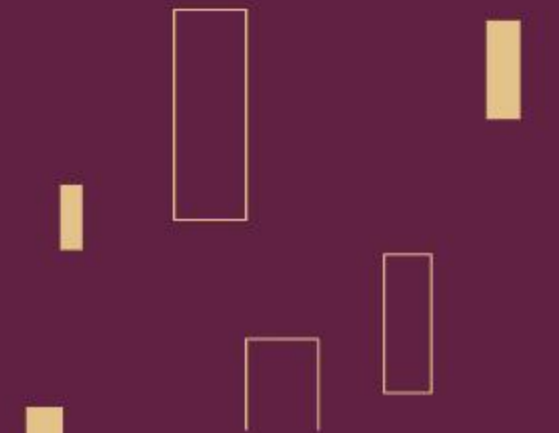


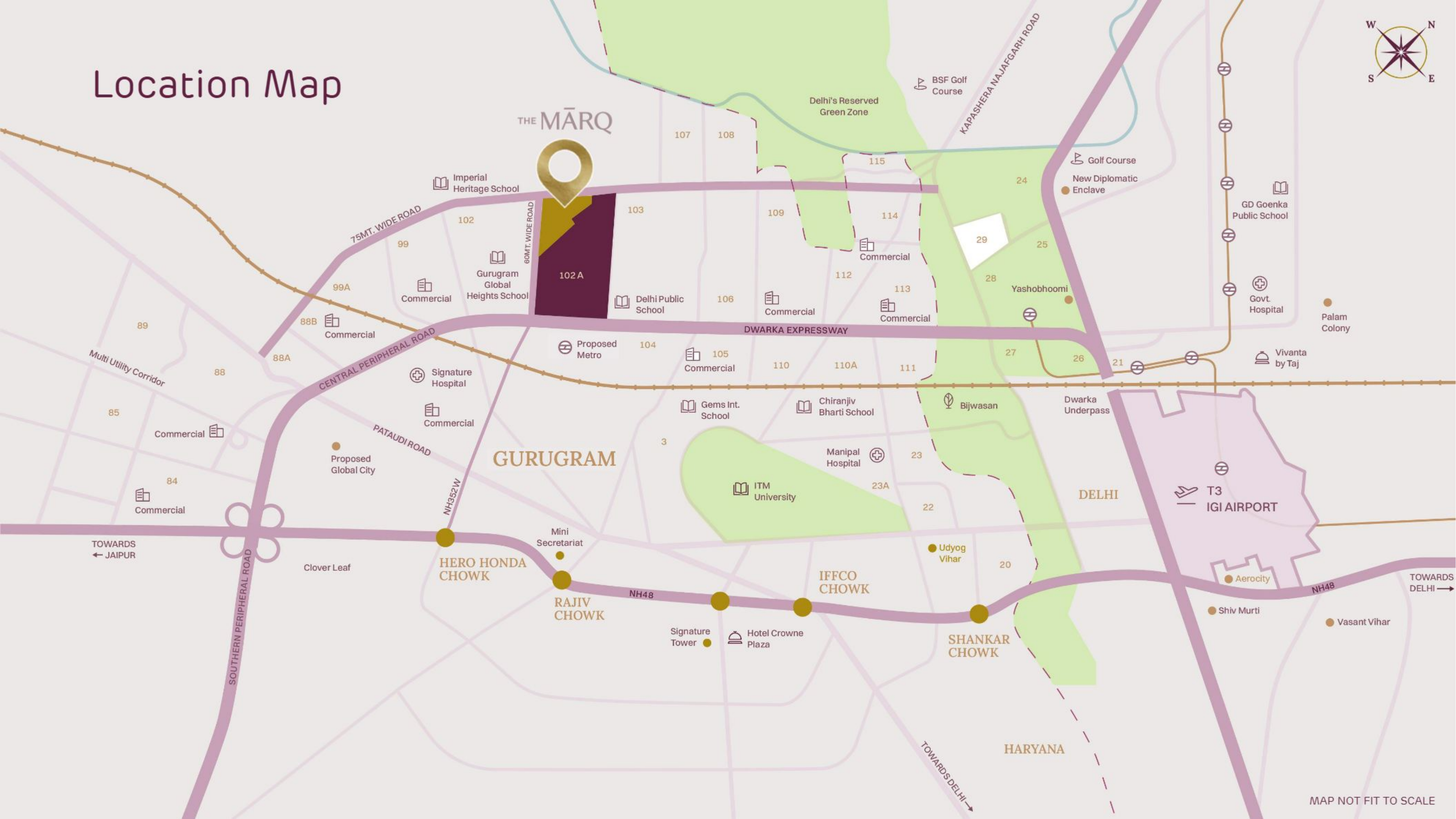
PRESENTING

THE MĀRQ

Iconic By Nature



Location Map



THE MĀRQ

102 A

GURUGRAM

DELHI

HARYANA

Imperial Heritage School

Gurugram Global Heights School

Delhi Public School

Signature Hospital

Gems Int. School

Chiranjiv Bharti School

Manipal Hospital

ITM University

Bijwasan

Dwarka Underpass

T3 IGI AIRPORT

HERO HONDA CHOWK

RAJIV CHOWK

IFFCO CHOWK

SHANKAR CHOWK

Mini Secretariat

Udyog Vihar

Signature Tower

Hotel Crowne Plaza

Shiv Murti

Vasant Vihar

BSF Golf Course

Golf Course

GD Goenka Public School

Govt. Hospital

Palam Colony

Vivanta by Taj

75MT. WIDE ROAD

60MT. WIDE ROAD

KAPASHERA NAJAFGARH ROAD

CENTRAL PERIPHERAL ROAD

PATAUDI ROAD

NH352W

NH48

NH48

SOUTHERN PERIPHERAL ROAD

TOWARDS JAIPUR

TOWARDS DELHI

TOWARDS DELHI

MAP NOT FIT TO SCALE

