

Ek Baar Phir Opportunity

TO EMBRACE BETTER LIVING

#EkBaarPhirMayfair

Virar
gardens



DISCOVER A SERENE LIFESTYLE IN A
22-ACRE MEGA IN-CITY TOWNSHIP
@ VIRAR [WEST]

Virar gardens



Ek baar phir **Opportunity**



...of Better Living

- Secured Gated Community of 900+ Families
- 22 Acres Of Natural Expanse
- Surrounded By Serene Green
- Power Back-up
- Municipal Water Supply
- Use of Mivan Technology
- STP Water for Flushing and Gardening
- Provision for Piped Gas Infrastructure



...of Better Connectivity

- Virar Railway Station 1.5 Kms
- Vijay Vallabh Hospital 1 Kms
- Sahakari Bhandar 500 m
- Dmart 2 Kms | Big Bazar 2.6 Kms



...of Better Amenities

- Club House
- Swimming Pool
- Gymnasium
- Banquet Hall
- Party Lawn
- Indoor Games
- Outdoor Games
- Kids Play Zone
- Landscape Gardens
- Yoga & Meditation Zone

THE BEST ACCESSIBILITY IN VIRAR

THE ONLY MEGA TOWNSHIP JUST 5 MINS FROM STATION,
WITH ACCESS TO EVERYTHING



15 mins
to Rajodi beach



7 mins
to VIVA College



10 mins
to jeevdani temple



15 mins
to Fun Fiesta Multiplex



7 mins
to Dmart



10 mins
to Multispeciality Hospital



VIRAR

Mira-Bhayandar
[▲42%]*

Kandivali-Borivali
[▲60%]*

Goregaon-Malad
[▲44%]*

Andheri
[▲42%]*

CHHATRAPATI SHIVAJI MAHARAJ
INTERNATIONAL AIRPORT

Bandra
[▲32%]*

BANDRA-WORLI
SEA LINK

*PSF GROWTH IN LAST 10 YEARS according to multiple sources

VIRAR, THE BIGGEST GROWTH NODE OF WESTERN MUMBAI, IS POISED FOR TRANSFORMATION.

*According to multiple published articles and blogs

5 major infrastructure projects
with investment
worth ₹10,00,000+crores*
are redefining Virar.



Mumbai Metro
Line 13



Virar-Versova
Sealink



Delhi-Mumbai
Industrial Corridor



Ahmedabad-Mumbai
Bullet Train



Virar-Alibaug
Multimodal Corridor

- Growth spurt is on the horizon for virar
- Virar has seen 121%* price appreciation in the last ten years

