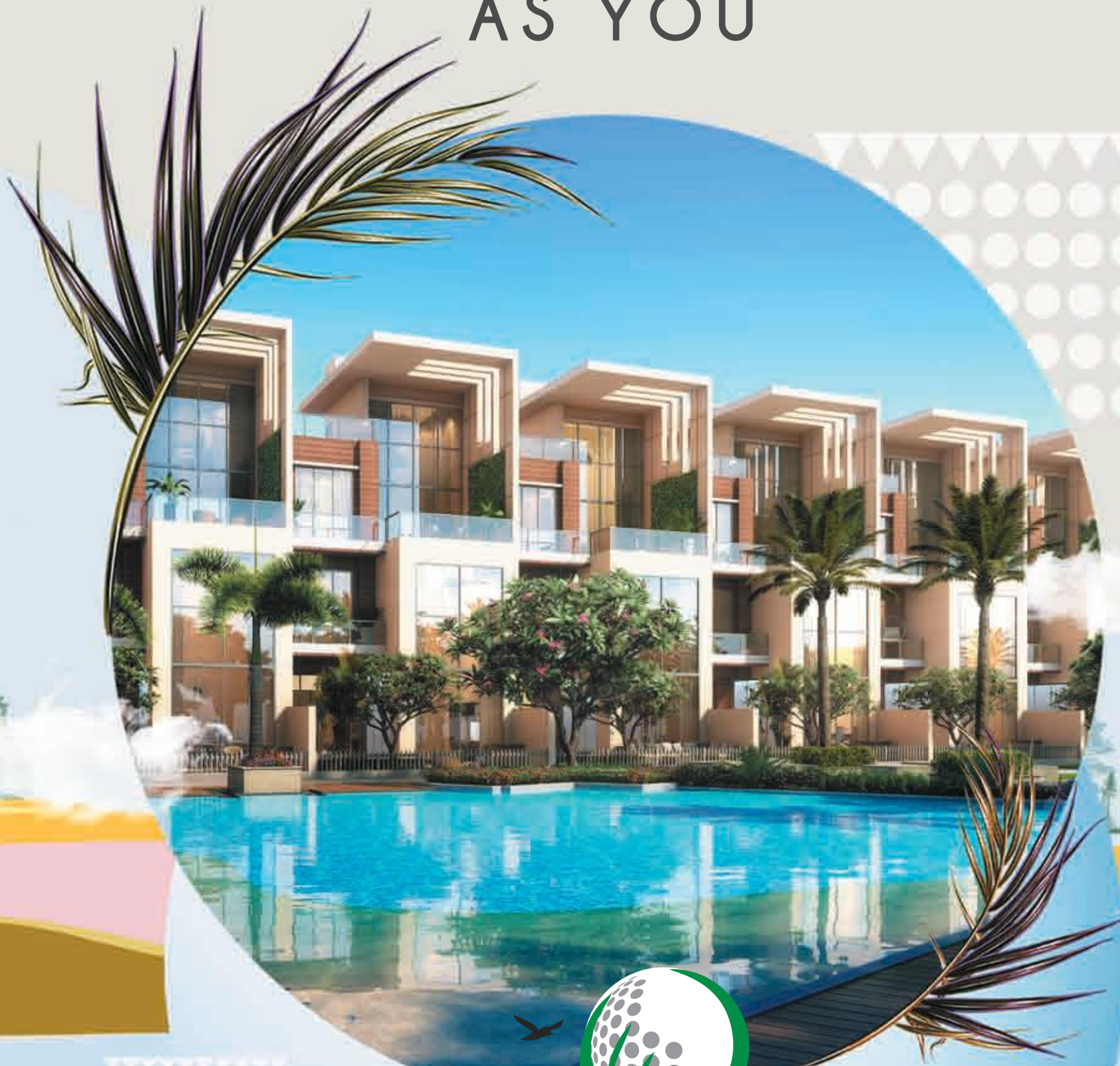


VILLAS  
AS EXCLUSIVE  
AS YOU



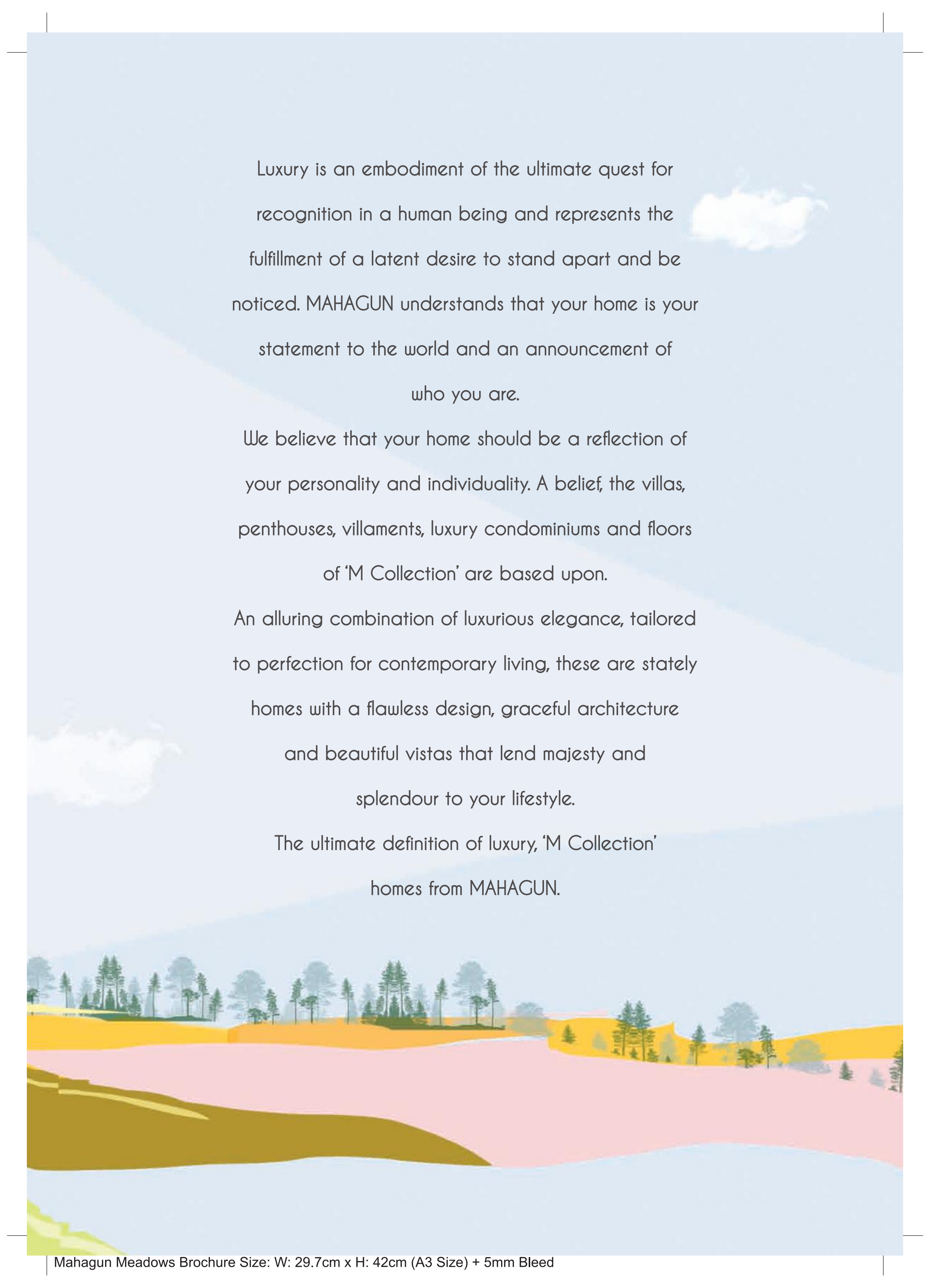
VILLAS AT MAHAGUN  
**MEADOWS**  
SECTOR 150, NOIDA EXPRESSWAY

Immerse your senses in Mahagun's ultra-luxurious villas,  
with a golf course to maximise your experience of living spaces  
especially designed for a select few. Come and experience  
extravagant living at Meadows.

