

Luminare

Luxury Private Residences



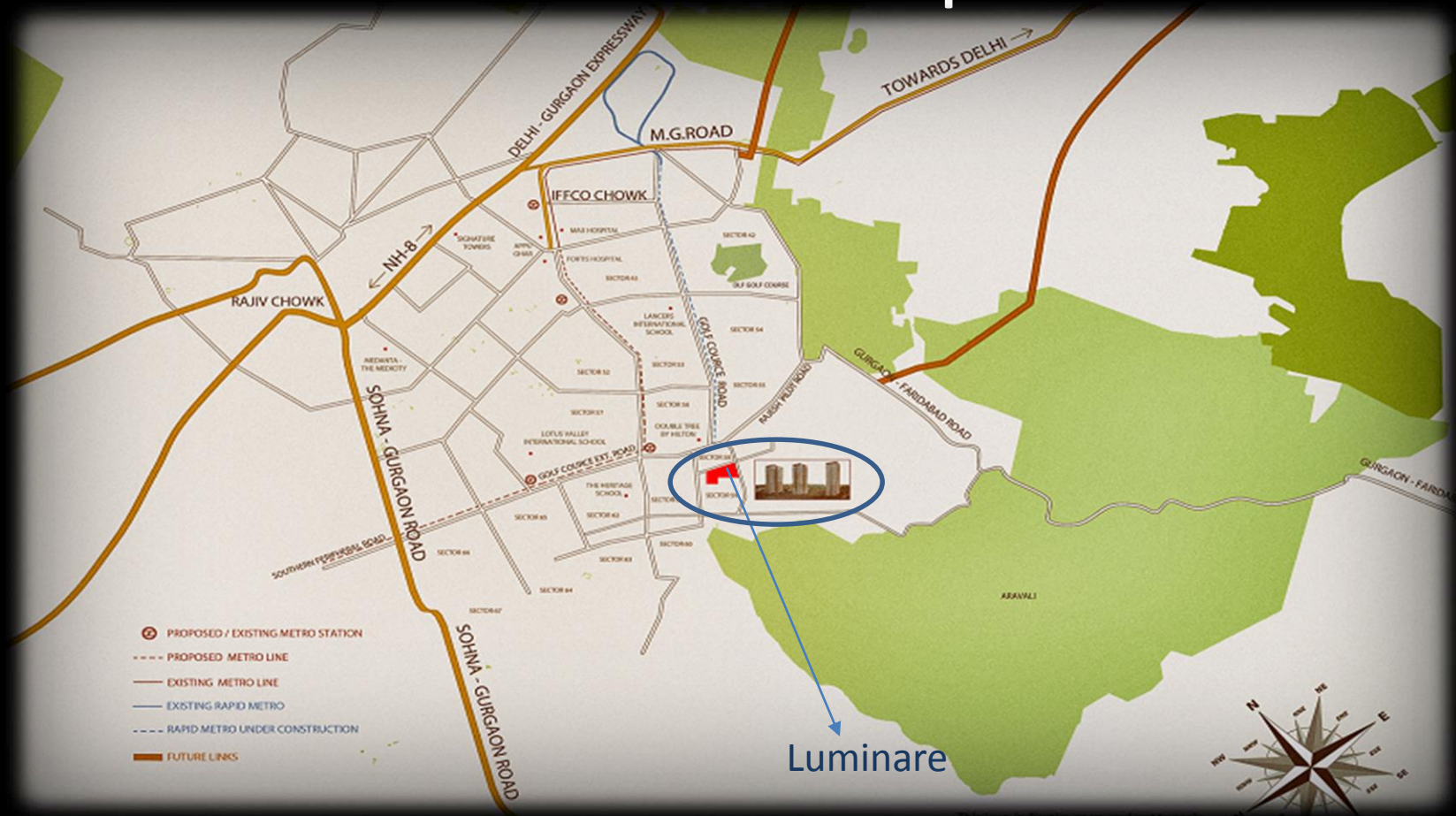
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**LET US EMBARK ON A JOURNEY TO UNCOVER
THE MYSTERY ABOUT A VERY PRIVATE LUXURY LIVING EXPERIENCE**

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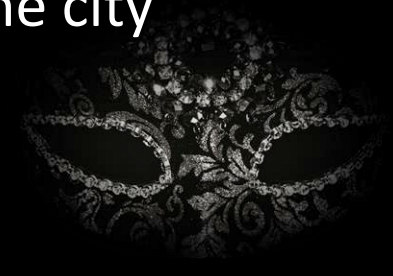


Location Map



Location

- Accessibility Advantage : 60 meter wide sector road
- Location Advantage : In close proximity to Rapid Metro Network, Golf Course and upcoming biggest ever IT office destination of the city
- 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