ACTUAL VIEW FROM

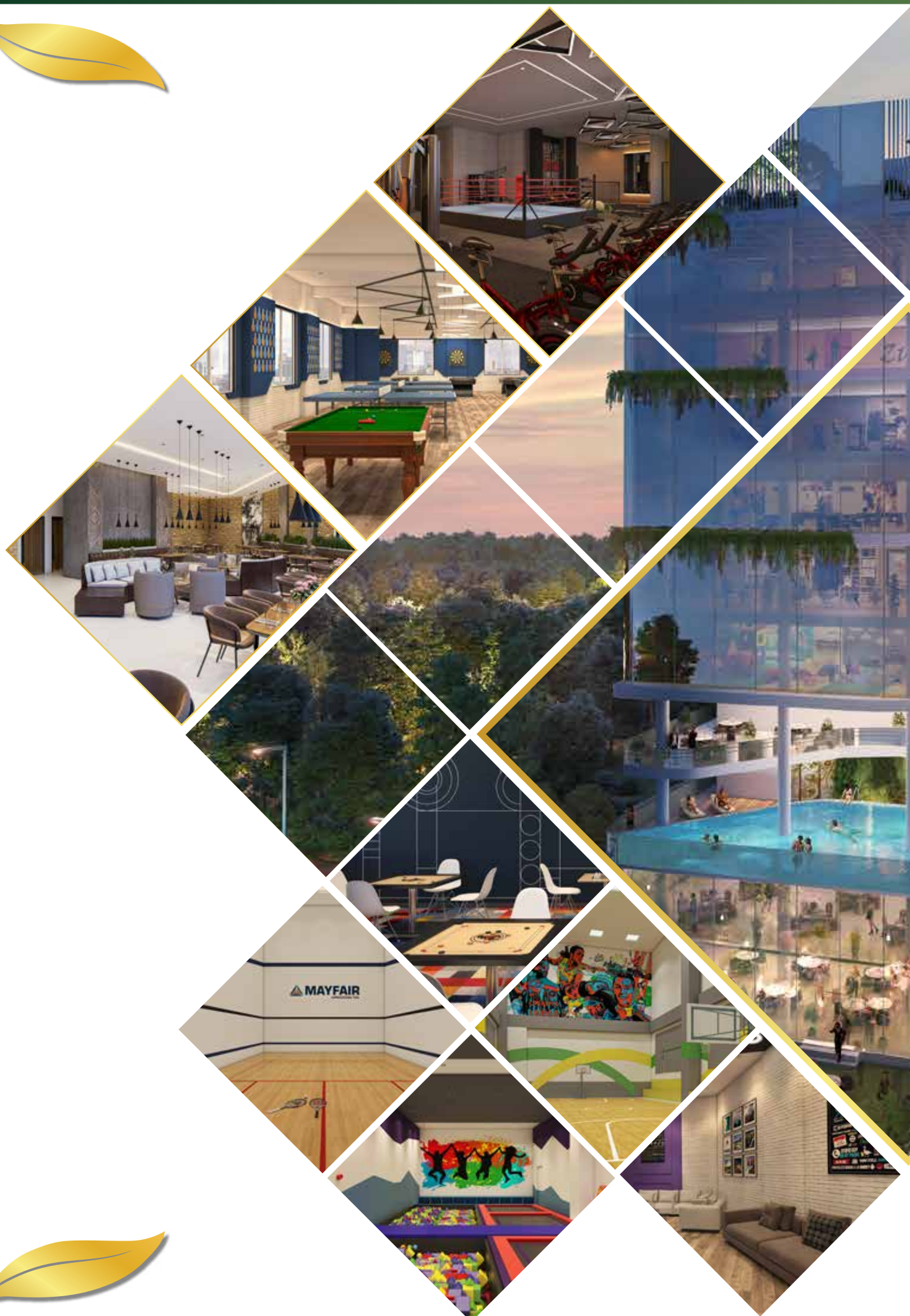


MAYFAIR VIRAR GARDENS













**WHERE STYLE MEETS COMFORT:
DISCOVER OUR INTERIOR EXCELLENCE**



LIFESTYLE-ENHANCING AMENITIES AWAIT YOU IN THE HEART OF VIRAR



1. Clubhouse.
2. Fitness center & Swimming pool.
3. Miyawaki with sky walk.
4. Pickle Ball Area.
5. Lawn tennis court.
6. Temporary structure.
7. Half Basket ball Court.
8. Skating track.
9. Flower garden area.
10. Prayer Hall.
11. Saibaba sthapana.

☒ Cycling track
☐ D.G.



