



AURA BUILDERS & DEVELOPERS PVT. LTD.
6th Floor, Tower – 1, M3M International Financial Center,
Golf Course Extension Road, Sector – 66, Gurugram, Haryana –122101

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Design TO BELONG

At Origen, we believe true value lies beyond construction - it lies in how a space lives, breathes, and evolves with its residents. Guided by our brand philosophy, "Design to Belong," every development is envisioned as a natural extension of its inhabitants, where the design is beyond just aesthetic, it is deeply intentional and experience-led.

OVER 3 DECADES OF TRUST

Origen Realty was born with a mission to create thoughtfully crafted luxury ecosystems that nurture wellbeing, inspire connection and support meaningful progress - guided always by a people-first approach.

OUR LEGACY

PROVEN DELIVERY

With 5.5 Lakh+ Sq. Mtr. (6 Mn.+ Sq. Ft.) delivered and 250+ projects completed, our expertise spans the most demanding sectors - from industrial complexes to hospitality landmarks.

TRUSTED BY THE WORLD'S BEST

Construction partners to some of the world's most respected brands.

OVER 30 YEARS OF EXCELLENCE

With 2 generations of business excellence and 30+ years of experience in construction and design, we blend the wisdom of the past with the ambition of the future.

DEBT-FREE STABILITY

We stand apart as a Zero Debt Brand. We build with our own strength, ensuring that our promises are never at the mercy of the market.

CHAIRMAN'S MESSAGE

We envision spaces not just as structures, but as meaningful experiences. For us, design begins with people, placing human experience at the core of luxury and lifestyle. We are not here to simply add to the inventory, but to raise the standard of what real estate can be.

Our approach is guided by values that truly uplift. Customer centricity remains fundamental, because trust is built when people feel genuinely understood. We hold ourselves to uncompromising standards, with excellence as a benchmark in everything we design and deliver.

Equally, we recognise the responsibility design carries towards the environment and society. So, sustainability is integral to our thinking, ensuring that what we create today continues to hold value for generations to come.

The Oryza is our first project, which encapsulates the rich culmination of design uplifting human life across every sphere of being and belonging. So that homes become an expression of a life, designed beautifully.



MR. DEEPAK SANGWAN

CHAIRMAN | ORIGEN REALTY

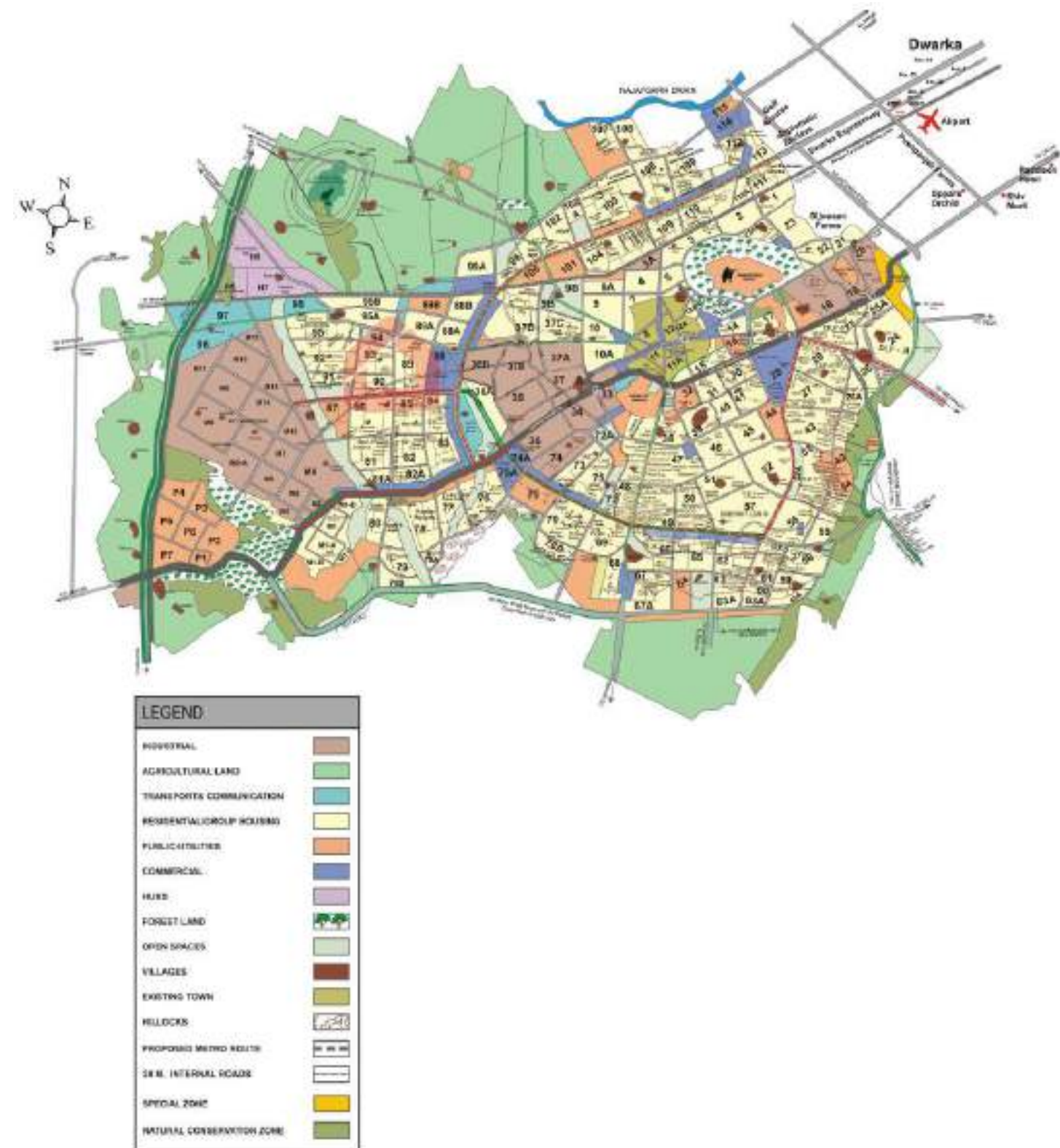
AN AMBITIOUS START. A MULTIFOLD FUTURE.

Origen is projecting a sales topline of INR 3,000 crore for their first project. By focusing on a steady, phased rollout within the local micro-market over the next 2-3 years, the company plans to rapidly scale its operations. This strategic approach is designed to turn their first-year success into multifold growth, cementing a dominant presence in the region.



Artistic Impression

GURUGRAM MASTER PLAN



Disclaimer: This is a graphical representation of the actual map, and we cannot guarantee the validity of the information shown here. The information on this map is for informational purposes only. Please refer to the actual map for accurate details and clarification before making any investment decisions.

GURUGRAM - INDIA'S OPPORTUNITY CAPITAL

Gurugram has evolved from a speculative market into a mature, infrastructure-led ecosystem.



EASE OF ACCESS: DWARKA EXPRESSWAY

- Improved connectivity to IGI Airport & Delhi
- Metro expansions: Upcoming
- Sector 56, Panchgaon Metro line with a station at Sec 88 (3 km away)



MNC & GCC ECOSYSTEM

- Driving consistent housing demand from a high-income professional base
- 31 Mn Sq. Ft. absorbed by GCCs in 2025 - record high
- 15.2% NCR vacancy rate – lowest in 5 years

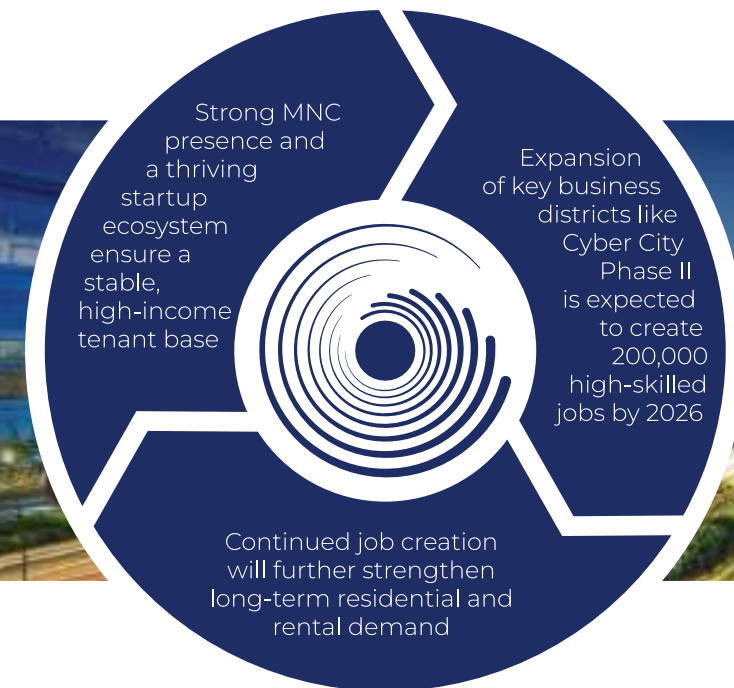


HIGH POTENTIAL INVESTMENT HUB

- Residential sales crossed ₹25,000 Cr in 2023 alone
- Rental Returns: Typically, 3.5 - 5% for residential & 10 - 16% for commercial assets

