



**ANANDAM
ESTATE**
SECTOR 19 & 24 DHARUHERA

**PREMIUM PLOTTED
DEVELOPMENT**



**ANANDAM
AWAAS**
SECTOR 19 DHARUHERA

- FLOORS
- PLOTS
- SHOPS



MG HOUSING PRIVATE LIMITED (MGH)

MG Housing Private Limited (MGH) was incorporated in 2010. The company is promoted by Shri Dinesh Chand Gupta and Shri Ajay Mangal. MGH started its first project in April 2013. MGH at present is engaged in the development of various housing projects in the state of Haryana i.e. Faridabad & Dharuhera.

The brief of the Projects is as under :-

- Multi Stories Housing project in sector 70, Faridabad on 10.10 acres of land named as “Mulberry County”. We have already received part completion and the residents had already started living in the project.
- Residential Plotted Township “Anandam Estate” on 42.99 Acres of Land in Sector 19 & 24, Dharuhera
- Affordable Residential Plotted Township “Anandam Awaas on 13.40 Acres of Land in Sector 19, Dharuhera.
- Affordable Residential Plotted Township “Anandam Awaas on 15.00 Acres of Land in Sector 19, Dharuhera.

LOCATION MAP



MAP NOT TO SCALE

KEY DRIVERS

USD 90 billion project
1,483 km project with financial technical aid by Japan
Spanning 6 major states & two union territories
Double the employment potential in the next five years
Triple industrial output in five years
Quadruple exports from the region in five years



DMIC 01
Delhi-Mumbai
Industrial Corridor

02 **MBIR**
Manesar-Bawal
Investment Region



Located in the Rewari district
Proximity to the Golden Quadrilateral and NH-8
Dedicated Freight Corridor station would provide added value to the region
IGI Airport will offer adequate air connectivity to the region
Catalyst to industrial activities in the state of Haryana
Expected employment generation 1.6 million

Approximately ₹ 72,170 cr
Hassle free connectivity between Delhi and its satellite towns
Reduced travel time, costs and pollution
Within walking distance from Anandam Estate



RRTS 03
Rapid Rail
Transit System

04 **KMP**
Kundli - Manesar
- Palwal Expressway



Approximately ₹ 4500 cr project
135.6 km long, 6 lane expressway providing seamless connectivity
Cross seven state highways and four major district roads
Assured development of economic hubs at strategic locations along the expressway

Sprawling 200 acres in Binola, Gurugram
10 mins drive from Dharuhera
Equipped with training and research facilities on all aspects of National Security



India's First
Defence University
INDU 05
Indian National
Defence University

KNOW YOUR NEIGHBOURHOOD

HEALTH FACILITIES

APEX HOSPITAL & TRAUMA CENTRE
HEALTHWAY RESEARCH & DIAGNOSTIC
GALAXY HOSPITAL & TRAUMA CENTER
CIVIL HOSPITAL DHARUHERA

ROCKLAND HOSPITAL
APOLLO CLINIC REWARI

MEDANTA
FORTIS
MAX HOSPITAL
INDRAPRASTHA APOLLO

INSTITUTIONS

RAMAN MUNJAL VIDAYA MANDIR
MORDEN PUBLIC SCHOOL
ST. XAVIER'S SCHOOL
PRESIDENCY THE INTERNATIONAL SCHOOL
BAL BHARTI PUBLIC SCHOOL
BML MUNJAL UNIVERSITY