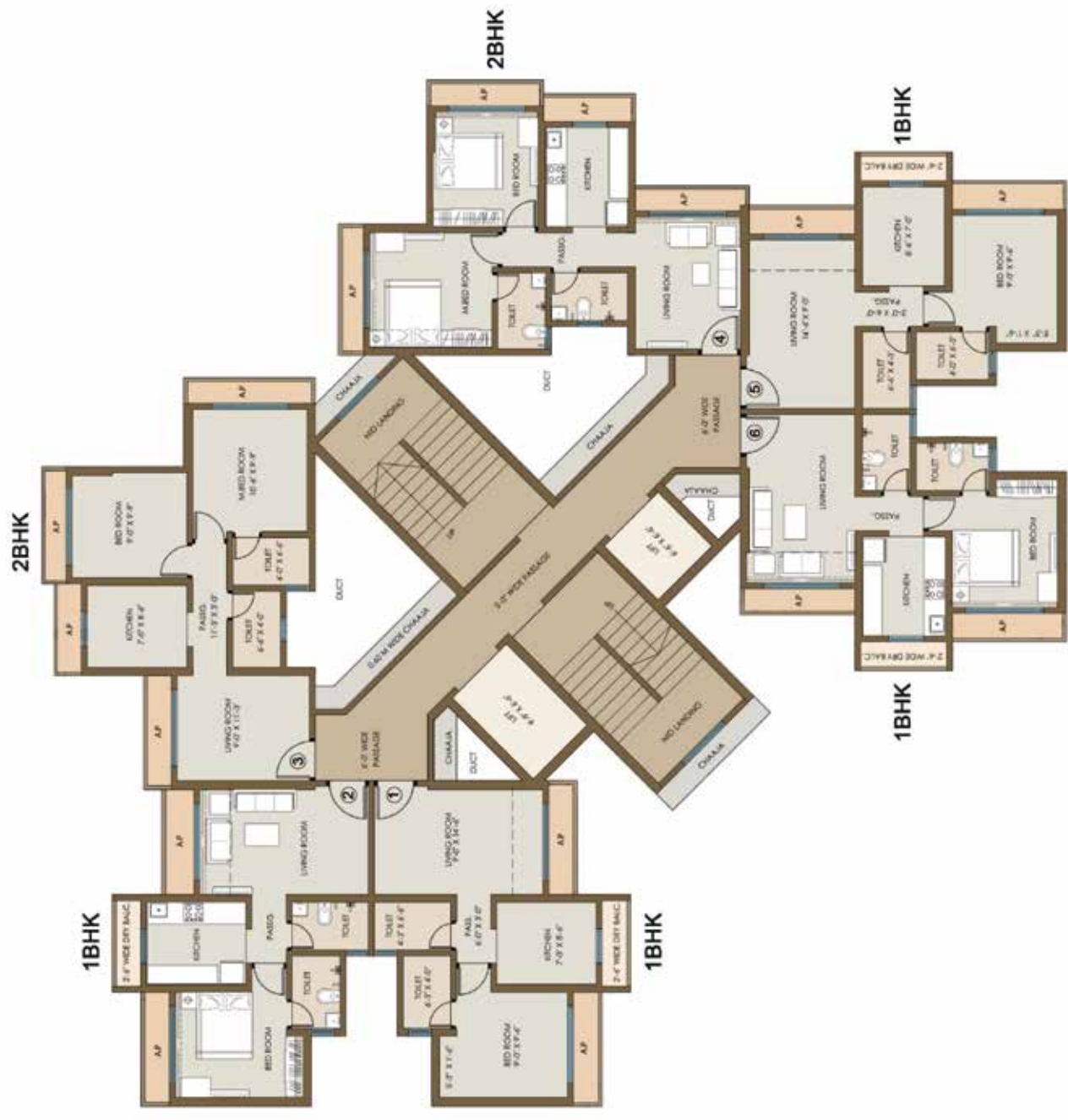


TYPICAL FLOOR PLAN - BLDG. NO. 23 & 24
Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.

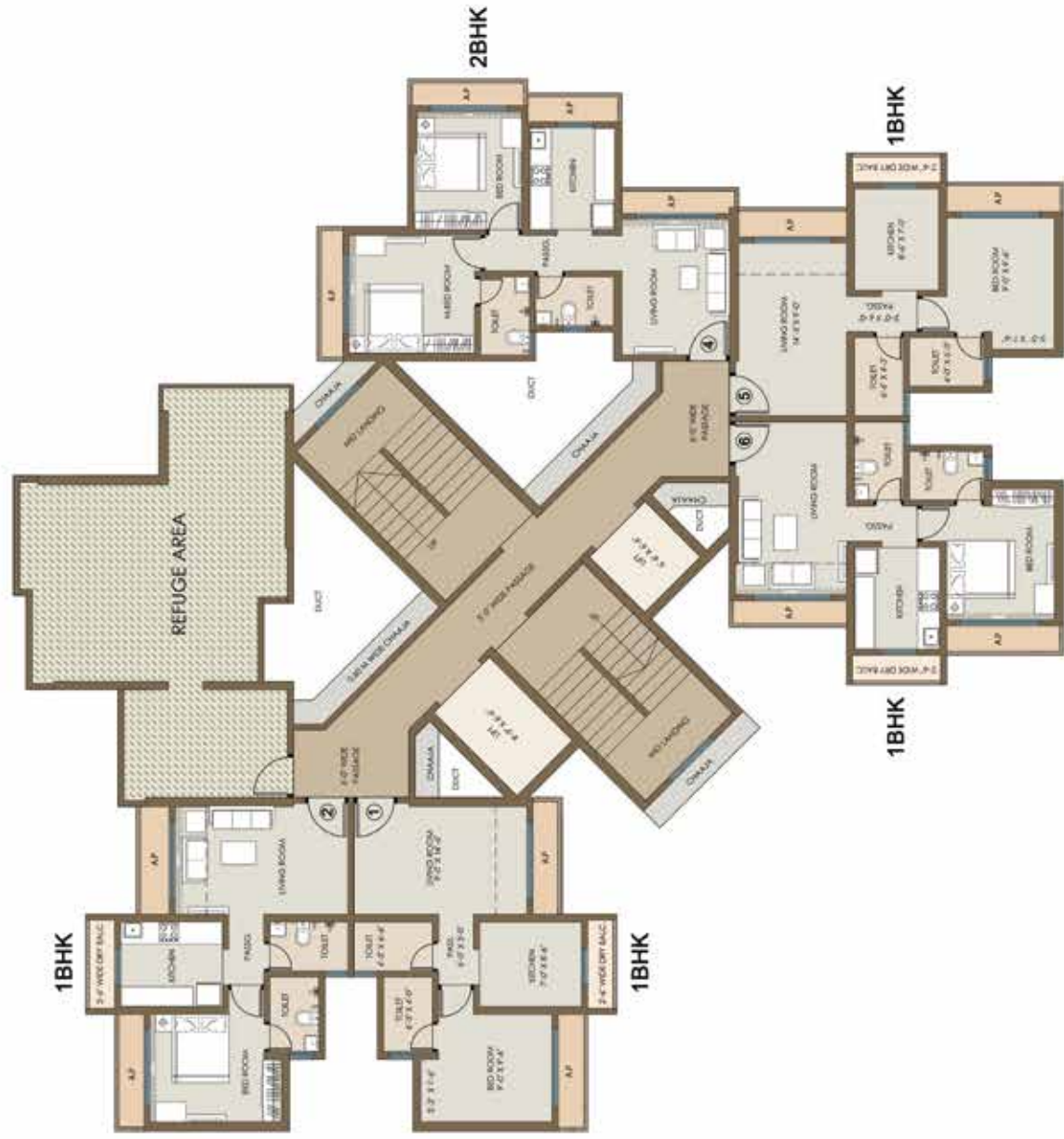


REFUGE FLOOR PLAN - BLDG. NO. 23 & 24

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



TYPICAL FLOOR PLAN - BLDG. NO. 25
Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.

