RC/REP/HARERA/GGM/920/652/2025/23 Dated: 04.03.2025 | www.haryanarera.gov.in



SECTOR 104, GURUGRAM



WHERE MEMORIES ARE MADE



or small, we all have a dream and like everything else, they too need a place to grow. After successfully completing several renowned landmark projects, we are delighted to introduce M2K Olive Green Floors, part of a licensed DDJAY colony, M2K Olive Greens in Sector 104, Gurugram.

Located just off Dwarka Expressway, M2K Olive Green Floors is just the ideal place where memories are made. This is a place that offers residents manicured open spaces, landscaped parks, well paved path ways, waterbodies, along with a host of modern amenities to add to their comfort.





bout Olive Green Floors

The M2K Olive Green Floors is a premium residential development within the M2K Olive Greens DDJAY Colony located in Sector 104, Gurugram. Its prime location near the Dwarka Expressway ensures excellent connectivity making it a highly desirable area. Comprising of luxury 3 BHK floors, parking slots at stilt with 4 floors & large balconies and terrace, the project offers a blend of modern living, convenience and accessibility for a contemporary lifestyle. Designed to maximize natural light and ventilation, each unit provides a serene and comfortable atmosphere. M2K Olive Green Floors combines modernity, comfort and sustainability, offering an ideal living experience.









This project redefines modern living by offering fully loaded 3 BHK homes equipped with all the features and amenities you need for a comfortable and luxurious lifestyle.

Highlights include:

- Large Balconies
- Imported Marble Floor in Drawing and Dining
- · False Ceiling in Drawing, Dining & Bed Room
- Air Conditioning in All Rooms
- Modular Kitchen
- Modular Wardrobe
- Branded Elevator
- Multi-Tier Security System
- Video Door Phone with Biometric Access
- Car Parking Slot in Stilt Area
- Decorative Wall in Drawing and Bedroom
- Beautiful terrace with Gazebo
- Provision for power back up





The images above are artistic impression used for representation purpose only.

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Enhance the ambiance of your home with exquisite decorative false ceiling in drawing & dining area that not only elevate the aesthetic appeal but also offer practical benefits such as concealment of wiring, giving your space a clean and polished look.





The images above are artistic impression used for representation purpose only,

CUMPTICALIES



Comfort knows no bounds with branded split air conditioners in every room, including the living and dining area.









Our modular kitchen offers seamless combination of style and functionality. Designed to optimize space and enhance convenience, the kitchen is equipped with premium storage solutions and modern appliances like chimney and hob, making cooking a joy and dining an experience.





The images above are artistic impression used for representation purpose only.



Accessing your home has never been easier or more luxurious in the branded elevator, ensuring convenience and comfort for all residents.









Building a Vibrant Community in the Colony

We are committed to provide more than just a home – we're fostering a lifestyle of luxury and well-being. The project is designed to cater to modern living with high-quality facilities for fitness, recreation and social interaction, all within the serene surroundings of the project. Whether it's a morning jog along the dedicated tracks, a leisurely stroll amidst lush greenery or a quiet moment on a park bench, these spaces are ideal for residents to relax, recharge and bond with their community.

Key highlights include:

- Outdoor Fitness Activities: These fitness spaces provide a great way to workout, with options like jogging tracks, outdoor gym and yoga, all while enjoying fresh air and scenic views.
- Landscaped Gardens: Beautifully maintained green spaces that provide a serene environment for relaxation and reflection.
- Community Interaction: Thoughtfully planned open spaces and a Club House that encourages conversations, gatherings and building lasting relationships.
- Inclusive Design: Spaces designed for all ages, Badminton Courts for sports lovers, Kids Play Area to ensure a safe and fun environment for children ensuring every resident finds something to enjoy.

By integrating nature, wellness and community, the colony offers a balanced and fulfilling lifestyle. Here, life is not just about the comforts of your home but also about the connections you build and the memories you create in a thriving community.











