

**EMAAR**  
INDIA

**THE WAIT IS OVER!**

**EOI REGISTRATION  
OPENS FOR**

**A M A R I S**



**DATE :**  
**19<sup>TH</sup> - 23<sup>RD</sup> NOV, 2024**

**REGISTER ON**  
**'MY EMAAR INDIA' APP**



**IN CASE OF ANY HELP, PLEASE VISIT OUR SALES CENTRE AT GROUND FLOOR, EMAAR BUSINESS PARK, GURGAON  
BETWEEN 11 A.M. TO 6 P.M.**

# EMAAR

## INDIA

Dear Patrons,

It gives us immense pleasure to apprise you that our long awaited project - Amaris is now open for registration of EOI. Amaris is thoughtfully curated for the select few who deserve a coveted lifestyle, yet care for sustainability. It offers options for 2BHK, 3BHK & 4BHK luxury residences.

Along with this letter, you will find the following documents to register your interest in purchasing a unit of this project. In case you are a channel partner, may please share these with your clients for them to register their interest, through you.

1. QR Codes for downloading Expression of Interest (EOI) app.
2. Brochure with Layout Plans & Specifications
3. Pricing
4. List of contact numbers of our Sales Managers

The EOI registration process will open from 19<sup>th</sup> Nov. 2024, at 10 a.m. and will close on 23<sup>rd</sup> Nov. 2024, at 11:59 p.m. and is only available through 'My Emaar India' App. The allotment process shall be duly communicated on or before 23<sup>rd</sup> Nov. 2024.

We wish you all the best!

**Team Emaar India**



# AMARIS

# EMAAR INDIA

## QR CODES FOR DOWNLOADING 'MY EMAAR INDIA' APP



SCAN THIS QR CODE  
FOR DOWNLOADING  
THE ANDROID APP



SCAN THIS QR CODE  
FOR DOWNLOADING  
THE IOS APP

The EOI registration process will open from 19<sup>th</sup> Nov. 2024, at 10 a.m. and will close on 23<sup>rd</sup> Nov. 2024, at 11:59 p.m.



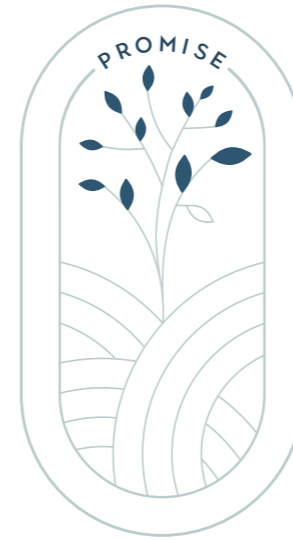
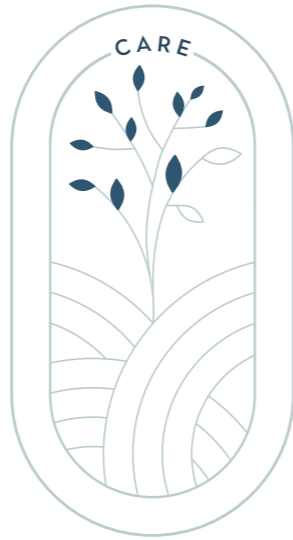
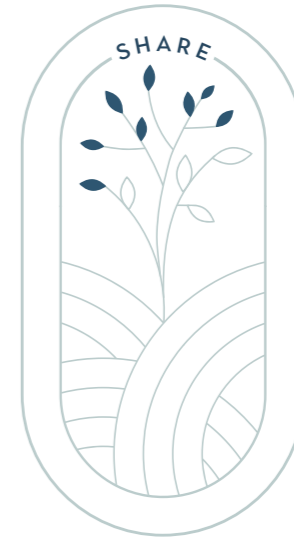
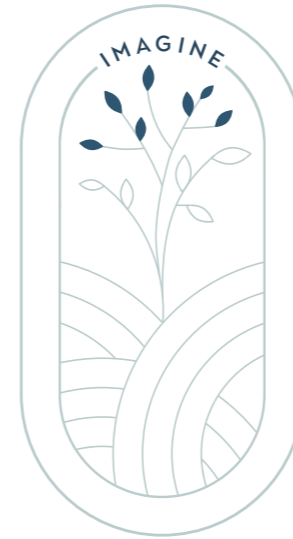
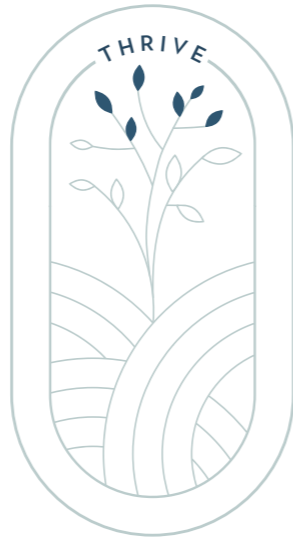
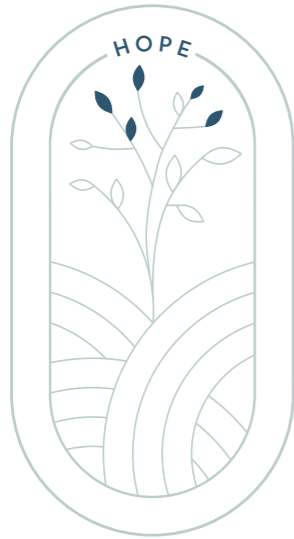
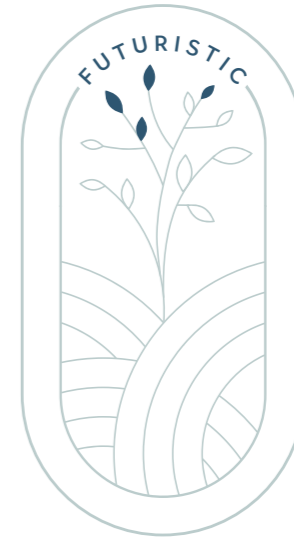
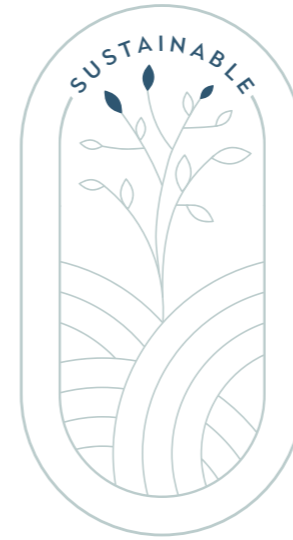
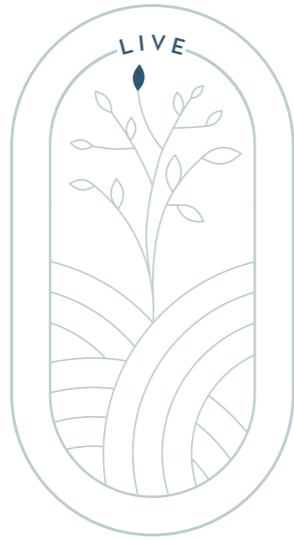
AMARIS

# EMAAR

INDIA



# AMARIS





**EVERY LITTLE STEP  
YOU TOOK FOR  
THE EARTH, HAS BROUGHT  
YOU RIGHT HERE.**

Nestled across 24,759 sq. m. (6.118 acres), Amaris stands tall in Sector 62, an eco-conscious haven where you live amidst an elite community while staying true to your values of sustainability. Choose from our 2, 3 & 4 BHK luxury residences and discover a life that's both fulfilling and committed to the needs of the future.

PRESENTING  
**AMARIS**  
2, 3 & 4 BHK LUXURY RESIDENCES





Reference Image

## CONSCIOUS LIVING IS NOT JUST A CHOICE, IT'S A WAY OF LIFE HERE.

Keeping our carbon footprint in mind, we have adopted a green living concept to make the future of your children, and the planet greener, better, healthier.

GRIHA pre-certified building

400+ trees planted along the periphery of the premises

Landscape promenades aligned with trees

Green cover that helps reduce pollution

Rain water harvesting

Waste water recycling

Central water softening plant

Outdoor air purifier to enhance the air quality\*

Solar-powered common area\*\*

Organic waste composters installed

One EV charging point per apartment

Dedicated EV buggy per tower

CPCB IV rated gensets\*\*\*

Dedicated air purifiers in living & dining area and all bedrooms

Air purifier in all tower lobbies

\*Outdoor air purifier with multi layered passive and active air treatment technologies, to enhance the air quality.

\*\* Common area partly powered through Solar PV System.

\*\*\* Emission controlled devices fitted gensets or CPCB IV rated gensets

**A MINDFUL  
LIFESTYLE. SHARE IT,  
RIGHT HERE.**

With its diverse avenues, the exclusive clubhouse at Amaris offers the perfect ambience to connect with your circle.

Multi-purpose hall

—

Reading room & cafe

—

Gymnasium

—

Yoga & aerobics

—

Indoor badminton court

—

Indoor squash court

—

Games area

—

Crèche

—

Swimming pool

—

Kids pool







# LOCATION MAP



## SCHOOLS

- Heritage Xperiential ( 1.3 km )
- Lotus Valley International School ( 2.7 km )
- Shriram Millennium School ( 3.2 km )
- St. Xavier's High School ( 3.6 km )
- DPS ( 4.7 km )

## RETAIL CENTRES

- Paras Trinity ( 700 m )
- Worldmark ( 1.7 km )
- Nirvana Courtyard ( 3.1 km )
- Bani Square ( 4.4 km )
- Good Earth City Centre ( 5 km )

## BUSINESS HUBS

- Imperia Mindspace ( 140 m )
- AIPL Business Club ( 300 m )
- Capital Cyberspace ( 2.4 km )
- Prius Vision ( 3 km )

## HEALTH CARE

- CK Birla Hospital ( 4.5 km )
- Artemis Hospital ( 5.3 km )
- Fortis Hospital ( 7.4 km )
- Medanta-The Medicity ( 7 km )
- Paras Hospital ( 7 km )

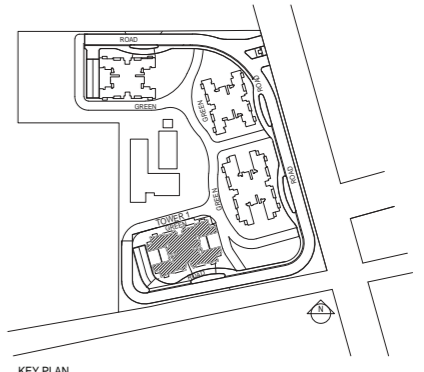
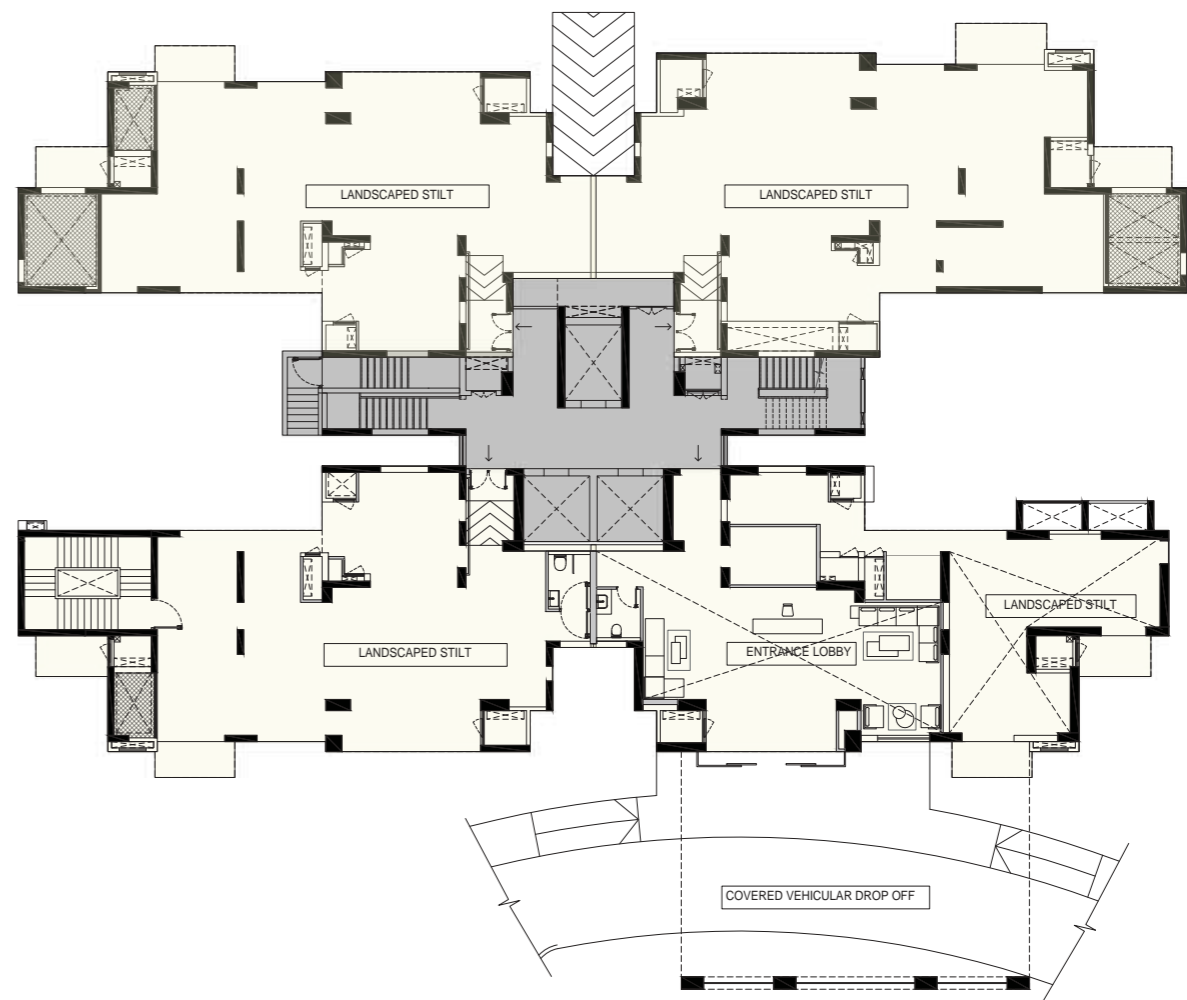
## MASTER PLAN

1. Entry/exit
2. Vehicular path
3. Drop-off
4. Walkway/jogging tracks
5. Central lawn
6. Amphitheatre
7. Club drop-off
8. Swimming pool
9. Kids' swimming pool
10. Banquet spill out
11. Trellis with loungers
12. Pool deck
13. Outdoor seating
14. Gazebo/Outdoor workstations
15. Open gym
16. Landscape promenade
17. Multi-sports arena
  - Futsal
  - Tennis
  - Basketball
18. Kids' play area
  - Sand pit
  - Trampoline
  - Jungle gym play court
  - Climbing mound
  - Play tunnel
19. Ramp towards basement
20. Guard room
21. Pet park



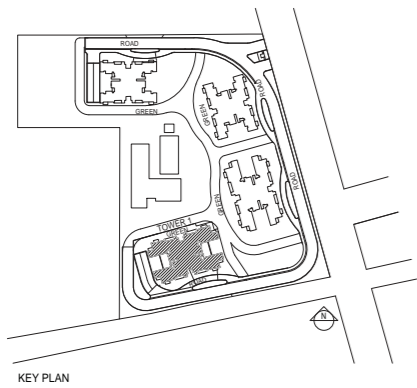
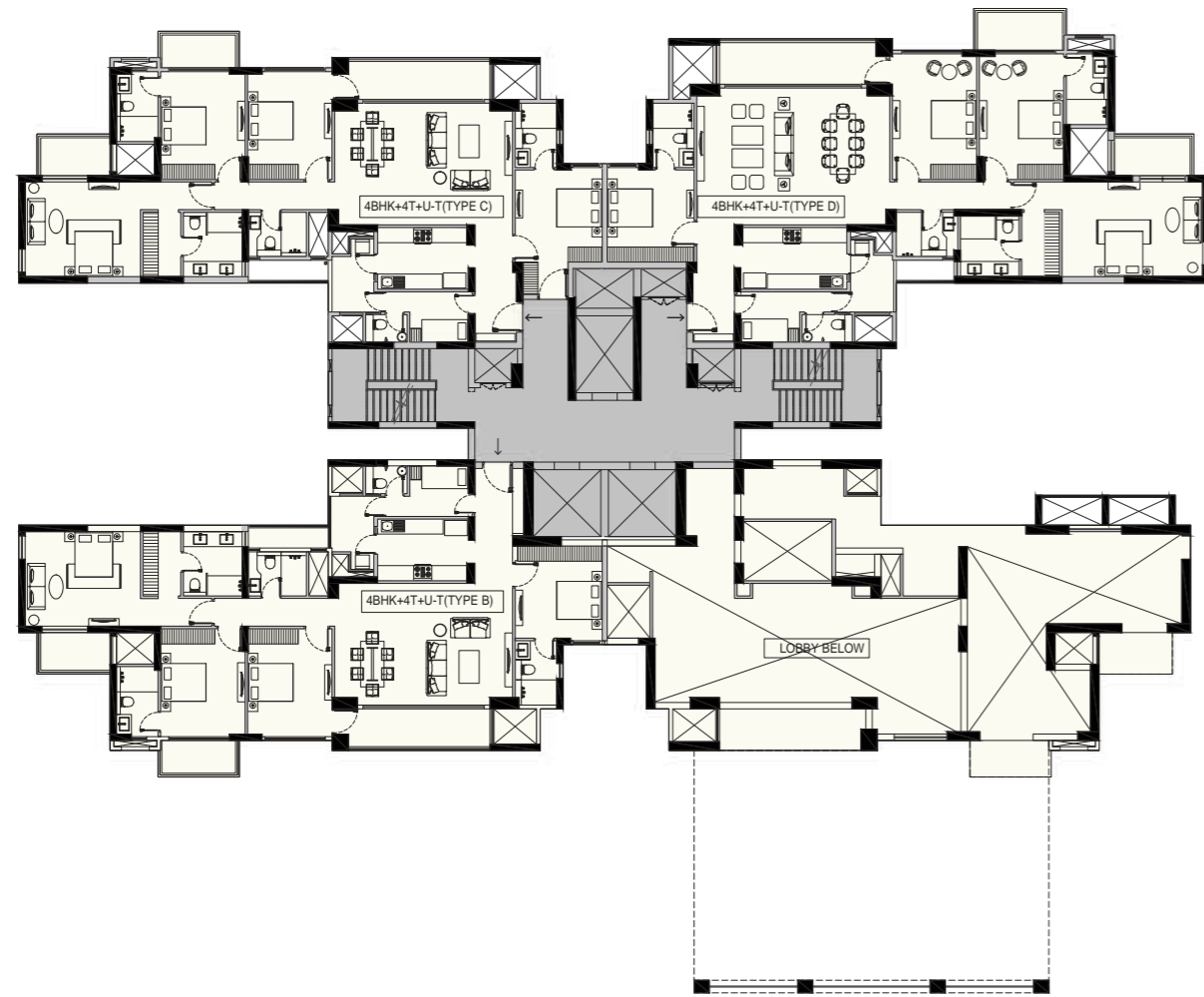
# CLUSTER PLANS