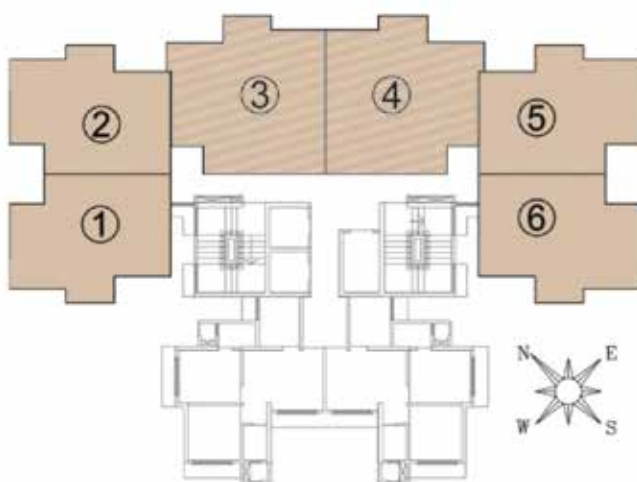


REFUGE FLOOR PLAN - BLDG. NO. 25

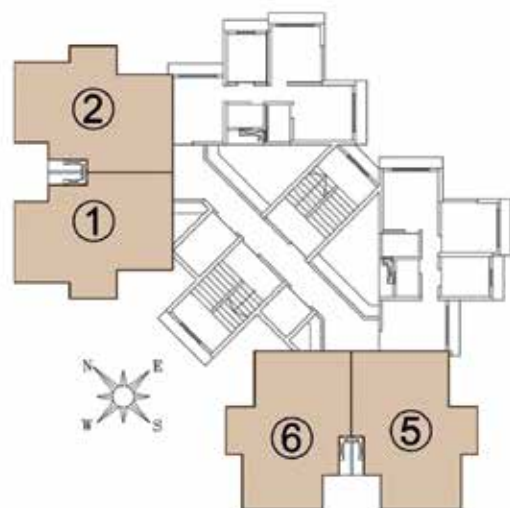
Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



RERA CARPET AREA	ENCL. BAL. AREA	DRY BAL. AREA	A.P. AREA
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
358	28	15	36



(Building No. - 24)



(Building No. - 25)

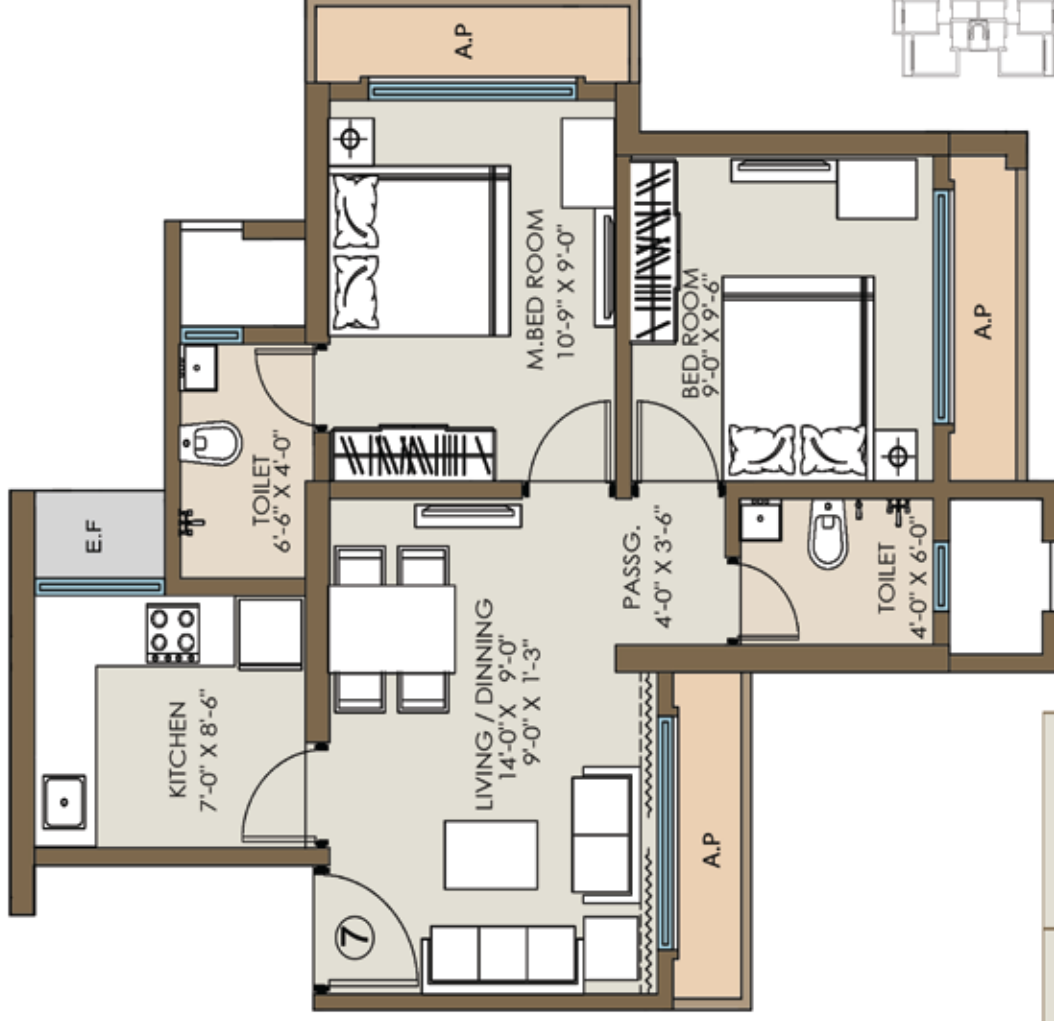
1 BHK UNIT PLAN

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



1 BHK ISO VIEW

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



Key Plan



RERA CARPET AREA	ENCL. BAL. AREA	DRY. BAL. AREA	A. P AREA
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
475	-	-	55

