



MIGSUN
DREAM IT LIVE IT



MIGSUN
ATHARVA

Luxury finally has arrived





TRUE ESSENCE OF LUXURY FOR THE NEW AGE ACHIEVERS

We stand at the threshold of the future, where a new evolving world awaits with possibilities and experiences. An experiential lifestyle that focuses on “being” rather than “having” has created a modern quest of living out our desires and making the most of each day. The relentless urban chaos leaves us with a void which brings us back to what fuelled our aspirations to begin with- to live this life in the best way possible. Today, luxury is no longer an accessory but an inseparable part of urban life and finer nuance of that is comfort, both of which are heart of Migsun Atharva.

Rajnagar Extn., flourishing at a furious economic pace, is ready for its first ever ultra-luxury development. Migsun presents a lifestyle of grand magnificence, superlative comfort and impeccable indulgence that will makeover Rajnagar Extn. into a budding new cosmopolitan.

PRESENTING RAJNAGAR EXTN.'s NEW LUXURY CAPITOL

Migsun Atharva is an extraordinary concept that will elevate the elite of Rajnagar to the acme of access, comfort and splendour. A life that will dazzle with glamour and promises to bring to your doorstep, everything you would ever want. The magnificent 3,4 BHK apartments are tastefully furnished and designed to enable a fulfilling life. Rising in 7 acres of a unique mixed-use development, Migsun Atharva is stones throw away from an iconic retail destination- Migente. So while you can cherish a peaceful life in an exquisite home overlooking forested greens, you can also enjoy access to international standard amenities and the finest of retail offerings. Migsun gives Rajnagar Extn. a new league of regal residences which will complement the growing economic prosperity and enhance an upcoming location.





AN ARCHITECTURAL WONDER, AN EPITOME OF LUXURY

Migsun Atharva is meant to be an edifice that salutes the modern aspirations with a striking contemporary design and smart architecture. The illuminated facade atop a lush canopy of central forested greens will paint a mesmerising picture. The layout will seamlessly integrate the building within the larger development, enabling residents to easily access Migente and Urbana- The Clubhouse. A flawless plan will further facilitate an optimal experience throughout the development.

Here is a masterpiece, being diligently crafted by the most trusted developer of North India- Migsun, that will speak for who you are and the way you live. Let the world be amazed at the first sight.



- 25 km from the Central Business District of Connaught Place
- Only 12 km from Delhi Border
- 15 mins drive from upcoming Hindon Airport
- In the vicinity of a proposed metro line which will connect Rajnagar Extn. with an upcoming 6 lane Expressway to connect with NH- 58 going straight to Meerut and Dehradun
- Access from a proposed flyover from Hindon as also Delhi-Haridwar Expressway
- Close to well-known hospitals such as Apollo



NESTLED IN THE CENTRE OF PROMISE

Migsun Atharva will bring for you the best offerings, it's location being no exception. In a fast developing Rajnagar Extn., we have chosen an area that will give you maximum access and connectivity. The development is shaping up at a 45 m road close to the pulsing Ghaziabad NH- 58, which is also geared up for phenomenal growth in terms of infrastructure. What's more the area is soon to be graced with a BCCI cricket stadium!

Lying adjacent is a 500 m perennially green belt by the river Hindon, which serves as a plush and well-buffered zone, creating a sanctum of peace and serenity. Furthermore the region is thriving with numerous residential developments and upcoming educational institutions.

Hindon
airbase to Delhi NCR,
Apex and Vardhan

- In the neighbourhood of elite educational institutions such as G.D. Goenka International School, DPS, Modern Public School and colleges such as RKGIT, HRIT

AN ADDRESS THAT SAYS YOU HAVE ARRIVED

A majestic gateway will enchant your visitors and the sheer splendour will give you a sense of having finally arrived, at a home that will scale up to your achievements and ambitions. Dedicated drop-offs will ensure hassle free movements and the lofty double-height lobbies will usher you into a world of charming extravagance.





THE CROWNING JEWEL OF LUXURY LIVING

Migsun Atharva is envisioned to be the crowning glory of a unique urban ecosystem, enveloping in itself an array of amenities, indulgences and pleasures. It rises as the epicentre of luxury living in Rajnagar Extn., equipped with a sprawling 15000 sq. ft.

Clubhouse- Urbana, replete with multiple facilities that will make for a complete cosmopolitan lifestyle.

