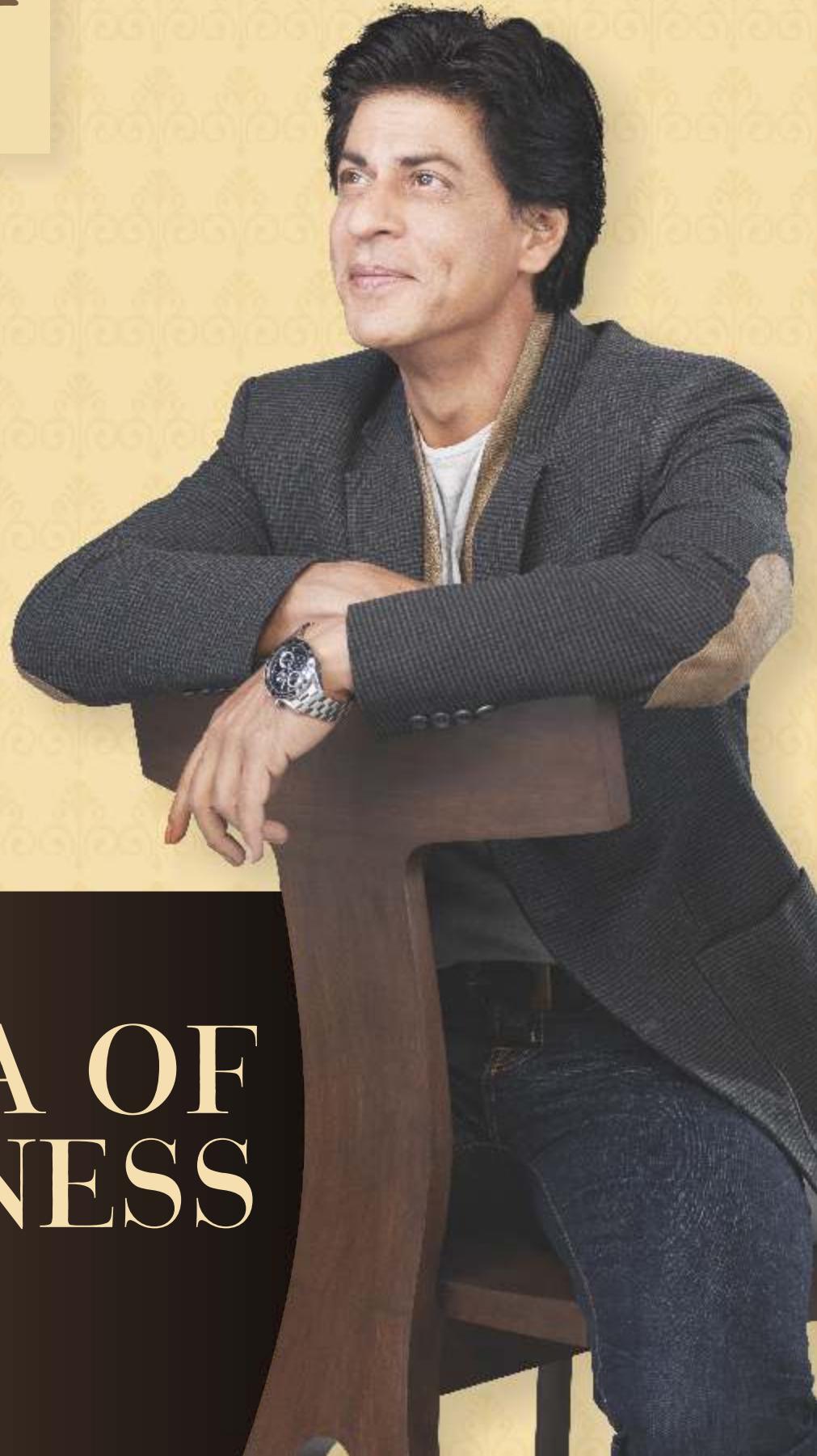




MAHAGUN

MANTRA-1

2 & 3, BHK APARTMENTS, SEC. 10
G.R. NOIDA (WEST)



