

**W E L C O M E**

18-12-2025

HARERA Registration Number: RC/REP/HARERA/GGM/939/671/2025/42  
For more details, visit: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)



At Shapoorji Pallonji And Company Private Limited, we stand as a global powerhouse, a distinguished collective of 15 esteemed companies. Across six pivotal sectors—Engineering & Construction, Infrastructure, Real Estate, Water, Energy, and Financial Services—we craft transformative solutions with precision and purpose.



At Shapoorji Pallonji Real Estate, we don't just build—we create legacies. Our homes transcend mere structures, transforming into timeless landmarks defined by impeccable design, masterful craftsmanship, and unwavering precision.

**9** cities,  
one presence

**30+** projects

**95m** sq. ft. of  
planned development

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# Shapoorji Pallonji Group Legacy



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# A Legacy Of Landmarks



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Legacies is what we set out to create. Our homes go beyond structures, becoming timeless landmarks that stand as testaments to design, craftsmanship, and precision.



**The Palace of the Sultan of Oman**  
A regal masterpiece of architectural grandeur, seamlessly blending Omani heritage with timeless opulence.

Actual Image



Skylines are what we have shaped. With a heritage of excellence, our developments blend innovation, craftsmanship, and enduring quality to elevate lifestyles. Each project is a commitment to precision, design, and an uncompromising vision of the future.

### **The Imperial Towers, Mumbai**

India's tallest twin luxury towers at 258m, a skyline-defining icon with ten Asia Pacific Property Awards.



### World Trade Centre, Mumbai

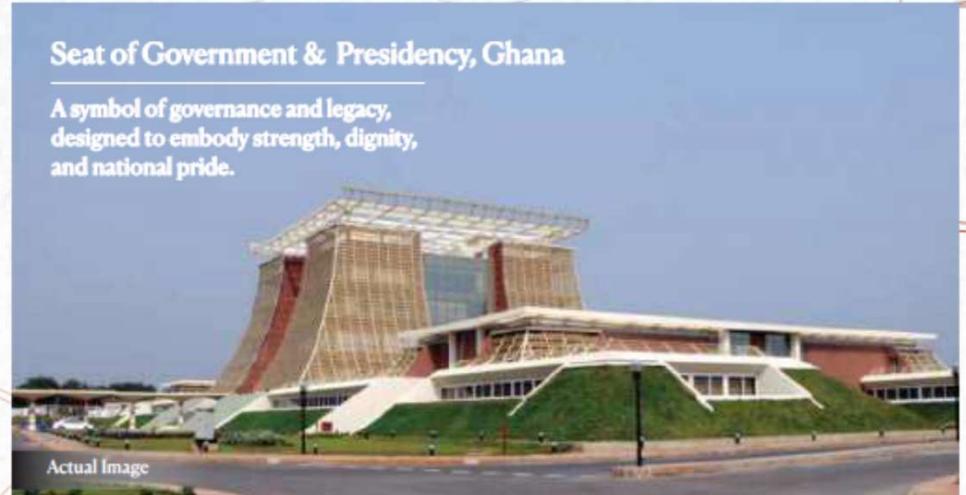
India's first WTC, a landmark of global commerce and innovation, shaping the city's financial skyline.



Actual Image

### Seat of Government & Presidency, Ghana

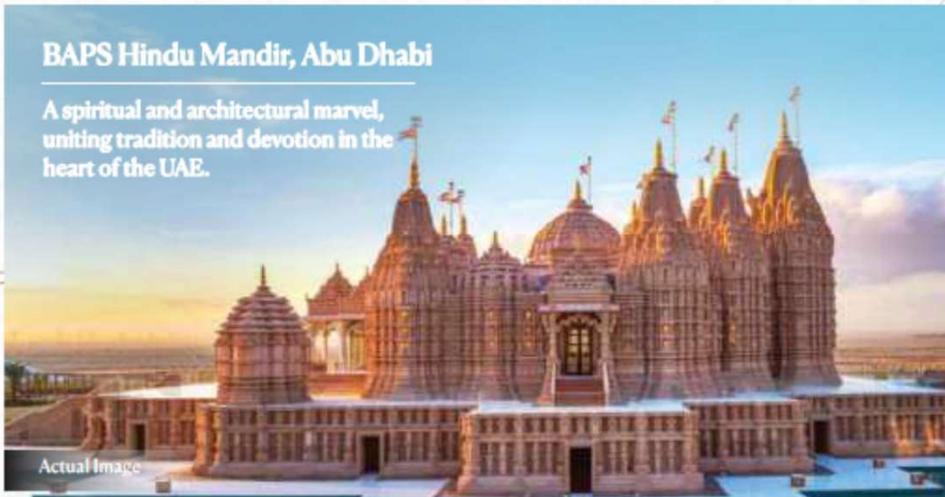
A symbol of governance and legacy, designed to embody strength, dignity, and national pride.



Actual Image

### BAPS Hindu Mandir, Abu Dhabi

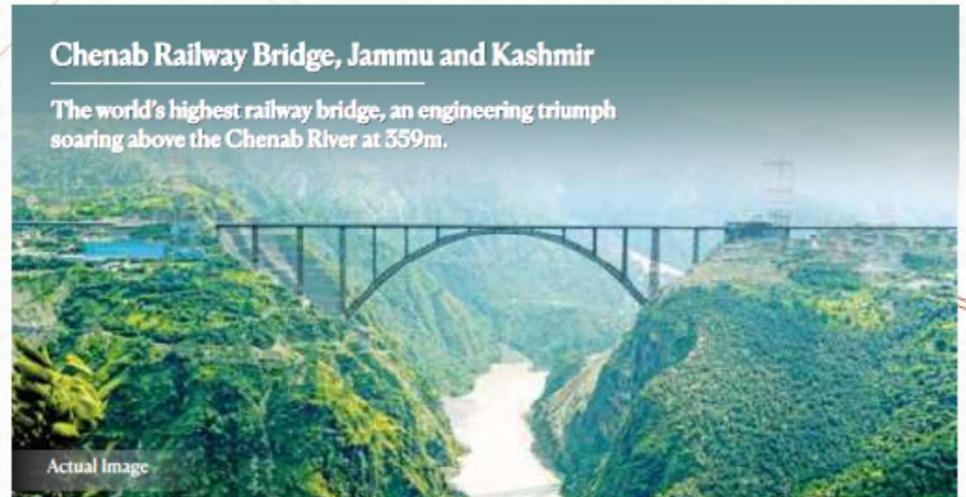
A spiritual and architectural marvel, uniting tradition and devotion in the heart of the UAE.



Actual Image

### Chenab Railway Bridge, Jammu and Kashmir

The world's highest railway bridge, an engineering triumph soaring above the Chenab River at 359m.



