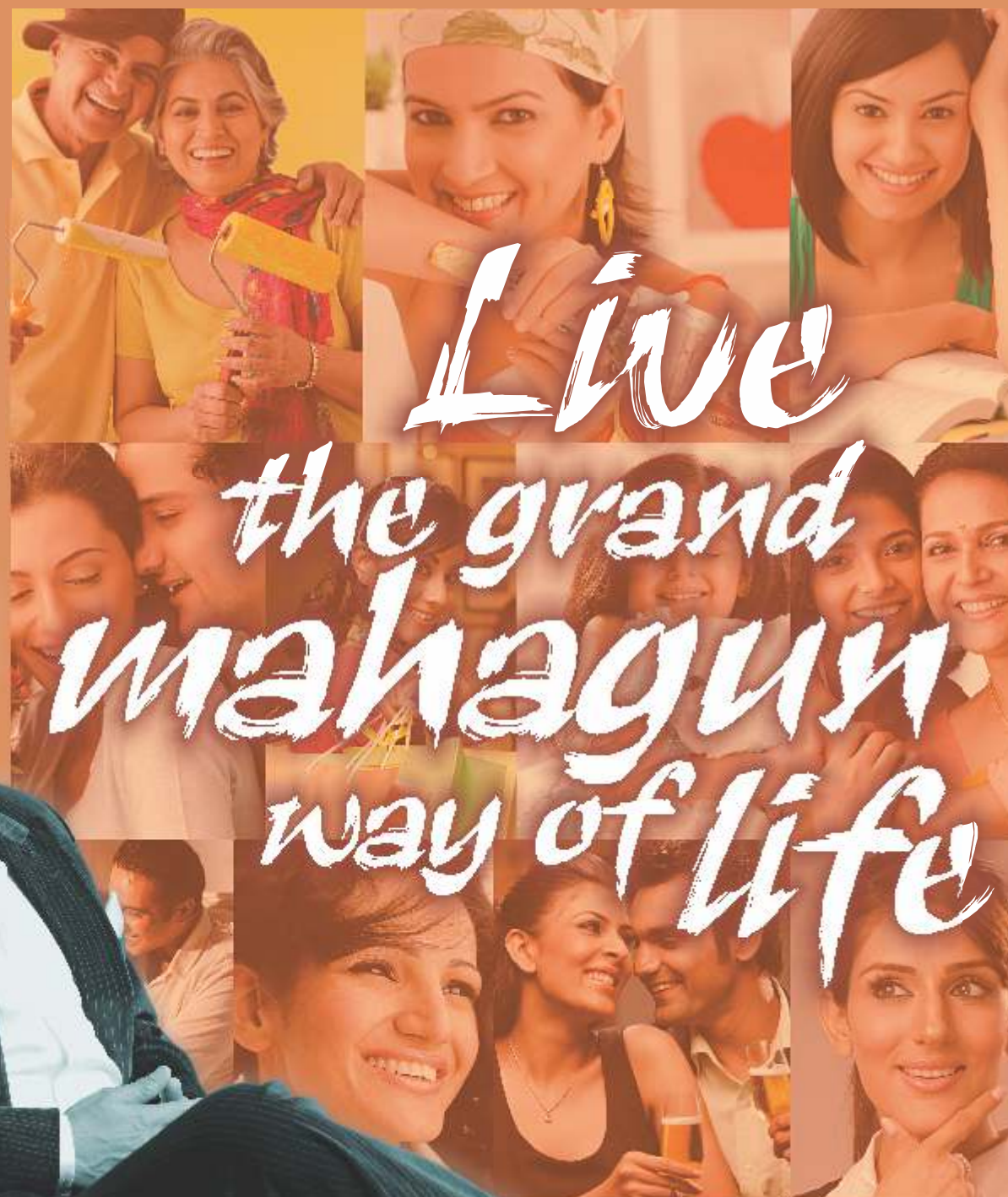




MAHAGUN

A NAME THAT PERFORMS



Luxurious Duplexes at

 **MAHAGUN
Moderne**
Sector 78, Noida



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Elevation, colour scheme and / or exterior appearance are subject to change and can be altered at the sole discretion of the company.

DREAM HOMES



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



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 4000 Happy Families**
- **Perfect Record of Timely Deliveries**
- **Over 2.5 million Sq. Ft. Delivered & 3.5 million Sq. Ft. under deliverance**
- **Satisfaction Guaranteed through 100% Transparency**



Get set to lead life in your own island of privacy 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 in association with Gian. P. Mathur & Associates
- 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-togethers & 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 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
- High Ceilings, Ultra rich finishes
- 100% power back-up
- 24X7 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

* Conditions apply.



