

**LET US EMBARK ON A JOURNEY TO UNCOVER
THE MYSTERY ABOUT A VERY PRIVATE LUXURY LIVING EXPERIENCE**

Luminare
LUXURY PRIVATE RESIDENCES

Location Map



This is an indicative map and not to scale.

Location

- **Accessibility Advantage** : 60 meter wide sector road
- **Location Advantage** : In close proximity to Rapid Metro Network, Golf Course, Ascendas SEZ, Grand Hyatt Residences & proposed Trump Tower
- **Connectivity Advantage** : 45 min drive from International Airport, Delhi
- **Infrastructure Advantage** : Close to major schools, shopping malls, hospitals and business hub of the city

The Project



- Land area : 7 acres (Approx.)
- Total units : 360
- Total towers : 03
- Height : G + 30

Site Layout



Apartment Configuration

3 BHK + servant quarter	–	2,985 sqft
4 BHK + servant quarter	–	3,625 sqft
Duplex Penthouse	–	4,887 sqft

Advantage - Luminare

- **Private Luxurious Residences with premium specifications by Mahindra Lifespaces – The Real Estate development business of USD 16.9 billion Mahindra Group**
- **Investment Partner – Standard Chartered Bank**
- **Construction Partner – TATA Projects**
- **Strategically located in Sector – 59, Gurgaon amidst The Aravalis & imminent Luxury Destination in City (Golf Course Extension Road)**
- **In close vicinity to upcoming biggest ever IT office destination of the city**
- **Wrap around balconies for the panoramic views**
- **Corner Homes – Experience life while keeping the world at bay**
- **Private Elevator Lobby – Let nothing enter your world without your permission**
- **8 Elevators + 1 Service Elevator per Tower (2 Elevators per Apartment)**
- **Only 360 apartments in entire complex – detailed designing – envisaged coterie of likeminded individuals – every apartment is ~INR 4 Cr. or plus**
- **Escalation Free Price**
- **Possession Linked Payment Plans**

Luminare USPs



- Wrap around balconies for the panoramic views
- Experience life in 70 mm – greet the Aravalis every day

Luminare USPs



- Bespoke elevator as private
as your haven
- Let nothing enter your world
without your permission

Luminare 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 – we welcome you to book a home soon..

3BHK + SQ	-	INR 10 Lac
4BHK + SQ	-	INR 15 Lac
Penthouse	-	INR 15 Lac

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

Special Payment Plans

15- 85 Subvention Plan*

S.NO	Stage	Payment
1	At the time of Booking	INR 10 Lac for 3BHK INR 15 Lac for 4BHK/Penthouse
2	Within 30 days of booking	15% of Amount Payable less booking amount
3	Bank Disbursement **	75% of Amount Payable
4	On offer of Possession	10% of Amount Payable

*No EMI till possession in 2018

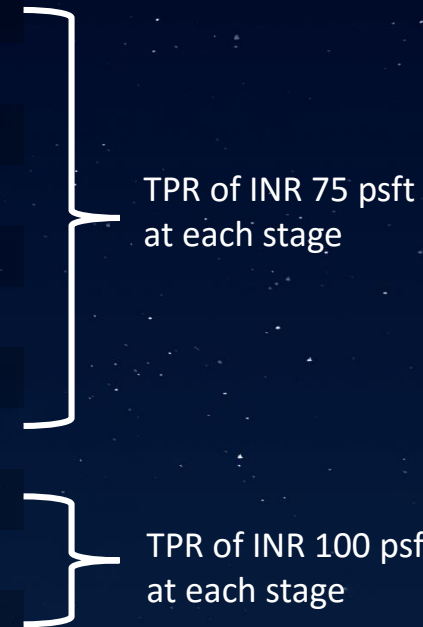
*This scheme is only applicable in Tower A (Sirius)

30 - 40 - 30 Payment Plan

S.NO	Stage	Payment	
1	At the time of Booking	INR 10 Lac for 3BHK INR 15 Lac for 4BHK/Penthouse	
2	Within 30 days of booking	12% of Amount Payable less booking amount	
3	Within 120 days of booking	8% of Amount Payable	
4	Within 6 months of booking*	10% of Amount Payable	*TPR of INR 150 psft
5	On Completion of Super Structure^	40% of Amount Payable	^TPR of INR 200 psft
6	On completion of flooring, services & external paint*	25% of Amount Payable	*TPR of INR 150 psft
7	On offer of Possession	5% of Amount Payable	