A REGAL PRELUDE TO A OPULENT LIFESTYLE

As you will walk up to the reception, the very air will emanate a splendidous aura. A grand lobby will greet you with spacious high speed elevators as they say first impression matters.





A FASCINATING ABODE MADE OF DREAMS

Your home is meant to be the sum total of your dreams and the essence of your accomplishments. And so we know only the best deserves to be your haven and your sanctum of tranquillity. Each of the sprawling 3, 4 BHK apartments at Migsun Atharva has been thoughtfully planned with breath-taking balconies, open layouts, ample ventilation and natural light. These almost furnished homes will also be pre- fitted with air conditioners and complete with modern appliances and plush furnishings, so that all you would need to do is to start living.

SPECIFICATIONS

Structure

Earthquake resistant RCC framed structure

External Finish

Textured Paint of exterior grade and Glass on specific sections

Living/Dining/Family Room

- Flooring - Premium / Vitrified Tiles
- Walls - Plastic Emulsion Paint
- Ceiling - Plastic Emulsion & POP

Bedrooms

- Flooring - Laminated wooden flooring in Master Bedroom & Premium / Vitrified Tiles in other Bedrooms
- Wall Finishes - Plastic Emulsion Paint
- Ceiling - Plastic Emulsion Paint, POP
- Ceiling - Plastic Emulsion Paint
- Counter - Pre Polish Premium Granite

Doors & Windows

- Doors - Flush Door Painted/Polished
- Windows - UPVC Sections

Staircases

- Risers & Treads - Granite Stone
- Wall Finishes - Plastic Emulsion Paint
- Ceiling - Plastic Emulsion Paint
- Handrail - MS Railing

Balcony

- Flooring - Anti Skid Vitrified Tiles
- Wall - Finishes Water proofing external paint
- Ceiling - Water proofing external paint
- Handrail - MS Railing

- 3, 4 BHK residences spanning from 1335 to 2650 sq. ft.
- Surrounded by balconies so that each room including the kitchen gets a view
- Provision for a splendidly designed family lounge
- Perfect finish with swanky lights and fans with concealed electric conduits

- Semi Modular kitchens with anti- skid floorings fitted with microwave and RO water supply
- Sparkling bathrooms with anti- skid floorings, high quality tiles and Jaguar fittings
- Warm hues wooden flooring in all bedrooms, each of which is fitted with air conditioners

Toilets

- Flooring - Premium Anti Skid Vitrified Tiles Wall - Premium Vitrified Tiles
- Ceiling - Plastic Emulsion
- Fittings - Premium Sanitary fixtures of Jaquar or equivalent, Mirror, Other CP Fittings of Jaquar or equivalent including Showers

Kitchen

- Cabinets – Semi - Modular Kitchen Cabinets of Appropriate Finish
- Flooring - Anti Skid Vitrified Tiles
- Dado - Premium Vitrified Tiles up to 2ft. above counter
- Wall Finishes - Vitrified Tiles / Plastic Emulsion Paint

Entrance Lobby

Flooring would be of appropriate Mix of Marble/Granite, Walls and Ceiling would be of Plastic emulsion paint and use of other products for decor as per architect views

Electrical Fittings

- All electrical wiring in concealed conduits, provision of adequate light and power points.
- Telephone and TV outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & protective MCB's.
- Electrical Points for Kitchen Chimney, Hob of ISI Mark





EXPERIENCE A LIFE AS EXTRAORDINARY AS YOU

Migsun Atharva will offer a complete assortment of finest amenities and services, leisure avenues and enthralling experiences to put together the highest order of urban lifestyle. The royalty of Rajnagar Extn. will now get to indulge themselves in a truly international style. From fine-dine to fitness, there's something for everyone in the family so that each moment you spend here, feels like the best one.

AN ABODE AMIDST IMMACULATE GREENS

The entire development is not only externally buffered by a perennial green zone but will also enclose in itself ample open spaces tucked in the midst of a generous green cover of various kinds of trees, flowering shrubs and manicured grass. Let your kids grow up outdoors and spend your evenings soaking in the abundance of nature's beauty as you walk along beautiful walking trails. Atharva will overlook a central expanse of landscaped forest and the emerald environs will infuse your life with pure bliss









