

# 1 mahira HOMES 104

*my  
home  
mahira  
home*

#MYEXPRESSWAYTOMAHIRAHOMES

**RERA**  
APPROVED



# mahira

HOMES 104

A home gives you the **freedom** you desire, the comfort you've imagined, the **security** you treasure and the **prosperity** of a lifetime. Indulge your senses in the reinvention of immaculate **affordable housing** with a home that is an extension of you, now connected via the extensive **Dwarka Expressway**.

— *Introducing* —

# mahira

HOMES 104





10.44  
ACRES OF  
GREENLAND

1500  
CAR PARKS\*

1483  
LUXURIOUS  
APARTMENTS

150/24  
METER DWARKA  
EXPRESSWAY

8  
HIGH RISE  
TOWERS

*My Expressway to*

MODERN INFRASTRUCTURE

*My Expressway to*

SEAMLESS CONNECTIVITY

*My Expressway to*

AFFORDABLE LIVING

*My Expressway to*

PROSPEROUS HOUSEHOLDS

*My Expressway to*

UNRIVALED FACILITIES

#MYEXPRESSWAYTOMAHIRAHOMES

# *A car parking* FOR EVERY HOME\*

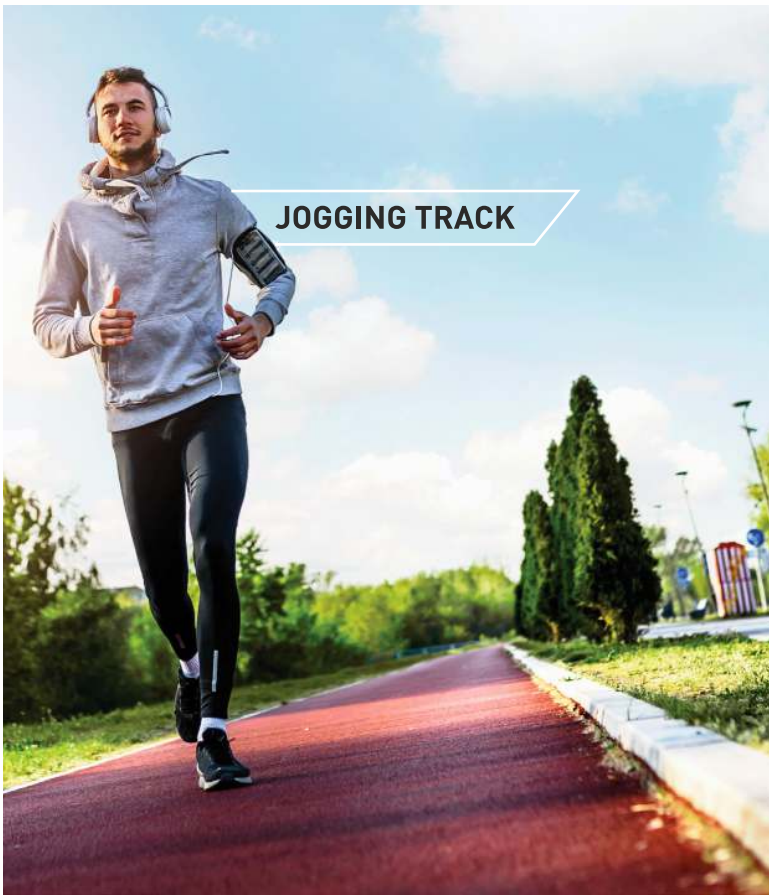


Our unique homes deliver unparalleled dedicated parking spaces for your cars that give you the comfort of easy accessibility and faster commuting. An innovation for affordable housing, ample parking spaces\* for each apartment gives your car safety and is assuredly housed away from dust, external damage and sunlight. Live a stress-free life with no parking hassle or space constraints.

Delivering nothing but the best of affordable housing experiences, Mahira Homes has solidified itself as a frontrunner in ensuring customer satisfaction and facilitating value driven homes.