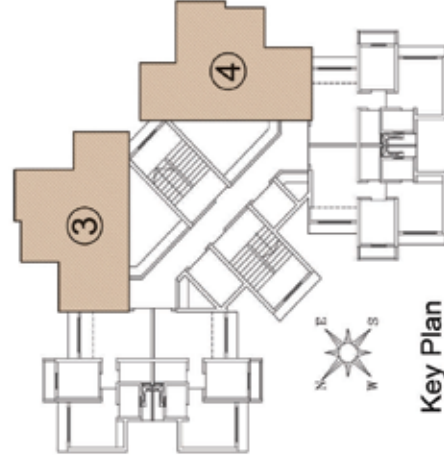
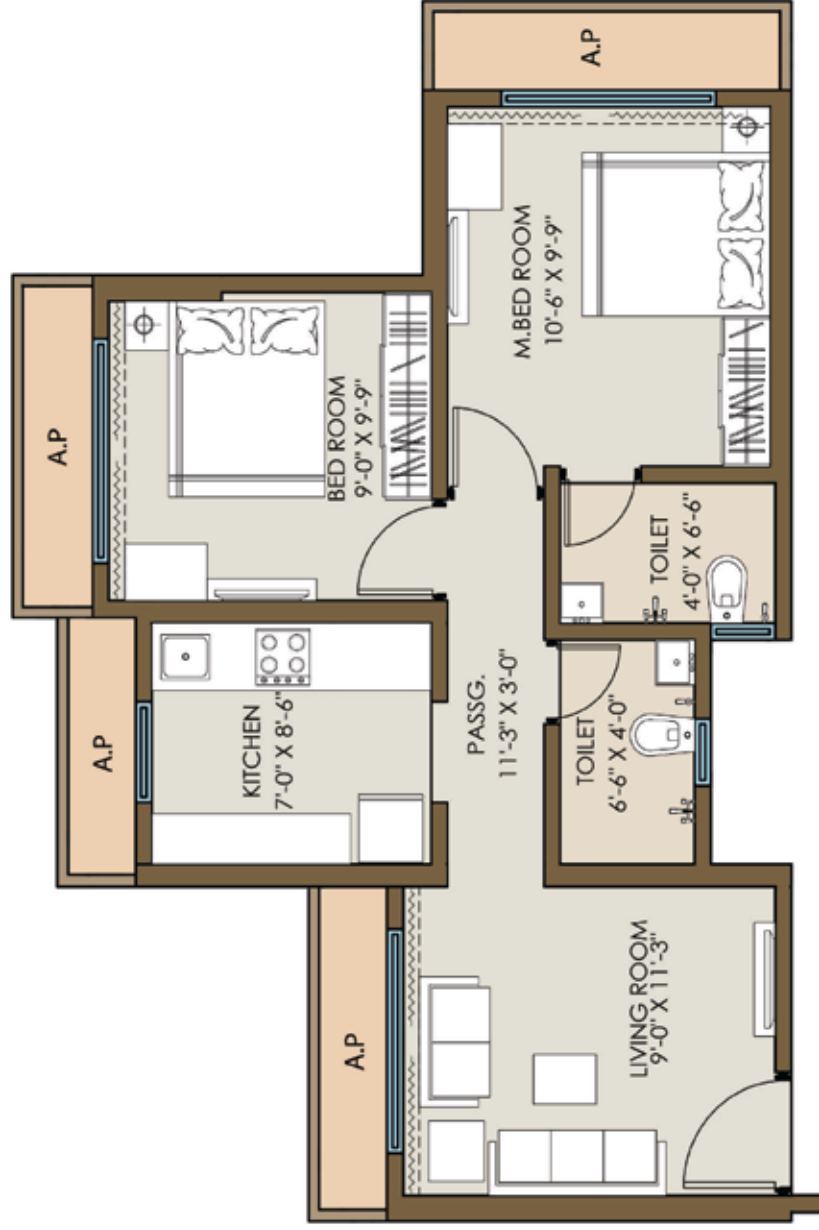
2BHK UNIT PLAN - BLDG. NO. 24

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



2BHK ISO VIEW

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



Key Plan

RERA CARPET AREA	ENCL.BAL. AREA	DRY. BAL. AREA	A. P AREA
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
475	-	-	70