THE WORLD OF ADRENALINE: A SWANKY SPORTS ARENA

Migsun Atharva makes it easier than ever to embrace a healthier lifestyle and for the fitness lovers it will be a dream court. Let the pristine greens and fresh air inspire you to work out more at the facility of your choice. Train at the cutting-edge gymnasium, complete with a variety of equipments or enjoy an invigorating run along the jogging track lined with trees. Play as hard as you work and engage in the sports you love right where you live. From glass- top squash court and lawn tennis courts to swimming pool, yoga studio and table tennis room, experience a world with your favourite sports



- International standard courts for badminton, lawn tennis and basketball
- Glass- top squash courts
- Yoga and meditation parks and jogging trails to invigorate your fitness sessions.
- A dazzling swimming pool, a separate kid's pool and gymnasium
- A gleaming new skating rink and cricket pitch

CLUB URBANA: FOR A DASH OF ZEST, AND A LIFETIME OF LEISURE

Migsun Atharva will play host to a sanctum of leisure and 15000 sq. ft. of indulgence, thrills and fun- Club Urbana. Each evening you could just take the elevator to the club and make it special. An iconic entrance will lead to extravagant double height lobbies which will open to a world of opulence and refined tastes. Cherish moments of togetherness with your friends and family or make a lasting impression when you receive company at Club Urbana, your own exclusive haven. Here you will find a myriad of facilities so that you will never have to wait again to do what you love to do.

- A fine-dine multi-cuisine restaurant to relish the finest flavours of the world
- A charming cafe with Wi-Fi where you would love dropping in for your favourite coffee
- A banquet hall to celebrate any occasion with elan and style
- A recreation zone with an array of indoor games- table tennis, billiards, carrom, chess and a reading area
- For your tiny tots, a separate swimming pool and reliable crèche facilities
- A well-equipped gymnasium so you never miss a workout
- A medical room to handle any kind of emergencies and for 24x7 medical aid





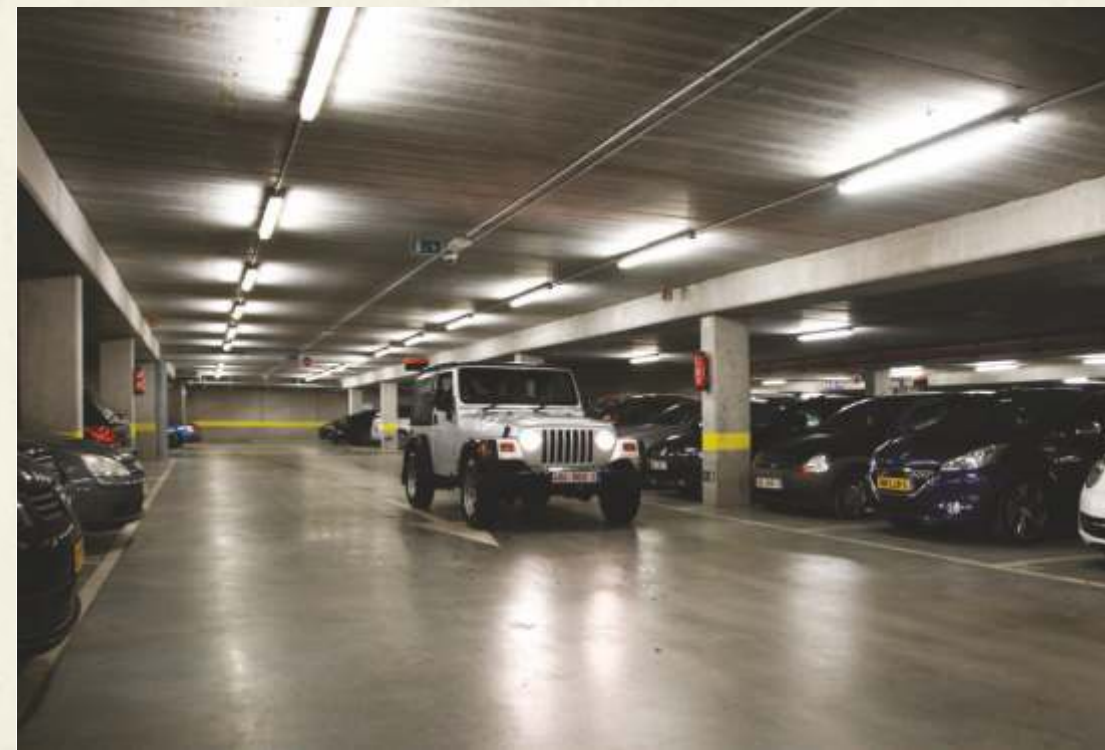
GULLAK: NURTURING A CAREFREE CHILDHOOD

A dedicated kid's corner so that you will always have a solution close at hand to engage your little ones with fun-filled or educational activities. With expert caretakers around, whom you can trust, you could easily take time out while the kids enjoy themselves.

