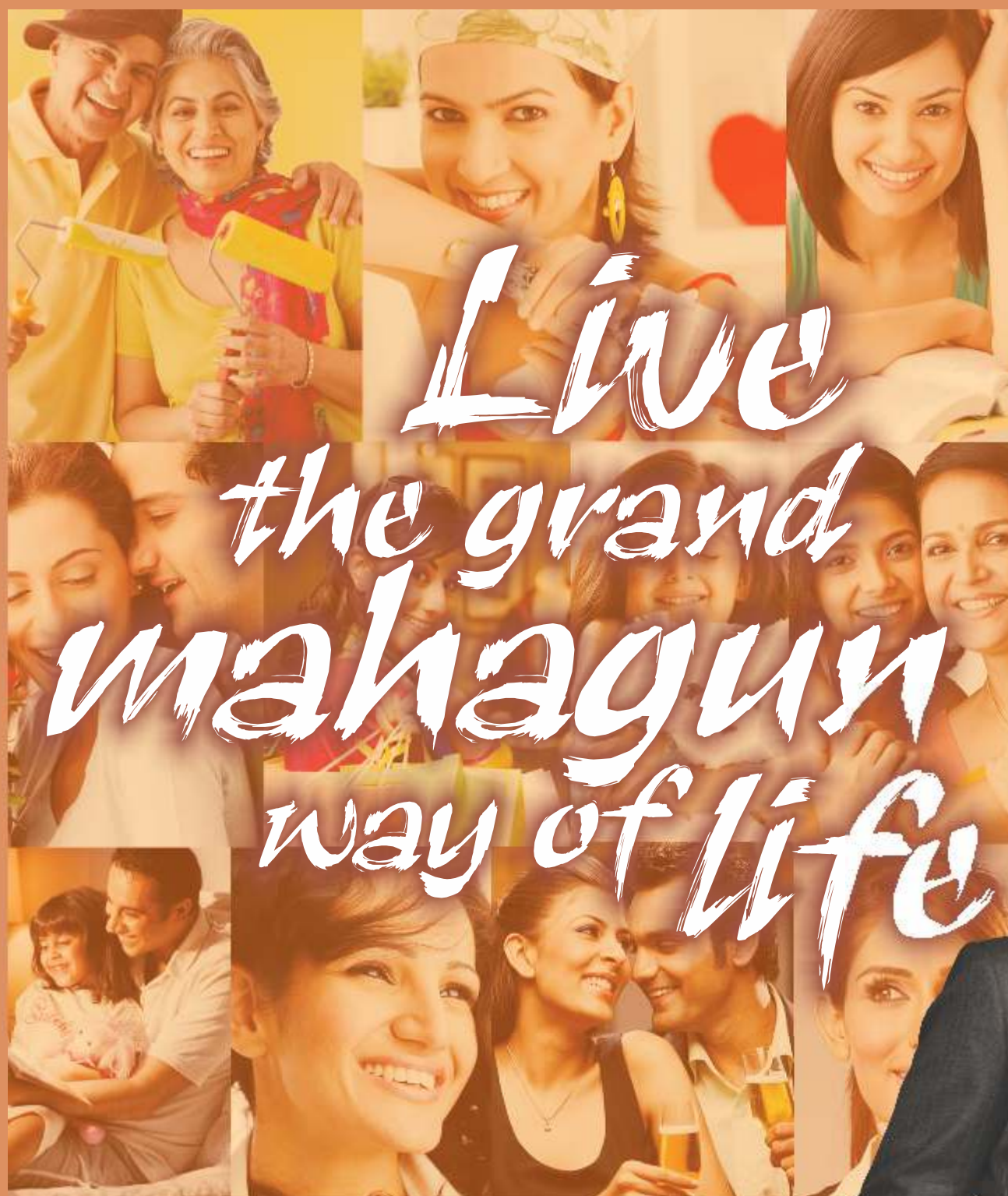




MAHAGUN
A NAME THAT PERFORMS



Live
the grand
mahagun
way of life



Apartments at


Moderne MAHAGUN
Sector 78, Noida



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.

