



MAHIMA GROUP
Committed to Excellence



MAHIMA
sansaar

THE PLAYGROUND OF LIFE

2, 3 BHK RESIDENCES
MAIN TONK ROAD, SAHARA CITY, JAIPUR

RERA REG. NO. RAJ/P/2017/202

[INFO BROCHURE](#)



MAHIMA GROUP
Committed to Excellence

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Disclaimer: This brochure is not a legal document and just describes the developer's intended conceptual plan. Specifications and details provided are tentative and may change at sole discretion of developer and/ or the architects.



MAHIMA SANSAAR IS AN AMBITIOUS ATTEMPT TO BRING VARIOUS INGREDIENTS OF A HAPPENING LIFE TOGETHER TO CREATE A DEFINING LIVING EXPERIENCE. THE CORE PHILOSOPHY OF SANSAAR ILLUSTRATES DESIROUS VALUES AT THE BACKDROP OF REAL TIME ACTIVE AMENITIES. APART FROM A FULLY LOADED LIST OF LIFESTYLE AMENITIES, SANSAAR HAS AN ARRAY OF OUTDOOR SPORTS FOR SPORTS AFICIONADOS, FOR LARGER-THAN-LIFE CELEBRATIONS, THERE IS CELEBRATION SQUARE AND IN ONE OF THE INDUSTRY FIRSTS, THERE IS PROVISION FOR COMMUNITY FARMING. WHAT'S MORE, MAHIMA SANSAAR IS LOCATED AT THE THRIVING LOCATION OF TONK ROAD WHICH IN ITSELF IS THERE IN THE WISH LIST OF MANY HOME SEEKERS. IT'S NOT AN EXAGGERATION TO SAY THAT MAHIMA SANSAAR IS TRUE TO ITS NAME FOR ALL THE GOOD REASONS IT CAN OFFER.

THE PLAYGROUND OF LIFE



LEGENDS

ENTRANCE AREA

- 1a. Entry/ Exit
- 1b. Signage
- 1c. Feature Wall
- 1d. Entry plaza w/ Sculpture
- 1e. Driveway
- 1f. Promenade
- 1g. Pavilion
- 1h. Viewing Deck

2 CLUB HOUSE AREA

- 2a. Timber Deck
- 2b. Floating Cafe
- 2c. Amphitheatre / Stepped Seaters
- 2d. Floating Stage w/ Interactive Water Feature
- 2e. Timber Board Walk
- 2f. Lap pool
- 2g. Kids Pool
- 2h. Pool Deck
- 2i. Pavilion
- 2j. Play Lawn
- 2k. Outdoor Games Room
- 2l. Formal Club entry Plaza
- 2m. Ramp
- 2n. Jogging Path/ Walkway

3 ACTIVE ZONE

- 3a. Feature wall with opening
- 3b. Adventure play area
- 3c. Tree house
- 3d. Beach volley ball court
- 3e. Mounded lawn with seating
- 3f. Seating alcove

