



A Symbol of Perfection,
Reliability & Excellence

TECHMAN'S
Moti
city

1/2/3 BHK APARTMENTS
KODI NAGAR, GHAZIABAD



*Where life is bright
and the wind sounds happy
where dreams turn real
and smiles are chirpy*

SUCH IS A PLACE THAT CAN BE,
CHAUKHAT, BHAVISHYA KI.

Welcome to Moti City



Step in and you will know.
This is a house for simple dreams.
The most important things that
define a happy, blissful life –
peace, pure air and prosperity.
Thoughtfully created for
those who value these virtues

and find it hard to acquire them in the chaos of the city. Everything
from amenities to connectivity to facilities makes it a place where
you will want to nurture your dreams of the future.

So, step in and explore how Moti City is truly a **Chaukhat Bhavishya Ki**

Because, Location Matters

Moti City can be considered as an expansion of the existing map which links
South Delhi, Noida, and Ghaziabad together.

- 👉 Close to proposed RRTS and
Delhi-Meerut Super Expressway
- 👉 Minutes away from local railway
station and bus stand
- 👉 Schools, Engineering and
Mangament Colleges in close vicinity
- 👉 Hospitals and Retails in close proximity
- 👉 Healthy lifestyle - clean air, pollution free surroundings
and good water quality
- 👉 Peace and comfort at a very affordable price





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1/2/3BHK APARTMENTS
MOOI NAGAR GHAZIABAD



-  **TYPE-1**
SUPER AREA: 1460 SQ. FT.
-  **TYPE-2**
SUPER AREA: 1240 SQ. FT.
-  **TYPE-3**
SUPER AREA: 1025 SQ. FT.
-  **TYPE-4**
SUPER AREA: 865 SQ. FT.
-  **TYPE-5**
SUPER AREA: 665 SQ. FT.
-  **COMMERCIAL**
-  **SCHOOL**

LEGEND

- 1- ENTRY/EXIT
- 2- COMMERCIAL
- 3- LANDSCAPED GREEN
- 4- SWIMMING POOL
- 5- CAR PARKING
- 6- BADMINTON COURT
- 7- CHILDREN'S PLAY AREA
- 8- CLUB HOUSE
- 9- PRIMARY SCHOOL

CLUB HOUSE
PRIMARY SCHOOL

Site
plan





Type 2

3 BHK

- Super Area: 1240.00 Sq. Ft.
- 2 Toilet
- Drawing/Dining
- Kitchen
- Balcony Attached With All Bedrooms And Kitchen



Type 3

2 BHK

- Super Area: 1025.00 Sq. Ft.
- 2 Toilet
- Drawing/Dining
- Kitchen With Store
- Balcony Attached With All Bedrooms And Kitchen



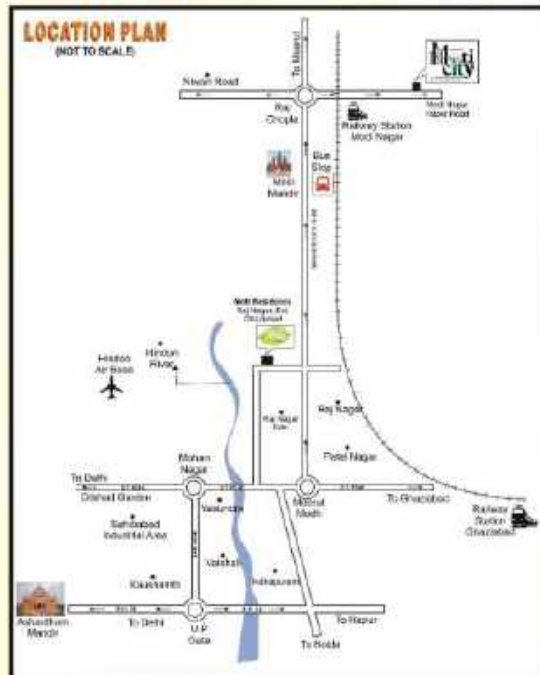
Type 4

2 BHK

- **Super Area:**
865.00 Sq. Ft.
- **2 Toilet**
- **Drawing/Dining**
- **Kitchen**
- **Balcony Attached With All Bedrooms And Kitchen**

TECHNICAL SPECIFICATIONS

Structure		Earthquake Resistant RCC framed structure with infill light weight AAC blocks wall.
Finishes	External walls	Exclusive finish in texture paints / cement base paints.
	Internal Walls	All walls Plastered and painted with Emulsion in pleasing shades.
	Ceiling	Painted with Emulsion in White color.
	Plaster of Paris	Cornices in all Bed / Drawing / Dining rooms.
Windows		Good quality seasoned hard wood windows shutters.
Doors		Flush doors painted with satin enamel paint.
Electrical		Copper wiring in concealed PVC conduits. Standard switches for light and power points.
Flooring	Staircase and Common passage	White / Baroda Green Marble.
	Drawing/ Dining/ Bedrooms	Vitrified tiles or equivalent flooring.
	Balconies	Anti-skid Ceramic Tiles
Toilet	Flooring	Anti-skid Ceramic Tiles
	Walls	Ceramic tiles up to 7 ft. high
	Fittings	CP fittings of Standard make (without geyser)
	Sanitary ware	Pastel vitreous ceramic sanitary ware of standard makes
Kitchen	Platform	Working platform in Baroda Green / Granite top with single bowl Stainless steel kitchen sink
	Walls	2 feet ceramic tiles above working platform
	Flooring	Anti skid Ceramic Tiles/vitrified tiles or equivalent flooring
	Fittings	CP fittings of Standard make (without geyser)
Power backup**		Adequate power backup for all individual flats plus common areas including one lift in each building. Monthly running cost of the power backup shall be payable extra.
Fire fitting arrangements		Fire fitting arrangements / systems as per prescribed norms.
Notes :	<ul style="list-style-type: none"> • Color & Design of tiles may change subject to availability and discretion of the company. • Variation in color / texture of vitrified tiles, marbles, granite and wood / wooden products may occur. In case of W.C. all specifications will be same as of Toilet Except height of ceramic wall tiles will be 5ft. and cold water supply (without geyser) with CP fittings of Standard make. 	



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Site Sales Off:

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Modinagar-Hapur Road, Modinagar,
Ghaziabad, U.P.,
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9711623499

"RERA REGISTERED"
UPRERAPRJ4035

Eligible For Credit Linked Interest Subsidy Scheme Under Pradhan Mantri Awaas Yojana.

Home Loans Available From Leading Banks/NBFCs.