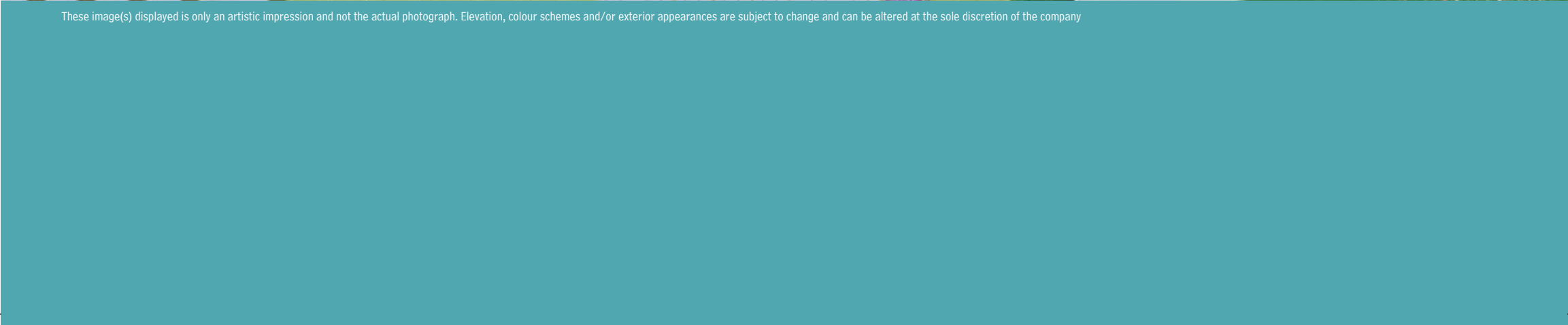
So if you ever had that 'Dream House' in your mind, prepare to get mesmerized and start turning the leaves!

