

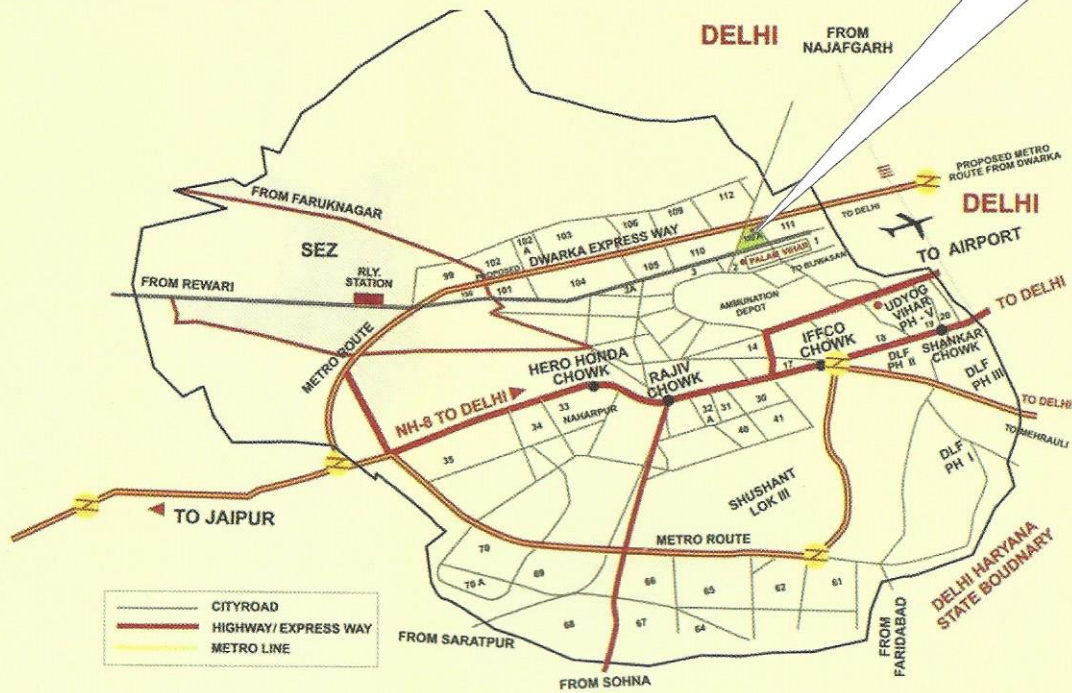
Life beyond happiness
That's the aura you deserve



aura by **Mahindra**
Gurgaon **LIFESPACES**

LOCATION MAP

aura by Mahindra LIFESPACES
Gurgaon



Location Map of Aura by Mahindra Lifespaces (Not to scale)
As per Gurgaon Masterplan 2021

Site Address: Sector 110 A, Near Dwarka Expressway, Gurgaon



Amenities beyond convenience

True to its name, Aura promises an ambience that fits your eclectic lifestyle. Tee off at the golf putting area; sweat it out at the badminton and basketball courts or just walk along the greens. Each building has a dedicated children's play area.



Leisure beyond pleasure

Amidst the refreshing landscape, your routine revolves around the integrated Clubhouse offering world-class facilities. You may start your day with a refreshing workout at the gym; socializing at the multipurpose hall or diving into the swimming pool.



Comfort beyond luxury

Spread across 6.9 hectares (17 acres) of manicured lawns and landscaped gardens, Aura by Mahindra Lifespaces is an ideal luxury home for a perfect getaway from the humdrum routine of city life.

