



ELAN  
THE MARK  
ABSOLUTE LUXURY



# ABSOLUTE

*Luxury*





106 DWARKA  
EXPRESSWAY  
GURUGRAM





LOCATION MAP

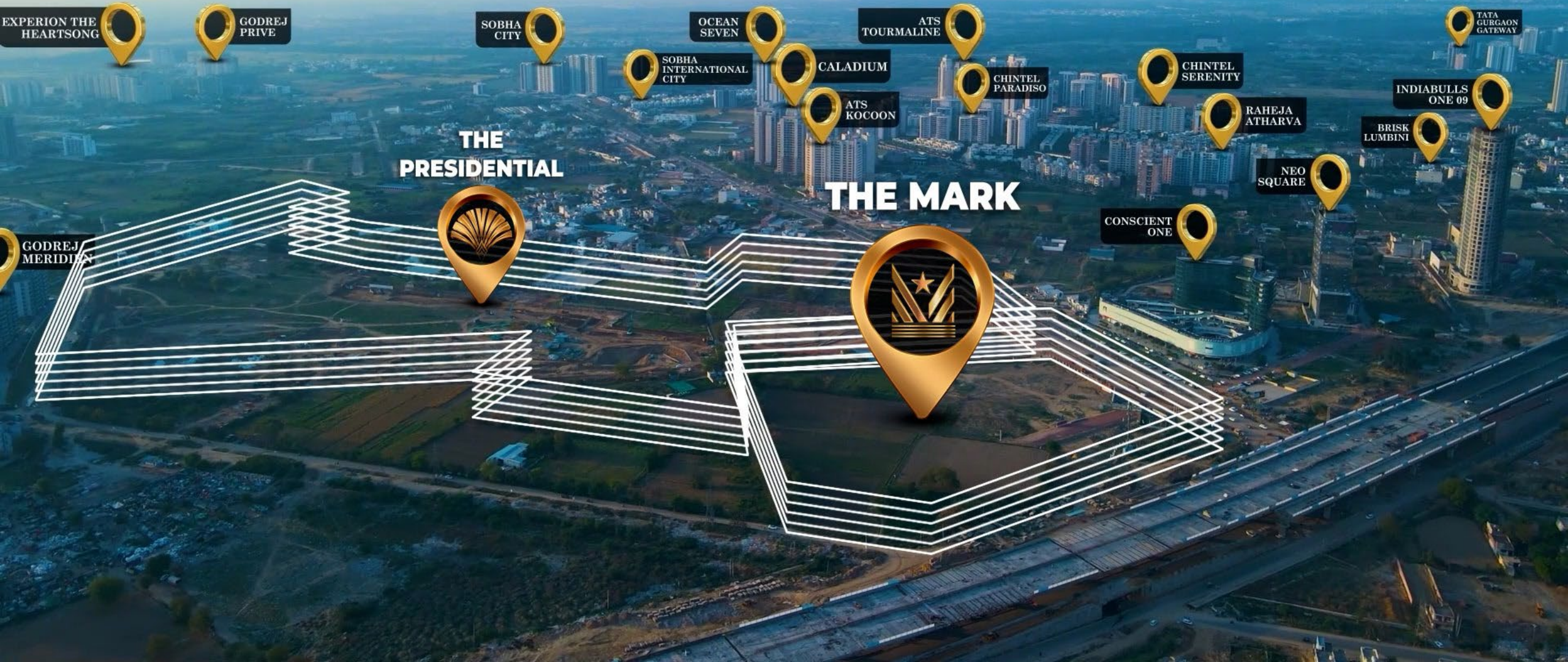


# LOCATION *Advantages*

- ✦ Four Side Open, Corner Plot
- ✦ Bang on Dwarka Expressway
- ✦ Amidst the Premium Catchment
- ✦ Just 15 Mins away from IGI Airport
- ✦ Close Proximity to Proposed ISBT & Metro Hub
- ✦ Excellent Approach from Diplomatic Enclave 2
- ✦ In Close Proximity to Asia's Largest Convention Exhibition centre & Int. Sports Complex