## TOWER 1 GROUND FLOOR



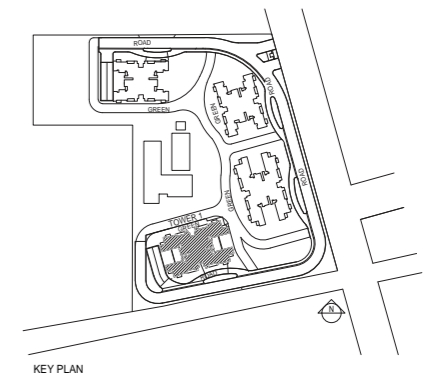
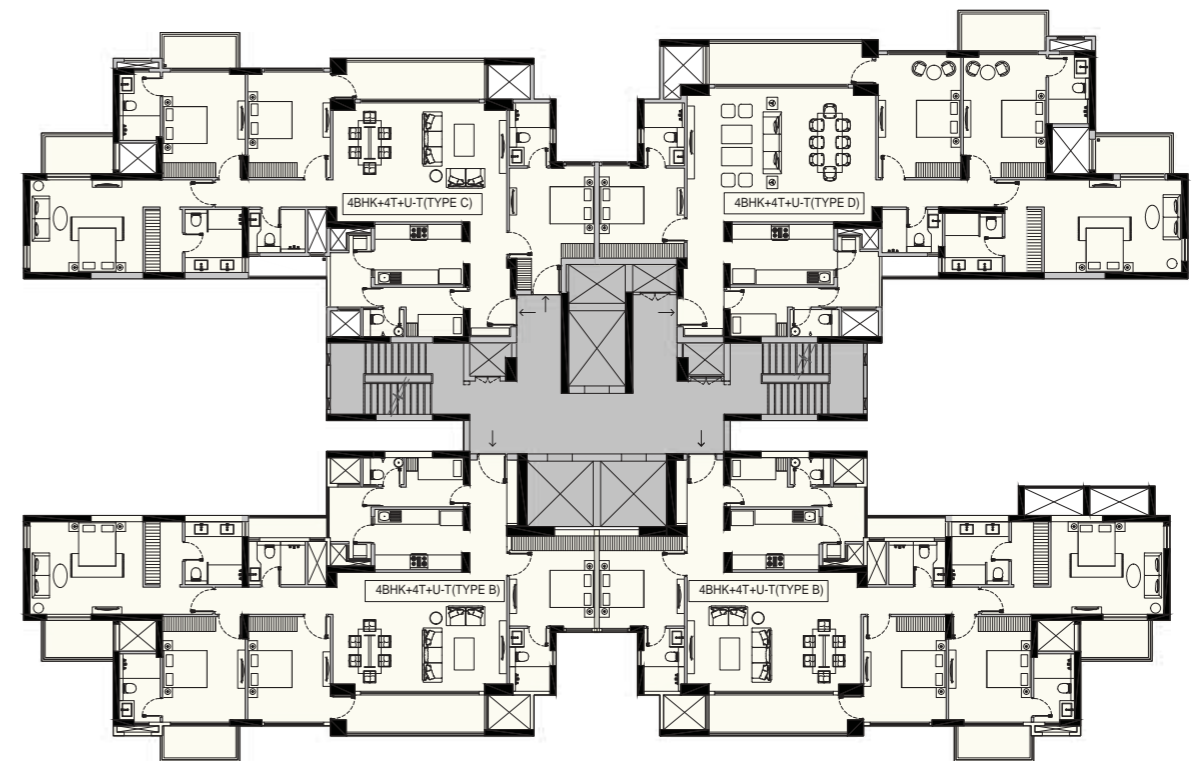
KEY PLAN

# TOWER 1 FIRST FLOOR



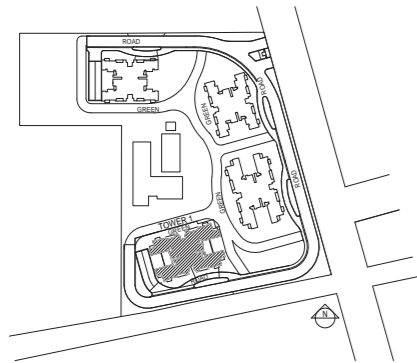
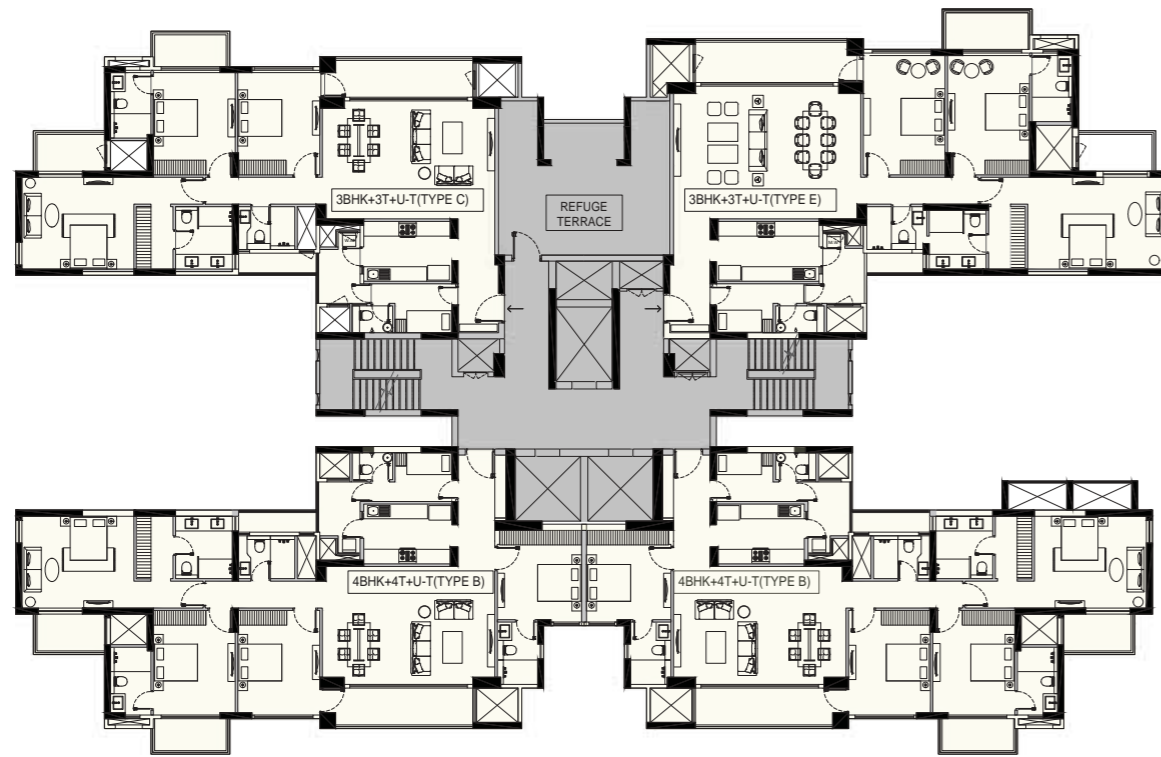
KEY PLAN

# TOWER 1 TYPICAL FLOOR



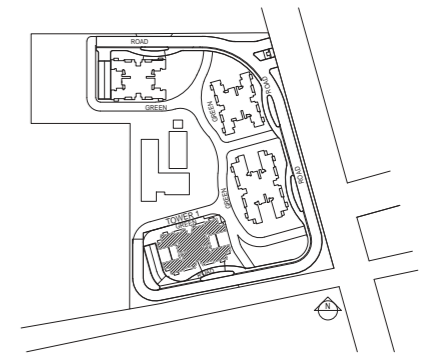
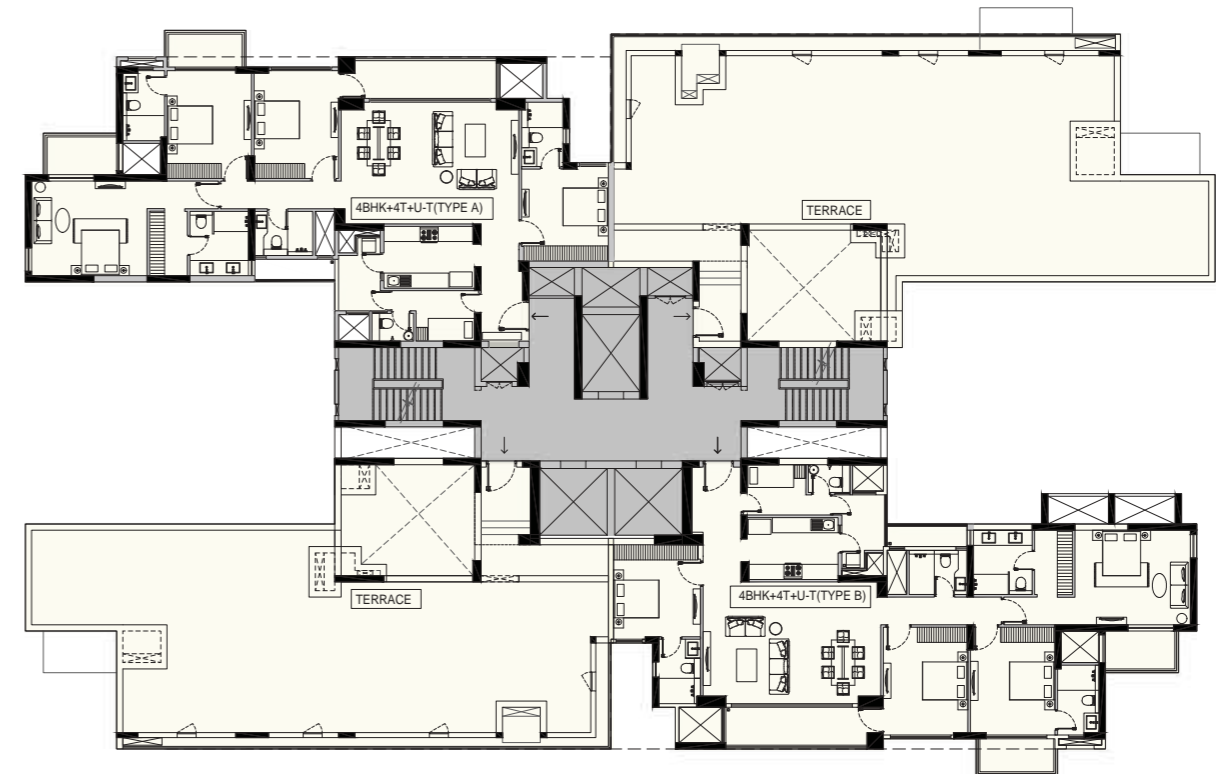
KEY PLAN

# TOWER 1 REFUGE FLOOR



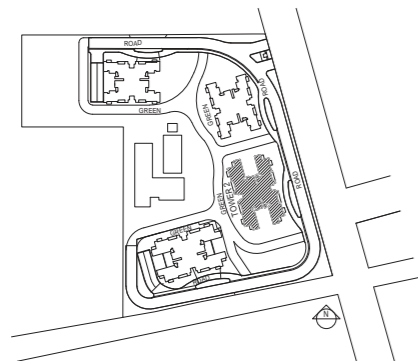
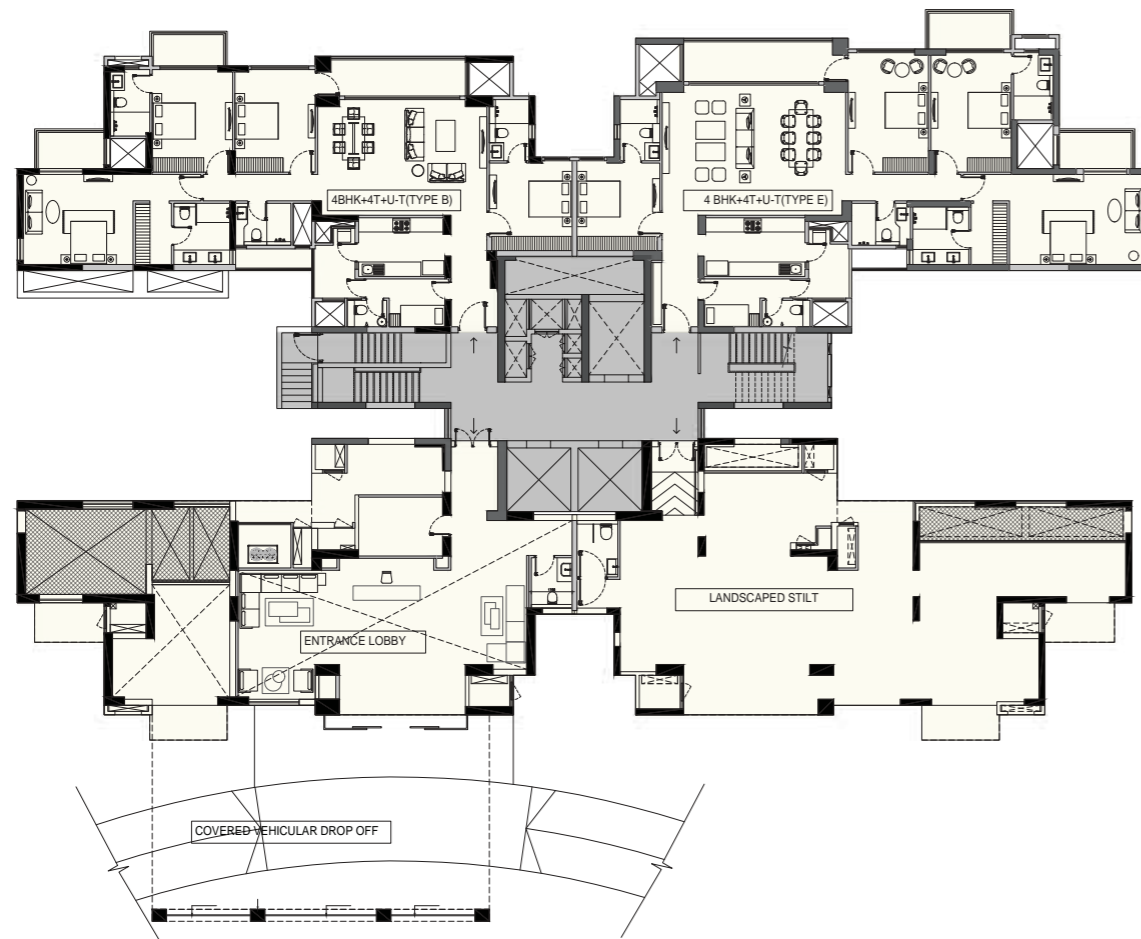
KEY PLAN

# TOWER 1 33<sup>RD</sup> & 34<sup>TH</sup> FLOOR



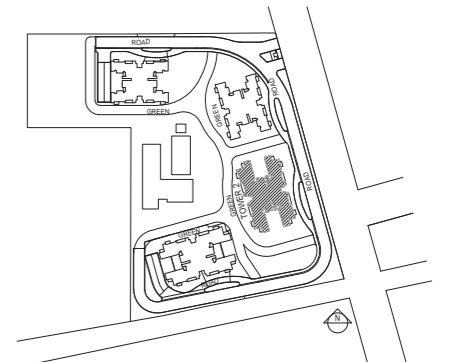
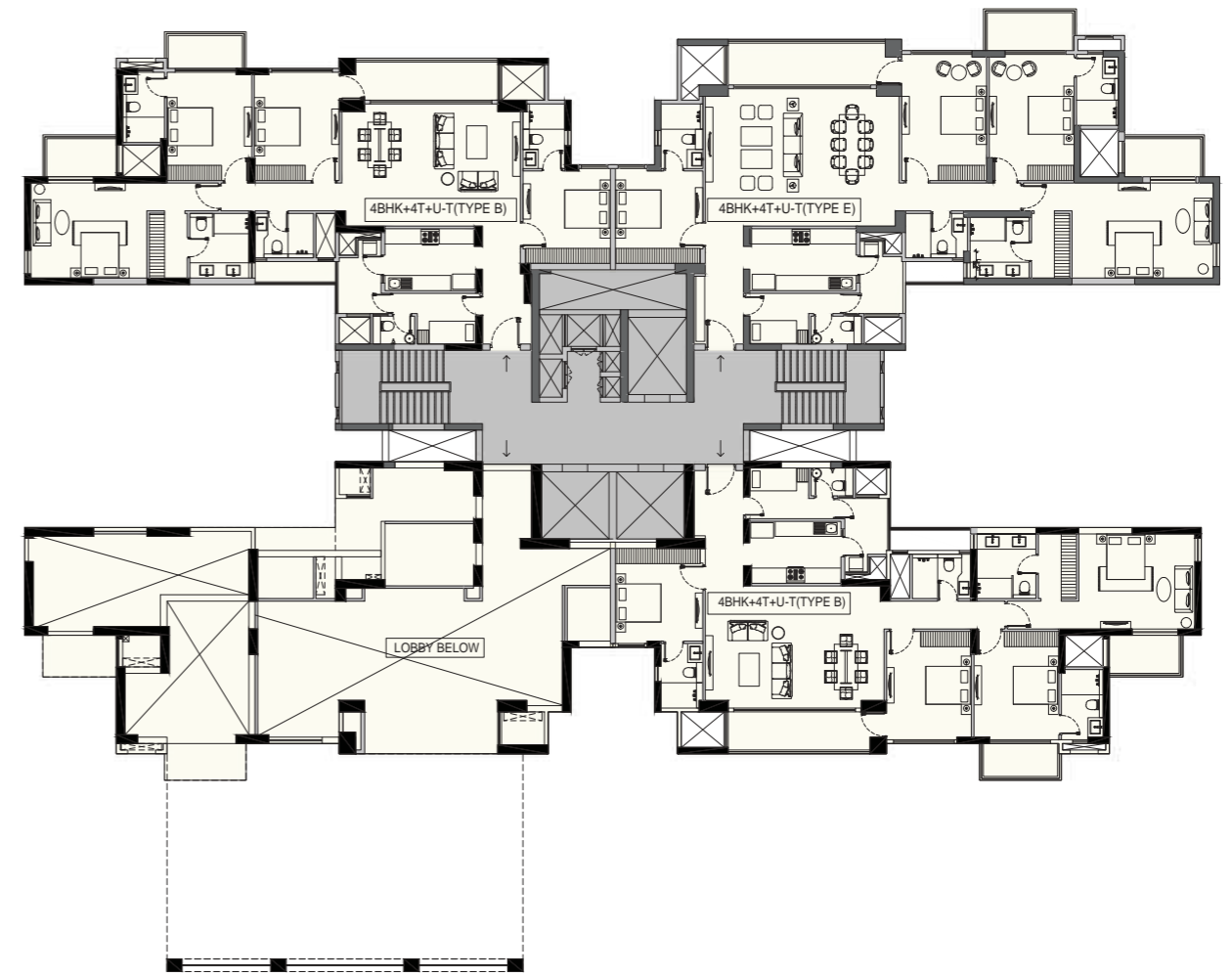
KEY PLAN