- Gated Complex
- Paved Roads and Sidewalks with Intermittent Plantation/Greens
- Street Lighting
- Underground Water Tank
- Water Treatment Plant
- Sewage Treatment Plant
- Electric Supply Substation
- Underground Electric Cable
- SCOs, Milk & Vegetable Booth



Paved Roads and Sidewalks



Milk & Vegetable Booth



Gated Complex



The images above are artistic impression used for representation purpose only.





Spread over 6,843 sq. yd. with a built up area of 22,000 sq. ft. (approx), Club 104 is the cynosure of M2K Olive Greens and sets it apart from other projects under the DDJAY scheme. Exclusively designed for all the residents of the colony, the Club boasts state-of-the-art recreational amenities such as swimming pool, cafe, home theatre, banquet hall and a range of sports facilities including cricket, lawn tennis, squash, pickle ball and a half basketball court. More than just fostering an active lifestyle, the Club 104 is poised to shape and fulfill your dreams.







'Club and related amenities shall be common for all residents of M2K Olive Greens.



A distinctive and lavish club featuring exceptional sports facilities.

- Swimming Pool with Cabanas
- Kids Pool
- Changing Room with Steam & Shower
- Gymnasium, Aerobics & Yoga Room
- Squash Court
- Indoor Games Room with Table Tennis
- Tennis Court
- Half Basketball Court
- Cricket Practice Net
- Pickle Ball



Yoga Room & Aerobics Room



Gymnasium



Squash Court

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NMA.



A one-of-a-kind luxurious club offering an exclusive array of lifestyle activities.

- Banquet Hall with Lawn
- Café/Restaurant
- Meeting & Conference Rooms
- Salon
- Crèche
- Home Theatre
- Party Terrace
- Medical Room
- Card Room
- Club & Facility Office



Salon



Banquet Hall with Lawn



Café/Restaurant



The images above are artistic impression used for representation purpose only.





The Kids Play Area for the residents of the colony is thoughtfully designed to provide children with opportunities for social interaction and skill enhancement. Equipped with engaging play structures and equipment, it supports physical development while encouraging active play.

Key features include:

- A variety of swings and play equipment tailored for fun and safety.
- Open spaces for activities like running and jumping to boost physical fitness.
- A vibrant environment that fosters creativity, teamwork and social engagement.

This play area ensures a well-rounded recreational experience promoting both health and happiness for children.









For everyday grocery needs of our residents there will be a provision for shops through our Commercial/SCO plot(s) in the project.











The images above are artistic impression used for representation purpose only.



Facilities to keep you safe & secure, always.

- Secure, gated complex with regulated access
- Round-the-clock security
- Boom Barriers at entry & exit points
- CCTV coverage in common areas



M2K Olive Green Floors residents are rewarded with a home address that is unlike any other, it is well connected to Dwarka Expressway, it has convenient access to the best in retail, education, medical care, and corporate parks.

IVE GREEN

FLOORS

Distance From

- Approved Metro Station (in Sector 101) 1 Km Approx.
- Gurugram Railway Station 3 Kms Approx.
- Hero Honda Chowk 7 Kms Approx.
- Rajeev Chowk Gurugram 8 Kms Approx.
- IGI Airport 21 Kms Approx.

09

Hospitals in close vicinity

- Sheetla Mata Medical College & Hospital* 2 Kms Approx.
- Civil Hospital 3 Kms Approx.
- ESIC Hospital 4 Kms Approx.
- Rion Multi Speciatlity Hospital 6 Kms Approx.
- Park Hospital 9 Kms Approx.
- Manipal Hospital 10 Kms Approx.
- Medanta Hospital 10 Kms Approx.
- AIIMS Jhajjar 14 Kms Approx.

