

#HealthyWayToMahiraHomes88b



mahira
HOMES 88B



my home mahira home



80000 80000

www.mahirahomes.com

CORPORATE OFFICE:

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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 purposes only further the actual design may vary in fit and finish from the one displayed above, project details/specifications can also be accessed at the office of Haryana Real Estate Regulatory Authority; website <http://harera.in/>. Rates mentioned above do not include GST and other statutory charges if applicable, * T&C Apply. 1 sq.mt. = 10.7639 sq.ft.

— Introducing —

mahira

HOMES 88B

In the heart of Gurugram, Mahira Homes 88B, is your healthy way to infinite luxury of living and a superior future. Situated amidst boundless greens, to bestow you with a peaceful atmosphere with a home of your dreams.



ARTISTIC IMPRESSION

Disclaimer: *Specifications, Layouts, Features and Amenities mentioned in the brochure are tentative and subject to change.

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1462
APARTMENTS

10.075 ACRES
OF GREENLAND



150/24

METER DWARKA EXPRESSWAY

13

HIGH RISE TOWERS

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BREATHE FRESHER

Comfort to breathe and live
better with 50% more open space.

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A STEP FOR WELLNESS

Well-tiled jogging
tracks in the trail of greenery.

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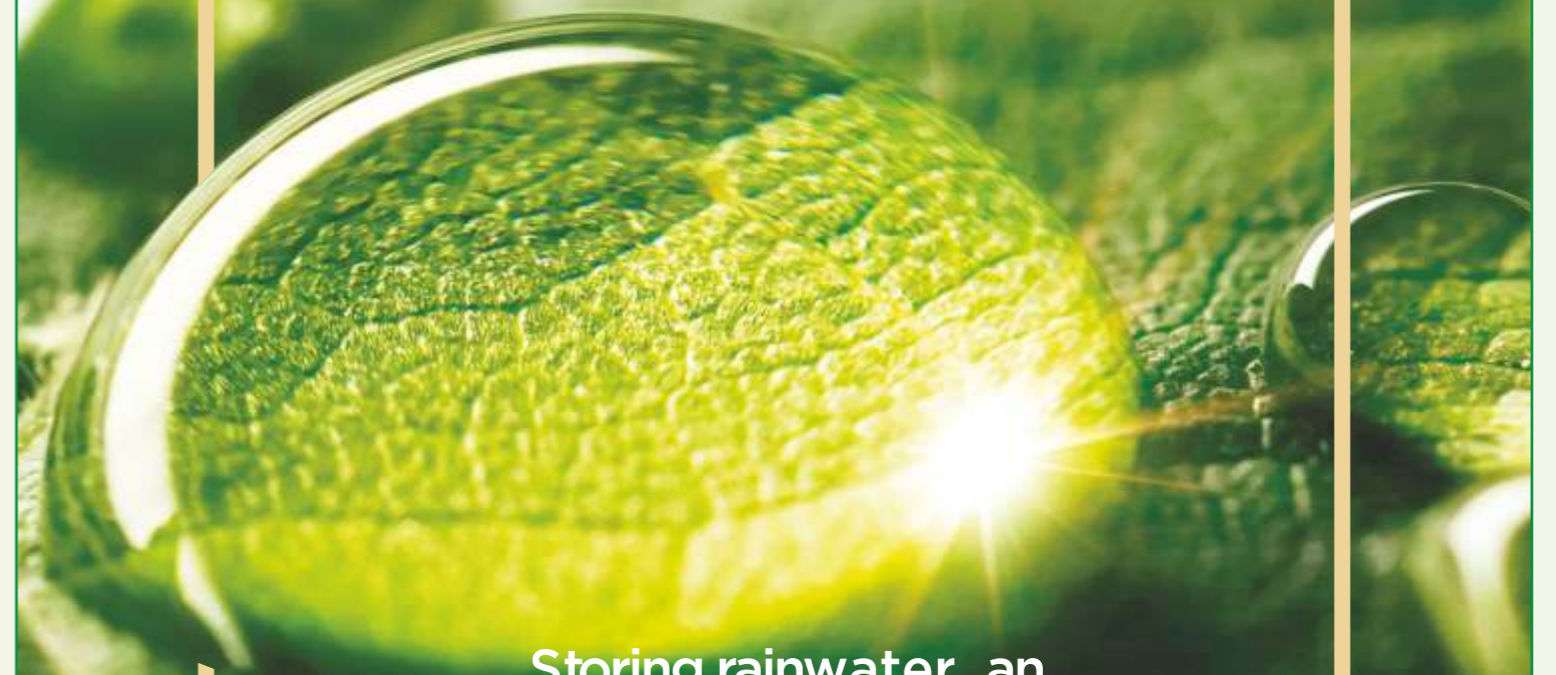
DIVE IN FOR FITNESS



The splash of water to soothe your mind.

