

M2K **HARMONY-2**

Sec 5 & 7A, Dharuhera



Plots to *Build*
Your own *home*



Harmony-2 : Dream it, Create it, Live it

Great accomplishments begin with great aspirations.

At Harmony-2, there's room for every dream, energy for every creation and an environment for a positive lifestyle to flourish. With an array of amenities and services that will elevate your lifestyle and a like-minded community to grow with, the project envisions creating lifestyle patterns that offer more than just spaces to live.

Nestled amidst tranquility and crafted to soothe the perfectionist in you, it unravels the charm of nature in an awe-inspiring setting. Harmony-2 is being developed under the Haryana Government's "Deen Dayal Jan Awas Yojana 2016" (DDJAY). Spanning across 5.306 acres, the project is an idyllic abode that blesses its residents with modern amenities in the lap of nature. Located at Dharuhera's prime location of Sector 5 & 7A the projects connectivity is second to none. It offers excellent connectivity with Delhi and Gurugram. In a dynamic and fast-paced lifestyle, it's time you gift your loved ones the opportunity to Dream, Create and Live in Peace & Harmony.





About the Project



Being developed as per Haryana Government's DDJAY policy



100% EDC already paid*



Plot Sizes 110 sq.yd. to 179 sq.yd.



Community Area



Construction allowed for stilt + 4 floors (height - 16.5 metres)*



Interest subsidy under Credit Linked Subsidy Scheme of PMAY*



Individual floor registry for each plot allowed





Facilities for a comfortable lifestyle

- ▶ Many prominent schools like Oxbridge School, Euro International School, Rishi World School, Little Maestro Junior School are in close vicinity
- ▶ Green environment and lush landscape
- ▶ Experience a tranquil life merged with scenic views
- ▶ Rainwater harvesting system
- ▶ Underground electric cable
- ▶ Underground water tank
- ▶ SCO Plots for daily need shops
- ▶ Excellent connectivity with national highways
- ▶ Round the clock security