ELDERLY ZONE: FOR A LIFE THEY WOULD LOVE TO LIVE

Migsun Atharva has in place a dedicated elderly area where the senior citizens find ample opportunities to make friends and engage themselves in leisurely activities.





- Watching out for you with a 3-tier security system and 24 hours CCTV surveillance
- 100% power back-up

- Ample parking space across 2 levels so you can leave or arrive without any hassles
 - Advanced fire safety system to prevent untoward incidents
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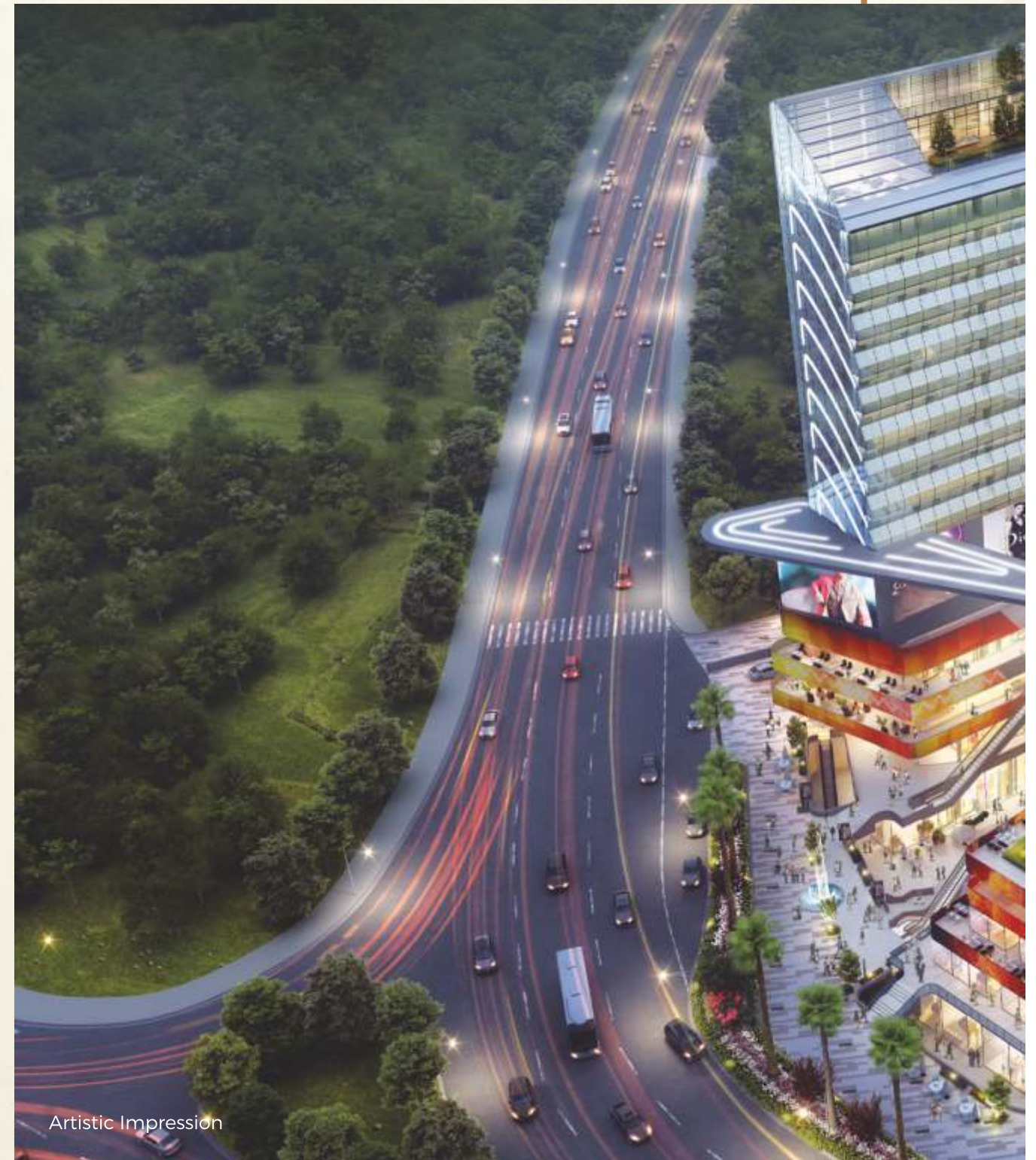
THE PERFECT BLEND OF SAFE AND SMART

Migsun Atharva promises you a lifetime of peace of mind, where we will take care of your needs in such a way that you will be liberated to live your life in the most fulfilling manner. The development has been planned to perfection and will be equipped to prevent, as well as to quickly respond to exigencies, thus tailoring for you a smooth experience every day.