Schools in close vicinity

- Delhi Public School
- Gurugram Global Height School
- Imperial Heritage
- Prime Scholars
- S N International School

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Global City Gurugram

The upcoming world class Global City in close vicinity will be a growth driver for this area. The Global City is a mixed-use project spread over more than 1,000 acres of land in sectors 36, 36B, 37, and 37B of Gurugram, and is being developed by HSIIDC. Designed in accordance with international best practices, it is envisioned to be a "City within a City" offering inspiring workspaces, customized residential towers, retail areas, inclusive social infrastructure, multi-modal connectivity. A 6 kms long Intra Global City MRTS loop connects to the Gurugram-Manesar-Panchgaon metro to provide public transport connectivity to the rest of Gurugram.

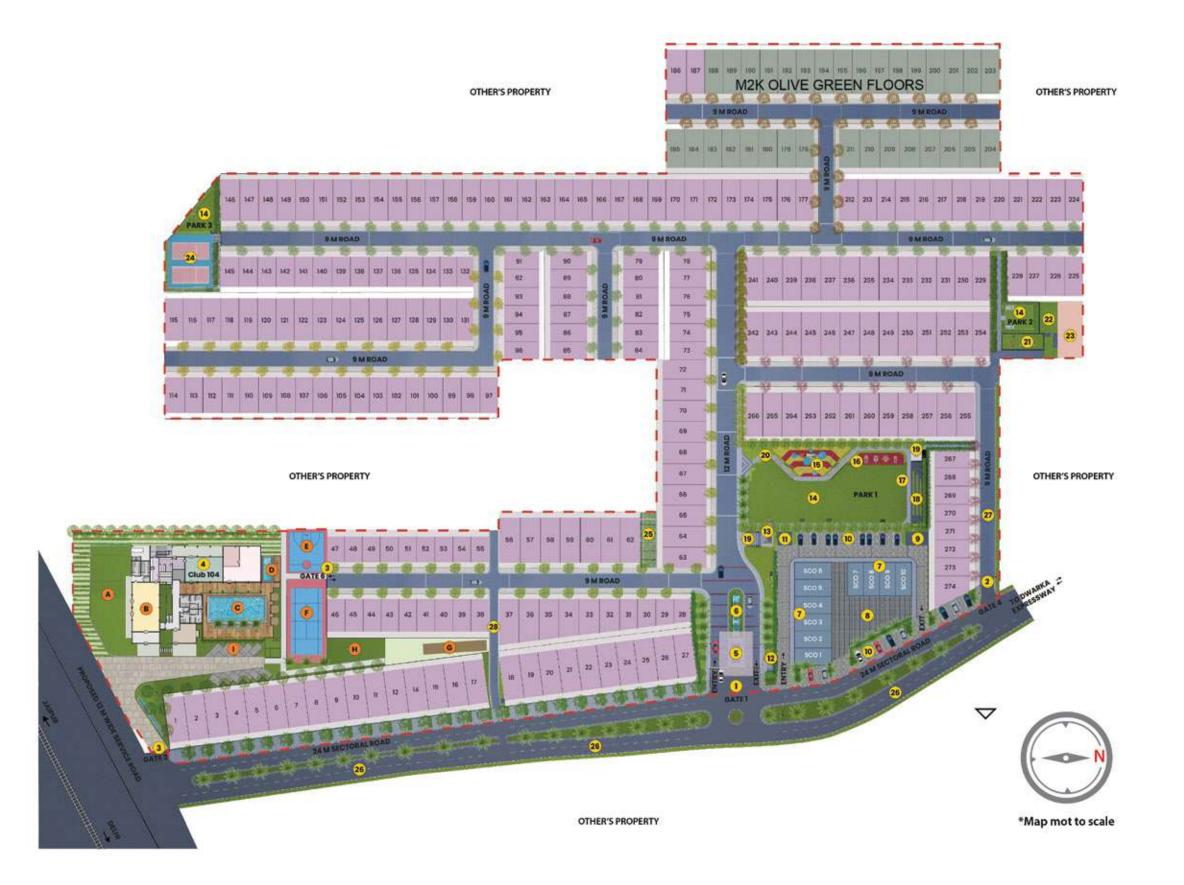


Disclaimer: Map not to scale. The map is not necessarily accurate to surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the project. The Promoter makes no representation regarding continuity/existence of these developments/landmarks going forward.