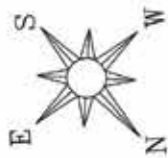
2 BHK UNIT PLAN - BLDG. NO. 25

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



2 BHK ISO VIEW

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



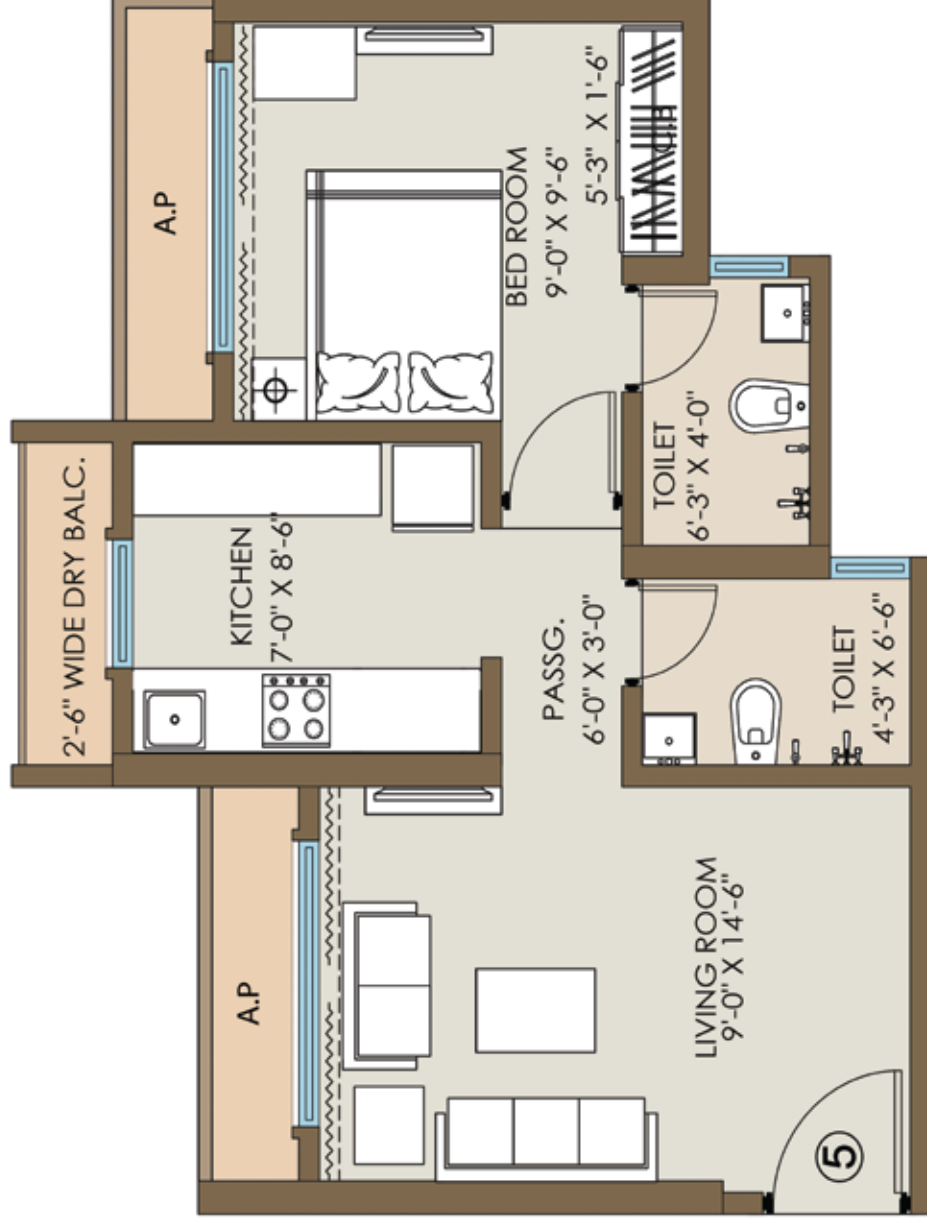
TYPICAL FLOOR PLAN - BLDG. NO. 26

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



REFUGE FLOOR PLAN - BLDG. NO. 26

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



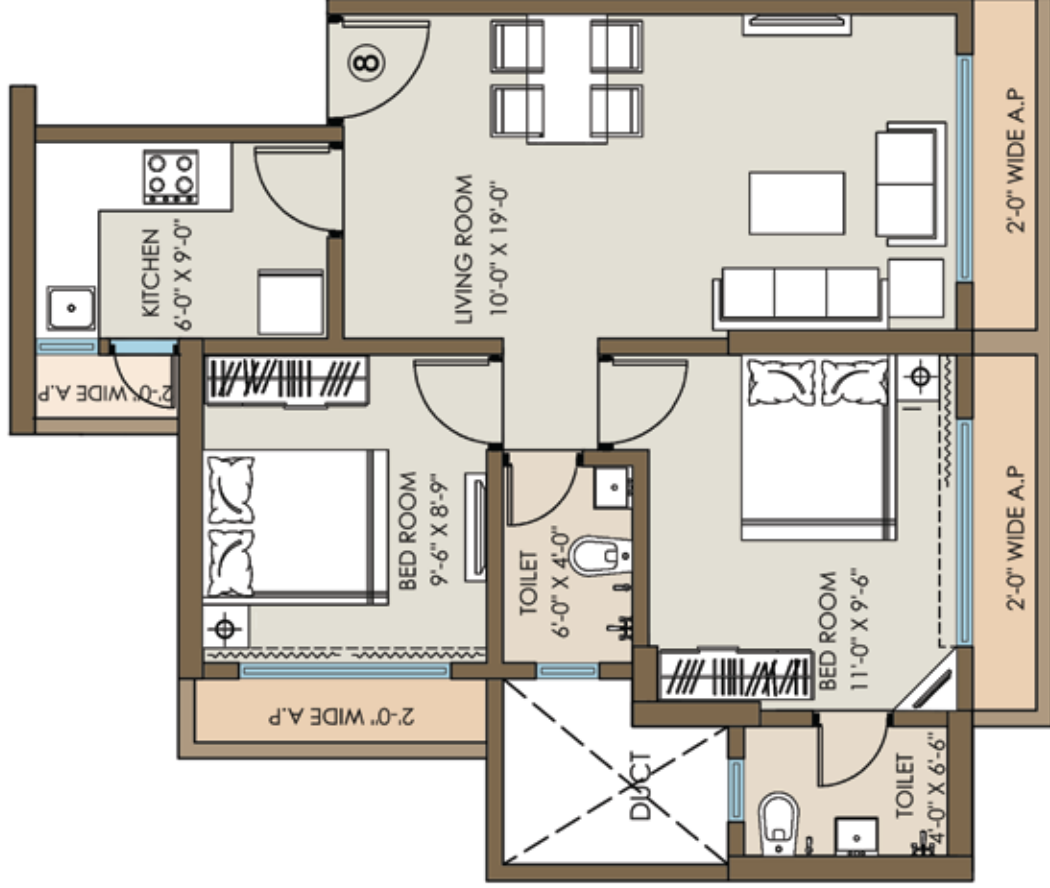
RERA CARPET AREA	BALCONY AREA	DRY. BAL. AREA	A. P AREA
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
389	-	15	36

1BHK UNIT PLAN - BLDG. NO. 26 / 27
 Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



1 BHK ISO VIEW

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



Key Plan



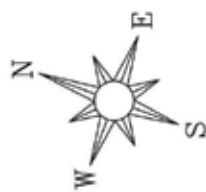
RERA CARPET AREA	ENCL.BAL. AREA	DRY. BAL. AREA	A. P	
			AREA	
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	
523	-	-	68	

2BHK UNIT PLAN - BLDG. NO. 26
 Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