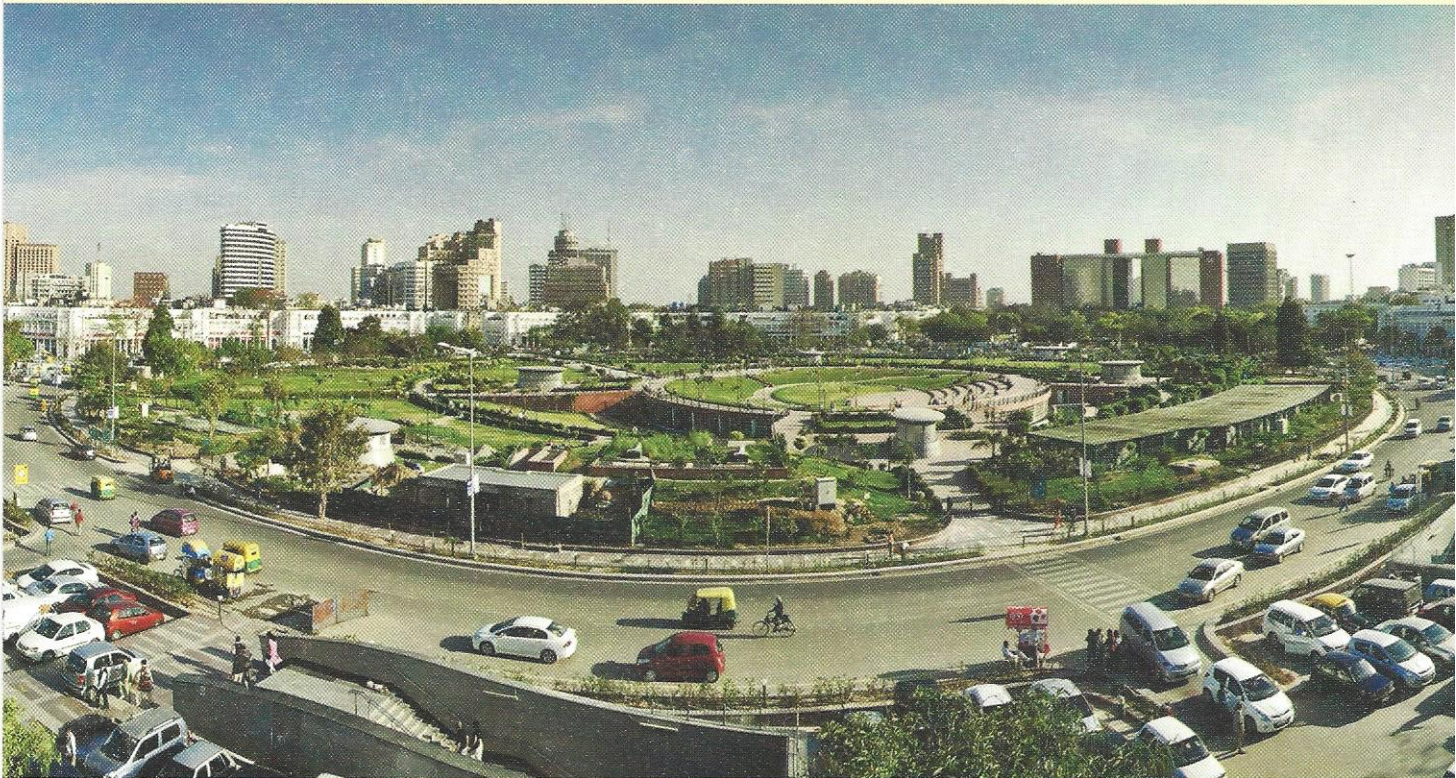


Your luxury home at Aura is an ideal abode to connect with family, friends and your inner self. Beyond the exteriors that captivate you, you are greeted inside by fine aesthetics, creative utilisation of spaces, airy rooms and spacious balconies overlooking the breath-taking greenery.

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Connectivity beyond tomorrow

Aura's location is a gift of a lifetime – one of the best in NCR. The neighbourhood is a bustling hotspot for commercial activities. Every conceivable amenity including hospital, school and shopping centre is within easy reach.



25 mins from South Delhi | 15 mins from the Airport | 20 mins from Vasant Kunj
Well-connected to NCR | Proximity to the proposed NPR | Proximity to the proposed Metro station

UNIT PLAN



4 BHK+S

SITE LAYOUT



- | | |
|------------------------|-------------------------------|
| 1. KIDS POOL | 8. JOGGING TRACK |
| 2. POOL DECK | 9. CENTRAL PARK |
| 3. CONVENIENT SHOPPING | 10. SWIMMING POOL |
| 4. KIDS PLAY AREA | 11. AMPHITHEATRE |
| 5. SKATING RINK | 12. CENTRAL WALK |
| 6. PARKING | 13. MULTI PURPOSE PLAY FIELDS |
| 7. PATHWAY | 14. MEDITATION GARDENS |

SPECIFICATIONS

1. LIVING/DINING ROOM

- Floor – Vitrified Tiles
- Skirting – Granite
- Wall/Ceiling – Plastic Emulsion Paint