*Hafeez*

**Hafeez Contractor**  
design consultant





Luxury is an embodiment of the ultimate quest for recognition in a human being and represents the fulfillment of a latent desire to stand apart and be noticed. MAHAGUN understands that your home is your statement to the world and an announcement of who you are.

We believe that your home should be a reflection of your personality and individuality. A belief, the villas, penthouses, villaments, luxury condominiums and floors of 'M Collection' are based upon.




An alluring combination of luxurious elegance, tailored to perfection for contemporary living, these are stately homes with a flawless design, graceful architecture and beautiful vistas that lend majesty and splendour to your lifestyle.

The ultimate definition of luxury, 'M Collection' homes from MAHAGUN.



**Disclaimer:** The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

COME AND  
EXPERIENCE  
THE EXTRAVAGANT  
LIFESTYLE  
AT MEADOWS.



# GREEN BUILDING FOR HEALTHIER LIFESTYLE

These are luxurious homes which have minimal impact on the environment. With features like rain water harvesting, horticulture and many more eco-conscious innovations, these homes will ensure a healthy lifestyle for you and your loved ones.



**Disclaimer:** The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.



Actual Image







# GREET LIVING ROOM

A lavish living room with a height of 7.50 mtrs. is certain to make your guests feel like royalty upon arrival to your palace.



## TWO MASTER BEDROOMS

Everybody deserves a luxurious space in your kingdom. Therefore, we have created 2 luxurious master bedrooms for the royal treatment that your family deserves.



Actual Image



# STATE-OF-THE-ART MODULAR KITCHEN

The kitchen is the place where the culinary magic happens. We have shaped it with some of the most innovative designs, so that every day cooking becomes a delight.



Actual Image



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# LUXURIOUS LAVISH MASTER WASHROOM

Indulgence is what defines our luxurious washrooms.  
Crafted with regal stone and contemporary faucets,  
you can completely immerse your senses in.



# PRIVATE POOLS

Say goodbye to long queues in the changing room or interruptions while you are swimming your laps as our homes have special private pools for you and your family.