MIGENTE: WHERE LIFE HAPPENS RIGHT HERE, RIGHT NOW

You will find the world right next door with an iconic retail destination on the premises. Migente is designed to give the people, an international experience of shopping and leisure. Located within the development at a walking distance from Migsun Atharva, the project will spread across 4 levels, and is envisioned to bring to your doorstep a multitude of experiences- retail, F&B and entertainment.

- An international high street concept of charming avenues, alcoves and sit-outs amidst lush landscaped surroundings
- The biggest brands for a wide spectrum of retail offerings
- F&B space with a food court, kid's corner and 9 fine dine restaurants
- A 5 screen multiplex so you can watch that movie anytime you want
- A dedicated gaming zone





SITE PLAN



LEGEND

1335 SQ. FT.	3BHK+2TOILETS + DRESS
1685 SQ. FT.	3BHK+3TOILETS + DRESS
1790 SQ. FT.	4BHK+3TOILETS
1825 SQ. FT.	3BHK+3TOILETS
2230 SQ. FT.	4BHK+4TOILETS + STORE
2560 SQ. FT.	4BHK+4TOILETS + DRESS + FAMILY LOUNGE

LEGEND

1	ENTRY/ EXIT POINTS
2	STUPA
3	GLASS TOP SQUASH COURT
4	LAWN TENNIS COURT
5	SKATING RINKS
6	BADMINTON COURT
7	CRICKET PITCH
8	CENTRAL HUGE PARK WITH FOREST THEME
9	TOWER DROP - OFF
10	CLUB-HOUSE
11	KIDS PLAY AREA
12	SENIOR CITIZEN PARK
13	AMPHITHEATER
14	YOGA & MEDITATION PARK
15	JOGGING & CYCLING TRACK
16	BASKET BALL COURT
17	TOT- LOT AREA
18	BARBEQUE ZONE
19	OPEN AIR GYM
20	GULLAK ROOM
21	OPEN PARTY LAWN

LANDSCAPE AREA DETAIL

S.No.	DESCRIPTION	TOTAL AREA (SQ.MT.)
1	GREEN AREA -01	673.13
2	GREEN AREA -02	291.01
3	GREEN AREA -03	251.80
4	GREEN AREA -04	360.64
5	GREEN AREA -05	287.95
6	GREEN AREA -06	1999.48
7	GREEN AREA -07	5436.85
TOTAL		9300.86

