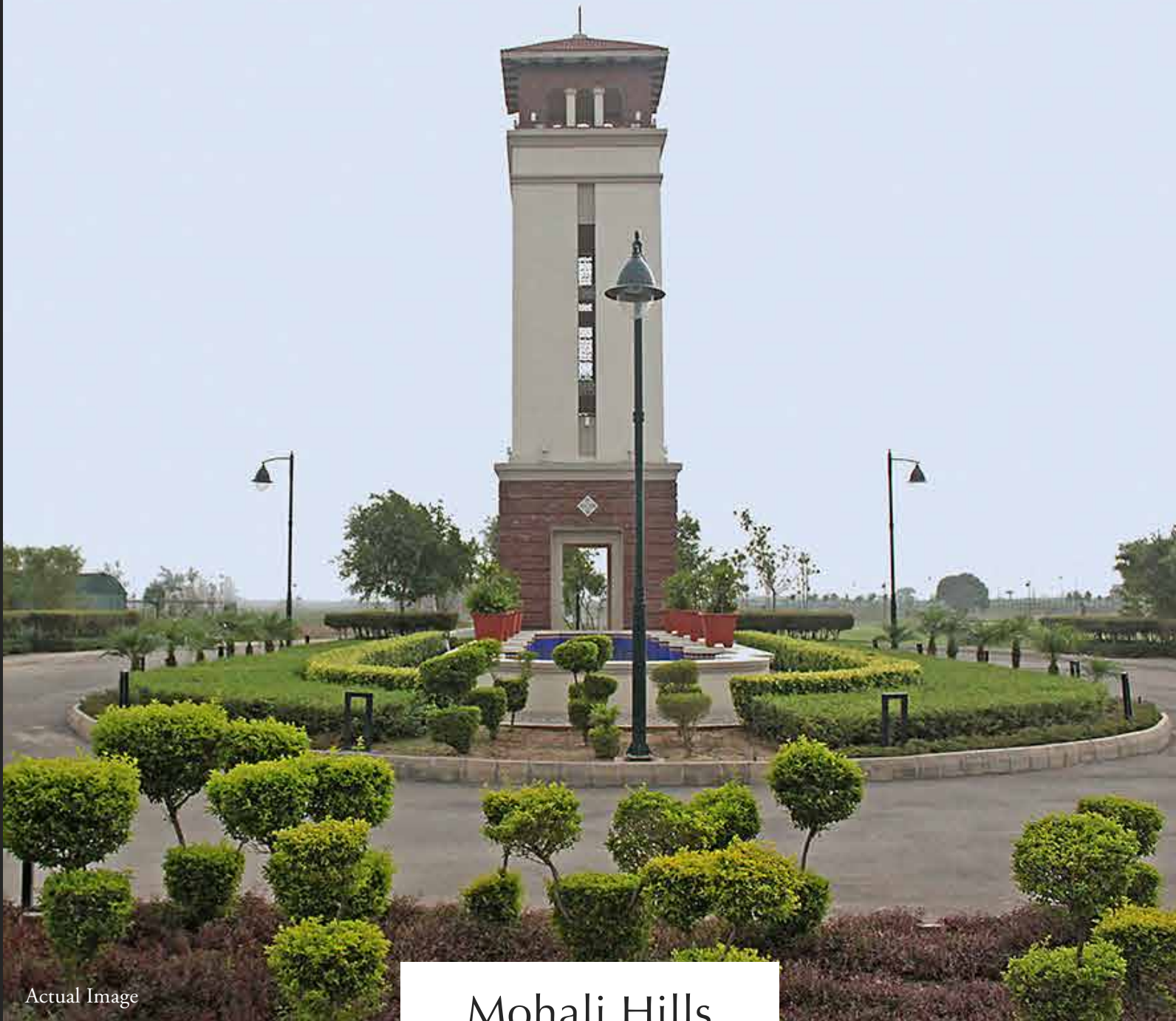


EMAAR
INDIA

ELEVATE
— your way of life —



Actual Image

Mohali Hills
Mohali, Punjab
Residential Plots

Plotted Development: PBRERA-SAS81-PR0231 for total area 1241332.739 Sq Mtr(306.74 Acres) (area 297.29 Acres with 883 plots approved vide memo no RERA/2018/412 dated 1.6.2018) & (addl Area approved 9.45 Acres with 191 plots on 28-01-2019), Exemption under Section 44(2) of PAPRA ACT 1995 Granted to Emaar MGF land Ltd. for Sector 105, Memo No.18/41/2006-SHG-II/7397; dated 11.08.2006 Area: 106.66 acre. Sector 108 & 109; Memo No. 18/41/2006-SHG-II/12790; dated 22.12.2006, Area: 390.71 acre. Sector 98, 99, 104 & 106; Memo No.CTP(Pb)MPR 2/601; dated 22.01.2008. Area: 145.38 acre. Approval of revised Layout plan on date 18th October, 2018 : Sector 98, 99, 104, 105, 106, 108, 109 & 110; Area: 630.96 acre; Memo No. Vide letter no.6561- CTP (Pb)/MPR-2; dated 18.10.2018. *Group Housing: PBRERA-SAS81-PR0119 (Total GH Project). Exemption under Section 44(2) of PAPRA ACT 1995 Granted to Emaar MGF land Ltd. for Sector 105, Memo No. 18/41/2006-SHG-II/7397; dated 11.08.2006 Area: 106.66 acre. Sector 108 & 109; Memo No. 18/41/2006-SHG-II/12790; dated 22.12.2006, Area: 390.71 acre. Sector 98,99,104 & 106; Memo No. CTP(Pb)MPR 2/601; dated 22.01.2008. Area: 145.38 acre. Approval of revised Layout plan on date 15th Dec, 2014: Sector 98,99,104,105,106,108, 109 & 110; Area: 625.35 acre; Memo No. Vide letter no.8167 CTP (Pb)/MPR-2; dated 15.12.2014. The approvals can be checked in the office of the Developer. Developer reserves the right to make changes as per prevailing Government norms. This is only an invitation to offer and does not constitute an offer. Please check with your Sales Adviser in respect of individual properties. The specifications mentioned are indicative, subject to change and may vary from the actual development. 