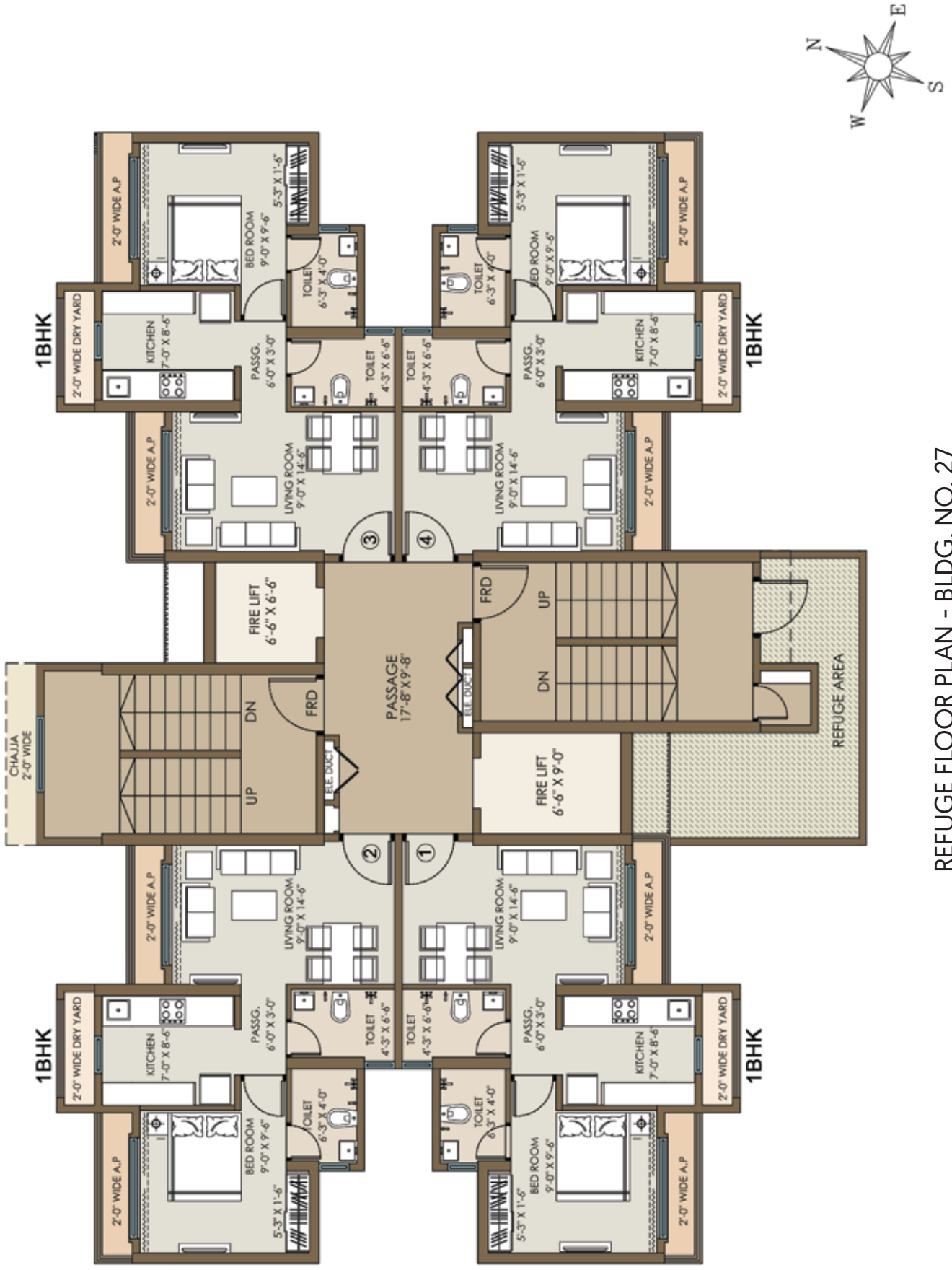
2BHK ISO VIEW

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



TYPICAL FLOOR PLAN - BLDG. NO. 27

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



REFUGE FLOOR PLAN - BLDG. NO. 27

Note: Dry Balcony and AP Areas are 8" to 12" Below Floor Level.



Commitment Chart.

MAYFAIR
APPRECIATING YOU

“MAYFAIR'S AIM IS TO DELIVER YOU, YOUR HOME ON PROMISED DAY, DATE & TIME WITH OCCUPATION CERTIFICATE”

No.	Project Names post amended DCR 2012	Location	Committed Date	OC Recd. Date
1	Mayfair Kumkum, S. V. Road	Andheri (W)	22 June 2013	4 Sept 2013
2	Mayfair Heritage, Besant Road	Santacruz (W)	31 Mar 2014	24 Sept 2014
3	Mayfair Boulevard, Main Avenue Road	Santacruz (W)	29 June 2014	16 Sept 2014
4	Mayfair Serene, 28 th Road	Bandra (W)	31 Dec 2014	26 Dec 2014
5	Mayfair Hillcrest, Powai Ext.	Vikhroli (W)	31 March 2015	8 June 2015
6	Mayfair Mystic, Vikrant Circle	Chatkopar (E)	30 June 2015	29 June 2015
7	Mayfair Shyam, Shimpoli	Borivali (W)	31 Jan 2016	1 Sept 2015
8	Mayfair Page 3, Lokhandwala	Andheri (W)	31 Dec 2015	17 Dec 2016
9	Mayfair Greens, S. V. Road	Kandivali (W)	31 Dec 2015	17 Mar 2016
10	Mayfair Vishwaraja Wing A to G, Ganesh Mandir Rd.	Titwala (E)	31 Mar 2017	31 Mar 2017
11	Mayfair Astral, Patel Estate	Jogeshwari (W)	30 June 2017	9 Mar 2017
12	Mayfair Legends, Evershine Nagar	Malad (W)	30 June 2017	3 June 2017
13	Mayfair Aasaan Wing A to K, Valshet Road	Asangaon (E)	30 June 2019	27 May 2019
14	Mayfair The View	Vikhroli (W)	30 June 2022	30 June 2022
15	Mayfair Muse	Bandra (W)	30 Sept 2023	Expected on time
16	Mayfair LIV	Santacruz (W)	31 Jan 2024	Expected on time
17	Mayfair Virar Gardens Bldg. No. 23	Virar (W)	31 March 2023	Expected on time