2. MASTER BED ROOM

- Wooden Flooring/Skirting
- Wall/Ceiling – Plastic Emulsion Paint

3. BED ROOMS

- Vitrified Tile Flooring/skirting
- Wall/Ceiling – Plastic Emulsion Paint

4. KITCHEN

- Floor – Anti Skid Ceramic Tiles
- Wall – Ceramic Tiles up to 2'-0"
Above Counter + Acrylic Emulsion Paint
- Wall/Ceiling – Plastic Emulsion Paint
- Counter – Polished Granite Top
- Fitting/Fixtures – Single Bowl
Stainless Steel Sink with
Jaquar Sink Mixture

5. MASTER TOILET

- Floor – Ceramic Tiles
- Wall – Ceramic Tiles up to 7'-0"
in Wet Area
- Ceiling – Grid Ceiling
- CP Fitting – Jaquar Premium Quality
- Sanitary Ware – Wall Hung WC
ROCA/Equivalent
- Granite Counter with Wash Basin

6. OTHER TOILETS

- Floor – Ceramic Tiles
- Wall – Ceramic Tiles up to 7'-0"
in Wet Area
- Ceiling – Grid Ceiling
- CP Fitting – Jaquar Premium Quality
- Sanitary Ware – Wall hung WC
ROCA/Equivalent
- Granite Counter with Wash Basin

7. BALCONIES

- Floor – Textured Ceramics Tiles
- M. S. Railing

8. SERVANT TOILET

- Anglo Indian WC
- One Counter-less Wash Basin
- Ceramic Tile Flooring
- Wall Tiles up to 900mm Ht.

9. DOORS

- Frame – Hardwood + Paint
- Door Shutter – Masonite Skin Moulded
Door Shutters + Paint
- Hardware – S/S Finish

10. WINDOWS

- Window – UPVC
- Ventilators – UPVC

11. ENTRANCE LOBBY (Typ & G.F.)

- Floor - Granite Stone
- Wall/Ceiling – Plastic Emulsion Paint

12. LIFT LOBBY Cladding

- Lift Face Wall - Granite Stone
(all other wall paint)

13. STAIRCASE

- Kota Stone
- Wall – Dry Distemper
- M.S. Railing

14. ELECTRICAL

- Modular Switches
- Telephone Point in Living/Master Bedroom
- TC Points in Living/Master Bedroom

PAYMENT PLAN

Booking Amount	- 15% of Total sales Consideration
On offer of Possession	- 85% of Total sales consideration + IBMS + ECC + Stamp duty, Registration charges Etc.

* Service Tax, VAT, TDS or any other taxes/charges will be applicable as per actual.

PRICE SHEET

Basic Sale Price - ₹ p.sq. ft.

EXTRA CHARGES

- Car Parking - ₹ 3,50,000 per Car Park (2 Mandatory)
- Club Membership - ₹ 1,25,000
- Power Backup - ₹ 1,25,000
- EDC & IDC - ₹ 259 p. sq. ft.
- IBMS - ₹ 50 p. sq. ft.
- PLC - ₹ 100 p. sq. ft for park facing
- Registration - As per Actual
- Service Tax - As per Actual
- VAT - As applicable

Promise beyond trust

Mahindra Lifespaces, part of the \$16.7 billion Mahindra Group, is a leader in sustainable urbanization, through the creation of residential and integrated large format development across India. We have a footprint of over 7.3 million sq. ft. of completed projects and over 11.3 million sq. ft. of ongoing and forthcoming projects.

The company has pioneered the concept of an integrated business city through 'Mahindra World City' in Chennai and Jaipur. The two world cities are built on the 'life, living and livelihood' concept, offering a healthy, holistic lifestyle.

Mahindra Lifespaces has been at the forefront of transforming urban landscapes by creating sustainable communities and is India's first 'Green Home' developer. One of the first companies to receive the 'Platinum-rated green homes pre-certification' from IGBC, today all the residential projects are pre-certified green buildings.



Mahindra
LIFESPACES

Corporate Office: Mahindra Lifespace Developers Limited, 5th Floor, Mahindra Towers, Road No. 13, Worli, Mumbai - 400 018. India. Tel.: 022 - 6747 8600 / 6747 8601 Fax: 022 - 2497 5084.

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License No. 43 of 2008 dated 05/03/2008(last renewed on 15/04/2014) Building plan approval No. ZP-378/AD(RA)/2014/12230 dated 10/06/2014. All the approvals can be checked in the regional office of Mahindra Lifespace Developers Limited. Condition apply.

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