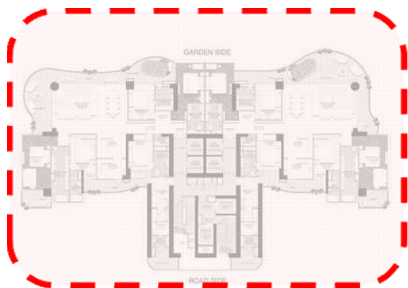




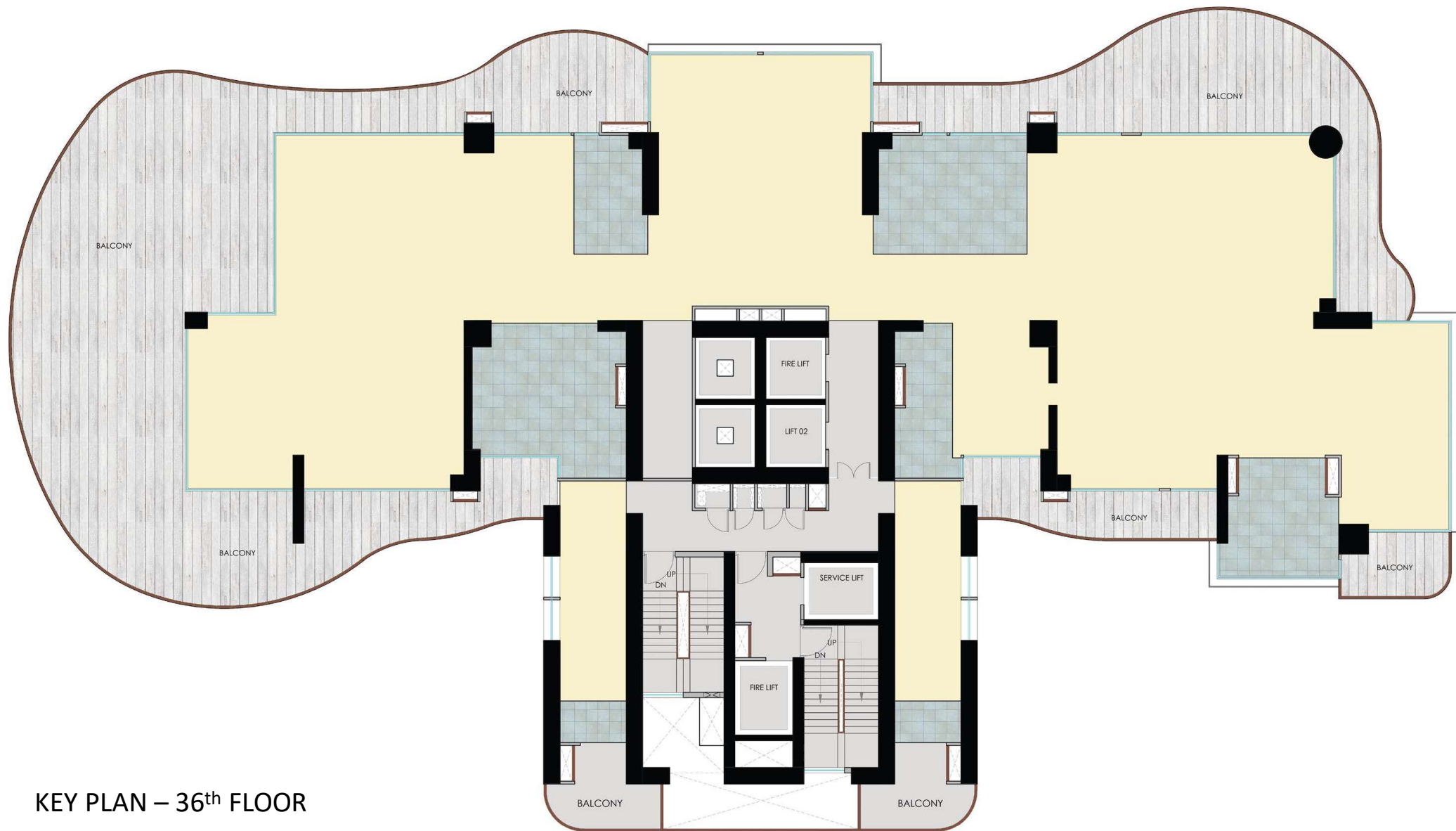
RESIDENTIAL

3D VIEWS

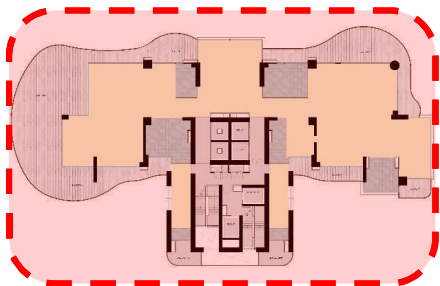
KEY PLAN

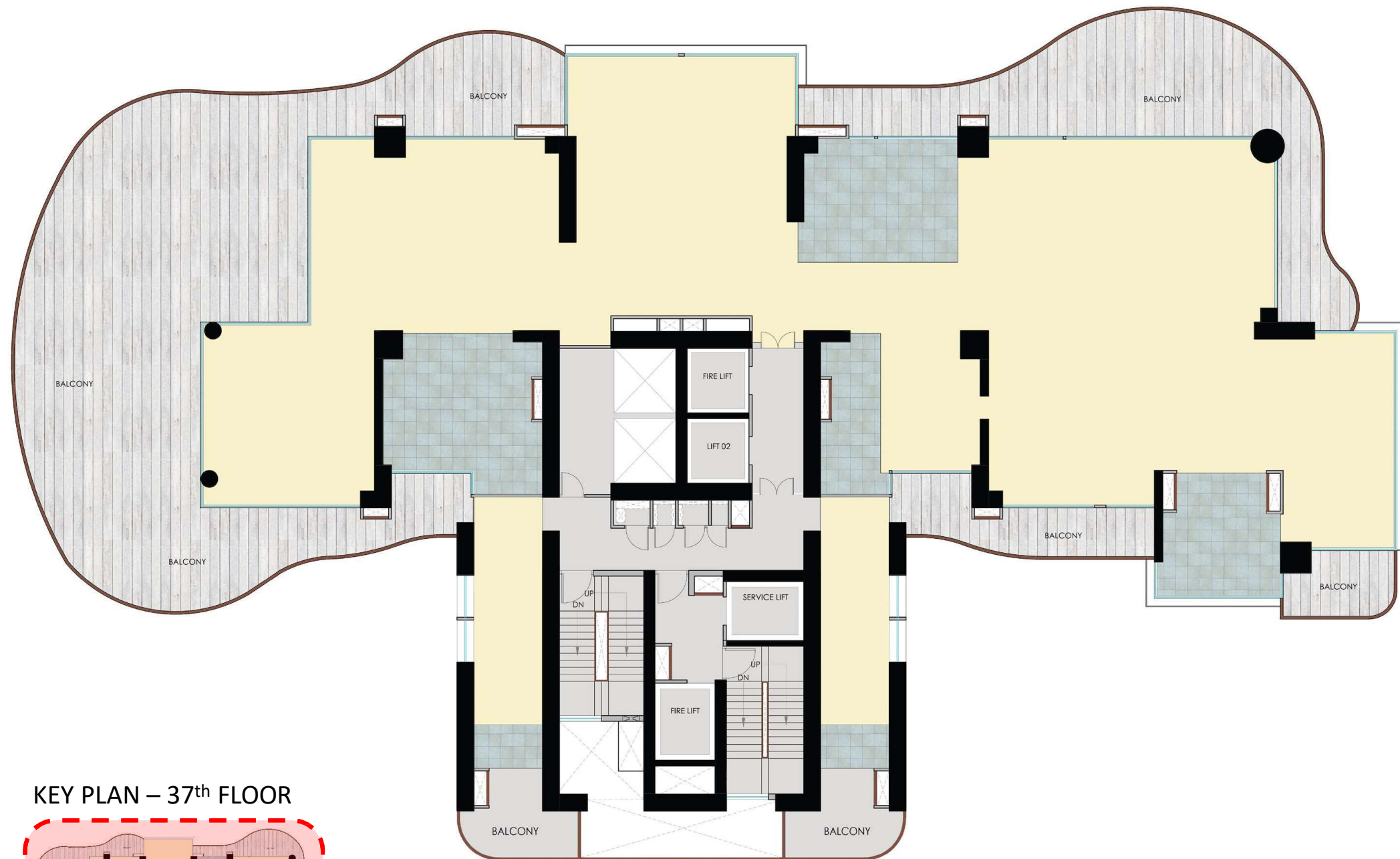


UNIT LAYOUT

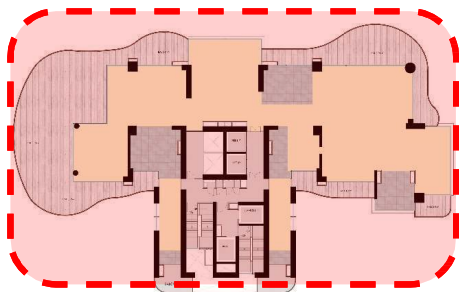


KEY PLAN – 36th FLOOR



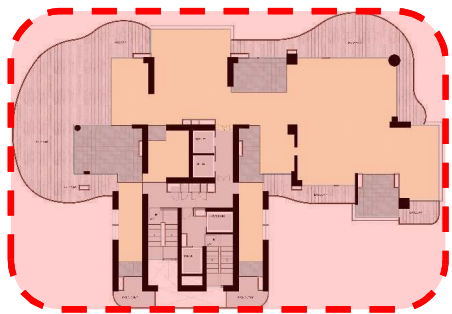