Construction Linked Payment Plan

S.NO	Stage	Payment
1	At the time of Booking	INR 10 Lac for 3BHK INR 15 Lac for 4BHK/Penthouse
2	Within 30 days of booking	12% of Amount Payable less booking amount
3	Within 120 days of booking	8% of Amount Payable
4	On completion of Ground floor	5% of Amount Payable
5	On completion of 6 th floor	7% of Amount Payable
6	On completion of 12 th floor	7% of Amount Payable
7	On completion of 18 th floor	7% of Amount Payable
8	On completion of 22 nd floor	7% of Amount Payable
9	On completion of 28 th floor	7% of Amount Payable
10	On Completion of Terrace Floor	7% of Amount Payable
11	On completion of Brick Work	7% of Amount Payable
12	On completion of flooring	7% of Amount Payable
13	On completion of services	7% of Amount Payable
14	On Completion of external paint	7% of Amount Payable
15	On offer of Possession	5% of Amount Payable



Pricing – Luminare Sirius (Tower A)

Cost Element	Rate (INR/sq.ft.)	Lump sum Charges (INR)
Basic Sales Price	11,800	
EDC (External Development charges)	167	
IDC (Infrastructure Development charges)	28	
PLC (Preferential Location Charges)	As Applicable	
Infra		
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

Pricing – Luminare Solaris (Tower C)

Cost Element	Rate (INR)	Lump sum Charges (INR)
Basic Sales Price*	12,500	
EDC (External Development charges)	167	
IDC (Infrastructure Development charges)	28	
PLC (Preferential Location Charges)	As Applicable	
Infra		
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	

*BSP with add-on specifications

4BHK will have 3 covered Car parking slots
 Penthouse will have 4 covered Car parking slots
 Rs 5,50,000 per car parking slot for exclusive right to use car parking slot

Add-on specifications @ Luminare Solaris (Tower C)

White Goods in Kitchen	<ul style="list-style-type: none">• Microwave• Oven• Dishwasher• Built-in Refrigerator
Wardrobes	<ul style="list-style-type: none">• Made from MR Ply & German hardware in PU and veneer finish in all Bedrooms
Automation/Others	<ul style="list-style-type: none">• Central AC control• Electronic Main Door Control• Curtain Control - Living & Dining Area• Occupancy Sensors in Toilets

BSP for add-on specifications – INR 12,500 psft

BSP for standard specifications (without add-ons) – INR 11,990 psft

PLC Charges

PLC Type	Rate (INR/sq.ft.)
View PLC	
Road Facing	700
Park + Road Facing	850
Park Facing	750
Floor PLC	
1 st – 5 th	575
6 th – 10 th	625
11 th – 20 th	675
21 st – 30 th	625
Penthouse	1,500