Actual Image

## THE ODYSSEY, MUMBAI

3 & 4 BHK APARTMENTS STARTING FROM  
₹14.49 CR<sup>^</sup>



## THE MINERVA, MUMBAI

3 & 4 BHK APARTMENTS STARTING FROM  
₹14.22 CR<sup>^</sup>

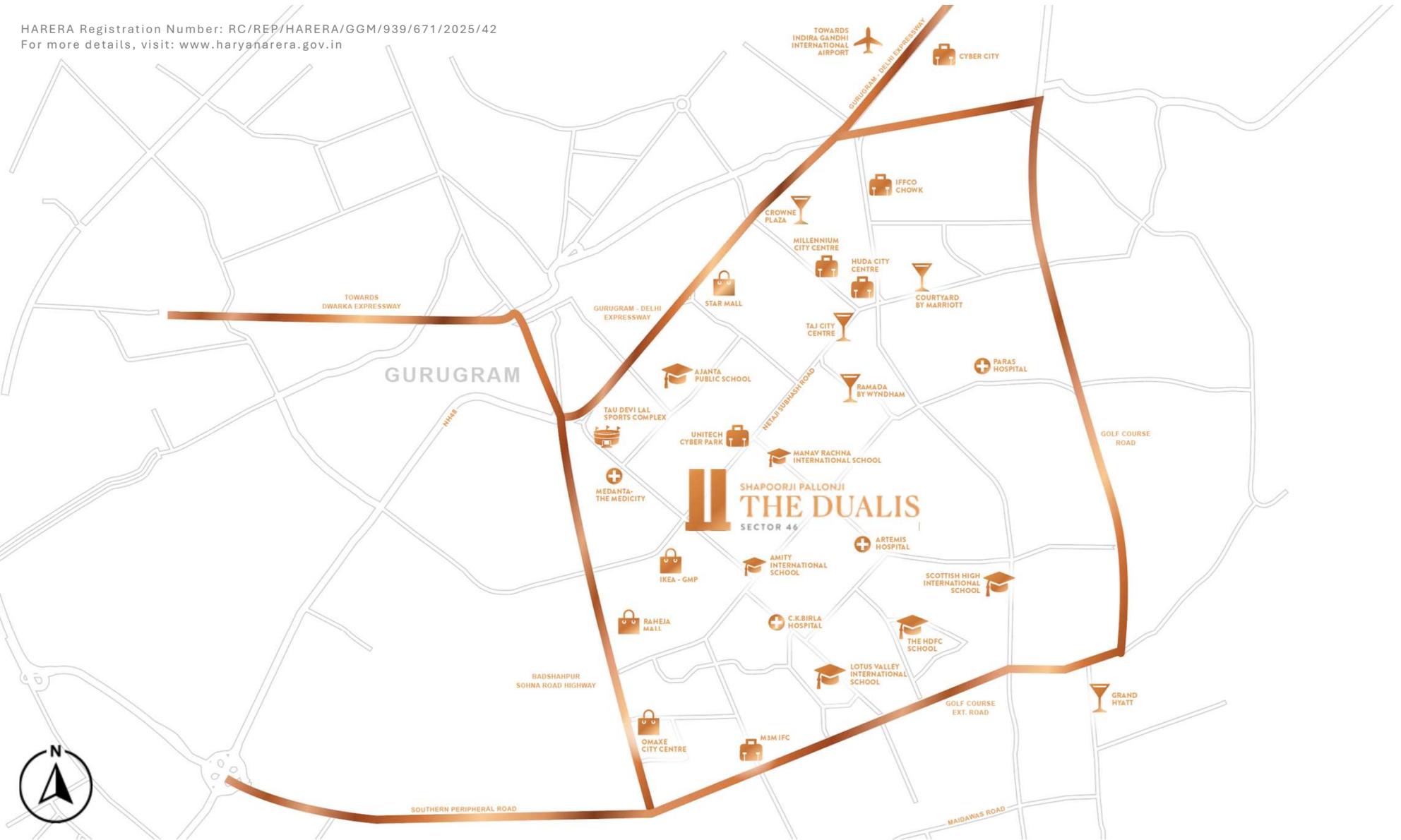


The background is a solid orange color with several white, thin-lined geometric shapes. At the top, there are several semi-circles and quarter-circles. In the middle, there are two large, overlapping, curved lines that form a wide, shallow 'V' or 'X' shape. The text is centered in the middle of the page.

Introducing

# The DUALIS

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## Effortless Connectivity

Stay connected to Cyber City, MG Road, Sohna Road and Delhi NCR—  
you're never far from anywhere.



## Road Connectivity

0 km	0 Mins	Netaji Subhash Rd.
1.9 km	3 Mins	Sohna Rd.
2.3 km	5 Mins	NH8
4.1 km	9 Mins	Golf Course Ext. Rd.
4.1 km	9 Mins	Southern Peripheral Rd.
5.9 km	9 Mins	Golf Course Rd.
11.7 km	16 Mins	Dwarka Expressway



## World-Class Healthcare, Moments Away

Immediate access to Medanta and other  
leading hospitals ensures critical care is  
always close by

### Hospitals

1.2 km	4 Mins	Medanta The Medicity
2.3 km	7 Mins	CK Birla Hospital
3.3 km	10 Mins	Fortis Hospital
3.5 km	10 Mins	Artemis Hospital
3.8 km	11 Mins	Max Hospital
6.1 km	19 Mins	Paras Hospital



## Seamless Access to the Business Hubs

From Unitech Cyber Park to major tech corridors in Sectors 44, 32, and beyond, work is always within reach.



## Business Parks

1.2 km	3 Mins	Unitech Cyber Park
2.7 km	6 Mins	Sector 32 (Industrial Hub)
3.6 km	8 Mins	Sector 44 (Industrial Hub)
4.5 km	10 Mins	M3M IFC
9.9 km	18 Mins	DLF Cyber Hub



## World Class Educational Institutes in the vicinity

Major educational institutes in the vicinity



### Educational Institutes

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1.2 km	4 Mins	Manav Rachna International School
1.7 km	7 mins	Amity International School
3.1 km	9 mins	Ajanta Public School
3.9 km	12 mins	Lotus Valley International School
4.6 km	14 mins	The HDFC School (Senior High School)
5.4 km	18 mins	Scottish High International School



## 5 Star Hotels at a stone's throw away

All major hotel chains just moments away from the project



### Hotels

3.0 km	7 Mins	Ramada by Wyndham
3.0 km	11 mins	Taj City Centre
3.8 km	11 mins	Raddison Hotel
4.5 km	13 mins	Courtyard by Mariott
5.5 km	15 mins	Crowne Plaza Gurugram
7.4 km	17 mins	Grand Hyatt



## Major Road Connectivity for seamless access

All roads leading to the best address in Gurugram.