1 sq. mtr. = 1.196 sq. yd. & 1 sq. mtr. = 10.764 sq. ft. Registered office: 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi 110017. Tel: (+91 11) 4152 1155, 4152 4618, Fax: (+91 11) 4152 4619. CIN: U45201DL2005PLC133161. Email: enquiries@emaar-india.com | emaar-india.com. *Augusta Park Villa Plots : Part of Plotted Development (Mohali Hills) registered with Punjab RERA vide registration no PBRERA-SAS81-PR0231.

Mohali

Mohali is counted among the emerging cities in the country owing to its high liveability quotient, superior connectivity, influx of IT companies in addition to plentiful options for commercial investment.

Features

Connectivity

Easy accessibility via road and rail to Chandigarh and nearby cities of Ambala and Delhi.

Social Amenities

Famous cricket stadium; best-in-class healthcare centres; well-appointed shopping malls, cineplexes, and eateries; and prestigious academic institutes.

Employment

State's initiatives such as Ghar Ghar Naukri and mushrooming multinational companies promise myriad job opportunities.

Retail Industry

Being an attractive destination for entrepreneurs and businessmen, Mohali boasts a flourishing retail industry.

Highlights

- Mohali also called the tech capital of Punjab is a major IT destination.
- The ecosystem in the Tricity – Mohali, Chandigarh, and Panchkula acts a catalyst for growth.
- The region has a successful chapter of The Indus Entrepreneurs and is emerging as a startup hub.