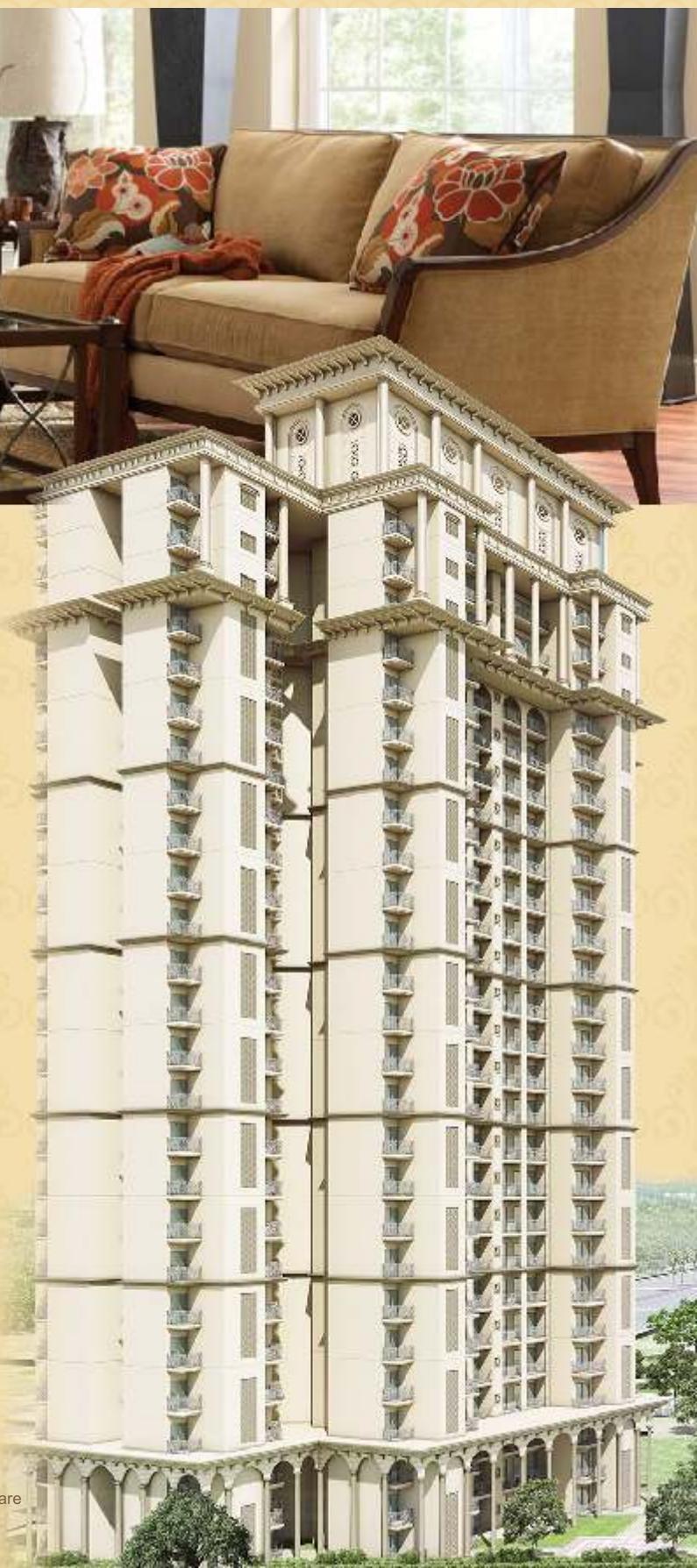
MANTRA OF HAPPINESS



THE MANTRA TO AN ELITE LIFESTYLE



Mahagun Mantra-1 offers elite homes that are an expression of its owner's aspirations and expectations. These apartments are vibrant with the spirit of well being and possess a unique flamboyance to cherish for life. These 2 and 3 BHK homes have mesmerizing splendour of modern amenities matched with boundless green expanse. So come and live in a place which you would love calling you dream home.



The image (s) displayed is only an artistic impression and not the actual photograph and are subject to change. Elevation, color schemes and/or exterior appearances are subject to change and can be altered at the sole discretion of the company. The interior image (s) shown above are only for the purpose of brochure and do not form a part of the legal offering.

CONVENIENTLY CLOSE TO THE CAPITAL

Imagine living in a place where all the conveniences are just a stride away. A locale you can flaunt, a locale conveniently close to the Capital. Mahagun Mantra-1 located in Greater Noida (West) is one such coveted location. Buzzing with happening lifestyle avenues, fully developed civic infrastructure and captivating greenery, Greater Noida (West) is the place to be. It is surrounded with resourceful developments and is very well connected to major landmarks of Delhi, Noida and Ghaziabad.