- 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



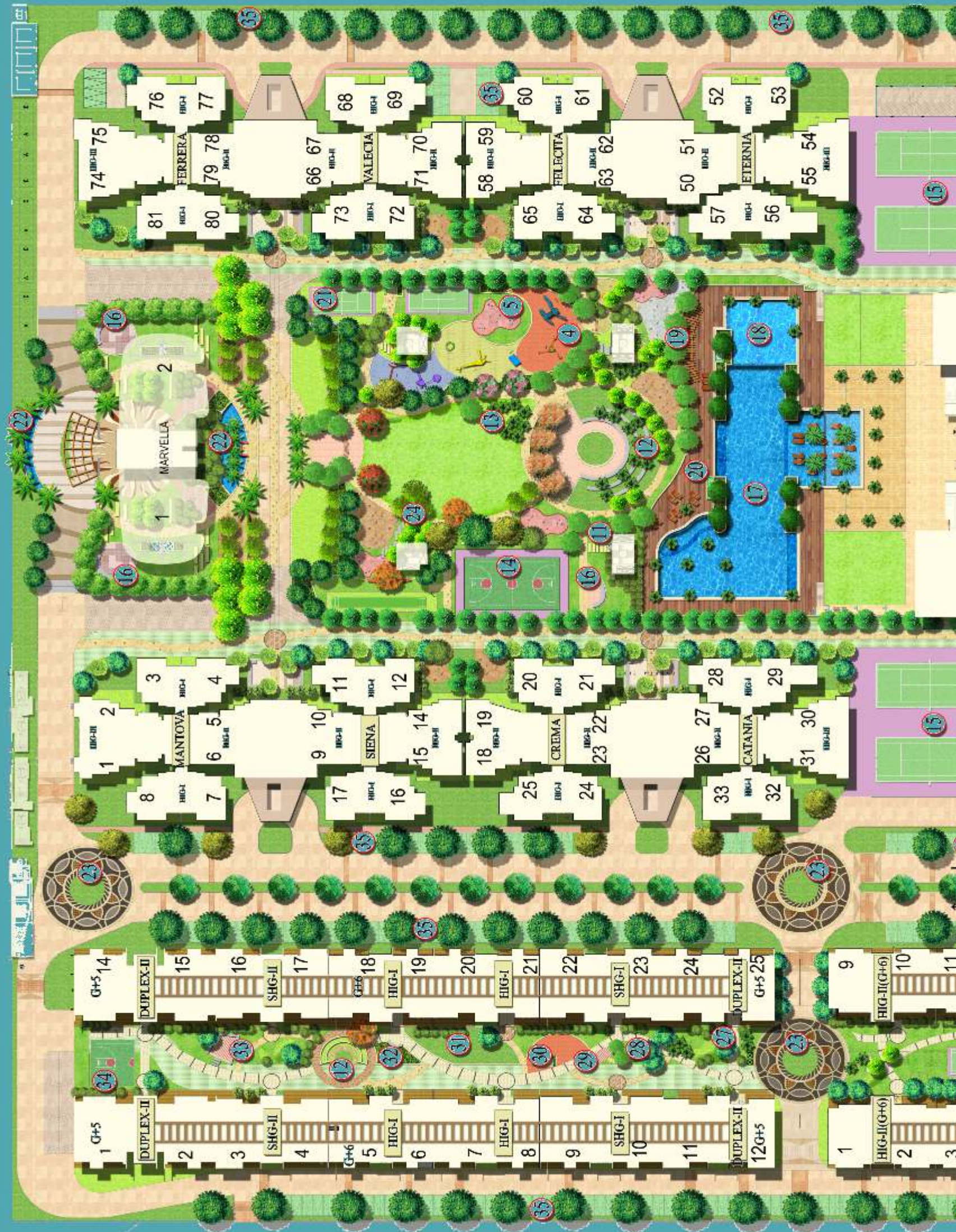


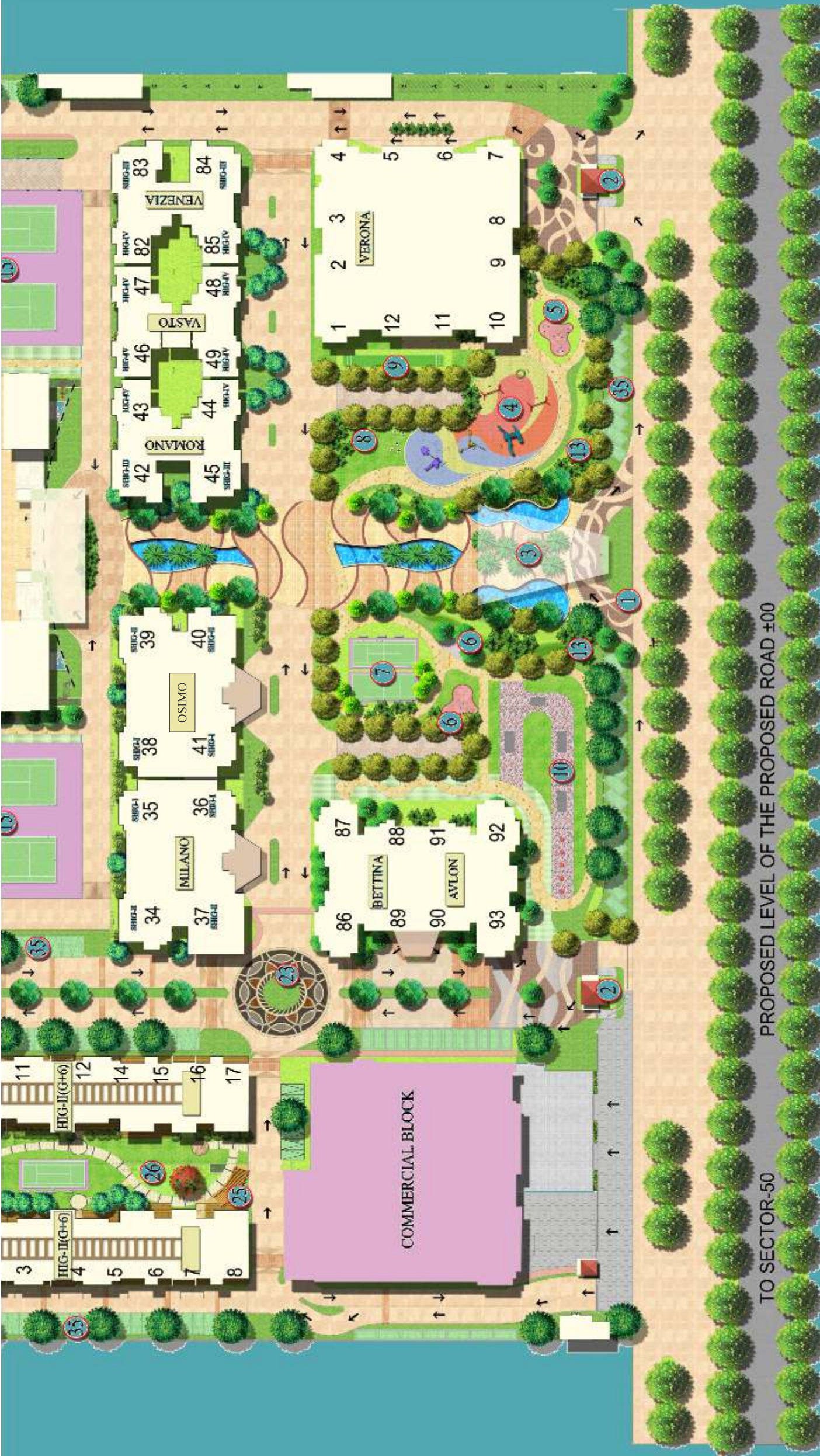
These image(s) displayed is only an artistic impression and not the actual photograph. Elevation, colour schemes and/or exterior appearances are subject to change and can be altered at the sole discretion of the company