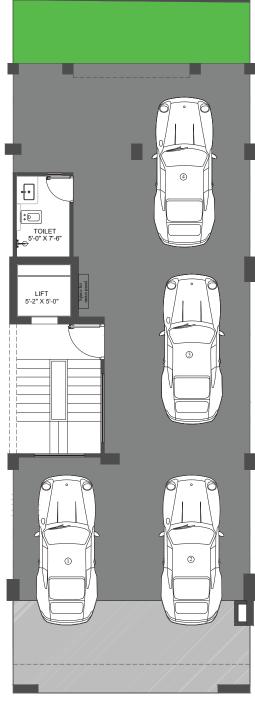




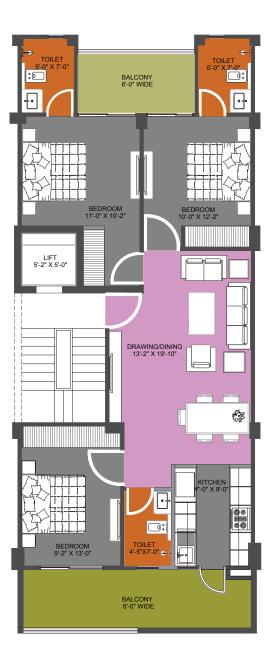


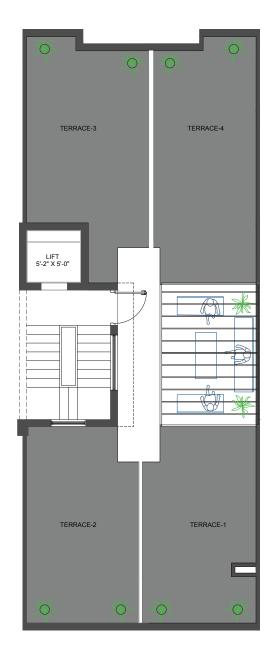
This typical floor plan is made for a 3 BHK floor on a plot size of 158 sq.yd. The layout, sizes & dimensions may vary according to the plot size. For complete details of all units please scan the QR Code





TYPICAL STILT FLOOR PLAN





TYPICAL TERRACE FLOOR PLAN

TYPICAL FLOOR PLAN

*Typical plan for floor & plot



DRAWING & DINING ROOM



FLOOR Imported marble flooring



CEILING Decorative False ceiling



WALL POP & Acrylic emulsion paint



BEDROOM



CEILING Acrylic Emulsion Paint

FLOOR

Vitrified tiles /





FITTING & FIXTURE ISI marked fitting & SS Sink



HOB & CHIMNEY Kaff / Glen / Hindware or equivalent make



VANITY Designer Vanity

below counter



FLOOR Anti skid vitrified tiles



TOILET & BATH



CEILING



Acrylic Emulsion Paints



WALL Vitrified tiles upto ceiling height

FITTING &

Jaguar/Hindware or equivalent

FIXTURE



POP & Acrylic emulsion paint



Modular wardrobe



WARDROBE





KITCHEN: MODULAR

Granite stone

FLOOR

WALL

COUNTER TOP

Acrylic emulsion

above counter

paint, Tiles dado 2 ft.

DOORS & WINDOWS



MAIN SS security door



HOME AUTOMATION Video door Phone with Smart Lock



FANS Ceiling fan in drawing / dining / bedroom

MISCELLANEOUS



EXTERNAL PAINT Texture Paint



INTERNAL DOOR Laminated flush doors with Dorset or equivalent hardware fittings



TERRACE



WINDOWS UPVC with fly mesh



LIGHTS equivalent

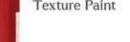
EXHAUST FAN

Havells or equivalent



SOCKETS Havells or equivalent







STRUCTURE **RCC** Framed structure as per IS code



LIFT Kone / Schindler / Johnson / Otis or equivalent



DESIGNER ELEVATION



LED Lights Philips / Wipro / Havells or

AIR CONDITIONER

Split AC's in all rooms.