# *Exquisite* AMENITIES



**JOGGING TRACK**



**BOUTIQUE SHOPS**



**BADMINTON COURT**



**RESTAURANT**



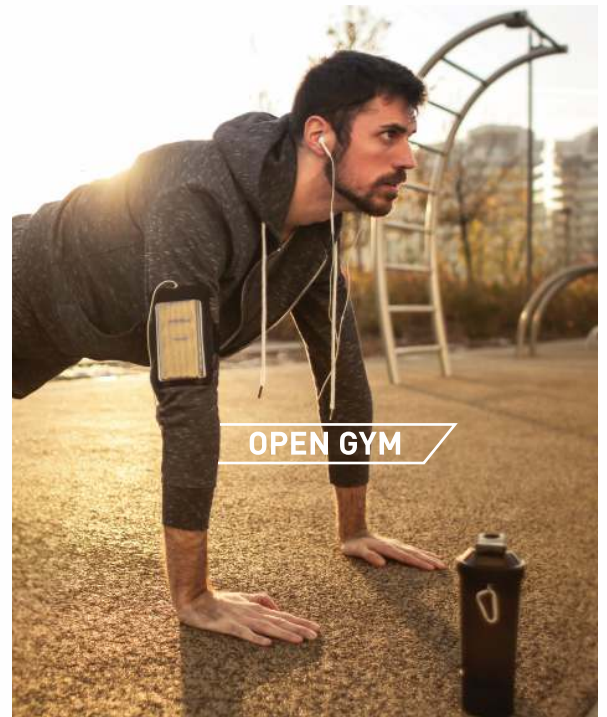
**24X7 CCTV**

- Recreational Area
- Visitor Parking
- Open Scooter Parking
- Earthquake Resistant Structure
- 6m Wide Drive with Paver Finish

- DTH Facility
- Energy Efficient Apartment
- Seepage Resistant Apartment
- Rain Water Harvesting
- Landscaping



# *Exquisite* AMENITIES



- Senior Citizen Sitting Area
- Yoga Centre
- Waste Management
- Skipping Area

- Firefighting System
- Creche
- Pet Park
- Gazebo and many more...



*Location that adds purpose*

TO QUALITY LIVING





Delhi Public School,  
Sector 103 – 5 minutes



Gurugram Railway  
Station – 5 minutes



IGI Airport and Delhi  
border - 20 minutes



ESIC Hospital  
– 11 minutes



Civil Hospital  
– 28 minutes



Medanta Hospital  
– 25 minutes



NH 8 - 10 minutes

An easy approach to Faridabad,  
Manesar, Sohna, and Noida

Wide roads, proper streetlights,  
and right walking paths are some  
added benefits of the location.

Reputed schools, trusted hospitals,  
clinics, eating hubs and local  
markets are close to the society.

There is a good cab and public  
transport service available.

Walking distance to proposed  
metro station.