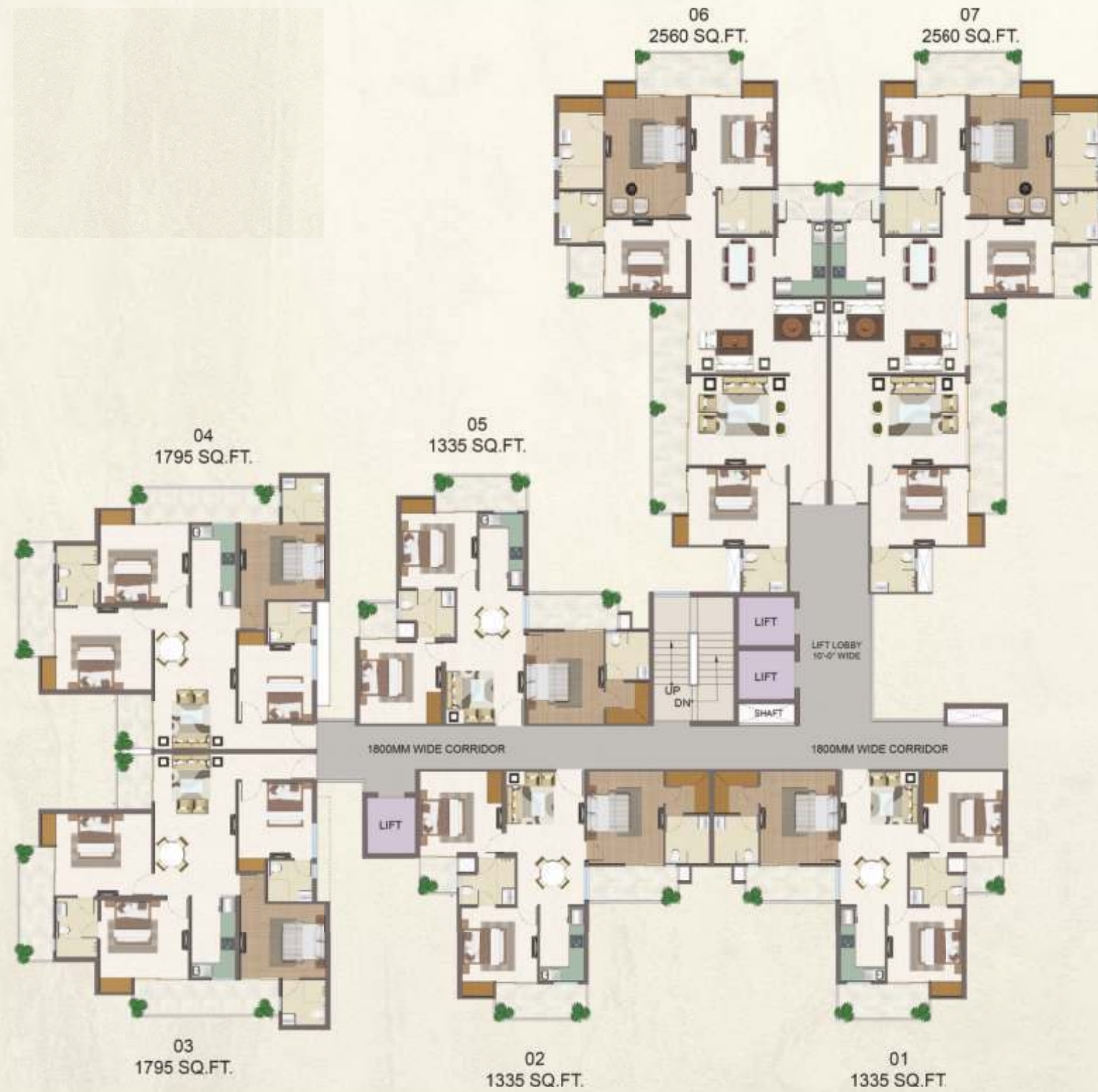
TOWER-SUN-1



TOWER-SUN-2



TOWER-SUN-3



TOWER-SUN-4



TOWER-SUN-5



UNIT PLAN - 1335 SQ. FT.



UNIT PLAN - 1665 SQ. FT.



UNIT PLAN - 1795 SQ. FT.



UNIT PLAN - 1825 SQ. FT.



UNIT PLAN - 2230 SQ. FT.



UNIT PLAN - 2560 SQ. FT.





THE MIGSUN STORY

Growth has a legacy and passion has a name - Migsun, who embarked upon a glorious journey 25 years ago and the emerging as the paragon of real estate revolution in North India. A trusted brand and one of the leading developers, who has catalysed the transformation of the cityscape in Ghaziabad, Noida and areas surrounding the capital, with best-in-class projects across segments- residential, hospitality and education. With value-driven ethics, a pro-quality perseverance and an innovative bent in their developments, Migsun has set an impressive trajectory of progress and prosperity to look forward to. Its is now aggressively expanding it's prowess which encompasses both premium residential developments as well as commercial properties and are rising as a powerful force in the market of affordable housing. Having delivered 10 MN sq. ft., with 5 residential and 3 commercial developments on the way, Migsun has proven it's mettle and has earned the repute of the most worthy and credible partnerfor the aspirations of an ambitious India.



**MIGSUN
GREEN MANSION**

- ◆ 2/3 BHK homes
- ◆ Located opposite Zeta-1, Greater Noida
- ◆ Proximity to metro station, airport & major landmarks
- ◆ Modern clubhouse with swimming pool, steam & sauna, amphitheatre
- ◆ Jogging tracks, yoga and meditation centre
- ◆ Indoor and outdoor games facilities
- ◆ Kids' area – splash pool and other activities
- ◆ Community areas, TV lounge and fine-dining restaurants



**MIGSUN
TWIZ
perfect homes**

- ◆ 2/3 BHK homes
- ◆ High speed elevators
- ◆ Ample parking for residents and visitors
- ◆ 3.25 acre central park
- ◆ Ultra-modern clubhouse spread over 15,000 sq. ft.
- ◆ Convenience stores
- ◆ Swimming pool, kids pool, jacuzzi
- ◆ Proposed airport & metro connectivity