# TOWER 2 GROUND FLOOR



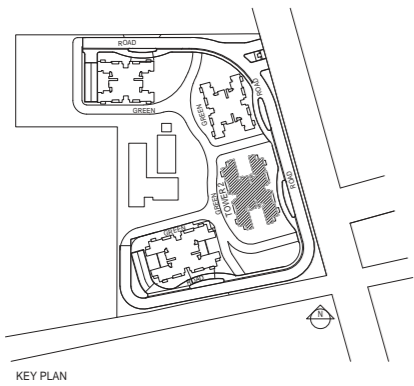
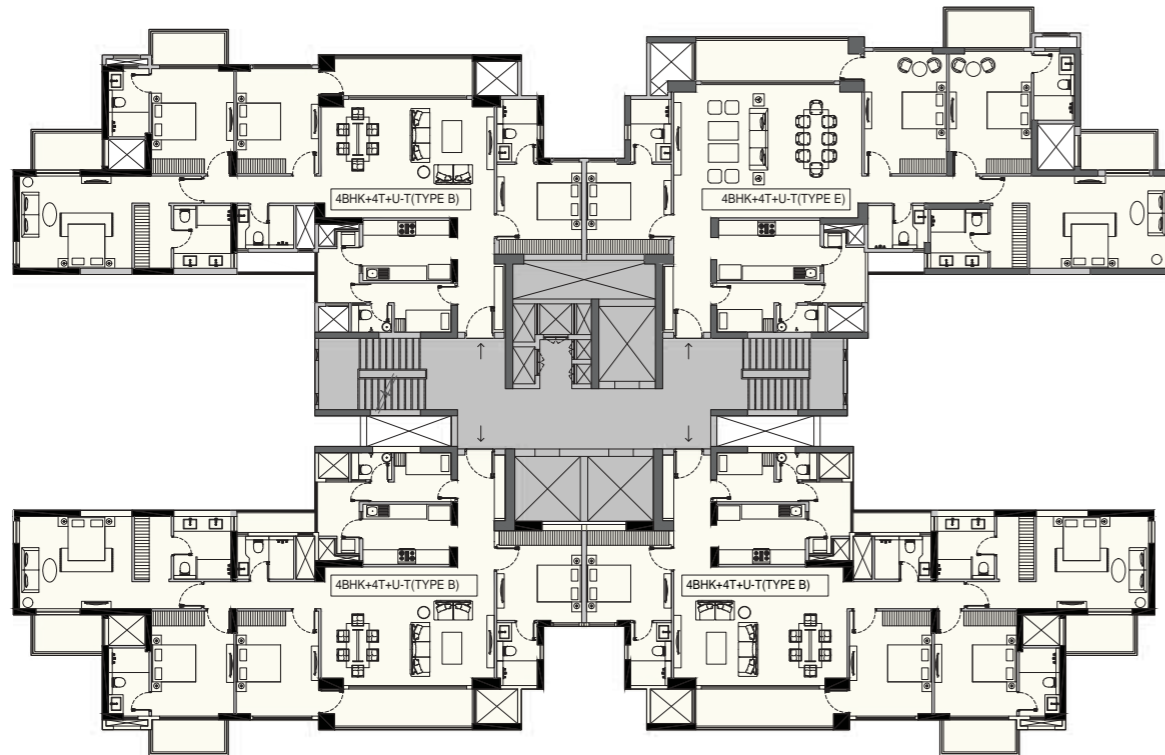
KEY PLAN

# TOWER 2 FIRST FLOOR



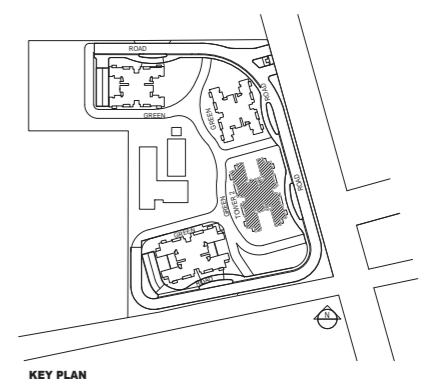
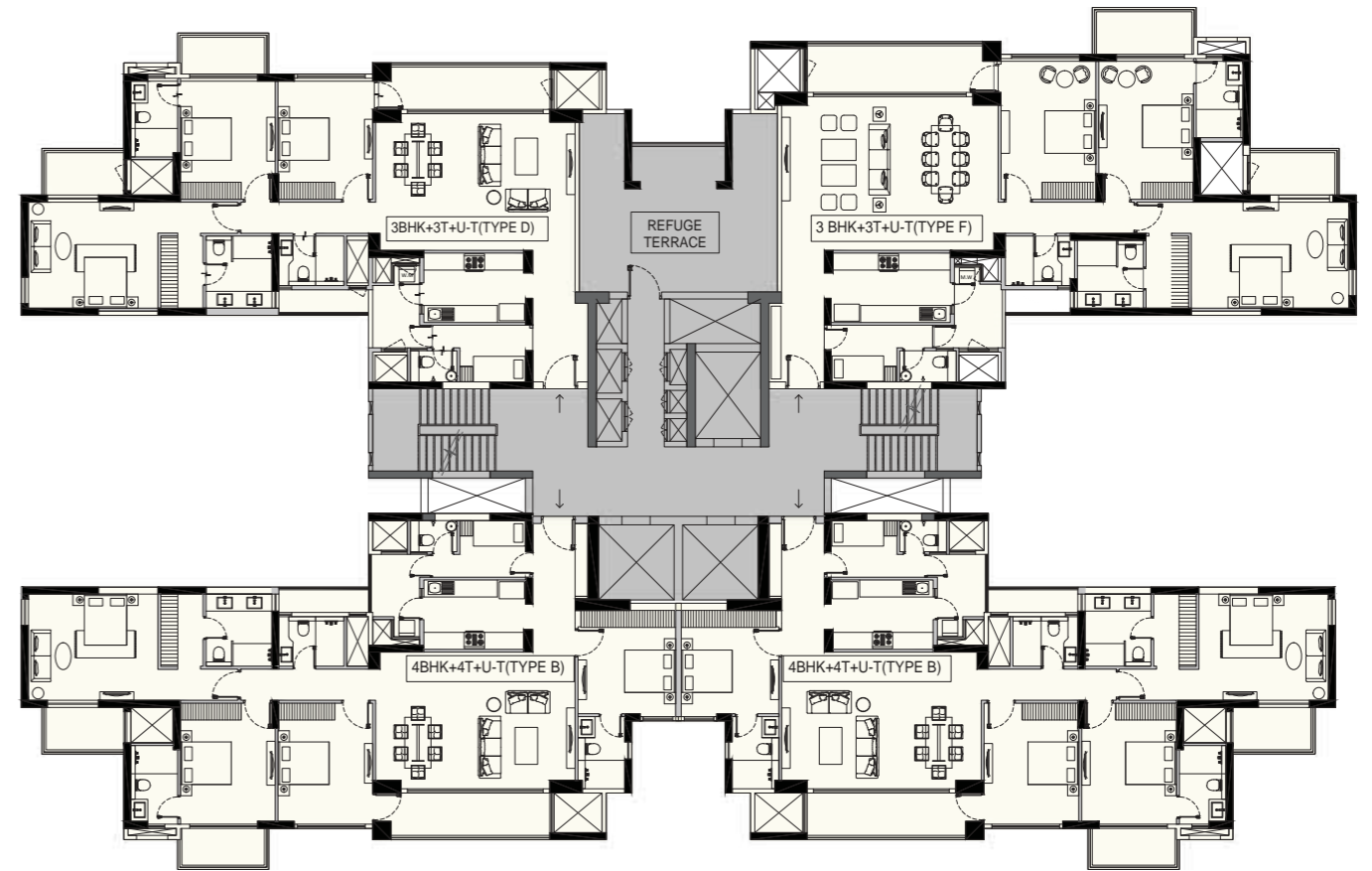
KEY PLAN

# TOWER 2 TYPICAL FLOOR



KEY PLAN

# TOWER 2 REFUGE FLOOR

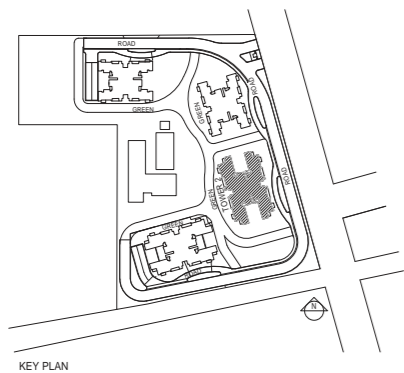
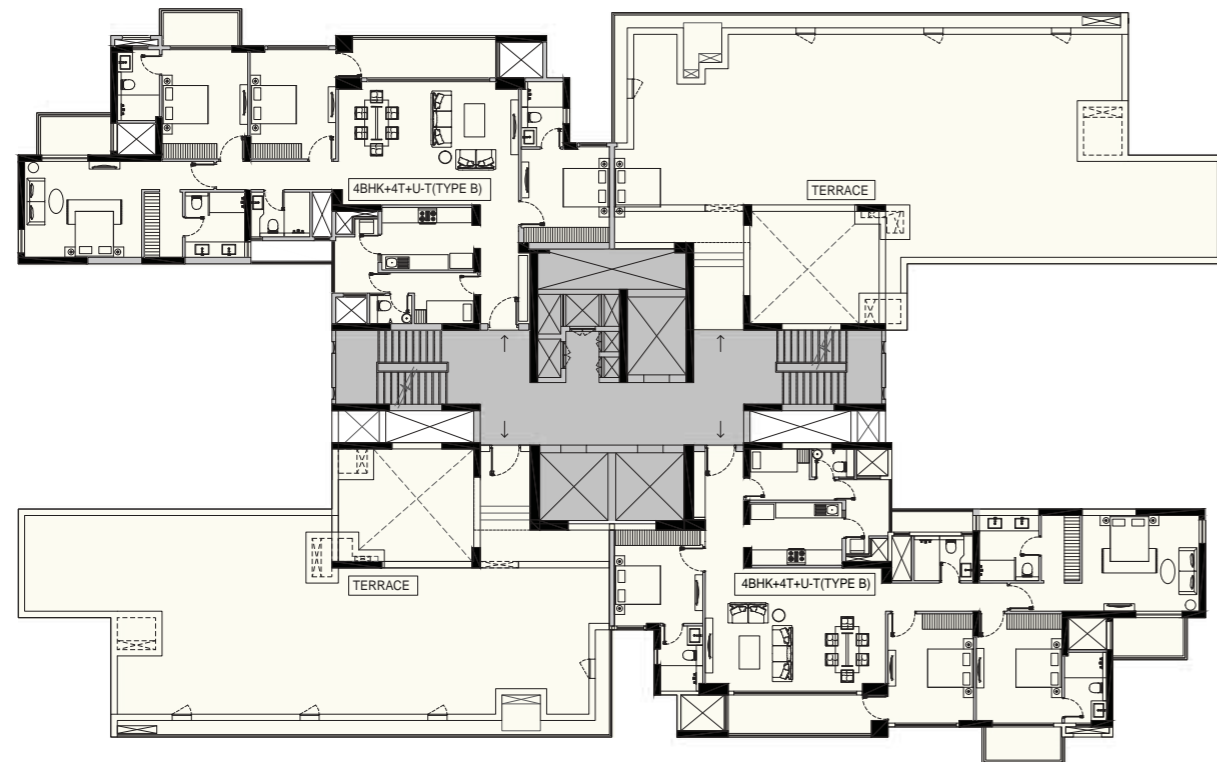


KEY PLAN



# TOWER 2

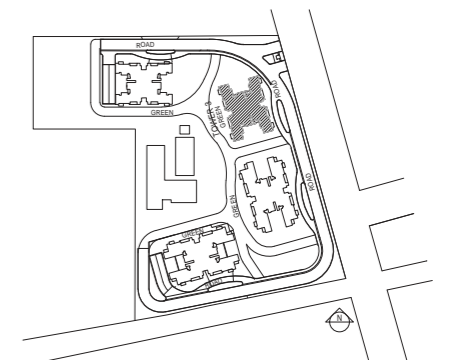
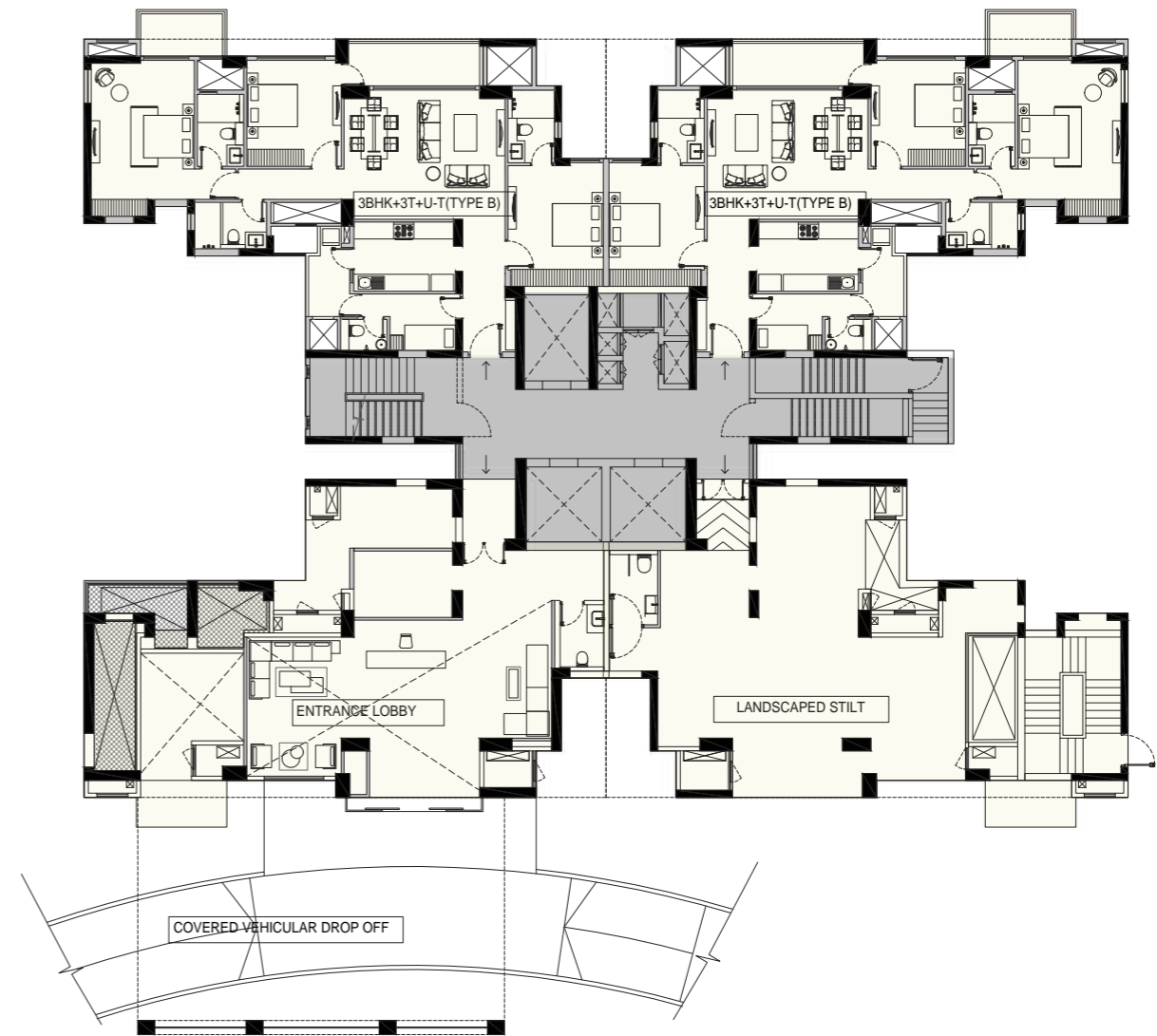
33<sup>RD</sup> & 34<sup>TH</sup> FLOOR