Sources: ANAROCK NCR Q1 2025 Residential Market Viewpoints [8] | JLL India Residential Dynamics Q4 2025 [9] | ANAROCK Rental Yield Report Q1 2024 [36]

GURUGRAM: THE GLOBAL CORPORATE MAGNET



THE GROWTH CORRIDOR DWARKA EXPRESSWAY

UNMATCHED CONNECTIVITY

The 27.6 km, 16-lane Dwarka Expressway has transformed accessibility.

EPICENTRE OF GROWTH

70% of all new launches in Gurugram are concentrated along Dwarka Expressway.

RISE OF LUXURY LIVING

38% of new launches fall in the luxury segment, drawing premium buyers.

RAPID PRICE SURGE

Property prices nearly doubled (₹9,434 - ₹18,668/sq ft) from 2020 to 2024, with an additional 40–60% growth expected by 2030.



SECTOR
88A
THE CROWN OF
DWARKA EXPRESSWAY



**CURRENT
POPULATION**
Around 3,500
residents are
already living
in the sector
as of 2026.



**OCCUPANCY
& SUPPLY**
Approximately 30–40%
of the area is developed,
while the rest is under
active construction or
comprises undeveloped
land parcels.



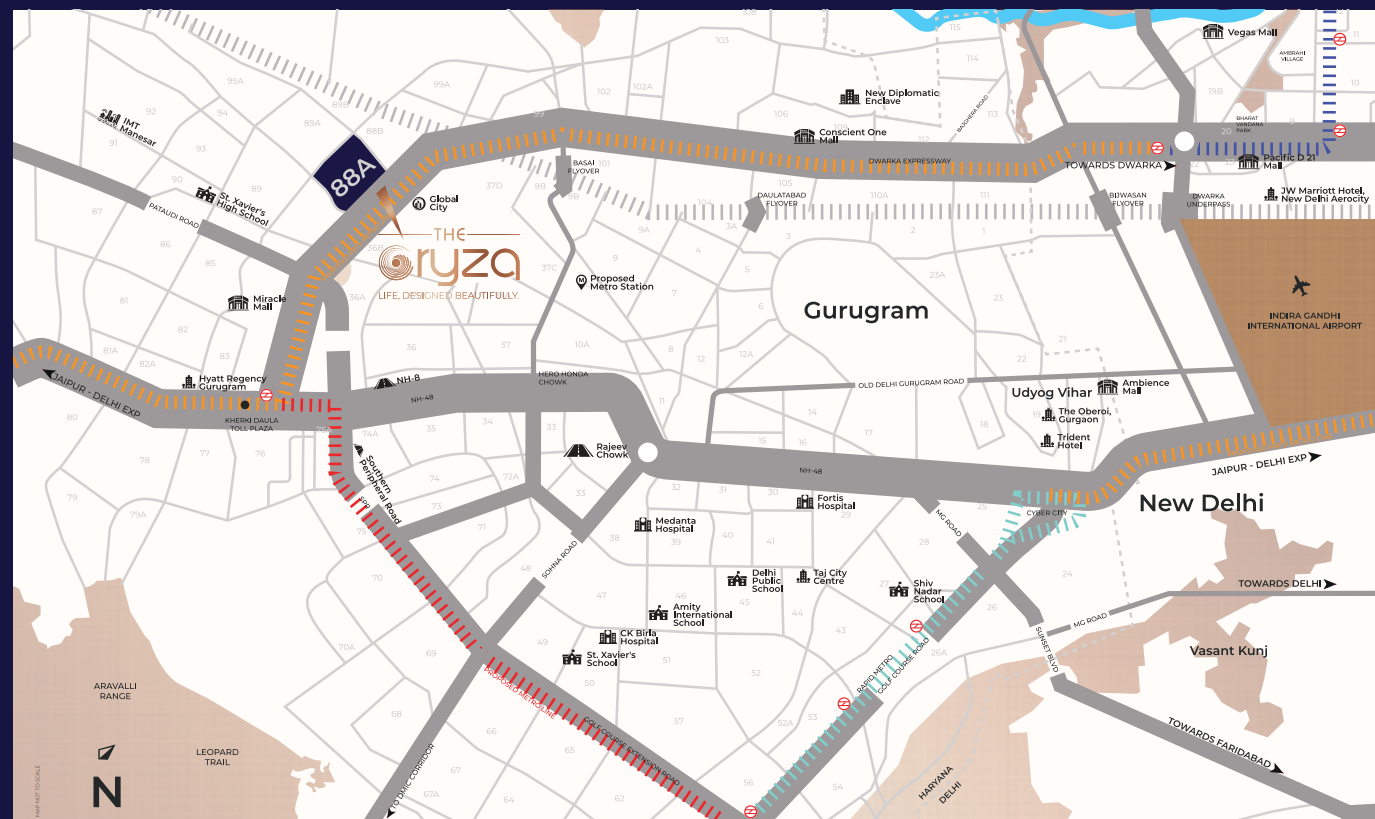
**UNPRECEDENTED
GROWTH**
A consistent 12–18%
YOY growth is
expected in the
high-growth corridors
of Sector 88A through
2026–2030.

Source: JLL, Knight Frank, Anarock Research (2024–25)

AT THE
EPICENTER
OF EVERYTHING
THAT MATTERS

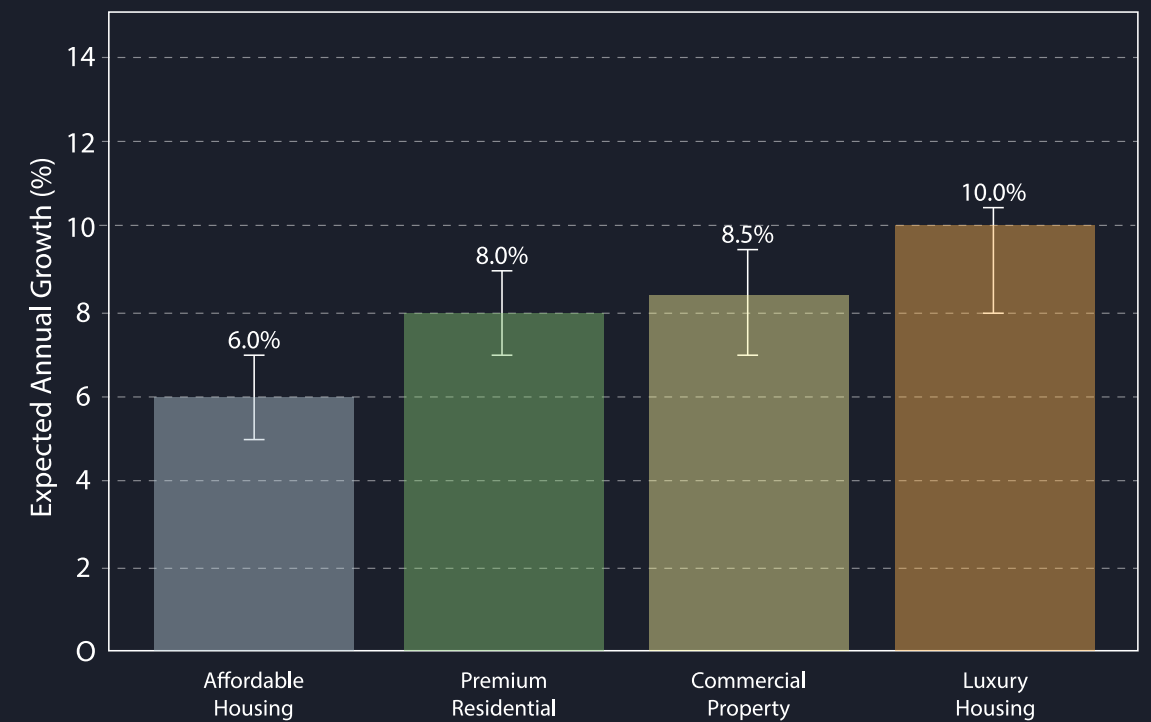
- Global City - 2 mins*
- NH-8 - 5 mins*
- Southern Peripheral Road - 5 mins*
- IMT Manesar - 5 mins*
- Miracle Mall - 10 mins*
- Proposed Metro Station - 10 mins*
- Hyatt Regency Gurugram - 10 mins*
- St Xavier's High School - 15 mins*
- Medanta Hospital - 20 mins*
- Rajeev Chowk - 20 mins*
- IGI Airport - 25 mins*
- New Diplomatic Enclave - 25 mins*

*Depending on traffic conditions.