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# mahira

HOMES 104



#MYEXPRESSWAYTOMAHIRAHOMES

# 104

*Apartments*



# Floor Plan - 1 BHK



1 BHK UNIT TYPE	TYPE - IV
Carpet Area	337.66 Sq. Ft.
Balcony Area	61.236 Sq. Ft.



# Floor Plan - 2 BHK + UTILITY



2 BHK + UTILITY	TYPE - I
Carpet Area	643.547 Sq. Ft.
Balcony Area	145.357 Sq. Ft.

# Floor Plan - 2 BHK + UTILITY



2 BHK + UTILITY	TYPE - II
Carpet Area	642.352 Sq. Ft.
Balcony Area	148.166 Sq. Ft.

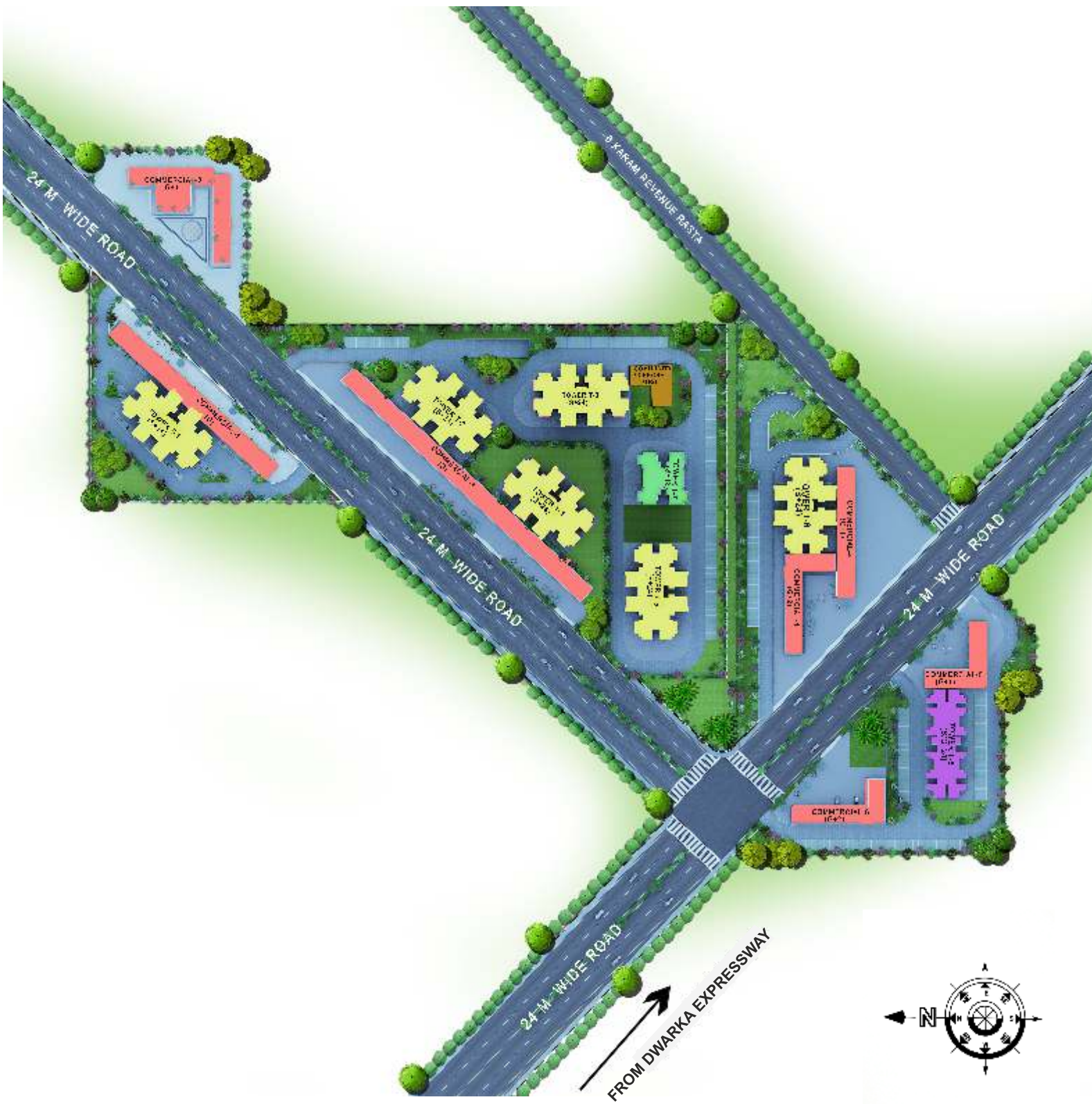
# Floor Plan - 2 BHK + UTILITY



2 BHK UNIT TYPE	TYPE - III
Carpent Area	641.297 Sq. Ft.
Balcony Area	157.52 Sq. Ft.



# Site Layout



# Project specifications

SPECIFICATIONS - MAHIRA HOMES 104		
1	DRG. / LOBBY FLOORING	TILES / IPS
2	DRG. / LOBBY WALL CEILING FINISH	TILES / IPS
3	BEDROOMS FLOORING	TILES / IPS
4	BEDROOM WALL CEILING FINISH	OIL BOND DISTEMPER / COLOUR WASH
5	TOILETS WALL FINISH	TILES / COLOUR WASH
6	TOILETS FLOORING	TILES / IPS
7	KITCHEN FLOORING	TILES / IPS
8	KITCHEN PLATFORM	STONE / TILES
9	KITCHEN WALL FINISH	"TILES UP TO 2 FEET HIGH ABOVE COUNTER AND OIL BOND DISTEMPER / COLOUR WASH IN BALANCE AREA"
10	FIXTURE AND FITTINGS	"SINGLE BOWL STAINLESS STEEL SINK & CP FITTINGS"
11	BALCONY FLOORING	TILES / IPS
12	WINDOW	"HARDWOOD / MS Z-SECTION / FIBER /COMPOSITE"
13	DOOR FRAME / DOORS	"HARDWOOD / M.S / FIBER DOOR FRAMES WITH FLUSH DOOR SHUTTER / COMPOSITE DOOR SHUTTER / FIBER DOOR SHUTTER ETC"
14	COMMON AREA FLOORING / STAIRCASE FLOORING	STONE / TILES / IPS
15	LIFT LOBBY	STONE / TILES / IPS
16	CHINAWARE	STANDARD FITTING
17	ELECTRICAL	"ISI MARK PRODUCTS FOR WIRING, SWITCHES AND CIRCUITS"
18	SECURITY	GATED COMPLEX

Disclaimer: \*Specifications, layouts, features and amenities mentioned in the brochure are tentative and subject to change.