AMITY UNIVERSITY
SINGHANIA UNIVERSITY
STARTEX INTERNATIONAL SCHOOL
AMITY BUSINESS SCHOOL

INDRAPRASTHA INSTITUTE OF MANAGEMENT
ANSAL UNIVERSITY
ITM UNIVERSITY
DAV PUBLIC SCHOOL

within 15 minute drive

within 30 minute drive

within 60 minute drive

HOTELS

FORTUNE PARK ORANGE
RAMADA
HOTEL REGENCY
PARK INN BY RADISSON

HYATT REGENCY
IMPERIAL PACIFIC
BEST WESTERN RESORT COUNTRY CLUB
HERITAGE VILLAGE

WESTIN
PULLMAN
THE OBEROI
TRIDENT HOTEL

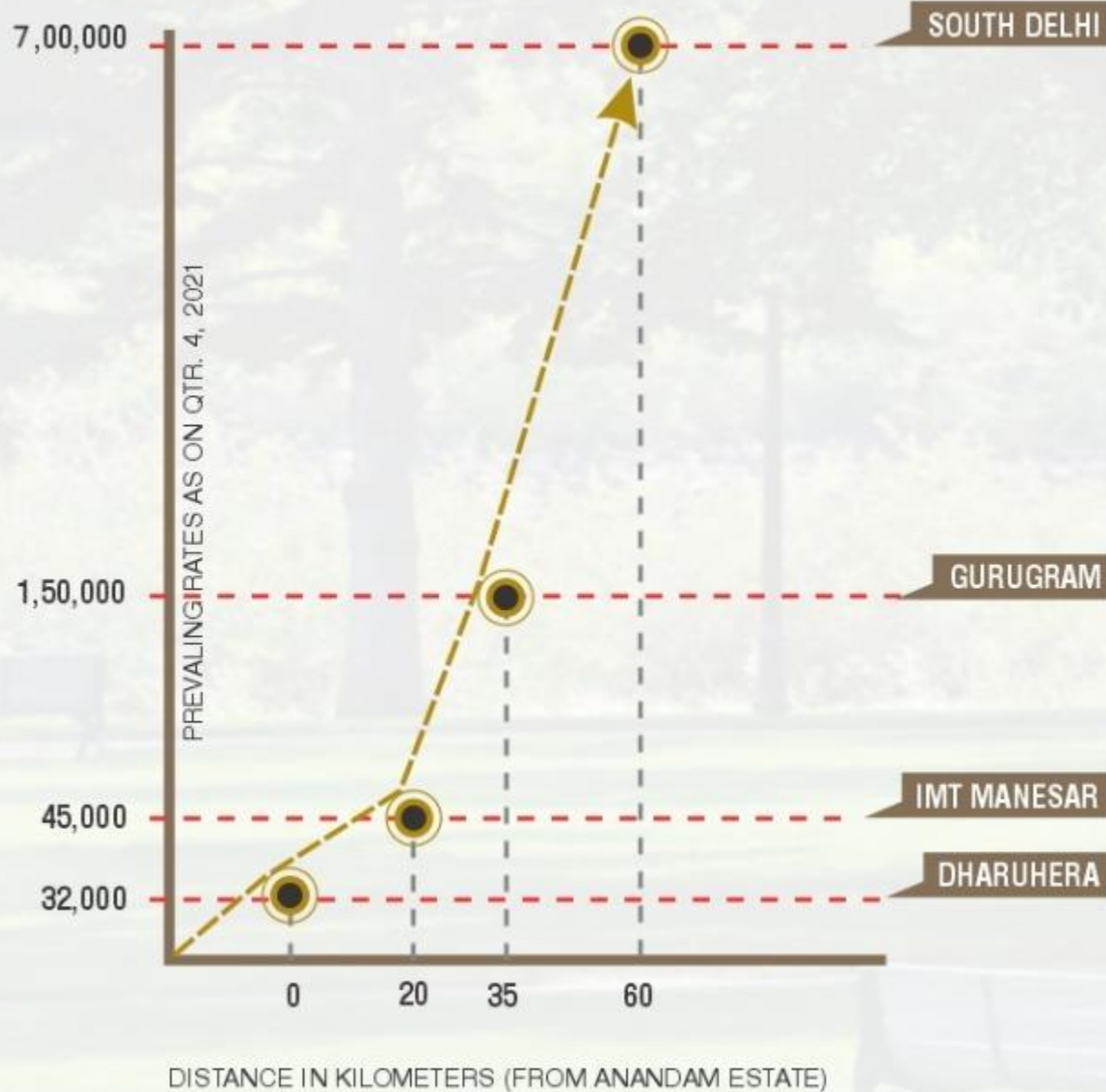
INDUSTRIES

HERO MOTOCORP LTD.
AMTEK AUTO LTD.
DELTON CABLES
LUMAX INDUSTRIES LTD.
AMARTEX INDUSTRIES LTD.
RICO INDUSTRIES LTD.
AMUL

SAINT GOBAIN
HONDA MOTOCORP LTD.
ASHOKA LAYLAND
SHREE CEMENTS
YOKOHAMA

MARUTI
HERO MOTOCORP LTD.
HONDA MOTOCORP
SONA KOYA STEERING

GROWTH POTENTIAL



**Excellent
Growth Potential
in the
Coming Years**



ANANDAM ESTATE

SECTOR 19 & 24 DHARUHERA

PLOTS RANGING
150 TO 519 SQ.YDS.