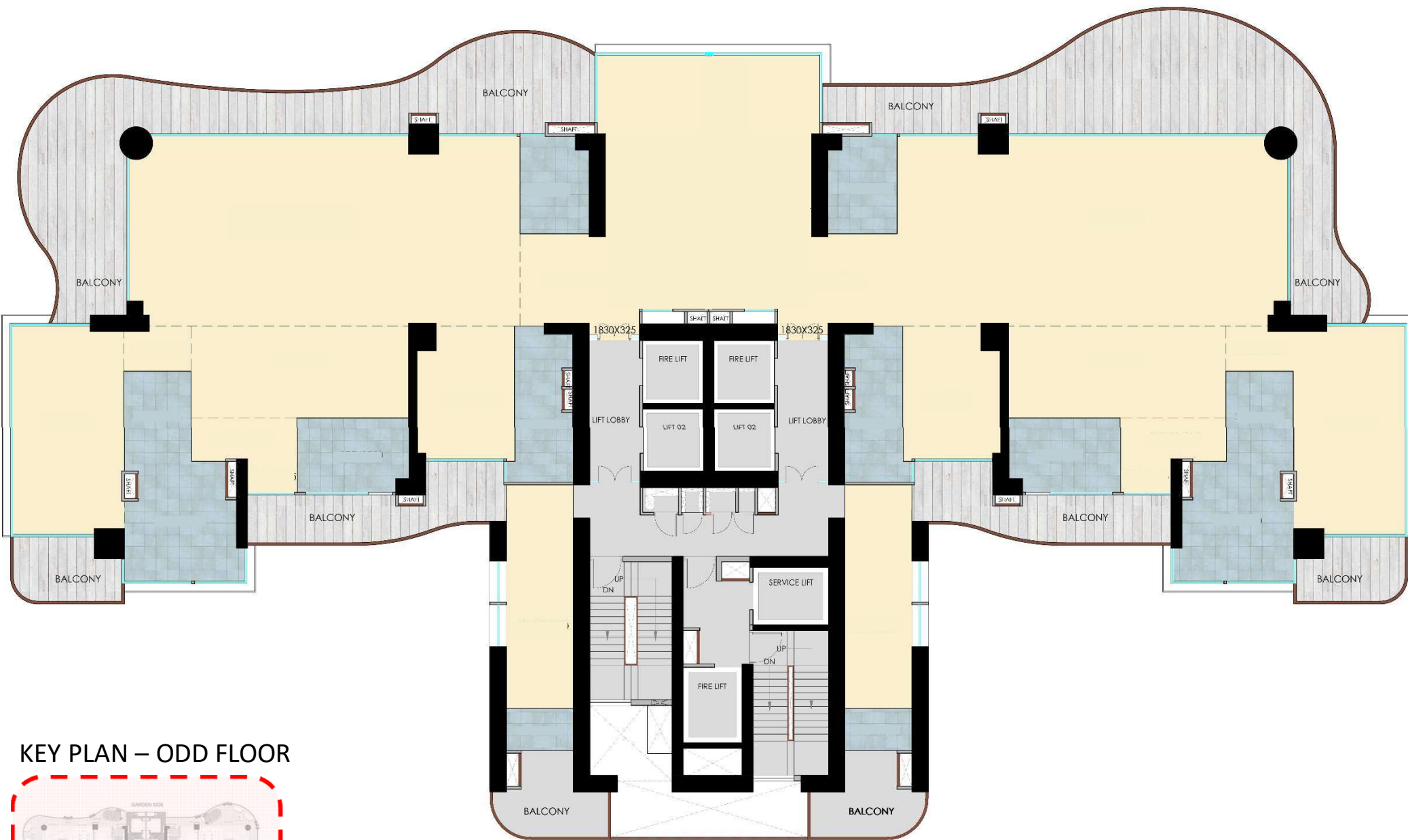
KEY PLAN – 37th FLOOR



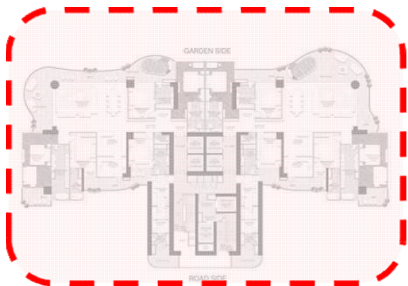


KEY PLAN – 38th FLOOR

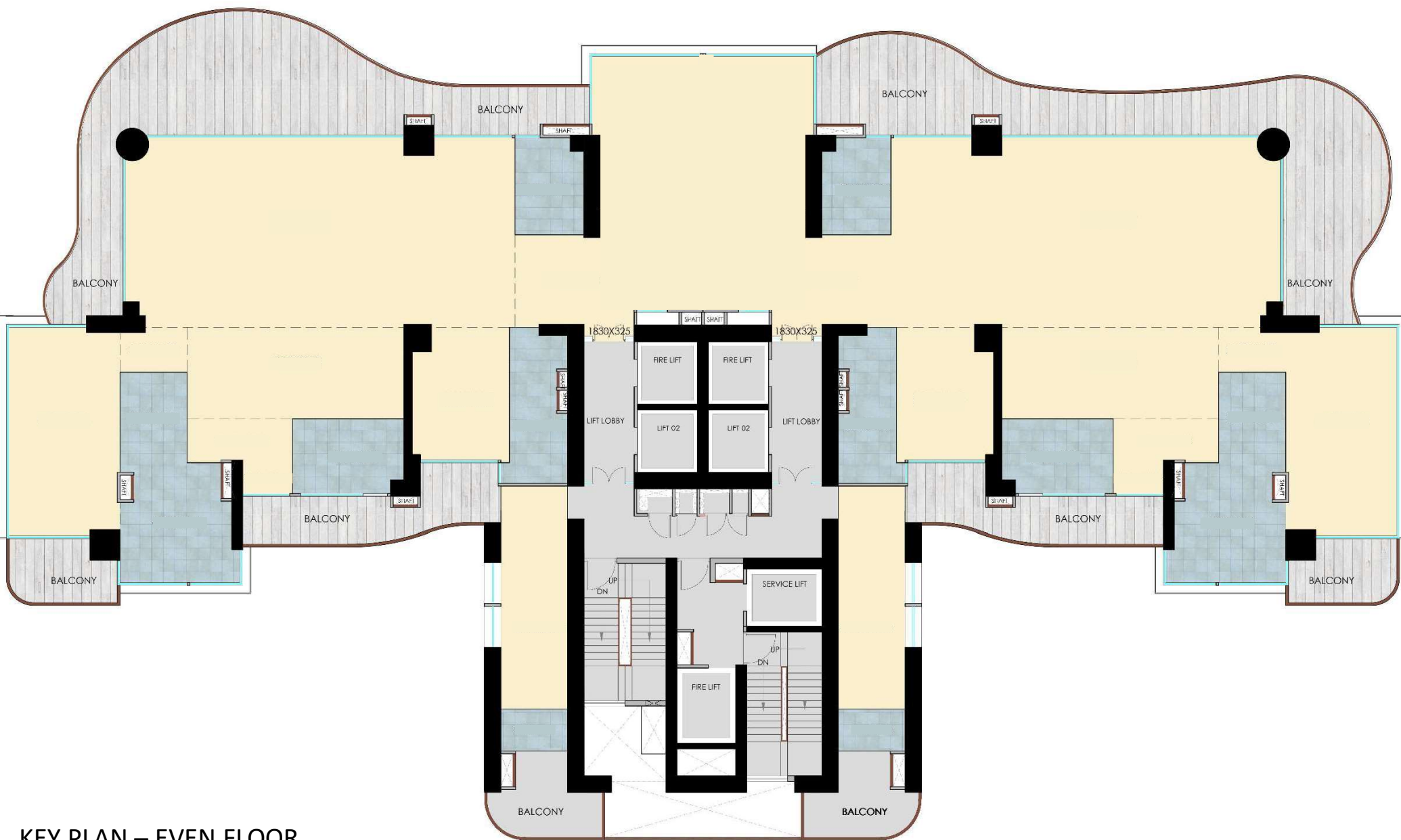




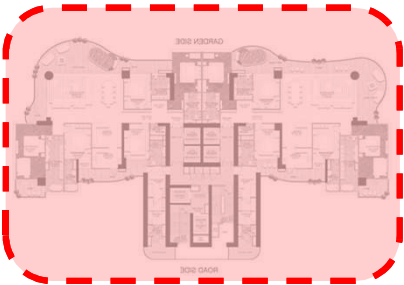
KEY PLAN – ODD FLOOR



Disclaimer : Option for Applicant for allotment of bare shell Apartment on the independent floor or an option for