Location Advantages

- Well Connected to NH-91
- Good Connectivity to Greater Noida
- Proposed metro (phase-2) next to project
- Connectivity to proposed 100 m. wide eastern peripheral road via NH-91



SUPERB AMENITIES FOR A SUPERB LIFESTYLE

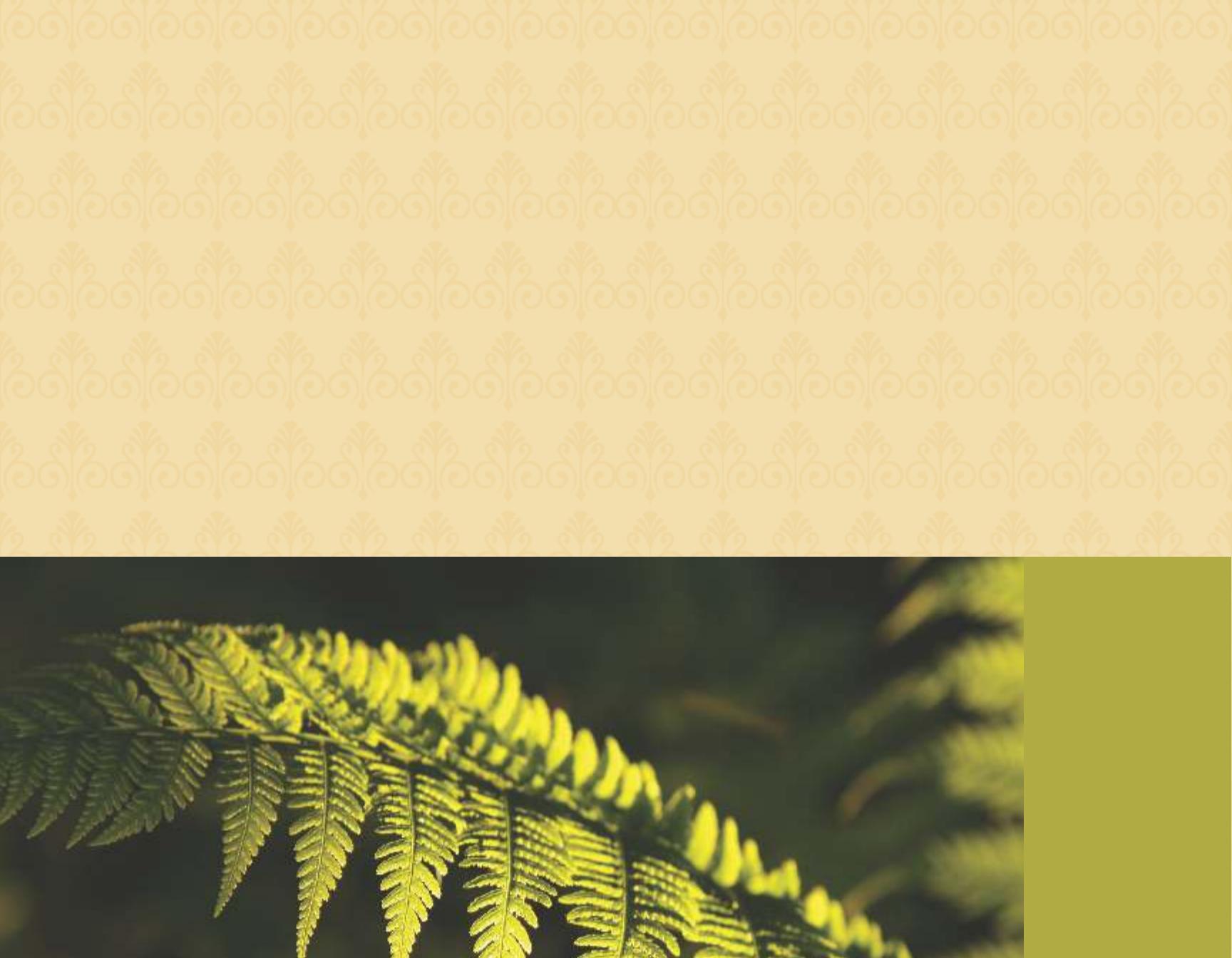


The charm of Mahagun Mantra-1 lies in its superb amenities. The lavishness starts with the grand entrance itself which gives an appropriate insight on the delights waiting for you inside the complex. Complete with a beautiful water feature, sculptures and a tower drop-off, the entrance area is exquisite. Stepping a little inside beyond the first group of apartments lies a multipurpose court where you can play a number of outdoor games and entertain yourself. There is also a fountain just beyond the multipurpose court that will amuse the residents. Also there is a swimming pool, tot lot and an elder's sitting zone for the entertainment of all age groups.



