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# *mahira*

HOMES 63A

*my home mahira home.*

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**MAHIRA GROUP**- a business entity with a difference. An organization that places personal integrity over everything, Mahira Group strives to do every business in different segments with a sense of purpose that is beyond commercial transaction.

The group of people span over number of industries; namely, A luxedget( luxury in budget) real estate business focused on delivering complete value by fulfilling promises and expectations, and A construction business, far more than just buildings, we see property in terms of its larger context, whether we are regenerating forgotten parts of the city or reviving local communities. On every project, we consider possibilities such as community involvement and social inclusion, and strive to create places that invoke local pride



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# WELCOMES YOU TO

# **mahira** **HOMES 63A**

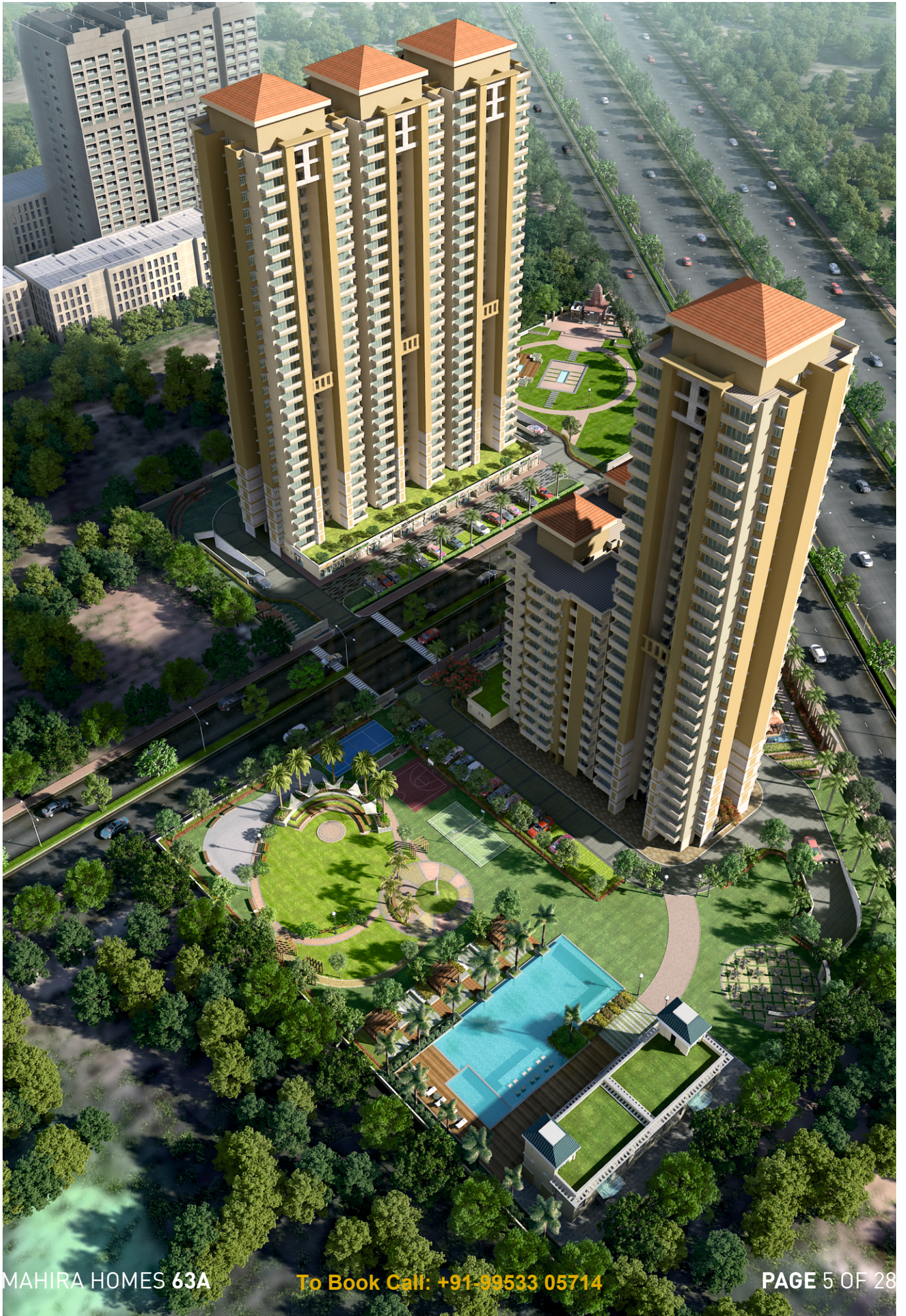
India's first pilot luxury project in budget with well planned residential complex along with infrastructure, roads, covered parking, internal garden, water supply and security.