4 PASSIVE ZONE

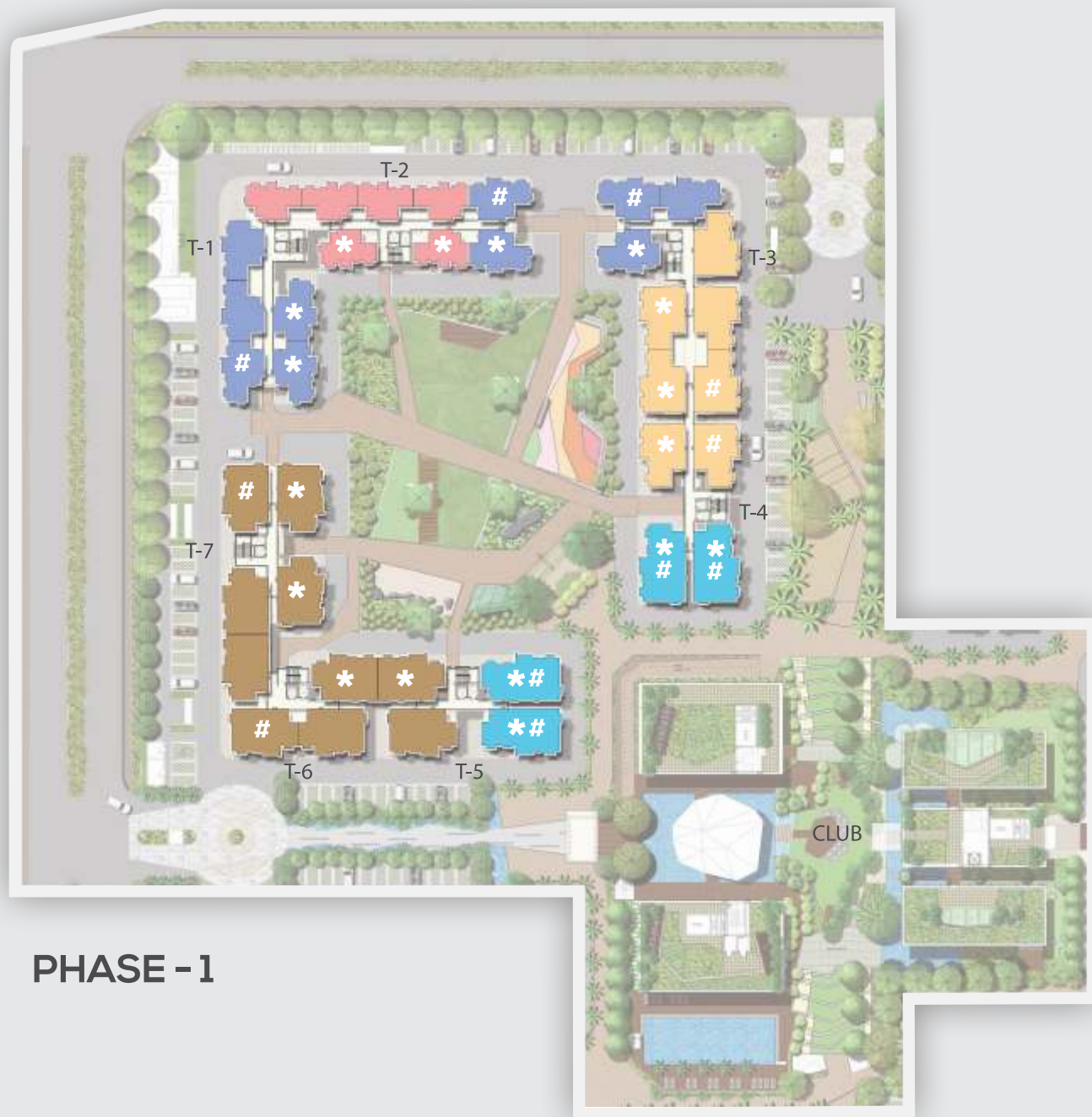
- 4a. Feature wall with opening
- 4b. Kappa Corner
- 4c. Community Table
- 4d. Covered seating
- 4e. Activity Lawn

5 DOMAIN SPACE

- 5a. Grand Steps
- 5b. Covered seating
- 5c. Kids Play Area
- 5d. Deck
- 5e. Wellness corner
- 5f. Lawn
- 5g. Board games/ study area
- 5h. Tulip Park
- 5i. Sculpture park
- 5j. Cube Sitting
- 5k. Berms and Palms

6 CLUB HOUSE TERRACE

- 6a. Paved Terrace Plaza
- 6b. Green House
- 6c. Covered Seating
- 6d. Organic Garden



PHASE - 1



AREA TABLE

COLOR	TYPE	S.B.U.A (SQ.FT.)	CARPET AREA (SQ.FT.)	B.U.A (SQ.FT.)
	2 BHK (OPTIMA 1)	800	524.20	625
	2 BHK (OPTIMA 2)	980	635.17	765.62
	3 BHK (ULTIMA 1)	1190	799.21	929.68
	3 BHK (ULTIMA 2)	1360	909.54	1062.25
	3 BHK (ULTIMA 3)	1580	1034.30	1234.37



ICONIC LANDMARK



76% LANDSCAPED AREA

CRICKET GROUND



16+ SPORTS FACILITIES

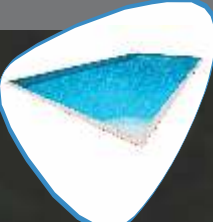


CELEBRATION SQUARE

ORGANIC COMMUNITY FARMING



GET EVERYTHING AROUND YOU.
AND, CALL IT A WORLD.