- Beautifully crafted Neo Classical Architecture.
- Designed by the World renowned MAGICIAN Architect Hafeez Contractor.
- Interwoven luscious landscaping designed by the renowned Architect Sanju Bose.
- Certified Green Building conforming to 'GOLD' standard.
- Separate Drop off areas for limited vehicular movement.
- Skillfully designed landscaped areas with water features, sculptures, sit-out spaces, Multi-purpose lawns.
- Grand entrance lobby with 3 to 4 high speed elevators in each tower.
- Extrovert planning with optimum utilization of space.
- Single Optical Fibre for Integrated TV, Telecom and networking services.
- Maximum utilization of natural daylight and fresh air supply.
- High performance building materials including low 'U' value glazing and insulated roofs.
- Gated Community with CCTV Surveillance at Entrance Lobbies.
- Club house with all modern amenities like Swimming Pool, Well-Equipped Gymnasium, Kid's Corner, Lounge, Table-Tennis, Billiards/Pool and Multipurpose Hall with Kitchen.





CREATING A GREENER TOMORROW

- Use of recycled water for flush tanks and horticulture.
- Energy saving devices like solar heaters, LED & Solar lamps in public areas & parking lot.
- High SRI materials like tiles/paint used on roof surfaces to maximize energy saving.
- Electrical charging facility to promote use of electrical vehicles.
- Ramps, lifts with Braille, separate toilets, special parking facilities for differently abled.
- Rainwater harvesting system to capture runoff from roof & non roof surface.
- Low flow water fixtures and CP fittings used to reduce water consumption.
- Dual plumbing system to reuse treated water from STP for flushing purposes.
- Use of CFC-free and BEE certified electrical appliances.
- Low U-value material used in wall and roof for better energy efficiency.
- Optimum utilization of natural daylight within an apartment.
- Use of low VOC products like paint, adhesive and sealants.
- Separate car wash area, garbage room within the project.



SITE PLAN



FLOOR PLANS



MIG - I (TYPICAL FLOOR)

• 2 BEDROOMS • 2 TOILETS • LIVING ROOM • DINING ROOM • BALCONY • KITCHEN WITH UTILITY

BUILT-UP AREA - 800.00 SQ. FT. (APPROX.)

SUPER AREA - 1025.00 SQ. FT. (APPROX.)

FLOOR



MIG - II (TYPICAL FLOOR)

2 BEDROOMS • STUDY ROOM • 2 TOILETS • LIVING ROOM • DINING ROOM • BALCONY • KITCHEN WITH UTILITY

BUILT-UP AREA - 980.00 SQ. FT. (APPROX.)

SUPER AREA - 1200.00 SQ. FT. (APPROX.)

PLANS



HIG - I (TYPICAL FLOOR)

- 3 BEDROOMS • 3 TOILETS • LIVING ROOM • DINING ROOM • BALCONY • KITCHEN WITH UTILITY
- BUILT-UP AREA - 1180.00 SQ. FT. (APPROX.)
- SUPER AREA - 1400.00 SQ. FT. (APPROX.)

ALL YOU NEED WITHIN YOUR HOME

STRUCTURE

Earthquake resistant, RCC Frame Structure

LIVING/DINING ROOM

Floors	Vitrified Tiles
External Doors & Windows	Powder coated aluminium glazing or equivalent
Fixtures & Fittings	Tube lights, Fans & Electrical switches
Wall	Oil bound distemper
Ceiling	White Wash
Internal Doors	Hard wood frame with painted flush door shutter

MASTER BEDROOM

Floors	Laminated Wooden Flooring
External Doors & Windows	Powder coated aluminum glazing or equivalent
Fixtures & Fittings	Tube lights, Fans & Electrical switches
Wall	Oil bound distemper
Ceiling	White Wash
Internal Doors	Hard wood frame with painted flush door shutter

BEDROOMS

Floors	Vitrified Tiles
External Doors & Windows	Powder coated aluminum glazing or equivalent
Fixtures & Fittings	Tube lights, Fans & Electrical switches
Wall	Oil bound distemper
Ceiling	White Wash
Internal Doors	Hard wood frame with painted flush door shutter

TOILETS

Floors	Ceramic Tiles
External Doors & Windows	Powder coated aluminum glazing or equivalent
Fixtures & Fittings	Standard White Chinaware, CP Fittings
Wall	Ceramic Tiles up to 7'-0"
Ceiling	White Wash
Internal Doors	Hard wood frame with painted flush door shutter



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, grain variations, 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.

"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. The interior image(s) shown above are only for the purpose of brochure and do not form part of the legal offering." 1 sq. mtr. = 10,764 sq. ft.





MAP NOT TO SCALE



LIVING SPACES • WORK SPACES
COMMERCIAL SPACES

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