having combined 2 bare shell apartments on the same floor.



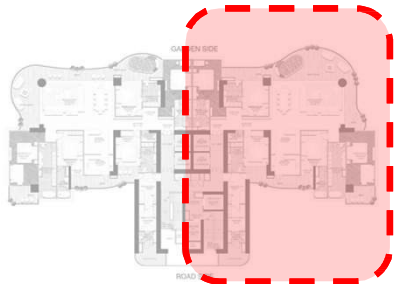
KEY PLAN – EVEN FLOOR

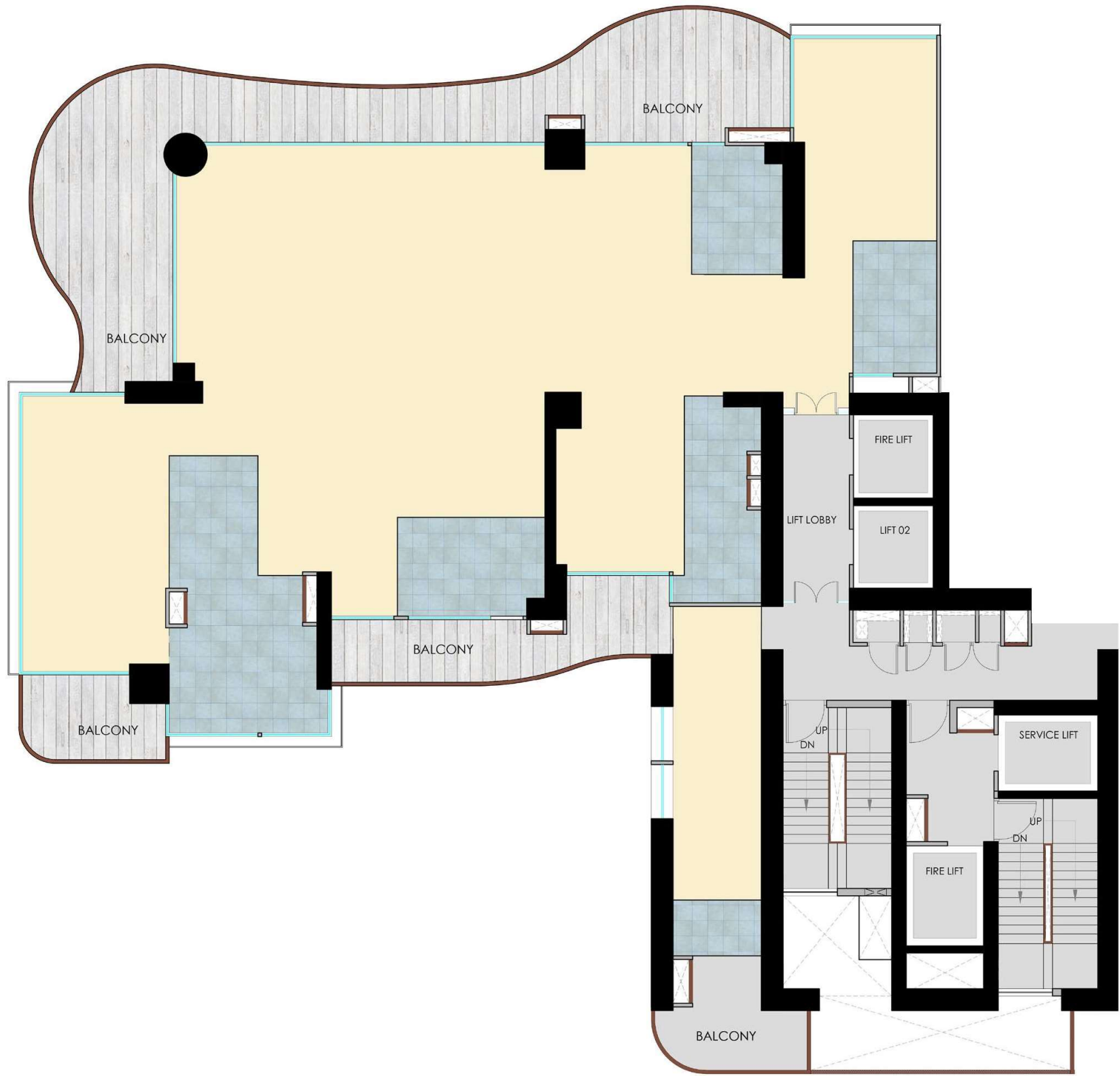


Disclaimer : Option for Applicant for allotment of bare shell Apartment on the independent floor or an option for having combined 2 bare shell apartments on the same floor.