**5**  
**ACRES**

**24/60**  
**MTR WIDE**  
**ROAD**

**636**  
**LUXURIOUS**  
**APARTMENTS**

**4**  
**HIGH RISE**  
**TOWERS**







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# SITE LOCATION



Indira Gandhi International Airport - - - - - 20 mins



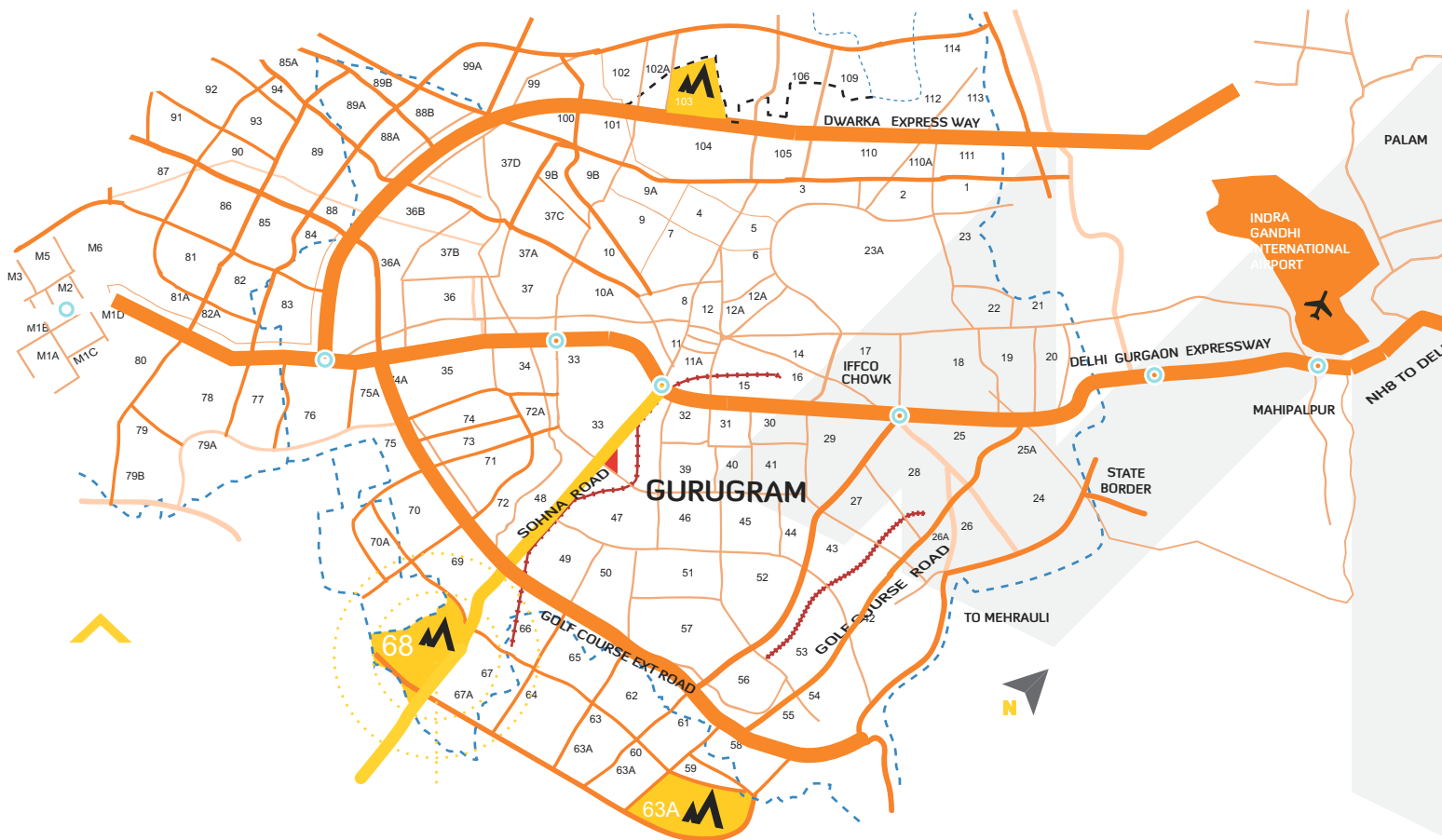
Medanta Hospital - - - - - 10 mins



Metro Station - - - - - 05 mins



Golf Course Road - - - - - 05 mins



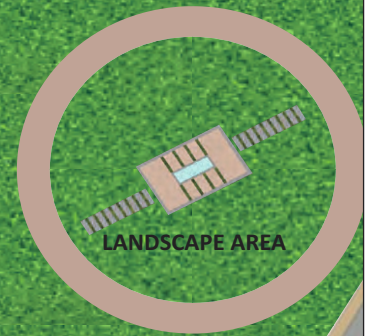
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# SITE PLAN



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# PROJECT HIGHLIGHTS

 Water Management

 Waste Management

 5 Acres

 Road Network

 Natural Light

 Four side open entry and exit

 Commercial Complex

 Parking for every flat



# PROJECT HIGHLIGHTS



Clean Premises



Promotes Health & Well-being



Kitchen with utility balcony



Good Air Quality & Ventilation



Energy Efficiency



Effective Waste Management for



Saves water & Electricity upto 20-30%





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# APARTMENTS

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A decorative pattern of interconnected hexagons in a light beige color, forming a honeycomb-like structure that spans the bottom half of the page.

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# 3 BHK APRTMENTS



<b>UNIT AREA</b>	
Unit Type	: 3 BHK
Carpet Area	: 645 SQFT
Balcony Area	: 112 SQFT

<b>UNIT TYPE</b>	
LIVING	: 01
DINING	: 01
BALCONY	: 02
KITCHEN	: 01
BED ROOM	: 03
TOILET	: 02

# 2 BHK APRTMENTS



<b>UNIT AREA</b>	
Unit Type	: 2 BHK
Carpet Area	: 508 SQFT
Balcony Area	: 100 SQFT

<b>UNIT TYPE</b>	
LIVING	: 01
DINING	: 01
BALCONY	: 03
KITCHEN	: 01
BED ROOM	: 02
TOILET	: 02

# PROJECT SPECIFICATION

## Aluminum Form Work

- Make** S-Form from Korea & MFE from Malaysia  
**Benefits** better quality & finish from conventional system earthquake resistant Structure

## Tiles

- Make** Varmora & Orient bell  