18	Mayfair Virar Gardens Bldg. No. 25	Virar (W)	31 Aug 2023	Expected on time
19	Mayfair Virar Gardens Bldg. No. 26	Virar (W)	31 Dec 2023	Expected on time
20	Mayfair Virar Gardens Bldg. No. 27	Virar (W)	31 March 2024	Expected on time
21	Mayfair Virar Gardens Bldg. No. 24	Virar (W)	31 March 2024	Expected on time

EK BAAR PHIR OPPORTUNITY
TO BE A PART OF OUR LEGACY
#EkBaarPhirMayfair

25+

Societies Redeveloped



55,00,000+

Sq. Ft. Delivered



59
A LEGACY OF
YEARS

5000+

Happy Families



50+

Projects Completed



Virar gardens

Call: +91 808080 9473 | Email: mvg@mayfairhousing.com

Site Address: Mayfair Virar Gardens, Virar Agashi Road, Bolinj, Virar (W) - 401303.



The project has been registered with MahaRERA Reg. No.: P99000028348 / P99000034708 and is available on website <https://maharera.mahaonline.gov.in> under registered projects.

The Project is mortgaged to IDBI Trusteeship Services Limited as Debenture Trustee & NOC from IDBI Trusteeship Services Limited shall be provided for sale of the flats in the project.



Corporate Office : Mayfair Housing, 1 Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri (W), Mumbai - 400 058.

Call : 022 6723 2300 | Web : www.mayfairvirargardens.com | Email : info@mayfairhousing.com

Disclaimer: The information contained in this brochure is indicative of the kind of development that is proposed. It is prepared and issued in good faith and is for reference only. It does not constitute part of an offer or contract. All plans drawings, facilities etc are subject to the approval of the respective authorities and would be changed, if necessary and the developers reserve the right to change plans, specification or features, without prior notice or obligations.