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**

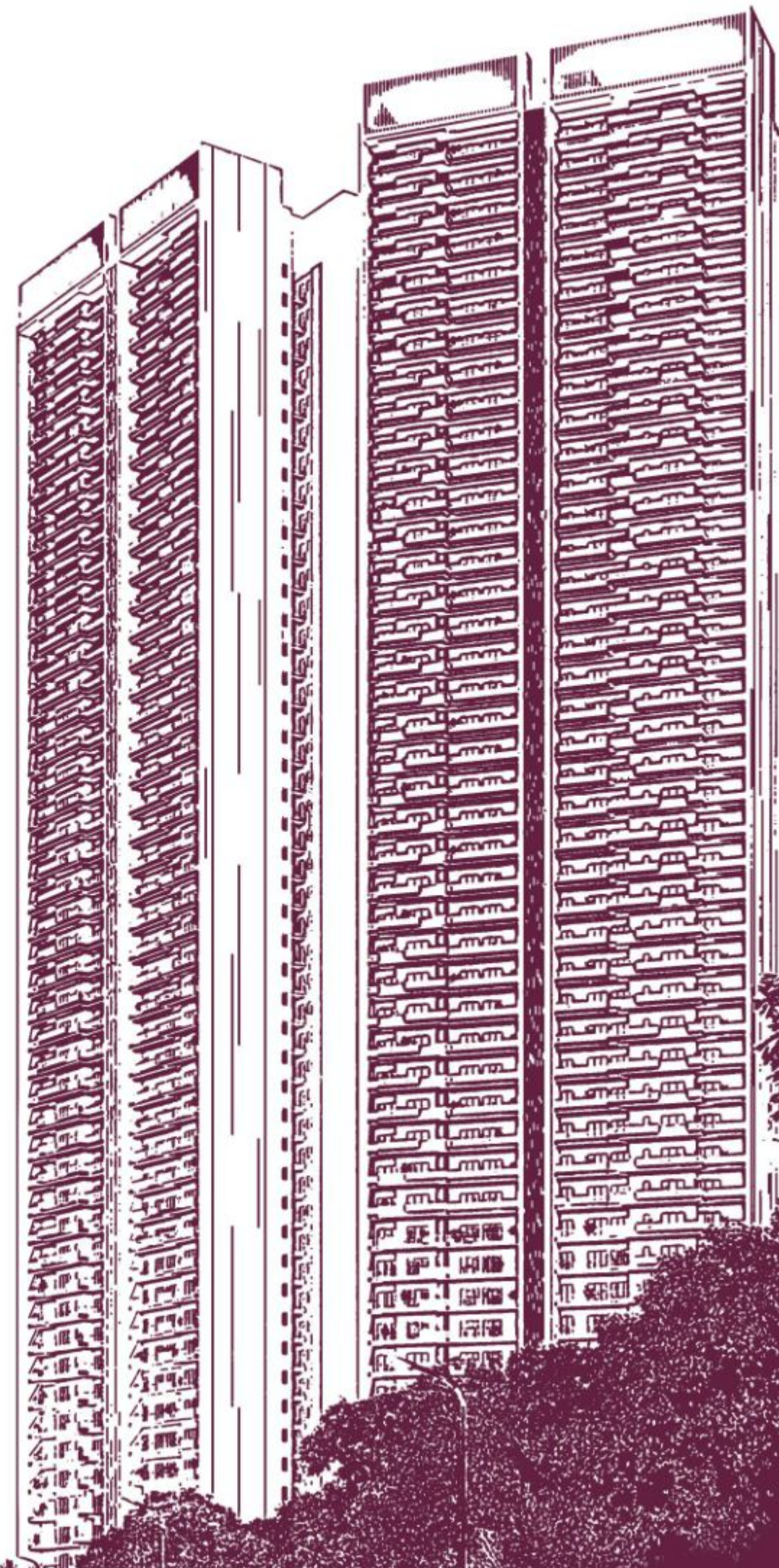
 **3-Level** Basement Parking



MAP NOT FIT TO SCALE

INTRODUCING

A Higher Perspective On Fine Living!



Master Plan



Artistic Impression

- | | | | |
|-------------------------|------------------------|----------------------|--------------------------|
| 1. Residential Entry | 7. Rolling Mounds | 13. Event Lawn | 19. Multipurpose Court |
| 2. Residential Exit | 8. Tower Drop-off | 14. Amphitheatre | 20. Children's Play Area |
| 3. Club Vehicular Entry | 9. Club Drop-off | 15. Pet Park | 21. Senior Citizen Area |
| 4. Club Vehicular Exit | 10. Shallow Waterbody | 16. Gazebo | 22. Reflexology Path |
| 5. Service Yard | 11. Connecting Pathway | 17. Seating | |
| 6. Entrance Canopy | 12. Alfresco Seating | 18. Pickleball Court | |





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.