1
Located in sectors 19 & 24 Dharuhera, Anandam Estate has direct access to NH-8 and 75 mtrs. Bhiwadi-Alwar by pass.



4
Enjoy a low density independent living with a freedom to build your own villa



6
Planned beautification with landscaping and water bodies spread throughout the township



3
42.98 acres township with residential, commercial and recreational zones



2
Complete infrastructure of road and pathways with regulated entry and exits



5
1 lac sq. ft. of commercial area with club house and other leisure activities



7
The township is 100% CCTV secured and offers power back-up for common usage



PREMIUM PLOTS

ANANDAM ESTATE
SECTOR 19 & 24 DHARUHERA



SITE MAP



LEGENDS:

CATEGORY-A (519 SQ. YDS.)	CATEGORY-F (328 SQ. YDS.)	CATEGORY-K (251 SQ. YDS.)	COMMERCIAL
CATEGORY-B (487 SQ. YDS.)	CATEGORY-G (328 SQ. YDS.)	CATEGORY-L (194 SQ. YDS.)	PRIM. SCHOOL
CATEGORY-C (437 SQ. YDS.)	CATEGORY-H (307 SQ. YDS.)	CATEGORY-M (189 SQ. YDS.)	NURS. SCHOOL
CATEGORY-D (389 SQ. YDS.)	CATEGORY-I (279 SQ. YDS.)	CATEGORY-N (190 SQ. YDS.)	NURS. HOME
CATEGORY-E (344 SQ. YDS.)	CATEGORY-J (276 SQ. YDS.)	CATEGORY-O/EWS (60 SQ. YDS.)	SERVICES

Anandam Awaas – Sector 19, Dharuhera

- MGH group brings one-of-a-kind residential township ANANDAM AWAAS under Haryana Government's plotted township policy "DEEN DAYAL JAN AWAS YOJNA"
- Located strategically at Sector-19, Dharuhera, the residential township sprawls across an area of 28.40 acres
- Offering plot sizes ranging from 72 to 177 Sq. yards



ACTUAL IMAGES



INFRASTRUCTURE FOR AN UPBEAT LIFESTYLE



**24 X 7
Electricity
& Water Supply**



**Green Parks
& Open Spaces**



**Rain Water
Harvesting System**



**Direct access
from NH-8**



**Underground
Water Tanks**



**Regulated
Entry & Exits**

SITE PLAN

LEGENDS FOR BLOCK - F

- CATEGORY-A (179 SQ.YDS.)
- CATEGORY-B (177 SQ.YDS.)
- CATEGORY-C (115 SQ.YDS.)
- CATEGORY-D1 (106 SQ.YDS.)
- LAND FOR COMMUNITY SERVICES
- CATEGORY-B1 (167 SQ.YDS.)
- CATEGORY-B2 (156 SQ.YDS.)
- CATEGORY-D (110 SQ.YDS.)
- COMMERCIAL

LEGENDS FOR BLOCK - G

- CATEGORY-A (164 SQ.YDS.)
- CATEGORY-B (110 SQ.YDS.)
- CATEGORY-C (157 SQ.YDS.)
- CATEGORY-D (115 SQ.YDS.)
- CATEGORY-E (108 SQ.YDS.)
- CATEGORY-F (101 SQ.YDS.)
- CATEGORY-G (78 SQ.YDS.)
- CATEGORY-H (120 SQ.YDS.)
- CATEGORY-I (72 SQ.YDS.)
- CATEGORY-J (143 SQ.YDS.)
- COMMERCIAL
- LAND FOR COMMUNITY SERVICES



COST SHEET

Sale Price per sq. yards	₹ 32,000/-
Other Charges	
Utility Connection Charges	As Applicable on offer of possession
Prefrential Location Charges	As Applicable
IFMS per Sq. yards	₹ 300/-
Preferential Location Charges	
Green Facing/Adjoining	5% of SP
Corner	5% of SP
Facing 24 and 45 mtrs wide road	5% of SP
20:80 POSSESSION LINKED PAYMENT PLAN	
Within 30 days of Booking	Only 20% amount to be paid
Within 60 days of Booking	Balance 80% amount to be paid*

1. Cheque / Demand Draft is payable in favour of "MG Housing Pvt. Ltd".
2. Development stages can be called for payment in any sequence depending on the work undertaken by the developer irrespective of the sequence mentioned herein above.
3. *Stamp duty and registration fees are payable by the buyer as applicable at the time of possession.
4. *All Government levies and taxes are payable by the buyer as applicable.
5. Prices are subject to revision/ withdrawal without notice at the company's sole discretion. Terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.



Thank
you