Site Plan





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
- 4/3 lifts per block





SPECIFICATIONS for HIGH RISE

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 Laminated Wooden Flooring In Master Bedroom
Walls	One Concept Wall in Master Bedroom, 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
Plumbing	CPVC/PPR for water supply inside the toilet and kitchen & 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	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 Aluminium
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.

Floor Plan HIG-I (Ground Floor)



Floor Plan HIG-I (Typical Floor)



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.

Floor Plan HIG-VII

HIG-VII

2 Bedrooms
1 Kids Room
Dining Room
Living Room
2 Toilets
Balconies
Kitchen
Super Area 1250 sq.ft
Built Up Area 1010 sq.ft

Note:- Floor No.: 20th, 21st & 22nd Floor
Units No.: 3,4,7,8,11,12,16,17,20,21,24,25,28,29,32,33,
52,53,56,57,60,61,64,65,68,69,72,73,76,77,80 & 81



Ground Floor Plan HIG-II

HIG-II (Ground Floor)

3 Bedrooms
3 Toilets
Living Room
Dining Room
1 Store
Kitchen with Utility
Super Area 1550 sq.ft
Built Up Area 1260 sq.ft
Private Garden 365 sq. ft

Note:- Floor No.: Ground Floor
Units No.: 14,15,18,19,58,59,70 & 71



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1sq. mtr. = 10.764 sq. ft.

Floor Plan HIG-II Typical

HIG-II (Typical)

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

Super Area 1550 sq.ft
Built Up Area 1260 sq.ft

Note:- Floor No.: 1st Floor
Units No.: 5,10,14,15,18,19,22, 27
50,58,59,63,66,70,71 & 79

Floor No.: 2nd to 18th Floor
Units No.: 5,6,9,10,14,15,18,
19,22,23,26,27,50,51,62,63,
58,59,70,71,66,67,78 & 79

Floor No.: 19th to 22nd Floor
Units No.: 14,15,18,19,58,59,
70 & 71



Floor Plan HIG-VIII

HIG-VIII

3 Bedrooms
3 Toilets
Living Room
Dining Room
1 Store
Kitchen
Balconies

Super Area 1650 sq.ft
Built Up Area 1340 sq.ft

Floor No.: 19th,20th,21st & 22nd Floor
Units No.: 5,6,9,10,22,23,26,27,50,51,62,63,66,67,78 & 79



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.
1sq. mtr. = 10.764 sq. ft.

