

“Manorath” by Mascot Group At Greater Noida West



Manorath

2 & 3 BHK LUXURY APARTMENTS

lifestyle unlimited



4B, SECTOR-16, NOIDA EXTENSION

First Green Building Concept In Gr.Noida(West), Noida Extn.

Mascot Manorath : Glimpse

About Project :

- **Project Area : 4 Acre, East Facing direction**
- **No. of Towers : 6**
- **Total no. Apartments : 625**
- **Height : G + 20**
- **Verities : 2 and 3 BHK Apartments (981 to 1770 Sq.ft)**
- **Open Area : 82%**
- **Green Area : 2 Acre**

Proximities :

- **On main 24 Meter road**
- **Metro 1 KM**
- **NH – 24 – 2 KM**
- **Railway Station – 1 KM**
- **Sec-18 – 10KM**
- **Pari Chowk – 12 KM**

Features

Designed by Architect “Design A” .

The All towers are designed with emphasis on Greens. Manorath has uniquely designed Garden below Each Tower and Excellent Location on a 50-metre Wide Road

- Vast green expanses with long central greens and terrace gardens balcony on each tower
- Civil structure conceptualize by IIT Delhi
- First LEED certified green building in Noida Extension.
- Spectacular views of surrounding beauty
- Apartments open on all sides (mostly) to capture maximum ventilation and fresh air
- Spacious room sizes, balconies and bay windows to ensure most comfortable living
- Gated facility with 3 entrances to the complex for your convenient access
- Podium based landscaping.
- Unique concept of Car Spa.
- Recreational Facilities :
 - Clubhouse
 - Swimming pool
 - Indoor golf
 - Badminton and Tennis court
 - Commercial plazas
 - Nursing home
 - Indoor & outdoor game
 - Cycling and jogging track to keep you fit
 - Kids play area
 - Open air amptheatre

Location Map



MASCOT HOMES PVT. LTD.

Corporate Office H-106, Sector-63, Noida, U.P.

Head Office SOHO House, Plot No. 69, Gyan Khand-1, Indirapuram, Ghaziabad, U.P.

Visit at www.mascotgroup.in, www.sohogroup.in • **Email** info@mascotgroup.in





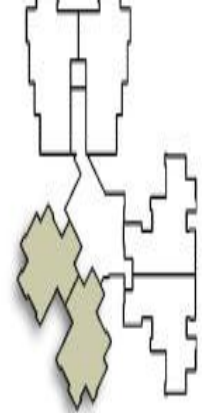
- 2 BHK
999 sq.ft.
- 2 BHK + STUDY / TYPE 1
1250 sq.ft.
- 3 BHK / TYPE 1
1440 sq.ft.
- 3 BHK / TYPE 3
1560 sq.ft.
- 3 BHK + STUDY
1845 sq.ft.

- G. CENTRAL PARK
- H. SAND PIT
- I. BADMINTON COURT
- J. CHILDREN PARK
- K. AMPHITHEATRE
- L. SKATING RING
- M. TENNIS COURT
- N. JOGGING TRACK
- O. CLUB HOUSE
- P. SWIMMING POOL
- Q. YOGA PARK
- R. PARTY LAWN

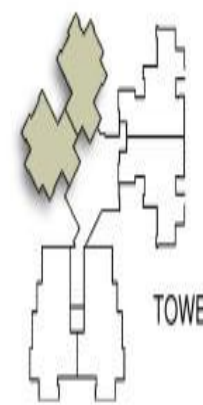
EDTR

TOWER - C, D & F

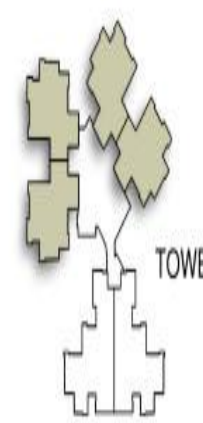
SUPER AREA - 999 sq.ft.