### Road Connectivity

0 km	0 Mins	Netaji Subhash Rd.
1.9 km	3 mins	Sohna Rd.
2.3 km	5 mins	NH8
4.1 km	9 mins	Golf Course Ext. Rd.
4.1 km	9 mins	Southern Peripheral Rd.
5.9 km	9 mins	Golf Course Rd.
11.7 km	16 mins	Dwarka Expressway



## Landmarks in the area



### Landmarks

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0.4 km	2 Mins	IKEA (Upcoming)
2.0 km	5 mins	Tau Devi Lal Sports Complex
3.3 km	7 mins	Millennium City Centre Metro Station
7.4 km	9 mins	IFFCO Chowk
19 km	26 mins	IGI Airport



## Effortless Connectivity

Stay connected to Cyber City, MG Road, Sohna Road and Delhi NCR—you're never far from anywhere.



## World-Class Healthcare, Moments Away

Immediate access to Medanta and other leading hospitals ensures critical care is always close by



## Seamless Access to the Business Hubs

From Unitech Cyber Park to major tech corridors in Sectors 44, 32, and beyond, work is always within reach.

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It isn't just about convenience,  
it's about being at *the centre of possibility.*



Direct access to NH-48, Golf Course Road, and Southern Peripheral Road ensures smooth travel to Delhi and Gurugram's business districts.

The HUDA City Centre Metro Station and upcoming metro stations enhance daily commuting ease.

 Road Upgrades

A proposed underpass at Bakhtawar Chowk will ease congestion, integrating with the metro and the upcoming Inner Ring Road for smoother traffic flow.

 Metro Expansion

An under construction 28.5 km corridor with 27 stations will redefine mobility. Phase 1 (15.2 km, 14 stations) begins in May 2025, with completion expected by mid-2027. Cyber Park, Sector 45 & Sector 47 stations will provide seamless metro access to the area.

 Commercial Growth

With increasing corporate hubs and one of India's largest upcoming IKEA in Sector 47, the area is rapidly emerging as a prominent retail and business destination.



Leading hospitals like Medanta Medicity & Artemis, along with top schools such as The Shri Ram School & DPS International, are within a 5 km radius.



Close to Cyber City, Golf Course Extension, South Point Mall, and Sector 29's entertainment zone, offering a vibrant lifestyle.



# THE TIMES OF INDIA

City **Delhi** Mumbai Bengaluru Hyderabad Kolkata Chennai Agra Agartala Ahmedabad Ajmer Amaravati ...

## Ikea expands to Delhi-NCR with online sales, plans full-size stores in Gurugram and Noida



NEW DELHI: Swedish furniture giant Ikea will begin online sales in Delhi-NCR and nine other cities this week as it prepares to open full-size

## ONGOING DEVELOPMENT

- Upcoming full-size Ikea store.

Explore Search

E-Paper

**Hindustan Times** @100

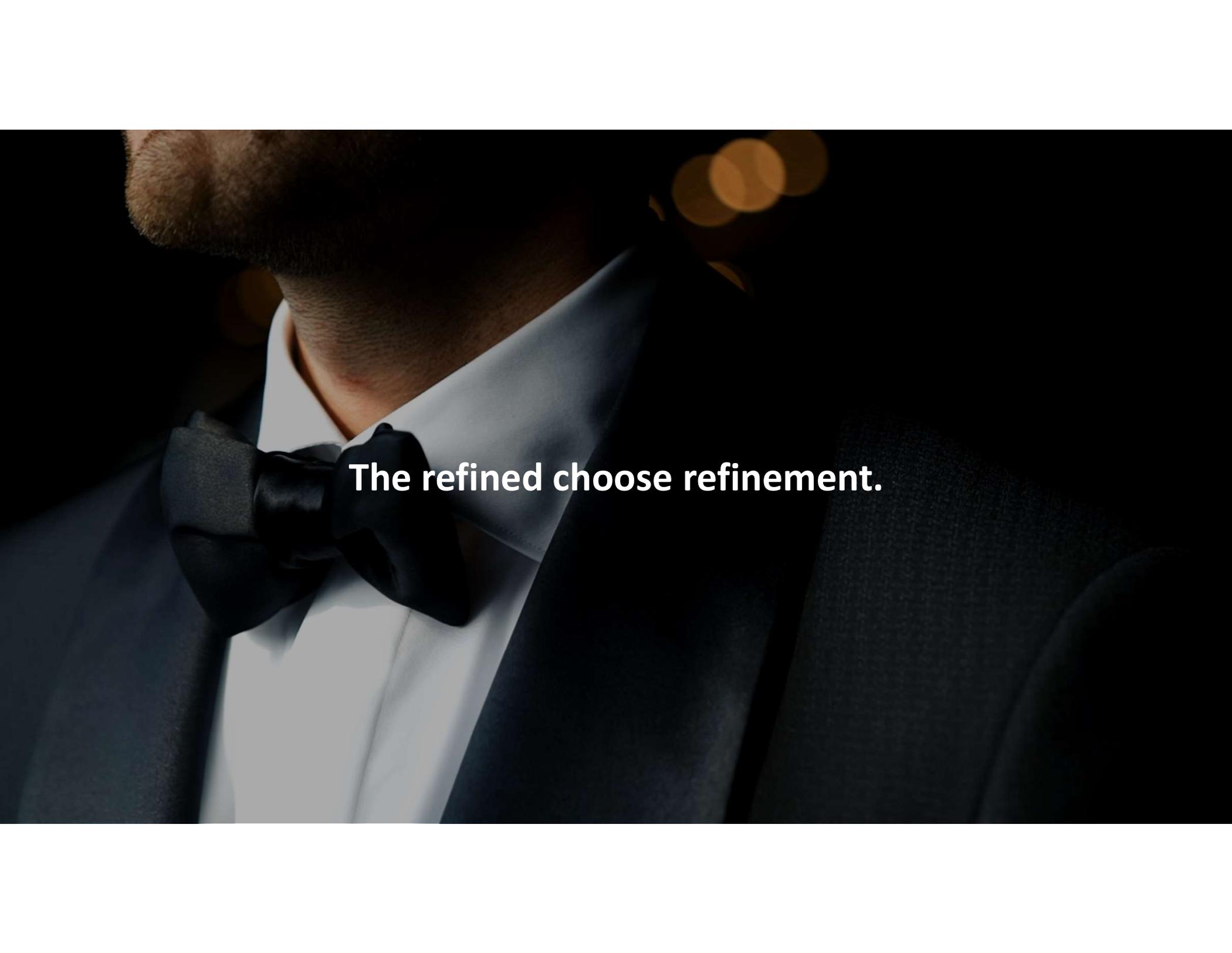
## GMRL to build Bakhtawar Chowk underpass for easing snarls