# PREMIUM *Catchment*





Get Ready To Witness An  
**UNPARALLELED**  
*Collaboration*

Global Icons *Behind*  
**ELAN-THE MARK**

**BENOY**

Architects  
UK Based

**WET**

Water & Fire Features  
US Based



Lighting Design Group  
Dubai Based

**swa**

Landscaping  
US Based



# BENOY

Architects - UK Based

THE BEST IN DESIGN & ARCHITECTURE



Ferrari World  
Abu Dhabi



Premium Residential  
Tashkent



Changi Airport  
Singapore



# WET

Water & Fire Features - US Based

PIONEERS IN CURATING FUSION OF ICE, WATER & FIRE



The Majestic  
Dubai Fountain



The Fountains  
of Bellagio



Atlantis The Royal  
Dubai





Lighting Design Group - Dubai Based

# THE ILLUMINATING MAESTROS - TRANSFORMING THE SKYLINES



Burj Khalifa's  
Media Facade



Mesmerising  
W Yas Island



Space Park  
Germany, UK



# swa

Landscaping - US Based

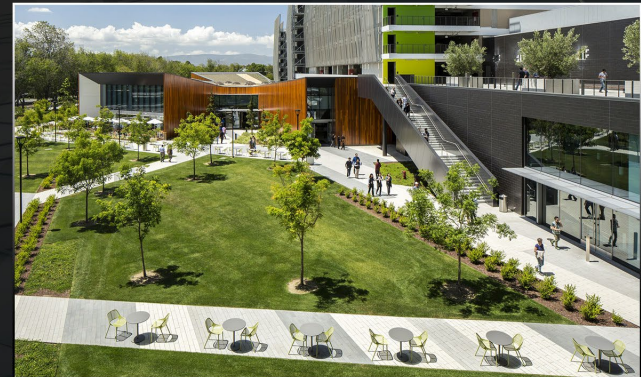
## THE VISIONARY LANDSCAPE ARCHITECT



Dubai Expo 2020



Iconic Burj Khalifa



Samsung Headquarters



10 EXCLUSIVE

*Offerings*

on Elan's 10<sup>th</sup>

*Anniversary*

\*Only for Initial 300 Units



**12 MONTHS**  
**CAM FREE**  
(From Application of OC)



**1<sup>ST</sup>**  
**TRANSFER FREE**  
(Lockin period 3 months from Allotment)



NPV

~~@ 24.5% for 30 Months~~

@ 28.83%  
for 36 Months



# INTERNATIONAL

*Trip*

AREA(IN SQFT)

800-1200

TRIP AMOUNT

2 LACS

AREA(IN SQFT)

1200-2000

TRIP AMOUNT

3 LACS

AREA(IN SQ.FT)

>2000

TRIP AMOUNT

5 LACS



# GOLD *Offering* ON EVERY BOOKING

AREA(IN SQFT)

800-1200

GOLD IN GMS

20

AREA(IN SQFT)

1200-2000

GOLD IN GMS

30

AREA(IN SQ.FT)

>2000

GOLD IN GMS

50



# EDC/IDC



## Timely Payment Rebate





Fixed Rentals  
@12% PA





Car Parking @ ₹ 4 Lacs now  
& ₹ 6 Lacs Post Launch



1<sup>st</sup> Time Ever  
Fixed Rentals on  
**PLP Plan**

*Exclusive*  
**Payment Plan**  
**30 : 30 : 40**





# LAUNCH PRICE

## Floor

## Basic Price (psf)

Lower Ground	:	49,750/-
Ground	:	49,750/-
First	:	34,750/-
Third (Food Court)	:	31,750/-



# TENTATIVE SIZES

## Typology

## Sizes in Sq. Ft.

**Triple Height Shop** (Main Road Facing)

**2000–2200**

**Lower Ground Floor** (Water Body Facing)

**1350–1500**

**Ground Floor** (Water Body Facing)

**1250–1400**

**First Floor**

**1100–1250**

**Third Floor** (Food Court)

**800–1000**





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*Thank You*

DISCLAIMER: This PPT is a confidential indicative compilation created for exclusive use/utilization by the marketing and technical staff of the Company for the conceptualization of the Mixed Land Use Project and for streamlining the provision of amenities and facilities therein. Every official of the Company is advised to use the same standard of care that such a person applies to safeguard his/her own proprietary or confidential information. Further, it is advised that the information shall be stored and handled in such a way as to prevent any unauthorised disclosure/circulation/dissemination thereof. HARERA/GGM/702/434/2023/46