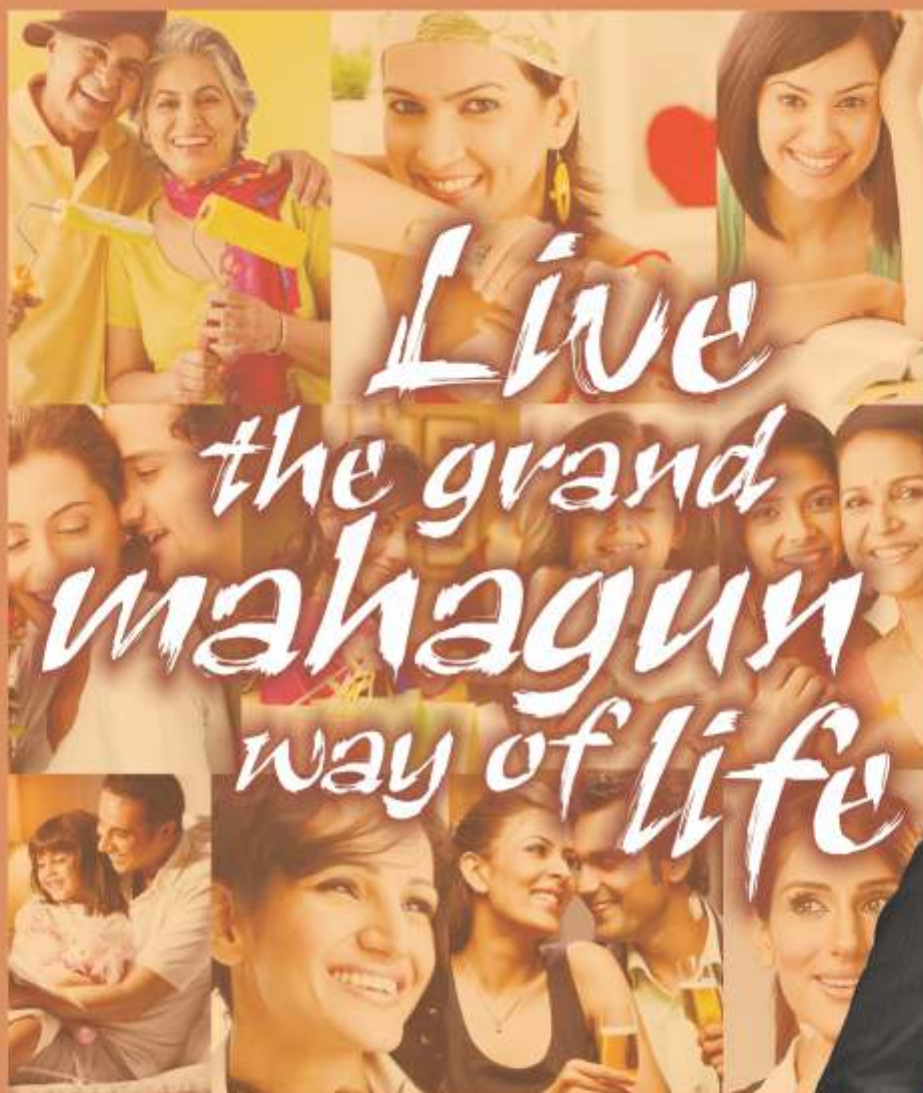




**MAHAGUN**

A NAME THAT PERFORMS



High Rise Apartments at

 **MAHAGUN  
Moderne**

Sector 78, Noida

AVLON • BETINA



# MAHAGUN

A NAME THAT PERFORMS

## Ongoing Projects

Mahagun  
**mezzaria**  
Luxury Homes, Sec-76, Noida

MAHAGUN  
**MIRABELLA**  
SECTOR 77 NOIDA

MAHAGUN  
**MEADOWS**  
SECTOR 130, GREATER NOIDA

MAHAGUN  
**MANTRA**  
SAY, SAY APPT'S, SEC-76  
GR. NOIDA (WEST)

MAHAGUN  
**MYWOODS**  
GREATER NOIDA (WEST)

MAHAGUN  
**Moderne**  
Sector 78, Noida

**Marvella**

MAHAGUN  
**PURAM**  
1.2.3 BT Homes - Noida, India 2013

**Villaments**  
AT MAHAGUN MANTRA  
GR. NOIDA (WEST)

MAHAGUN  
**Manorial**  
The Art of Therapeutic Living  
Sector 128, Wishtown, Noida

## Delivered Projects

Mahagun  
**MAESTRO**  
N O I D A

Mahagun  
**MORPHEUS**  
NOIDA

Mahagun  
**Manor**  
NOIDA

MAHAGUN  
**Maple**  
Sec-80, NOIDA 22-4 BR APARTMENTS

**M**  
Mahagun Villa

MAHAGUN  
**MOOSAIC**  
By VAISHALI  
Modern Homes, Modest Budgets

Mahagun  
**Mansion**

MAHAGUN  
**MSCOT+**  
CROSSRIVIERE REPUBLIC, NH-24

MAHAGUN  
**VAISHALI**

**Park Plaza**  
NEW DELHI - SHAHDARA CBD







# Dream Homes that begin with an 'M'

Your home is something that you wait for years... something that you cherish for a lifetime... something that reflects you... and something that you can never compromise on!