# Project details / Payment plan

<b>LICENSE NO.</b>	<b>66 OF 2021</b>
LOCATION	SECTOR 104, GURUGRAM
NO. OF UNITS	1483
NO. OF TOWERS	8
SALE PRICE	4000/- PSF (Additional cost of 500/- PSF on balcony)
COMPLETION	4 Years
AMENITIES	50% Open Space, Lift, Community Centre, Adequate Parking

<b>2 BHK + UTILITY</b>	<b>TYPE - I</b>
TOTAL FLATS	531
CARPET AREA SQ. FT.	643.547 Sq. Ft.
BALCONY AREA SQ. FT.	145.357 Sq. Ft.
*SALE PRICE (RS.)	₹26,24,188.00
<b>BOOKING AMOUNT</b>	<b>₹1,28,709.40</b>

<b>2 BHK + UTILITY</b>	<b>TYPE -II</b>
TOTAL FLATS	536
CARPET AREA SQ. FT.	642.352 Sq. Ft.
BALCONY AREA SQ. FT.	148.166 Sq. Ft.
*SALE PRICE (RS.)	₹26,19,408.00
<b>BOOKING AMOUNT</b>	<b>₹1,28,470.40</b>

<b>1 BHK</b>	<b>TYPE-IV</b>
TOTAL FLATS	344
CARPET AREA SQ. FT.	337.66 Sq. Ft.
BALCONY AREA SQ. FT.	61.236 Sq. Ft.
*SALE PRICE (RS.)	₹13,81,258.00
<b>BOOKING AMOUNT</b>	<b>₹67,530.00</b>

## ELIGIBILITY CRITERIA

1. Any applicant can make only one application.
2. Any Person can apply, however, the PMAY beneficiaries, which include their spouse or dependent children, identified by the Urban Local Bodies Department, under the certificate issued by ÉPradhan Mantri Aawas Yojna - Housing for allÁ programme shall be granted preference in the 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 effect.
3. PAN Card & Aadhar Card is mandatory & Aadhar Card will be valid only with address proof.

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

## Time Linked Payment Plan

<b>PARTICULARS</b>	<b>INSTALLMENTS</b>
At the time of Application	5% of Total Cost of Flat
Within 15 days of issuance of allotment letter	20% of Total Cost of Flat
Within 6 months of issuance of allotment letter	12.5% of Total Cost of Flat
Within 12 months of issuance of allotment letter	12.5% of Total Cost of Flat
Within 18 months of issuance of allotment letter	12.5% of Total Cost of Flat
Within 24 months of issuance of allotment letter	12.5% of Total Cost of Flat
Within 30 months of issuance of allotment letter	12.5% of Total Cost of Flat
Within 36 months of issuance of allotment letter	12.5% of Total Cost of Flat

### NOTE:

In case of re-allotment, amount due from original allotment till the date of re-draw, will be payable by the 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 accordingly be made applicable to the allottee.

Selection of specifications mentioned above will be at the discretion of the developer and shall be applicable to all units under the project.



# Project details / Payment plan

<b>LICENSE NO.</b>	<b>66 OF 2021</b>
LOCATION	SECTOR 104, GURUGRAM
NO. OF UNITS	1483
NO. OF TOWERS	8
SALE PRICE	4200/- PSF (Additional cost of 1000/- PSF on balcony)
COMPLETION	4 Years
AMENITIES	50% Open Space, Lift, Community Centre, Adequate Parking

2 BHK + UTILITY	TYPE - I
TOTAL FLATS	531
CARPET AREA SQ. FT.	643.547 Sq. Ft.
BALCONY AREA SQ. FT.	145.357 Sq. Ft.
*SALE PRICE (RS.)	₹28,02,897.40
<b>BOOKING AMOUNT</b>	<b>₹ 1,35,144.87</b>

2 BHK + UTILITY	TYPE -II
TOTAL FLATS	536
CARPET AREA SQ. FT.	642.352 Sq. Ft.
BALCONY AREA SQ. FT.	148.166 Sq. Ft.
*SALE PRICE (RS.)	₹27,97,878.40
<b>BOOKING AMOUNT</b>	<b>₹ 1,34,893.92</b>