KEY PLAN

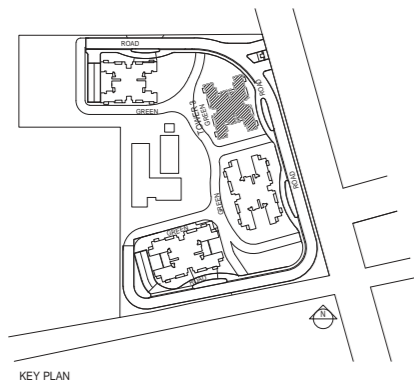
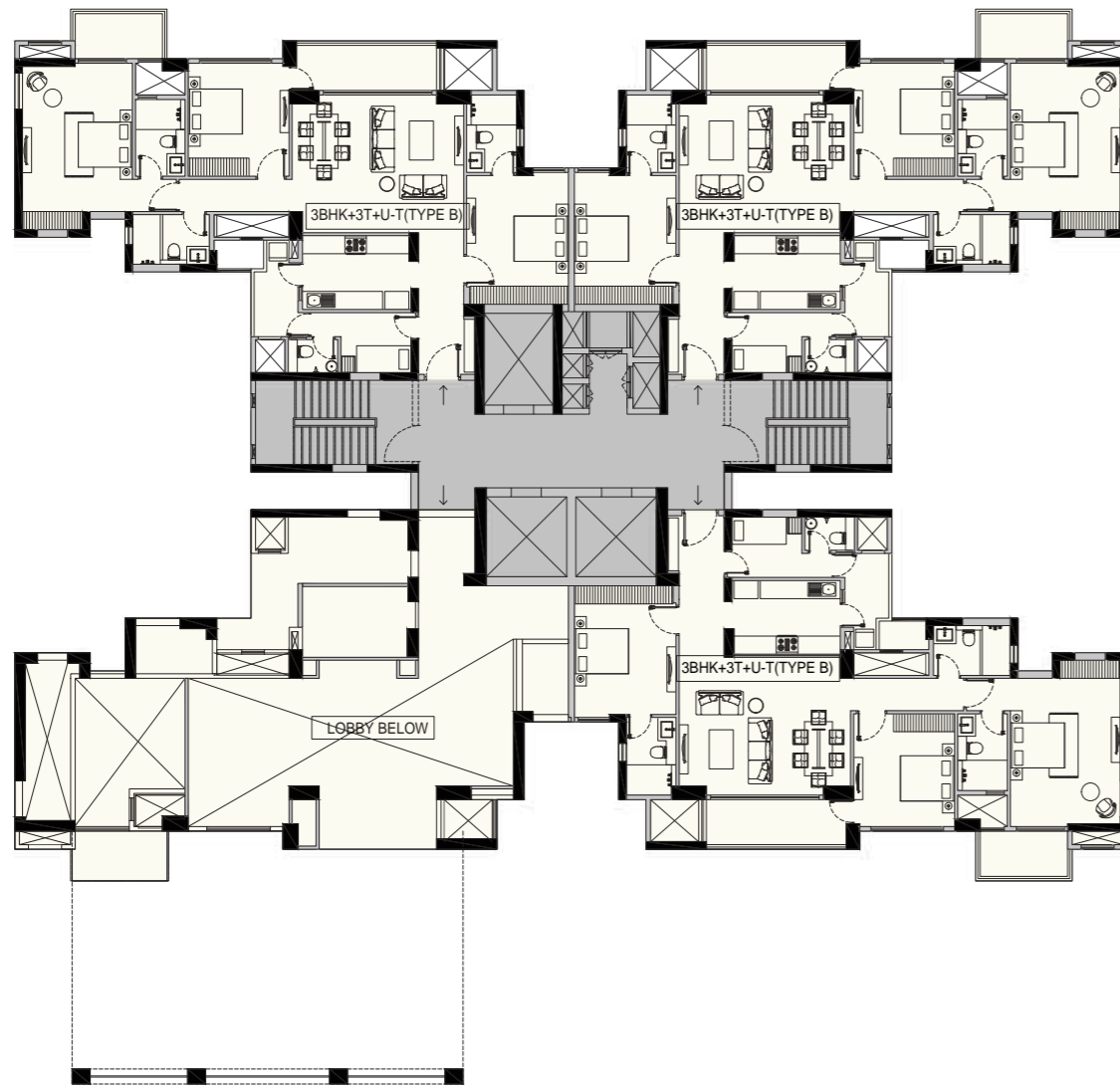
# TOWER 3

GROUND FLOOR



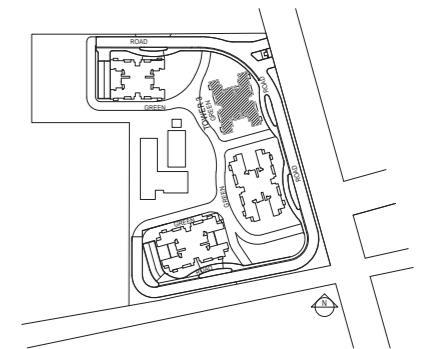
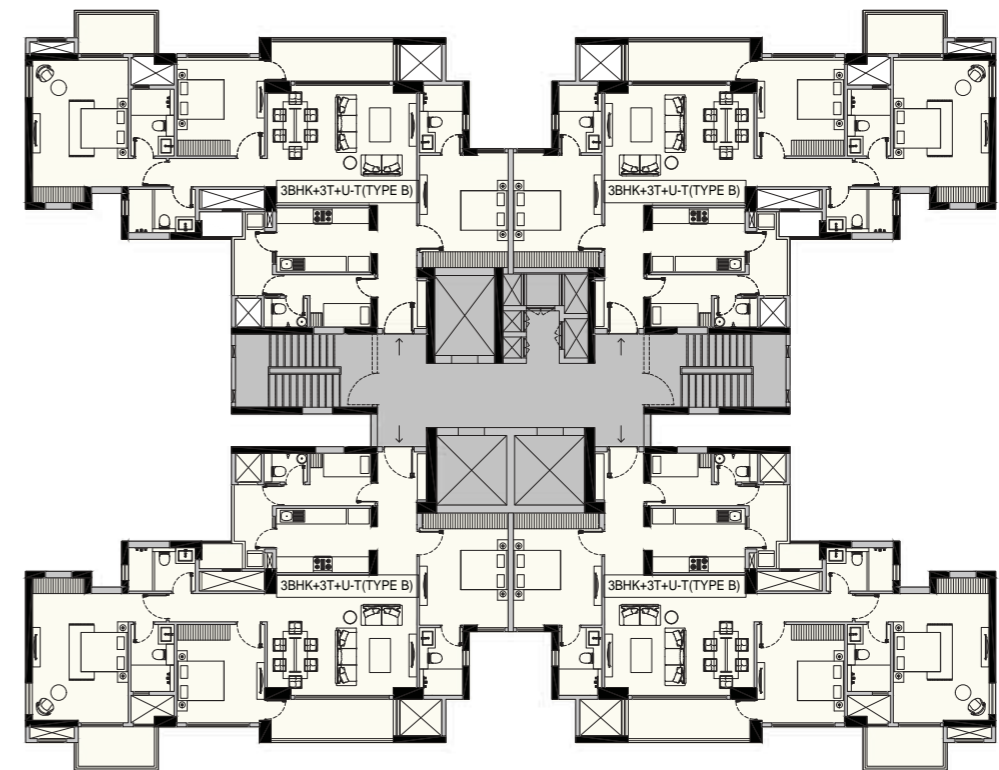
KEY PLAN

# TOWER 3 FIRST FLOOR



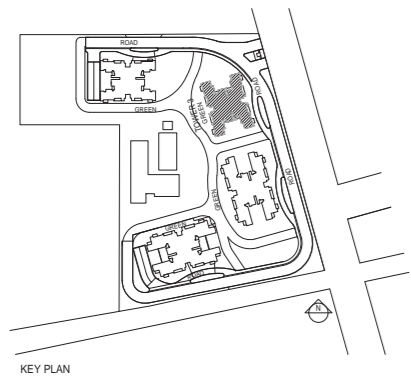
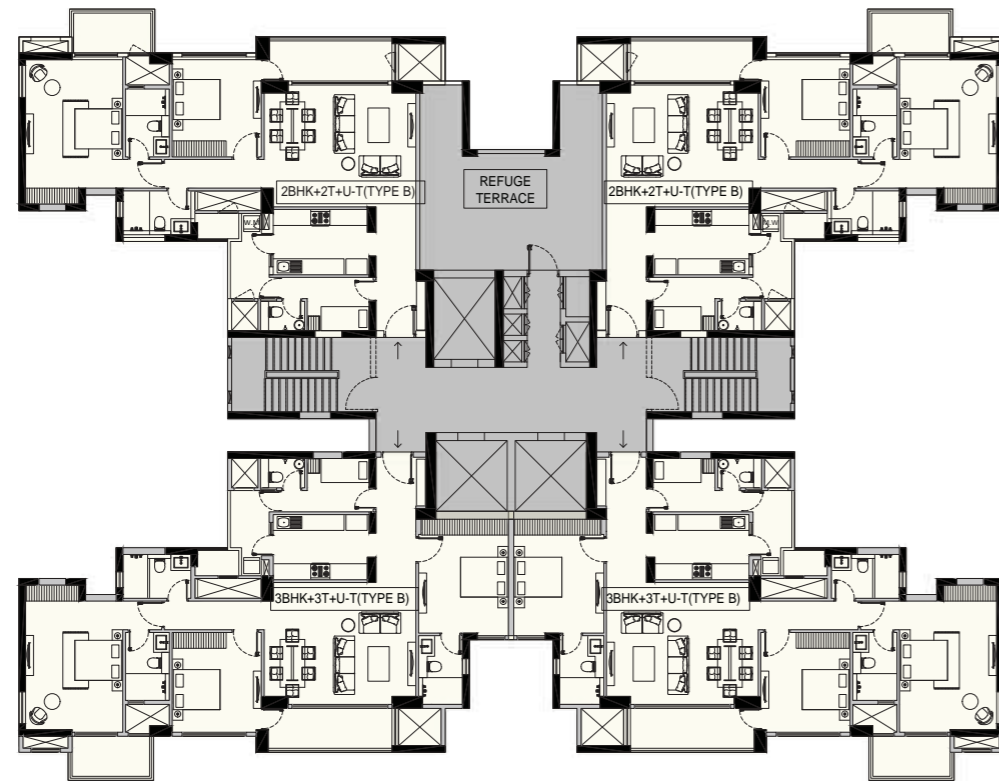
KEY PLAN

# TOWER 3 TYPICAL FLOOR



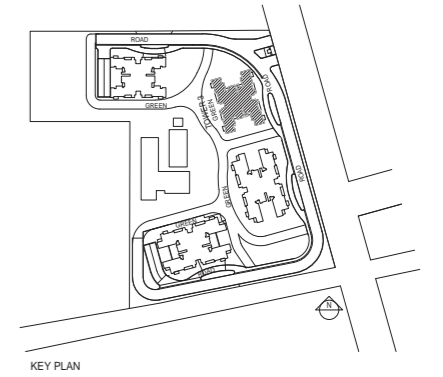
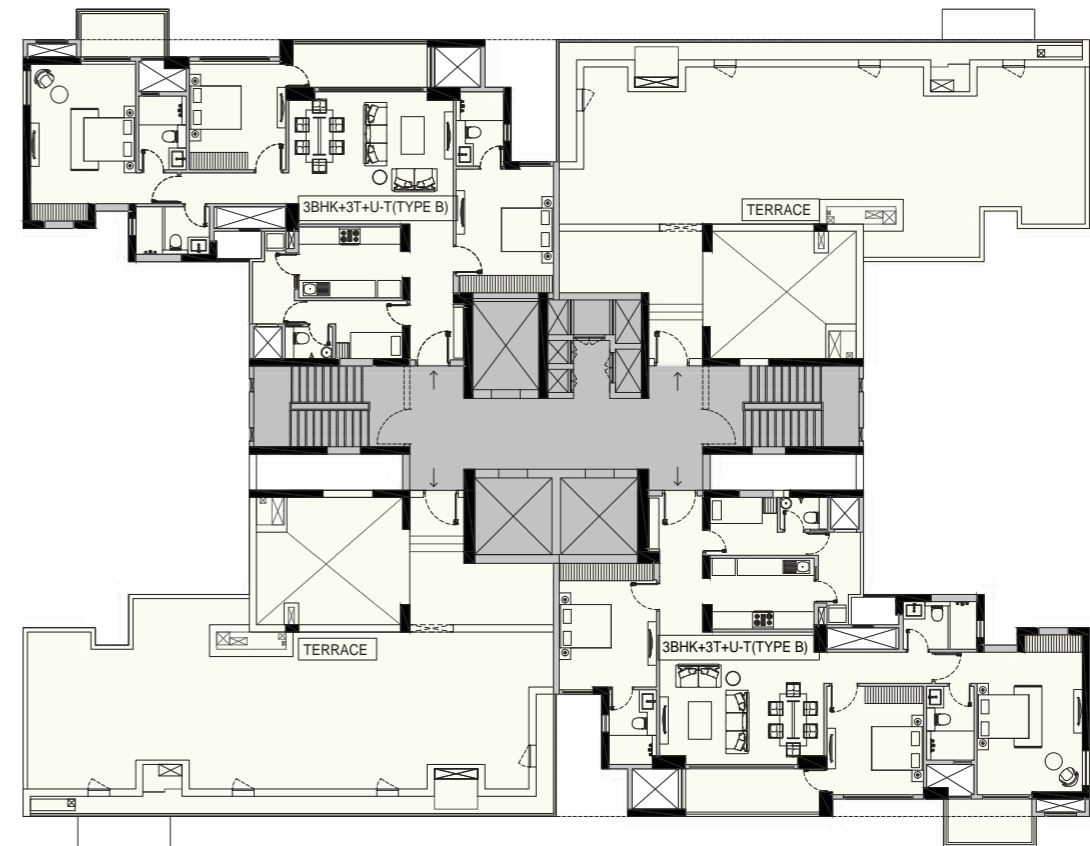
KEY PLAN

# TOWER 3 REFUGE FLOOR



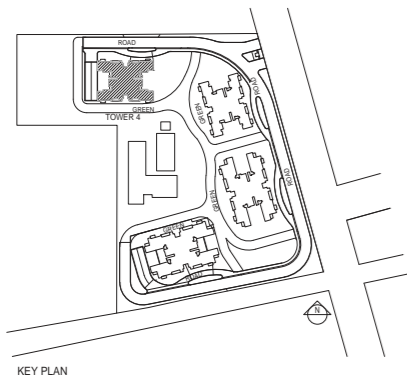
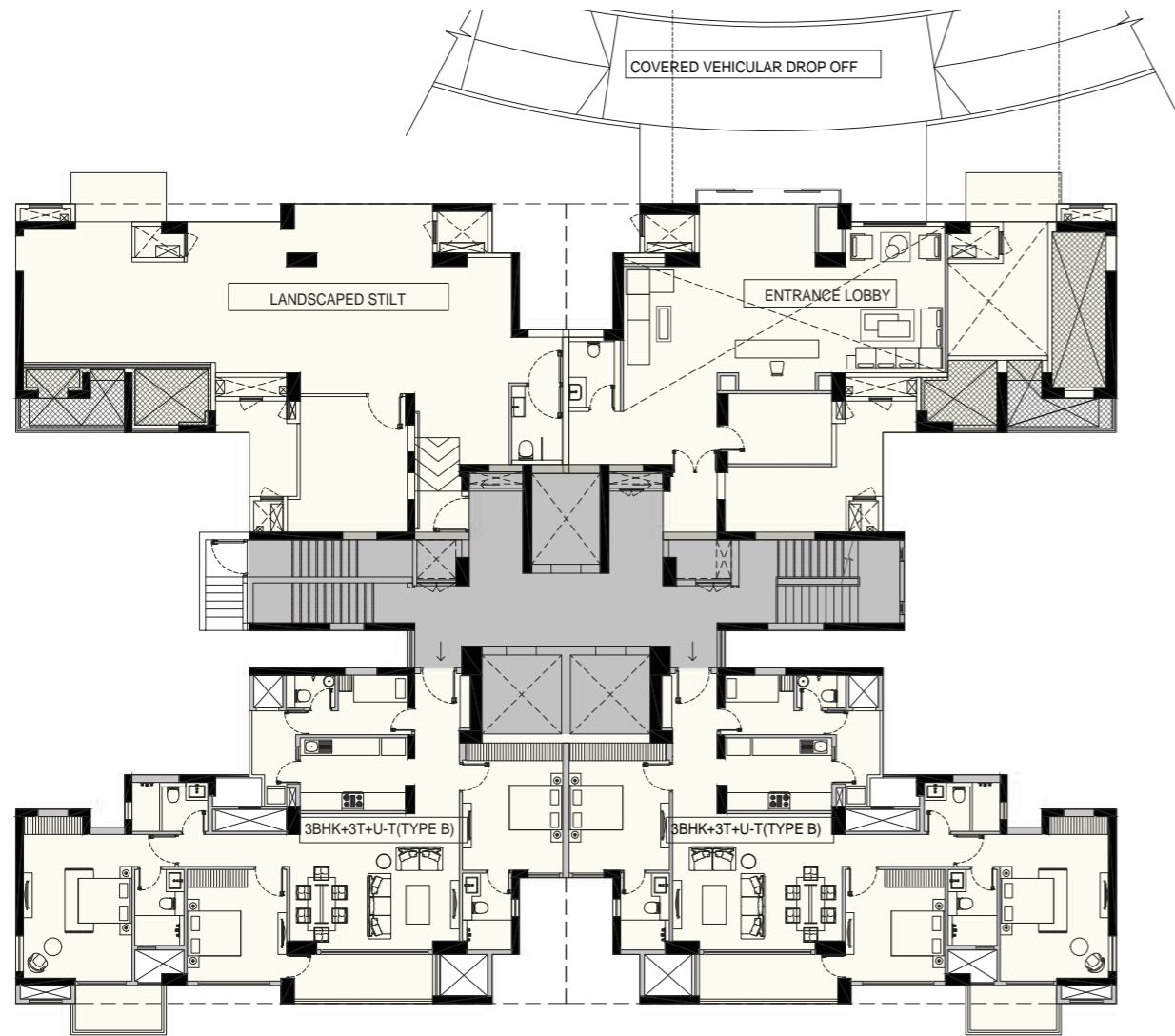
KEY PLAN

