

# Luminare

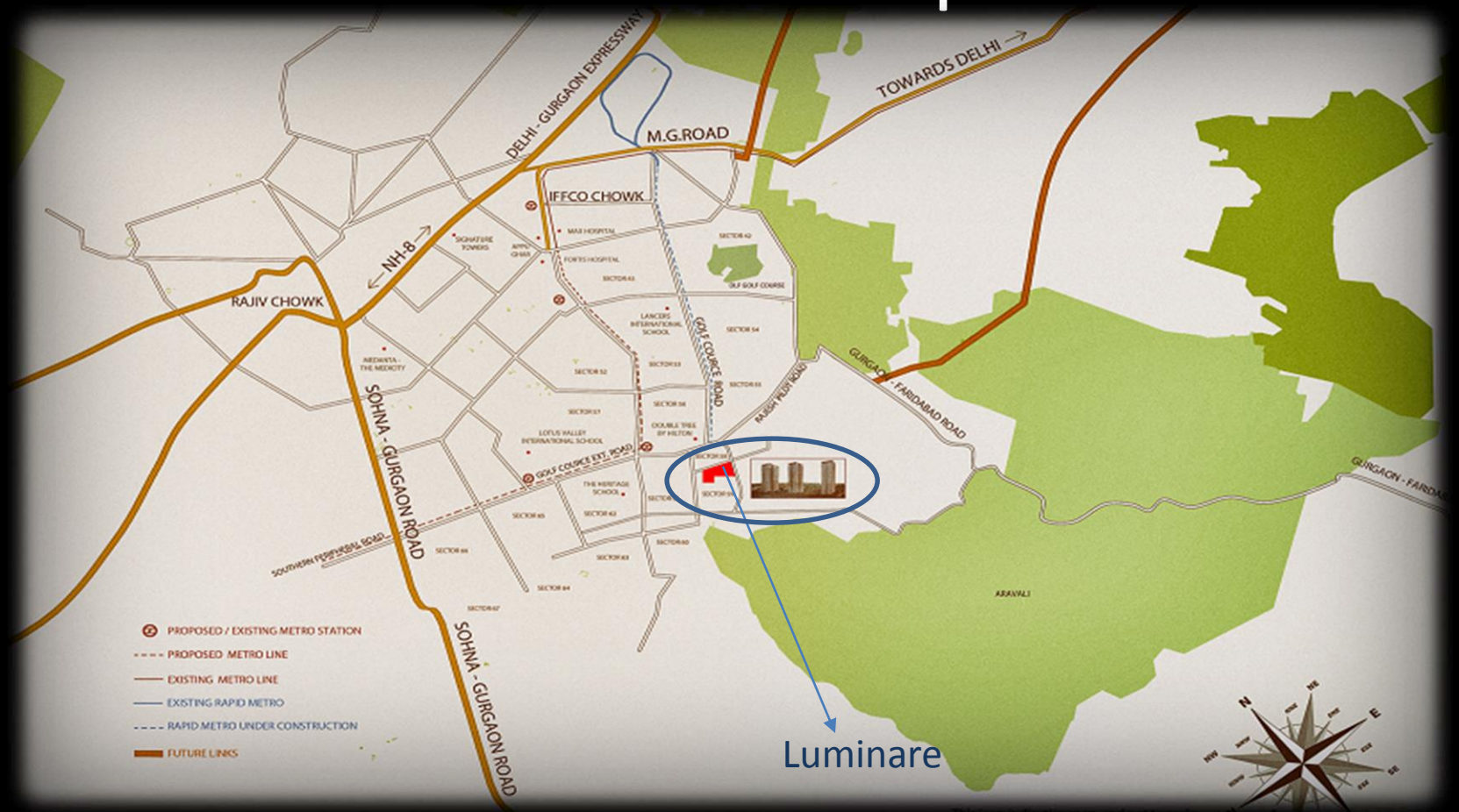
*Luxury Private Residences* —



**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, Delhi
- 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





# Site Layout

- |                           |                       |
|---------------------------|-----------------------|
| 1 - SERVICE LANE          | 13 - ORCHARD          |
| 2 - ENTRANCE PLAZA        | 14 - ISLAND PAVILIONS |
| 3 - TOWER PORCH           | 15 - CLUB PLAZA       |
| 4 - FEATURE WALL          | 16 - CENTRAL LAWN     |
| 5 - DRIVE                 | 17 - CLUB FORECOURT   |
| 6 - CAR PARKING           | 18 - TENNIS COURT     |
| 7 - COURTYARD             | 19 - BASKETBALL COURT |
| 8 - AMPHITHEATRE COURT    | 20 - BANQUET LAWN     |
| 9 - CHILDREN'S PLAY AREA  | 21 - EWS BUILDING     |
| 10 - FEATURE PORTAL       | 22 - WAY TO CLUB      |
| 11 - THE URBAN RIVER      | 23 - ACCESS ROAD      |
| 12 - RIVER SIDE PAVILIONS | 24 - ENTRY GATE       |
|                           | 25 - OTHER LAND       |



# Unit Configuration

3 BHK + servant quarter – 2,985 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 with Chimney & Hob
- Italian marble flooring in living areas
- Wooden flooring in bedrooms
- Floor to floor height of 3.2 meter
- Double glazed windows
- Premium fittings and fixtures in bathrooms



# 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



# Booking Details

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

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



# Special 30-70 Scheme\*

*\* Only on few apartments*





# Special Payment Plan

S.NO	Stage	Payment
1	At the time of Booking	Rs. 10 Lac for 3BHK
2	Within 30 days of booking	12% of Amount Payable less booking amount paid.
3	Within 120 days of booking	8% of Amount Payable
4	Within 6 months of booking	10% of Amount Payable
5	On offer of Possession	70% of Amount Payable



# Pricing

Cost Element	Rate (Rs/sq.ft.)	Lump sum Charges (Rs)
Basic Sales Price	11,800	
EDC (External Development charges)	167	
IDC (Infrastructure Development charges)	28	
PLC (Preferential Location Charges)	As Applicable	
<b>Infra</b>		
Club Membership		5,25,000
FFC (Fire Fighting Charges)	110	
LDC (Location Development charges)	296	
Electric Connection Charges	As Applicable	
Interest bearing Maintenance Security	100	

3BHK will have 2 covered Car parking slots  
 Rs 5,50,000 per car parking slot for exclusive right to use car parking slot



# PLC Charges

PLC Type	Rate (Rs/sq.ft.)
View PLC	
Road Facing	700
Park + Road Facing	850
Park Facing	750
Floor PLC	
1 <sup>st</sup> – 5 <sup>th</sup>	575
6 <sup>th</sup> – 10 <sup>th</sup>	625
11 <sup>th</sup> – 20 <sup>th</sup>	675
21 <sup>st</sup> – 30 <sup>th</sup>	625



# Layouts



# Unit Layout -3BHK



# Tower A – Floor Layout





**IT'S VERY PRIVATE**



# THANK YOU