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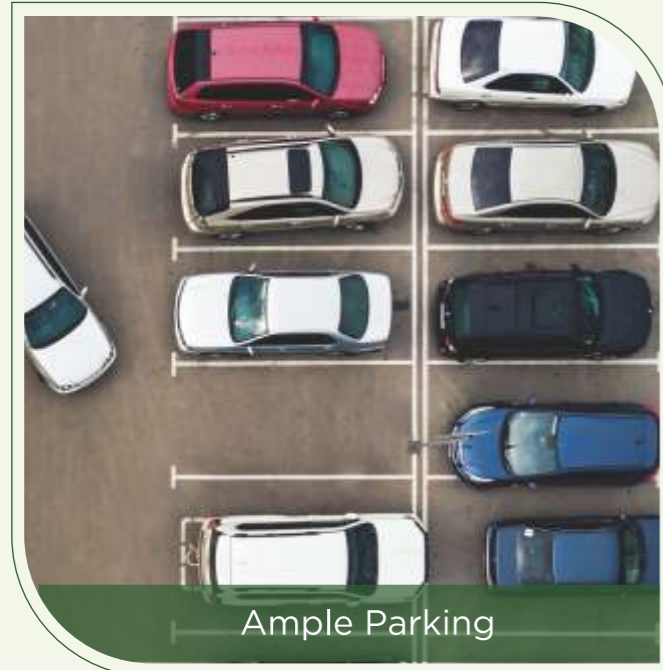
NURTURING THE NATURE



Storing rainwater, an eco-friendly way for a better future.

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EXQUISITE AMENITIES



Ample Parking



Open Gym



Basketball Court



Energy efficient apartment

- Recreational Area
- DTH Facility
- Earthquake resistance structure

- Energy efficient apartments
- Seepage resistant Apartment
- 6m wide Drive with Paver

EXQUISITE AMENITIES



Senior Citizen Sitting Area



Kids Play Area



Security



Fire Fighting System

- Yoga Centre
- Waste Management
- Landscaping

- Pet Park
- Skipping area
- Creche

ECO-FRIENDLY HABITAT

Methods to conserve water with proper disposal of toxin-bearing materials to ensure healthful living for you.



Water efficient landscaping



Efficient irrigation system



Solid waste management



Treatment of grey water

ECO-FRIENDLY HABITAT

Step towards a better future to promote the development of solar energy and other renewables.



Low carbon building material



Eco friendly system



Solar energy equipped street lights



Electric Car Charging

LOCATION THAT ADDS PURPOSE TO HEALTHY LIVING



STRATEGICALLY LOCATED

EXCELLENT ACCESS TO 4 MAJOR EXPRESSWAYS

- Dwarka Expressway
- NH-48
- Pataudi Road
- KMP Expressway

- 15 Minutes to Matrikiran High School
- 12 Minutes to Delhi Public School
- 15 Minutes to AIIMS Jhajjar
- 20 Minutes to Railway Station
- 10 Minutes to PVR Multiplex
- 10 Minutes to Institutional Sector 89B
- 80 acre HUDA Park

Seamless Connectivity From the
Indira Gandhi International Airport

Easy accessibility to public transportation
and cab services

Walking distance to proposed metro station*.



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HOMES 88B

Club

LOPEZ LANE

Salon

Spa

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HEALTHY WAY
TO PEACEFUL
LIVING