SWIMMING
POOL

CELEBRATION
SQUARE



COMMUNITY
FARMING



COVERED
BADMINTON
COURTS



BASKETBALL
COURT



TENNIS COURT



CRICKET GROUND



CAFETERIA



FOOTBALL
GROUND





ICONIC LANDMARK



UNIT PLAN



KEY PLAN

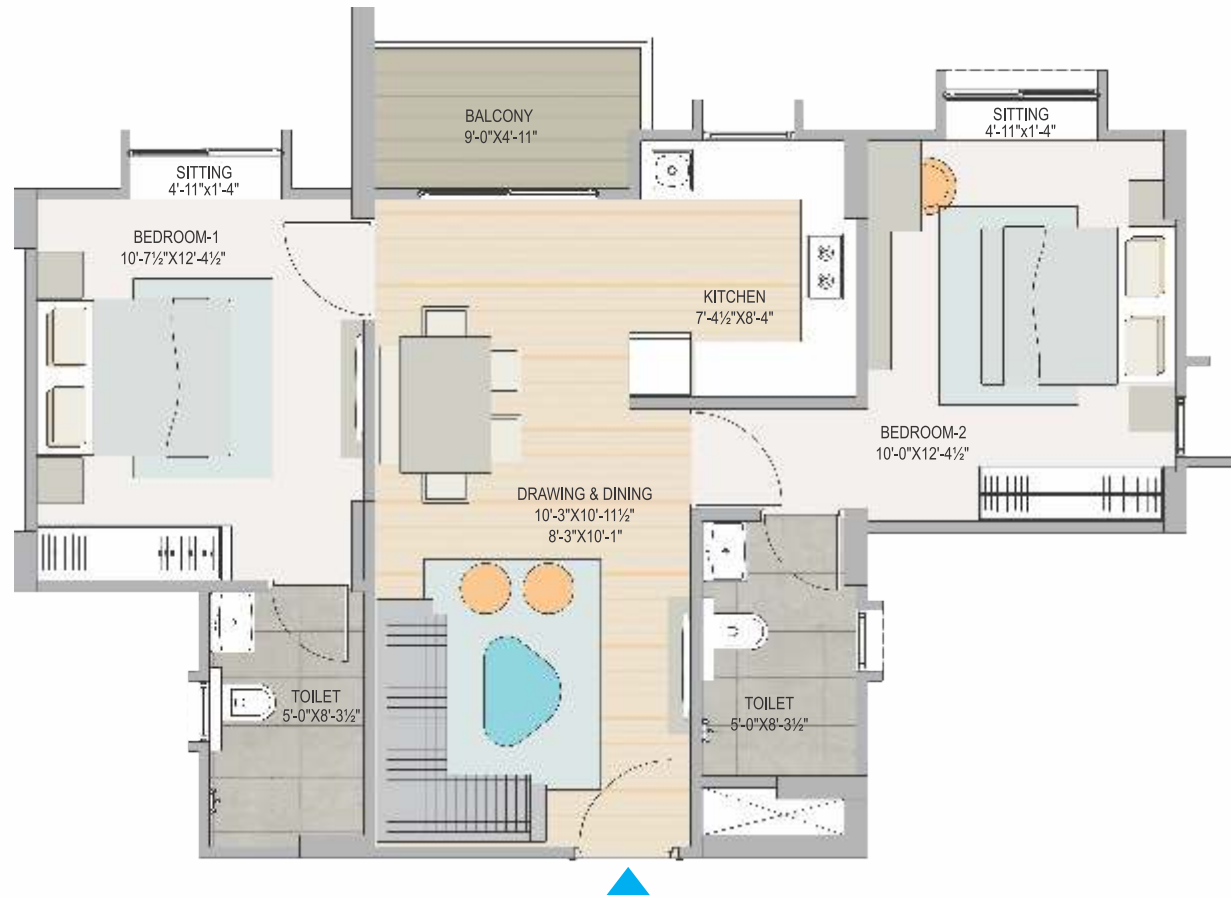
2 BHK (OPTIMA 1)

S.B.U.A: 800 Sq. Ft. | Carpet Area: 524.20 Sq. Ft. | B.U.A: 625 Sq. Ft.