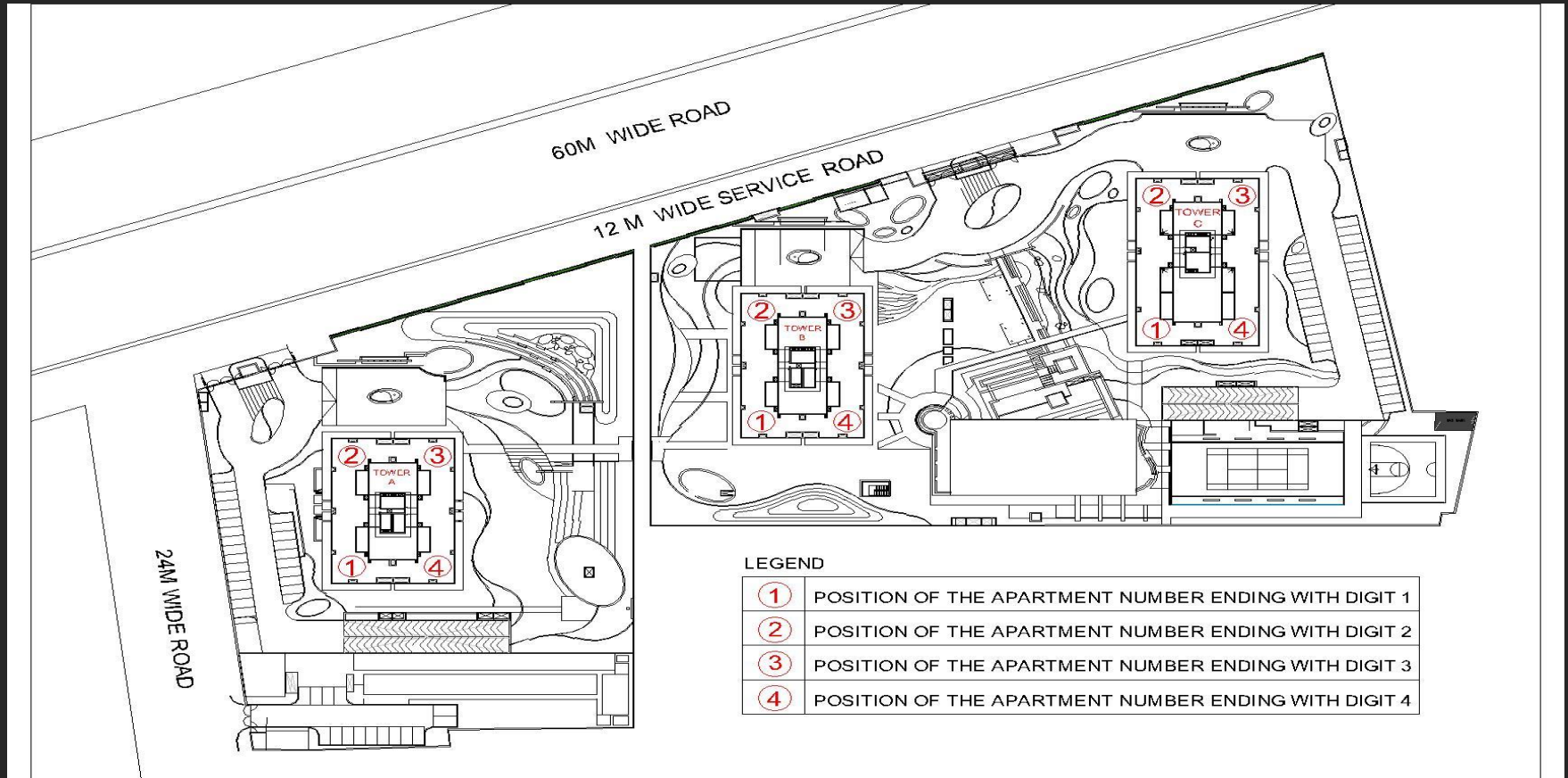
- Land area : 7 acres (Approx.)
- Total units : 360
- Total towers : 03
- Height : G + 30

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Site Layout



Site Layout – Another Perspective



Apartment Configuration

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



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 + Sr. - INR 10 Lac
- 4BHK + Sr. - INR 15 Lac
- Penthouse - INR 15 Lac

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



Special Payment Plans

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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 offer of Possession*	30% of Amount Payable	*TPR of INR 150 psft

Effective Timely Payment Rebate (TPR) of INR 500 psft



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

TPR of INR 75 psft
at each stage

TPR of INR 100 psft
at each stage

Effective Timely Payment Rebate (TPR) of INR 900 psft



Pricing – Luminare Sirius (Tower A)

Cost Element	Rate (Rs/sq.ft.)	Lump sum Charges (Rs)
Basic Sales Price	On Request	
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

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Pricing – Luminare Solaris (Tower C)

Cost Element	Rate (Rs/sq.ft.)	Lump sum Charges (Rs)
Basic Sales Price*	On Request	
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

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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 (Rs/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 (Tower A) – Floor Layout



IT'S VERY PRIVATE

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THANK YOU

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