1 BHK	TYPE-IV
TOTAL FLATS	344
CARPET AREA SQ. FT.	337.66 Sq. Ft.
BALCONY AREA SQ. FT.	61.236 Sq. Ft.
*SALE PRICE (RS.)	₹14,79,408.00
<b>BOOKING AMOUNT</b>	<b>₹ 70,908.60</b>

2 BHK + UTILITY	TYPE-III
TOTAL FLATS	72
CARPET AREA SQ. FT.	641.470 Sq. Ft.
BALCONY AREA SQ. FT.	159.221 Sq. Ft.
*SALE PRICE (RS.)	₹ 27,94,174.00
<b>BOOKING AMOUNT</b>	<b>₹ 1,34,708.70</b>

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

## ELIGIBILITY CRITERIA

- Any applicant can make only one application.
- Any Person can apply, however, the PMAY beneficiaries, which include their spouse or dependent children, identified by the Urban Local Bodies Department, under the certificate issued by Pradhan Mantri Awas Yojna - Housing for all programme shall be granted preference in the 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 effect.
- PAN Card & Aadhar Card is mandatory & Aadhar Card will be valid only with address proof.

## Construction Link Payment Plan (CLP)

PARTICULARS	COST (%)
Booking	5%
Within 15 days Issuance of Allotment Letter	20%
On Start of Construction (Excavation Work)	12.5%
On Completion of Plinth Work	12.5%
At Completion of 25% of Superstructure	12.5%
At Completion of 50% of Superstructure	12.5%
At Completion of 75% of Superstructure	12.5%
At the time of MEP	7.5%
At the Time of Offer of Possession	5%

**Disclaimer : Applicable for new draws only**

### NOTE:

- In case of re-allotment, amount due from original allotment till the date of re-draw, will be payable by the 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 accordingly be made applicable to the allottee.  
 Selection of specifications mentioned above will be at the discretion of the developer and shall be applicable to all units under the project.

# Ongoing PROJECTS



**mahira**  
HOMES 68



**mahira**  
HOMES 103



# *Ongoing* PROJECTS



**mahira**  
HOMES 95



**mahira**  
HOMES 63 A



# *The future of*

## URBAN LIFESTYLE

A multifaceted and multi dynamic group based out of the millennium city Gurugram, Haryana; Mahira is holding company to other diverse businesses, starting with **Real Estate, Construction, Education and Mining**, the group has forayed into other businesses like **Filling Stations, Food Chain and Hospitality** over the past decade of its existence.

Mahira Group resonated **Competitiveness, Energy and Resilience** and holds them as its core values. Spread across Northern India, across business, Mahira Group under dynamic leadership of **Mr. Sikandar Singh**, is successfully engendering its entrepreneurial synergies into constructive forays and poised to become a leading conglomerate.

Mahira Group specializes in general construction projects. We are at ease handling individual bungalows and just as comfortable when we take on huge housing projects involving residential complexes. Operating mainly in North India and particularly around Gurgaon & Delhi, we have taken on projects involving design, planning, construction of educational institutions and hotels on a turnkey basis. Our service starts with concept and goes on to **planning, obtaining permissions, coordinating construction, managing finishing and interior design** and finally handing over a project in its finished form to the owner.

In a milieu where construction companies are innumerable, we aim to associate the name of Mahira Group with **reliability, trustworthiness, fair dealings and punctuality**; a name that generates confidence and inspires trust: that is our mission.



 **80000 80000**

 **www.mahirahomes.com**

**CORPORATE OFFICE:**

301, GLOBAL FOYER, SECTOR-43 GOLF COURSE ROAD,  
GURUGRAM - 122 009

    @mahiragroup | INFO@MAHIRAGROUP.COM

Disclaimer: The Real Estate (Regulation and Development) Act 2016 and the rules made there have brought significant changes to the real estate sector. The Promoter/Developer is fully committed to be compliant with the provisions laid down under RERA. Promoter/ Developer urges every applicant to inspect the site where the project is proposed to be constructed and shall not merely rely upon or to be influenced by any architectural impression, plan or sales brochure and therefore requested to make personal judgment prior to submitting an application for booking. The images shown here are indicative of design and for illustration purpose only further the actual design may vary in fit and finish from the one displayed above, project details/specification can also be accessed at the office of Haryana Real Estate Regulatory Authority; website <http://harera.in/>. Rates mentioned above does not include GST and other statutory charges if applicable, \* T&C Apply. 1 sq.mt. = 10.7639 sq.ft.