Institutions and Industries that thrive in Mohali



Why Mohali

With Chandigarh nearing saturation in respect of space and supply, resultant property price hike, and the demand-supply gap, Mohali is surfacing as the next big bet in real estate. A growing number of investors are bullish on Mohali.

Mohali's Booming Real Estate Market

The realty image of Chandigarh's satellite town is experiencing a dramatic change. Most localities in Mohali are showing an upward price trend.

USD 3 billion investment
in residential real estate

Price of properties ranging
from INR 49 lakh to
INR 18 Crore

Important Infrastructure Projects



Aerocity



IT Park



Golf Academy &
Golf Club



Kajouli
Water Works

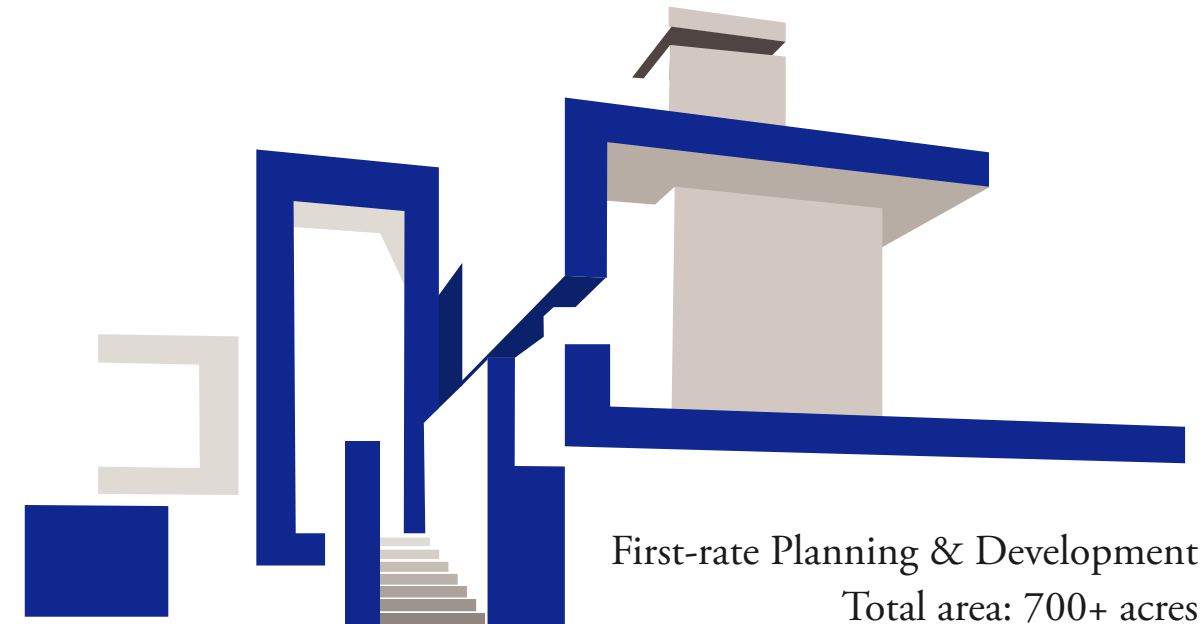
Image shown is actual depiction of construction raised on the other plot and is meant for illustration purpose only



Residential Plots

Available Plot Sizes

138.80 sq.m. (166 sq.yds/1,494 sq.ft.) to 627.1 sq.m. (750 sq.yds/6,750 sq.ft.)



First-rate Planning & Development
Total area: 700+ acres

World-class Amenities



Fully operational township facilities



Steady electricity supply from PSPCL, water fit for use, proper sewerage, abundant street lights, commendable road infrastructure, and fascinating theme parks

