



MAYUR PRIME

A PREMIUM RESIDENTIAL PROJECT
NEAR DHOLERA SMART CITY

AN ICON OF
TIMELESS ELEGANCE



Project Name:
Mayur Prime

Basic Sale Rate:
₹14,950/Sq.Yd.

Project Type:
Residential Plot

Development Charge:
₹850/Sq.Yd.+18%GST

Location:
Fedra, Dhandhuka

Premium Plot Charge (Corner, Park Touch & 12 Mtr Road):
+5% on BSP

Total Units:
503

Legal Charges
₹15,400/Sale Deed

One Month Pre-Launch Offer

Pre-Launch Discount:
₹500/Sq.Yd.

Pre-Launch Offer Rate:
₹14,450/Sq.Yd.

Pre-Launch Offer Period:
7 Aug - 7 Sept

Pre-Launch Discount will be applicable only if Plot Booking made from 7 August 2026 to 7 September 2026 & Full Payment deposited within a month from booking date. From 7 September 2026, Rate of ₹14,950/Sq.Yd. will be applicable.

Terms & Conditions

- Minimum Booking Token Amount will be ₹1 Lac.
- Premium Plots (★) will not be hold.
- Either BPC or Upfront Discount(Choose Any One Plan)
- Corner, Park touch & facing plots are available with Upfront Discount Plan only.
- For BPC, Full Plot Payment should be made in 3 parts & within 90 Days from Booking Date, if failed in any of condition, BPC will not be given on remaining amount.
- Or if you choose Upfront Discount, Full Plot Payment should be made within 90 Days from Booking Date else Basic Sale Rate will be applicable.
- Plot Payment, Stamp duty, Registration fee should be made favor of MIRRIKH INFRATECH PVT. LTD.

- Development Charge made in favor of MIRRIKH BUILDCON LLP.
- Legal and all taxes present or future as per prevailing laws and if applicable shall be borne by the proposed purchaser.
- In case of cancellation of booking, 50% of total amount paid shall stand forfeited. If any refund need to paid by company, that will be paid after the company resales the plot and refund amount through such sale are realized and till then the party cancelling the plot agrees to wait without any litigation.
- If Plot Payment is not received within 6 months from booking date, company has within it's rights to initiate the process of cancelling plot and also resale it to another person, for which no written permission will be required.



**MAYUR
PRIME**

THE PRIME CHOICE FOR
A PROSPEROUS TOMORROW.

Mayur Prime is a thoughtfully planned residential plotting community designed for those who value quality, connectivity, and long-term growth. Located in the promising landscape of near Dholera Smart City, the project offers the perfect blend of modern infrastructure, strategic location, and a peaceful environment, making it ideal for building your dream home or securing a future-ready investment.

Developed with a commitment to trust, transparency, and excellence, Mayur Prime provides legally secure plots within a well-planned community, ensuring both comfort and confidence. Every detail is crafted to deliver a lifestyle that balances convenience with the potential for exceptional future appreciation.

DISCOVER
THE PRIME SIDE OF LIVING.



MAYUR PRIME



WHERE LUXURY MEETS LIFESTYLE,
ENHANCED BY WORLD-CLASS AMENITIES.



Gated Entry



Club House



Boundary Wall



Electricity Supply



Security Cabin



Tree Plantation



Inside Roads



Water Supply





LOCATION

MAYUR
PRIME



RESIDENTIAL PLOTS
FEDRA

503
UNITS

- ✓ Developers / Society / Associations Reserves all the right to make changes in the terms & conditions, rules & regulations as well as in the Layout Plan.
- ✓ This Leaflet / Brochure & Layout Plan is not a part of any legal document and is meant for information / graphical presentation only.
- ✓ All plot dimensions are in square yards.
- ★ Premium Plots.