Layouts

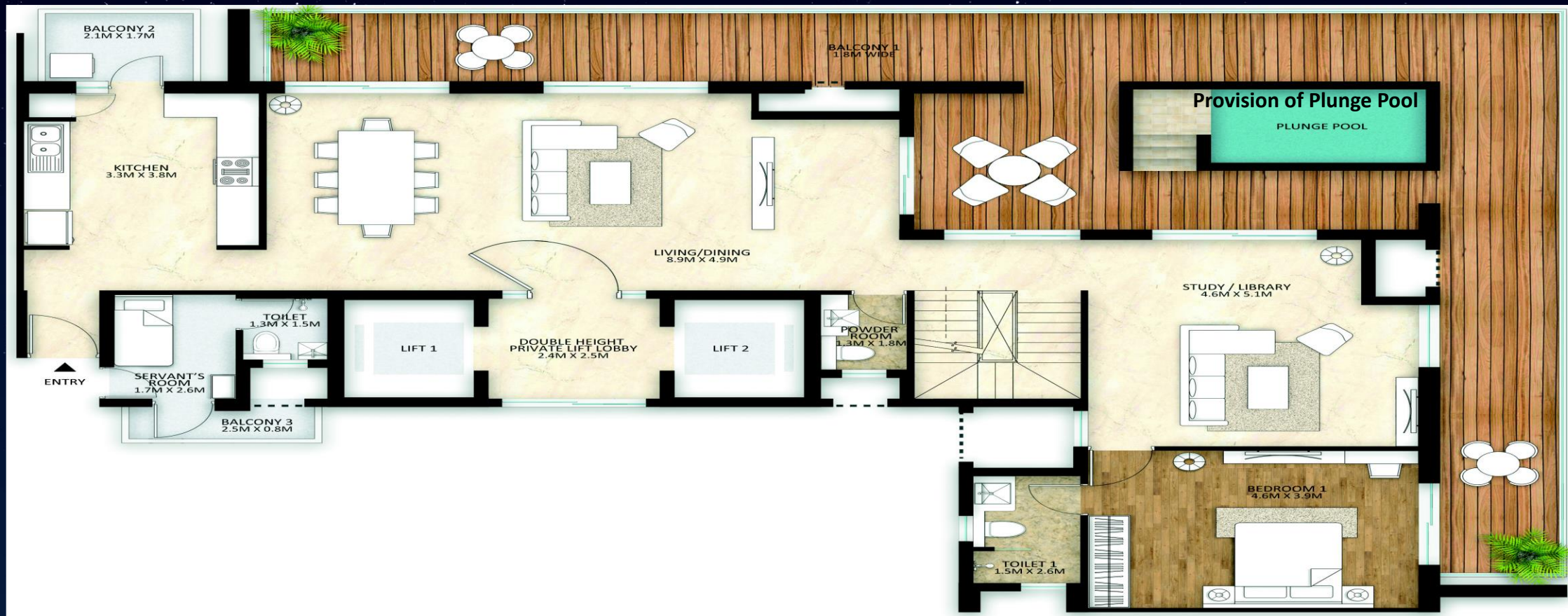
Unit Layout - 3BHK



Unit Layout - 4BHK



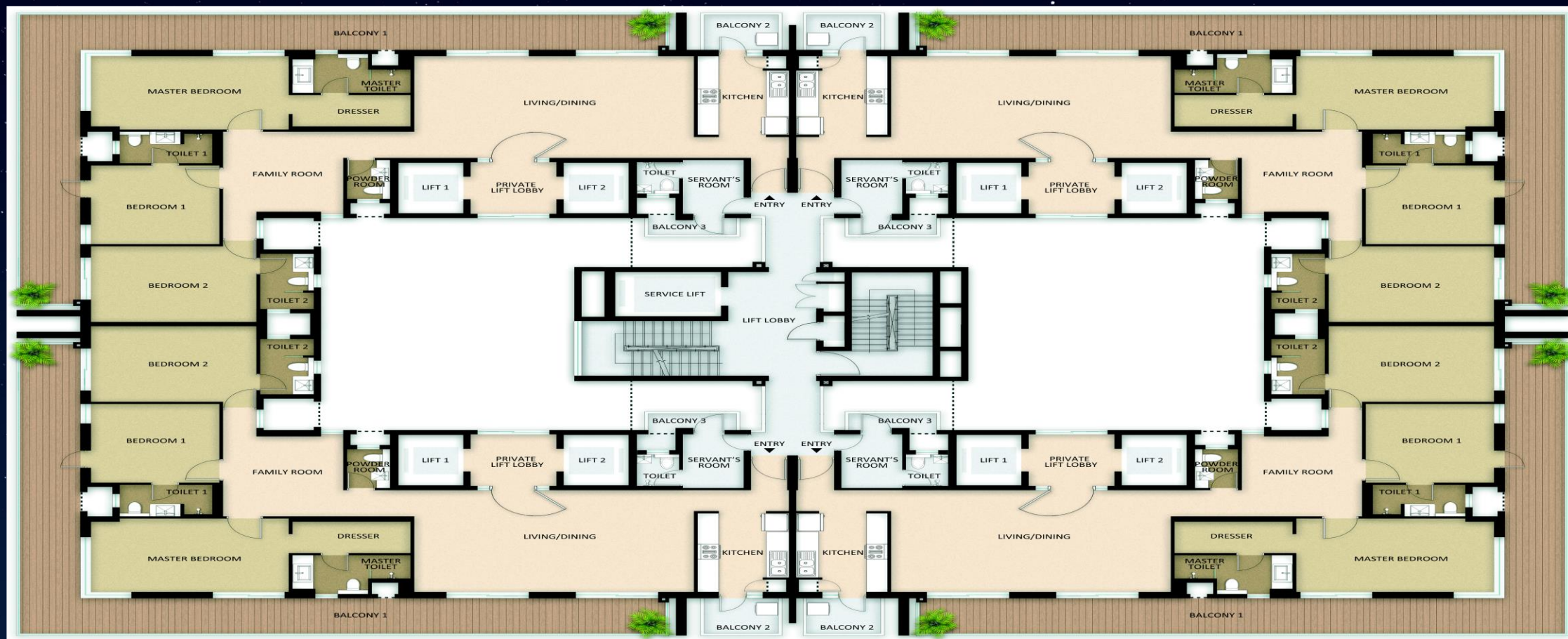
Duplex Penthouse – Lower Level



Duplex Penthouse – Upper Level



Luminare Sirius – Typical Floor Layout



IT'S VERY PRIVATE

THANK YOU