CONNECTIVITY: ■ IGI TO SECTOR 88A ■ SPR TO SECTOR 88A ■ NH-8 TO SECTOR 88A

GURUGRAM REAL ESTATE GROWTH FORECAST (2026)



Source: JLL, Knight Frank, Anarock Research (2024–25)

THE NEXT PHASE OF GROWTH (2026–2030)

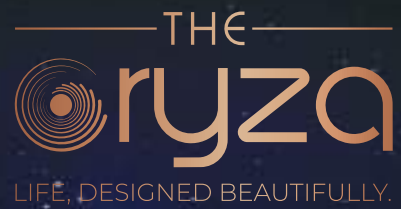
Luxury housing in Gurugram is witnessing a sustained boom of 8–15%, driven by rising demand from HNIs, NRIs, and corporate professionals.

Continued corporate expansion is fuelling both residential and commercial growth of 7–12% on developed value.

The market is positioned for sustained long-term appreciation, supported by infrastructure growth, and strong investor confidence.

A consistent 12–18% year-over-year (YoY) growth is expected in high-growth corridors like Sector 88A through 2026–2030.

Source: JLL, Knight Frank, Anarock Research (2024–25)



Vertical forms that perform environmentally, structurally, and experientially.

MARVEL OF ENGINEERING

Two 45-storey towers (Phase 1)

ENVIRONMENTAL INTELLIGENCE

A climate-responsive design shaped by sun and wind.

- Reduced heat gain with recessed balconies
- Enhanced cross-ventilation
- Optimised daylight and privacy

CLIMATE-RESPONSIVE DESIGN



GRIHA

GREEN RATING FOR
INTEGRATED HABITAT ASSESSMENT



GRIHA Pre-Certified Project

DESIGN VISIONARIES

AN EXCEPTIONAL TEAM BRINGING
THIS LANDMARK VISION TO LIFE

Architect
Hafeez Contractor

Hafeez Contractor
Concept Architect

ACPL[®]
INDIA • DUBAI

ACPL
Resident Architect



Oracles
Landscape Consultant

essentia[®]

Essentia Environments
Interior Design Consultant



NNC Design
Structural Proof Consultant



Sanelac
MEP Consultant



Acecon Engineers
Structural Consultant



GREEN LANDSCAPE

Wellness In-built



TOWER LOBBY

Exquisite Sophistication



CLUB LOBBY

Awe-inspiring Grandeur



CLUB O

9290.30+ Sq. Mtr. (Approx. 1,00,000+ Sq. Ft.)
of pure luxury

The clubhouse is programmatically zoned
into three distinct experiential layers with

80+ PREMIUM AMENITIES



FOR THE
BODY

FULLY-EQUIPPED MODERN GYM



TEMPERATURE-CONTROLLED POOL



JOGGING & CYCLING TRACKS



FOR THE
MIND

MEDITATION GARDEN



BUSINESS CENTER



PODCAST & RECORDING STUDIO





YOGA PARK

OUTDOOR CABANAS

SPA



INDOOR KIDS' PLAY ZONE

KIDS' SPLASH POOL

OUTDOOR KIDS' PLAY PARK



FINE DINE RESTAURANT

BANQUET HALL

SKY LOUNGE



PET PARK

BOWLING ALLEY

ON-SITE HEALTH CLINIC





MASTER PLAN

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TYPICAL - 3BHK TYPE 1

Carpet Area: 1,142 Sq. Ft. (106.09 Sq. Mtr.)

Apartment Area: 1,675 Sq. Ft. (155.61 Sq. Mtr.)

Super Built-Up Area: 2,350.00 Sq. Ft. (218.32 Sq. Mtr.)



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TYPICAL - 3BHK TYPE 2

Carpet Area: 1,351 Sq. Ft. (125.51 Sq. Mtr.)
Apartment Area: 1,941 Sq. Ft. (180.32 Sq. Mtr.)
Super Built-Up Area: 2,725.00 Sq. Ft. (253.16 Sq. Mtr.)



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TYPICAL - 3BHK TYPE 3

Carpet Area: 1,395 Sq. Ft. (129.59 Sq. Mtr.)
Apartment Area: 1,996 Sq. Ft. (185.43 Sq. Mtr.)
Super Built-Up Area: 2,795.00 Sq. Ft. (259.66 Sq. Mtr.)



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— THE —
 ryza
LIFE, DESIGNED BEAUTIFULLY.





Over 3 decades of trust

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With over 5.5 Lakh+ Sq. Mtr. delivered and 250+ projects completed, our expertise spans the most demanding sectors - from industrial complexes to hospitality landmarks.

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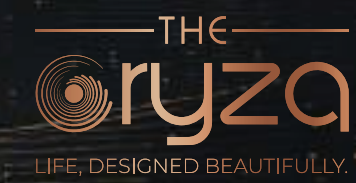
Design to Belong

Our philosophy, "Design to Belong," is rooted in the conviction that a residence should be a natural extension of the residents who inhabit it. At Origen Realty, we move beyond construction to focus on the quiet, personal moments that make up your day.

By blending professional precision with a deep understanding of human connection, we ensure that every square foot is intentional and every design choice is purposeful. We don't just build structures, we curate environments that feel intuitive and welcoming from the very first moment.

To us, a home is only complete when it resonates with your identity, creating an atmosphere where you don't just reside, but truly belong.





Curated luxury

Envisioned as a striking architectural landmark, The Oryza brings together refined planning, contemporary aesthetics, and world-class craftsmanship - for a life, beautifully designed.

It offers 3 and 3.5 BHK residences that ensure exclusivity and privacy. With its soaring elevation and meticulously crafted façade, it will be a defining icon on Gurugram's skyline.




Luxury
Next Level


Design
Cutting-edge


Location
Exceptional


Architecture
Intelligent

Sector
88A
Gurugram

The Crown of
Dwarka Expressway

Strategically poised at the confluence of the Dwarka Expressway, NH 48, and the upcoming Central Peripheral Road, this distinguished enclave is redefining premium urban living.

Just minutes away from every major landmark and encircled by multiple residential projects, modern retail, world-class healthcare and reputed schools, this is NCR's most sought after location.



