



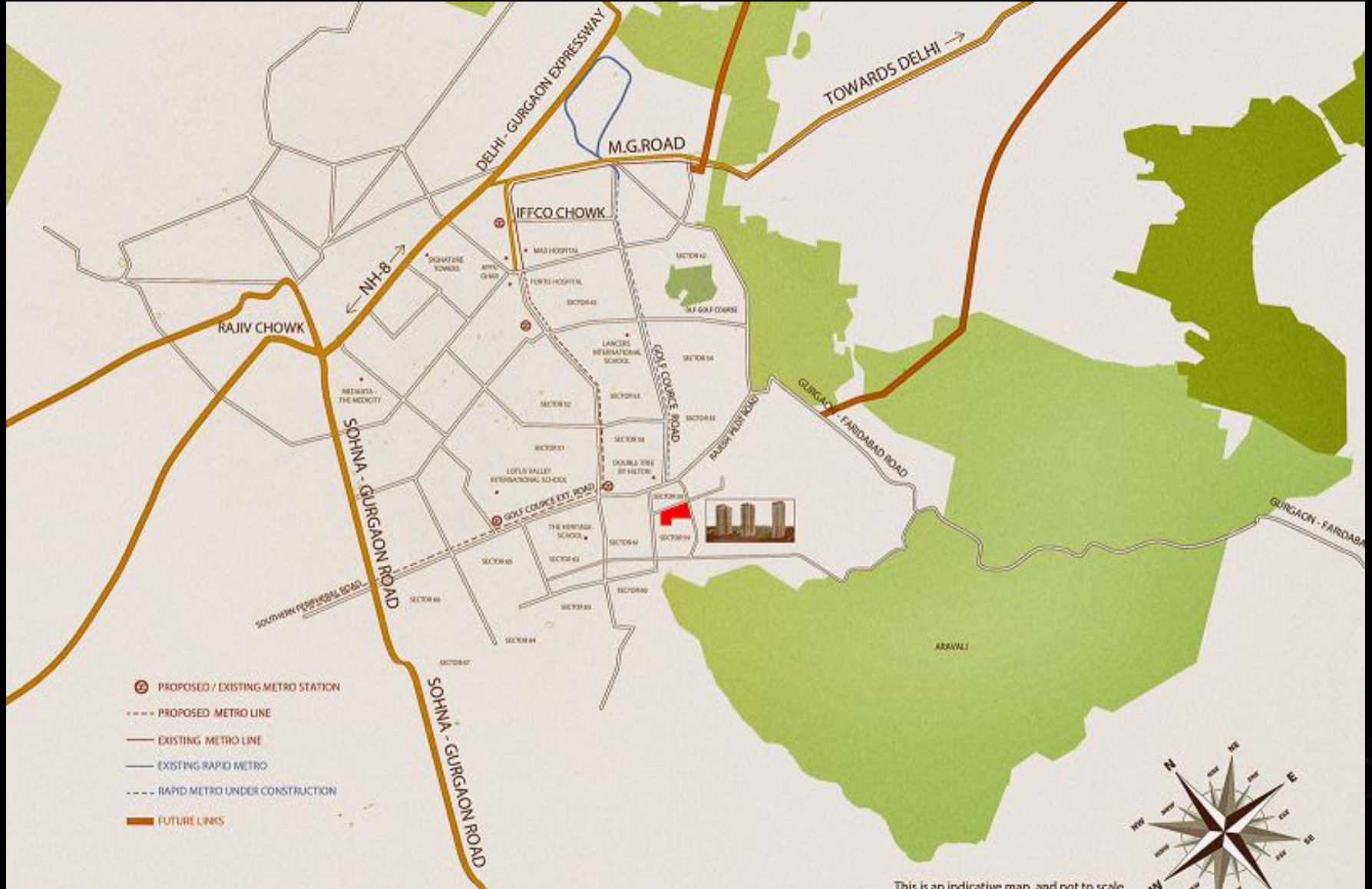
BEHIND EVERY DOOR IS A MYSTERY



LET US EMBARK ON A JOURNEY TO UNCOVER
THE MYSTERY ABOUT A VERY PRIVATE LUXURY LIVING EXPERIENCE



Location Map



Location

- Accessibility advantage : 60 meter wide sector road.
- Location advantage : in close proximity to the golf course and Rapid metro (under construction)
- Connectivity advantage : 30 minutes drive from international airport.
- Infrastructure advantage : Close to major hospitals, schools, shopping malls, business hub of the city