Floor Plan HIG-III Ground Floor



HIG-III (Ground Floor)

- 3 Bedrooms
- 3 Toilets
- Utility Room with Toilet
- Living Room
- Dining Room
- Kitchen with Utility

Super Area 1825 sq.ft
Built Up Area 1480 sq.ft
Private Garden 465 sq.ft

Floor No.: Ground Floor
Units No.: 1,2,30,31,54,55,74 & 75

Floor Plan HIG-III Typical



HIG-III (Typical Floor)

- 3 Bedrooms
- 3 Toilets
- Utility Room with Toilet
- Living Room
- Dining Room
- Kitchen with Utility
- Balcony

Super Area 1900 sq.ft
Built Up Area 1530 sq.ft

Floor No.: 1st to 18th Floor
Units No.: 1,2,30,31,54,55,74 & 75

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.
1sq. mtr. = 10.764 sq. ft.

Floor Plan HIG-IX



HIG-IX

3 Bedrooms
3 Toilets
Utility Room with Toilet
Living Room
Dining Room
Kitchen
Balcony

Super Area 2120 sq.ft
Built Up Area 1720 sq.ft

Floor No.: 19th & 20th Floor
Units No.: 1,2,30,31,54,55,74 & 75

Floor Plan HIG-IV A



HIG-IV A

3 Bedrooms
2 Toilets
Living Room
Dining Room
Kitchen with Utility
Balconies

Super Area 1435 sq.ft
Built Up Area 1155 sq.ft

Floor No.: 4th, 5th, 6th, 7th, 12th
13th, 14th & 15th Floor
Units No.: 46,47,48,49

Floor Plan HIG-IV Typical



HIG-IV (Typical Floor)

3 Bedrooms
2 Toilets
Living Room
Dining Room
Kitchen with Utility
Balconies

Super Area 1435 sq.ft
Built Up Area 1155 sq.ft

Group 1

Floor No.: 2nd, 3rd, 8th, 9th, 10th, 11th, 16th & 17th Floor
Units No.: 46, 47, 48 & 49

Group 2

Floor No.: 2nd to 17th floors
Unit No.: 43, 44, 82 & 85

Floor Plan SHIG-I Typical



SHIG-I (Typical Floor)

4 Bedrooms
3 Toilets
Living Room
Dining Room
Utility with Toilet
Kitchen with Balcony
Balconies

Super Area 2250 sq.ft
Built Up Area 1835 sq.ft

Group 1

Floor No.: 2nd to 19th Floor
Units No.: 35, 36, 38 & 41

Group 2

Floor No.: 1st Floor
Units No.: 35 & 38

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.

Floor Plan SHIG-IV



SHIG-IV

4 Bedrooms
3 Toilets
Living Room
Dining Room
Utility with Toilet
Kitchen with Balcony
Balcony

Super Area 2400 sq.ft
Built Up Area 1950 sq.ft

Floor No.: 20th & 21st Floor
Units No.: 35,36,38 & 41

Floor Plan SHIG-II Typical

SHIG-II (Typical Floor)

4 Bedrooms
3 Toilets
Living Room
Dining Room
Utility with Toilet
Kitchen
Balcony

Super Area 2450 sq.ft
Built Up Area 1970 sq.ft



Group 1
Floor No.: 2nd, 3rd, 8th, 9th,
10th, 11th, 16th & 17th Floor
Units No.: 34,37,39 & 40

Group 2
Floor No.: 1st Floor
Units No.: 34 & 39

Notes: 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.
1sq. mtr. = 10.764 sq. ft.

Floor Plan SHIG-II Typical Corner

SHIG-II Typical Corner

- 4 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Utility with Toilet
- Kitchen
- Balcony

Super Area 2450 sq.ft
Built Up Area 1970 sq.ft

Floor No.: 4th, 5th, 6th, 7th, 12th, 13th, 14th & 15th Floor
Units No.: 34,37,39 & 40



Floor Plan SHIG-V

SHIG-V

- 4 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Utility with Toilet
- Kitchen
- Balcony

Super Area 2675 sq.ft
Built Up Area 2166 sq.ft

Floor No.: 18th & 19th Floor
Units No.: 34,37,39 & 40



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.
1sq. mtr. = 10.764 sq. ft.