In a step towards easing traffic congestion in Gurugram, the Gurugram Metropolitan Rail Limited (GMRL) will now take over construction of the long-awaited underpass at Bakhtawar Chowk — a key junction that connects the city's busiest residential and commercial sectors. The project, originally proposed and planned by the Gurugram

## APPROVED FUTURE DEVELOPMENT

- Bakhtawar Chowk Decongestion Plan



**The refined choose refinement.**



Artist's Impression



NIGHT VIEW



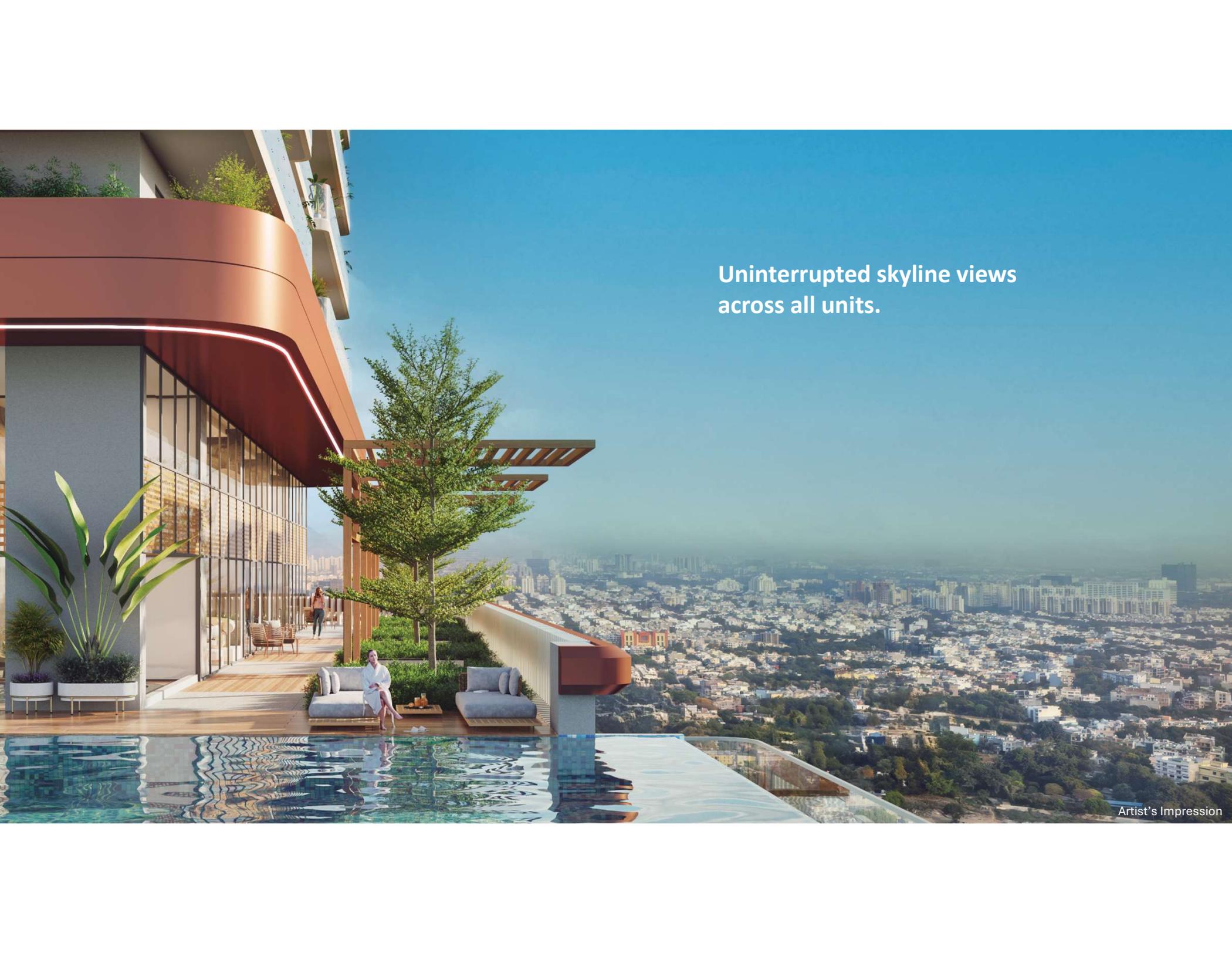
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AERIAL VIEW

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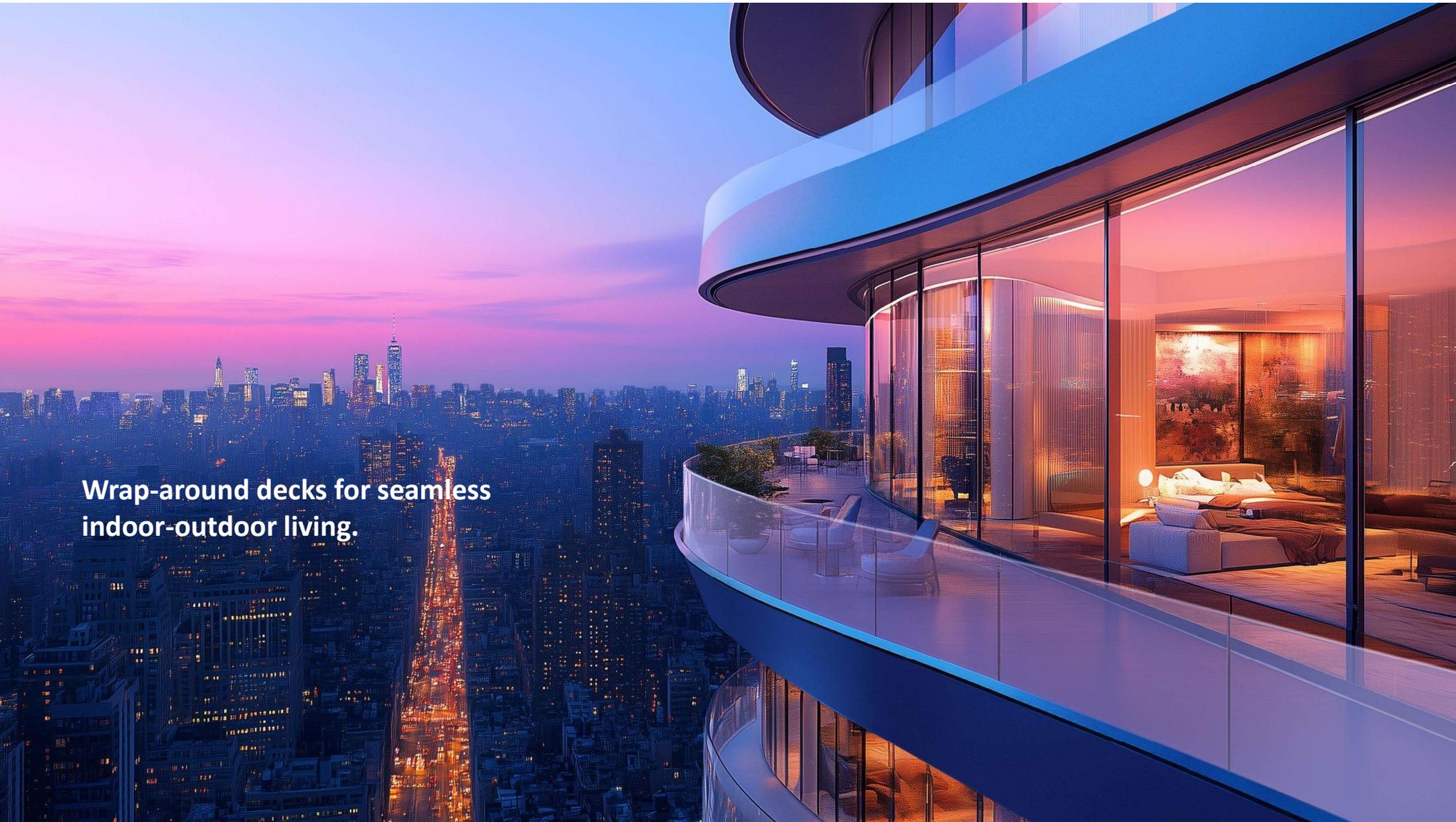
DUSK VIEW