**MIGSUN
ULTIMO
GREATER NOIDA**

- ◆ Premium high-rise apartments (1005-1595 sq. ft.)
- ◆ Integrated infrastructure and amenities
- ◆ 6.5 acres of landscaped greens and walkways
- ◆ Tranquil setting with maximum privacy
- ◆ Design & landscaping by world-renowned architects
- ◆ Ample sunlight and ventilation
- ◆ Situated at 130 m road, near Pari Chowk
- ◆ Shopping complex, clubhouse, gym and swimming pool



**MIGSUN
Kiaan
LUXURY IN EVERY INCH
Near Vaishali Metro Station, Vasundhara, Ghaziabad**

- ◆ 7 minutes away from Anand Vihar ISBT/Delhi
- ◆ 4-star and 5-star hotels in the vicinity
- ◆ Malls and multiplex nearby
- ◆ Infinity pool, kids' pool, jacuzzi
- ◆ Clubhouse
- ◆ Ample parking for residents and visitors
- ◆ 24x7 security & power backup



**MIGSUN
VILAASA**

- ◆ Strategically located at sector ETA-II, Gr. Noida, near Pari Chowk
- ◆ Landscaped greens
- ◆ Gated community
- ◆ Grand clubhouse with modern amenities
- ◆ Retail stores within the complex



**MIGSUN
WYNNE
HANDCRAFTED HOMES**

- ◆ 2/3 BHK apartments
- ◆ 3.25-acre central park
- ◆ Ultra-modern clubhouse spread over 15,000 sq. ft.
- ◆ High speed elevators
- ◆ 24x7 security and power backup



- ◆ 2/3 BHK homes
- ◆ Located on approved 45 m wide road
- ◆ Minimum loading of 10 to 15%
- ◆ Multi-purpose hall
- ◆ Landscaped greens
- ◆ Indoor games
- ◆ Kids' play area

REAL ESTATE DELIVERED PROJECTS

- ◆ Mahaluxmi Mall Tower Vaishali
- ◆ Mahaluxmi Tower Kaushambi
- ◆ Mahaluxmi Plaza Vaishali
- ◆ Mahaluxmi Square Indrapuram
- ◆ Mahaluxmi Square Vasundhra
- ◆ Mahaluxmi Plaza Indrapuram
- ◆ Mahaluxmi Plaza Vasundhra
- ◆ Mahaluxmi Plaza Rajender Nagar
- ◆ Mahaluxmi Mall Rdc Raj Nagar

BUILDING THE NATION ONE BRICK AT A TIME

Apart from real estate, we have spread our arms far and wide to diversify into areas like hospitality, education, FMCG and steel. All this was made possible under the dynamic leadership of Mr. Sunil Miglani who ardently believes in change. So far, Migsun has developed over 10 mn sq. ft. of area into prime residential and commercial estate and is all set to introduce innovative projects in the future.



EDUCATION

HLM Group of Institution was established in the year 2005 under the aegis of HLM Educational society, a registered body with Registration No. 856, under "The Society Registration Act' 1860. Its objective is to provide "Quality Education" at a reasonable cost.

HLM GROUP OF COLLEGE

- ◆ HLM Graduate College
- ◆ HLM Law College
- ◆ HLM College of Mgmt.
- ◆ HLM College for Girls



APPLE TREE

Apple Tree, Delhi/NCR is committed to provide a world-class hotel experience, accessible to the value-conscious travellers all around the world.

Our hotels provide services like deluxe rooms, banquet halls, fitness centre and an executive lounge. A complimentary breakfast buffet awaits you each morning at our coffee shop.

