or equivalent
- Fixtures
- Barbeque Grill in Living Balcony (Weber or equivalent make)
- Marble Bar Counter in Living Balcony



Artistic illustration

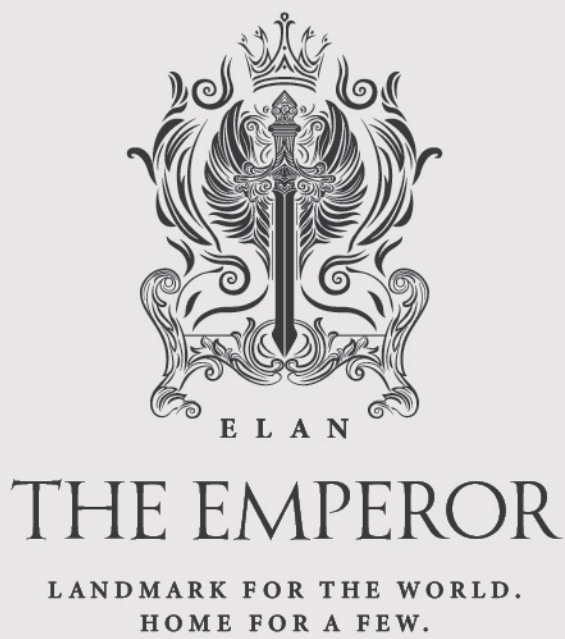


SPECIFICATION

UTILITY BALCONY	
Floor	Superior Quality Vitrified/ Anti-Skid Tiles or equivalent
Wall/Ceiling	Gypsum Plaster with Acrylic Emulsion Paint/External Grade Putty and Exterior Weather Shield or equivalent
UTILITY ROOM	
Floor	Vitrified Tiles or equivalent
Wall	Gypsum Plaster with Acrylic Emulsion Paint
Ceiling	Gypsum Plaster with Acrylic Emulsion Paint
AC	Suitable AC in Servant Room
UTILITY TOILET	
Floor	Vitrified Tiles or equivalent
Wall	Combination of Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Sanitary ware and CP Fittings	Roca / Hindware or equivalent make



Artistic illustration



SPECIFICATION

DOORS

Main door & All Bedroom Doors	Hardwood / Engineered Door Frame with Veneer Flush Door in High Gloss Finish or equivalent
Other doors	Hardwood / Engineered Door Frames with laminated Flush Doors or equivalent

EXTERNAL GLAZING

Windows/Glazing	Anodised Aluminium Frames/Powder Coated Aluminium/UPVC Glazing
Balcony Railing	Seamless modern glass railing / SS balustrade glass railing

AIR CONDITIONING

	Energy efficient VRV/VRF Air conditioning system with centrally treated fresh air.
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GENERAL ITEMS

Fixtures/Fittings	Switches (Havells/Northwest/Schneider or equivalent make)
	Ceiling Fans (Crompton/Havells/Orient or equivalent make)



Artistic illustration



SPECIFICATION

SECURITY	
	5 Tier Security-Gate/Perimeter/Parking/Lobby and Entrance Door
	Video Door Phone and digital lock on Main Door
	Secured Access for Lifts & Lift Lobbies
	Access Controlled Reception Areas in each tower
	CCTV Coverage for complete development and Lift cars
	Separate Lifts for Basement to GF Entrance Lobby connectivity
LIFT LOBBY	
Floor	Imported Marble/Engineered stone/equivalent
Wall	Combination of Marble/Veneer/Plaster Paint
BASEMENT	
Floor	Finished with combination of Epoxy paint or equivalent

100% Power Back-up, DG Capacity shall be on Suitable Load Factor and Diversity



Artistic illustration



THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.

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“Elan The Emperor”, having HARERA Regn. No. 05 of 2025 dated 17.01.2025 is being developed by the Company as a Mixed Land Use Colony (with 99% residential and 1% Commercial component) project on land admeasuring 4.82 acres (1.95 hectares) forming an integral part of the licensed land in total admeasuring 33.5125 acres (13.562 hectares) situated in the revenue estate of Pawala Khusrupur, Sub Tehsil Kadipur, Tehsil & District Gurugram, Haryana and now comprised in Sector-106, Gurugram Manesar Urban Complex, Gurugram, Haryana. The development is subject to: - (i) License No. 80 of 2012 dated 17.08.2012 (as renewed from time to time) [24.10 acres (9.75 hectares)] & License No. 194 of 2024 dated 31.12.2024 [9.4125 acres (3.809 hectares)] issued by DTCP; (ii) Building Plan approved vide Memo No. ZP-1629-III/SD(RD)/2024/39167 dated 10.12.2024. The development is regulated by the Real Estate (Regulation & Development) Act, 2016 (“RERA Act”) read with the Haryana Real Estate (Regulation & Development) Rules, 2017 (“H-RERA Rules”) and the terms are governed by application form; allotment letter; agreement for sale; conveyance deed and future expansions if any, in accordance with the approvals of the competent authorities. The development is a part of the larger development of the Residential Housing Project / the Complete Project / the Colony. The project land and its receivables are presently mortgaged with banks/ financial institutions/ NBFCs/HFCs.

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**Terms & Conditions apply.
*** 1 sq. ft. = 0.0929 sq. mt.
**** 1 acre = 0.40468 hectares.