

TOWNSHIPS

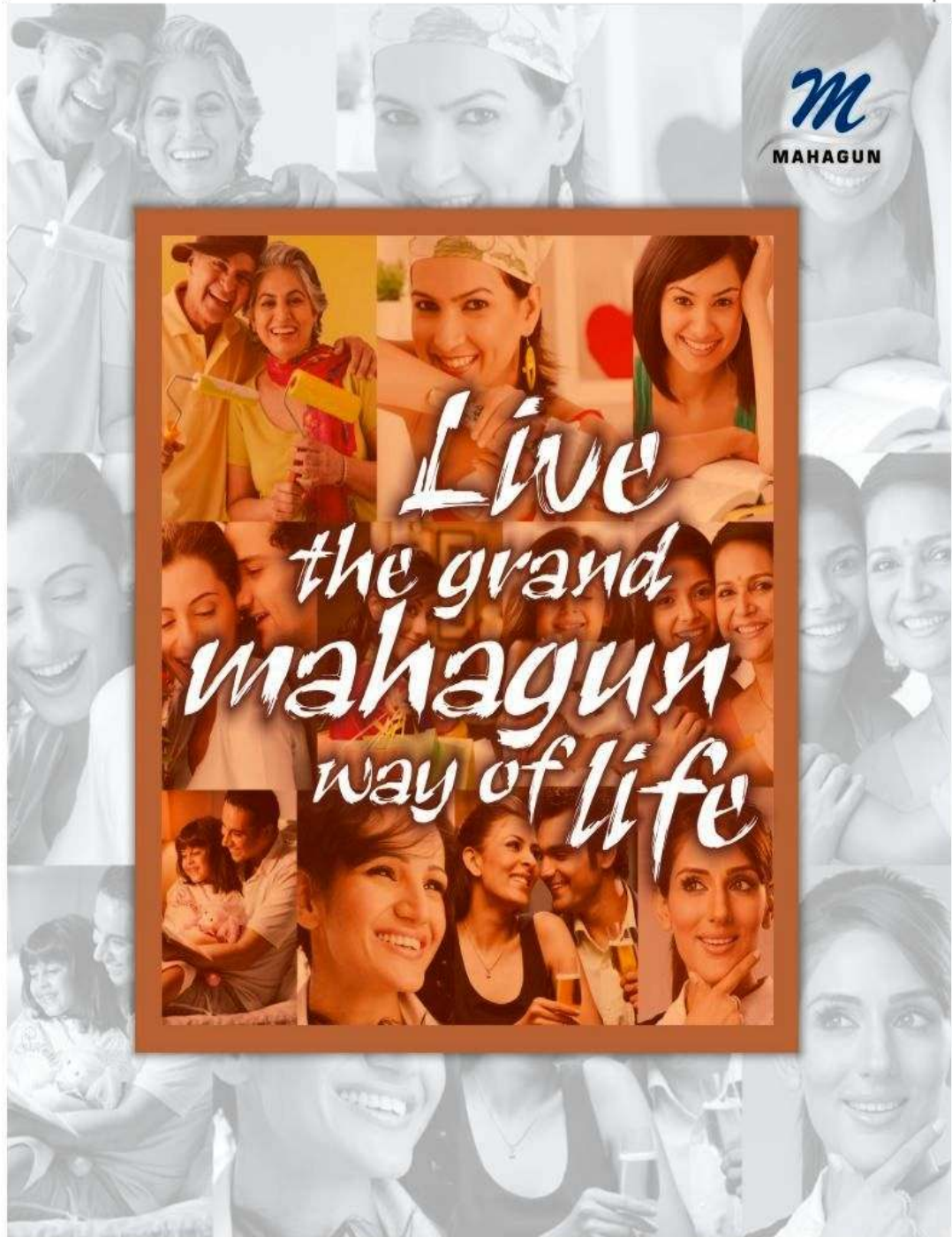
GROUP HOUSING

MALLS

HOTELS



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.



DREAM HOMES



DREAMHOMES 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-a-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!

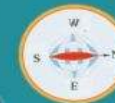


UNMATCHED QUALITY | 100% TRANSPARENCY | PLANNED INFRASTRUCTURE | ENVIRONMENTALLY RESPONSIBLE SOCIETIES | AFFORDABLE PRICING



Legend

1. MAIN ENTRANCE
2. PARKING
3. PRIVATE GARDEN
4. RESIDENTIAL BUILDINGS
5. PALM PLAZA
6. BAMBOO COURT
7. AMPHITHEATRE
8. JOGGING TRACK
9. LAWN
10. REFLEXOLOGY PATH
11. WATER TUNNEL WITH JETS
12. YOGA / MEDITATION AREA
13. BRIDGE
14. SKATING RINK
15. HALF BASKETBALL COURT
16. DROP-OFF AREAS
17. RAMP
18. TENNIS COURT
19. PAVILION
20. CHILDREN'S PLAY AREA
21. YOUTH CORNER
22. LAWN AT BELOW LEVEL
23. WATER FALL
24. BEACH POOL
25. KIDS ROOM
26. JACUZZI
27. CLUB HOUSE
28. BOX CRICKET
29. COMMERCIAL BUILDING
30. FEATURE WALL
31. OUTDOOR GATHERING AREA
32. FUTURE BLOCK



NOTE: All the above features, layouts are tentative and subject to approval. There are possible variations and they can be changed at the sole discretion of the company.
1 sq. meter = 10.764 sq. ft.