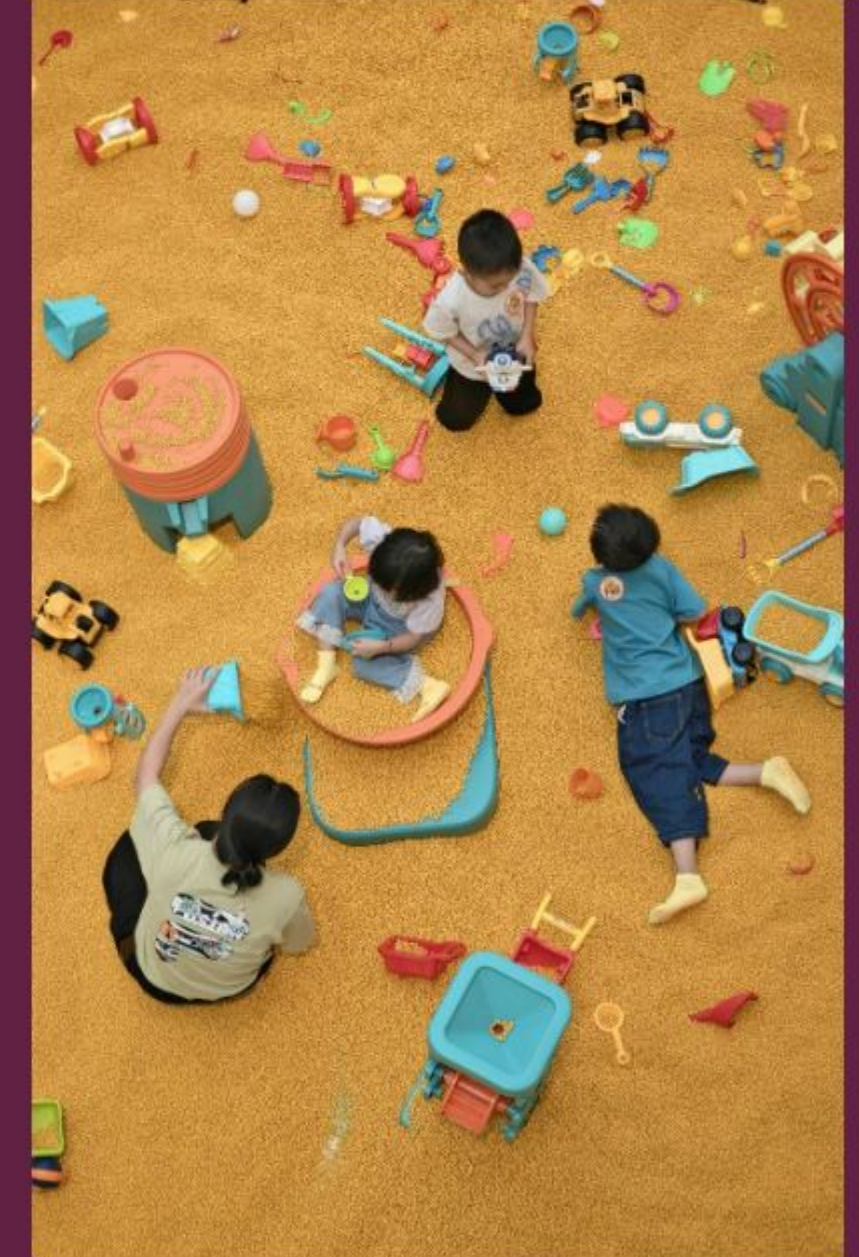
Outdoor Half Olympic Pool

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 awaait.



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.)