MODULAR SWITCHES /





ATE REGULATORY AUTHORITY GURUGRAM	RYANA REAL EST	HA
	2	
RATION NO. 23 OF 2025	REGIST	-
	EP/HARERA/GGM/920/63	RC/R
	UE NO. GENERATED ONLE	
RATION CERTIFICATE LL ESTATE PROJECT IVE GREEN FLOORS united under section 5 of the Real Estate antj Act, 2016 to the following project.	REA M2K OL This registration is gr (Regulation & Developm	
RT OF PROJECT REGISTERED		[A]
Details	a at the users	S.N.
M2K Olive Green Floors	Name of the project	- 00 TEX
Sector -104, Gurugram	Location	100
174 of 2022 dated 21.10.2022 valid up to 20.10.2027	License no. and validity	1000
14.1375 acres	Total licensed area of the project	Del.
1.0215 acres	registration	<u>(1)</u>
Residential Independent Floors	Nature of the project	P vii
10,913.556 sqm	Total FAR area of the project	Path.
32 plots	Number of Plots	EVER
128 units	Number of Units	disci
R5	NAME OF THE PROMOTE	
Details	FRICE GARTS	5. N.
M/s Sadan Realtech Pvt. Ltd.	header	0
ROMOTER 1/ DEVELOPER		(C)
Details	Particulars	B. N.
M/s Sadan Realtech Pvt. Ltd.	- Aure	Re
4 ^{ss} Floor, M2K Corporate Park, Block N, Mayfiel Garden, Sector-51, Gurgaon	Address	行

REGISTRATION NO. 23 OF 2025 (iii) Corporate Office Address 4th Floor, M2K Corporate Park, Block N. Mayfield Ganden, Sector-51, Gurgana (iv) Local Address 4th Floer, M2K Corporate Park, Block N, Mayfield Garden, Sector-51, Gurgaon M CIN U70102HR2010PTC075381 NT PAN AANCS8844C Ivill Status Active (viii) Mobile No. +91 9818-199-921 (ix) Email-Id olivegreensocm2kindia.com (n) Authorized Signatory Sh. Govind Harbhajanka (D) PARTICULARS OF BANK ACCOUNTS S. N. Type of bank account Account No Branch name of the bank (i) Master Account of the 0169102000029740 IDBI Bank Ltd. Palam Branch Project (100%) (iii) Separate RERA account 0169102000029731 IDBI Bank Ltd. of the project (70%) Palam Branch tint Free account of the 0169102000029786 IDBI Bank Ltd. Palam Branch promoter of the project interna : (E) VALIDITY OF REGISTRATION The registration of the project shall be valid for the period commencing from 04th March 2025 and ending with 31= December 2029 (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017. This registration certificate is based on the information supplied by the promoter and an authenticated detailed project information (DPf) and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate. (F) CONDITIONS OF REGISTRATION 2. This registration is granted subject to the following conditions, namely: ---6) The promoter shall enter into an agreement for sale with the allottees as escribed in the Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by the authority. (iii) The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case muy be, of the unit/apartment, plot or building as the case may be, as per section 17 of the The promoter shall convey/allow usage of common areas as per Rule 2(1)0) of 1000 the Harvana Real Estate (Regulation and Development) Rules, 2017. the promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover HARERA Page 2 of 6 GURUGRAN