The Project



- Land area : 7 acres (Approx.)
- Total units : 360
- Total towers : 03
- Height : G + 30

This project is jointly developed by Mahindra Homes Private Limited, IREO Private Limited, Base Exports Private Limited and other land owning companies



Site Layout



- 1 - SERVICE LANE
- 2 - ENTRANCE PLAZA
- 3 - TOWER PORCH
- 4 - FEATURE WALL
- 5 - DRIVE
- 6 - CAR PARKING
- 7 - COURTYARD
- 8 - AMPHITHEATRE COURT
- 9 - CHILDREN'S PLAY AREA
- 10 - FEATURE PORTAL
- 11 - THE URBAN RIVER
- 12 - RIVER SIDE PAVILIONS
- 13 - ORCHARD
- 14 - ISLAND PAVILIONS
- 15 - CLUB PLAZA
- 16 - CENTRAL LAWN
- 17 - CLUB FORECOURT
- 18 - TENNIS COURT
- 19 - BASKETBALL COURT
- 20 - BANQUET LAWN
- 21 - EWS ENTRY
- 22 - WAY TO CLUB
- 23 - CONNECTING COURT
- 24 - ENTRY GATE



Units Configuration

- 3 BHK + servant quarters – 2985 sqft.
- 4 BHK Penthouse – 4887 sqft.
- 5 BHK Penthouse – 6085 sqft.



Product USPs



- Wrap around balconies for the panoramic views.
- Experience life in 70 mm – greet the Aravalis every day



Product USPs



- Bespoke elevator as private as your haven.
- Let nothing enter your world without your permission



Product USPs



- Corner offices to corner homes.
- Let the world know you have arrived – without saying anything at all.



Project Specifications



- VRV air-conditioning
- Modular kitchen
- Italian marble flooring in living areas
- Wooden flooring in bedrooms
- Ceiling height of 10 ft.
- Double glazed windows
- Premium fittings and fixtures in bathrooms
- Home automation



Project Amenities

- Urban river with gazebos to relax.
- State of the art Clubhouse with an AV room, gymnasium, squash court, swimming pool and much more.
- Multi cuisine restaurant for a fine dining experience.
- Kids play area, outdoor Tennis court and Basketball area



Specifications

- VRV Air-conditioning
- Modular Kitchen with Hob And Chimney
- Italian marble flooring in living areas and Laminated Wooden flooring in Bedrooms
- Floor to Floor Height – 3.2 mtr.
- Home Automation

S.NO.	APARTMENT SPACES	FEATURE	FINISHES	OTHERS
1	LIVING ROOM / DINING FAMILY LOUNGE	Walls	low VOC acrylic emulsion paint	
		Flooring	Italian Marble	
		Ceiling	low VOC acrylic emulsion paint and part gypsum board false ceiling as per design	
		Doors	Hardwood frame with flush door with veneer finish (on both sides) & Architraves	
		Windows	upvc framed double glazing unit	
2	BEDROOMS	Walls	low VOC acrylic emulsion paint	
		Flooring	Laminated Wooden Floor (Grade AC-4)	
		Ceiling	low VOC acrylic emulsion paint and part gypsum board false ceiling as per design	
		Doors	Hardwood frame with flush door with veneer finish (on both sides) & Architraves	
		Windows	upvc framed double glazing unit	
3	KITCHEN	Walls	Wall tiles up to 2' 0" above the counter and acrylic emulsion in the balance area.	Modular kitchen with granite counter top/ Hob, Chimney will be provided.
		Flooring	Anti-Skid Vitrified Tiles	
		Ceiling	low VOC acrylic emulsion paint and part gypsum board false ceiling as per design	
		Windows	upvc framed double glazing	
4	TOILETS	Walls	Vitrified Tile up to FALSE CEILING, with Italian Marble on the counter	Sanitary fixtures and fittings TOTO, GROHE or equivalent
		Flooring	Anti-Skid Vitrified Tiles	
		Ceiling	low VOC acrylic emulsion paint with false ceiling.	
		Doors	Hardwood frame with flush door with both side laminated finish & Architraves	
		Windows	upvc framed single glazing with frosted glass.	
		CP & Sanitary Fittings	TOTO, GROHE or equivalent	