# TOWER 3 34<sup>TH</sup> & 35<sup>TH</sup> FLOOR



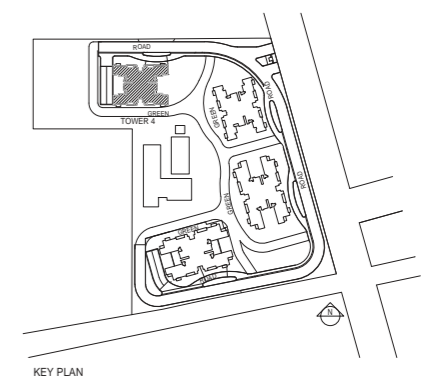
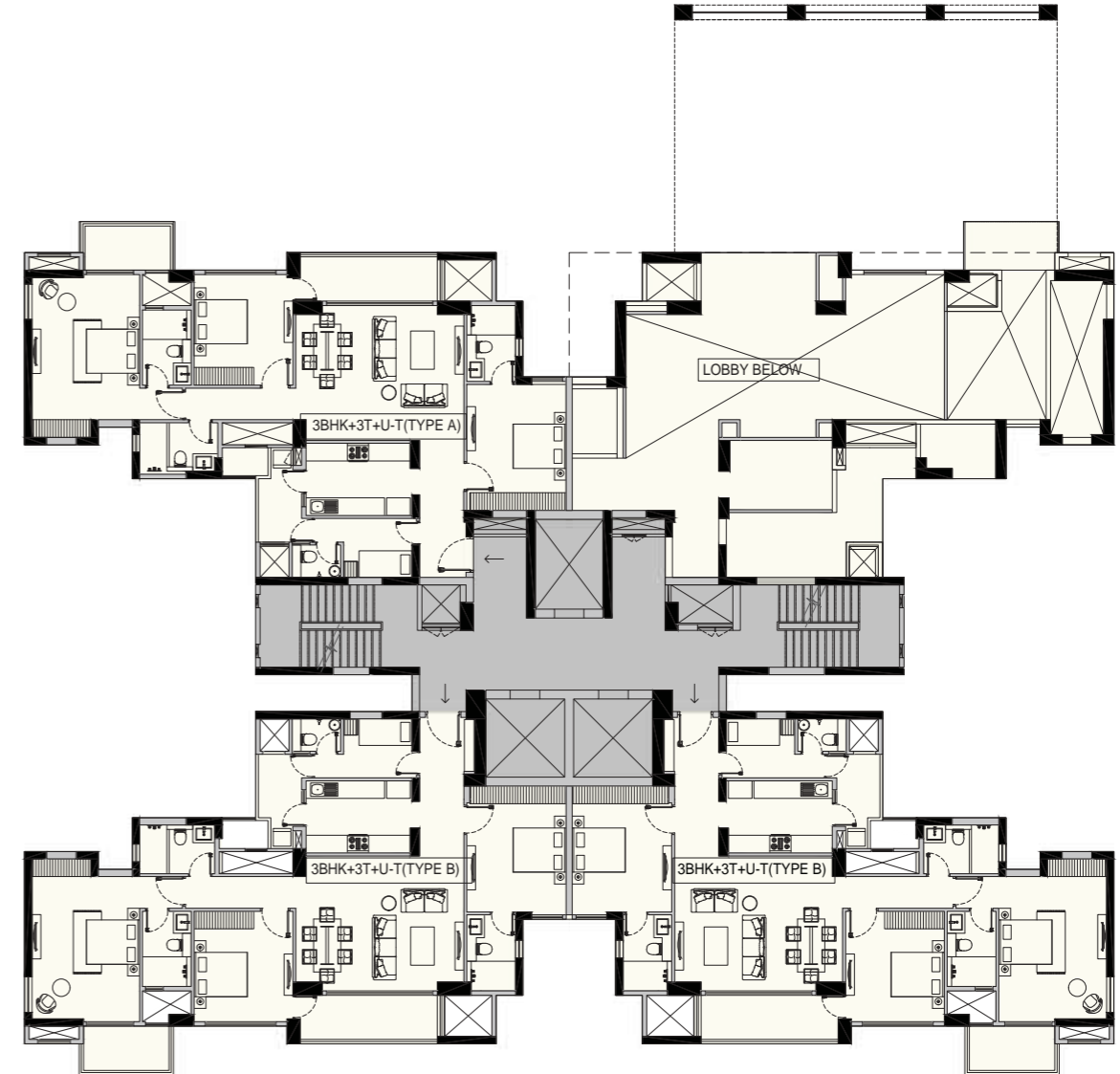
KEY PLAN

# TOWER 4 GROUND FLOOR



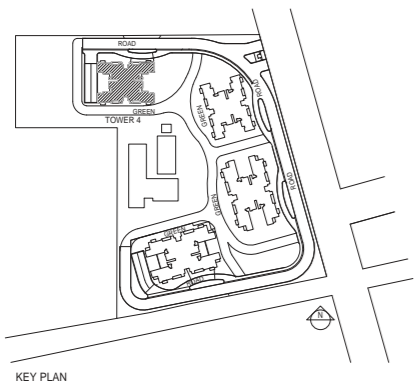
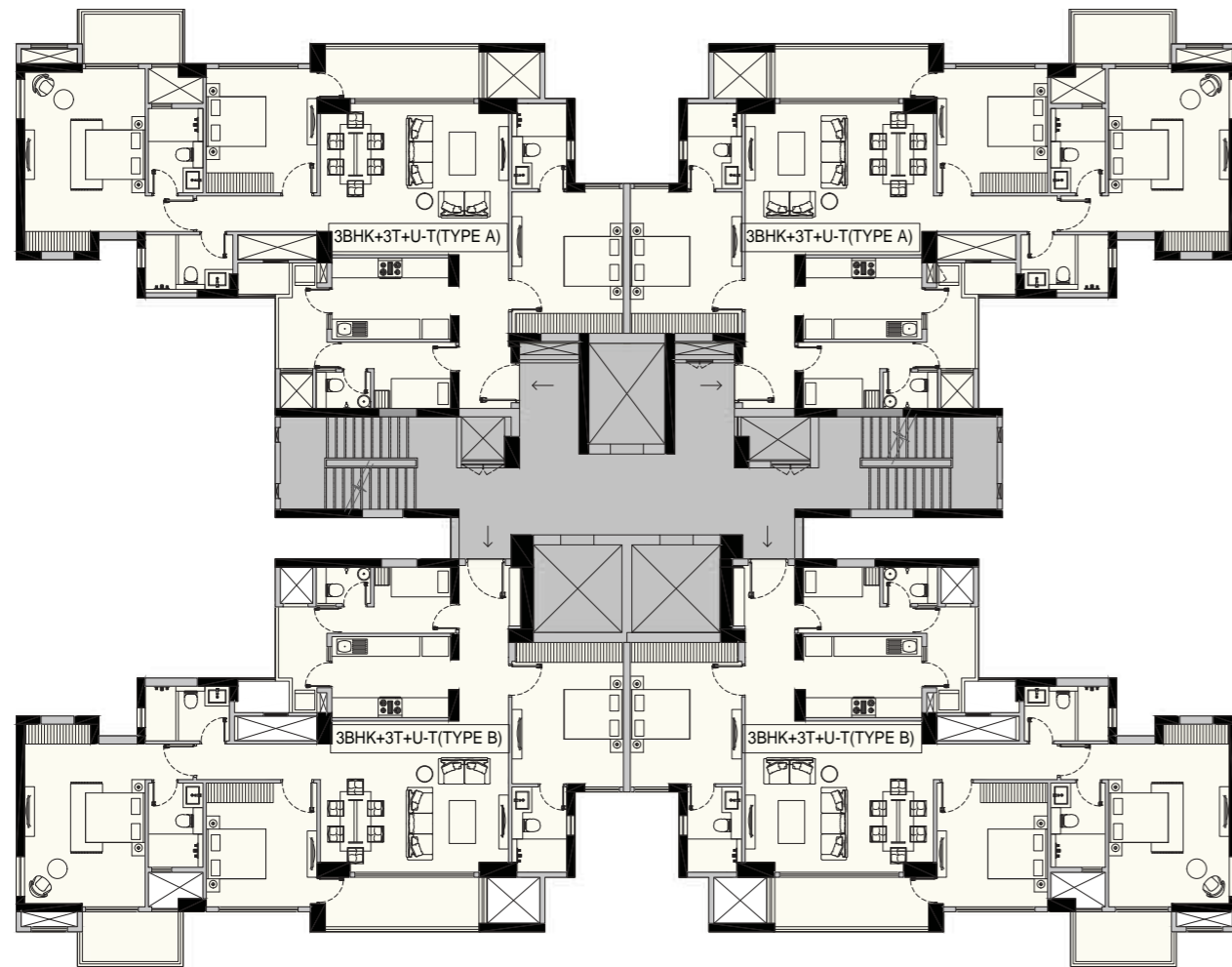
KEY PLAN

# TOWER 4 FIRST FLOOR



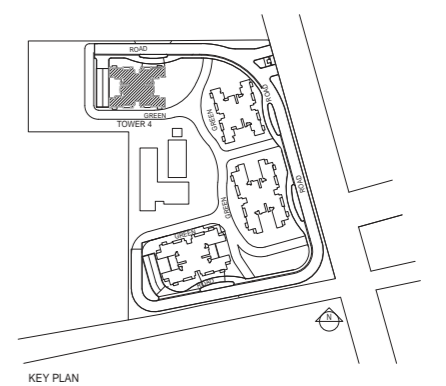
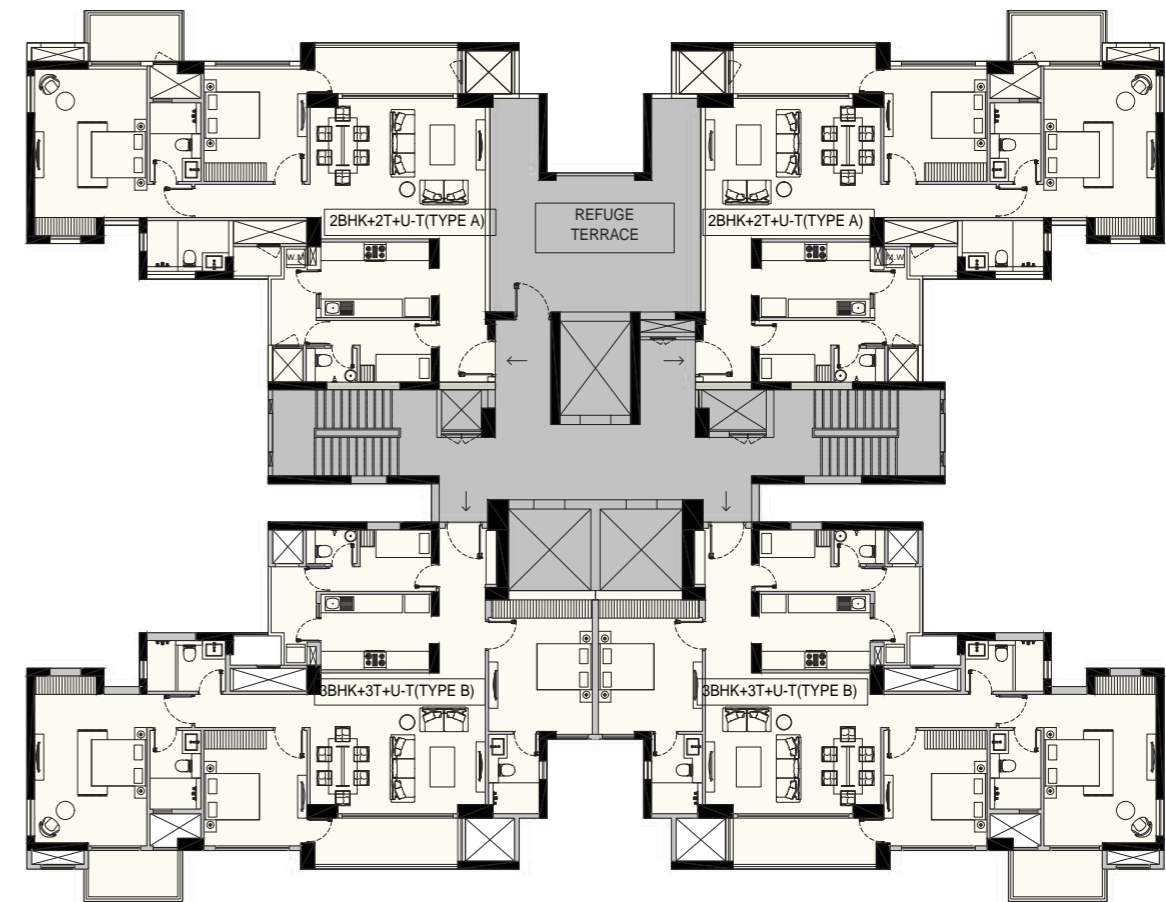
KEY PLAN