REGISTRATION NO. 23 GF 2025

- the cost of construction and the land cost to be used only for that purpose as per sub-clause(b) of chouse (b) of sub-section (2) of section 4;
- The regularities shall be valid for a period as mentioned above under the head validity of regatization" subject to validity of licenses granted by DTCP and promoters shall be bound to obtain prior renewals thereof.
- Init. The promoter shall comply with the provisions of the Real Estate (Regulation thereunder applicable in the jurisdiction of this authority.
- will The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- tons. The promotes shall comply with all other terms and conditions as mentioned in the attached detailed project information (DPI) and as conveyed by the Authority from time to time.
- The apartment or building shall be sold only on carpet area basis and not on inquer area basis, and the total sale consideration shall be inclusive of all charges. No separate EDC/IDC are payable by the allottees except the total saide enmandematants.
 - Attention is mented to model agreement for sale provided in the Haryana Real Entate (Regulation and Development) Rules, 2017. (Term 1.2) Reparent and
 - (e) The Time Drive as mentioned above includes the backing amount paid by the adjustered to the Danuate tourards the Part Unit Apartment for Responsed. Commercial Industrial/IT/any other usage ins the case may be a long with parking of applicables.
 - 199 The Total Previor mentioned above includes Takes (OST and Cessor ang The time there us mentioned above includes Taken (BST and Cent or ong infust mares jets's charges lesses etc. which may be beried in connection with the development construction of the Projectivit paid payable by the Promote of the the date of handling incer the potension of the Projection of the the date of handling incer the potension of the Projection (section of the the section of the Projectivity paid and the Projection of the the date of handling incer the potension of the Projection of the the section of the projectivity of the advertised of the competent authority, as the case may be after absorbing the netwoorky opproceals from competent authority for the purpose of cail & particular
 - Provided that in rule, there is any change/modification in the biose changes from longer or the subsequent amount payable by the oblittee is the promoter shall be increased decreased based on such a distanta la manufatta
- the attention of the primoter is unsteal to the definition of common areas provided to section did of the Real estate (Regulation and Development) Act, 2016 Section 201 of the Real Estate (Regulation and Development) Act, 2016 to reproduce the trades

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HARERA

the antitic land for the real estate project or where the project is strendsport in phases unit registration under this Act is sought for a prisoner, that presses lipital for theat phase.

Page 3 of 6



REGISTRATION NO. 23 OF 2025

- in the stammers, lifts, stairwave and lift holding, for escapes, and common entrances and exits of buildings;
 in) the common basements, termens, parks, play areas, open parking
- error and common shonge spaces, bird the premises for the following operations employed for the monogenetic
- (i) the pretmines for the andproy of persons engineering or the anothermore of the property including accommodation for motels and sound stuffs or for the ladging of commanity service personnel.
- installations of central services such in electricity, gas, mater and somitation, air conditioning and momentary, system for inster conservation and renewable energy.
- ini the neuter tanks, sumps, motors, funs, compressors, ducts and all apparatus connected with installations for constore use,
- init all community and commercial facilities as provided in the real estable project.
- print all other particle of the project secensary or environment for its maintenance, solets, etc., and in common use,
- (vo) The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing mecessary details and a set of drawings and approvals with the real estate agent registered with the HARZBA. In ease of introduction of new real estate agent or change/deletion of real estate agent as mentioned in the DFP, the promoter shall inform the same to the authority.
- (vid) There shall not be any wildvestion scheme/ assured returned scheme for the registered project without prior approval of the authority.
- (Sum) The promoter at the time of booking and issue of allotment letter shall be responsible to make available to the allotter, the following information, namely.
 - ia) Sanction plan, layout plans along with specification, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the authority.
 - (b) The stage wise time schedule of completion of the project including the provisions for civic infrastructure like water, sanitation and electricity.
 - Sobligation of the promoter under section 11(3))

HARERA

- (bv) The promoter shall enable the formation an association of allotters or society or to operative society, as the case may be, of the allottere, or a federation of the same shall be formed, within a period of three months of the majority of allotters. having booked their apartment/building/plot and inform the authority about the AOA. (Objections of the promoter under section 11(4)(e).)
- (0.1) At the time of ianse of allotment letter an application form for membership of
- the association of albottee shall be got filled up from the albottee. The promoter shall incorporate a condition in the albottee that buyer soft unit shall enroll homself as a member of association of albottee to be busiered for blue project.