TOWER - C



TOWER - D



TOWER - F

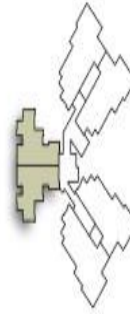


Design A

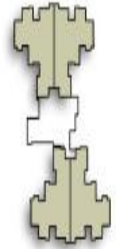
2BHK + STUDY

TOWER - A, B, C, D & F

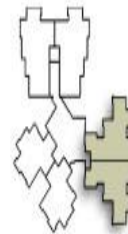
SUPER AREA - 1250 sq.ft.



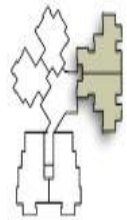
TOWER - A



TOWER - B



TOWER - C



TOWER - D



TOWER - F



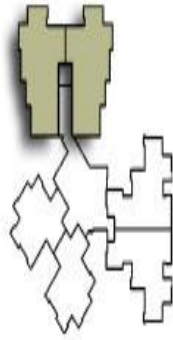
Design A

Architecture & Urban Innovations

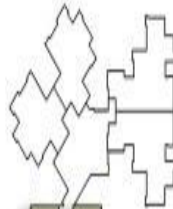
3BHK

TYPE - I TOWER- C, D, & E

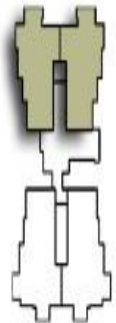
SUPER AREA - 1440 sq.ft.



TOWER - C



TOWER - D

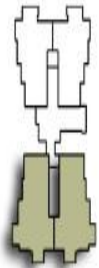
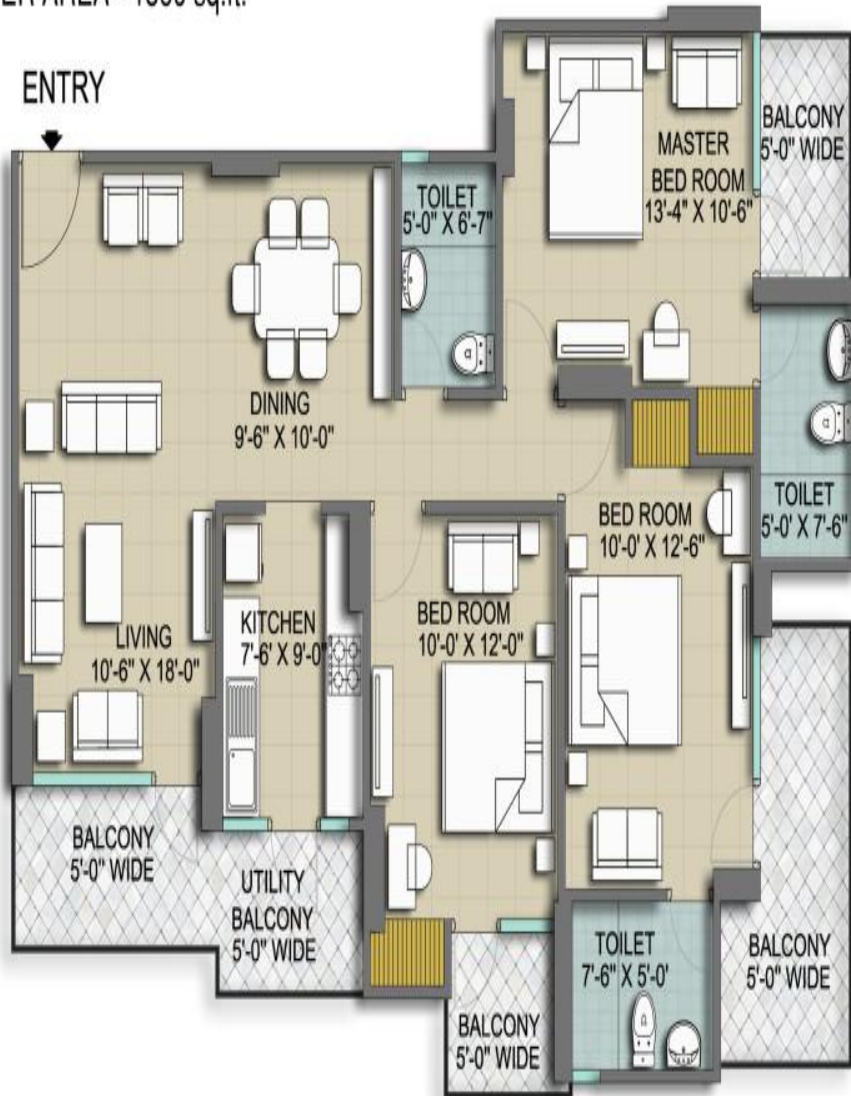