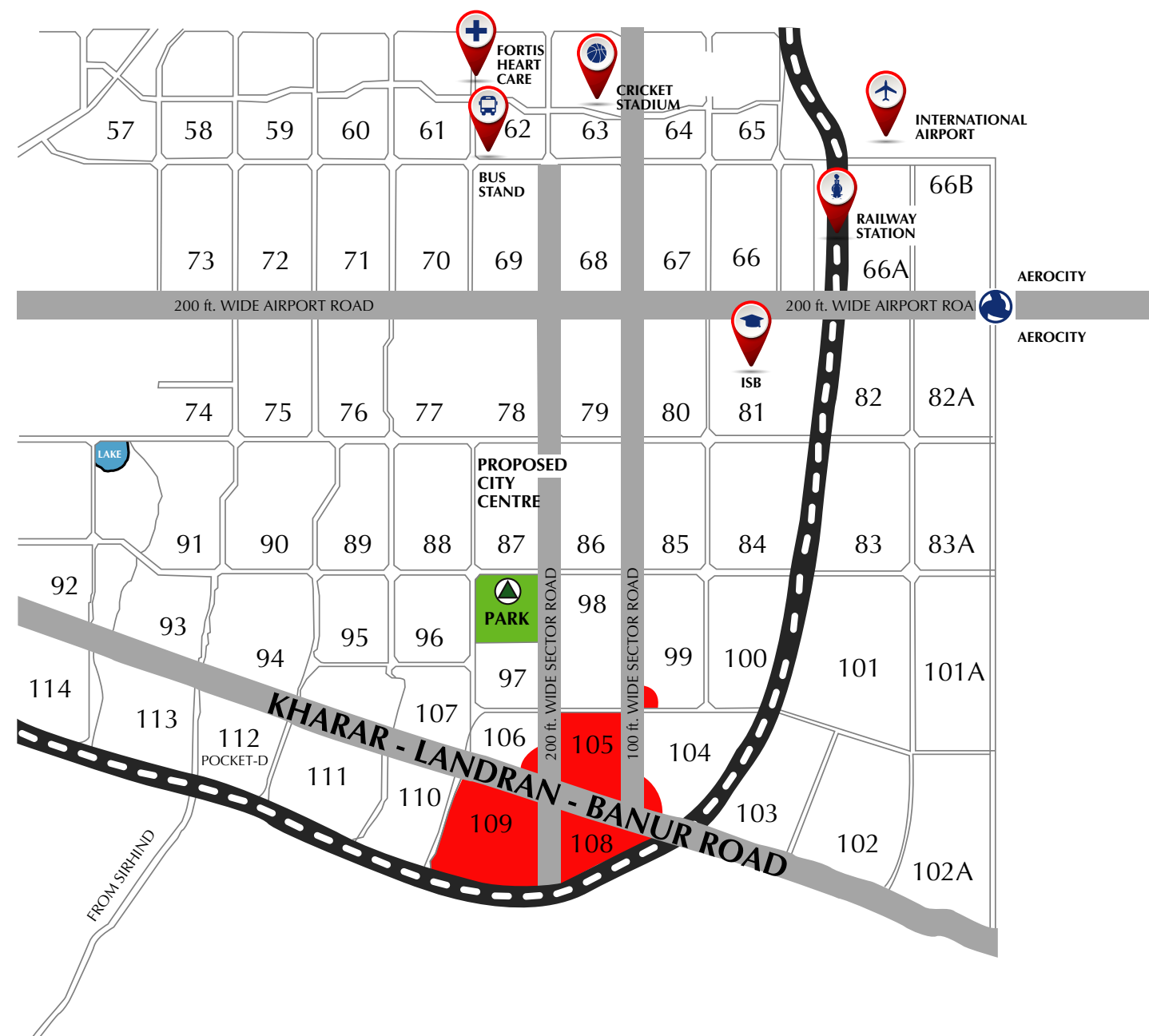


Ample open spaces & kids' play areas; proposed tennis courts & badminton courts; community center (including facility of health block and hotel block); swimming pool, and more



Maintenance team available on call

Location Map



Prime Location

- Access to a lively and bustling neighbourhood. More than 3000 families have taken possession of apartments villas, bungalows and plots
- Spread across sectors 99, 104, 105, 106, 108, and 109 in Mohali
- Connected to Chandigarh International Airport via a 100 feet wide road meeting the 200 feet wide Airport Road (20 minutes drive)