DISTANCE CHART

Chokhi Dhani	4 Mins	Narayana Hrudayalaya Hospital	10 Mins	Fortis Hospital	20 Mins
Sarla Bihari Temple	2 Mins	Jaipur International Airport	20 Mins	Hotel Marriott	15 Mins
Bombay Hospital	10 Mins	Gandhi Nagar Railway Station	20 Mins	World Trade Park	20 Mins
Hotel Crown Plaza	7 Mins	Entertainment Paradise	15 Mins	Educational Institutes	5-7 Mins

UNIT PLAN



2 BHK (OPTIMA 2)

S.B.U.A: 980 Sq. Ft. | Carpet Area: 635.17 Sq. Ft. | B.U.A: 765.62 Sq. Ft.

UNIT PLAN



3 BHK (ULTIMA 1)

S.B.U.A: 1190 Sq. Ft. | Carpet Area: 799.21 Sq. Ft. | B.U.A: 929.68 Sq. Ft.

UNIT PLAN



3 BHK (ULTIMA 2)

S.B.U.A: 1360 Sq. Ft. | Carpet Area: 909.54 Sq. Ft. | B.U.A: 1062.25 Sq. Ft.

UNIT PLAN



3 BHK (ULTIMA 3)

S.B.U.A: 1580 Sq. Ft. | Carpet Area: 1034.34 Sq. Ft. | B.U.A: 1234.37 Sq. Ft.



CLUBHOUSE PLANS



LEGEND

- | | |
|-----------------------------|-------------------------|
| 1. JUNGLE THEME- KIDS' AREA | 7. TABLE TENNIS ROOM |
| 2. SNOOZE ROOM | 8. MEZZANINE RESTAURANT |
| 3. DRAMATIC AREA | 9. WAITING AREA |
| 4. READING LOUNGE | 10. GYMNASIUM |
| 5. MULTI-PURPOSE HALL | 11. YOGA ROOM |
| 6. KITCHEN | |

FIRST FLOOR



LEGEND

- | | | |
|----------------------|---------------------|------------------------|
| 1. GAMES ROOM | 7. KITTY AREA | 14. KIDS'/ LADIES POOL |
| 2. MUSIC/ DANCE ROOM | 8. CARDS ROOM | 15. DECK |
| 3. INTERACTIVE ROOM | 9. MINI THEATRE | 15. SPA |
| 4. RECEPTION | 10. READING LOUNGES | 16. OUTDOOR POOL |
| 5. GUEST ROOMS | 11. OUTDOOR COURTS | 17. AMPHITHEATRE |
| 6. WAITING AREA | 12. RESTAURANT | |

GROUND FLOOR

SPECIFICATIONS

LIVING/DINING

Flooring	Vitrified Flooring
Skirting	Vitrified Profile
Wall Finish	Plaster with POP and O.B.D.
Ceiling	Plaster with POP and O.B.D.

MASTER BEDROOM

Flooring	Vitrified Flooring
Skirting	Vitrified Profile
Wall Finish	Plaster with POP and O.B.D.
Ceiling	Plaster with POP and O.B.D.

OTHER BEDROOMS

Flooring	Vitrified Flooring
Skirting	Vitrified Profile
Wall Finish	Plaster with POP and O.B.D.
Ceiling	Plaster with POP and O.B.D.

TOILETS

Flooring	Anti Skid Ceramic Tiles
Wall Finish	Ceramic Tiles up to 7'-0" height & Rest Plaster with POP & O.B.D.
Ceiling	Plaster with POP and O.B.D.
Sanitary Fittings & CP Fittings	European Wall hung WC, Under/Over Counter Basin / Basin with Pedestal in all the Toilets of Renowned Brands like Kohlar/ Jaquar/ Roca or Equivalent.
Hygiene	Brushed Steel Finish C.P. Fixtures of Renowned Brands like Kohler / Jaquar/ Roca or Equivalent. Separate Dry and Wet Areas