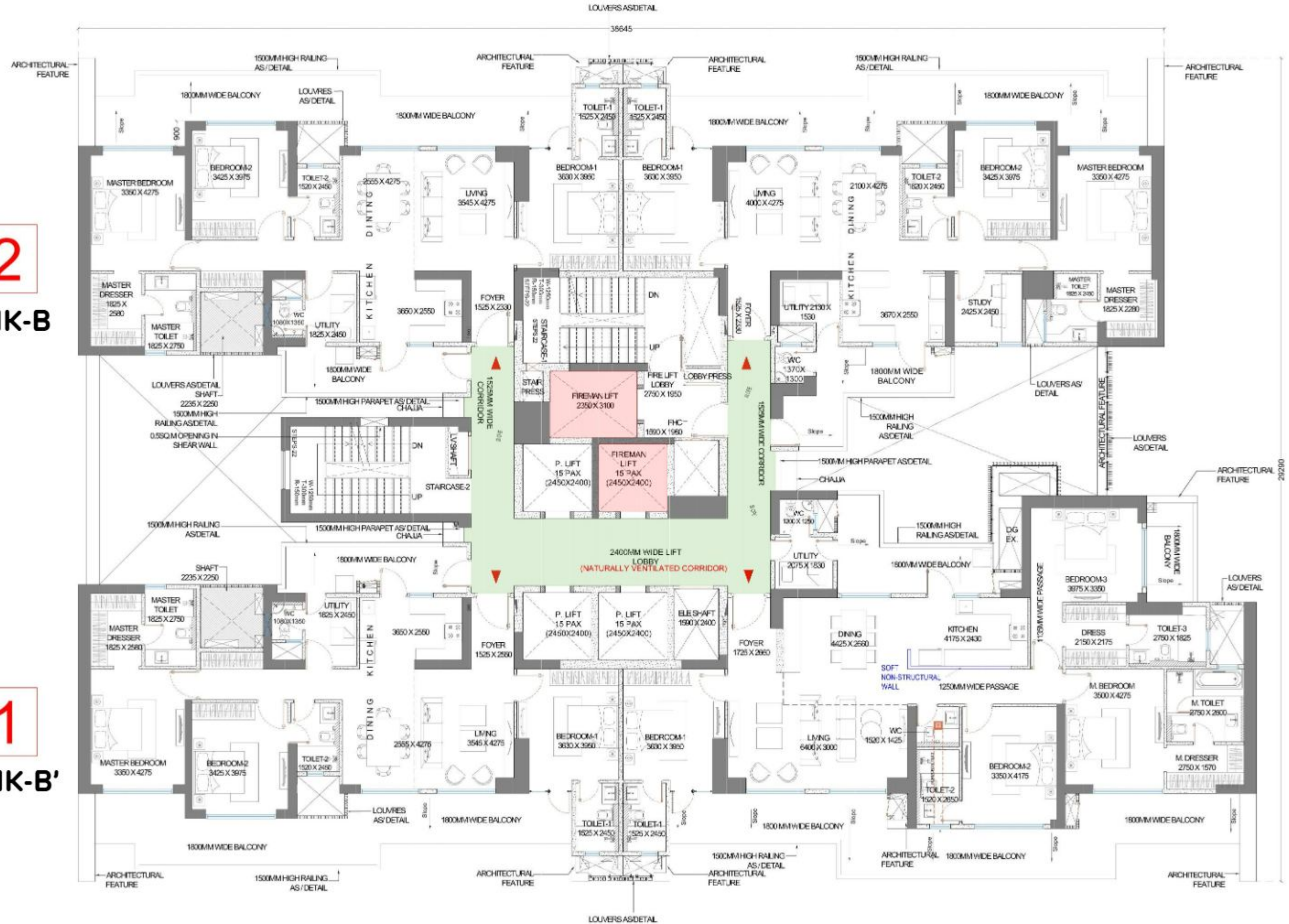
4 BHK
 RERA CARPET AREA
 1785.75 SQ. Ft.
 (165.90 SQ.M.)

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.)

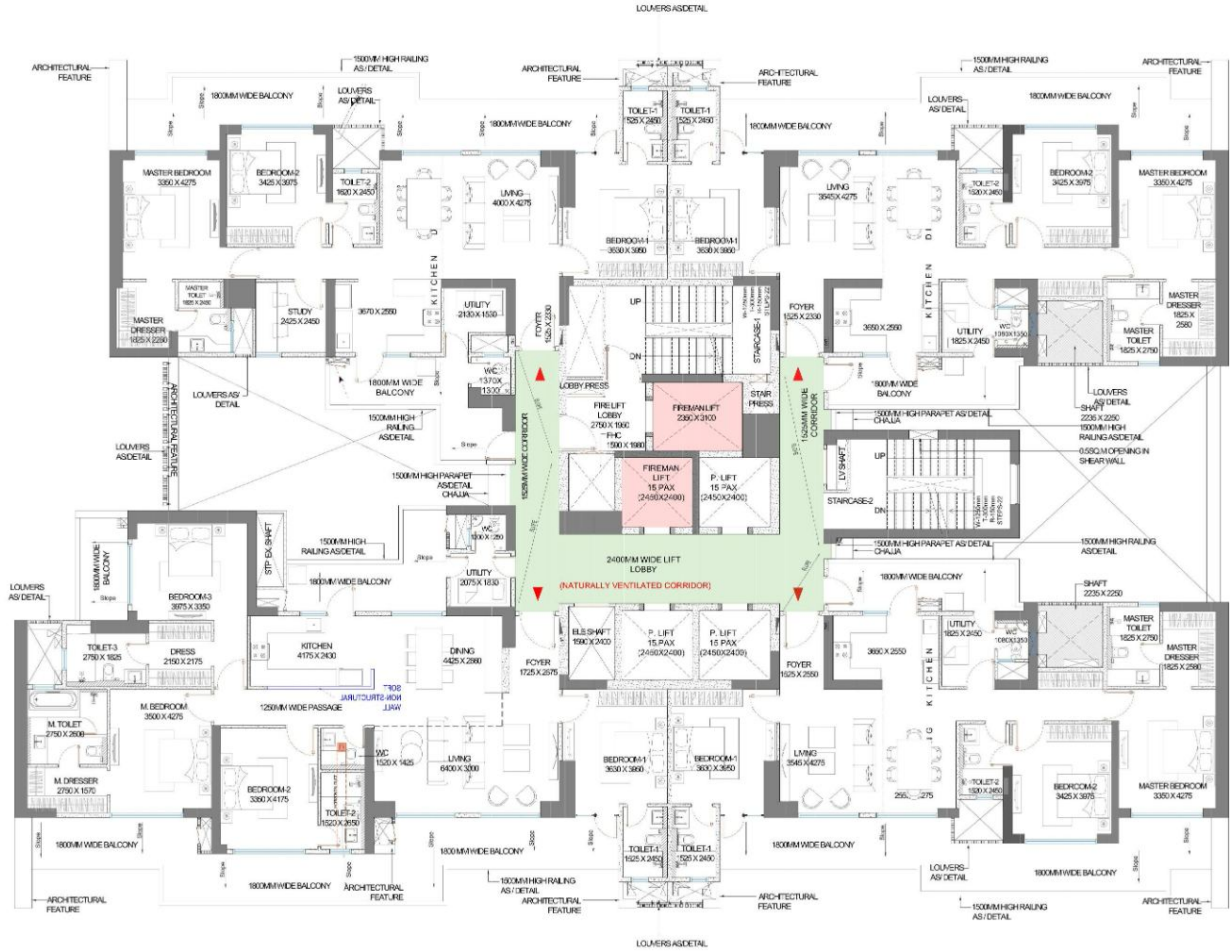
4 BHK
 RERA CARPET AREA
 1785.75 SQ. Ft.
 (165.90 SQ.M.)