HEALTHY WAY
TO MANICURED
LAWNS



HEALTHY WAY
TO BOUNDLESS
OF GREENERY

HEALTHY WAY
TO BREATH OF
FRESH AIR

88b Apartments

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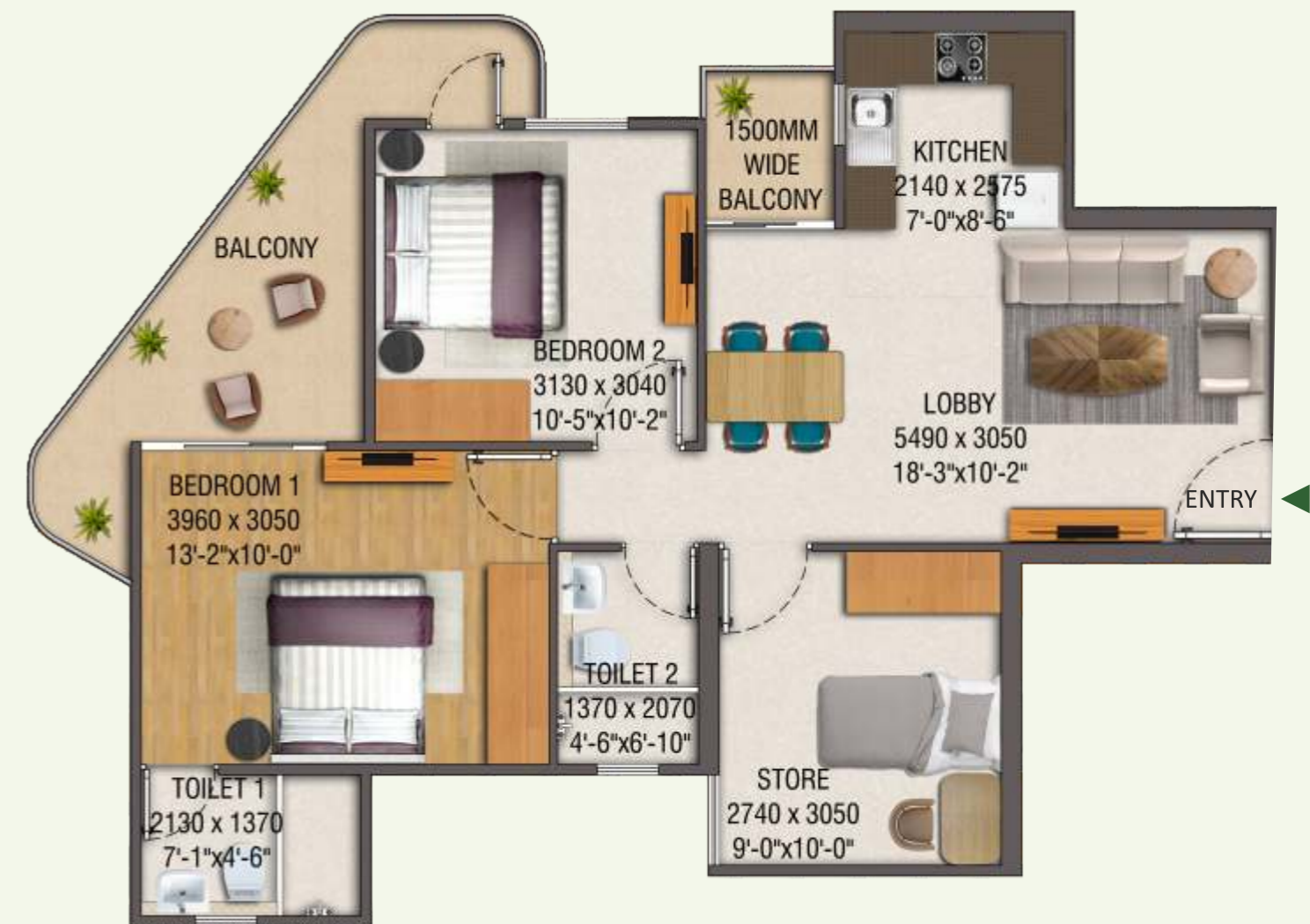
TYPICAL FLOOR PLAN 2 BHK + STORE

TYPE - A	
Carpet Area	642.320 Sq. Ft.
Balcony Area	134.980 Sq. Ft.



TYPICAL FLOOR PLAN 2 BHK + STORE

TYPE - B	
Carpet Area	644.472 Sq. Ft.
Balcony Area	121.450 Sq. Ft.



TYPICAL FLOOR PLAN 3 BHK

TYPE - A

Carpet Area	645.710 Sq. Ft.
Balcony Area	167.810 Sq. Ft.



*T&C Apply

TYPICAL FLOOR PLAN 3 BHK

TYPE - 1

Carpet Area	645.732 Sq. Ft.
Balcony Area	132.397 Sq. Ft.



*T&C Apply

TYPICAL FLOOR PLAN 3 BHK

TYPE - 2

Carpet Area	645.732 Sq. Ft.
Balcony Area	143.376 Sq. Ft.



*T&C Apply

TYPICAL FLOOR PLAN 2 BHK

TYPE - 3

Carpet Area	535.509 Sq. Ft.
Balcony Area	153.817 Sq. Ft.



*T&C Apply

FLOOR PLAN - 3 BHK

TYPE - 3P	
Carpet Area	535.509 Sq. Ft.
Balcony Area	464.251 Sq. Ft.