KITCHEN

Flooring	Floor with Vitrified/Anti Skid Matt Finish Tiles
Skirting	Tile Profile
Wall Finish	Plaster with POP and O.B.D.
Wall Tiles	Tiles upto 2' Height Above Counter Top
Counter Top	Premium Granite
Sink	Stainless Steel Sink with Drain Board
CP Fittings	Brushed Steel Finish Sink Mixer

BALCONY

Flooring	Anti Skid Ceramic Tiles
Skirting	Tile Profile
Hand Rail	M.S. Railing with Enamel Paint Satin Finish

DOORS AND WINDOWS

Main Door	Flush Door with Veneer/Laminate on Both Sides / Readymade Designer Doors or Equivalent
Other Doors	Readymade Designer Doors/ Flush Doors or Equivalent
Windows	Aluminium Powder Coated / UPVC
Ventilators	Aluminium Powder Coated/UPVC.

COMMON LOBBY

Flooring	Anti skid Premium class tiles / Natural stone
Skirting	Tile / Marble Profile
Wall Finish	Plaster with POP and O.B.D.
Ceiling	Plaster with POP and O.B.D.

STAIRCASE

Riser and Tread	Natural Stone / Tiles
Hand rail	M.S. Railing with Satin Finish Enamel Paint

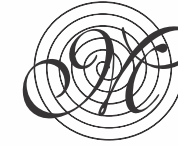
COMMON FACILITIES

SERVICES	STRUCTURE
<ul style="list-style-type: none"> Power Back-up for Common Services Gas Bank Garbage Collection Point Wi-Fi Club Building Land Line/Intercom Facility Provision for DTH CCTV at Entrance Car Washing Area Lifts Rain Water Harvesting System Sewerage Treatment Plant 	<ul style="list-style-type: none"> Earth Quake Resistant Structure OH Water Tank for potable water & Separate OH Water Tank for Flushing Water (treated) Energy Efficient, Green Eco friendly Nominal Design , Centralized Grouped Location of Services Installation to Ensure Easy Maintenance, State-of-the-art Technology, Fast Track Installation and Compliance to all Statutory Regulations

ELECTRICALS

- High Side Electrical Equipment - Transformer, Panels etc of Requisite Designed Capacity
- Electrical Fittings & Concealed Copper Wiring in PVC Conduit
- Separate Meter for Lighting in Common Areas, Elevators and Pumps
- 16 Amps Sockets for Geysers in Toilets and 25 Amps Socket for Air Conditioners in All Bedrooms
- Adequate Nos. of 6 Amps Sockets & 16 Amps Sockets in Kitchen
- Adequate 16 Amps Plug Sockets in Each Room. Multiple Socket in Living Room for Connections to TV, Stereo and other Equipment
- One Calling Bell along with Bell Push

THE GROUP



MAHIMA GROUP Committed to Excellence

Mahima Group is the pioneer of real estate in Rajasthan with 27 years of strong presence across various verticals of infrastructure development. The group boasts a highly motivated team of more than 300+ professionals working in various capacities to realize the larger vision in its true sense. In its existence of more than 2 decades, Mahima Group has successfully delivered 3667 residential and commercial units that cover 5.13 million sq. ft. of development. In commercial development 4 large commercial malls were delivered that houses more than 100+ renowned national and international brands. The extended Mahima family includes 1700 happy families that are residing in various projects of the group. Currently Mahima Group is developing 3.16 million sq. ft. of space that includes 1875 units across 7 ongoing projects. The group also runs 360 degree facility and project cycle management services that maintain its various completed projects in a very efficient and professional way. With a passion to bring about meaningful change in the lifestyle of contemporary society, Mahima is on a mission called "Constructing your world".



Benefits of buying a home from Mahima Group



27 years of excellence in real estate industry



Committed to on-time delivery



Options to choose your home loan provider as per your requirement



Professional in-house facility management company with dedicated customer care helpline number for hassle-free living



Safe & secure environment in all the projects



Free interior designing consultation



Choose from wide range of apartments

MAHIMA'S SANSAAR PHASE - 1 PRICE LIST (w.e.f. 21-09-2017)