— THE —
ryza
LIFE, DESIGNED BEAUTIFULLY.



location
Exceptional



Sector
88A
Gurugram



NCR's Finest Location

Connectivity

Global City	- 2 mins
NH 8	- 5 mins
Proposed Metro Station	- 8 mins
IGI Airport	- 25 mins

Schools

St. Xavier's School	- 20 mins
Amity International School	- 22 mins
Delhi Public School	- 24 mins
Shiv Nadar School	- 30 mins

Hospitals

Medanta Hospital	- 18 mins
CK Birla Hospital	- 20 mins
Artemis Hospital	- 22 mins
Fortis Hospital	- 25 mins

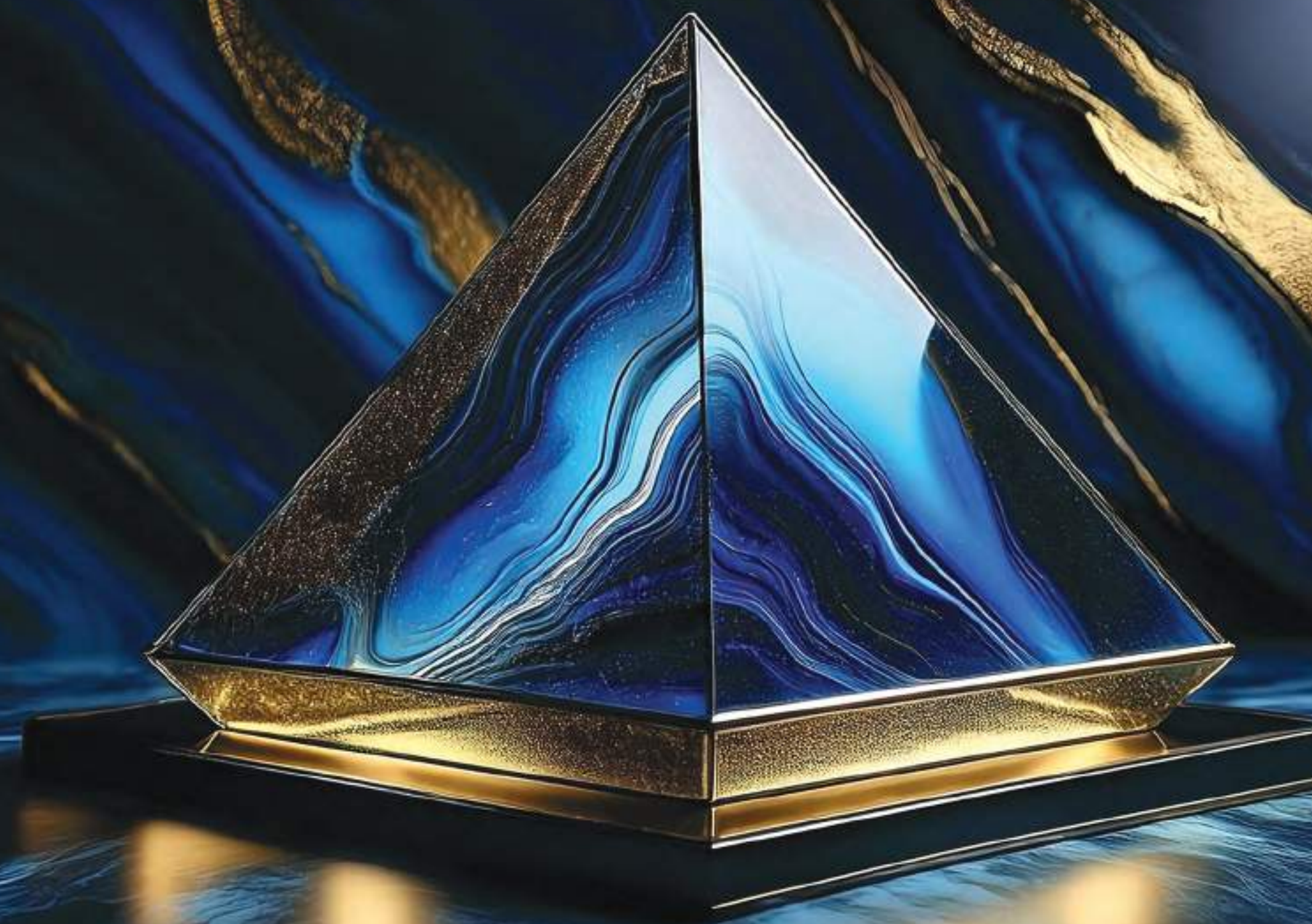
Hotels

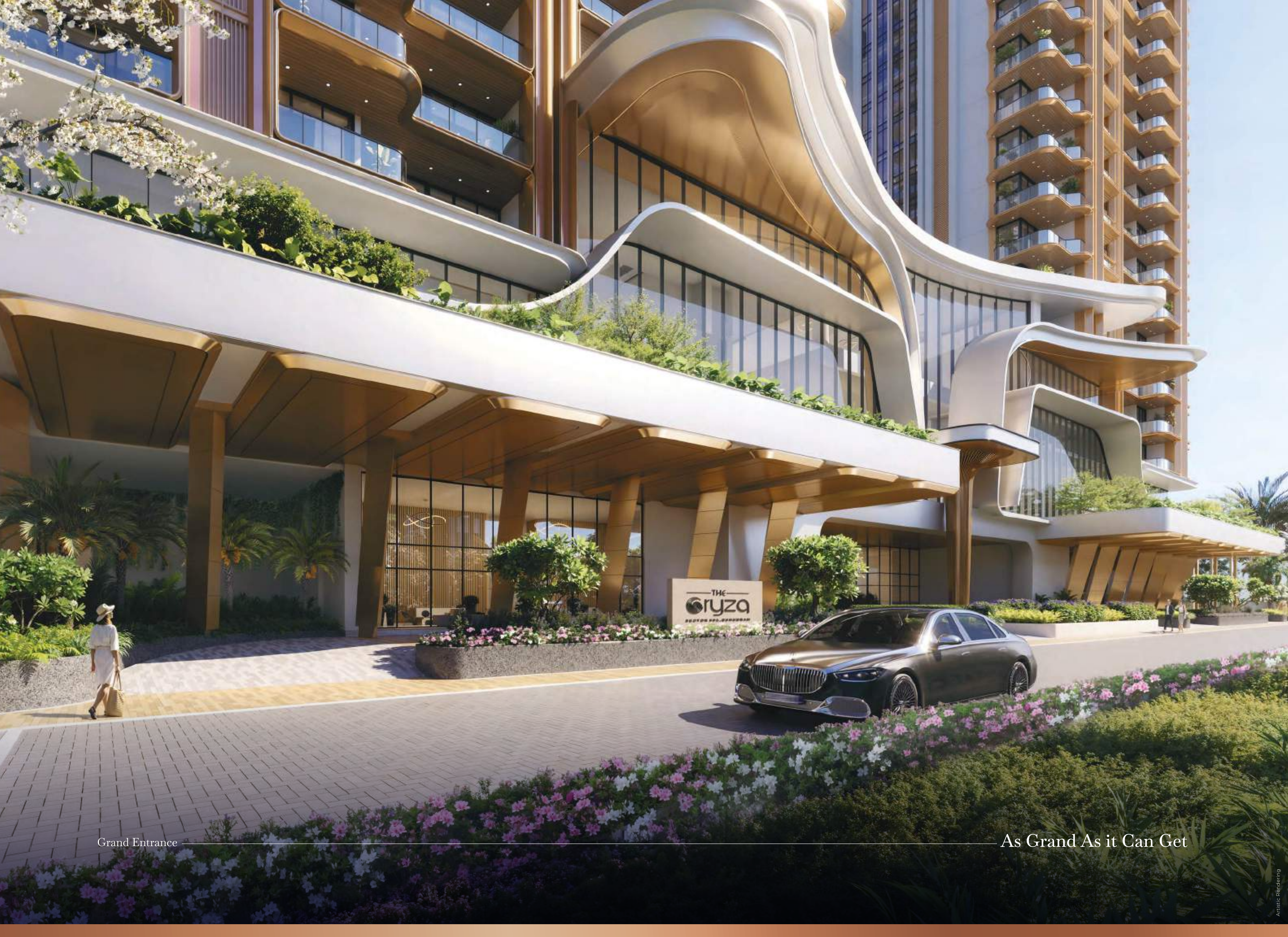
Taj City Centre, Gurugram	- 24 mins
Trident Hotel, Gurugram	- 28 mins
The Oberoi, Gurugram	- 28 mins
JW Marriott Hotel, Aerocity	- 32 mins