02
3BHK-A

01
4BHK

03
3BHK-B

04
3BHK-B'

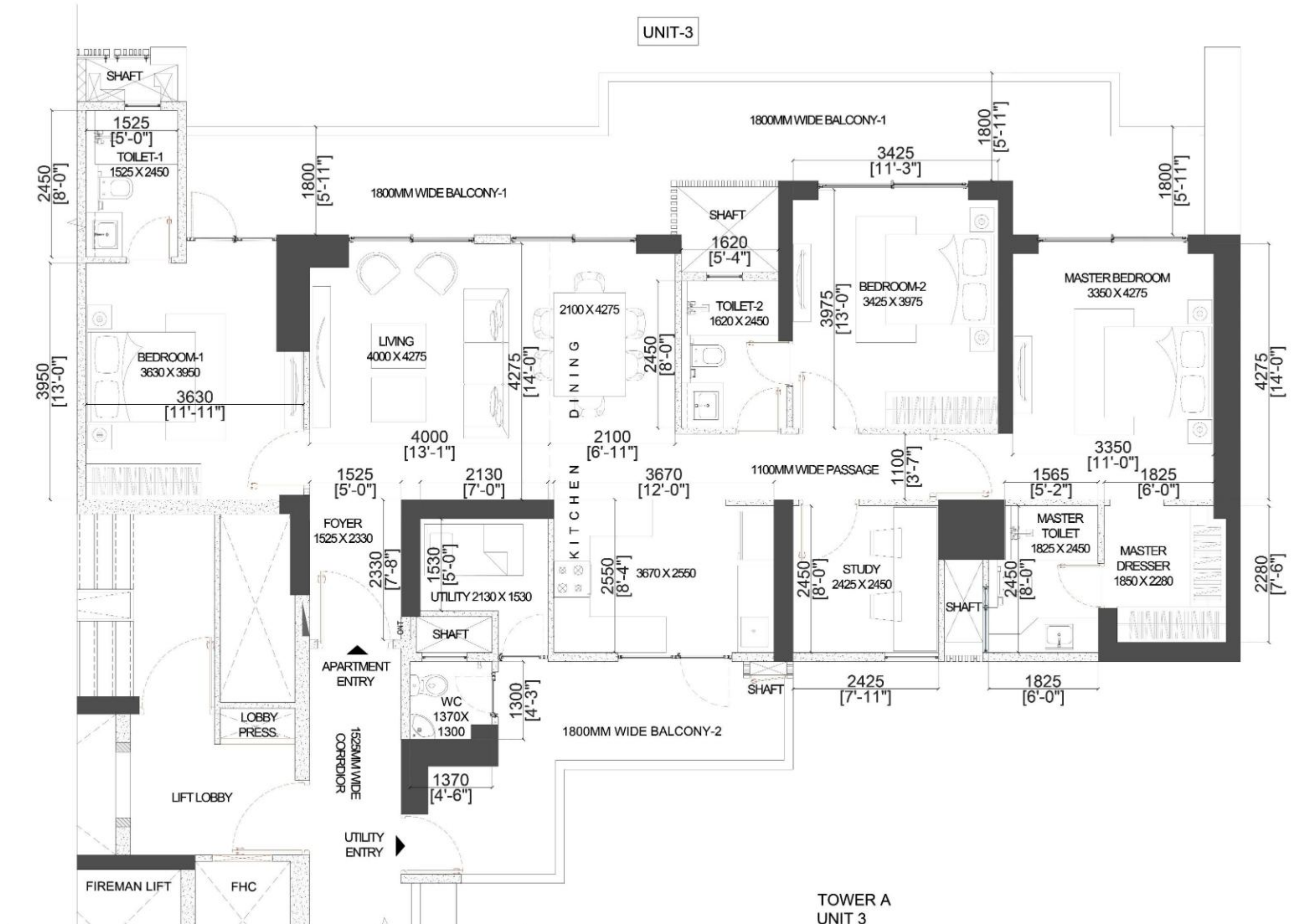


3BHK A

SALEABLE AREA
2475 SQ. Ft.
(229.93 SQ. M.)

RERA CARPET AREA
1333.12 SQ. Ft.
(123.85 SQ.M.)