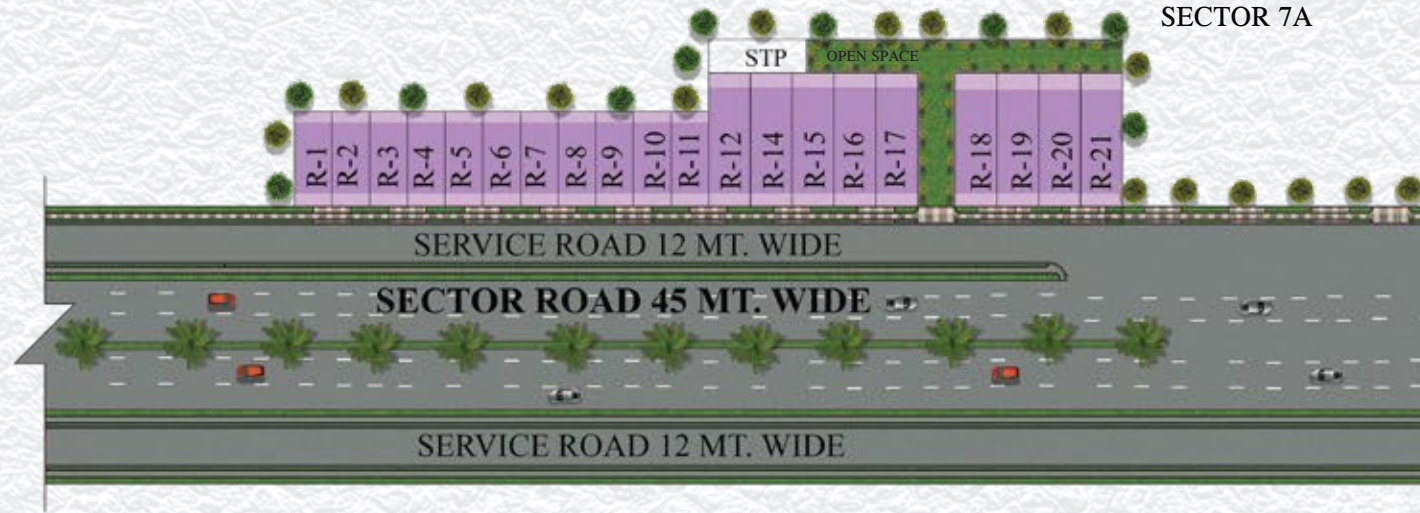


Location Advantage






- ▶ Located on the junction of 60 metre and 45 metre sector road (as per master plan).
- ▶ Adjoining already inhabited M2K County Township.
- ▶ Easily accessible from Gurugram, through National Highway-8.
- ▶ Located approx. 1.5 Km from NH-8 and 25 minutes drive from Kherki Daula toll plaza in Gurugram.
- ▶ High Connectivity through RRTS: With the high-speed train transit project by the NCR planning board, Gurugram to Dharuhera in approximately 30 minutes. The work has already started and is going on in full swing.
- ▶ Proposed development of economic hubs at strategic locations along the expressway such as the Indian National Defence University which is a 10 minute drive from Dharuhera.