- 🎓 School/College (10 minutes drive)
- ✈️ Airport (20 minutes drive)
- 🏥 Hospital (10 minutes drive)
- 🏟️ Cricket Stadium (15 minutes drive)
- 🏢 Aerocity (20 minutes drive)
- 🚌 Bus Stand (15 minutes drive)
- 🚂 Railway Station (20 minutes drive)
- 🚊 Railway Line

Proposed Master Plan



Legend

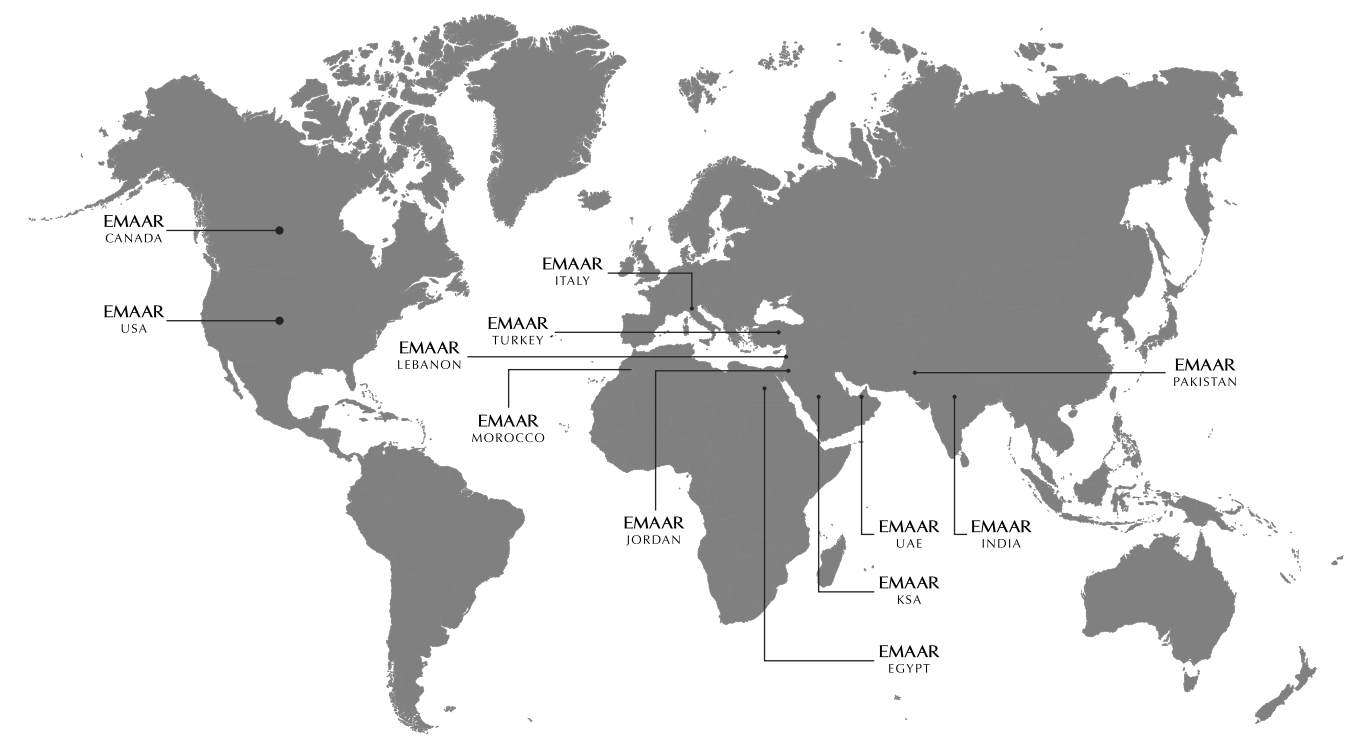
- Total size of the development - 700+ acres
 - Area of dedicated open and green areas - 43.71 acres
 - Advanced facilities for sewage treatment, rainwater harvesting, and irrigation; sufficient power backup solutions; adequate parking space; proposed sites for sports facilities and club; theme parks
 - Entrance to sectors 104, 105, 106, 108, and 109 via Landran-Banur 200-feet- wide road; connecting 100-feet-wide road to 200-feet-wide airport road
-
- Plots
 - Reserved Land
 - Commercial
 - Green Area
 - Public Amenities
 - Other's Land
 - Services
 - EWS