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



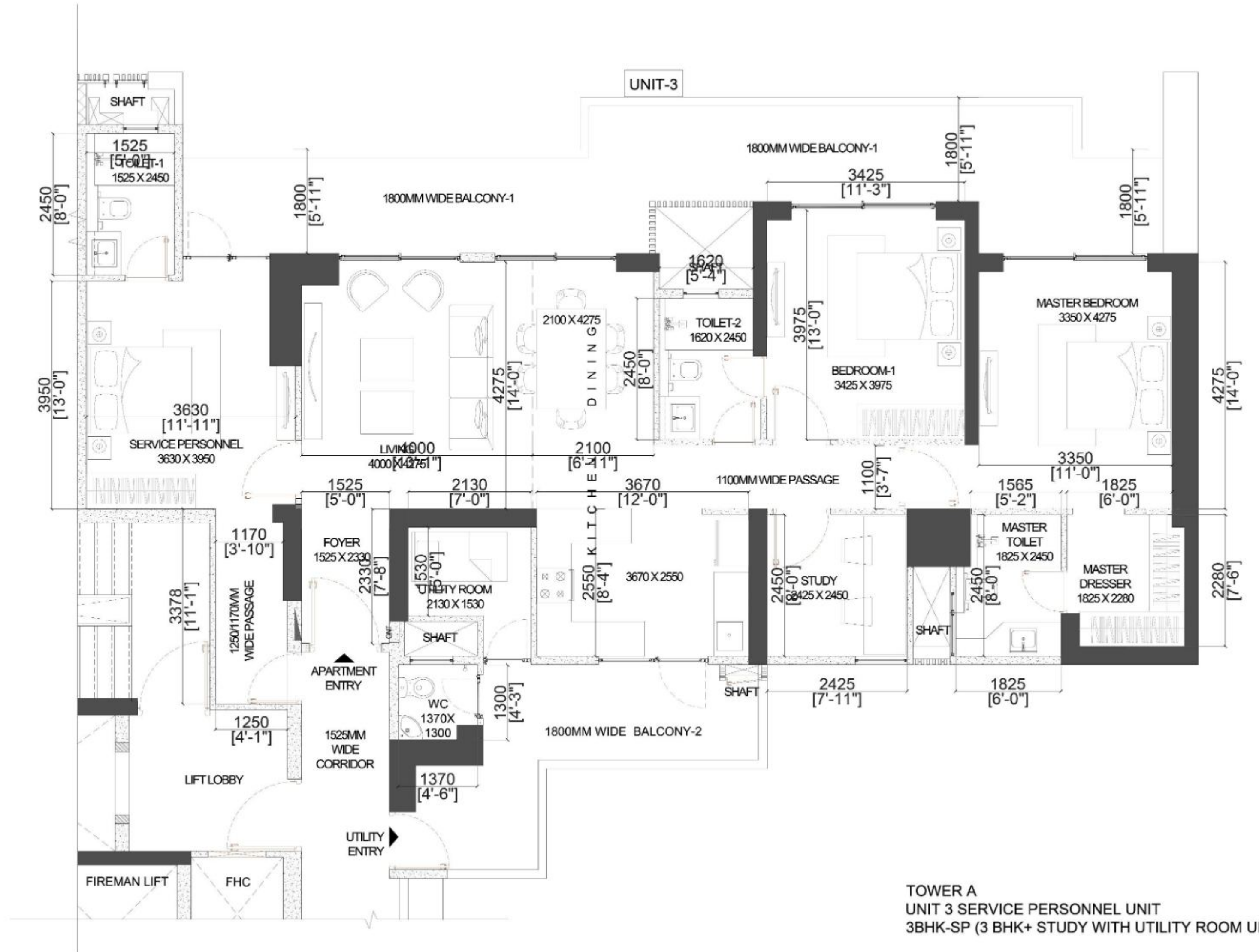
TOWER A
UNIT 3
3BHK-A (3 BHK+STUDY WITH UTILITY ROOM UNIT PLAN)