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Here life begins
with an '💎'

 MAHAGUN
Moderne
Sector 78, Noida

3D Rendering of Duplex



LIVING/DINING/PASSAGE & LOBBY WITHIN APARTMENT

Floors	Imported Marble
Walls	One Concept Wall, Acrylic Emulsion Paint on POP punning
Ceiling	11 fts High Ceiling, Acrylic Emulsion Paint with limited false ceiling

BEDROOMS

Floor	Laminated wooden flooring
Walls	One Concept Wall in Master Bedroom Acrylic Emulsion Paint on POP punning
Ceiling	Acrylic Emulsion Paint with limited POP ceiling

KITCHEN

Walls	Tiles up to 2'-0" above counter and Acrylic Emulsion Paint in the balance area
Floor	Anti-skid Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Granite
Fittings/Fixtures	CP Fittings, Double Bowl SS Sink
Kitchen Appliances	Modular Kitchen with Chimney & Hob

BALCONY

Floor	Stone /Anti-skid Ceramic Tiles
Ceiling	Exterior Paint

TOILETS

Walls	Combination of Tiles & Acrylic Emulsion Paint, mirror, stone/tiles for master bath
Floors	Anti-Skid Tiles
Ceiling	Bison Board False Ceiling and Acrylic Emulsion Paint
Counters	Marble/Granite
Fixture/Accessories	Glass shower-partition in toilets. Towel Rail/Rack, Soap Dish

Sanitaryware/CP Fittings

Single Lever CP Fittings in Master Toilet & quarter turn in others, Wash Basin, English WC & Health Faucet

Plumbing

CPVC/PPR for water supply inside the Toilet and Kitchen and UPVC pipes for stacks

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	8' high Polished Hard Wood frame with Laminated flush doors
Entrance Door	8'- high Polished Hard Wood frame with Designer Panel door
External Doors/Windows/Ventilators	Energy efficient glazings and windows of UPVC in all rooms. Powder coated aluminum doors/ windows/ventilators in kitchen/toilets/ store/ utility room

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	Passenger Elevators
Lift Lobby Floor	Combination of one or more of Marble/Granite
Lift Lobby Walls	Combination of Marble/Granite and Textured Paint

STAIRCASES

Floor	Marble Stone/Granite
Walls	Dry Distemper

Specifications

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 the sole discretion of the Company. Applicant/Allottee shall not have any right to raise objections in this regard.

DUPLEX - I (GROUND FLOOR)

DUPLEX-I GROUND FLOOR PLAN

4 BEDROOMS
3 TOILETS
1 POWDER ROOM
UTILITY ROOM WITH TOILET
LIVING ROOM
DINING / LOBBY
KITCHEN WITH UTILITY BALCONY
BALCONIES
BASEMENT HALL

BUILT-UP AREA = 2345 SQ.FT. (APPROX.)
SUPER AREA = 2925 SQ.FT. (APPROX.)
GREEN AREA = 185 SQ.FT. (APPROX.)
BASEMENT BELOW AREA = 630 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 legal offerings. Balconies are subject to change as per elevation drawings. 1 sq. mtr. = 10.764 sq. ft.

DUPLEX - I (LOWER FLOOR)



DUPLEX-I LOWER FLOOR PLAN

4 BEDROOMS
3 TOILETS
1 POWDER ROOM
UTILITY ROOM WITH TOILET
LIVING ROOM
DINING / LOBBY
KITCHEN WITH UTILITY BALCONY
BALCONIES

BUILT-UP AREA = 2345 SQ.FT. (APPROX.)
SUPER AREA = 2925 SQ.FT. (APPROX.)

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Sector 78, Noida

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DUPLEX - I (UPPER FLOOR)

DUPLEX-I UPPER FLOOR PLAN

4 BEDROOMS
3 TOILETS
1 POWDER ROOM
UTILITY ROOM WITH TOILET
LIVING ROOM
DINING / LOBBY
KITCHEN WITH UTILITY BALCONY
BALCONIES

BUILT-UP AREA = 2345 SQ.FT. (APPROX.)
SUPER AREA = 2925 SQ.FT. (APPROX.)