An artist's impression of a modern high-rise building's rooftop terrace. The terrace features a swimming pool in the foreground, a lounge area with two grey sofas and a small table, and a wooden deck with a tree and a pergola. The building has a prominent curved, copper-colored overhang with a glowing red light strip. The background shows a vast city skyline under a clear blue sky.

Uninterrupted skyline views  
across all units.

Artist's Impression

**Wrap-around decks for seamless  
indoor-outdoor living.**



4BHKs with 3 side  
Panoramic views.





ENTRANCE GATE



DROP-OFF

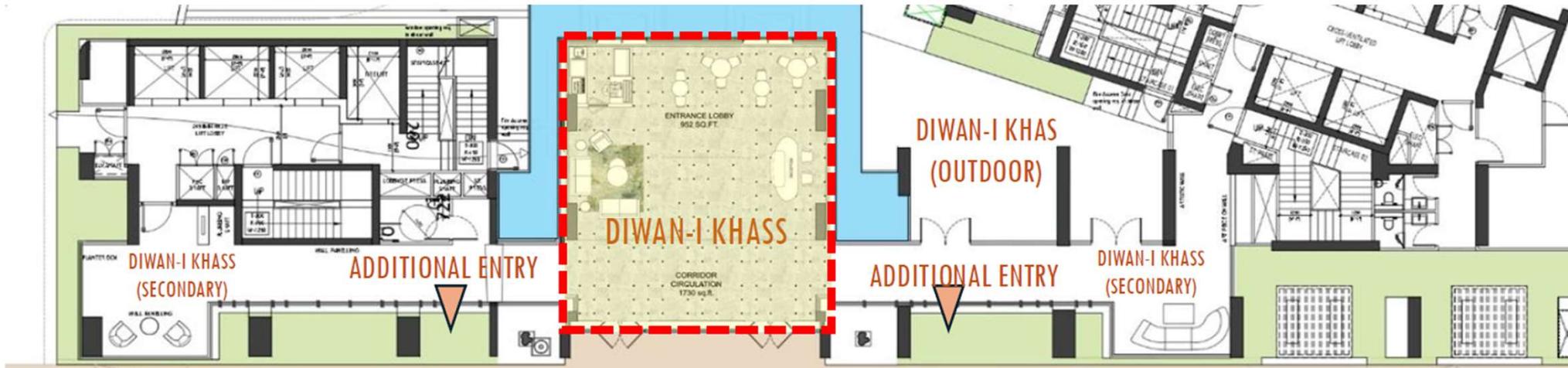


DROP-OFF

## MAIN LOBBY - CELEBRATION OF LIFE



## MAIN LOBBY - CELEBRATION OF LIFE



DIWAN-I KHASS



MUSIC SHOW



GANESH FESTIVAL



**Grand Double-Height,  
Air-Conditioned Designer Lobby.**

Artist's Impression



Artist's Impression

Artist's Impression



DUALIS

PODIUM



PODIUM SEATING



PODIUM WALKWAY

**GROUND**

- 1. ENTRY
- 2. DRIVEWAY
- 3. OUTDOOR PAUSE POINT
- 4. WALKWAY
- 5. DROP OFF FEATURE WALL
- 6. PICKLE BALL COURT
- 7. FREE PLAY AREA
- 8. BADMINTON COURT
- 9. EXIT PLAZA
- 10. EXIT

**GROUND COVERED**

- BANQUET HALL WITH PRE FUNCTION AREA\*
- BARBEQUE AREA WITH OUTDOOR SEATING & OPEN BARBEQUE GRILL COUNTER
- KITCHEN BOH
- ENTRANCE LOBBY - CAFÉ SEATING AND MAIN RECEPTION AREA

**CLUB LEVEL**

- 11. KIDS' PLAY AREA
- 12. KIDS' POOL
- 13. POOL SIDE SEATING
- 14. POOL DECK
- 15. SWIMMING POOL
- 16. PERGOLA SEATING
- 17. YOGA AND AEROBICS DECK
- 18. SEATING POCKETS
- 19. LAWN
- 20. PLANTATION
- 21. SEAT COURT
- 22. CHIT-CHAT CORNER
- 23. REFLEXOLOGY TRACK

**CLUB LEVEL COVERED**

- JACUZZI
- TODDLER'S PLAY AREA
- READING LOUNGE & LIBRARY
- INDOOR GAMES (GOLF SIMULATOR, CARDS TABLE, CHESS TABLE, POOL TABLE, TABLE TENNIS)
- GYMNASIUM, SHOWER & CHANGING ROOMS, LOCKER ROOM\*
- YOGA/MEDITATION ROOM, ZUMBA
- COMMON RECEPTION & JUICE CORNER\*
- STEAM\*
- SAUNA\*
- SPA/THERAPY ROOM\*
- BEAUTY SALON WITH SHAMPOO STATION, PEDICURE & MANICURE\*
- MAKEUP ROOM\*



## GROUND

1. ENTRY
2. DRIVEWAY
3. OUTDOOR PAUSE POINT
4. WALKWAY
5. DROP OFF FEATURE WALL
6. PICKLE BALL COURT
7. FREE PLAY AREA
8. BADMINTON COURT
9. EXIT PLAZA
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## CLUB LEVEL

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14. POOL DECK
15. SWIMMING POOL
16. PERGOLA SEATING
17. YOGA AND AEROBICS DECK
18. SEATING POCKETS
19. LAWN
20. PLANTATION
21. SEAT COURT
22. CHIT-CHAT CORNER
25. REFLEXOLOGY TRACK