Floor Plan SHIG-III A



SHIG-III A

4 Bedrooms
3 Toilets
Living Room
Dining Room
Kitchen with Utility
Balcony

Super Area 1850 sq.ft
Built Up Area 1500 sq.ft

Floor No.: 2nd, 3rd-8th, 9th, 10th, 11th-16th & 17th Floor
Units No.: 42 & 45

Floor Plan SHIG-III B



SHIG-III B

4 Bedrooms
3 Toilets
Living Room
Dining Room
Kitchen with Utility
Balcony

Super Area 1875 sq.ft
Built Up Area 1520 sq.ft

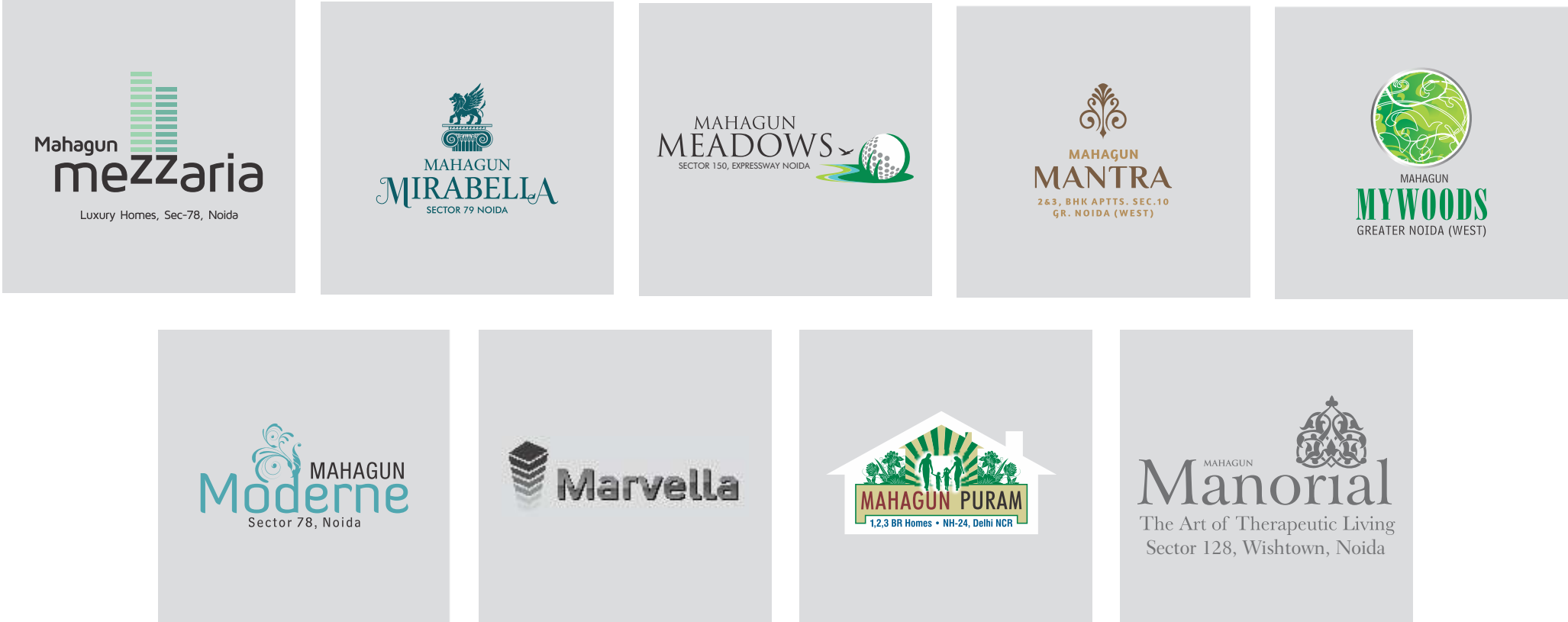
Floor No.: 4th, 5th, 6th, 7th, 12th, 13th, 14th & 15th Floor
Units No.: 42 & 45

