



mahira

HOMES - 103



my home. mahira home.

SECTOR 103, GURUGRAM

www.mahirahomes.com





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 Filing Stations, Food Chain and Hospitality over past decade of its existence.

Mahira Group resonates 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 complex. 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.





Artistic Rendition

THE ENTRANCE

mahira
HOMES - 103

YOUR VERY OWN
POCKET FRIENDLY
LUXURY RESIDENCE
AT DWARKA EXPRESSWAY



An amalgamation of luxury, affordability, location and essential lifestyle components, Mahira Homes 103 brings a never before offering for home buyers in the current real estate market of Gurugram.

Located at Dwarka Expressway, Sector 103, is the new epicentre of the millenium city.

5

ACRES OF
GREEN LAND

24

MTR WIDE
ROAD

8

HIGH RISE
TOWERS

800

LUXURIOUS
APARTMENTS



mahira
HOMES - 103

@

DWARKA
EXPRESSWAY



OPEN
SITE PLAN



GRIHA
APPROVED



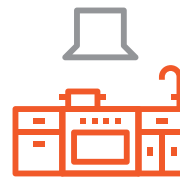
THREE (3)
SIDE OPEN



LANDSCAPED
GREEN ZONES



NATURAL
SUNLIGHT ENTRY



KITCHEN WITH
UTILITY BALCONY



PROPOSED
METRO STATION



COMMERCIAL
COMPLEX

SITE LAYOUT





ARCHITECT





TYPE A 2 BHK

TOTAL AREA
723 sqft

CARPET AREA
570 sqft

BALCONY AREA
153 sqft



TOTAL AREA
729 sqft

CARPET AREA
586 sqft

BALCONY AREA
143 sqft

TYPE B 2 BHK



TYPE C 2 BHK

TOTAL AREA
732 sqft

CARPET AREA
570 sqft

BALCONY AREA
162 sqft



Mahira Homes 103

Located at Dwarka Expressway



5 minutes

Gurugram Railway Station



5 minutes

Gurgaon Delhi Expressway

Sector 103 is one of the most premium residential location in Gurugram. The serenity and tranquility of this posh area paired with modern facilities is a perfect mix of urban lifestyle. The proposed metro line near sector 103 connects to all prime locations of Gurugram making it a perfect choice for the residents.



10 minutes
New Delhi



15 minutes
International Airport

FEATURES & AMENITIES



DROP OFF POINT

CAFE AREA

MULTIPURPOSE LAWN

MULTIPURPOSE LAWN

GYMNASIUM

24 HRS POWER BACKUP

24 HRS WATER SUPPLY

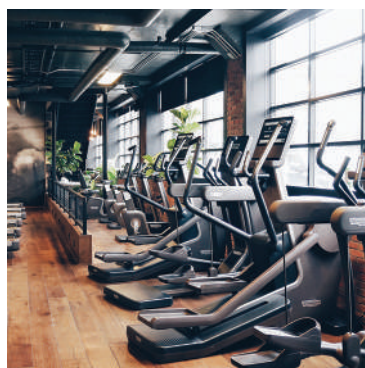
24 HRS SURVEILLANCE

PLUMBER & ELECTRICIAN (ON CALL)

GAZEBO

ENTRY DRIVEWAY

ADEQUATE PARKING



CHILDREN PLAY AREA

SENIOR CITIZEN SITTING

ACTIVITY COURT

BIRDS CORNER

TODDLER'S PLAY AREA

SOCIAL GATHERING COURT

LEISURE COURT

YOGA/ MEDITATION CENTRE

FIRST AID

DTH FACILITY

CYCLING TRACK

JOGGING TRACK

CLUB HOUSE

FOUNTAINS

PODIUM

ANGANWADI

LICENSE NO. 31 OF 2019

Project Area	5.4037 acres
Location	Sector 103, Dwarka Expressway, Gurugram
No. of Flats	800
No. of Towers	8
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

2 BHK UNIT TYPE	TOTAL FLATS	CARPET AREA SQ. FT.	BALCONY AREA SQ. FT.	*SALE PRICE (₹)	BOOKING AMOUNT
TYPE A	260	570	153	23,30,000	1,15,000
TYPE B	260	586	143	23,94,000	1,15,000
TYPE C	200	570	162	23,30,000	1,15,000

*Applicable GST extra / area and booking amount approx.

ELIGIBILITY CRITERIA

One who does not have any flat/plot in any HUDA developed colony/sector or licensed colony in any urban areas in Haryana, out of Chandigarh and NCT Delhi shall be given first preference in allotment of flats.

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.
- Area is tentative and is subject to change as allowed under Affordable Housing Policy, 2013
- Final price of the flat will be worked out based on actual area handed over to the allottee.
- GST will be as applicable. 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.

TENTATIVE SPECIFICATIONS

DRG. / LOBBY FLOORING	TILES / IPS
DRG. / LOBBY WALL CEILING FINISH	OIL BOND DISTEMPER/ COLOUR WASH
BEDROOMS FLOORING	TILES / IPS
BEDROOM WALL CEILING FINISH	OIL BOND DISTEMPER / COLOUR WASH
TOILETS WALL FINISH	TILES / COLOUR WASH
TOILETS FLOORING	TILES / IPS
KITCHEN FLOORING	TILES / IPS
KITCHEN PLATFORM	STONE / TILES
KITCHEN WALL FINISH	TILES UP TO 2 FEET HIGH ABOVE COUNTER AND OIL BOND DISTEMPER / COLOUR WASH IN BALANCE AREA
FIXTURE AND FITTINGS	SINGLE BOWL STAINLESS STEEL SINK & CP FITTINGS
BALCONY FLOORING	TILES / IPS
WINDOW	HARDWOOD / MS Z-SECTION / FIBER /COMPOSITE
DOOR FRAME / DOORS	HARDWOOD / M.S / FIBER DOOR FRAMES WITH FLUSH DOOR SHUTTER / COMPOSITE DOOR- SHUTTER / FIBER DOOR SHUTTER ETC.
COMMON AREA FLOORING / STAIRCASE FLOORING	STONE / TILES / IPS
LIFT LOBBY	STONE / TILES / IPS
CHINAWARE	STANDARD FITTING
ELECTRICAL	ISI MARK PRODUCTS FOR WIRING, SWITCHES AND CIRCUITS
SECURITY	GATED COMPLEX

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







MAHIRA

FUTURE OF URBAN LIFESTYLE

SITE ADDRESS

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प्रधान मंत्री
आवास योजना-शहरी
Pradhan Mantri Awas Yojna-Urban