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

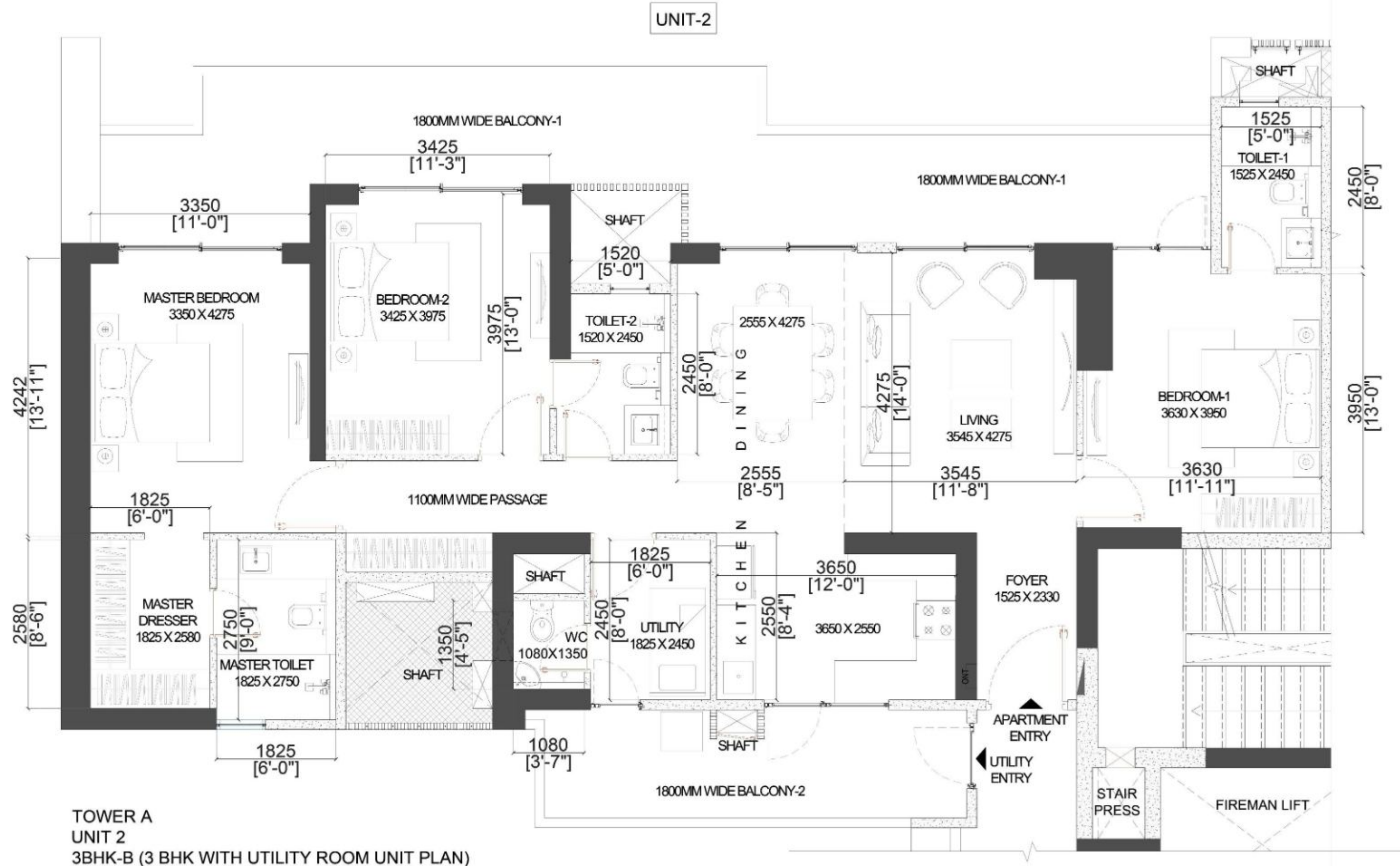
1287.59 SQ. Ft.

(119.62 SQ.M.)

BALCONY AREA

485.99 SQ. Ft.

(45.15 SQ.M.)