SPECIFICATIONS FOR HIGH RISE

LIVING/DINING/PASSAGE & LOBBY WITHIN APARTMENT	Floors	Imported Marble
	Walls	One Concept Wall, Oil Bound Distemper on POP punning
	Ceilings	Oil Bound Distemper with limited false ceiling
BEDROOMS	Floor	Vetrified Tiles flooring Laminated Wooden Flooring In Master Bedroom
	Walls	One Concept Wall in Master Bedroom, Oil Bounded Distemper on POP punning
	Ceilings	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
	Ceilings	Oil Bound Distemper.
	Counter	Granite
	Fittings/Fixtures	CP Fittings, Double Bowl SS Sink
	Kitchen Appliances	Modular Kitchen with Chimney & Hob
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
	Fixture/Accessories	Glass shower-partition in toilets. Towel Rail/Rack, Soap Dish
	Counters	Marble/ Granite.
	Plumbing	CPVC/PPR for water supply inside the Toilet and Kitchen and UPVC pipes for stacks
	Sanitary ware/ CP fittings	Single Lever CP fittings in Master toilet & quarter turn in others, Wash Basin, English WC & Health Faucet .

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 Laminated flush doors
	Entrance Door	8'- 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 Lift Lobby Floor Lift Lobby Walls	High speed Passenger Elevators Combination of one or more of Marble/Granite Combination of Marble/Granite and Textured Paint. Embellished with mirror.
STAIRCASES	Floor Walls	Terrazzo/Mosaic Tiles/Marble stone Dry Distemper





HIG-1

- 2 BEDROOMS + 1 KIDS ROOM
- + 2 TOILETS + LIVING ROOM
- + DINNING ROOM + KITCHEN
- + BALCONIES

SUPER AREA = 1250 SQ. FT. (APPROX.)

BUILT-UP AREA = 1010 SQ.FT.



HIG II

3 BEDROOMS

3 TOILETS

LIVING ROOM

DINNING ROOM

1 STORE

KITCHEN WITH UTILITY

BALCONIES

SUPER AREA = 1550 SQ. FT. (APPROX.)

BUILT-UP AREA = 1260 SQ.FT. (APPROX.)

HIG - III

3 BEDROOMS + 3 TOILETS

+ LIVING ROOM + DINNING ROOM

+ UTILITY ROOM with TOILET

+ KITCHEN WITH UTILITY

+ BALCONIES

SUPER AREA = 1990 SQ. FT. (APPROX.)

BUILT-UP AREA = 1530 SQ.FT. (APPROX.)