Specifications

S.NO.	APARTMENT SPACES	FEATURE	FINISHES	OTHERS
5	BALCONIES / TERRACES	Walls	SS Handrail with laminated toughened glass	Stone coping.
		Flooring	Anti-Skid Vitrified Tiles	
		Ceiling	EXTERIOR GRADE PAINT of Approved make	
6	SERVANT ROOM & TOILET	Walls	Low VOC OBD	Sanitary fixtures and fitting Jaquar, Hindware or equivalent.
		Flooring	Anti-Skid Vitrified Tiles	
		Ceiling	Low VOC OBD	
		Doors	Hardwood frame with flush door with both side laminated finish & Architraves	
		Windows	upvc framed single glazing.	
		CP & Sanitary Fittings	Jaquar, Hindware or equivalent.	
7	APARTMENT LIFT LOBBIES (private).	Walls	Stone and low VOC acrylic emulsion paint	
		Flooring	Italian Marble.	
		Ceiling	low VOC acrylic emulsion paint.	
		Doors	Hardwood frame with flush door with veneer finish (on both sides) & Architraves	
		Windows	upvc framed single glazing.	



Booking Details

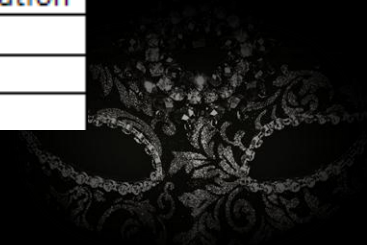
- If we have managed to capture your attention – get your valued customers to book a home soon...
 - 3BHK + Sr. - 10 Lac
 - Penthouses - 15 Lac

Cheques to be drawn in favor of “ **Mahindra Homes Private Limited**”



Payment Plan

S.NO	Stage	Payment	
1	At the time of Booking	Rs. 10 lac for 3BHK, Rs. 15 lac for Penthouses	
2	within 60 days of booking	12%	Of Total sales Consideration less booking amount paid
3	within 120 days of booking	8%	Of Total sales consideration
4	On Completion of Ground floor	5%	Of Total sales consideration
5	On Completion of 6th floor	7%	Of Total sales consideration
6	On Completion of 12th floor	7%	Of Total sales consideration
7	On Completion of 18th floor	7%	Of Total sales consideration
8	On Completion of 22nd floor	7%	Of Total sales consideration
9	On Completion of 28th floor	7%	Of Total sales consideration
10	On Completion of Terrace Floor	7%	Of Total sales consideration
11	On Completion of Brick work	7%	Of Total sales consideration
12	On Completion of flooring	7%	Of Total sales consideration
13	On Completion of services	7%	Of Total sales consideration
14	On Completion of external paint	7%	Of Total sales consideration
15	On offer of possession	5%	Of Total sales consideration



Pricing

Launch Basic sale Price (BSP)	Rs. 12260	Psqft of super area of Apartment
Pre launch discount	Rs. 600	Psqft of super area of Apartment
Pre launch Basic sale Price (BSP)	Rs. 11660	Psqft of super area of Apartment
Basic sales consideration	Rs.....	
External Development Charges (EDC)	Rs. 166.99	Psqft of super area of Apartment
Infrastructure Development Charges (IDC)	Rs. 28.13	Psqft of super area of Apartment
Preferential Location Charges	As Applicable	Rs. Psqft of super area of Apartment
Infra		
(A) One Time club membership fee	3,95,000	Rs. Per Apartment
(B) Fire fighting charges (FFC)	110	Rs. Psqft of super area of Apartment
(C) Location Development charges	296	Rs. Psqft of super area of Apartment
Electric Connection charges	As Applicable	Rs. Psqft of super area of Apartment at the time on offer of Possession
Interest Bearing maintenance security (IBMS)	100	Rs. Psqft of super area of Apartment, On offer of Possession

