

A nighttime photograph of a modern, multi-story building with a curved walkway. The building features a series of illuminated columns along the ground floor, and a balcony with a metal railing on the upper level. The walkway is paved with light-colored bricks and is illuminated by warm, yellow lights. The sky is a deep blue, and some distant buildings are visible in the background. In the foreground, there are large, light-colored objects covered with white tarps.

PLAZA at106

Ready to move-in multi-utility studios



SOMETIMES, SMART LIFE IS ALL ABOUT MULTI-DIMENSIONAL LIFESTYLE.

**VERSATILE SPACES
LEASED & MANAGED BY**



Actual Image



Actual Image

LIVE.WORK.PLAY 24X7

READY TO MOVE-IN STUDIOS THAT REDIFINE WORK-LIFE BALANCE.

Studios at Plaza 106, most suited for new age lifestyle with hybrid work-culture. All needs and imaginations of work-life balance has been thought of in the venture, with a holistic approach, fostering liveliness and vibrancy in life. A multidimensional approach to living spaces offering versatile usage.



ACTUAL IMAGES OF FULLY ACCESSORIZED UNIT

SERVICED APARTMENTS

STUDIOS OR SOHOS

WEEKEND HOMES

STARTUP OFFICES

FIRST HOMES

CORPORATE GUEST HOUSE



PLAZAat106 IS A CROWD-GENERATED VENTURE

Perhaps, yes. The manner in which demand is clearly visible in the vicinity, not just the geographical analysts, anyone can foresee the need for a project of this stature in this location. Hence, PLAZAat106 is something born out of this need of the moment.

5000+ Households

in the vicinity. Direct access and maximum visibility

POPULATION-

Young, affluent and well-educated

BUYING POWER-

With major stake of people in the vicinity

2nd Diplomatic Enclave-

Project brings in elite crowd

CORPORATE-

Crowd with Leading IT, Corporate Parks & MNC's in the surroundings

CONVENIENCE-

With leading banks, ATM's & market places around the site

Actual image of
fully accessorised unit

STRATEGICALLY LOCATED



Off the Dwarka - Gurugram Expressway, on the Metro corridor



15 Minutes from the Delhi Airport



A short drive from MG Road, the high-street of Gurugram



Adjacent to a thriving neighborhood with world-class schools, universities, hospitals and malls



Close proximity to major centres of commerce



10 mins from Rajiv Chowk



SOMETIMES, YOU DON'T NEED LOCATORS TO LOCATE



Map not to scale

- EXISTING EXPRESSWAY
- PLANNED EXPRESSWAY
- EXISTING APPROACH TO LOCATION
- PLANNED METRO CORRIDOR
- IMPORTANT ROADS
- IMPORTANT NODES
- IGI AIRPORT
- RESIDENTIAL-ESTABLISHED
- RESIDENTIAL-UPCOMING
- COMMERCIAL