Malls

Miracle Mall	- 5 mins
Conscient One	- 16 mins
Ambience Mall	- 28 mins
Pacific D21 Mall	- 30 mins

luxury
next level





Grand Entrance

As Grand As it Can Get

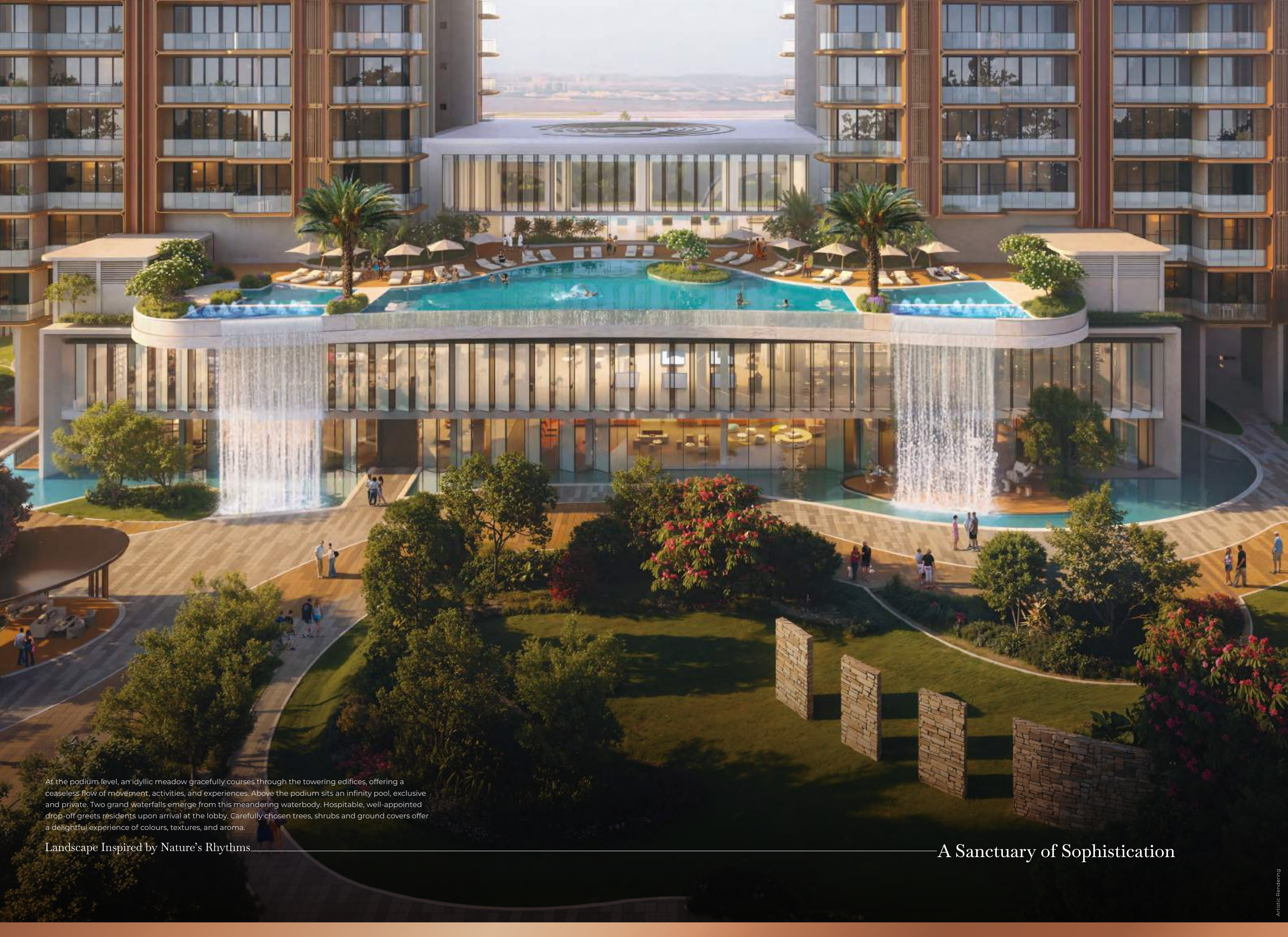


Tower Lobby

Exquisite Sophistication



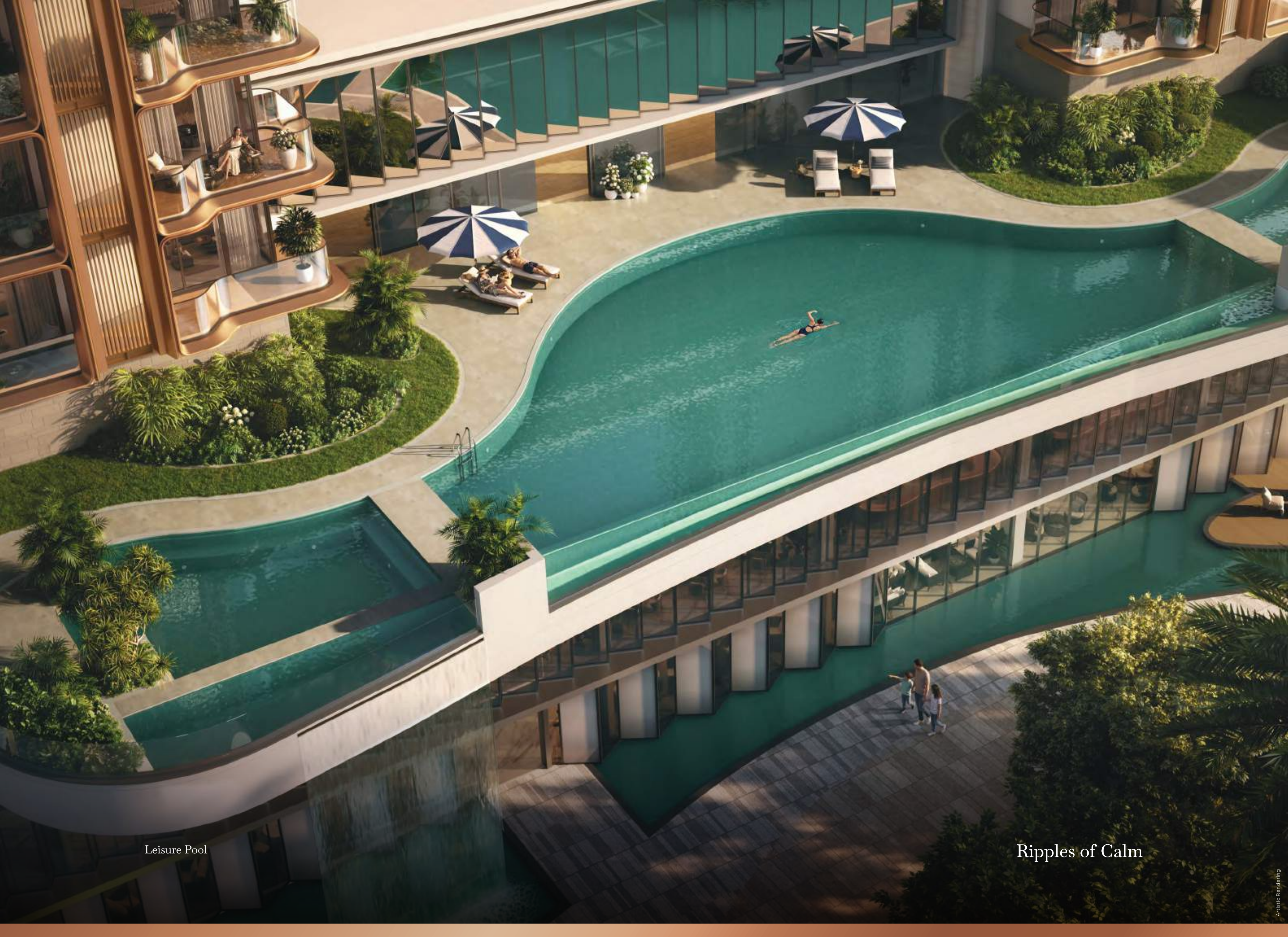
design
Cutting-edge



At the podium level, an idyllic meadow gracefully courses through the towering edifices, offering a ceaseless flow of movement, activities, and experiences. Above the podium sits an infinity pool, exclusive and private. Two grand waterfalls emerge from this meandering waterbody. Hospitable, well-appointed drop-off greets residents upon arrival at the lobby. Carefully chosen trees, shrubs and ground covers offer a delightful experience of colours, textures, and aroma.

Landscape Inspired by Nature's Rhythms

A Sanctuary of Sophistication



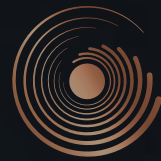
Leisure Pool

Ripples of Calm



architecture

Intelligent



Forms that Perform. Environmentally. Structurally. Experientially.

The Oryza is a concept-driven habitat where design meets intelligence and purpose.

Thoughtfully planned to enhance comfort, efficiency, and privacy, this is not just luxury by appearance but by performance. Here, every detail is designed to elevate how you experience your everyday life.