KEY PLAN



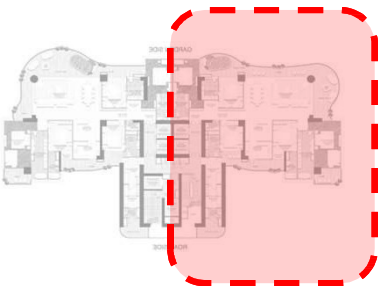


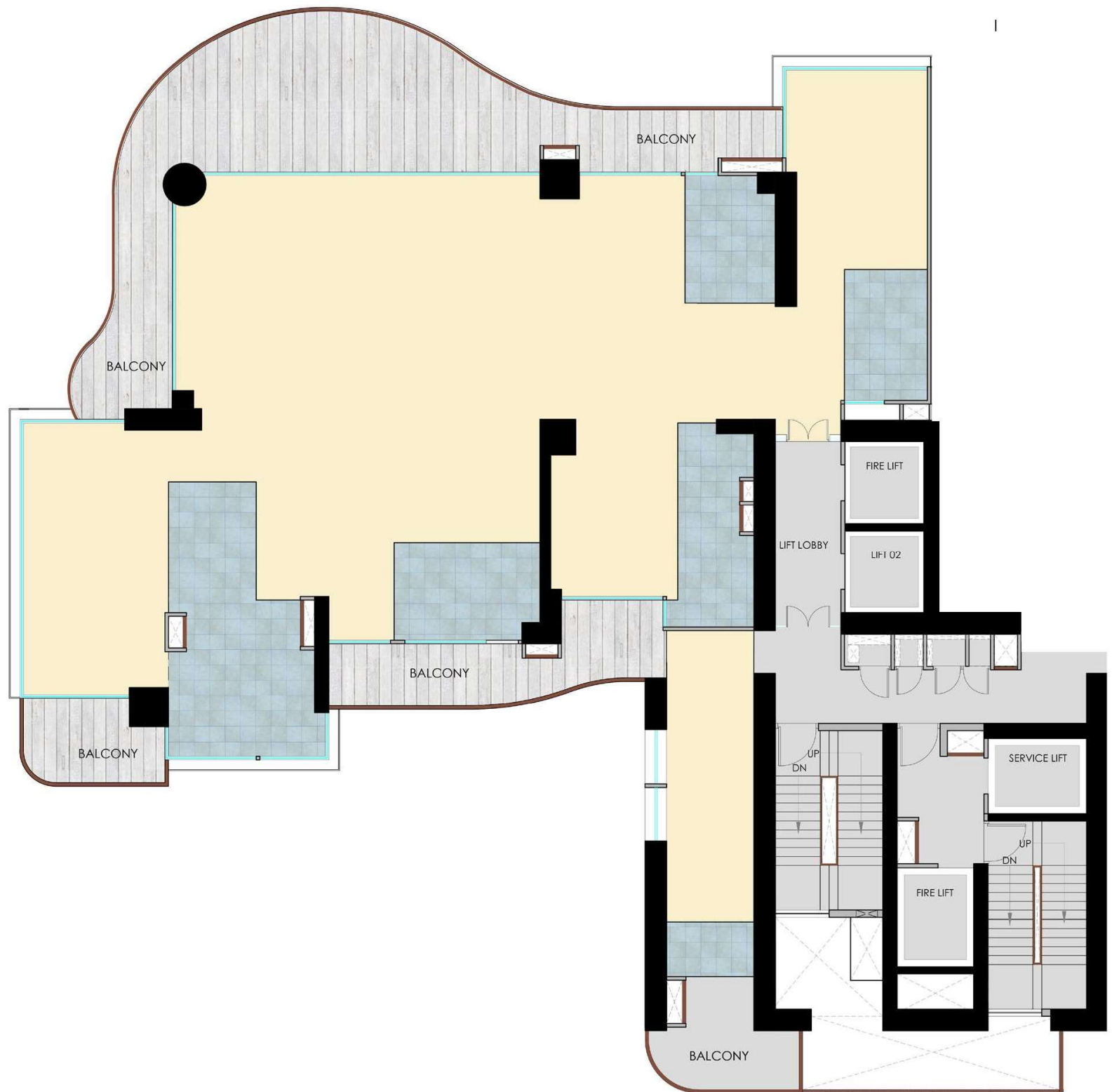
KEY PLAN





KEY PLAN





KEY PLAN



SPECIFICATIONS OF RESIDENTIAL BARE SHELL APARTMENTE

1	COMMON AREA ENTRANCE LOBBY	<u>FLOORING</u> : STONE/ MARBLE FLOORING
		<u>WALLS</u> : COMBINATION OF STONE/TILE/VENEERED PANELLING/GLASS/ACRYLIC EMULSION PAINT
		<u>CEILING</u> : FALSE CEILING WITH ACRYLIC EMULSION PAINT
		ALL LOBBIES ARE AIR CONDITIONED
2	LIVING / DINING / APARTMENT PRIVATE LIFT LOBBY / PASSAGE	<u>WALLS</u> : NA AS APPARTMENT IS BARE SHELL
		<u>FLOOR</u> : NA AS APPARTMENT IS BARE SHELL
		<u>CEILING</u> : NA AS APPARTMENT IS BARE SHELL
3	BEDROOMS	<u>WALLS</u> : NA AS APPARTMENT IS BARE SHELL
		<u>FLOOR</u> : NA AS APPARTMENT IS BARE SHELL
		<u>CEILING</u> : NA AS APPARTMENT IS BARE SHELL
4	KITCHEN AND TOILETS	<u>WALLS</u> : NA AS APPARTMENT IS BARE SHELL
		<u>FLOOR</u> : NA AS APPARTMENT IS BARE SHELL
		<u>CEILING</u> : NA AS APPARTMENT IS BARE SHELL
5	BALCONY	<u>FLOOR</u> : NA AS APPARTMENT IS BARE SHELL
		<u>CEILING</u> : EXTERIOR GRADE PAINT
		<u>RAILING</u> : GLASS RAILING
6	ELEVATOR/LIFT DETAIL	EACH TOWER – 6 NOS ELEVATORS
		ONE APARTMENT - 2 NOS ELEVATORS
		FIRE TOWER / SERVICES – 2 NOS FIRE / SERVICES ELEVATORS
7	FIRE FIGHTING SYSTEM	A SYNCHRONIZED FIRE FIGHTING SYSTEM WITH FIRE SPRINKLERS, HYDRANT HOSE REEL, SMOKE DETECTORS, HEAT DETECTION AND FIRE CURTAIN SYSTEM AS PER NORMS, PRESSURIZED STAIRCASES LIFT LOBBIES AND LIFT SHAFTS FOR BETTER FIRE SAFETY.
8	DOORS	MAIN ENTRANCE : VENEERED POLISHED FLUSH DOOR
		INTERNAL : NA AS APPARTMENT IS BARE SHELL