# TOWER 4 TYPICAL FLOOR



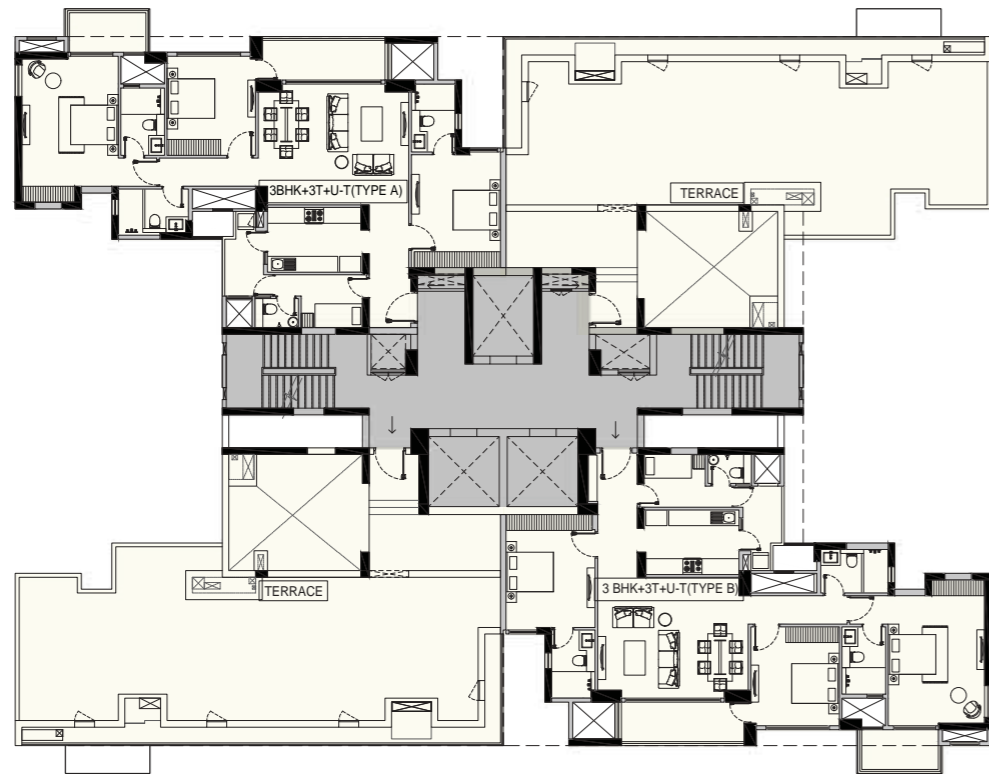
KEY PLAN

# TOWER 4 REFUGE FLOOR

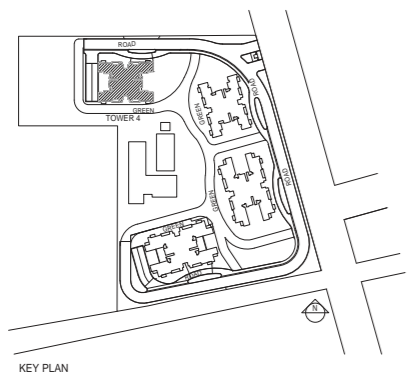


KEY PLAN

**TOWER 4**  
34<sup>TH</sup> & 35<sup>TH</sup> FLOOR



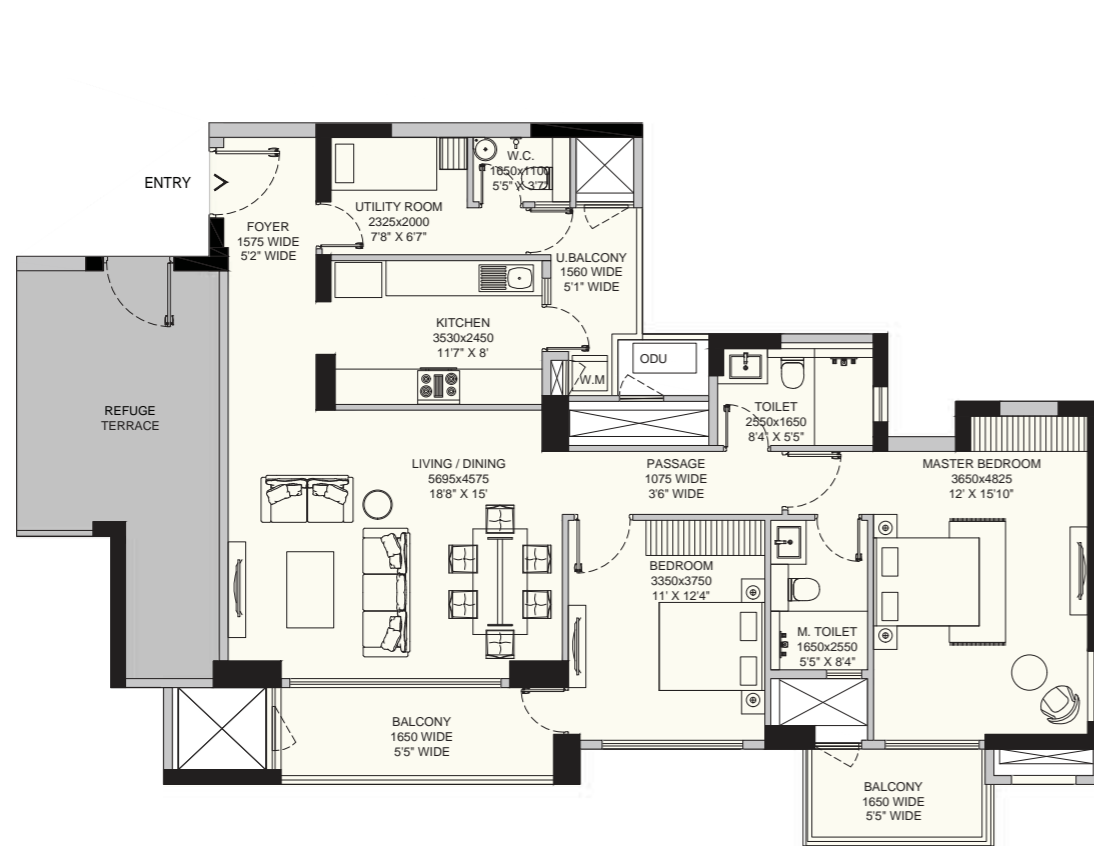
**UNIT PLANS**



KEY PLAN

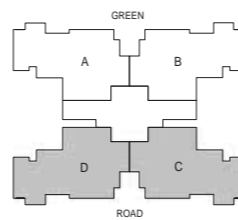
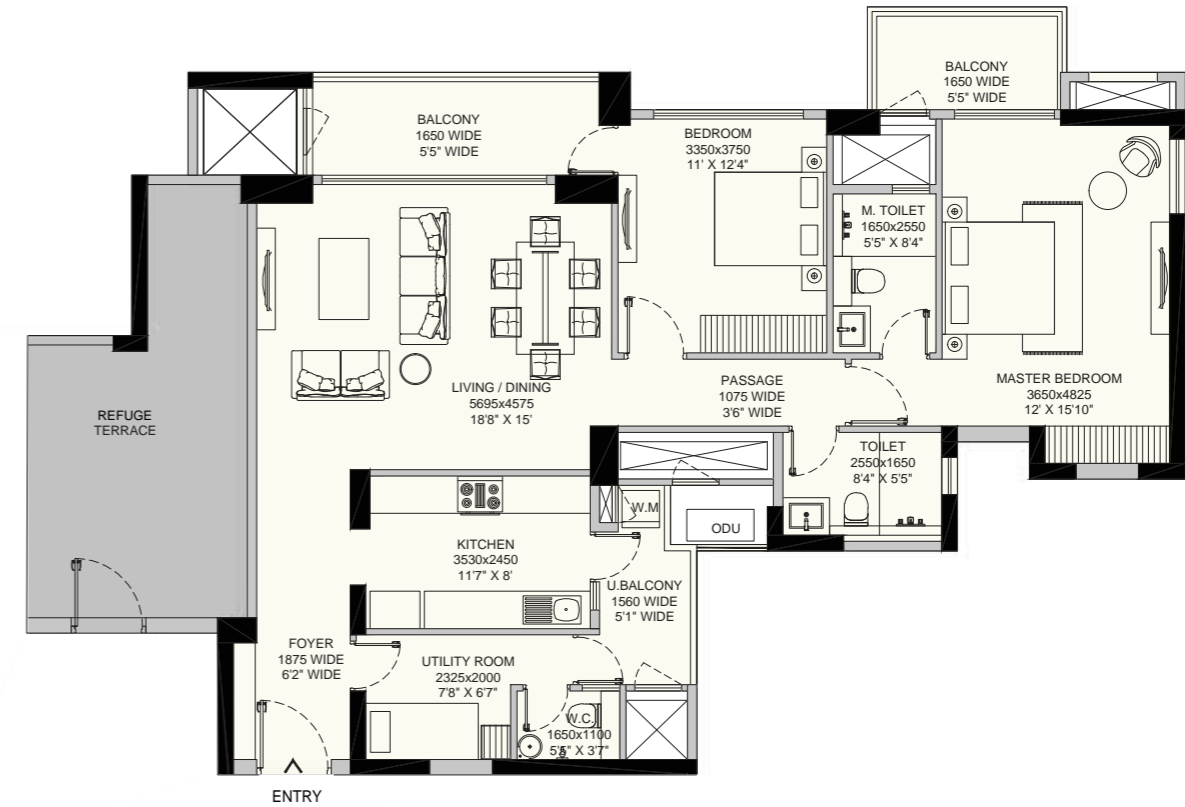
## 2BHK + 2T + U-T (TYPE A)

CARPET AREA : 97.85 sq.m.(1053 sq.ft.)  
BALCONY AREA : 17.28 sq.m.(186 sq.ft.)

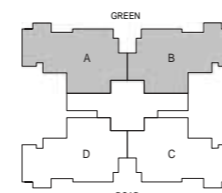


## 2BHK + 2T + U-T (TYPE B)

CARPET AREA : 98.29 sq.m.(1058 sq.ft.)  
BALCONY AREA : 17.28 sq.m.(186 sq.ft.)



TOWER 4



TOWER 3

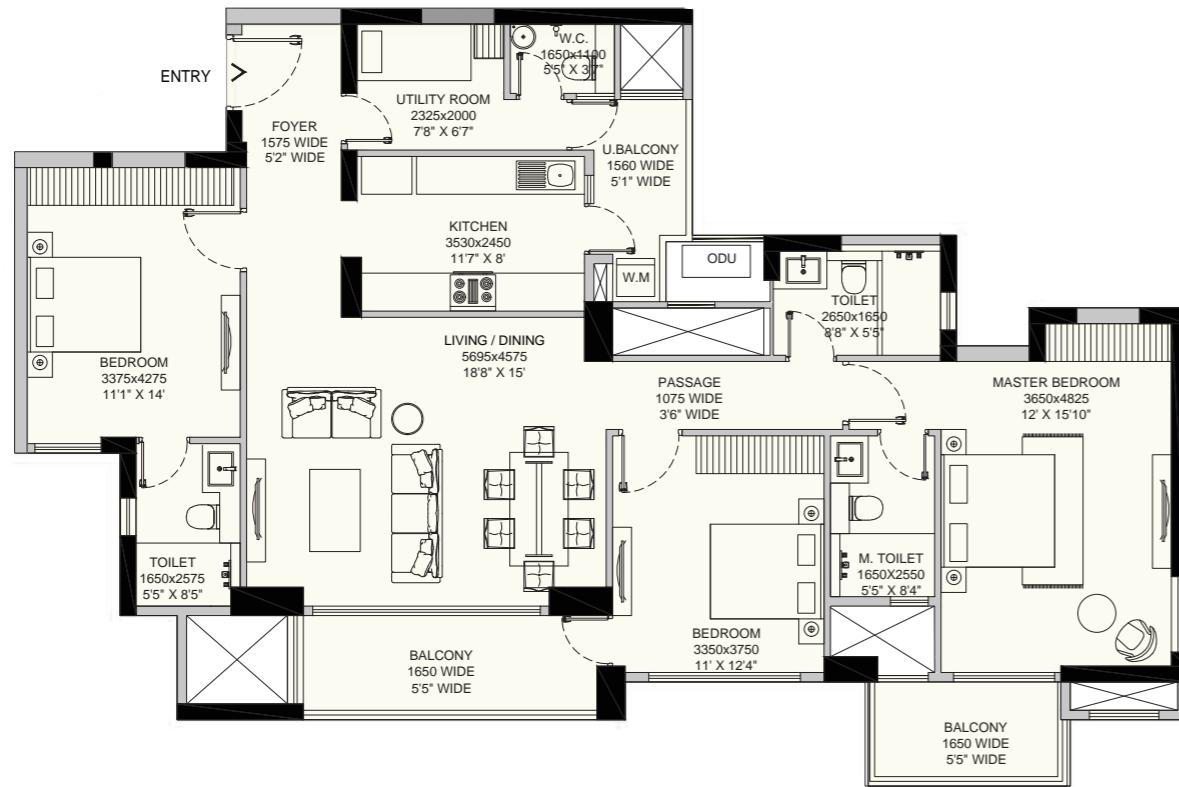


NOTE - The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sqm. = 10.764 sq. ft.

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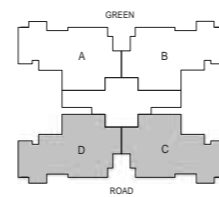
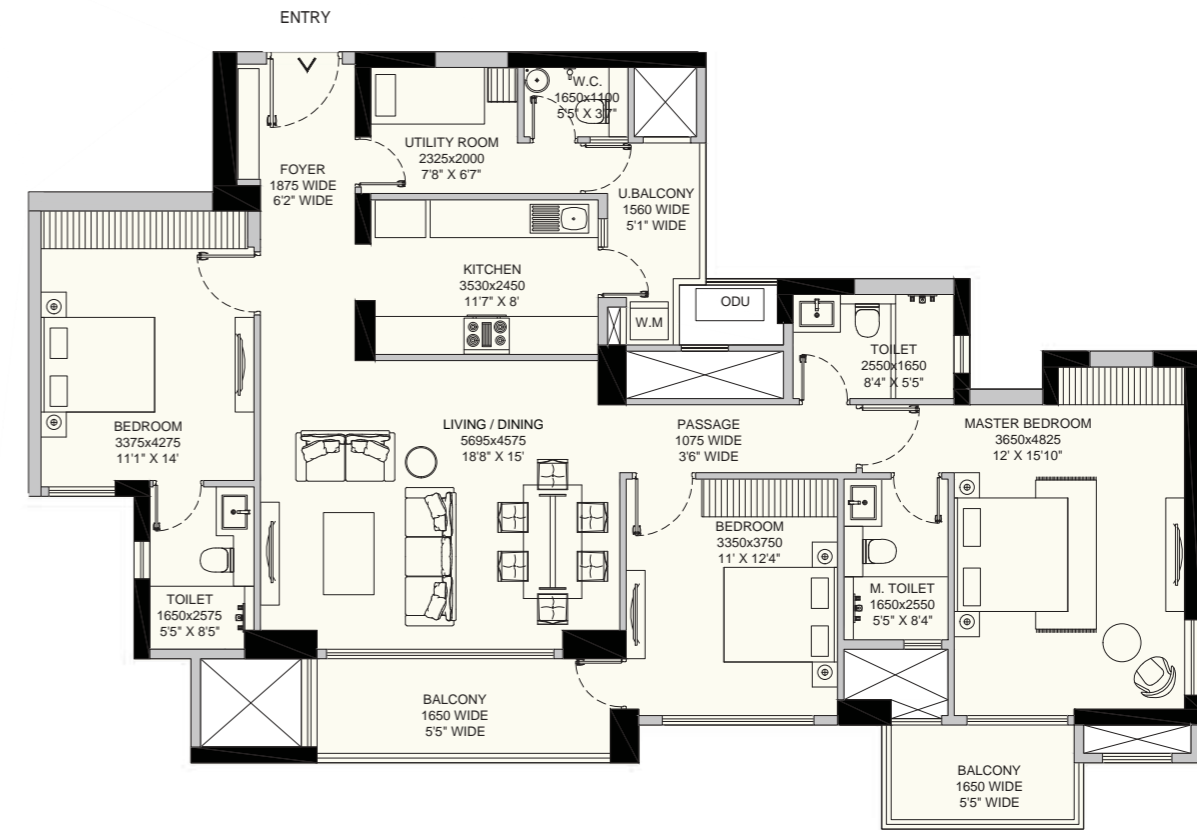
### 3BHK + 3T + U-T (TYPE A)

CARPET AREA : 117.43 sq.m.(1264 sq.ft.)  
BALCONY AREA : 17.28 sq.m.(186 sq.ft.)

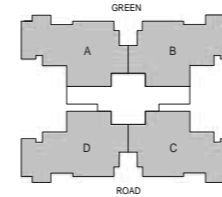


### 3BHK + 3T + U-T (TYPE B)

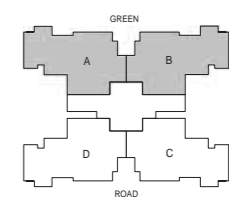
CARPET AREA : 117.95 sq.m.(1270 sq.ft.)  
BALCONY AREA : 17.28 sq.m.(186 sq.ft.)



TOWER 4



TOWER 3



TOWER 4



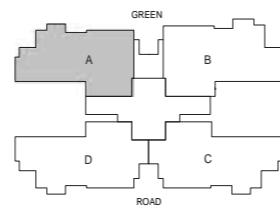
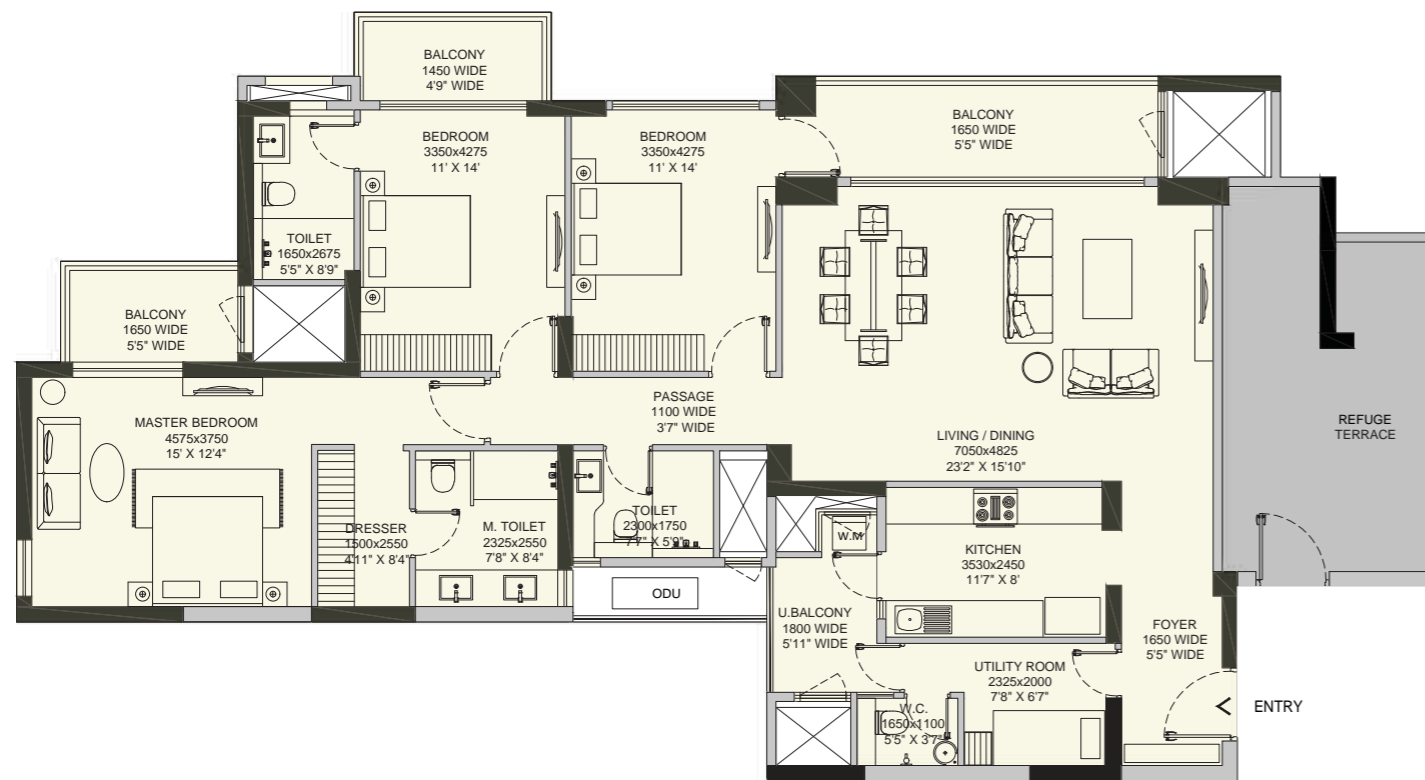
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### 3BHK + 3T + U-T (TYPE C)

CARPET AREA : 134.79 sq.m.(1451 sq.ft.)  
BALCONY AREA : 23.61 sq.m.(254 sq.ft.)



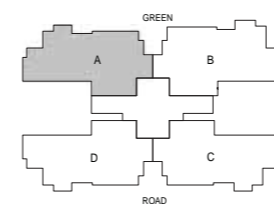
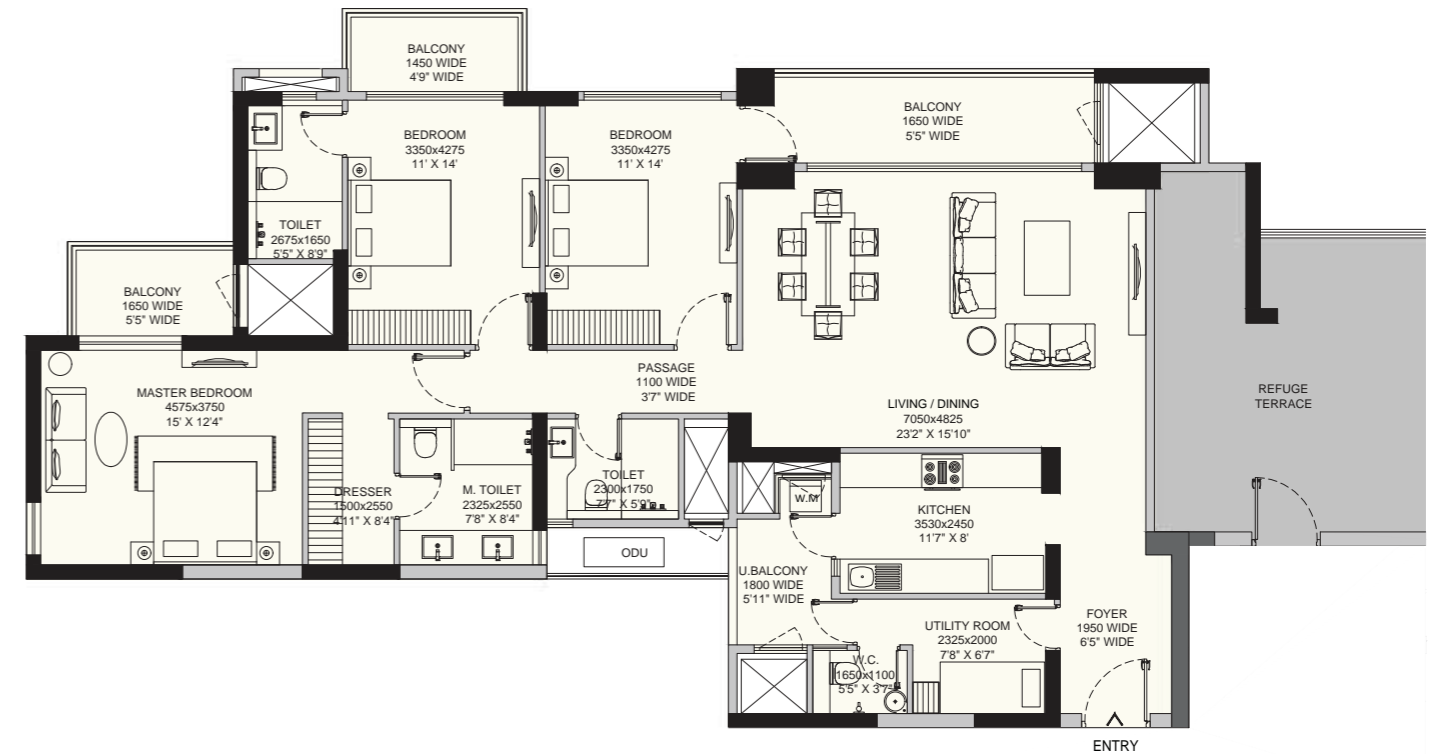
TOWER 1



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### 3BHK + 3T + U-T (TYPE D)

CARPET AREA : 135.63 sq.m.(1460 sq.ft.)  
BALCONY AREA : 23.61 sq.m.(254 sq.ft.)