SHIG-I

4 BEDROOMS

3 TOILETS

LIVING ROOM

DINNING ROOM

UTILITY ROOM WITH TOILET

1 WALK-IN CLOSET CUM STORE

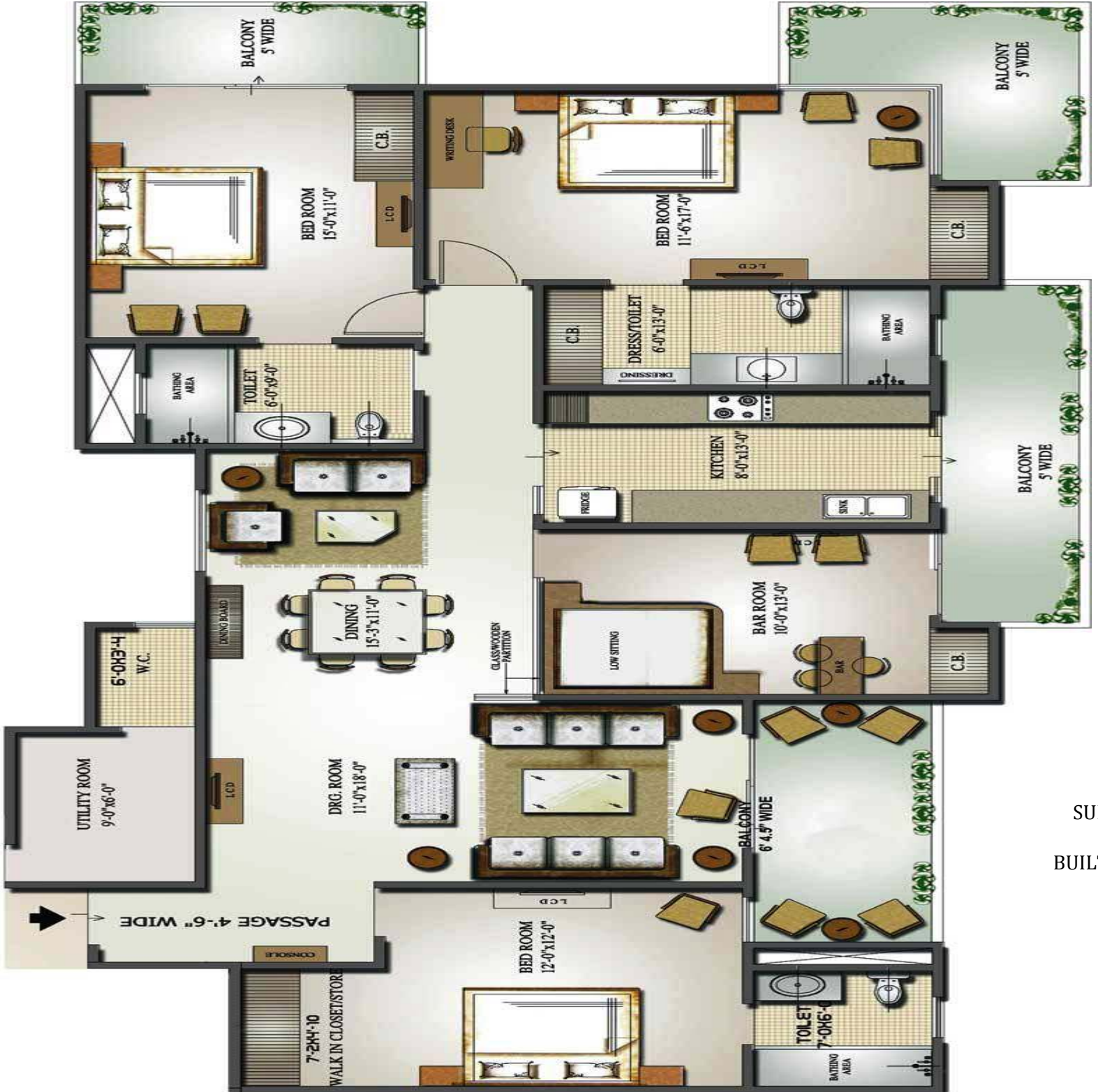
KITCHEN WITH SALCONY

BALCONIES

SUPER AREA = 2250 SQ. FT. (APPROX.)

BUILT-UP AREA = 1835 SQ.FT. (APPROX.)





SHIG- II

4 BEDROOMS

3 TOILETS

1 WALK-IN CLOSET CUM STORE

UTILITY ROOM WITH TOILET

LIVING ROOM

DINING

KITCHEN WITH BALCONY

BALCONIES

SUPER AREA = 2450 SQ.FT. (APPROX.)

BUILT-UP AREA = 1970 SQ.FT. (APPROX.)

FEATURES

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



Mahagun Moderne - Flexi Plan (High Rise)						
Floor	Rate	HIG 1	HIG 2	HIG 3	SHIG 1	SHIG 1
Type ----->		2 bhk	2 bhk	2 bhk	3 bhk	3 bhk
Area----->		1250	1550	1900	2250	2450
1st-4th	2900	3625000	4495000	5510000	6525000	7105000
5th-8th	2825	3531250	4378750	5367500	6356250	6921250
9th-12th	2750	3437500	4262500	5225000	6187500	6737500
13th-16th	2675	3343750	4146250	5082500	6018750	6553750
17th-20th	2600	3250000	4030000	4940000	5850000	6370000

Note :

Additional Charges-

View PLC

Rs.100 per sq.ft

IFMS

Rs.25 per sq.ft

Car Parking

Rs. 200000/-

Downpayment Plan

Basic Rate-Rs 150

Construction Link Payment Plan

Basic Rate+Rs 200

Booking Amount :

HIG 1,2& 3

Rs 1 Lac

SHIG 1 & 2

Rs 2 Lac

- Price are firm and escalation free
- Prices shown above are indicative only can be revised at any time on the sole discretion of company. Price Ruling on the date of booking and accepted by the company shall be applicable.
- Registration and other charges levied by the Govt. Body shall be borne by the buyer at the applicable rate from time to time.
- Area in all categories of apartments may vary upto 3% but the cost of apartments will remain unchanged.
- Booking is subjected to the detailed terms and conditions as mentioned in the company application Form.
- Cheque/ Draft to be issued in favour of "Mahagun India Pvt. Ltd." payable at Delhi. (outstation cheques shall not be accepted)

In Case of any further clarification, please contact us accordingly.

Visit us at www.affinityconsultant.com

Thanks & Regards,

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