## CLUB LEVEL COVERED

24. READING LOUNGE & LIBRARY
25. TODDLER'S PLAY AREA
26. SHOWER & CHANGING ROOMS, LOCKER ROOM\*
27. JACUZZI
28. BEAUTY SALON WITH SHAMPOO STATION, PEDICURE & MANICURE\*
29. STEAM\*
30. SAUNA\*
31. SPA/THERAPY ROOM\*
32. MAKEUP ROOM\*
33. YOGA/MEDITATION ROOM, ZUMBA
34. GYMNASIUM\*
35. COMMON RECEPTION & JUICE CORNER\*
36. INDOOR GAMES (GOLF SIMULATOR, CARDS TABLE, CHESS TABLE, POOL TABLE, TABLE TENNIS)

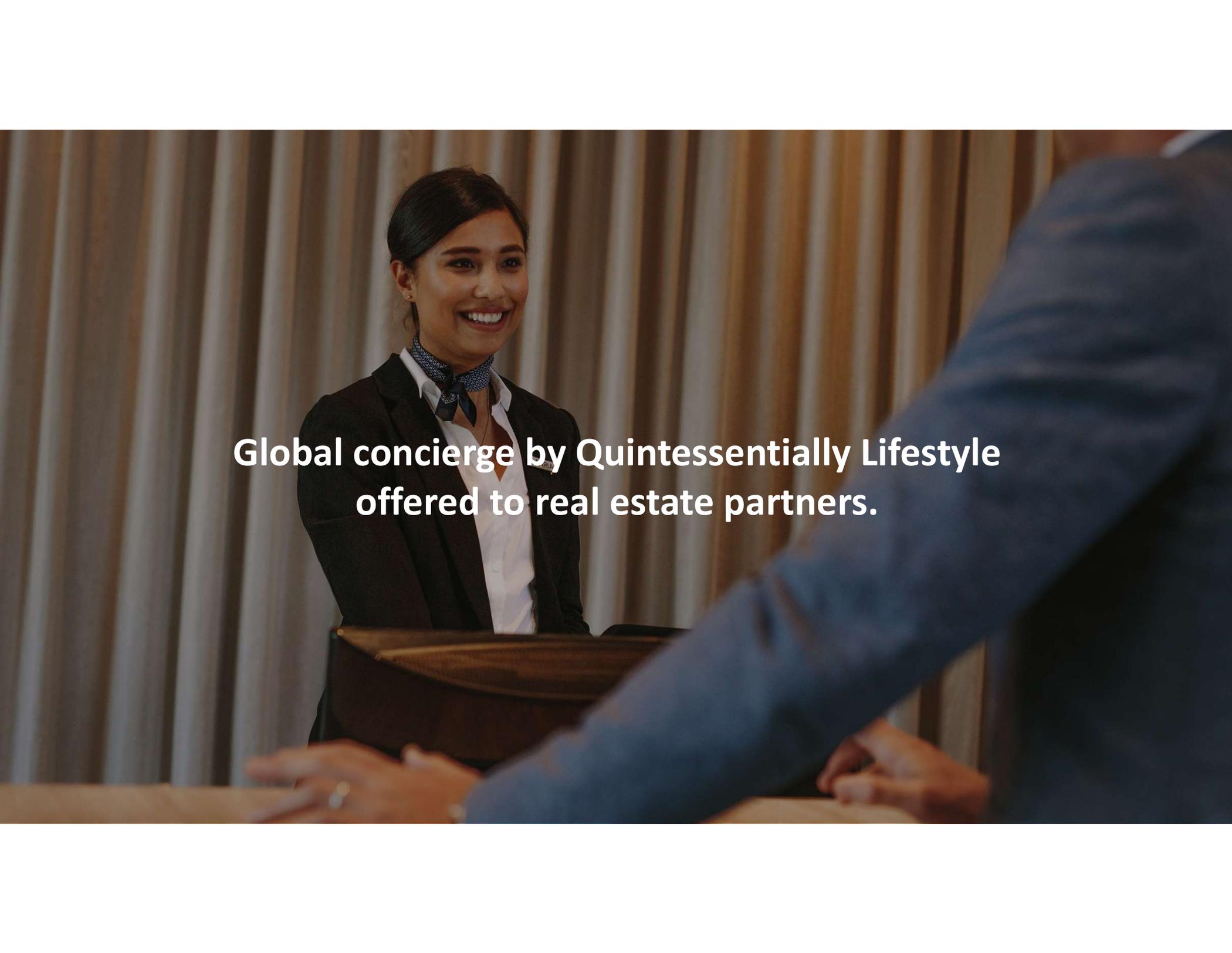
## GROUND COVERED

- BANQUET HALL WITH PRE FUNCTION AREA\*
- BARBEQUE AREA WITH OUTDOOR SEATING & OPEN BARBEQUE GRILL COUNTER
- KITCHEN BOH
- ENTRANCE LOBBY - CAFÉ SEATING AND MAIN RECEPTION AREA
- SEATING CABANA





**Perfection demands 'Partners in Perfection'**

A woman with dark hair pulled back, wearing a black blazer over a white collared shirt and a patterned neckerchief, smiles warmly. She is holding a dark folder. In the foreground, the arm and hand of a man in a blue suit are visible, resting on a table. The background consists of light-colored, vertically pleated curtains.

**Global concierge by Quintessentially Lifestyle  
offered to real estate partners.**

# Q U I N T E S S E N T I A L L Y

Quintessentially is a global company that helps people manage and enhance their everyday lives. The company offers personalized services designed to make life easier, more enjoyable, and more luxurious. Each member is supported by a dedicated lifestyle manager who handles requests efficiently and provides access to exclusive experiences and opportunities — making daily life smoother and more special.



**Specialized Service Partners**



# **A Landscape of Opportunities**



**Floor to floor height of 3.45 meter  
across all units.**

Artist's Impression





PERSONAL CHAMBER





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**WASHROOM**



PRIVATE STAFF ROOM



## Smart Home Automation System

Smart Home Automation System to control your home remotely.



