

HARERA Registration Number: RC/REP/HARERA/GGM/939/671/2025/42

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KREEVA



Shapoorji Pallonji  
Real Estate



Shapoorji Pallonji

THE  
DUALIS

Artist's Impression



At Shapoorji Pallonji Group, we stand as a global powerhouse, a distinguished collective of 16 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



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 forces - The Kanodia Group & MAP (Meridian Asset Partners).

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, Delhi, and Noida.



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## THE EPICENTRE OF EASE

With Gurugram's finest destinations just moments away, every convenience is at your fingertips.



Just 400 m from the upcoming IKEA, bringing world-class retail within walking distance.



1.2 km from Unitech Cyber Park.



1.2 km from Medanta Multi-Specialty Hospital, world-class healthcare moments away.



Effortless connectivity to Cyber City, Sohna Road, MG Road, and Delhi NCR.

At The Dualis, location isn't just about convenience, it's about being at the centre of possibility.

### Educational Institutions

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

### 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

### Hotels

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

### 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

### Business Parks

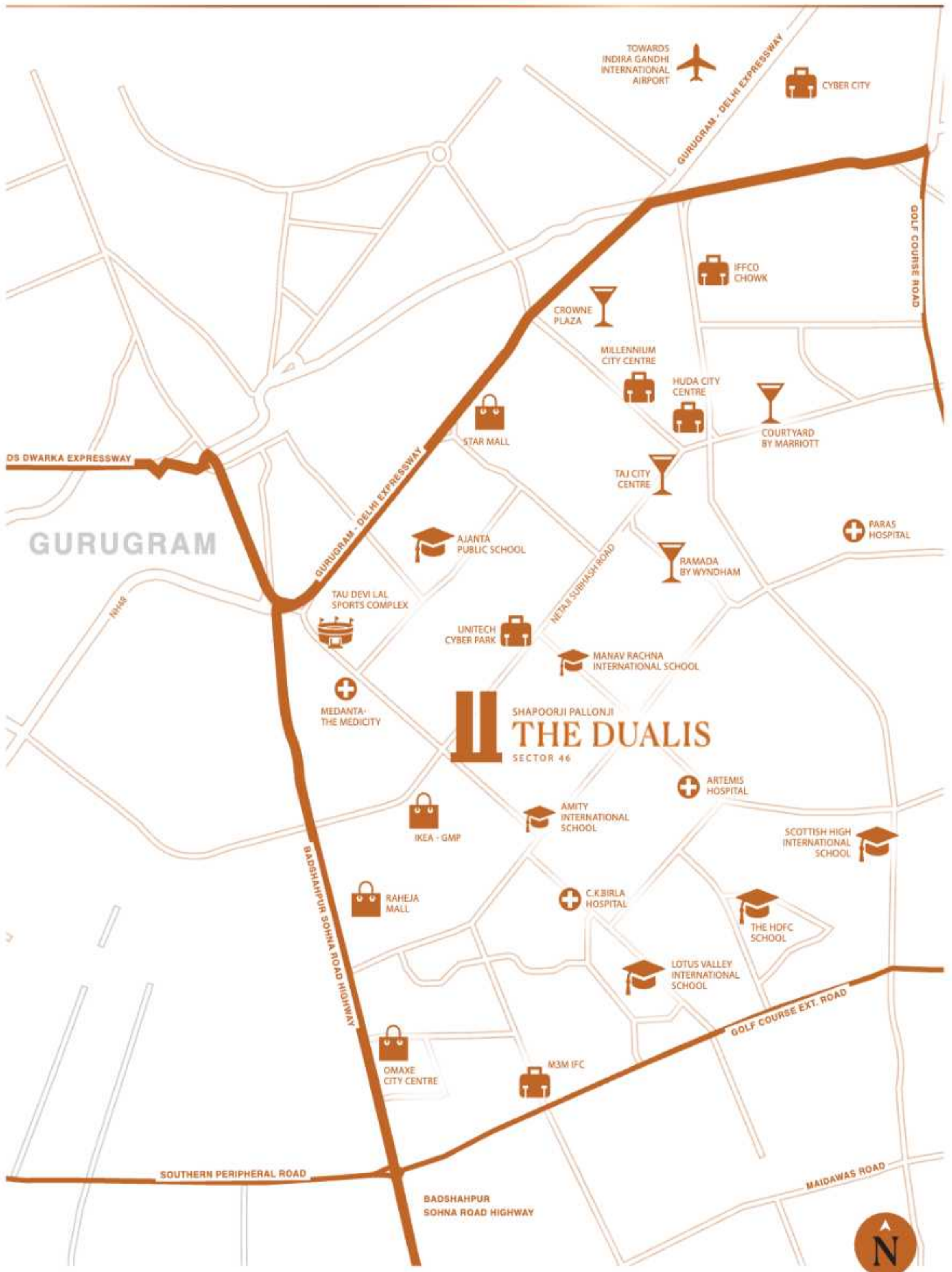
1.2 km	3 Mins	Unitech Cyber Park
2.7 km	6 Mins	Sector 32 (Industrial Hub)
3.6 km	8 Mins	Sector 44 (Industrial Hub)
4.5 km	10 Mins	M3M IFC
9.9 km	18 Mins	DLF Cyber Hub

### Landmarks

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

### Shopping Malls

2.9 km	5 Mins	Raheja Mall
4.0 km	10 Mins	Omaxe City
4.8 km	10 Mins	Star Mall
11.3 km	12 Mins	Ambience Mall



Disclaimer: Map not to scale. Travel distances & time mentioned are only from the nearest airport/rail/road and are approximate. The Map depicts only general landmarks and does not depict all the surroundings of the project. Planning/development are indicative and to be developed by appropriate authority.