Which is why, this dream house of yours, which more often than not is a once in a lifetime investment, should be chosen with ultimate care and caution. It should ideally be from a highly reputed source that not only guarantees you unmatched value and lifelong peace of mind, but fulfills all your aspirations and matches up to all expectations vis-à-vis location, quality, features, amenities & facilities.

With a series of path-breaking benchmark projects like the Mahagun Maestro, Mahagun Morpheus, Mahagun Maple and Mahagun Manor, 'Mahagun' has been winning numerous accolades and constantly delivering unmatched value and substance to thousands of families.

Furthering its lineage of innovative excellence, timely deliveries & 100% transparency in all dealings, Mahagun now brings to you yet another glorious opportunity to lead a dream lifestyle. A lifestyle backed by the highest standards of construction, design ethics, product quality, luxuries, amenities and facilities.

So if you ever had that 'Dream House' in your mind, prepare to get mesmerized and start turning the leaves!

- Over 16,000 Happy Families
- Perfect Record of Timely Deliveries
- Over 5.40 million Sq. Ft. Delivered and 11.45 million Sq. Ft. under Deliverance
- Satisfaction Guaranteed through 100% Transparency



UNMATCHED LOCATIONS ■ BEST OF AMENITIES ■ PLANNED INFRASTRUCTURE  
INTERNATIONALLY RENOWNED ARCHITECTS ■ AFFORDABLE PRICING



# Here life begins with an '◆◆◆'

## Get set to lead a life surrounded by the grandest of amenities & facilities, spread across 25 acres, right in the heart of Noida!

Lifestyle finds yet another destination in Mahagun Moderne at the posh location of Sector 78, Noida. These homes mirror the taste of affluent class and cater to all the needs of modern living in a seamless manner. With premium specifications, quality construction (synonymous with Mahagun) and prime location in Noida, Mahagun Moderne is destined to be one of the most sought after living options.

- Designed by internationally renowned architect Hafeez Contractor
- Land allotted by Noida Authority
- Located in the heart of Noida in Sector 78, within a fully inhabited locality, near Sector 50
- 7 Km from Sector-18 Market
- Proposed Metro Stations and SEZs in immediate neighbourhood
- Luxurious Club House with Swimming Pool, Gymnasium, Steam & Sauna Bath, Billiards & Badminton, Business Centres, Party Hall for get-together, Aerobics/Yoga and Children's Play Room
- Unmatched location advantages with all utility points, top end schools like DPS, banks and shopping malls like Shopprix, Great India Place in close vicinity
- Reputed Healthcare & Educational Institutions in near vicinity
- Creche / Day Care arrangements / Play Schools
- In house Music, Dance Academy for kids
- Leander Paes Tennis Academy promoted by Leander Sports Pvt. Ltd.\*
- 6 acres of the largest Central Park within the premises
- Beautifully Landscaped Park
- Approx. 80% of the plot area open to have free flow of light and air to every corner of all apartments
- First time in Noida, RCC framed structure, designed for Seismic Zone - V, as per IS code, for earthquake resistance in structures (Noida falls in Zone IV)
- Vastu & Eco-friendly layout of the project
- 100% power back-up
- 24 X 7 Security with CCTV
- Ample Parking Space
- Provisions for Rain Water Harvesting
- Installation of Fire Fighting system as per norms
- In-house maintenance services for all common facilities (on sharing basis)
- Assured timely possession with penalty clause
- FIRM PRICES, NO ESCALATION for units sold
- 2/3 lifts per block



\* Conditions apply.





Units - 88 & 89  
Floor-1st to 21st

Units - 90 & 91  
Floor-1st to 21st

### HIG- V (TYPICAL FLOOR)

2 Bedrooms  
1 Study Room  
Living Room  
Dining Room  
2 Toilets  
Kitchen with Utility  
Balcony

Super Area 1290 sq.ft (approx)  
Built Up Area 1042 sq.ft (approx)



Units - 86 & 87  
 Floor-4th, 5th, 6th, 10th, 11th, 12th, 16th, 17th, 18th & 22nd

Units - 92 & 93  
 Floor- 4th, 5th, 6th, 10th, 11th, 12th, 16th, 17th, 18th & 22nd