**Benefits** using PGVT ( vitrified tiles) for better look & feel others are using Soluble salt Tiles

## UPVC Door & Window

- Make** Okotech & Equivalent with Glass of ASAI, Saint Gobin & Equivalent  
**Benefits** High Performance Glass with light transmission for better cooling & energy saving, others are using plain glass

## Door Frames & Shutter

- Make** Bhutan Tuff & other reputed brands  
**Benefits** Hard wood red marandi & Shutters are with both sides laminate for better look and feel

## CP fittings

- Make** Euro Grass, Prayag & equivalent  
**Benefits** Low-flow fixtures for water saving

## Sanitary Fittings

- Make** Varmora & equivalent  
**Benefits** Dual Flushing for water saving

## Lift

- Make** Schindler / Otis / Kone  
**Benefits** Safety Feature - ARD System, MRL, Safety brakes Door sensors, Door closing devices, Hoistway door interlocks, Pit buffers, Emergency lighting, Emergency power, Fire emergency systems

## Wires & cables

- Make** Finolex, Havells, Polycab & Equivalent  
**Benefits** Less Maintenance cost in long run

## Switches

- Make** North West, ABB & Equivalent  
**Benefits** Modular design with better durability & Less Maintenance cost in long run

## Plumbing Pipes

- Make** UPVC - Supreme & Prince ..  
**Benefits** Less Maintenance cost in long run

## External & Internal Paints

- Make** Asian, Berger, Dulux & Equivalent  
**Benefits** Low VOC Paint are good for both the environment and humans External Weather Coat paints with temperature reduction

## Lighting

- Make** Syska, Osram & equivalent  
**Benefits** LED in common area with energy efficient model

## Solar

Godrej Solar System to generate electricity for common area lighting to minimize the consumption of electricity

## SWT

Segregating the solid waste into dry & wet waste to produce manure for landscape plantation