Plot No.	Area (sq.yd.)	Plot No.	Area (sq.yd.)	Plot No.	Area (sq.yd.)
1	363.86	187-190	209.43	316-323	132.85
2-9	132.85	191-192	294.38	324-325	230.99
10-11	212.56	193-195	209.43	326-333	132.85
12-15	132.85	196	395.63	334	300.67
16	224.57	197	208.20	335	261.22
17	271.03	198	192.95	336-344	132.85
18-28	175.26	199	209.43	345-346	230.99
29	280.26	200-201	294.38	347-356	132.85
30	197.63	202-209	209.43	357	186.06
31-39	132.85	210	329.62	358	179.11
40-41	212.56	211	230.99	359-369	132.85
42-50	132.85	212-220	132.85	370-371	230.99
51	189.46	221-222	212.56	372-382	132.85
52	192.18	223	248.97	383	270.51
53-64	132.85	224	161.70	384	152.27
65-66	212.56	225	132.85	385-397	132.85
67-75	132.85	226-227	212.56	398	230.99
76-77	230.99	228-236	132.85	399	329.62
78-86	132.85	237-238	230.99	400-411	209.43
87-88	212.56	239-247	132.85	412	273.97
89-99	132.85	248-249	212.56	413	335.57
100	205.18	250	132.85	414	209.43
101	278.89	251	189.63	415-416	294.38
102-110	132.85	252	283.18	417-424	209.43
111-112	212.56	253	191.38	425	329.62
113-121	132.85	254	291.28	426	230.99
122-123	230.99	255	424.31	427-435	132.85
124-132	132.85	256-265	132.85	436-437	212.56
133-134	212.56	266-267	230.99	438-440	132.85
135-142	132.85	268-277	132.85	441	297.06
143	301.90	278	303.29	442	277.09
144	252.25	279	279.81	443-445	132.85
145-151	132.85	280	356.66	446-447	212.56
152-153	212.56	281-285	132.85	448-456	132.85
154-157	132.85	286-287	230.99	457-458	230.99
158-159	284.35	288-292	132.85	459-467	132.85
160-163	132.85	293	664.39	468-469	212.56
164-165	212.56	294	420.14	470-472	132.85
166-171	132.85	295	169.40	473	259.67
172	264.20	296	258.46	474	290.15
173	194.52	297	224.89	475-487	132.85
174-178	132.85	298-304	132.85	488-489	230.99
179-180	212.56	305-306	230.99	490-498	132.85
181-184	132.85	307-313	132.85	499	263.07
185	284.35	314	282.64	500	257.87
186	305.34	315	243.08	501-502	205.64
				503	323.36

Plot Area mentioned are in square yards, along with area of undivided proportionate share/interest in the common roads & common plots.

PRIME LOCATION. PRIME LIVING.

WHERE CONNECTIVITY MEETS LUXURY LIVING.



18 KM

NMHC,
LOTHAL

12 KM

DHOLERA SIR
BOUNDARY

12 KM

DHOLERA
INTERNATIONAL
AIRPORT

10 KM

PIPALI
JUNCTION

2 KM

GALLOPS
FOOD PLAZA

0 KM

FEDRA-PIPLI
STATE HIGHWAY

**MAYUR
PRIME**

GALLOPS

FEDRA

DHANALA

RATANPUR

ANANDPUR

PACHCHHAM

PIPLI

VALINDA

GAMPH

KASINDRA

KANATALAV

DHOLERA
INTERNATIONAL
AIRPORT

DHOLERA

ACTIVATION ZONE

Ahmedabad-Dholera
Expressway

AHMEDABAD

VATAMAN
CHOKDI

MOTI BORU

Dhandhuka

ROJKA



Elevating Lifestyles



HEAD OFFICE: #802, 707, 706, THE MONTESSA,
NEAR. HOTEL LE MERIDIEN MAGDALLA,
DUMAS ROAD, SURAT-395007, GUJARAT

#707, NAVRATNA CORPORATE PARK, TOWER-B,
ASHOK VATIKA BOPAL-AMBALI ROAD,
AHMEDABAD - 380058, GUJARAT