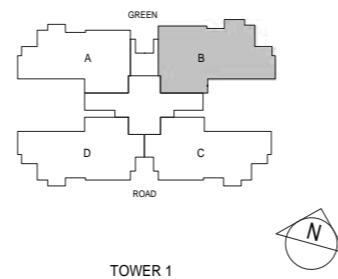
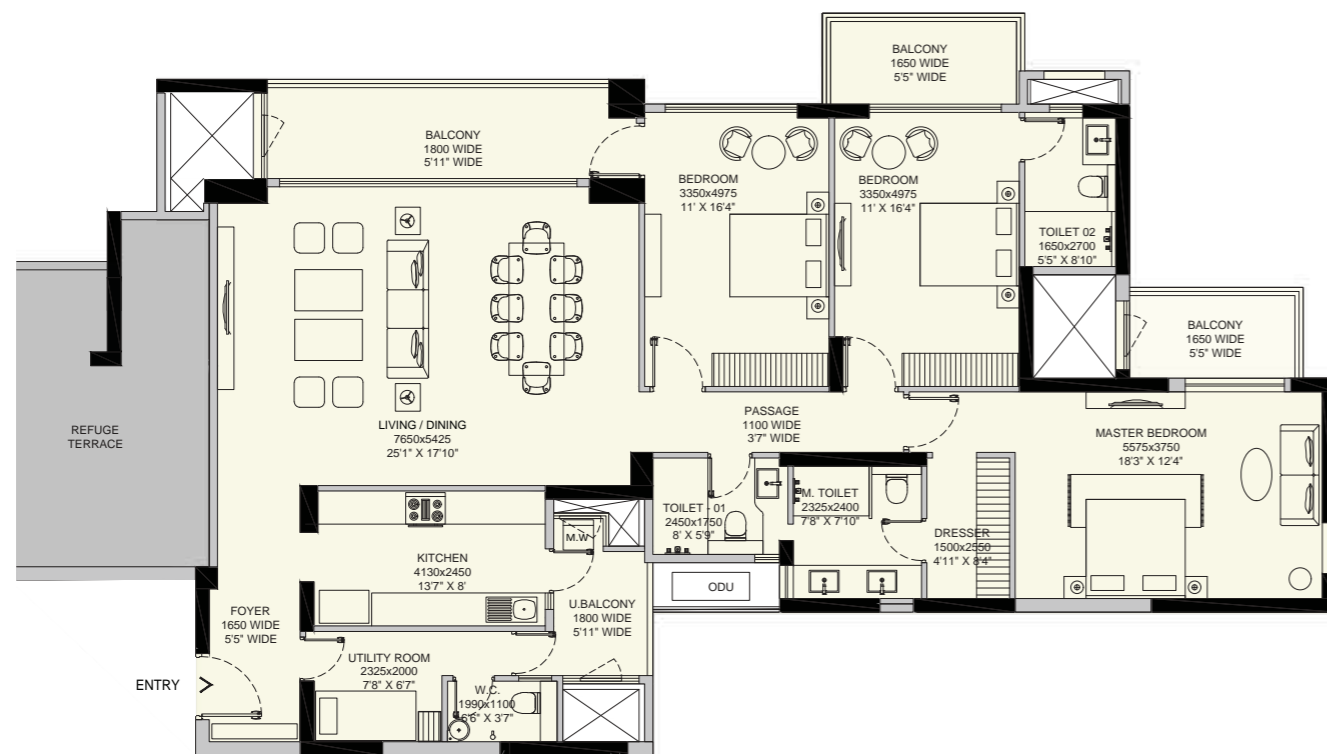
TOWER 2



NOTE - The floor plans, layout plans, areas, dimensions and specifications mentioned hereinabove are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sqm. = 10.764 sq. ft.

### 3BHK + 3T + U-T (TYPE E)

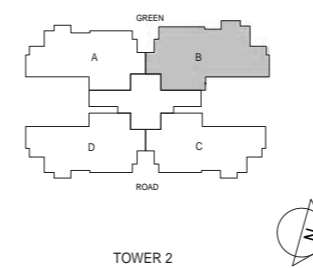
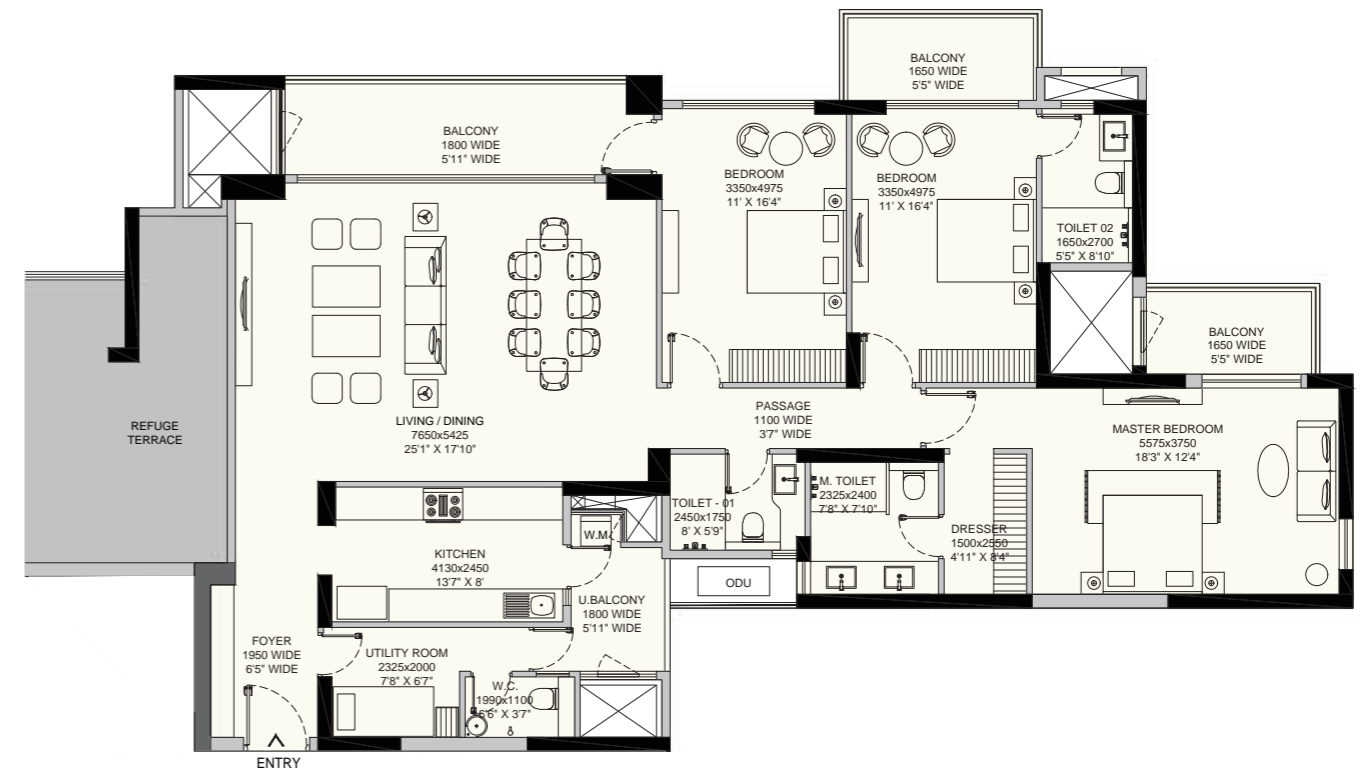
CARPET AREA : 152.32 sq.m.(1640 sq.ft.)  
BALCONY AREA : 27.35 sq.m.(294 sq.ft.)



NOTE - The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sqm. = 10.764 sq. ft.

### 3BHK + 3T + U-T (TYPE F)

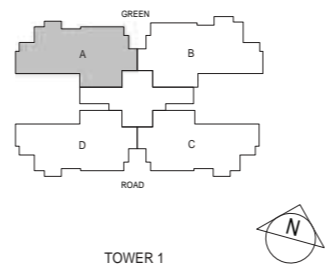
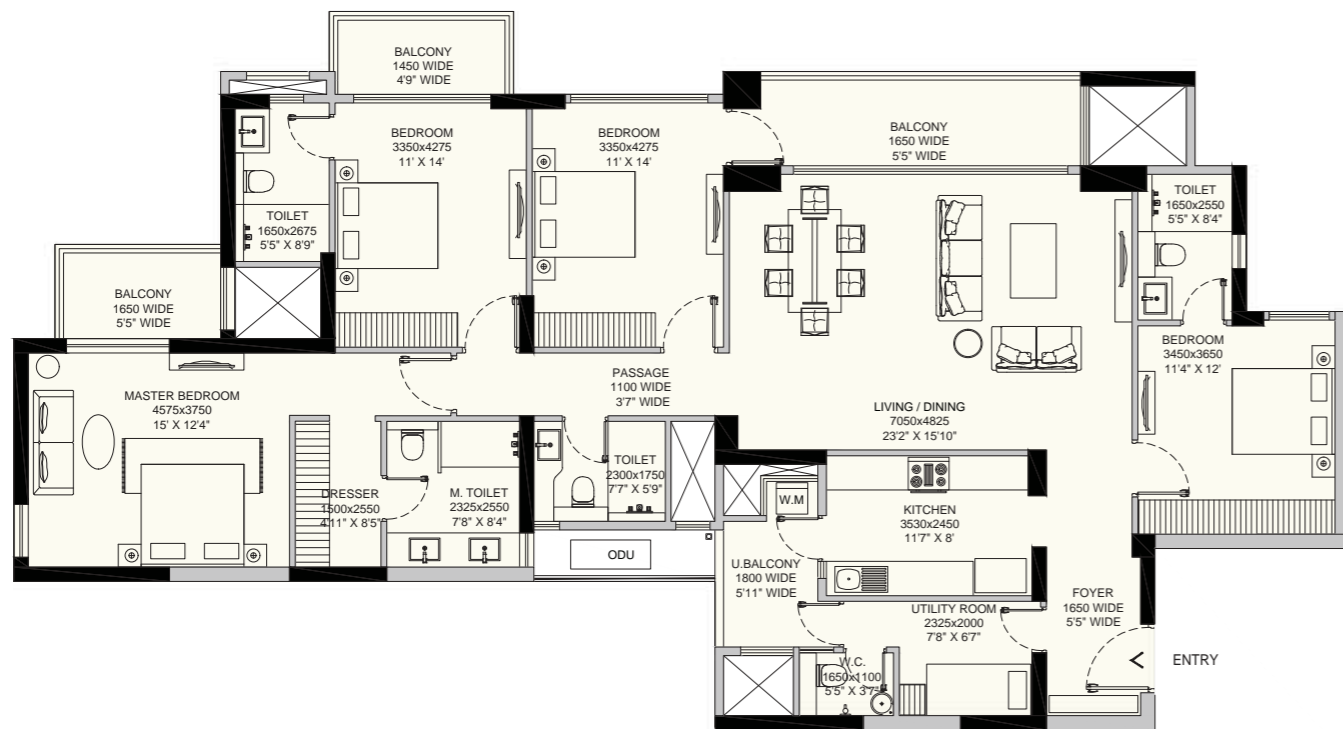
CARPET AREA : 153.14 sq.m.(1648 sq.ft.)  
BALCONY AREA : 27.35 sq.m.(294 sq.ft.)



NOTE - The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sqm. = 10.764 sq. ft.

### 4BHK + 4T + U-T (TYPE A)

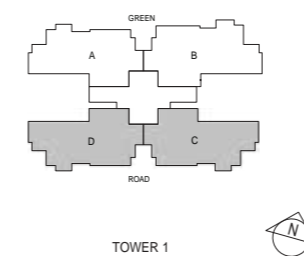
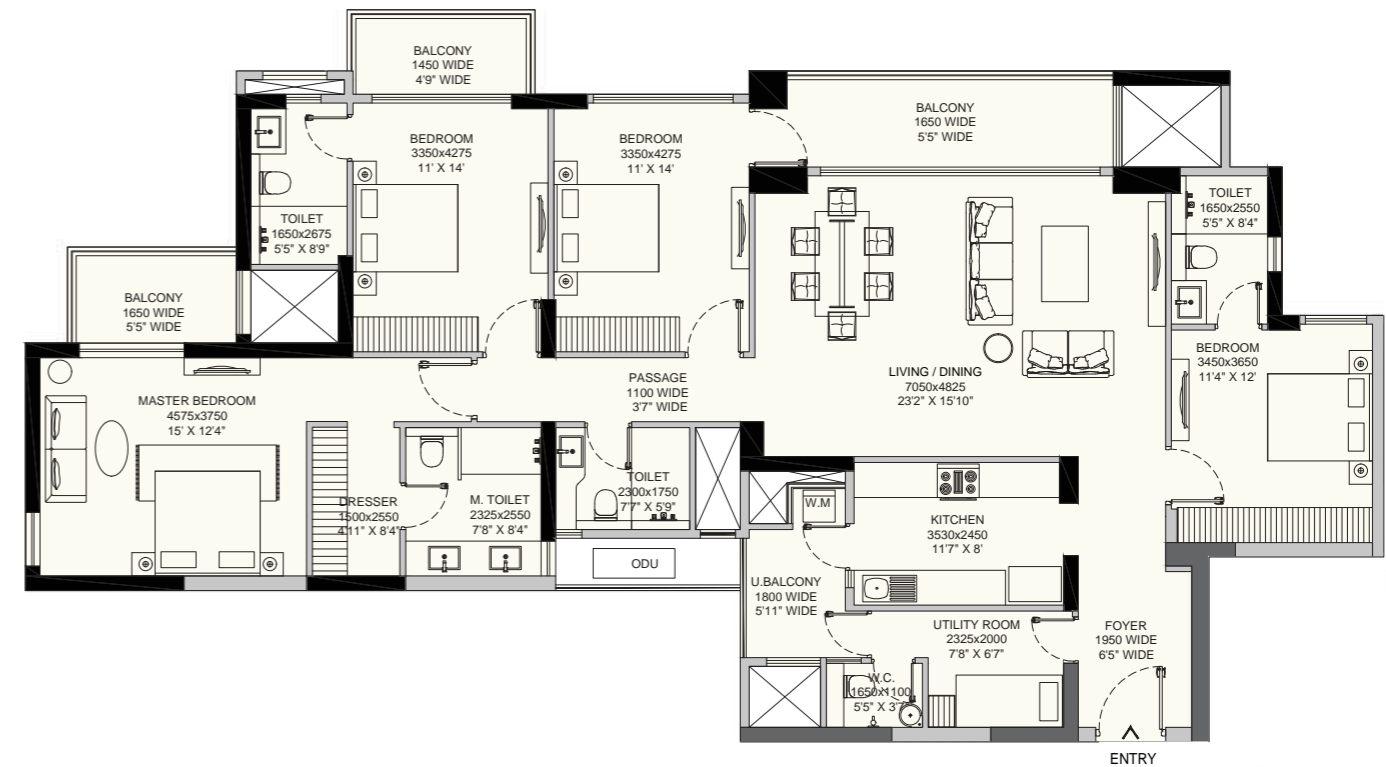
CARPET AREA : 152.43 sq.m.(1641 sq.ft.)  
BALCONY AREA : 23.61 sq.m.(254 sq.ft.)



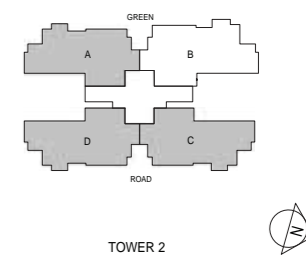
NOTE - The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sqm. = 10.764 sq. ft.

### 4BHK + 4T + U-T (TYPE B)

CARPET AREA : 152.98 sq.m.(1647 sq.ft.)  
BALCONY AREA : 23.61 sq.m.(254 sq.ft.)