TOWER - E

3BHK

TYPE - II TOWER-E

SUPER AREA - 1560 sq.ft.



TOWER - E



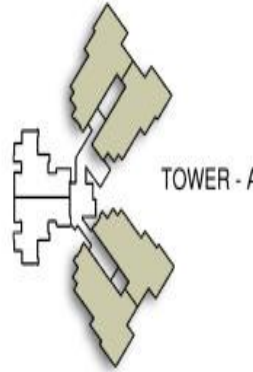
Design A

Architecture & Urban Innovations

3BHK + STUDY

TOWER - A

SUPER AREA - 1845 sq.ft.



Design A
Architecture & Urban Innovation

Specifications

Specifications

	Bedroom	Living / Dining	Kitchen	Balcony	Toilets
Floor	Ceramic Tiles, Vitrified tiles, Flooring (Asian/Kajaria)	Vitrified Tiles	Vitrified tiles		Anti Skid Ceramic Tiles
Walls	Porcelain		Porcelain		Ceramic Tiles
Fittings & Fixtures			Granite, with stainless steel sink.		Cera, Jaguar/equivalent Imported, ISI Mark, Wash basin, W.C. in All toilets, provision for Hot And Cold Water system.
Electrical	Havells/ Legend				

Amenities

Amenities

- | | | | |
|---|---|---|--------------------------------------|
| <input checked="" type="checkbox"/> Swimming Pool | <input checked="" type="checkbox"/> Gymnasium | <input checked="" type="checkbox"/> Kid's Play Area | <input type="checkbox"/> Golf Course |
| <input type="checkbox"/> Wi-fi Connectivity | <input type="checkbox"/> Sports Facility | <input type="checkbox"/> Multipurpose Room | <input type="checkbox"/> Cafeteria |

Other Amenities:

•Vast green expanses, 0.75 km long central greens, terrace gardens, cycling and jogging track, 3 fully-loaded club-houses with 3 separate swimming pools, indoor golf, schools, departmental store, commercial plaza, medical facilities, Bank and ATM, school.

Payment Plans

On Application of Booking	10 % of Basic Cost+10% Plc
Within 30 Days of Booking	10 % of Basic Cost +10% Plc
On Bank Approval	20 % of Balance Cost + 20% Plc + 50% Parking + 50% Club
On Completion of Raft Casting	8 % of Balance Cost + 8% Plc + 50% Parking + 50% Club
On Completion of 2 nd floor slab	7 % of Balance Cost + 7% Plc
On Completion of 5 th floor slab	7 % of Balance Cost + 7% Plc
On Completion of 8 th floor slab	7 % of Balance Cost + 7% Plc
On Completion of 12 th floor slab	7 % of Balance Cost + 7% Plc
On Completion of 15 th floor slab	7 % of Balance Cost + 7% Plc
On Completion of Top Floor Slab	7 % of Balance Cost + 7% Plc
On starting of External Plaster	05 % of Balance Cost + 5% Plc
On notice of Possession	05 % of Balance Cost + 5% Plc + 100 % Lease rent + 100 % Ifms