Marvel of Engineering

- Two 45-storey towers (Phase 1)
- Engineered façade systems
- Wind-informed massing
- Pedestrian-first planning
- Hospitality-inspired spatial sequencing
- Infrastructure-led sustainability

Environmental Intelligence

Conceived as a climate-responsive vertical community, the towers are positioned and proportioned through solar path studies, wind analysis and privacy mapping.

- Reduced solar heat gain through recessed balconies
- Enhanced cross-ventilation logic
- Optimised orientation for daylight and privacy

Wind tunnel simulations and computational modelling inform the tower geometry to:

- Reduce vortex shedding at upper levels
- Minimise downdraft at podium level
- Enhance balcony comfort
- Optimise structural efficiency





Club O

9290.30+ Sq. Mtr. (Approx. 1,00,000+ Sq. Ft.) of pure luxury

The clubhouse is programmatically zoned into three distinct experiential layers with

80+ Premium Amenities

for the
Body





Fully-equipped Modern Gym

Box Cricket



Badminton Court



Squash Court



Basketball Half Court



Table Tennis Hall

Tennis Court



Temperature-controlled Pool



Dance & Zumba Studio



Jogging & Cycling Tracks



for the
Mind



Business Center



Library



Meditation Garden



Podcast & Recording Studio





for the
Soul



Open-Air Yoga Space

Spa



Jacuzzi



Outdoor Cabanas



Nature Trail





for the
Good Times



Club Lobby

Awe-inspiring Grandeur



Fine Dine Restaurant

Banquet Hall



Barbecue Station



Sky Lounge



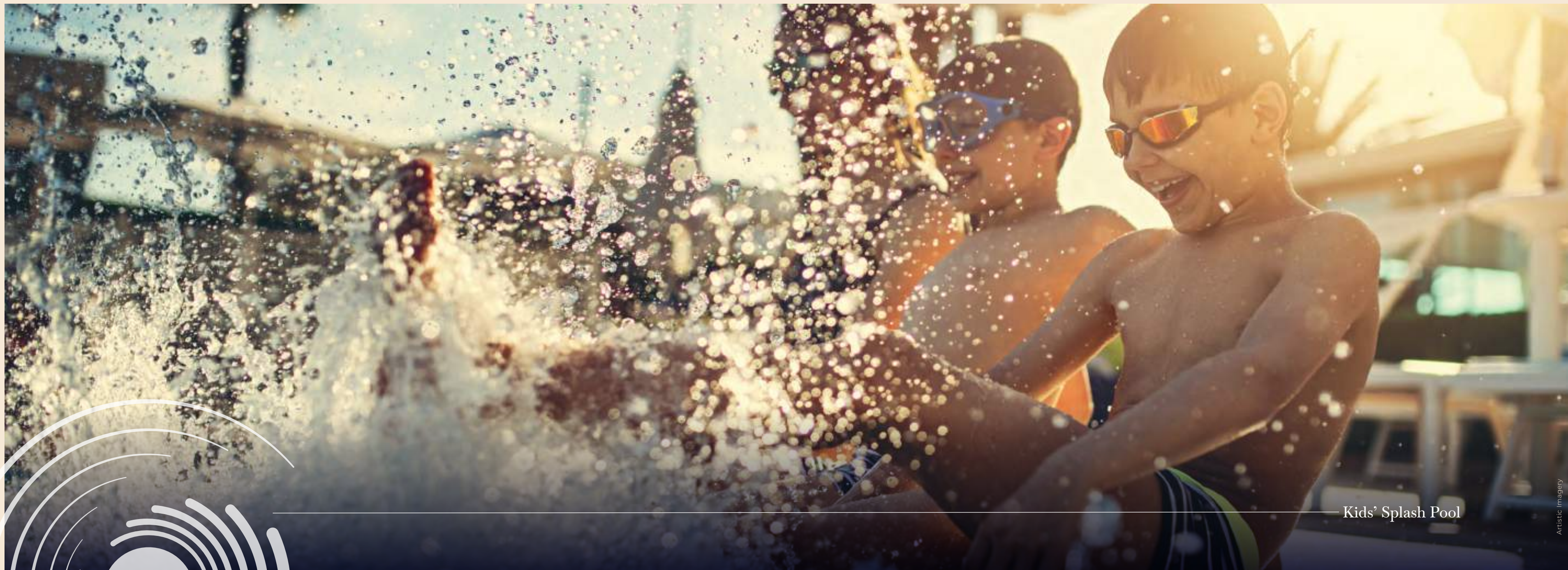
for the
Young





Indoor Kids' Play Zone

Artistic Rendering



Kids' Splash Pool

Artistic Imagery



Outdoor Kids' Play Park

A family of four is walking away from the camera across a field at sunset. The mother, on the left, is wearing a white lace dress and holding the hand of a young girl in a white shirt and patterned skirt. The father, on the right, is wearing a white shirt and dark pants, holding the hand of another young girl in a white shirt and patterned skirt. They are all holding hands and walking towards the horizon. The sky is filled with dramatic, dark clouds illuminated by the golden light of the setting sun. The ground is a mix of dry grass and a large, shallow puddle that perfectly reflects the family and the sky. The overall mood is peaceful and hopeful.