TOWER A
■ CONDOMINIUMS

TOWER B
■ CONDOMINIUMS
■ RETAIL
■ BUSINESS CENTER

TOWER C
■ RETAIL
■ CLUB

F&B PLAZA

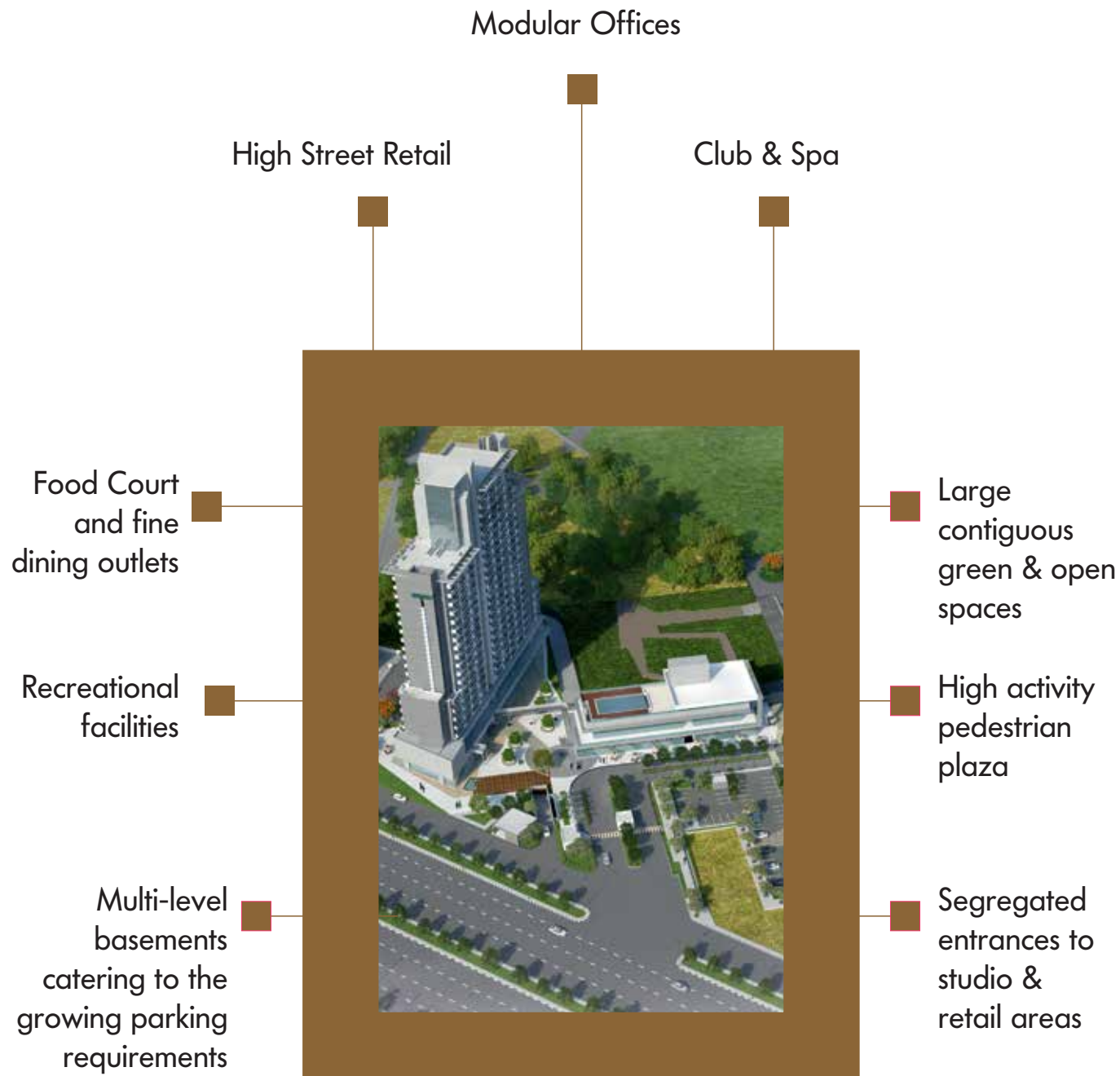
**60 M WIDE
SECTOR ROAD**



•Not to scale

DELIVERED

PROPOSED FUTURE DEVELOPMENT



FEATURING THE BEST OF LIFESTYLE EXPECTATIONS

BEST-IN-CLASS FEATURES



Multi-tier security at entrances of the complex, the lobby & at your doorstep



Wi-fi & Satellite television connectivity



Intercom facility within the complex



Gym & healthcare



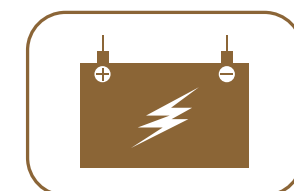
Fire-fighting system



Fine dining restaurant



Convenience shopping within the complex



100% Power back-up



Provision for electric charging points for EV

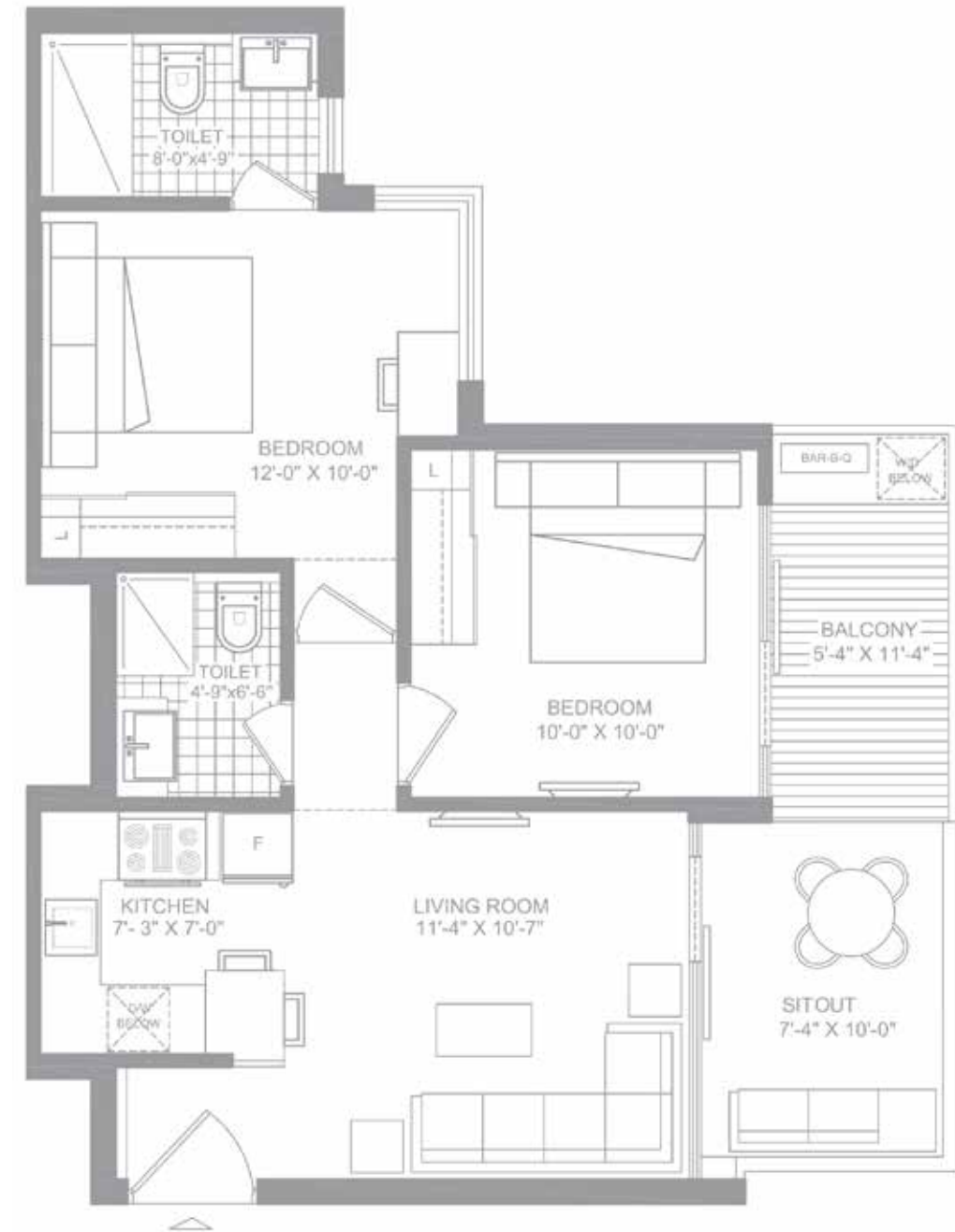


Scaleble mechanical parking

1 ROOM SUITE - 700 Sq.Ft. (65.03 Sq.Mtr.)



2 ROOM SUITE - 1000 Sq.Ft. (92.90 Sq.Mtr.)





**AN ACTIVE COMMUNITY SUPPORTED
BY THE RIGHT MIX OF RETAIL
AND F&B OPPORTUNITIES**

PAYMENT PLAN

BSP

₹ 7,500/ Sq. Ft.

TIME LINKED PLAN

No.	Payment Stage	Payable
1.	Booking amount	₹2,00,000
2.	Within 30 days from booking	10% of BSP less booking amount
3.	Within 60 days from booking	25% of BSP
4.	Within 6 months from booking	15% of BSP + 50% of PLC applicable
5.	Within 9 months from booking	15% of BSP+ 50% of PLC applicable
6.	Within 12 months from booking	15% of BSP + 50% of EDC/IDC
7.	Within 15 months from booking	15% of BSP + 50% of EDC/IDC
8.	Within 18 months from booking or possession**	5% of BSP + IFMS + Car Parking

Advantages:

- Ready to Move-In unit's with option to take possession on or before 30th September 2022.
- Time linked payment plan for 18 months or possession** (possession for time linked plan is 30th September 2022)