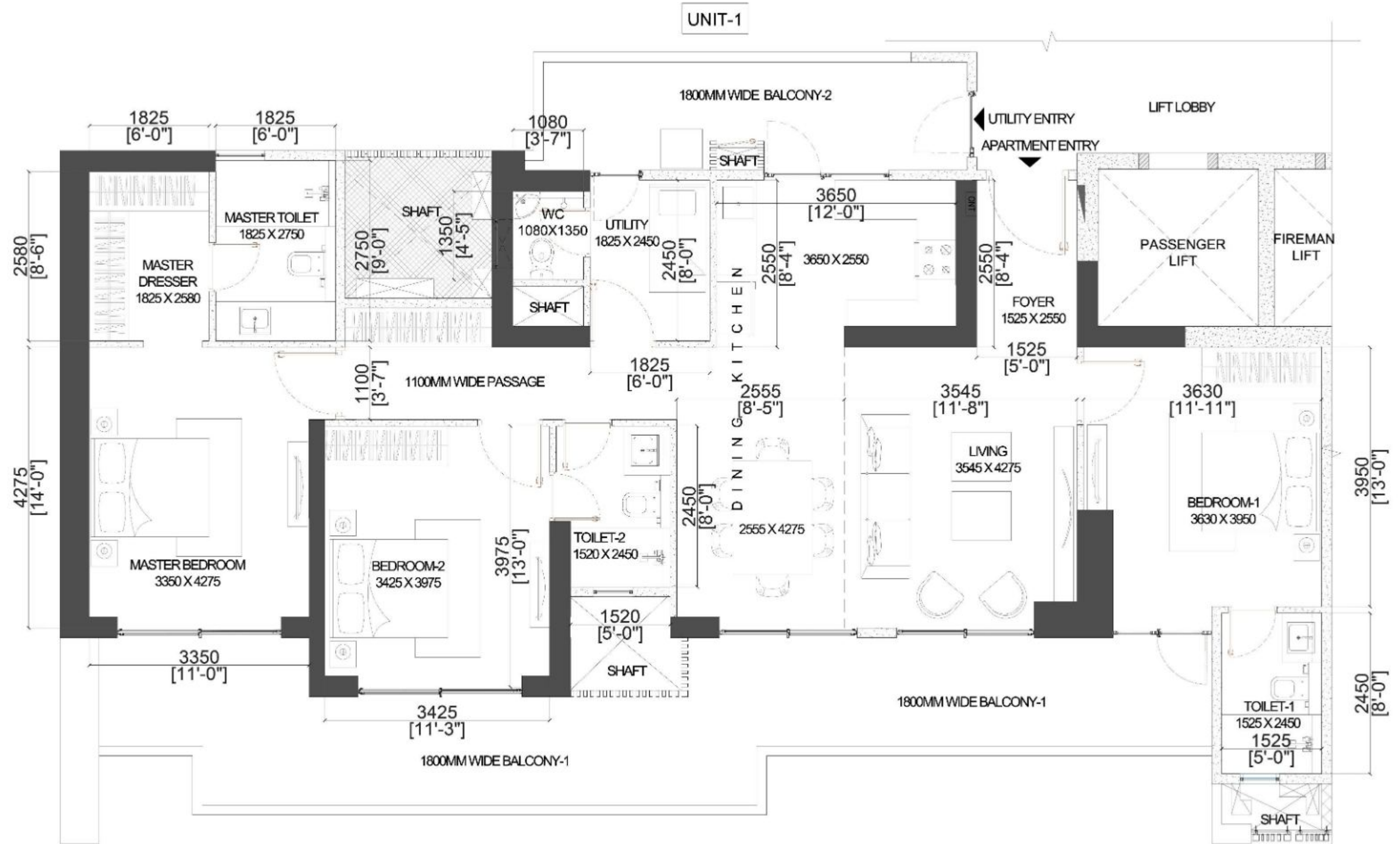


3BHK B'

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

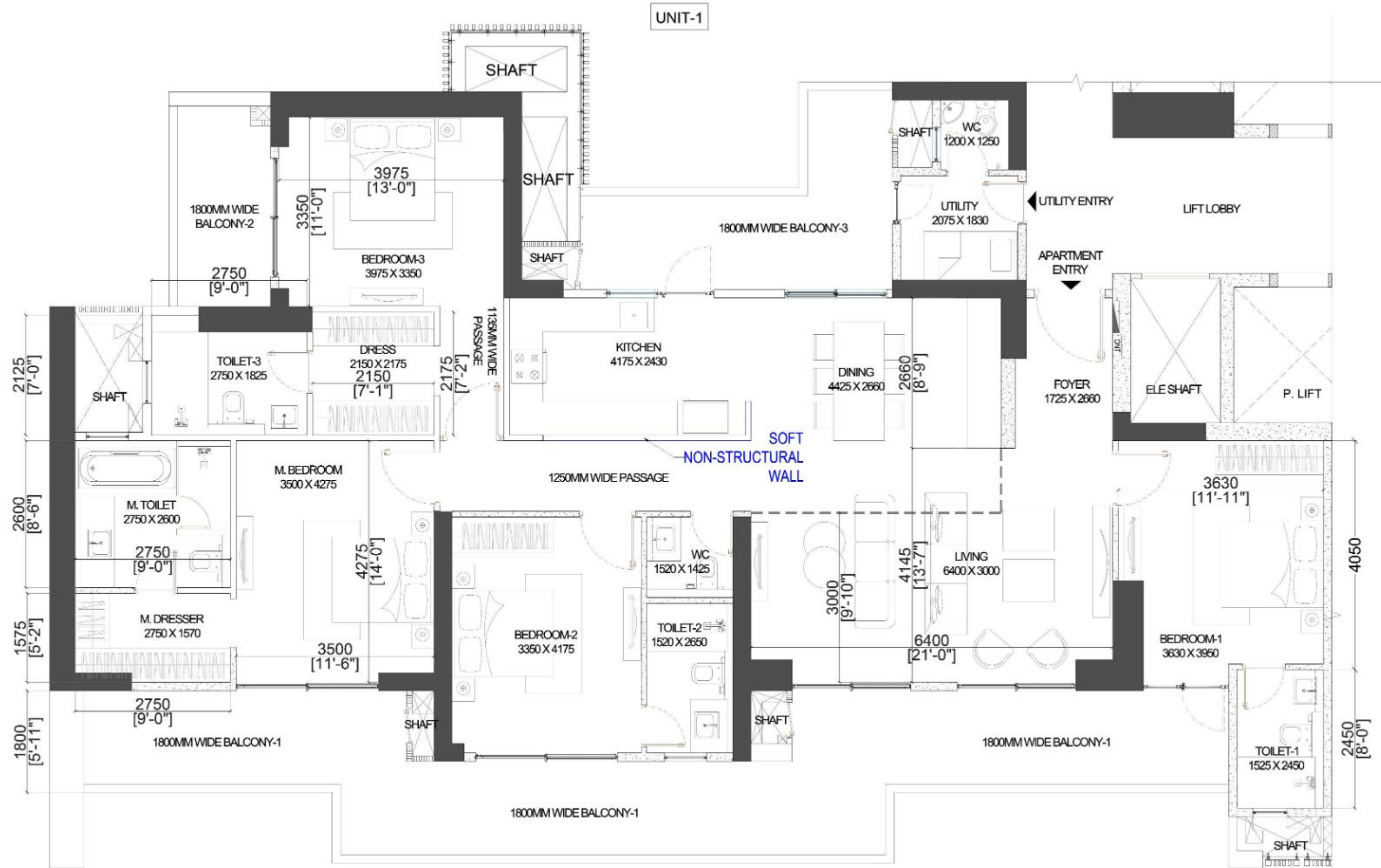
1785.75 SQ. Ft.

(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



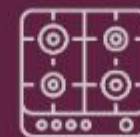
Instant Geyser



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

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 m² = 10.764 sq. ft., 1 m² = 1.196 sq. yd.]. *T&C Apply.