# A Landscape Of Opportunities

## 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



# A Landscape Of Opportunities



## A World of Possibilities.

### 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)

### 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



# A World of Possibilities.





NERA Carpet Area (A)	Balcony Area (B)	Total Usable Area (A+B)
132.82 sq.mt	41.34 sq.mt	174.16 sq.mt
(1429.67 sq.ft)	(443.27 sq.ft)	(1872.94 sq.ft)

NERA Carpet Area (A)	Balcony Area (B)	Total Usable Area (A+B)
132.82 sq.mt	41.34 sq.mt	174.16 sq.mt
(1429.67 sq.ft)	(443.27 sq.ft)	(1872.94 sq.ft)



NERA Carpet Area (A)	Balcony Area (B)	Total Usable Area (A+B)
130.40 sq.mt	44.99 sq.mt	175.39 sq.mt
(1404.28 sq.ft)	(483.93 sq.ft)	(1888.21 sq.ft)

NERA Carpet Area (A)	Balcony Area (B)	Total Usable Area (A+B)
129.97 sq.mt	54.85 sq.mt	184.82 sq.mt
(1398.90 sq.ft)	(590.83 sq.ft)	(1989.73 sq.ft)



## TOWER B

### Typical Level Plan (2<sup>nd</sup> to 10<sup>th</sup>, 12<sup>th</sup> to 19<sup>th</sup>, 21<sup>st</sup> and 22<sup>nd</sup> Floor)

The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)

NERA Carpet Area (A)	Balcony Area (B)	Total Usable Area (A+B)
130.40 sq.mt	41.34 sq.mt	171.74 sq.mt
(1404.28 sq.ft)	(443.27 sq.ft)	(1847.55 sq.ft)

NERA Carpet Area (A)	Balcony Area (B)	Total Usable Area (A+B)
130.86 sq.mt	41.34 sq.mt	172.20 sq.mt
(1408.88 sq.ft)	(443.27 sq.ft)	(1852.15 sq.ft)



NERA Carpet Area (A)	Balcony Area (B)	Total Usable Area (A+B)
130.40 sq.mt	44.99 sq.mt	175.39 sq.mt
(1404.28 sq.ft)	(483.93 sq.ft)	(1888.21 sq.ft)

NERA Carpet Area (A)	Balcony Area (B)	Total Usable Area (A+B)
129.97 sq.mt	54.85 sq.mt	184.82 sq.mt
(1398.90 sq.ft)	(590.83 sq.ft)	(1989.73 sq.ft)



## TOWER B

### Typical Level Plan (23<sup>rd</sup> to 28<sup>th</sup>, 30<sup>th</sup> to 33<sup>rd</sup> Floor)

The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)



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RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
157.35 sq.mt (1693.70 sq.ft)	75.22 sq.mt (809.64 sq.ft)	232.57 sq.mt (2503.34 sq.ft)



RERA Carpet Area (A)	Balcony Area (B)	Total Useable Area (A+B)
150.61 sq.mt (1621.19 sq.ft)	76.42 sq.mt (822.57 sq.ft)	227.03 sq.mt (2443.76 sq.ft)

## TOWER A

### Typical Level Plan (2nd to 10th, 12th to 19th, 21st to 28th, 30th to 33rd Floor)



The dimensions mentioned in the plan are in MM & Feet Inches. (1 SQ.MT = 10.764 SQ.FT)



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## Wellness & Recreation

- Swimming Pool
- Kids' Pool
- Jacuzzi
- Steam Room
- Sauna
- Reflexology Track

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## Fitness & Movement

- Gymnasium
- Yoga & Aerobics Deck
- Outdoor Yoga Zone
- Zumba Studio
- Meditation Room

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## Relaxation & Indulgence

- Spa/Therapy Room
- Beauty Salon
- Makeup Room

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## Leisure & Social Spaces

- Indoor Games (Golf Simulator, Cards Table, Chess, Pool, Table Tennis)
- Reading Lounge & Library
- Juice Corner
- Café Lounge

Stock Image



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## LIFESTYLE CONCIERGES WITH QUINTESSENTIALLY LIFESTYLE

Exclusively crafted for luxury and super-luxury developments, Quintessentially Lifestyle offers branded corporate concierge memberships to real estate developers.

Each resident receives a truly global membership, enabling both domestic and international requests. Managed by trained lifestyle experts, the concierge service delivers personalised, proactive assistance across art, dining, nightlife, travel, fashion, entertainment, and more.

## CLUBHOUSE MANAGEMENT WITH THINKROOTERS

At The Dualis, every moment is crafted to elevate. In partnership with Thinkrooters, the clubhouse experience goes beyond management, it's a finely tuned orchestration across wellness, fitness, recreation, events, and F&B.



### What is Indian Green Building Council (IGBC)?

The Indian Green Building Council (IGBC), part of the Confederation of Indian Industry (CII), is India's premier body for green building certification.

It promotes the development of green buildings and sustainable habitats in India.

Shapoorji Pallonji The Dualis has been awarded the prestigious "Precertified Gold" rating under the Indian Green Building Council (IGBC) Green Homes Rating System.

This rating signifies that the project has demonstrated a clear intent to design and build a high-performance building in accordance with the stringent green building standards set by the IGBC.



## SPECIFICATIONS



### 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/ Grohe / 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 control will be done. Home automation suggested LED things to be provided by customer.

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Real Estate

**KREEVA**

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<https://shapoorjirealestate.com/residential/the-dualis/>

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