for the
Community

Concierge Desk



EV Charging Stations



Convenience Store



On-site Health Clinic





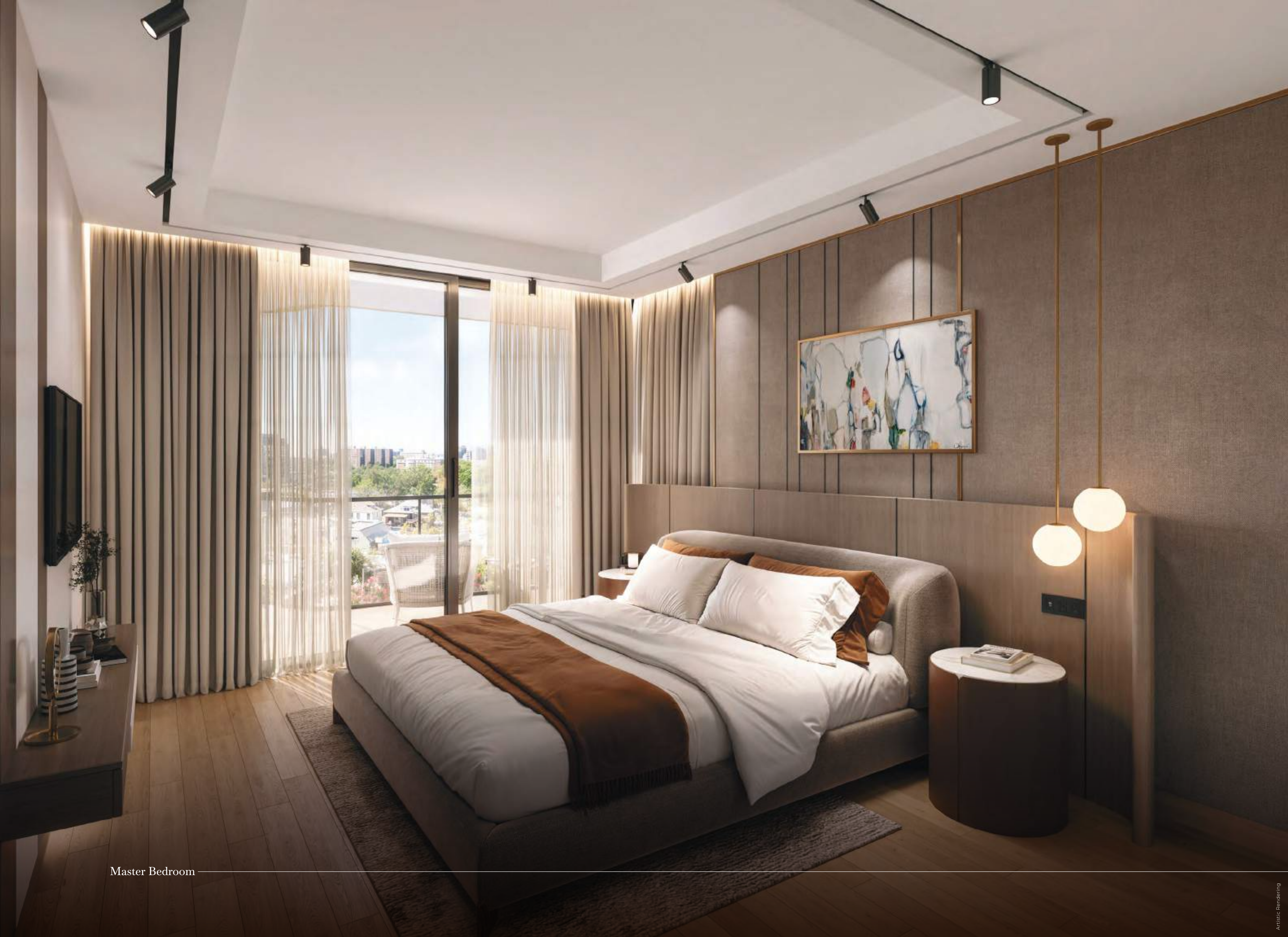
Community Lawn



Bowling Alley

spacious residences





Master Bedroom



Living & Dining



Large Patio



Master & Unit plans

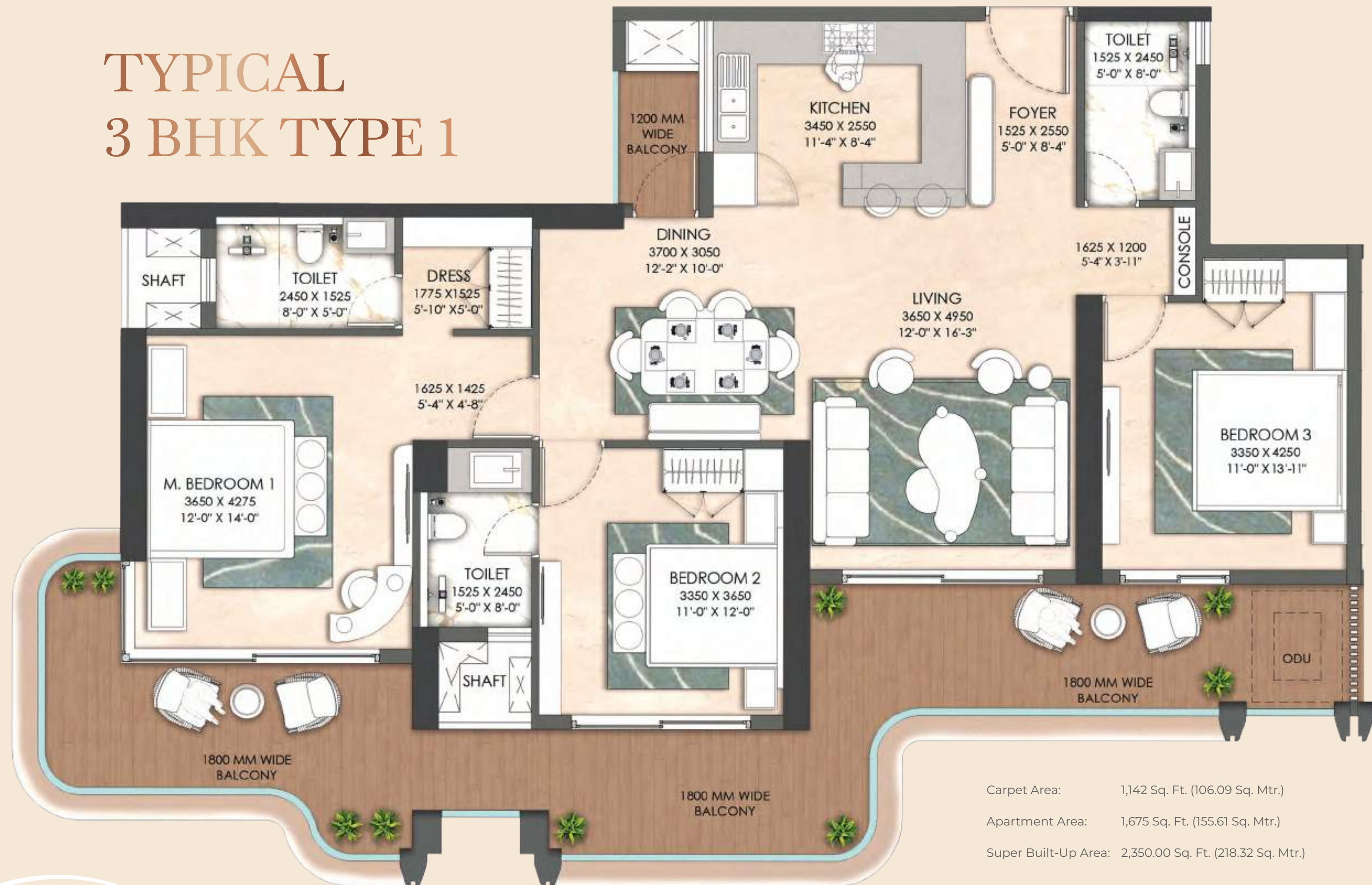
Master Plan



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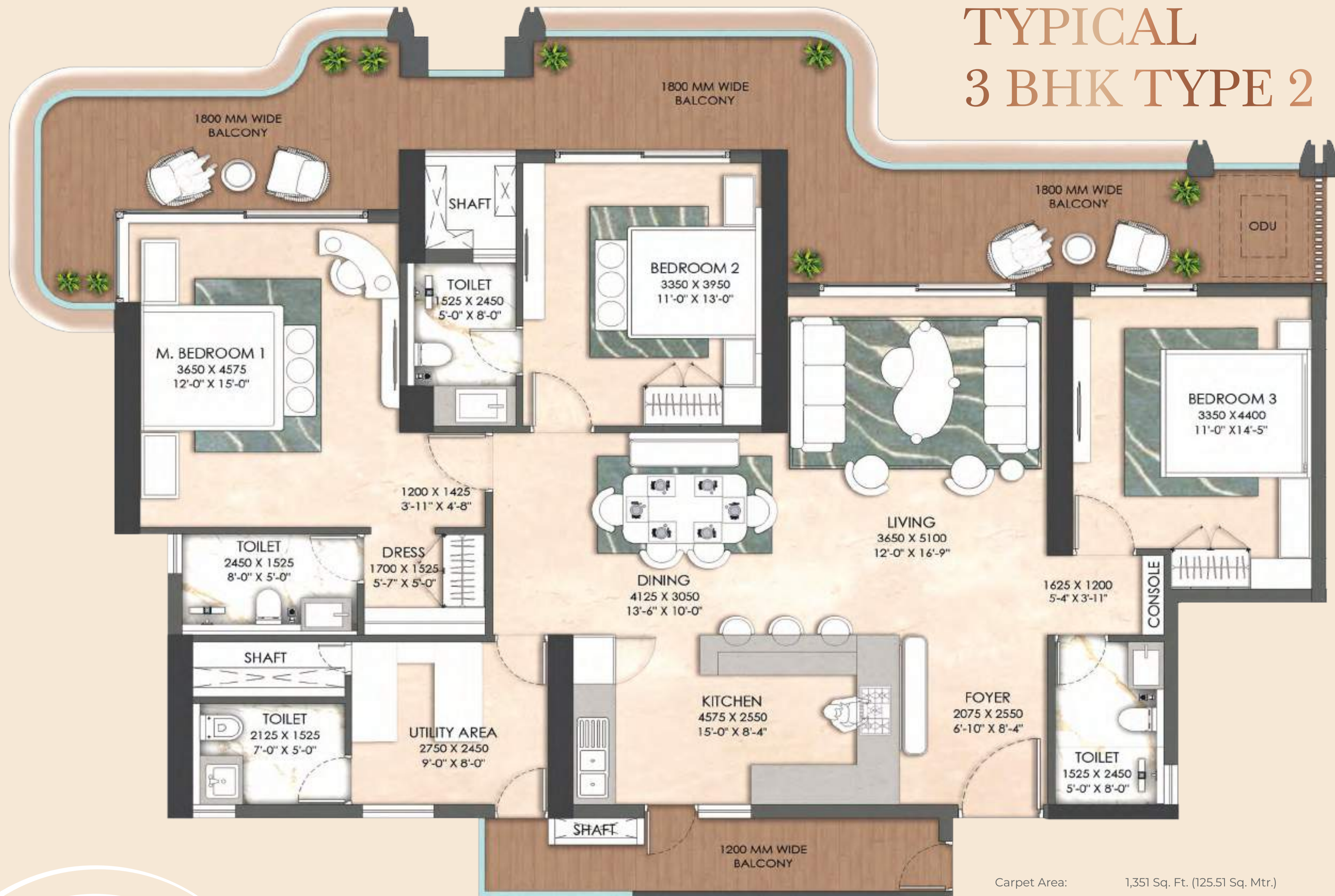
TYPICAL 3 BHK TYPE 1