## Smart Home Automation Features

- Light and Fan automation
- Voice Controlled Feature
- IR Blaster
- VDP
- Panic Alarm Button
- Wi-Fi Router with internet provision
- Curtain Control





Artist's Impression

#### LIVING/DINING/PASSAGE

- Imported Marble flooring
- Aluminium / UPVC sliding windows - 2 track, 4 panel with mosquito mesh & toughened glass upto 9ft height

#### BEDROOMS

- Laminated wooden flooring
- Aluminium / UPVC sliding windows - 2 track, 2 panel with mosquito mesh & toughened glass upto 9ft height

#### KITCHEN

- Glazed vitrified tiles
- Ceramic tiles above kitchen counter
- Fully Modular Kitchen - Premium sink with drain board
- Appliances - Hob & Chimney, Oven, Geyser and Refrigerator

#### TOILETS

- Flooring - Vitrified tiles
- Walls - Ceramic tiles
- False ceiling in all toilets
- CP & Sanitary Fittings - Kohler/ Grahe / Toto or equivalent
- Glass Shower partition in all toilets with Exhaust & Geyser

#### BALCONY

- Ceramic tiles (wooden pattern)

#### DOORS

- Main door - pre-engineered with veneer finish upto 9ft high
- Main door - Digital door lock - Hafele, Godrej, Dorset or equivalent. (Fingerprint, Key, RFID, Pin, Wi-Fi/ App Based)
- Internal door - pre - engineered with laminated finish - 8 ft high
- Internal Door - Mortise with lock - Hafele, Dorma, Godrej or equivalent
- Toilet door - pre-engineered laminated door shutter with granite door frame

#### ELECTRICAL SWITCHES

- Legrand, Schneider, Havells or equivalent

#### PAINTING

- Internal - Acrylic Emulsion
- External - Exterior Grade & Texture Paint

#### INTERNAL FLAT

- Pelmet to cover AC duct & fire pipes
- VRV system with split ductable & Hi-wall indoor units (except kitchen & servant room)

#### ENTRANCE LOBBY

- Premium Air Conditioned Double Height Lobby

#### HOME AUTOMATION SYSTEM

- Light & fan automation
- Voice controlled feature
- IR blaster
- VDP
- Panic alarm button
- Wi-fi router with internet provision
- Curtain control

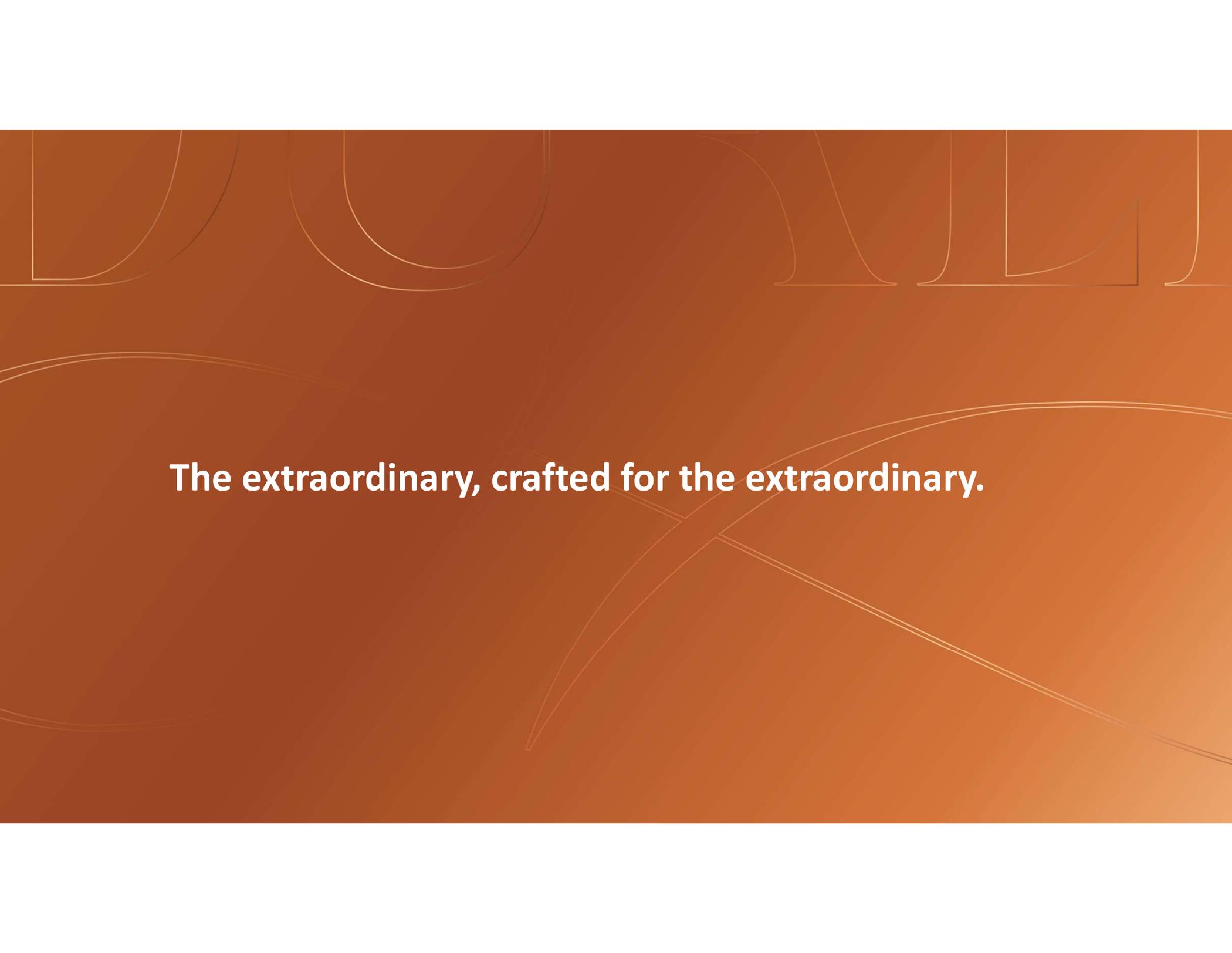
#### LIFTS

- High speed lift - Kone, Otis, Schindler, Thyssen Krupp or equivalent

#### POWER BACKUP

- DG backup for internal apartment & common areas

Note: AC On / Off control provided in all rooms. Wi-Fi Router will be provided. Subscription charges to requisite internet service shall be borne by customer. Cost of curtain motor, wiring, controller, curtain rod to be borne by customer. Only provision of conduit will be done. Home automation supported LED fittings to be procured by customer.



**The extraordinary, crafted for the extraordinary.**



GYM

Artist's Impression



KIDS' PLAY AREA

Artist's Impression



SALON

Artist's Impression



SALON





Artist's Impression

## CLUB LEVEL

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SWIMMING POOL

## CLUB LEVEL

---



LAWN & GAZEBO WITH TRELIS

## CLUB LEVEL

---



SEAT COURT & SIT-OUT WITH PERGOLA

## CLUB LEVEL

---



YOGA & AEROBICS DECK

## CLUB LEVEL

---



## CLUB LEVEL

---



CARDS, CHESS, POOL & TABLE TENNIS

## GROUND LEVEL

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PICKLEBALL & BADMINTON COURTS

## GROUND LEVEL

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The background is a solid orange color. It features several white geometric shapes and lines. At the top, there are several white outlines of rounded rectangular shapes, some of which are partially cut off by the top edge. In the center, there are several white curved lines that sweep across the page, creating a sense of movement and depth. The text "Stature is Better" is centered in the middle of the page in a white, sans-serif font.