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DUPLEX - II (GROUND FLOOR)



DUPLEX-II GROUND FLOOR PLAN

5 BEDROOMS
4 TOILETS
FAMILY LOUNGE DOUBLE HEIGHT
UTILITY ROOM WITH TOILET
LIVING ROOM
DINING / LOUNGE
KITCHEN WITH UTILITY AREA
BASEMENT HALL

BUILT-UP AREA = 3280 SQ.FT. (APPROX.)
SUPER AREA = 4100 SQ.FT. (APPROX.)
GREEN AREA = 310 SQ. FT. (APPROX.)
BASEMENT AREA = 975 SQ. FT. (APPROX.)

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DUPLEX - II (LOWER FLOOR)

DUPLEX-II LOWER FLOOR PLAN

5 BEDROOMS
4 TOILETS
1 GYMNASIUM
FAMILY LOUNGE DOUBLE HEIGHT
UTILITY ROOM WITH TOILET
LIVING ROOM
DINING / LOUNGE
KITCHEN WITH UTILITY AREA
BALCONIES

BUILT-UP AREA = 3280 SQ.FT. (APPROX.)
SUPER AREA = 4100 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 legal offerings. Balconies are subject to change as per elevation drawings. 1 sq. mtr. = 10.764 sq. ft.

DUPLEX - II (UPPER FLOOR)



DUPLEX-II UPPER FLOOR PLAN

5 BEDROOMS
4 TOILETS
1 GYMNASIUM
FAMILY LOUNGE DOUBLE HEIGHT
UTILITY ROOM WITH TOILET
LIVING ROOM
DINING / LOUNGE
KITCHEN WITH UTILITY AREA
BALCONIES

BUILT-UP AREA = 3280 SQ.FT. (APPROX.)
SUPER AREA = 4100 SQ.FT. (APPROX.)

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DUPLEX - III (LOWER FLOOR)

DUPLEX-III LOWER FLOOR PLAN

4 BEDROOMS
4 TOILETS
LIVING ROOM
FAMILY LOUNGE
DINING ROOM
KITCHEN WITH UTILITY BALCONY
UTILITY ROOM WITH TOILET
BALCONIES
OPEN TERRACE

BUILT-UP AREA = 2600 SQ.FT. (APPROX.)
SUPER AREA = 3250 SQ.FT. (APPROX.)
OPEN TERRACE AREA 475 SQ. FT. (APPROX.)



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DUPLEX - III (UPPER FLOOR)



DUPLEX-III UPPER FLOOR PLAN

4 BEDROOMS
4 TOILETS
LIVING ROOM
FAMILY LOUNGE
DINING ROOM
KITCHEN WITH UTILITY BALCONY
UTILITY ROOM WITH TOILET
BALCONIES
OPEN TERRACE

BUILT-UP AREA = 2600 SQ.FT. (APPROX.)
SUPER AREA = 3250 SQ.FT. (APPROX.)
OPEN TERRACE AREA = 475 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 legal offerings. Balconies are subject to change as per elevation drawings. 1 sq. mtr. = 10.764 sq. ft.

MAHAGUN
Moderne
Sector 78, Noida

DUPLEX - IV (LOWER FLOOR)

DUPLEX-IV LOWER FLOOR PLAN

5 BEDROOMS
4 TOILETS
POWDER ROOM
FAMILY LOUNGE
LIVING ROOM
DINING ROOM
UTILITY ROOM WITH TOILET
KITCHEN WITH UTILITY BALCONY
BALCONIES
OPEN TERRACE

BUILT-UP AREA = 2975 SQ.FT. (APPROX.)
SUPER AREA = 3700 SQ.FT. (APPROX.)
OPEN TERRACE AREA = 750 SQ.FT. (APPROX.)



MAHAGUN
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DUPLEX - IV (UPPER FLOOR)


DUPLEX-IV UPPER FLOOR PLAN

5 BEDROOMS
4 TOILETS
POWDER ROOM
FAMILY LOUNGE
LIVING ROOM
DINING ROOM
UTILITY ROOM WITH TOILET
KITCHEN WITH UTILITY BALCONY
BALCONIES
OPEN TERRACE

BUILT-UP AREA = 2975 SQ.FT. (APPROX.)
SUPER AREA = 3700 SQ.FT. (APPROX.)
OPEN TERRACE AREA = 750 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 legal offerings. Balconies are subject to change as per elevation drawings. 1 sq. mtr. = 10.764 sq. ft.