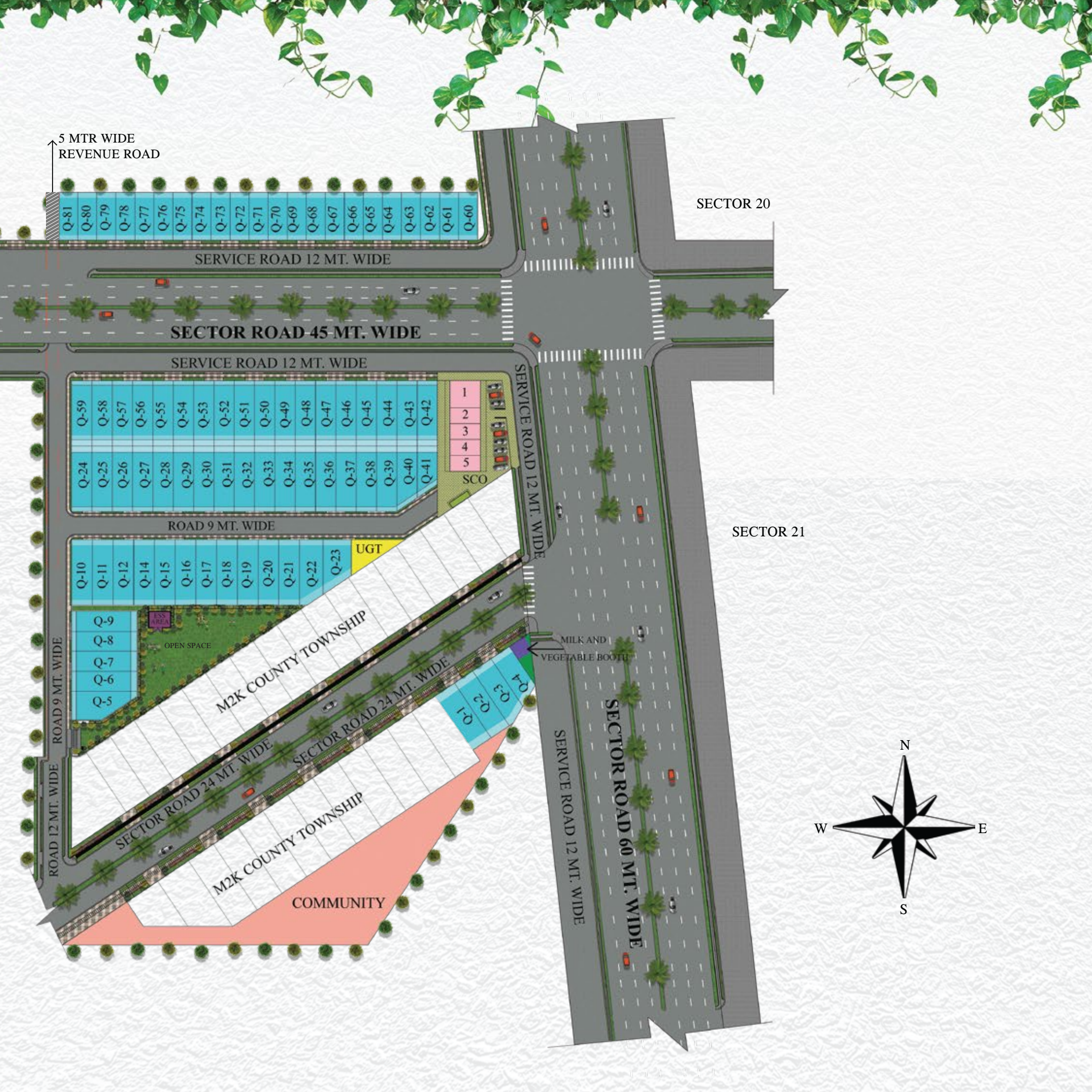
Site Layout



SECTOR 5

LEGEND				
SN.NO.		BLOCK	AREA IN SQM.	AREA IN SQ.YD.
1		Q-BLOCK	92.10-149.92	110.15-179.30
2		R-BLOCK	92.86-147.23	111.06-176.08
3		SCO	49.98-85.50	59.77-102.26
4		ESS	27.5	32.88
5		MILK AND VEGETABLE BOOTH	27.5	32.88

M2K COUNTY
 TOWNSHIP



5 MTR WIDE
REVENUE ROAD

Q-81 Q-80 Q-79 Q-78 Q-77 Q-76 Q-75 Q-74 Q-73 Q-72 Q-71 Q-70 Q-69 Q-68 Q-67 Q-66 Q-65 Q-64 Q-63 Q-62 Q-61 Q-60

SERVICE ROAD 12 MT. WIDE

SECTOR 20

SECTOR ROAD 45 MT. WIDE

SERVICE ROAD 12 MT. WIDE

Q-59 Q-58 Q-57 Q-56 Q-55 Q-54 Q-53 Q-52 Q-51 Q-50 Q-49 Q-48 Q-47 Q-46 Q-45 Q-44 Q-43 Q-42
Q-24 Q-25 Q-26 Q-27 Q-28 Q-29 Q-30 Q-31 Q-32 Q-33 Q-34 Q-35 Q-36 Q-37 Q-38 Q-39 Q-40 Q-41

1
2
3
4
5
SCO

SERVICE ROAD 12 MT. WIDE

SECTOR 21

ROAD 9 MT. WIDE

Q-10 Q-11 Q-12 Q-14 Q-15 Q-16 Q-17 Q-18 Q-19 Q-20 Q-21 Q-22 Q-23
Q-9 Q-8 Q-7 Q-6 Q-5

UGT

OPEN SPACE

M2K COUNTY TOWNSHIP

Q-1 Q-2 Q-3 Q-4

MILK AND
VEGETABLE BOOTH

ROAD 9 MT. WIDE
ROAD 12 MT. WIDE

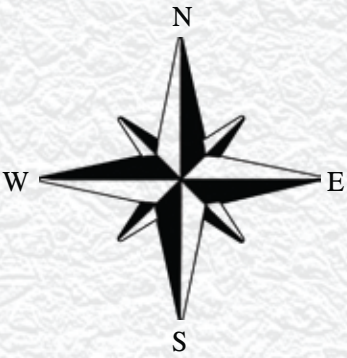
SECTOR ROAD 24 MT. WIDE
SECTOR ROAD 24 MT. WIDE