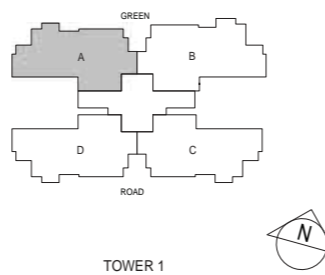
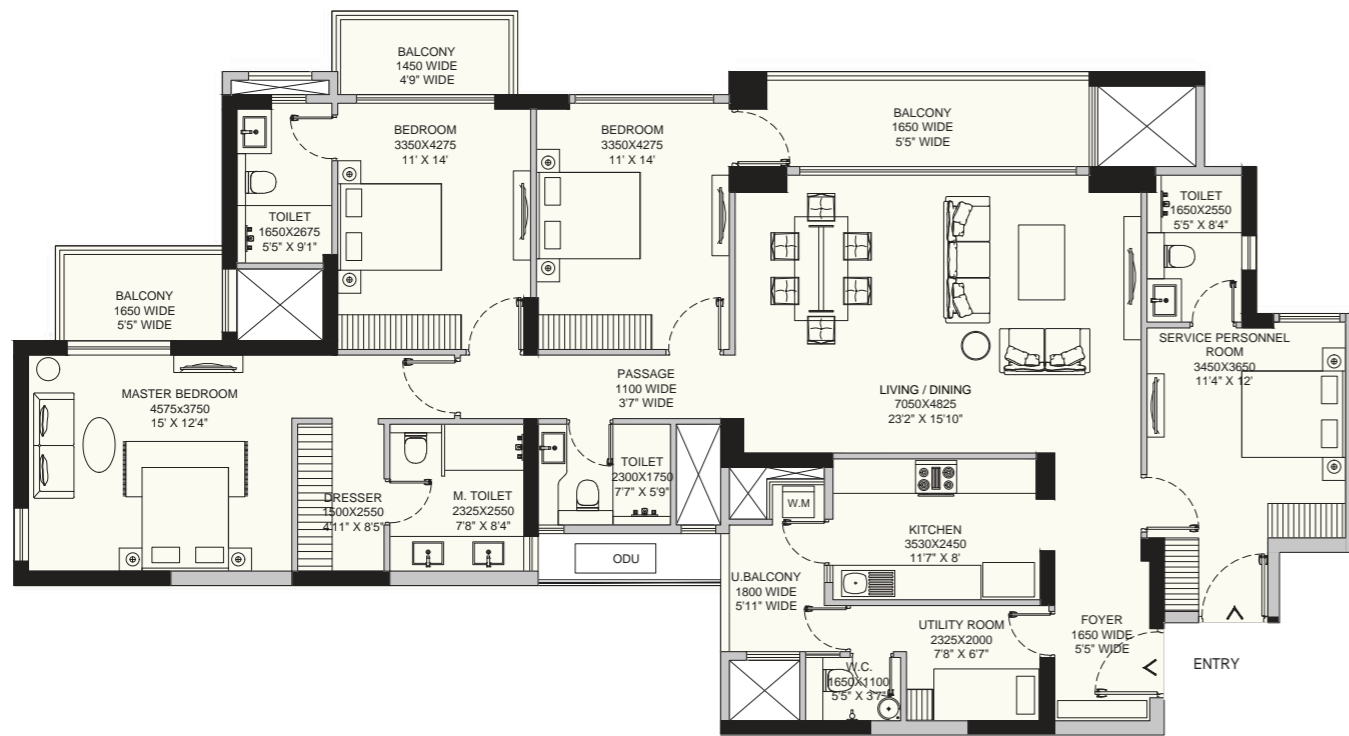


NOTE - The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sqm. = 10.764 sq. ft.



### 4BHK + 4T + U-T (TYPE C)\*

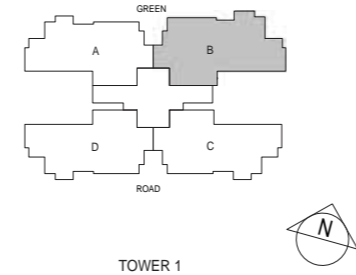
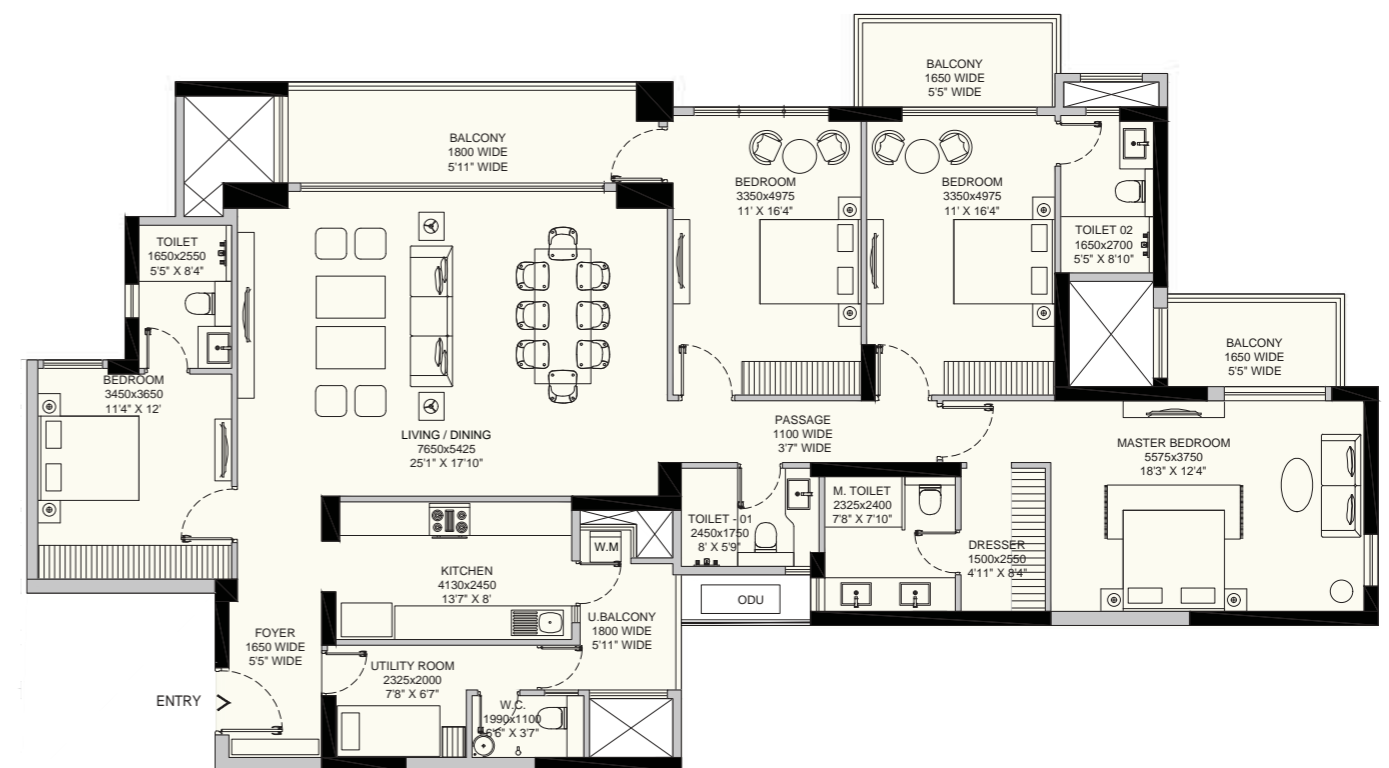
CARPET AREA : 155.10 sq.m.(1670 sq.ft.)  
BALCONY AREA : 23.61 sq.m.(254 sq.ft.)



\*Room usage as per the approved building plan.  
NOTE - The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sqm. = 10.764 sq. ft.

### 4BHK + 4T + U-T (TYPE D)

CARPET AREA : 170.05 sq.m.(1830 sq.ft.)  
BALCONY AREA : 27.35 sq.m.(294 sq.ft.)

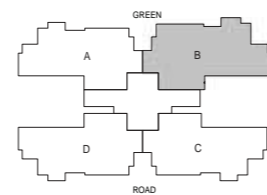
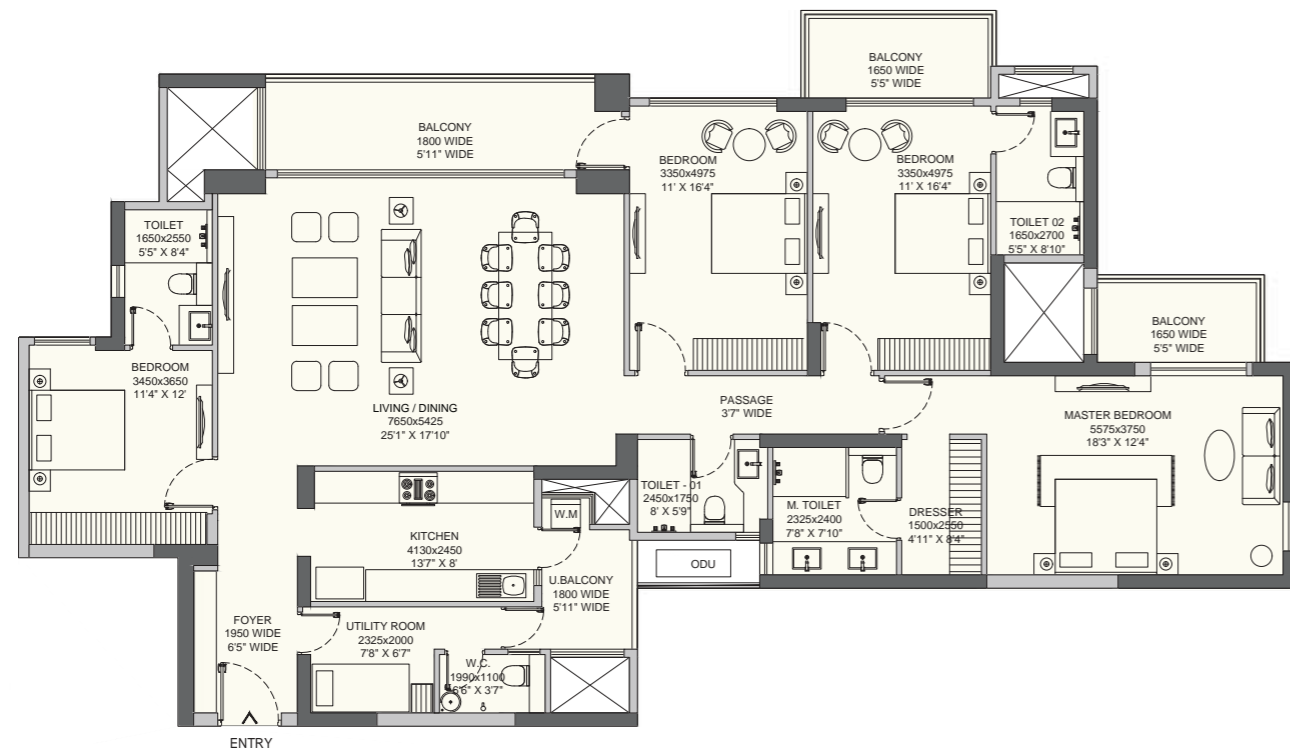


NOTE - The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sqm. = 10.764 sq. ft.

## 4BHK + 4T + U-T (TYPE E)

CARPET AREA : 170.83 sq.m.(1839 sq.ft.)

BALCONY AREA : 27.35 sq.m.(294 sq.ft.)



TOWER 2



NOTE - The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sqm. = 10.764 sq. ft.

# SPECIFICATIONS

**LIVING/DINING/FOYER**

Flooring	:	Marble
Walls	:	Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion with boxing wherever required, for concealing services (extent as per design)

**MASTER BEDROOM**

Flooring	:	Laminated Wooden Flooring
Walls	:	Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion with boxing wherever required, for concealing services (extent as per design)
Wardrobe	:	Modular Wardrobe of standard make

**MASTER TOILET**

Flooring	:	Vitrified/ Ceramic Tiles
Walls	:	Tiles/ OBD Paint
Ceiling	:	OBD, False Ceiling with Trap Door (wherever required)
Counter	:	Artificial Stone/ Stone
Fittings & Fixtures	:	Branded CP Fittings & Chinaware Fixtures Shower partition with frosted film

**OTHER BEDROOMS**

Flooring	:	Laminated Wooden Flooring
Walls	:	Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion with boxing wherever required, for concealing services (extent as per design)
Wardrobe	:	Modular Wardrobe of standard make

**OTHER TOILET**

Flooring	:	Vitrified/ Ceramic Tiles
Walls	:	Tiles/ OBD Paint
Ceiling	:	OBD, False Ceiling with Trap Door (wherever required)
Counter	:	Artificial Stone/ Stone
Fittings & Fixtures	:	Branded CP Fittings and Chinaware Fixtures

**KITCHEN**

Flooring	:	Vitrified Tiles
Walls	:	Tiles/ Acrylic Emulsion Paint
Ceiling	:	Acrylic Emulsion with boxing wherever required, for concealing services (extent as per design)

Counter	:	Artificial Stone/ Stone
Modular Kitchen	:	Kitchen Appliances (Hob, Chimney and White Goods-Oven, Microwave, Dishwasher, Refrigerator, Washing machine & RO system)
Fittings & Fixtures	:	Kitchen Sink with CP Fittings

**BALCONIES & TERRACES**

Flooring	:	Vitrified/ Ceramic Tiles
Walls	:	Exterior Grade Paint
Ceiling	:	Exterior Grade Paint
Railing	:	Combination of Glass and MS Railing

**EXTERNAL DOOR WINDOWS**

External Door	:	
Windows	:	UPVC/ Aluminium

**INTERNAL DOORS**

Internal Doors	:	Engineered Flush Door with laminated finish
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**AIR CONDITIONING**

AC	:	VRV/ VRF with High wall units in Bedrooms, Living/ Dining and Kitchen
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**ELECTRICAL SWITCHES**

Electrical switches	:	Modular switches
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**SMART FEATURES**

Digital Lock	:	Smart Lock at Main Apartment door
Video Door Phone	:	On Main Apartment Door
EV Charging	:	EV charging points @1 Parking spot per apartment
Air Purifiers	:	Branded Standalone Air Purifiers in Living & Dining, all bedrooms and Ground Floor entrance Lobby of each tower

**INTERNAL CIRCULATION VEHICLE**

EV Buggy	:	One 6 Seater Electrical Buggy per tower
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## ABOUT EMAAR

One of the most trusted and admired real estate groups worldwide, Emaar stands synonymous with thoughtful architecture, excellent engineering and impeccable execution. With proven competencies across a portfolio commercial, residential, retail, hospitality and leisure, Emaar is a well-recognised name, known for its iconic assets in Dubai and other international markets. Emaar India carries its global legacy with a portfolio of remarkable residential and commercial spaces across the country, viz. Delhi/NCR, Mohali, Lucknow, Indore, and Jaipur.



Reference Image

# AMARIS

AMARIS ("Project") [HRERA registration No. RC/REP/HARERA/GGM/885/617/2024/112 Dated 14.11.2024. (website: www.haryanarera.gov.in) – Registered by Emaar India Limited (CIN: U45201DL2005PLC133161) ("Company"), Revenue Estate of Village Nangli Umarpur, Sector 62, Gurugram-Manesar Urban Complex, Haryana, India admeasuring 24,758.628 sq. m. (6,118 Acres) The Project comprises of group housing colony with facilities and amenities thereto being developed in a planned manner over a period of time pursuant to receipt of License bearing License no. 265 of 2007 dated 2.12.2007 renewed by Memo No. LC-1027-JE(VA)-2019/1597 dated 20.01.2020 (valid till 01.12.2024) by the Director, Town and Country Planning, Haryana, approved building plan vide Memo No. ZP-391-II/PAIDK/2024/31727 dated 16.10.2024.

Nothing contained herein intends to constitute a legal offer and does not form any legally binding agreement. All information, images and visuals, drawings, sketches, representations, plans, specifications, artistic renderings, areas, sizes, shapes and positions and whatever facilities amenities shown are merely artistic impressions and not to scale. The distances given are a rough estimation. The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and are requested to verify all the details, specifications including areas, amenities, payment plans, services and other relevant information/terms independently, and have a thorough understanding of the same and take appropriate advice prior to concluding any decision for buying of any unit or in relation to the Project.

The Company and/or its directors, employees, are not liable for any consequence of any action taken by the viewer and for any direct, indirect, special or other consequential damages by relying on such material information contained herein including, without limitation, any loss of profits, business interruption, loss of programs or other data on viewer's/ recipient's information handling system or otherwise, even if the Company and/or its directors, employees are expressly advised of the possibility of such damages.

Any construction to be put up shall be subject to approval of building layout plans as per architecture guidelines for development of the respective plots by competent authority and by the developer / maintenance agency / association of allottees / RWA. Use of information will be governed by Indian Laws, Real Estate (Regulation and Development) Act, 2016. Courts at Gurugram, Haryana shall have exclusive jurisdiction.

1. 135 EWS units were approved and built in Phase-1 along with the convenient stores as the License is for the complete project (14,025 acres).

2. Main GMDA Domestic Water Supply connection is common for Digi homes and Amaris.

3. 750 KLD STP in Digi homes, is common for both the projects. There is one additional 140 KLD STP in Amaris, which is catering only the Tower-1 and Club building of Amaris.

4. 33 KV Power connection for Digi homes and Amaris, is common and Single point metering is approved.

5. For the Unit Layout 4BHK+4T+U-T (TYPE-C), the room usage will be as per the approved building plans.

6. The Project is GRIHA (Green Rating for Integrated Habitat Assessment) pre-certified and may be verified from the QR Code attached in the advertisement.

For more information please contact Email: [IN\\_marketing@emaar.ae](mailto:IN_marketing@emaar.ae) or visit: [in.emaar.com](http://in.emaar.com)

1 sq. m = 0.00024711 acre / 1.1959 sq. yds. / 10.764 sq. ft.

4046.86 square meters or 4840 square yards = 1 Acre, 1 square meters = 10.764 square feet

All size measurements in the layout are mentioned with three decimals.

Emaar India Limited

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.



OFF GOLF COURSE EXTENSION ROAD, SECTOR 62, GURUGRAM

EMAAR  
INDIA



# EMAAR

INDIA

## PRICING

TYPOLOGY	2BHK-UT (8 UNITS)	3BHK-UT (258 UNITS)	3BHK-L-UT (8 UNITS)	4BHK-UT (189 UNITS)	4BHK-L-UT (59 UNITS)
Carpet area from (SQ.M.)	97.85	117.43	134.79	152.43	170.04
Carpet area to (SQ.M.)	98.29	117.95	153.14	155.10	170.83
Price from (Rs. Cr.)	3.25	4.25	4.95	5.45	6.35
Price to (Rs. Cr.)	3.45	4.60	5.85	5.95	6.50
EOI amount (Rs.)	50,000	50,000	50,000	50,000	50,000
Booking amount (Rs.)	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000



AMARIS

# EMAAR

INDIA

## CONTACT OUR RELATIONSHIP MANAGERS

RELATIONSHIP MANAGERS	CONTACT NUMBERS
Abhay Gautam	+91-9971079692
Akib Rafik Atar	+91-7973663469
Archit Yadav	+91-9999136642
Ashutosh Srivastava	+91-9711534982
Ativ Khanna	+91-8447733944
Gaurav Sehra	+91-9810647361
Gauri Seth	+91-9910111664
Kashish Shrivastav	+91-9818797319
Mohit Yadav	+91-9899100085
Riya Sharma	+91-9971337110
Sakshi Arora	+91-9810638720
Sakshi Sharma	+91-8287386099
Sarthak Chaubey	+91-9711515656
Siddhant Bhatia	+91-9958286333
Shubham Sakhuja	+91-9210635879
Swapnil Gupta	+91-9565290477
Vikrant Sirohi	+91-9999080310



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