PARTICULARS	RATE (PER SQ FT)	2 BHK (OPTIMA - 1)	2 BHK (OPTIMA - 2)	3 BHK (ULTIMA - 1)	3 BHK (ULTIMA - 2)	3 BHK (ULTIMA - 3)
Carpet Area (In sq. ft.)		524.20	635.17	799.21	909.54	1,034.30
BUA - Built-up Area (In sq. ft.)		625.00	765.62	929.68	1,062.25	1,234.37
SBUA - Super Built-up Area (In sq. ft.)		800.00	980.00	1,190.00	1,360.00	1,580.00
Unit Area Development Charges	2,950	23,60,000.00	28,91,000.00	35,10,500.00	40,12,000.00	46,61,000.00
Proportionate Cost of Electric Sub-station Development Charges	30	24,000.00	29,400.00	35,700.00	40,800.00	47,400.00
Basic Cost (In rupees)		23,84,000.00	29,20,400.00	35,46,200.00	40,52,800.00	47,08,400.00

Proportionate Open Parking Area Development Cost	₹1,00,000/-	Optional	ADDITIONAL CHARGES	
Proportionate Stilt Parking Area Development Cost	₹2,00,000/-		Payable on certain flats as earmarked on layout	Proportionate Clubhouse Infrastructure Development Cost
PLC-Extra as Applicable		Interest Free Maintenance Security Deposit		₹25/- Psf on SBUA
Type A(*)	₹100/- Psf on SBUA	Sinking Fund		₹25/- Psf on SBUA
Type B(#)	₹50/- Psf on SBUA			

* GST shall be payable extra as & when applicable. • Stamp Duty & Registration charges extra as applicable at the time of agreement for sale and sale deed.

BOOKING APPLICATION AMOUNT	FOR 2 BHK FLAT	₹2,00,000/-	FOR 3 BHK FLAT	₹3,00,000/-
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• Booking application amount shall be adjusted against the booking amount of 10% and the applicant shall make the remaining payment for confirmation of booking within the specified time.

- * The Company would pay to the Allottee(s) interest at the interest rate as specified by RERA Rules for any delay in offering possession of the Apartment beyond the period as mentioned in Agreement for Sale. Similarly, the Allottee(s) would also be liable to pay interest on delayed payment and further holding charges as per the terms of Agreement for Sale if the Allottee(s) fails to take possession of the apartment within 30 days from the date of issuance of the notice of possession.
- * The Maintenance charges on the basis of super area of the apartment as determined by the company/society/maintenance agency at the time of offer of possession of the apartment shall be payable in advance for a period of one year.
- * The Unit Sizes are tentative in nature and the Applicant shall confirm the size of the unit applied for booking with Sales Representative.
- * The above prices/payment plans are subject to revision/withdrawal at any time without notice at the sole discretion of the company.
- * The Basic Sale Consideration is derived at after providing Input Tax Credit Benefit under the norms of Goods and Services Tax Act 2017.

MAHIMA'S SANSAAR PHASE - 1 Construction Linked Payment Plan



PARTICULARS	% OF AGREEMENT VALUE
AT THE TIME OF BOOKING	10%
ON COMMENCEMENT OF EXCAVATION	10%
ON CASTING OF PLINTH BEAM	10%
ON CASTING OF STILT FLOOR ROOF	10%
ON CASTING OF 3RD FLOOR ROOF	10%
ON CASTING OF 6TH FLOOR ROOF	10%
ON CASTING OF 9TH FLOOR ROOF	10%
ON CASTING OF 12TH FLOOR ROOF	10%
ON START OF FLOORING WORK	10%
ON START OF EXTERNAL PAINT	5%
ON POSSESSION INTIMATION*	5%

*Along with additional charges as applicable.

DISCLAIMER: This price list is not a legal document. The prices mentioned in the list are purely indicative and representational and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. The relationship between the Promoter/Developer and the actual customers will be governed strictly by the definitive documents to be executed from time to time and not on the terms of this price list and or any other promotional document. This is not an offer or contract of any kind. To find out more about any project/development and company's legal offering, including details of units, amenities, carpet area etc., please call our sales executive during office hours. Kindly refer to the template of Agreement for Sale to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the Project. The elevation, color scheme, amenities, facilities and surroundings are indicative and are photographic representation of conceptual design of the project, to convey the intent and purpose of the developer. Further, the Developer/Architects reserve the right to add/delete any details/specifications/elevations mentioned, if so warranted by the circumstances subject to the applicable laws.