## Common Area

Udaipur green stone with combination of Tiles

# PROJECT DETAILS / PAYMENT PLAN

LICENSE NO.	128 OF 2019
Project Area	5 acres
Location	Sector 63 A, Gurugram
No. of Flats	636
No. of Towers	4
Sale price (On carpet area)	4000/- PSF (Additional cost of 500/- PSF on balcony)
Completion	4 years
Amenities	50% Open Space, Lift, Community Centre, Adequate Parking

APARTMENT DETAILS	
3 BHK UNIT TYPE	TYPE A
TOTAL FLATS	448
CARPET AREA SQ. FT.	645
BALCONY AREA SQ. FT.	112
*SALE PRICE (7)	26,30,000
BOOKING AMOUNT	1,31,500

APARTMENT DETAILS	
2 BHK UNIT TYPE	TYPE B
TOTAL FLATS	188
CARPET AREA SQ. FT.	508
BALCONY AREA SQ. FT.	100
*SALE PRICE (7)	20,82,000
BOOKING AMOUNT	1,05,000

\*Applicable GST extra / area and booking amount approx.

## ELIGIBILITY CRITERIA

Any person can apply, however, the PMAY beneficiaries, which include their spouse or depended children, identified by the Urban Local Bodies Department, Haryana under "Pradhan Mantri Aawas Yojna-Housing for All" programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licenced colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case he/she is successful in more than one colony, he/she will have choice to retain only one flat. All such applicants shall submit an affidavit to this eGect".

## PAYMENT PLAN

PARTICULARS	INSTALLMENTS
At the time of application	5% of total sale price
Within 15 days of issuance of allotment letter	20% of total sale price
Within 6 months of issuance of allotment letter	12.5% of total sale price
Within 12 months of issuance of allotment letter	12.5% of total sale price
Within 18 months of issuance of allotment letter	12.5% of total sale price
Within 24 months of issuance of allotment letter	12.5% of total sale price
Within 30 months of issuance of allotment letter	12.5% of total sale price
Within 36 months of issuance of allotment letter	12.5% of total sale price

\*NOTE :

- In case of re-allotment, amount due from original allotment till the date of re-draw, will be payable by the new allottee.
- Subsequent installments will be payable as per payment plan applicable to the original allottee.
- Final price of the flat will be worked out based on actual area handed over to the allottee.
- Any change in the GST rate or any fresh tax levy will be accordingly be made applicable to the allottee.
- Selection of specifications mentioned above will be at discretion of the developer and shall be applicable to all units under the project.

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# ONGOING PROJECTS

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## HOMES 68



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# ONGOING PROJECTS

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## HOMES 103

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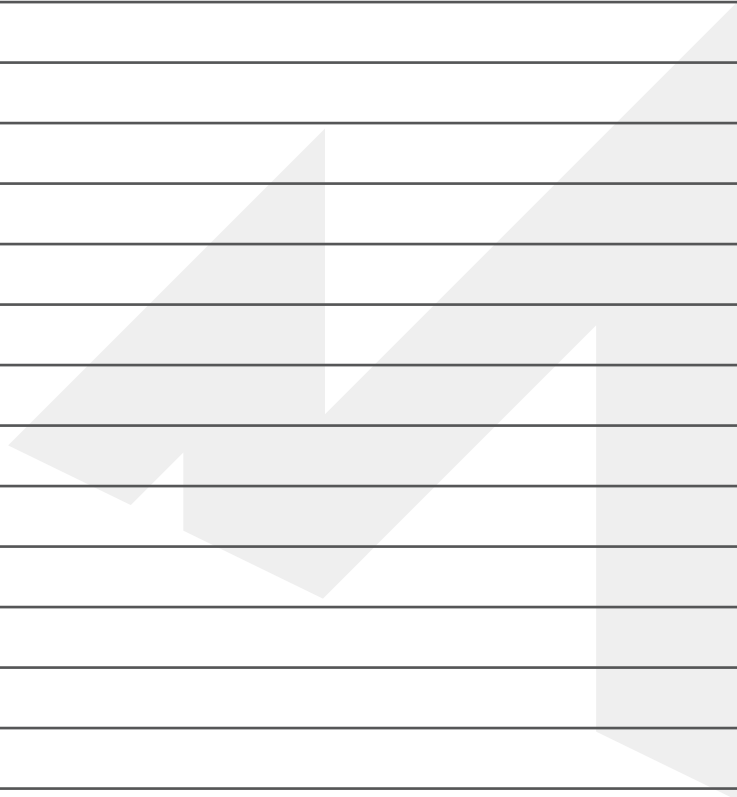




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# Notes







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