Page 4 of 6

REGISTRATION NO. 23 OF 2025

Every allottee of the apartment, plot or building as the case may be, shall participate lowards the formation of an association or society or corporative society or the allottree, or a federation of the same. Duty of the allottree under section 19(9)]

(v)) The promoter shall issue the allotment letter as per draft annexed in the detaded project information which is duly approved by the authority and authority and the promoter. In case, the promoter wants to amend certain similations/changes, a separate application with justification for such instance/change be submitted for consideration of the Authority and till such change is allowed, the draft allotment letter shall be followed an approved by the authority.

- [350] The promoter shall declare details of the unit along with specifications, nutrient plan and time for handing over of possession of unit after obtaining all required approxis from the competent authority.
- (truit) As per section 13(4), the premoter shall not accept a sum more than ten per sent at the east of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering who a written agreement for sale as presented with such person and register the said agreement for sale, under any law for the time being in force.
- 10.02 The premitter is obligated to take various approval/renewals whenever due on time, then the competent authorities. Any failure in this regard will invite struggett action as per the provision of the law against the promoter.
- 1050 The promoter shall comply with the requirement of section 11(1) and submit the quarterly up-to-date status of the project for each quarter.
- Date premater shall complete the construction of community sites within the completion period declared under section 4(2)(0)(C) of the Act, 2016 and any failure would attack sitingent action and penal proceedings.
- Data The authority reserves its right to initiate penal proceedings for violation of furnous processions of the Real Estate (Regulation & Development) Act, 2016 and Puices and regulations made thereunder.

(G) COMPLIANCES TO BE MADE BY THE PROMOTER.

- In The promoter shall automit the approved Environment Clearance within 4 months from the date of grant of registration.
- In: The promiser has submitted DD amounting to 25 lakhs vide DD no. 000332 dated 17.02.2025 amounting Rs. 5 lakhs, DD No. 000333 dated 17.02.2025 amounting Rs. 10 lakhs, DD No. 000334 dated 17.02.2025 amounting Rs. 10 lakhs as a security deposit to submit the approved Environment Clearance within 4 mounting the grant of registration certificate. This DD shall be forfered in favour of autitority in case the conditions are not fallfiled by the primoter within the stipulated time period.

The promoter is directed to clear the title of the project land from any structure rates before the other of possession and if due to the above highline, any the gets the defective tells is land and in case of any loss caused to him

Page 5 of 6





The M2K Group is a leading Indian business organization with significant presence across diverse industries. In a very short span of time, the Group has ventured into sunrise sectors such as Biologicals, Real Estate & Multiplexes and achieved significant success. M2K has already enriched the National Capital landscape with some of the best multiplexes and landmark Residential & Commercial projects. With such an impressive portfolio of achievements, M2K is perfectly positioned to create new hallmarks of distinction.

Successfully delivered following landmark residential & commercial projects in Delhi NCR.

GURUGRAM

Adani M2K Oyster Grande Adani M2K Oyster Arcade Adani M2K Oyster Greens M2K Corporate Park M2K Aura M2K Symphony Floors M2K Spring Floors M2K White House M2K Golden Villas

DELHI M2K Victoria Gardens

M2K Victoria Gardens M2K Suites M2K Mall Rohini M2K Mall Pitampura

DHARUHERA

M2K County M2K County Heights M2K County Shopping Plaza M2K Harmony M2K Harmony 2 M2K Swastik M2K Galleria





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SECTOR 104, GURUGRAM

FOR SALES ENQUIRY



Scan to download this brochure

Sadan Realtech Private Limited

Corporate Office: M2K Corporate Park, 4th Floor, Sector-51, Gurugram, Haryana 122003 India. +91 124 4525000
www.m2kindia.com | CIN: U70102HR2010PTC075381

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