M2K COUNTY TOWNSHIP

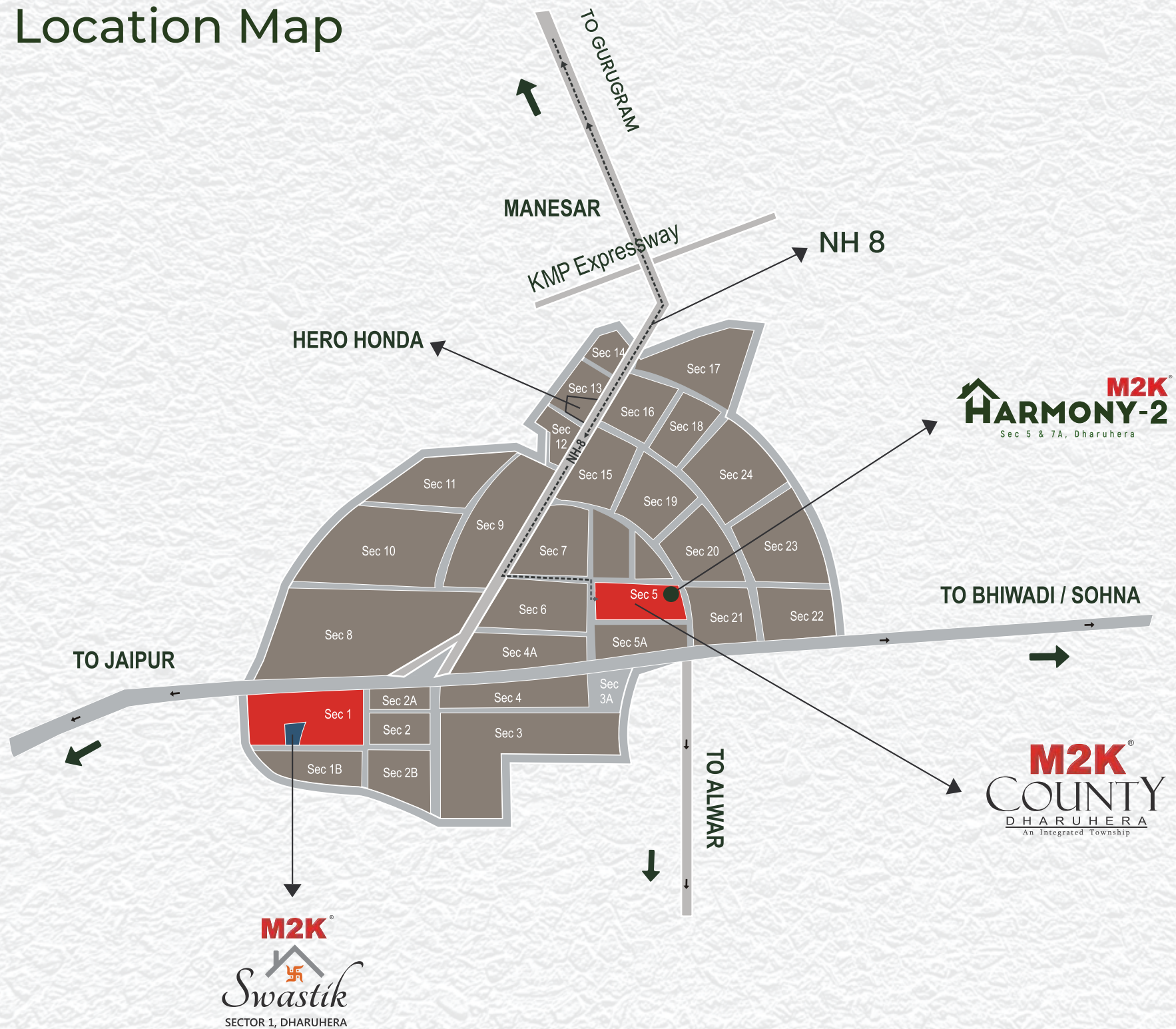
COMMUNITY

SERVICE ROAD 12 MT. WIDE

SECTOR ROAD 60 MT. WIDE



Location Map



Sector Map



- M2K Harmony-2, Sec-5 & 7A, Dharuhera
- M2K Harmony, Sec-5, Dharuhera

- M2K Galleria, Sec-5, Dharuhera
- M2K County Heights, Sec-5, Dharuhera



Dharuhera - Strategic Location

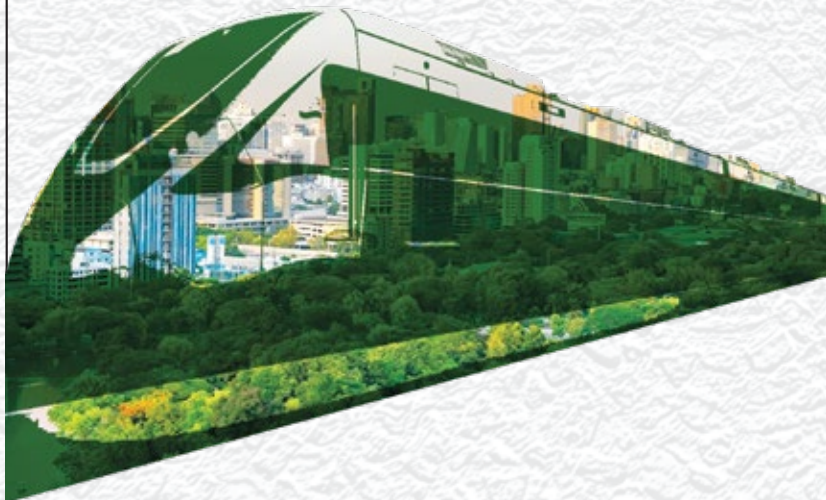
Dharuhera is one of the biggest and fastest growing industrial zones of North India. A preferred real estate destination for Investors, Industrialists and home buyers.

0-10 Km Large Manufacturing plants like Hero MotoCorp, Amul, Carlsburg, Lumax Industries, Jaquar Sanitaryware, Honda Motorcycle, United Breweries Limited, Gillette India and many more...

20-30 Km Major industrial zones like Gurugram and Manesar are located

Proposed Rapid Rail Transit System*

Hassle free connectivity between Delhi and its neighboring towns.



*Source: www.ncrtc.in

1800

REGISTERED INDUSTRIES



Dharuhera is one of the biggest and fastest growing industrial zones of North India. Estimated employment generation of 1.6 million.

90

USD

Billion Project

DELHI MUMBAI INDUSTRIAL CORRIDOR



Dedicated freight corridor adding value to the region. Increasing industrial output and exports.



RERA CERTIFICATE



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY-2016 namely "M2K Harmony-2" to be developed on land measuring 5.306 acres falling in the revenue estate of Village Malpura and Garhi Alawalpur, Sector-5, 7A and 21, Rewari being developed by Elite Homes Pvt Ltd. vide

Registration No. HRERA-PKL-RWR-302-2022 Dated: 13.04.2022

1. The Promoter of the project is Elite Homes Pvt Ltd., having its registered office at Shop No. 30, M2k Mall, 16, Mangalam Place, Dist. Centre, Sector-3, Rohini, West Delhi-110085. The Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number-CIN: U45201DL2005PTC133721 having PAN No. AABCE4378F.

Registration No. HRERA-PKL-RWR-302-2022

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA


2. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in.