- Pro-rata Rental MG (RMG) is 10% P.A., this is accrued post payment of 35% of BSP; effectively increasing the pro-rata RMG with every installment paid.
- MG for Rental @ ₹60 / Sq. Ft. per month for 1.5 years, from 1st October 2022 till 31st March 2024.
- Early payment rebate @ 12% P.A. is applicable on subsequent installments payable.
- In case of delay in timely installments RMG is withheld for the delay period.

DOWN PAYMENT PLAN WITH 20% DISCOUNT

No	Payment Stage	Payable
1.	Booking amount	₹2,00,000
2.	Within 30 days from booking	10% of BSP less booking amount
3.	Within 60 days from booking	90 % of BSP + EDC/IDC + IFMS + PLC (if applicable)

OTHER CHARGES

Car Parking	₹5,00,000
EDC/IDC	₹466 / Sq. Ft.
IFMS	₹100 / Sq. Ft.
PLC	Unit wise as applicable

For detailed terms and condition kindly refer to the application form.

Project Site: The PLAZAat106, Sector 106, Gurugram, Haryana
Corporate/Registered office GF-09, Plaza M-6, District Centre, Jasola, New Delhi 110 025
Email info@plaza106.co.in | **Website** www.plaza106.co.in | **Call**+91 88603 10003

Developer- Magic Eye Developers Private Limited; CIN :U45400DL2007PTC162243. Project: PLAZAat106 – I, RERA Registration No.- 72 of 2017 dated 21.08.2017, License No 65 of 2012 dated 20-06-2016 and renewed on 02-12-2016 via Memo No LC-2652-PA(B)/2016/26431, both issued to M/s Magic Eye Developers Private Limited for commercial development of 3.725 acres. Building Plans approval memo number ZP-833/JD(BS)/2013/28633 dated 15-01-2013. Total units – 534, Facilities – Club and Swimming Pool. For further details, please refer www.haryanarera.gov.in.

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