### HIG- VI A (TYPICAL FLOOR)

3 Bedrooms  
 Living Room  
 Dining Room  
 3 Toilets  
 Kitchen with Utility  
 1 Store  
 Balcony

Super Area 1650 sq.ft (approx)  
 Built Up Area 1335 sq.ft (approx)



Units - 86, 87, 92 & 93  
Floor- 26th & 27th

### HIG- XXIII

3 Bedrooms  
Living Room  
Dining Room  
3 Toilet  
Kitchen with Dry Balcony  
Store  
Balcony

Super Area 1660 sq.ft (approx)  
Built Up Area 1345 sq.ft (approx)





Units - 86 & 87

Floor- 1st, 2nd, 3rd, 7th, 8th, 9th, 13th, 14th, 15th, 19th, 20th & 21st

Units - 92 & 93

Floor- 1st, 2nd, 3rd, 7th, 8th, 9th, 13th, 14th, 15th, 19th, 20th & 21st

### HIG- VI B (TYPICAL FLOOR)

3 Bedrooms  
Living Room  
Dining Room  
3 Toilet  
Kitchen with Utility  
1 Store  
Balcony

Super Area 1690 sq.ft (approx)  
Built Up Area 1365 sq.ft (approx)



UNIT NO - 88, 89, 90, 91  
FLOORS - 22 to 27

## HIG- XXII

2 Bedrooms  
Study Room  
Living Room  
Dining Room  
2 Toilet  
Kitchen With Dry Balcony  
Balcony

Super Area - 1365 sq.ft. (approx)  
Builtup Area - 1105 sq.ft. (approx)





UNIT NO - 86, 87, 92, 93  
FLOORS - 23 & 24

### HIG- XXI

3 Bedrooms  
Living Room  
Dining Room  
3 Toilet  
Kitchen with Dry Balcony  
Store  
Balcony

Super Area - 1850 sq. ft. (approx)  
Builtup Area - 1520 sq.ft. (approx)



UNIT NO - 86, 87, 92, 93  
FLOORS - 25

## HIG- XXI A

3 Bedrooms  
Living Room  
Dining Room  
3 Toilet  
Kitchen With Dry Balcony  
Store  
Balcony

Super Area - 1850 sq. ft. (approx)  
Builtup Area - 1520 sq.ft. (approx)

Note: All above features & layouts are tentative and are subject to change without any prior notice. These are purely conceptual and constitute no legal offering. Balconies are subject to change as per elevation drawings. 1 sq. mtr. = 10.764 sq. ft.



# Site Plan



Note: All the above features, layouts are tentative and subject to approval. These are purely conceptual and not a legal offering. Balconies are subject to change as per elevation drawings. All the above features, layout and parking are tentative and they can be changed at the sole discretion of the company.

1 sq. mtr. = 10.764 sq. ft.



## SPECIFICATIONS

### LIVING/DINING/PASSAGE & LOBBY WITHIN APARTMENT

Floors	Imported Marble.
Walls	One Concept Wall, Oil Bound Distemper on POP punning
Ceiling	Oil Bound Distemper with limited false ceiling.

### BEDROOMS

Floor	Vitrified tiles flooring.
Master bed room	Laminated wooden flooring.
Walls	One Concept Wall, Oil Bound Distemper on POP punning
Ceiling	Oil Bound Distemper with limited false ceiling in master bedroom.

### KITCHEN

Walls	Tiles up to 2'-0" above counter and Oil Bound Distemper in the balance area.
Floor	Anti-skid Tiles.
Ceiling	Oil Bound Distemper.
Counter	Granite.
Fittings/Fixtures	CP fittings, Double bowl SS Sink.

### BALCONY

Floor	Terrazzo / Anti-skid Ceramic Tiles.
Ceiling	Exterior paint

### TOILETS

Walls	Combination of Tiles & Oil Bound Distemper
Floors	Anti-Skid Tiles.
Ceiling	Bison board False ceiling and Oil bound Distemper.
Counters	Marble/ Granite.
Fixture/ Accessories	Glass shower-partition in master toilet. Towel rail/ Rack, Soap dish .

### Sanitary ware/ CP fittings

Single Lever CP fittings in Master toilet & quarter turn in others, Wash Basin, English WC & Health Faucet.  
CPVC/ PPR for water supply inside the toilet and kitchen & UPVC pipes for stacks.

### Plumbing

### UTILITY / S.ROOM

Floor	Terrazzo/Ceramic Tiles.
Walls & Ceiling	Oil bound distemper
Toilets	Ceramic Tile Flooring and Cladding, conventional CP Fittings and Chinaware.

### DOORS

Internal Doors	7' high Polished Hard wood frame with Polished flush doors.
Entrance door	7'- high Polished Hard wood frame with Designer Panel door.
External doors/windows/ventilators	Powder Coated Aluminum.