About Emaar

A pioneer in shaping skylines, Emaar has decades of experience in creating stellar spaces in 12 countries across Middle East, Africa, Asia, Europe, and North America registering its presence in 36 markets. It has set unmatched benchmarks in thoughtful architecture, robust engineering, and exemplary execution.

Emaar's world-class project development competencies are underlined by its iconic assets in Dubai like Burj Khalifa, the world's highest structure Dubai, Dubai Mall, the world's largest shopping and entertainment destination and other international markets like Cairo Gate in Egypt that is envisaged as Egypt's largest entertainment, retail and lifestyle destination.



EMAAR HAS PRESENCE
IN 12 COUNTRIES &
36 MARKETS

Images shown are only for illustrative purpose and do not reflect the actual offering in this project.

EMAAR

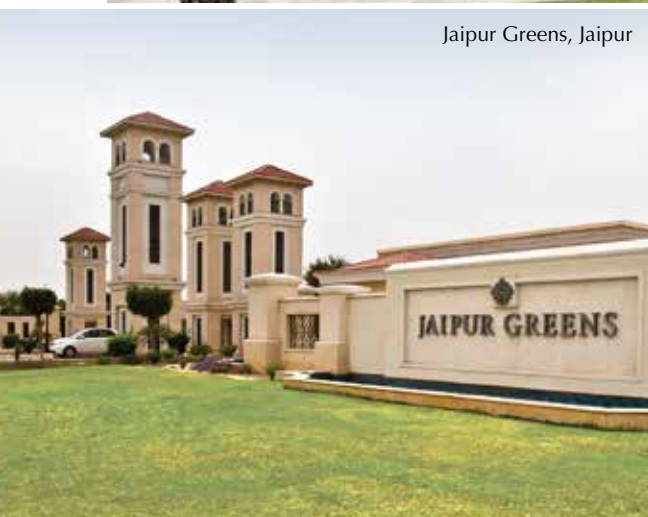
INDIA



The Palm Drive, Gurugram



Emerald Hills, Gurugram



Jaipur Greens, Jaipur



Mohali Hills, Mohali

Emaar India was established in 2005 as a luxury real estate developer in India. Shaping the future of real estate, Emaar India's core values are reflected in the continuous effort taken towards delivering unmatched quality, innovation and execution.