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TYPICAL 3 BHK TYPE 2

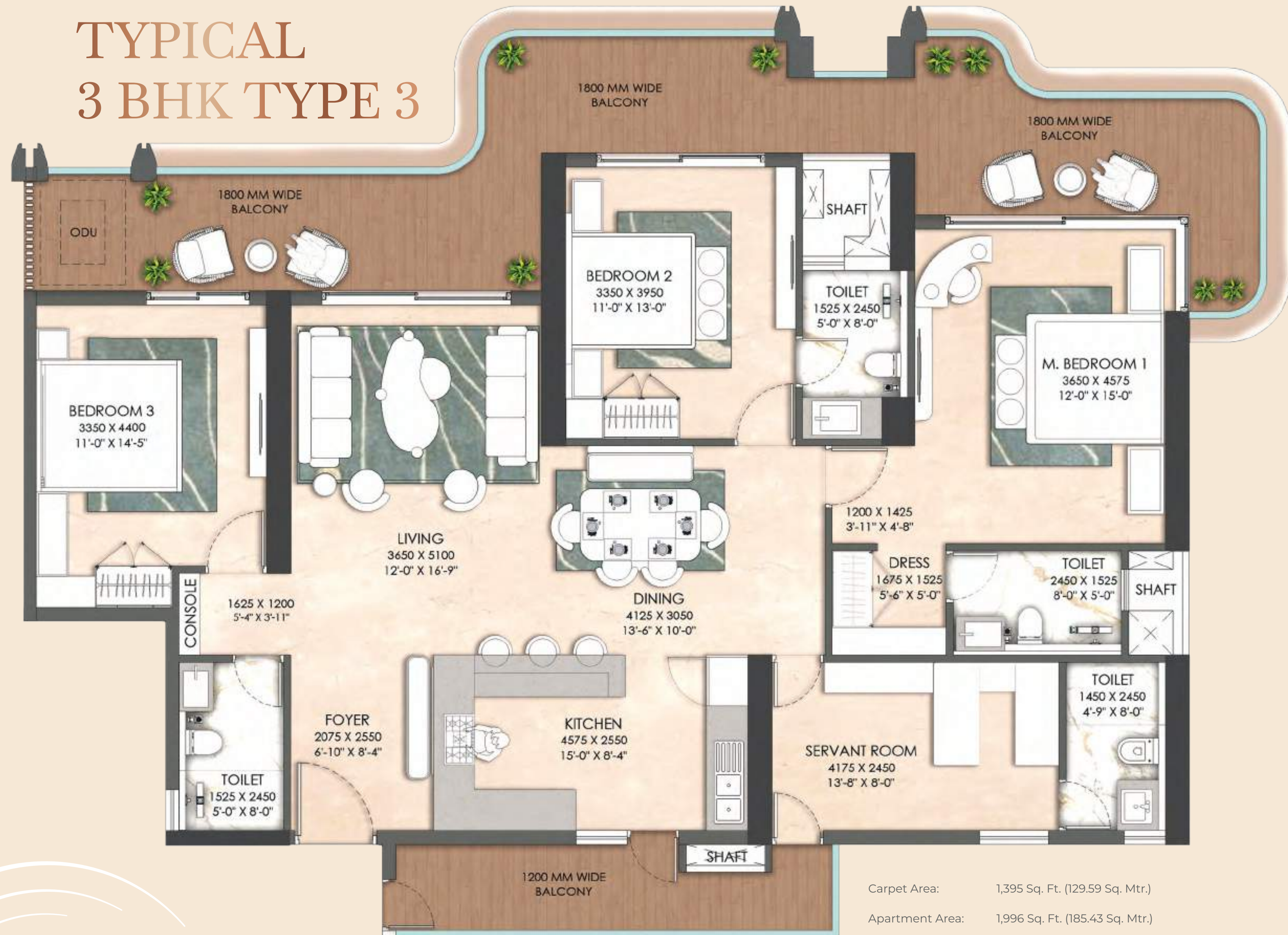


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TYPICAL 3 BHK TYPE 3



Carpet Area: 1,395 Sq. Ft. (129.59 Sq. Mtr.)
 Apartment Area: 1,996 Sq. Ft. (185.43 Sq. Mtr.)
 Super Built-Up Area: 2,795.00 Sq. Ft. (259.66 Sq. Mtr.)

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Area

Specifications

Living/Dining Room

Flooring	Imported Marble / Vitrified Tiles / Engineered Wooden Flooring or Equivalent
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

Master Bedroom, Dresser & Other Bedrooms

Flooring	Engineered Wooden Flooring / Equivalent
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

Master Bathroom & Other Bathrooms

Flooring	Anti-skid Tiles / Equivalent
Walls	Tiles / Equivalent
Ceiling	Acrylic Emulsion Paint
Countertop	Engineered Stone / Granite Stone / Marble / Equivalent
Sanitaryware / CP Fittings	Premium Quality CP Fittings with WC and Wash Basin

Kitchen

Flooring	Vitrified Tiles or Equivalent
Walls	Combination of Vitrified Tiles / Glass Splashback and Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Countertop	Engineered Stone / Granite Stone / Marble / Equivalent
Kitchen Appliances	Modular Kitchen with Chimney and Hob
Fixtures	Premium Quality CP Fittings with Sink

Utility Room & Utility Toilet

Flooring	Ceramic / Vitrified Tiles / Equivalent
Walls / Ceilings	Oil Bound Paint / Equivalent
Toilet	Anti-skid Tiles / Equivalent
Sanitaryware / CP Fittings	CP Fittings with WC and Wash Basin
Other	Provision for Air Conditioning

Area

Specifications

Balcony

Flooring	Anti-skid Tiles / Equivalent
Walls / Ceilings	Exterior Grade Paint / Equivalent

Doors & External Glazing

Main Door	Solid Core Flush Door with Veneer Finish
Internal Door	Solid Core Flush Door with Laminate Finish
Windows / Glazing	Aluminium / UPVC / Equivalent

Entrance Lobby

Flooring	Imported Marble or Equivalent
Walls	Combination of Imported Marble, Cladding and Paint
HVAC	Air-conditioned Lobby

Other Facilities

Air-conditioning	VRV / VRF Air Conditioning of all Apartments
Elevators	High Speed Elevators in all Towers
Security	Secured Access and Digital Lock on Main Doors
Other	100% Power Backup



Climate-Responsive Design



GREEN RATING FOR
INTEGRATED HABITAT ASSESSMENT



GRIHA Pre-Certified Project

Design Visionaries

THE EXCEPTIONAL TEAM BRINGING
THIS LANDMARK VISION TO LIFE

Architect
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Hafeez Contractor
Concept Architect

ACPL®
INDIA • DUBAI

ACPL
Resident Architect



Oracles
Landscape Consultant

essentia®

Essentia Environments
Interior Design Consultant



NNC Design
Structural Proof Consultant

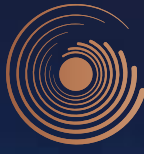


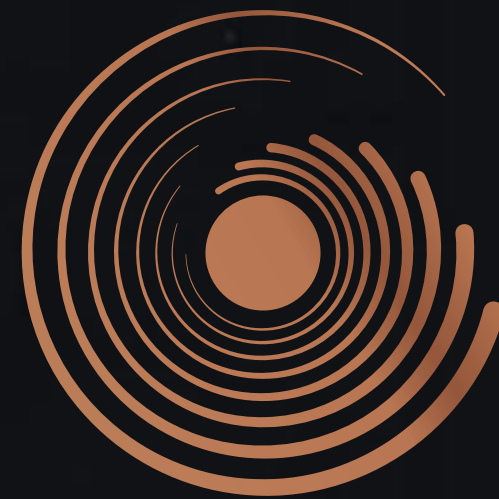
Sanelac
MEP Consultant



Acecon Engineers
Structural Consultant



— THE —
 ryza
LIFE, DESIGNED BEAUTIFULLY.



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6th Floor, Tower - 1, M3M International Financial Center, Golf Course Extension Road, Sector - 66, Gurugram, Haryana - 122101.

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