### ELECTRICALS

Modular switches, Copper wiring with MCB's & Light Fittings without Fan.

### POWER BACK UP

100% DG Power back-up for all the apartments and common areas.

### SECURITY SYSTEM

Secured Gated Community with intercom, CCTV at entrance lobby at Ground Floor

### LIFT LOBBY

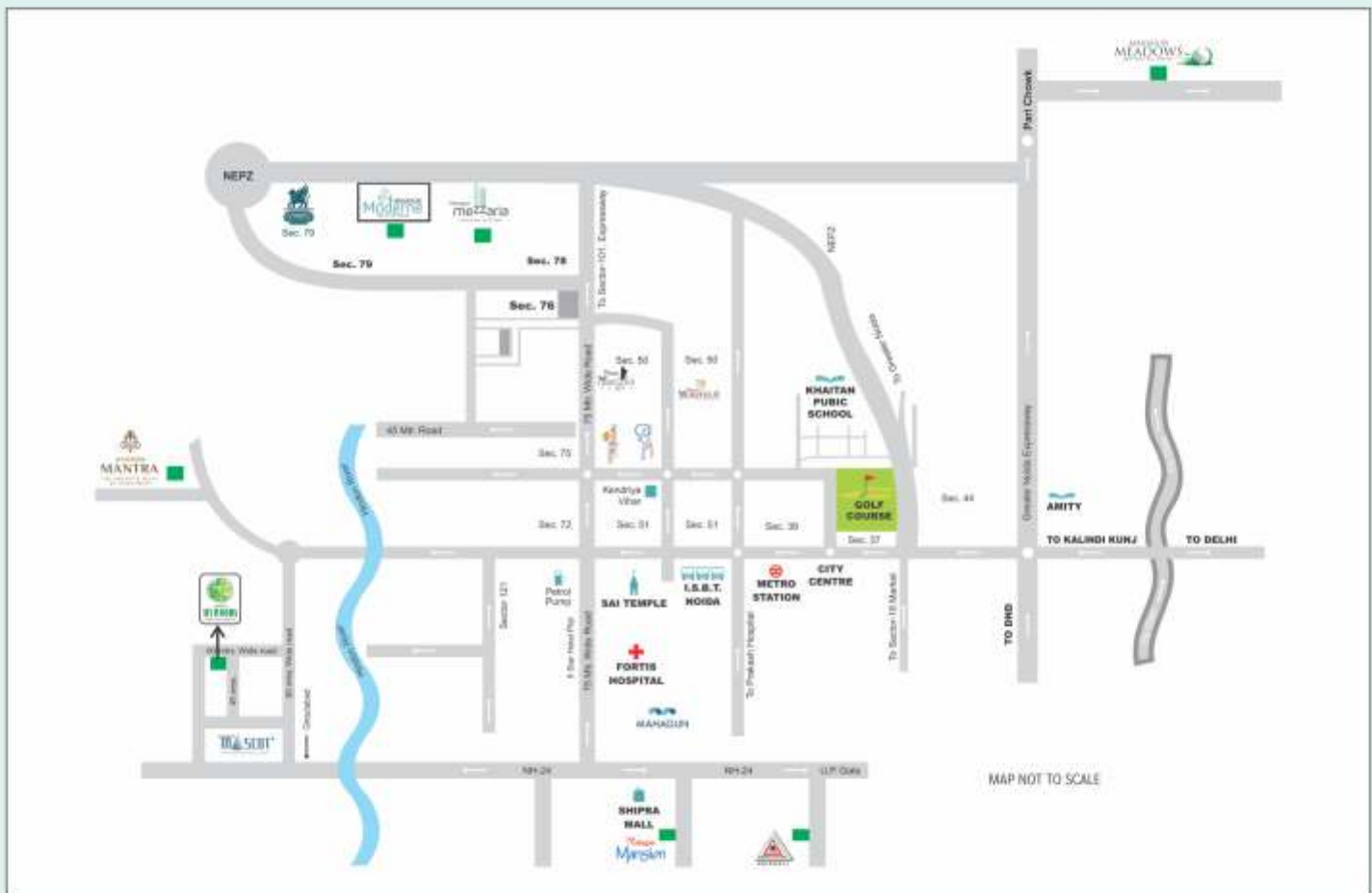
Lifts	High Speed Passenger Elevators.
Lift Lobby Floor	Combination of one or more of Marble/Granite.
Lift Lobby Walls	Combination of Marble/Granite and Textured Paint, Embellished with mirror.

### STAIRCASES

Floor	Terrazzo/ Mosaic Tiles/Marble stone
Walls	Dry Distemper.

**Disclaimer:** Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/wood /tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior . Specifications are indicative and are subject to change as decided by the Company/Architect or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments / appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.







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