OTHER PROJECTS

Delivered Projects

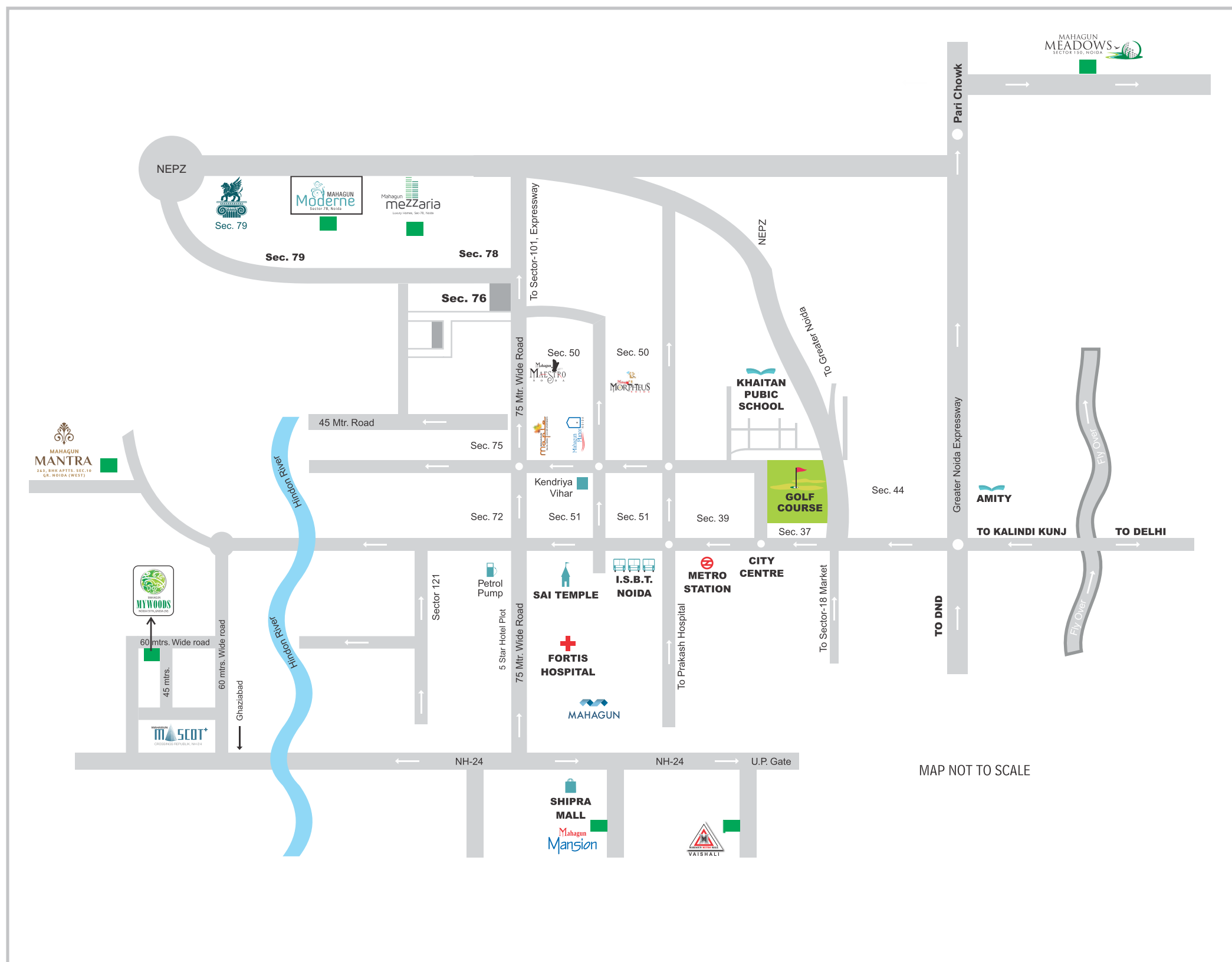


Ongoing Projects



LOCATION MAP

MAHAGUN
Moderne
Sector 78, Noida



LIVING SPACES

WORK SPACES

COMMERCIAL SPACES

"All specifications, design, layout, conditions are only indicative & some of these can be changed at the discretion of the builder, these are purely conceptual & constitute no legal offerings." 1 sq. mtr. = 10.764 sq. ft.
"The property is mortgaged with ICICI Bank Limited. The No Objection Certificate (NOC) of the mortgage Bank would be provided for sale of flats in the property, if required"