Site Layout

LEGEND:-

- 1. ENTRY / EXIT
- 2. ENTRY / EXIT
- 3. COMMERCIAL
- 4. COMMUNITY HALL & CRECHE
- 5. CELEBRATION LAWN
- 6. SENIOR CITIZENS PARK
- 7. KIDS PLAY AREA
- 8. BADMINTON COURTS
- 9. BASKET BALL COURT
- 10. CRICKET PITCH
- 11. OUTDOOR GYM
- 12. SKATING RINK
- 13. WALKING PARK
- 14. JOGGING PARK
- 15. YOGA LAWN
- 16. KIDS SWINGS AREA



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PROJECT DETAIL

LICENSE NO.	09 OF 2022
LOCATION	Sector 88B Gurugram
NO. OF UNITS	1462
NO. OF TOWERS	13
SALE PRICE	4200/- Per Sq. Ft. (Balcony Charges 1000/- Per Sq. Ft.) + GST Charges
COMPLETION	4 Years
AMENITIES	50% Open Space, Lift, Community Centre, Adequate Parking

TYPICAL FLOOR PLAN 2 BHK + STORE - TYPE A	
TOTAL FLATS	60
CARPET AREA SQ. FT.	642.320 Sq. Ft.
BALCONY AREA SQ. FT.	134.980 Sq. Ft.
*SALE PRICE (RS.)	₹ 27,97,744.00
BOOKING AMOUNT	₹ 1,34,887.20

TYPICAL FLOOR PLAN 2 BHK + STORE - TYPE B	
TOTAL FLATS	60
CARPET AREA SQ. FT.	644.472 Sq. Ft.
BALCONY AREA SQ. FT.	121.450 Sq. Ft.
*SALE PRICE (RS.)	₹ 28,06,782.40
BOOKING AMOUNT	₹ 1,35,339.12

TYPICAL FLOOR PLAN 3 BHK - TYPE A	
TOTAL FLATS	120
CARPET AREA SQ. FT.	645.710 Sq. Ft.
BALCONY AREA SQ. FT.	167.810 Sq. Ft.
*SALE PRICE (RS.)	₹ 28,11,982.00
BOOKING AMOUNT	₹ 1,35,599.10

TYPICAL FLOOR PLAN 3 BHK - TYPE 1	
TOTAL FLATS	558
CARPET AREA SQ. FT.	645.732 Sq. Ft.
BALCONY AREA SQ. FT.	132.397 Sq. Ft.
*SALE PRICE (RS.)	₹ 28,12,074.40
BOOKING AMOUNT	₹ 1,35,603.72

TYPICAL FLOOR PLAN 3 BHK - TYPE 2	
TOTAL FLATS	72
CARPET AREA SQ. FT.	645.732 Sq. Ft.
BALCONY AREA SQ. FT.	143.376 Sq. Ft.
*SALE PRICE (RS.)	₹ 28,12,074.80
BOOKING AMOUNT	₹ 1,35,603.72

TYPICAL FLOOR PLAN 2 BHK - TYPE 3	
TOTAL FLATS	440
CARPET AREA SQ. FT.	535.509 Sq. Ft.
BALCONY AREA SQ. FT.	153.817 Sq. Ft.
*SALE PRICE (RS.)	₹ 23,49,137.80
BOOKING AMOUNT	₹ 1,12,456.89

2 BHK - TYPE 3P	
TOTAL FLATS	79
CARPET AREA SQ. FT.	535.509 Sq. Ft.
BALCONY AREA SQ. FT.	464.251 Sq. Ft.
*SALE PRICE (RS.)	₹ 23,49,137.80
BOOKING AMOUNT	₹ 1,12,456.89

*Applicable GST extra / area and booking amount approx.

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PAYMENT PLAN

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, Haryana under "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.
3. PAN Card & Aadhar Card is mandatory & Aadhar Card will be valid only with address proof.

CONSTRUCTIONS LINK PAYMENT PLAN (CLP)

PARTICULARS	INSTALLMENT PERCENTAGE
At the time of Application	05% of Total sale price
Within 15 days Issuance of Allotment Letter	20% of Total sale price
On Start of Construction (Excavation Work)	12.5% of Total sale price
On Completion of Plinth Work	12.5% of Total sale price
On Completion of 25% of Superstructure	12.5 % of Total sale price
On Completion of 50% of Superstructure	12.5% of Total sale price
On Completion of 75% of Superstructure	12.5% of Total sale price
At the time of MEP	7.5% of Total sale price
On Offer of Possession	05% of Total sale price

NOTE:

- In case of re- allotment, amount due from original allotment till 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 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.

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PROJECT SPECIFICATIONS

SPECIFICATIONS - - MAHIRA HOMES 88B		
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 / ALUMINUM"
13	DOOR FRAME / DOORS	"HARDWOOD / M.S / FIBER DOOR FRAMES WITH FLUSH DOOR SHUTTER / COMPOSITE DOOR SHUTTER / FIBER DOOR SHUTTER / ALUMINUM 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