**Stature is Better**

## STRATEGIC TIE UPS AND PRODUCT INNOVATION

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For better and quicker health for  
you and your family – tie up with  
Fortis



## STRATEGIC TIE UPS AND PRODUCT INNOVATION

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For better services for your most prized possession; your car – tie up with Bosch Service for premium car care



**BOSCH**  
Service

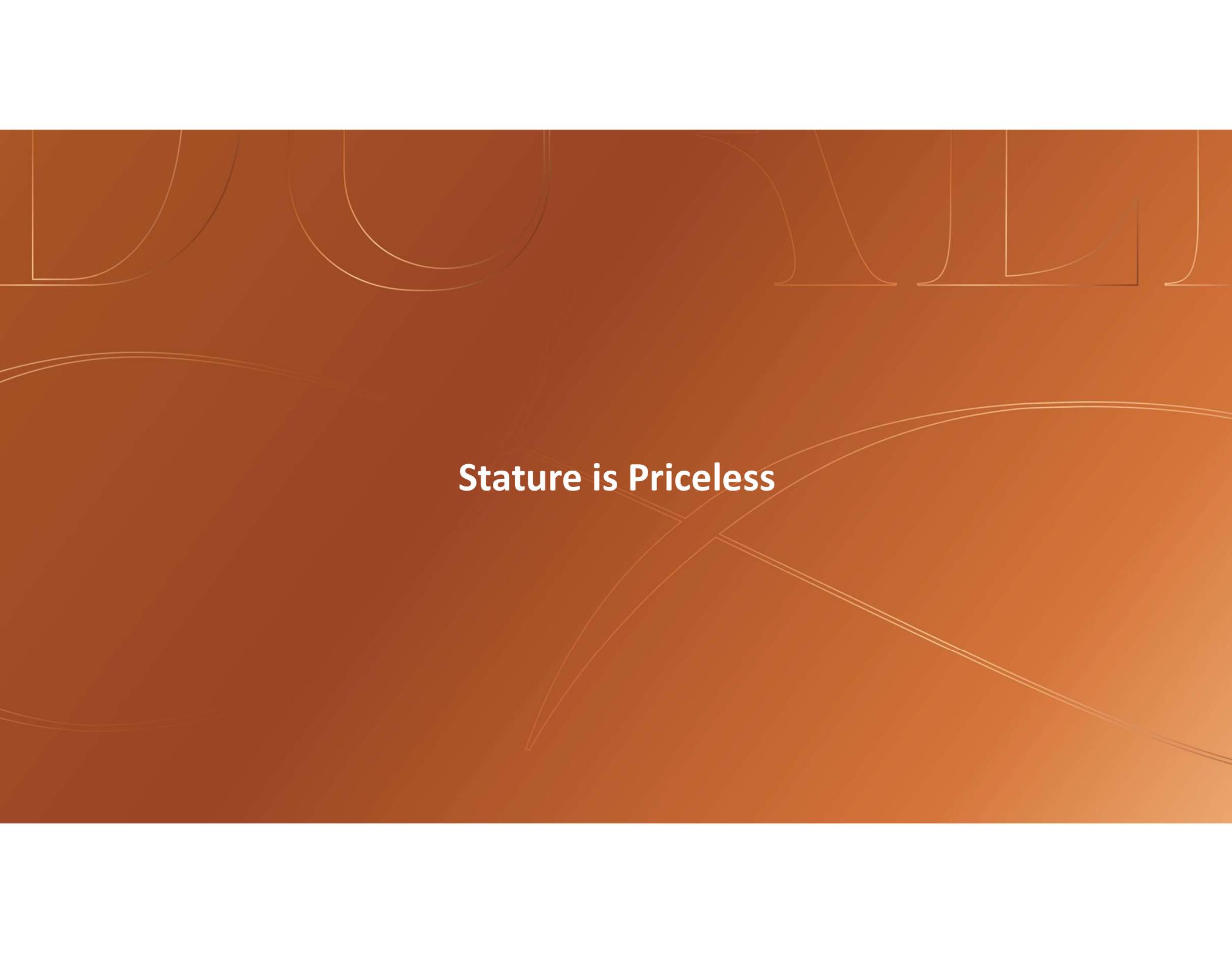


## STRATEGIC TIE UPS AND PRODUCT INNOVATION

---

Anti-Smog Gun



The background is a solid orange color. It features several white geometric shapes and lines. At the top, there are several white outlines of semi-circles and rectangles. In the center, there are several white curved lines and a white rectangular shape that is partially obscured by the text. The overall design is minimalist and modern.

**Stature is Priceless**

# Special Festive - 20 : 80\* Payment Plan

\*Subject to the availability

## MILESTONE

At the time of Booking

Within 90 days of Booking

Due in May 2028

On Application of Occupancy Certificate

On Notice of Offer of Possession

**TOTAL AMOUNT PAYABLE**

## PERCENTAGE OF CONSIDERATION VALUE

10%

10%

10%

50%

20%

**100%**

**20%**

**80%**

## Pricing Under 20:80 Special Festive Payment Plan

Particulars	4 BHK + S	3 BHK + S
Limited Time Pricing*	₹25,000	₹24,000

\* Possession and Government related charges extra.

## Ticket size under Special Festive 20:80 Payment Plan

	<b>Sales Consideration*</b>
<b>Configuration</b>	<b>Starts From</b>
<b>3 BHK + S (Grande)</b>	<b>₹6.85 Cr +GST</b>
<b>3 BHK + S (Luxe)</b>	<b>₹7.22 Cr +GST</b>
<b>4 BHK + S (Supreme)</b>	<b>₹8.80 Cr +GST</b>

\* Possession and Government related charges extra.

# ASK Property Fund

Blackstone backed ASK Property Fund is a coveted, research-driven real estate investor with a benchmarked risk-evaluation process. They only invest in hand-picked projects based on their due diligence. Their investment in Shapoorji Pallonji The Dualis is a testament to the project's value and appreciation potential.

## OUR PRINCIPAL CONSULTANTS

**morphogenesis.**  
Architecture | Interiors | Landscape





**KREEVA** is a luxury real estate venture of the Kanodia Group — a bold vision currently taking shape through landmark developments planned across Delhi-NCR.

It represents a rare fusion of two diverse yet complementing entrepreneurial forces:

**The Kanodia Group:**

A diversified business conglomerate with a legacy of trust and scale.

**MAP (Meridian Asset Partners):**

A specialized asset management firm with deep expertise in the real estate sector.

Together, they bring a powerful combination of industrial credibility and investment foresight, positioning **KREEVA** to deliver distinctive high-end residences in key locations such as Gurugram, South Delhi, and Noida.



**Thank You.**

**Together, We Build Stature.**