HOSPITALITY

- ◆ Apple Tree

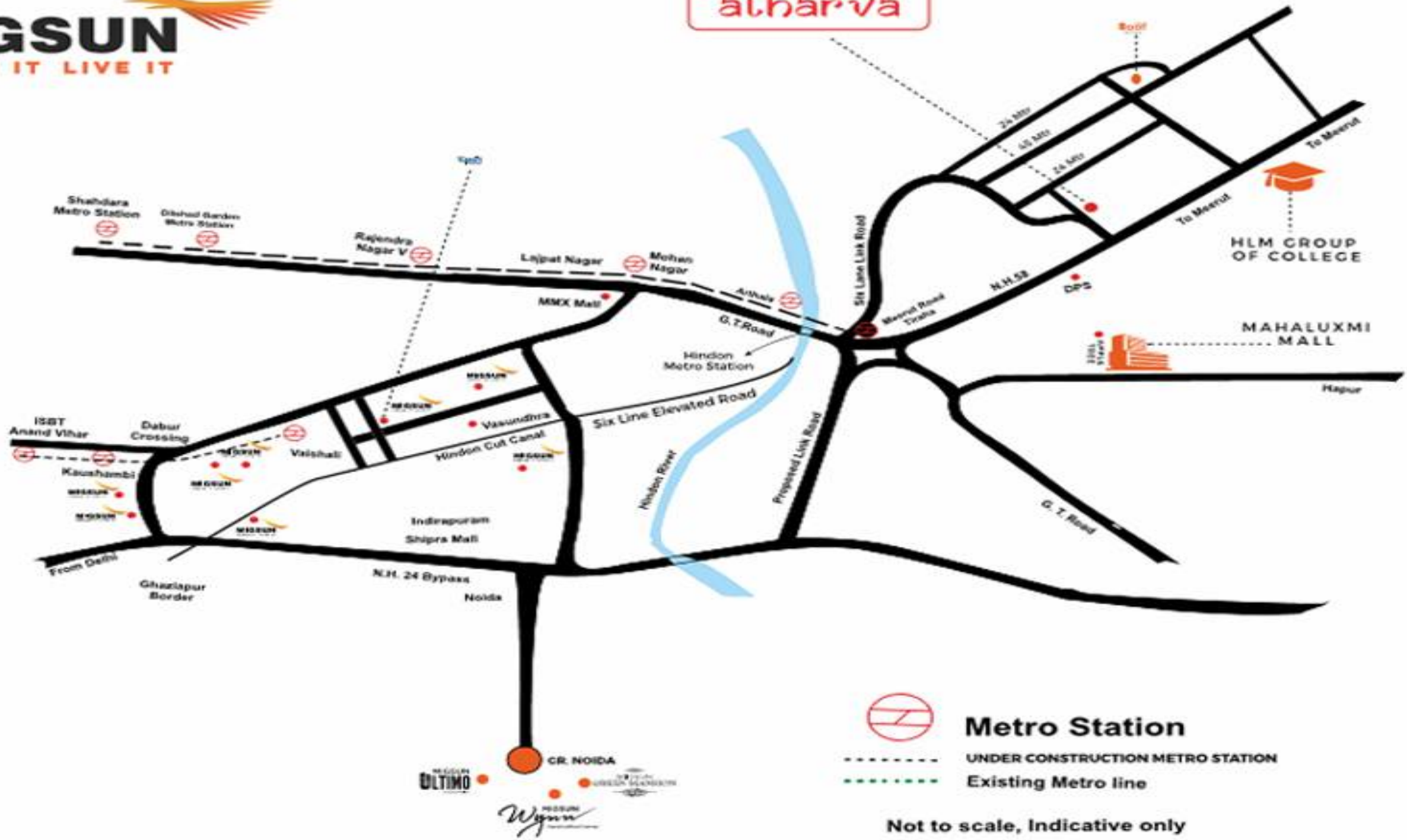
KAUSHALAM

Migsun Kaushalam is a premier institute of skill development to train and empower the youth of the country with professional skills. The institute has tie-ups with the following flagship projects of Government of India:

- ◆ Pradhan Mantri Kaushal Vikas Yojana (PMKVY)
- ◆ Recognition of Prior Learning (RPL) - Project of Ministry of Skill Development and Entrepreneurship, Govt. of India
- ◆ Deen Dayal Upadhyaya Grameen Kaushalya Yojana (DDU-GKY) – Project of Ministry of Rural Development, Govt. of India



atharva



-  **Metro Station**
-  **UNDER CONSTRUCTION METRO STATION**
-  **Existing Metro line**

Not to scale, Indicative only



Site Address: Main 45 Mtr. Road, Opp. G.D. Goenka School, Meerut Bypass Road, Raj Nagar Extn. Ghaziabad
Visit: www.migsun.in

 **COMMERCIAL**

 **RESIDENTIAL**

 **HOSPITALITY**

 **EDUCATION**

 **SKILL INDIA**

FOLLOW MIGSUN



A LEGACY OF 27 YEARS | 10 MILLION SQ. FT. DELIVERED | PRESENT IN 7 STATES

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