 **MAHAGUN
Moderne**
Sector 78, Noida

DUPLEX - V (LOWER FLOOR)

DUPLEX-V LOWER FLOOR PLAN

5 BEDROOMS
5 TOILETS
POWDER ROOM
FAMILY LOUNGE
LIVING ROOM
DINING ROOM
UTILITY ROOM WITH TOILET
KITCHEN WITH UTILITY BALCONY
BALCONIES
OPEN TERRACE

BUILT-UP AREA = 3260 SQ.FT. (APPROX.)
SUPER AREA = 4075 SQ.FT. (APPROX.)
OPEN TERRACE AREA = 850 SQ.FT. (APPROX.)




DUPLEX - V (UPPER FLOOR)



DUPLEX-V UPPER FLOOR PLAN

- 5 BEDROOMS
 - 5 TOILETS
 - POWDER ROOM
 - FAMILY LOUNGE
 - LIVING ROOM
 - DINING ROOM
 - UTILITY ROOM WITH TOILET
 - KITCHEN WITH UTILITY BALCONY
 - BALCONIES
 - OPEN TERRACE
- BUILT-UP AREA = 3260 SQ.FT. (APPROX.)
 SUPER AREA = 4075 SQ.FT. (APPROX.)
 OPEN TERRACE AREA = 850 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 legal offerings. Balconies are subject to change as per elevation drawings. 1 sq. mtr. = 10.764 sq. ft.

 **MAHAGUN**
Moderne
 Sector 78, Noida

DUPLEX - VI (LOWER FLOOR)

DUPLEX-VI (LOWER FLOOR)

4 BEDROOMS
4 TOILETS
LIVING ROOM
DINNING ROOM
LOUNGE WITH BAR
UTILITY WITH TOILET
KITCHEN
TERRACE AND BALCONIES

BUILT-UP AREA = 2303 SQ.FT. (APPROX.)
SUPER AREA = 2840 SQ.FT. (APPROX.)
OPEN TERRACE AREA = 480 SQ.FT. (APPROX.)



MAHAGUN
A NAME THAT PERFORMS

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DUPLEX - VI (UPPER FLOOR)



DUPLEX-VI (UPPER FLOOR)

4 BEDROOMS
4 TOILETS
LIVING ROOM
DINNING ROOM
LOUNGE WITH BAR
UTILITY WITH TOILET
KITCHEN
TERRACE AND BALCONIES

BUILT-UP AREA = 2303 SQ.FT. (APPROX.)
SUPER AREA = 2840 SQ.FT. (APPROX.)
OPEN TERRACE AREA = 480 SQ.FT. (APPROX.)

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 **MAHAGUN**
Moderne
Sector 78, Noida

SITE PLAN



PROPOSED LEVEL OF THE PROPOSED ROAD 7400



MAHAGUN
A NAME THAT PERFORMS

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LOCATION PLAN



MAP NOT TO SCALE

DELIVERED PROJECTS

Mahagun
MAESTRO
N O I D A

Mahagun
MORPHEUS
N O I D A

MAHAGUN
maple
Sec-50, NOIDA 2/3/4 BR APARTMENTS

Mahagun
Manor
N O I D A

Mahagun
Mansion

MAHAGUN
MO SAIC
VAISHALI
Modern Homes. Modest Budget.

M
Mahagun Villa

MAHAGUN
SCOT
CROSSINGS REPUBLIK, NH-24

Park Plaza
NEW DELHI - SHAHDARA CBD

MAHAGUN METRO MALL
VAISHALI

ONGOING PROJECTS

Mahagun
mezzaria
Luxury Homes, Sec-78, Noida

MIRABELLA
MAHAGUN
SECTOR 79 NOIDA

MAHAGUN
MEADOWS
SECTOR 150, EXPRESSWAY NOIDA

MAHAGUN
MANTRA
2 & 3 BHK APTS. SEC.10
GR. NOIDA (WEST)

MAHAGUN
MYWOODS
GREATER NOIDA (WEST)

MAHAGUN
Moderne
Sector 78, Noida

Marvella

MAHAGUN PURAM
1,2,3 BR Homes • NH-24, Delhi NCR



MAHAGUN
A NAME THAT PERFORMS

TOWNSHIPS

GROUP HOUSING

MALLS

HOTELS



Mahagun Real Estate Pvt. Ltd.

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Tel.: +91 120 4890000, Fax : +91 120 4890098/99

Mob.: 09350638257/07428288842

Booking/Site Office: Plot No. GH02, Sector-78, Noida.

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