12,976

Residential units delivered

2,040

Commercial units delivered

5,637

Residential units underway

609

Commercial office spaces
under construction

30+

Projects across India

5,661

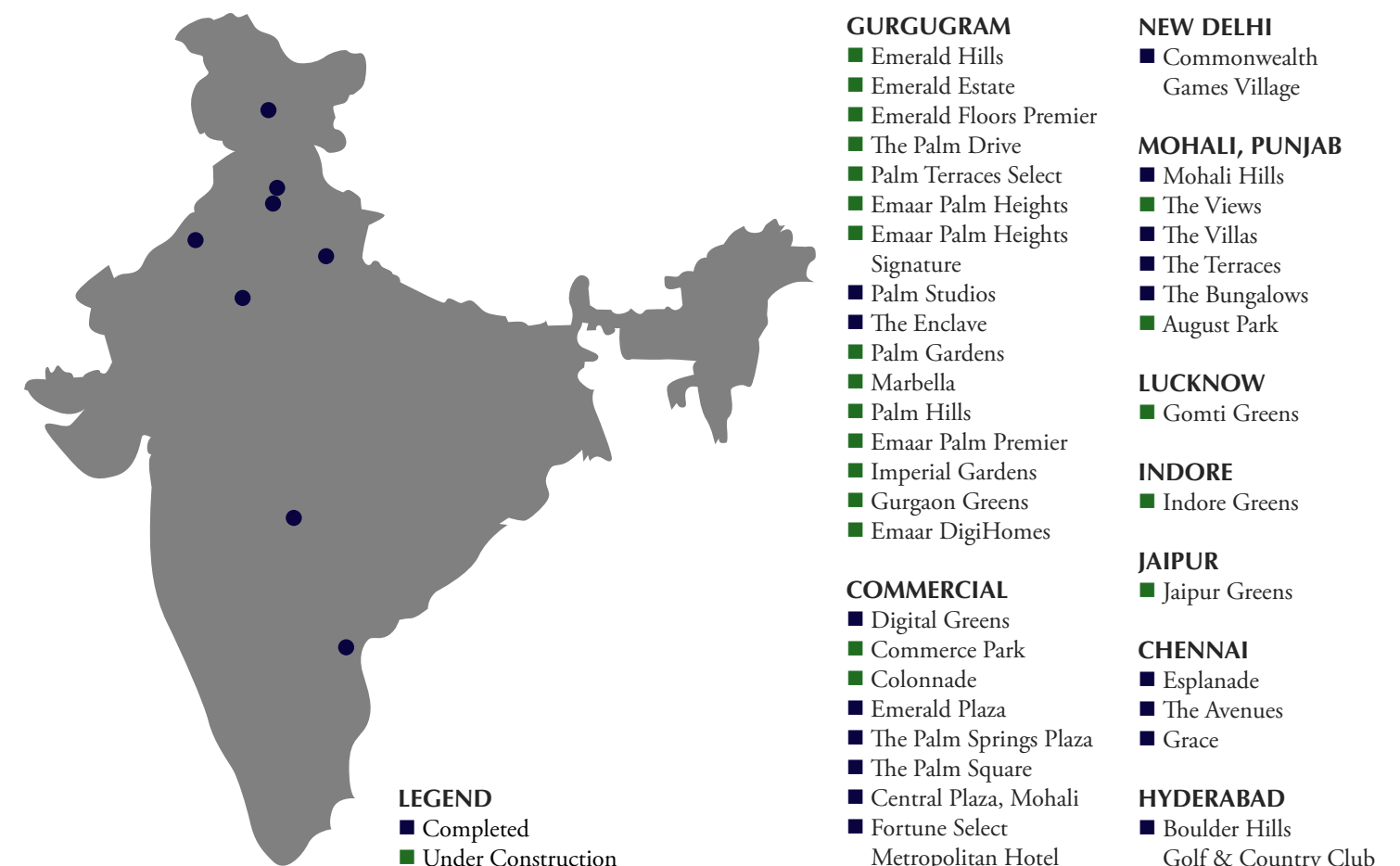
Acres of land bank in India

As on 30th Sep'19

EMAAR

INDIA

Emaar India carries forward this successful philosophy across India with a formidable portfolio of remarkable living spaces and work environments across Indian cities. Indian communities benefit from its world-class competencies in thoughtful architecture, robust engineering and exemplary execution.



DELHI | GURUGRAM | INDORE | JAIPUR | MOHALI | LUCKNOW | CHENNAI
RESIDENCES - TOWNSHIPS - COMMERCIAL - RETAIL

AWARDS & ACCOLADES

‘Developer of The Year - Residential’ from Reality+ Conclave and Excellence Award, 2019
‘Developer of The Year - Residential’ Award from ET Now in 2018
DNA Real Estate & Infrastructure Award in 2017
9th Realty + Conclave and Excellence Award in 2017
Numerous accolades for its marquee projects in Gurugram