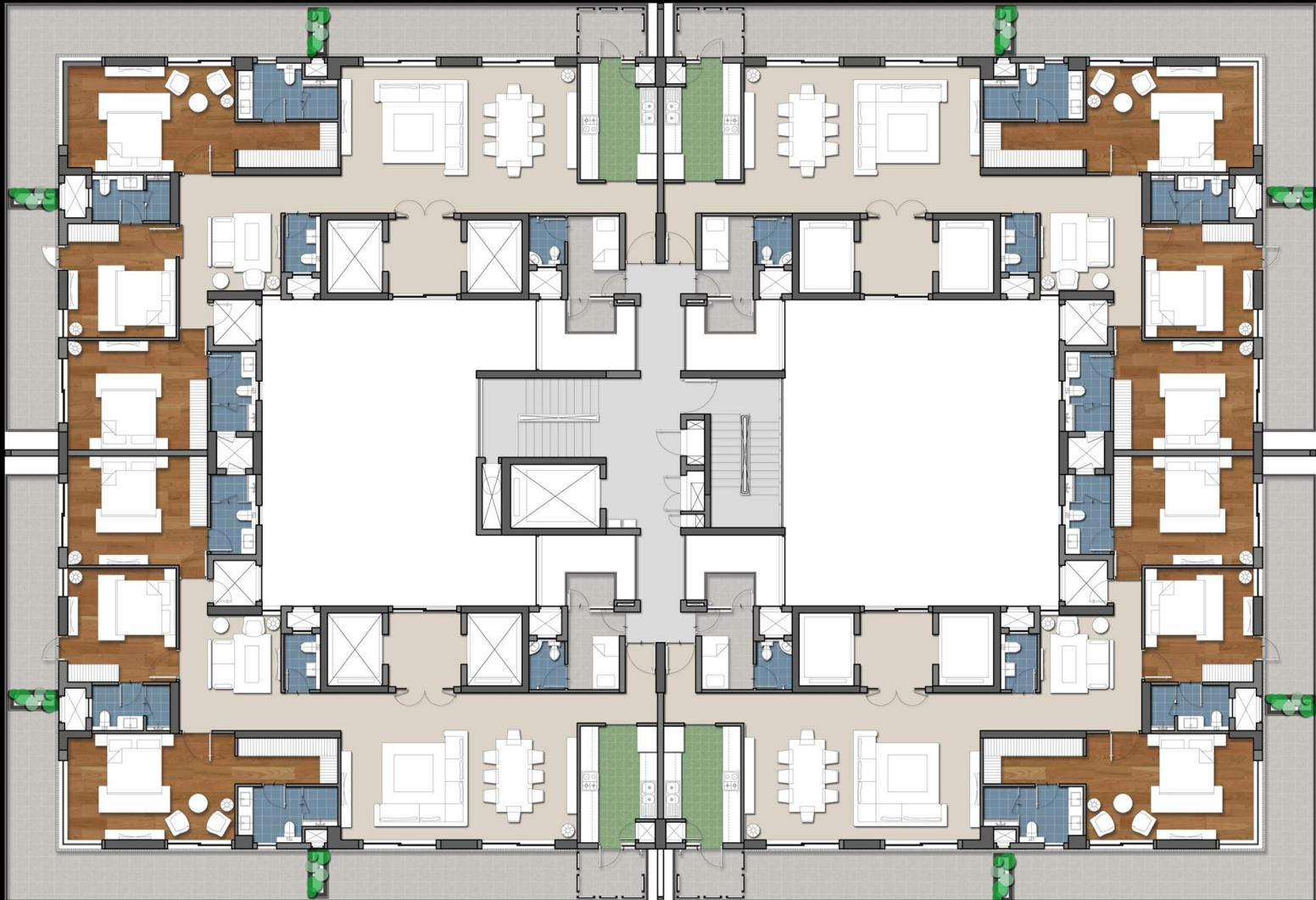
PLC Summary	
	Rs. Psqft
Road Facing	500
Park + Road Facing	650
Park Facing	550
Floor PLC	
1st to 5th	375
6th to 10th	425
11th to 20th	475
21st to 29th	425
For Penthouse	
Penthouse	1000
* Basic Sales consideration includes Car Park space allotment charges	
3BHK will have 2 covered Car parking	
4BHK will have 3 Covered Car parking	
Penthouses will have 4 Covered Car parking	

- 1 VAT, Service Tax, and any other such other charges as and when decided and demanded by competent authority time to time, company would make the demand accordingly
- 2 Does not include common area maintenance charges post possession

Unit Layouts - 3BHK



Floor Layout- 3BHK



Penthouse -1 lower level



Penthouse -1 Upper level



All layouts and material representation are indicative, The actuals would be as per brochure

IT'S VERY PRIVATE