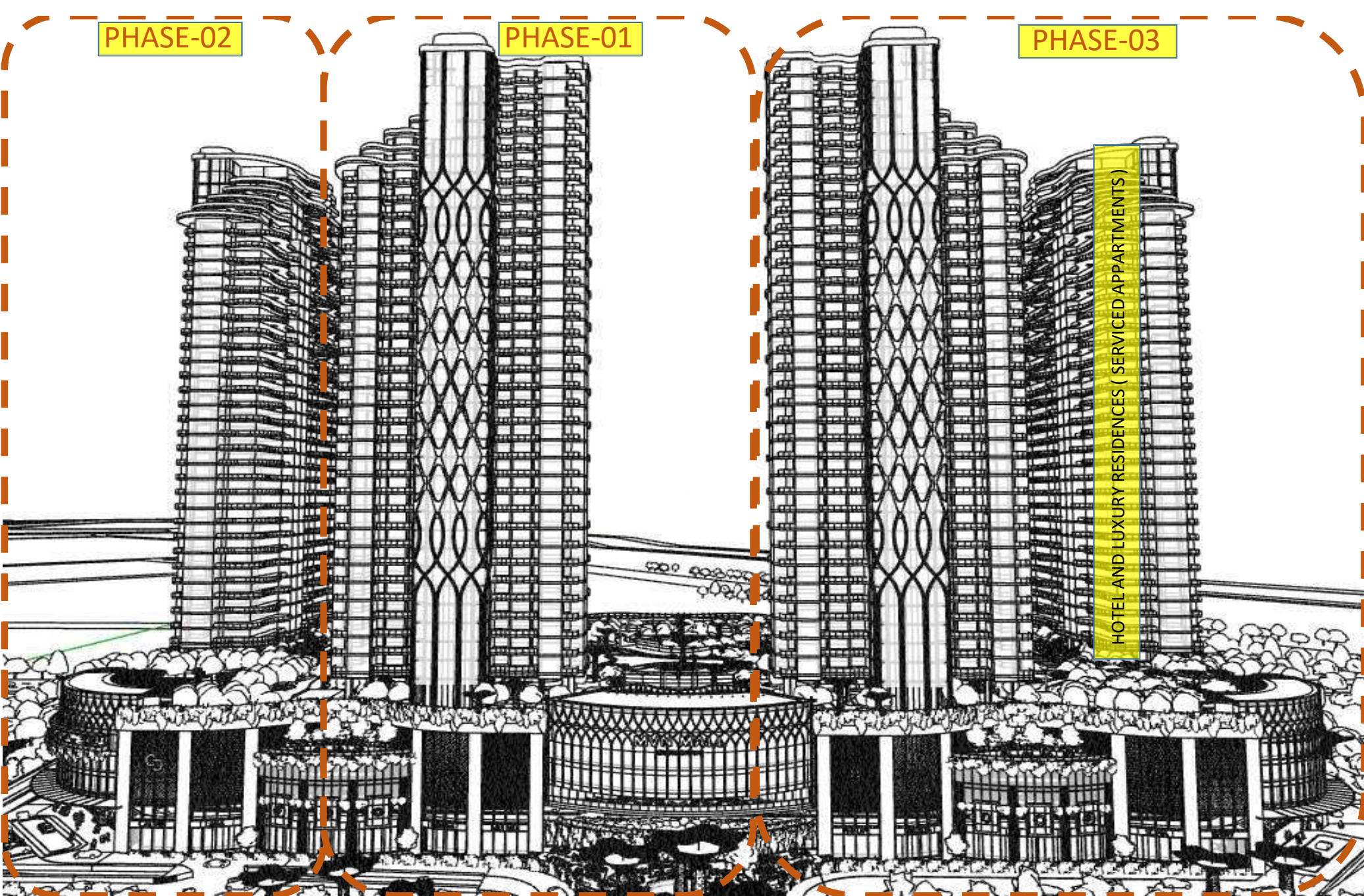
AMENITIES & FACILITIES

S.NO.	
1	Round the Clock Security
2	24 Hours Electricity & Water
3	100% Power Back-Up
4	LPG Piped Gas System
5	Covered Parking Spaces
6	All the Lobbies are Air-Conditioned
7	High speed elevators with Service Lift
8	Landscape & Green Areas
9	Water Features
10	Seating Areas
11	Themed Parks
12	Out Door Activity Area



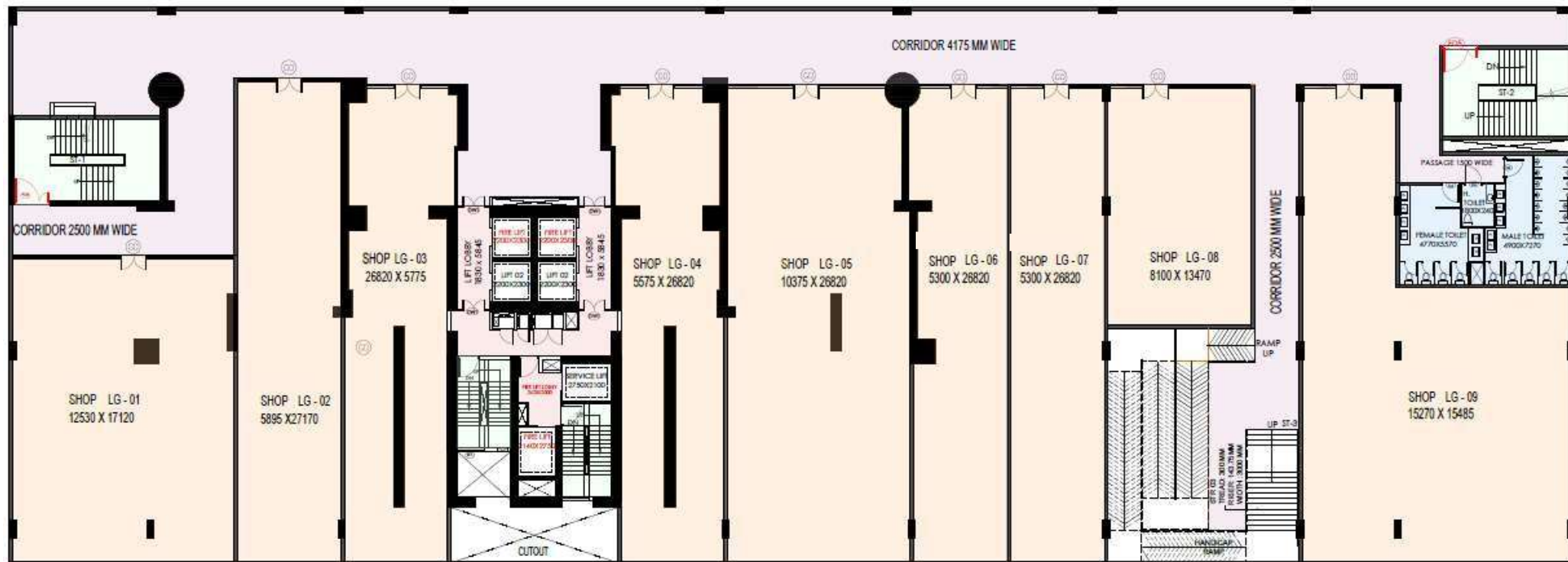
COMMERCIAL

3D VIEWS



Disclaimer: Artistic impression of expansion plan beyond Phase-1 may change subject to revision on plan, market feasibility, FSI/TDR for New Phases at the discretion of the Promoter and may further expand landscape and amenities. New Phases will be an added additional value to the Project. The Customers of Phase-1 of the Project are fully aware that the sale consideration of their apartments will be as per terms, conditions and details of Phase-1 of the Project submitted in RERA as per approved building plan of Phase-1 only.