3. This Registration is being granted subject to the following conditions that the promoter shall:
- strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - strictly abide by the declaration made in form REP-II
 - apart from the price of the plot, the promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - submit a copy of the brochure and each advertisement(s) immediately after publication.
 - adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
 - submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
 - publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
 - complete the project by 30th August, 2025.

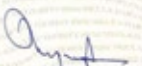
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HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Special Condition:

- The promoter shall submit a copy of approved zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- The promoter shall submit a copy of building plans approved in respect of commercial pocket measuring 816.02 sq. mtr. to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit in the commercial pocket.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman





M2K[®]

The M2K Group is a leading Indian business organization with significant presence across diverse industries. In a very short span of time the group has ventured in the sunrise sectors such as Biologicals, Real Estate, Multiplexes and Technologies and achieved significant success.

M2K has already enriched the National Capital Region landscape with some of the best multiplexes and outstanding housing and commercial projects. With such an impressive portfolio of achievements, M2K is perfectly positioned to create new hallmarks of distinction.



M2K[®]
C I N E M A S





M2K[®]
HARMONY-2
Sec 5 & 7A, Dharuhera

M2K[®]

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FOR SALES ENQUIRY: +91 9510500300

Disclaimer:

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Licence no - 22 of 2020, dated 31.08.2020. Printed: April 2022.