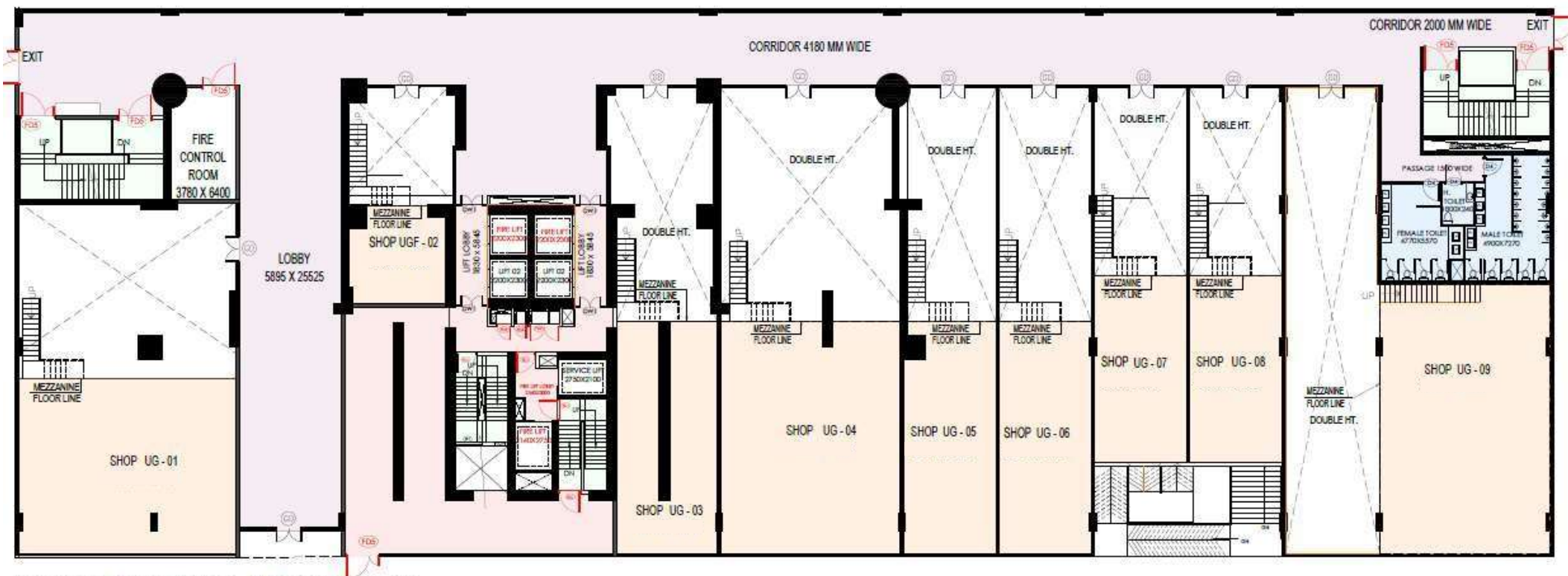
LAYOUT PLAN



LOWER GROUND FLOOR

LEGENDS:

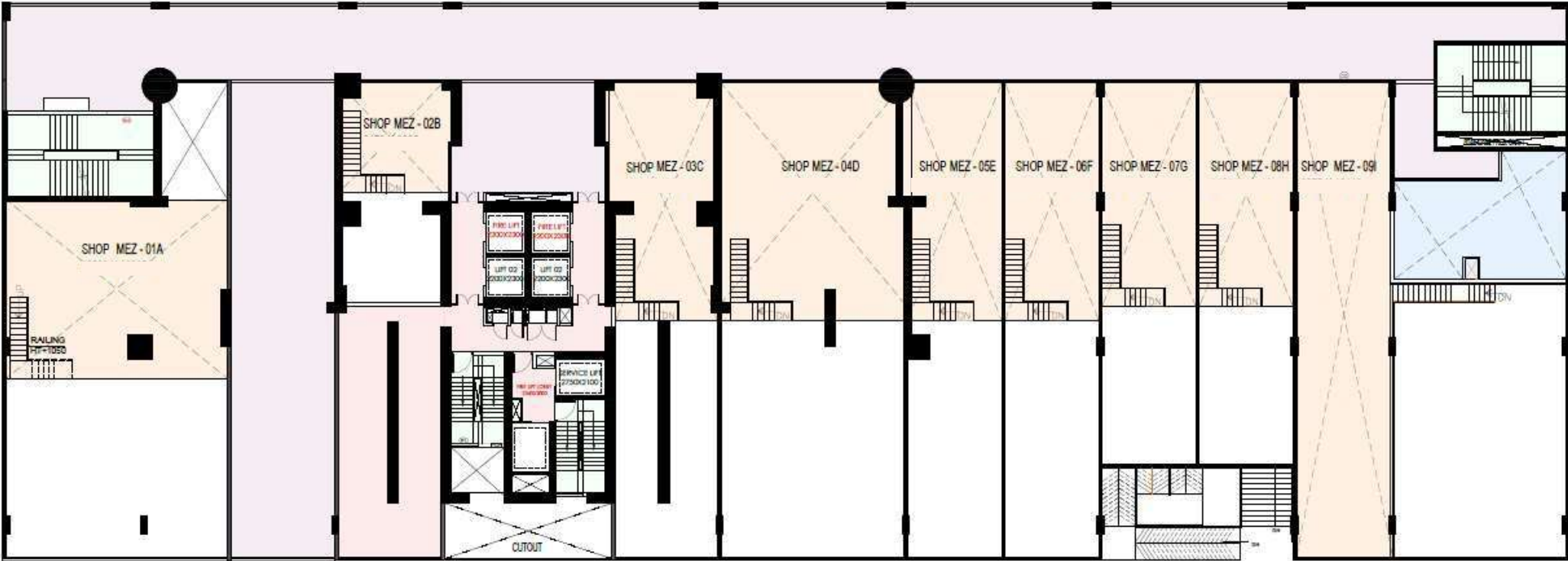
- SHOPS
- CORRIDOR
- TOILET
- STAIRCASES
- COMMON AREA



UPPER GROUND FLOOR PLAN

LEGENDS:

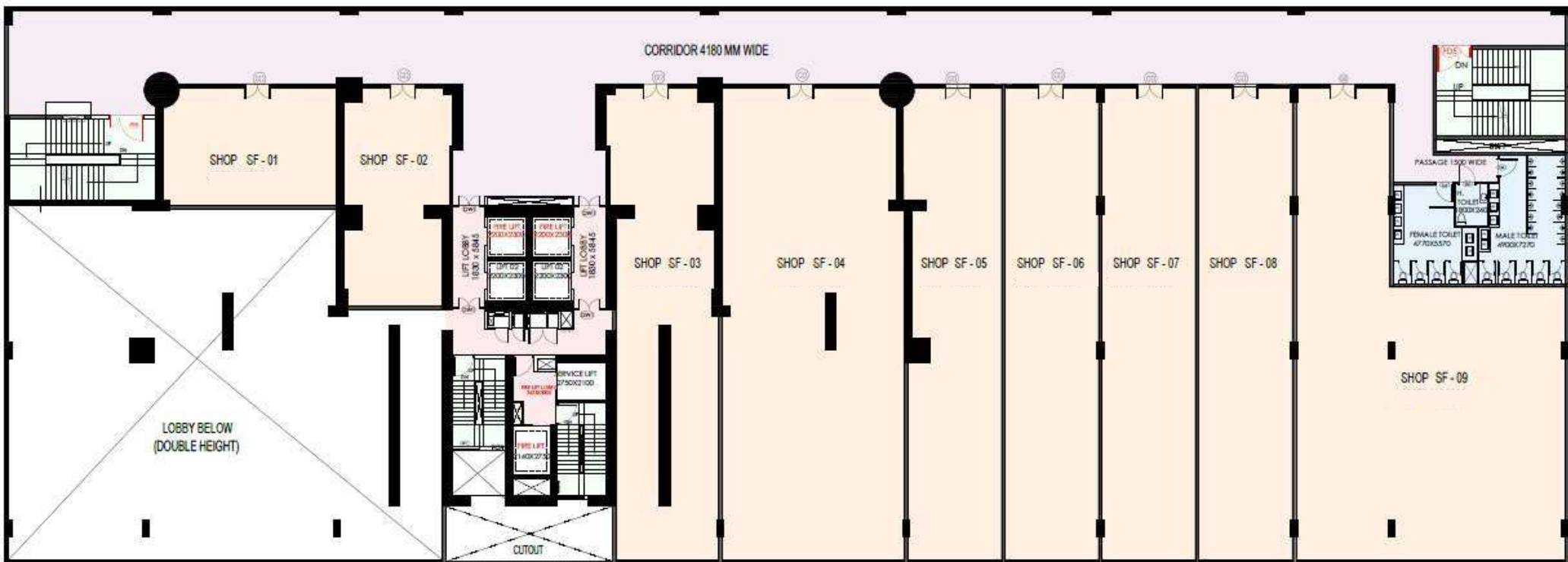
- SHOPS
- CORRIDOR
- TOILET
- STAIRCASES
- COMMON AREA



MEZZANINE LEVEL FLOOR PLAN

- LEGENDS:
- SHOPS
 - CORRIDOR
 - TOILET
 - STAIRCASES
 - COMMON AREA

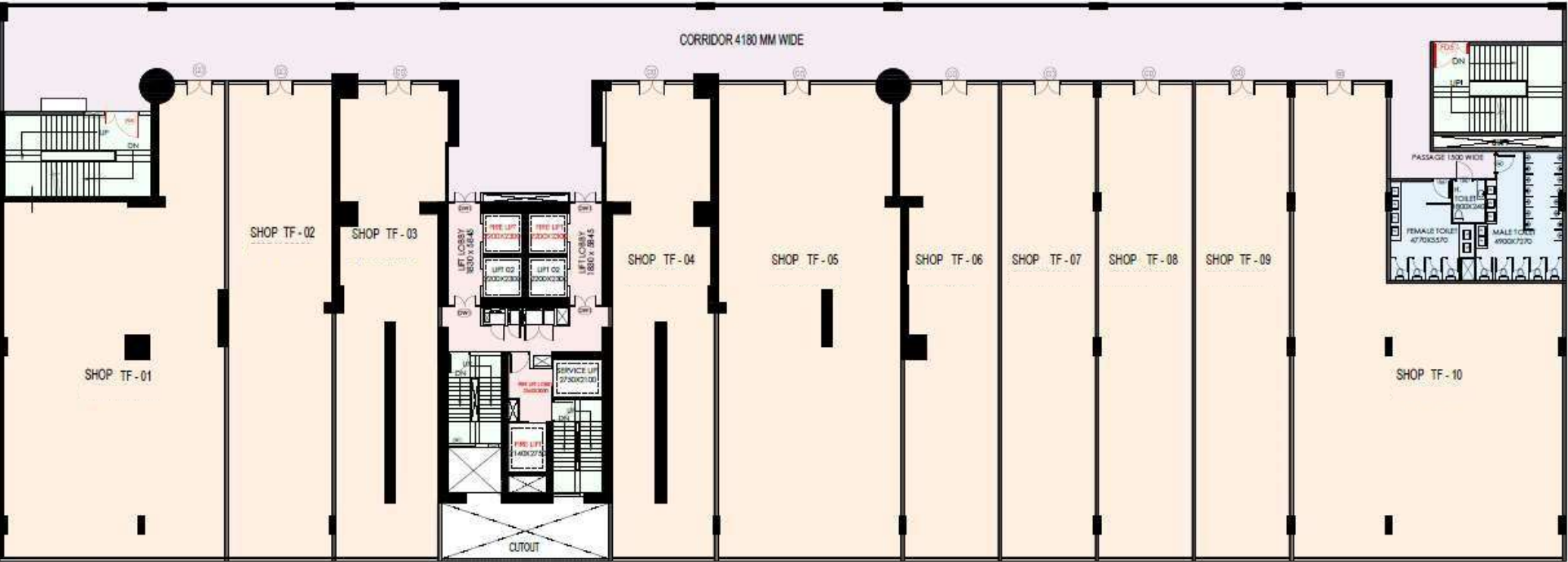
-  SHOPS
 CORRIDOR
 TOILET
 STAIRCASES
 COMMON AREA



SECOND FLOOR PLAN

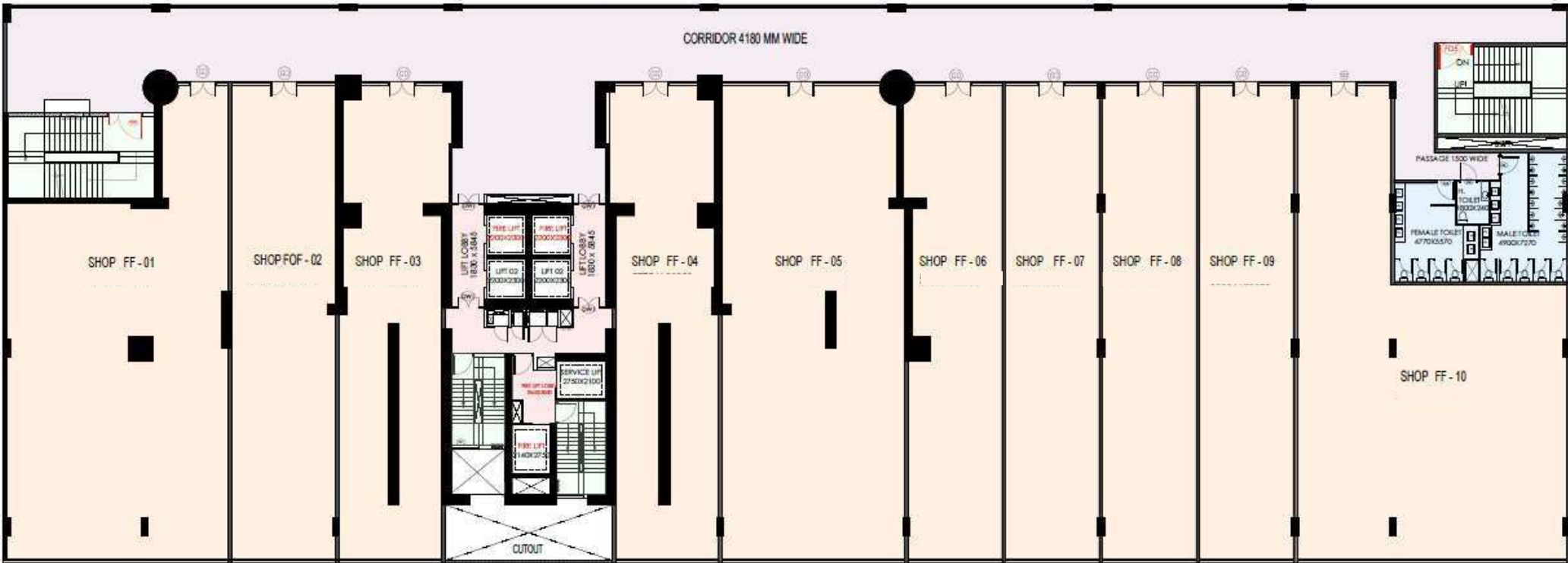
LEGENDS:

- SHOPS
- CORRIDOR
- TOILET
- STAIRCASES
- COMMON AREA



THIRD FLOOR PLAN

- LEGENDS:
- SHOPS
 - CORRIDOR
 - TOILET
 - STAIRCASES
 - COMMON AREA



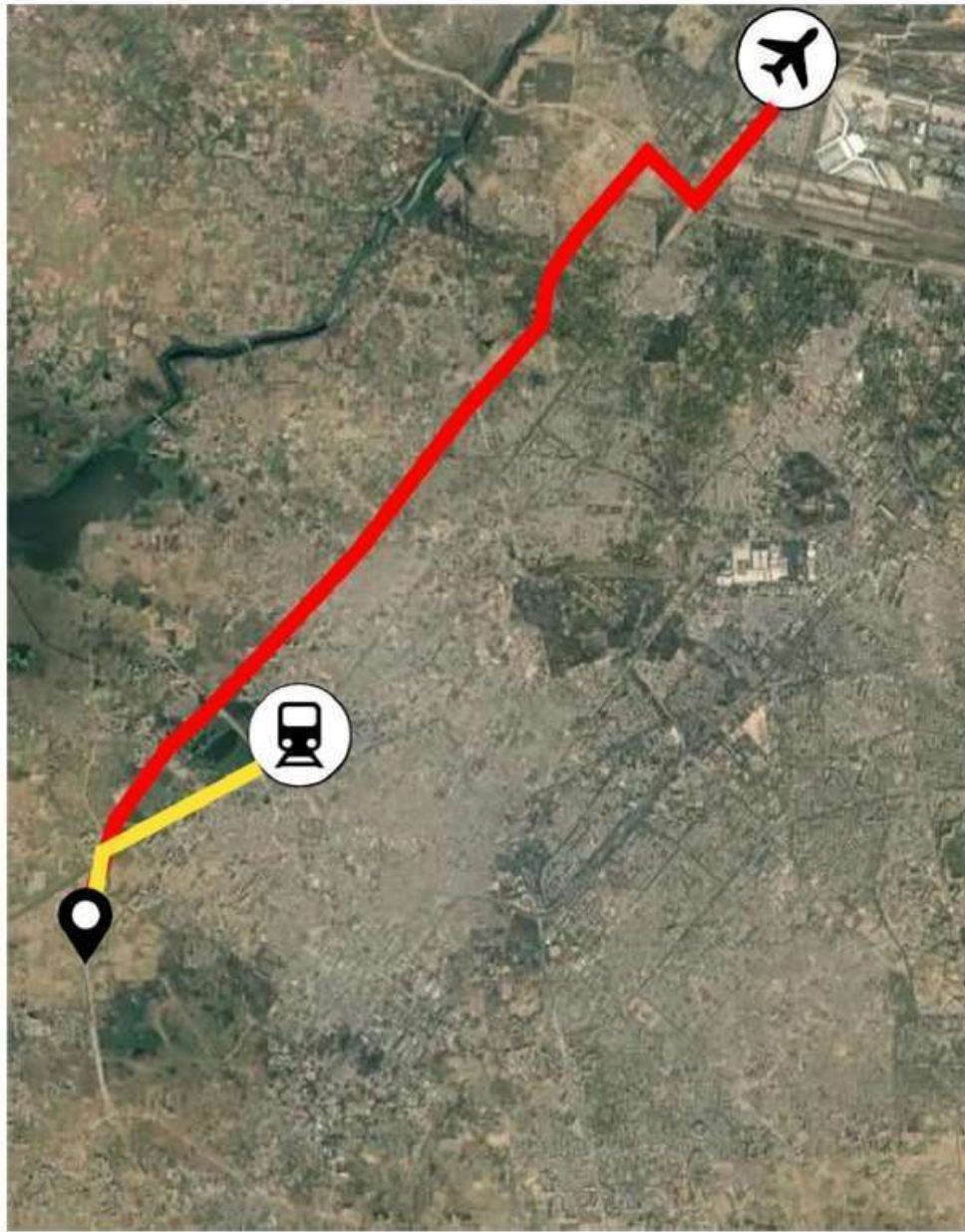
FOURTH FLOOR PLAN

- LEGENDS:
- SHOPS
 - CORRIDOR
 - TOILET
 - STAIRCASES
 - COMMON AREA

SPECIFICATIONS OF COMMERCIAL COMMON AREAS

1	COMMERCIAL ENTRANCE LOBBY	FLOORS: STONE/VITRIFIED TILE FLOORING
		WALLS: COMBINATION OF STONE/TILE/VENEERED PANELLING/GLASS/ACRYLIC EMULSION PAINT
		CEILING: FALSE CEILING WITH ACRYLIC EMULSION PAINT
		ALL LOBBIES ARE AIR CONDITIONED
2	ELEVATORS/LIFT DETAILS	HIGH SPEED PASSENGER ELEVATORS
		SERVICE ELEVATOR & FIRE ELEVATOR
3	FIRE FIGHTING SYSTEM	A SYNCHRONIZED FIRE FIGHTING SYSTEM WITH FIRE SPRINKLERS, HYDRANT HOSE REEL, SMOKE DETECTORS, HEAT DETECTION AND FIRE CURTAIN SYSTEM AS PER NORMS, PRESSURIZED STAIRCASES LIFT LOBBIES AND LIFT SHAFTS FOR BETTER FIRE SAFETY.

CONNECTIVITY



Approach, Location & Geography

LOCATION

The proposed site is located at **Gurugram, Haryana.**

APPROACH



Indira Gandhi International Airport

20 Km



Basai Dhankot Railway Station

8 Km

GEOGRAPHY

- The city is located on the border with Delhi, with New Delhi to its northeast.
- The city lies on the northern fringes of the Aravalli Mountain range.



Disclaimer: “MVN AERO ONE” has been registered with HARERA Gurugram vide Registration Number RC/REP/HARERA/GGM/2024/..... dated and is available on the website <https://haryanarera.gov.in/> under HARERA Gurugram – Registered Projects| The License No.59 of 2024 dated 07.06.2024 valid up to 06.06.2029 | Building Plan Approval of Phase-1 vide Memo No.: ZP-1994/JD(RA)/2023/30759 dated 01.10.2024 issued by Chief Town Planner, Haryana-cum-Chairman, Building Plan Approval Committee, DTCP, Chandigarh. MVN AERO ONE is a Mix Land Use Colony in Sector-37D, Gurugram, Haryana, India and is being developed on land admeasuring .9489 Hectares (Ha) (2.345 Acres) owned by M/s. Gova Realtors Pvt. Ltd., M/s MVN Tutorials Pvt. Ltd and M/s MVN Infrastructure Projects LLP (“Company”). MVN AERO ONE consists of 60 Nos. of bare shell residential units/apartments and 65 Nos. of commercial units (Built Up Area =20424.062 Sqmtrs.) in MVN MALL. This Brochure contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artistic impression as depicted. The furniture, accessories, items, goods, additional fittings/fixtures, decorative items including finishing materials, specifications, shades, sizes and colour of the files, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided. All plans and images shown in the advertisement are indicative and are subject to changes at the discretion of the Company or competent authorities. The Company shall not assume any responsibility of information provided by third parties and reliance shall be placed only on the information provided on the Company’s official Website i.e. www.mvn.in

Conversion Scale: 1 Square Meter (M2) = 10.764 Square Feet.