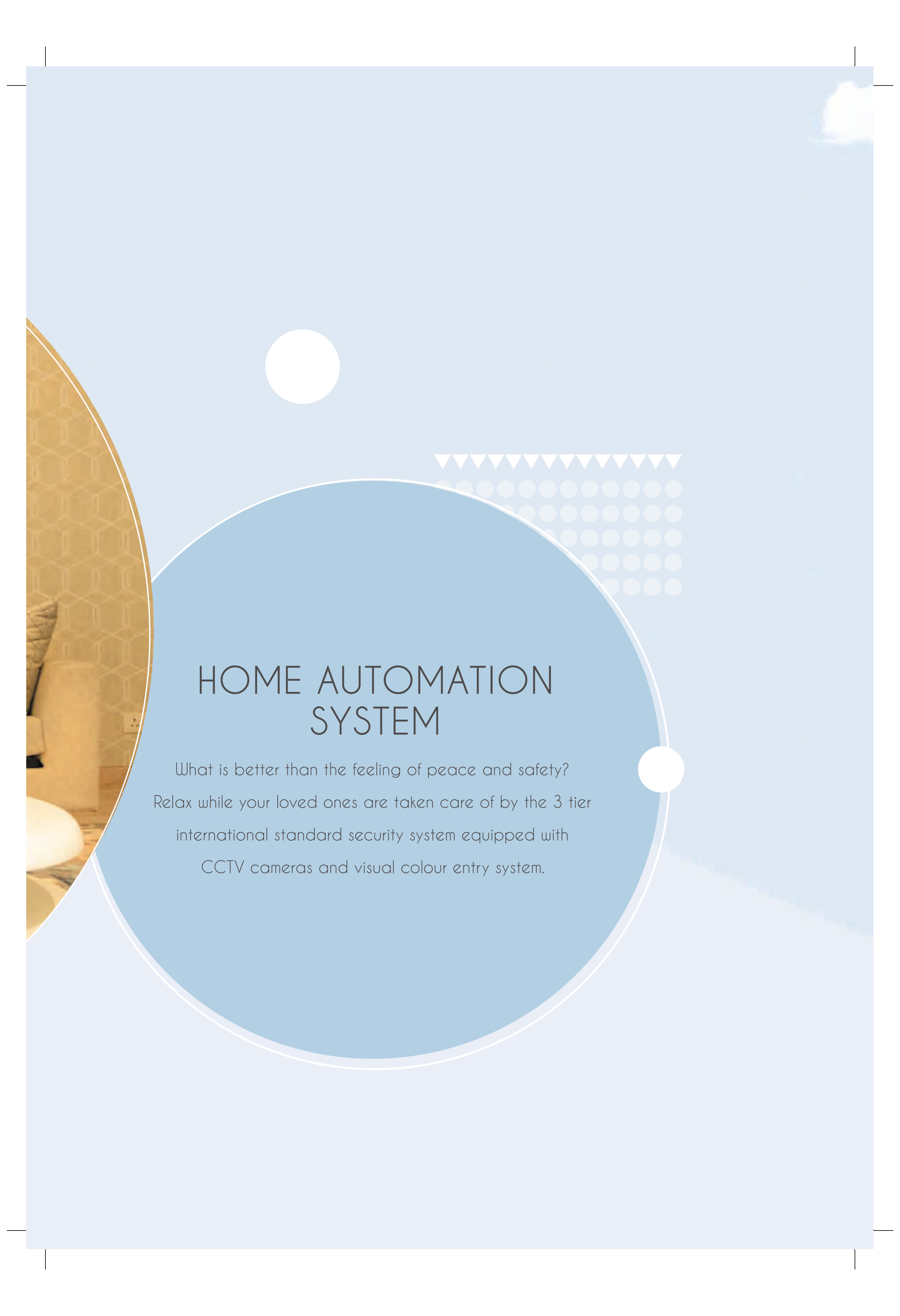


Actual Image





Actual Image



# HOME AUTOMATION SYSTEM

What is better than the feeling of peace and safety?  
Relax while your loved ones are taken care of by the 3 tier  
international standard security system equipped with  
CCTV cameras and visual colour entry system.



# HOT AND COLD VRF

An air conditioning system that will adapt for you. Be it sweltering hot summer afternoons or freezing winter nights, stay comfortable with the Hot & Cold VRF air conditioning system.



Actual Image



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# CLUB

The state of the art Meadows club is equipped with the latest equipment. So be it the gym, spa, pool, jacuzzi or outdoor sports, the Meadows Club ensures you get only the world-class facilities.





# UNINTERRUPTED SPACE FOR OUTDOOR ACTIVITIES

Meadows has exclusive space for outdoor activities with ultra-modern structures and landscape. Along with indoor sports, you can also indulge in outdoor activities with spectacular rock gardens, box cricket pitch and signature bike mania.





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# BUILD YOUR HOME THE WAY YOU WANT

We believe that every home has a different style and character. Therefore, we have beautifully crafted bare shell structures that give you the freedom to create your own signature style.



Actual Image



# HAVE YOUR HOME, YOUR WAY

Mahagun now lets you design the home of your dreams.  
Choose from a range of presets according to your tastes  
and move into a home you can truly call yours.



## SITE LAYOUT

### Types of Unit

#### VILLA

464.5 sq. mtr./  
5000 sq. ft.  
(5 BHK, 5 Toilets,  
2 STR rooms  
with toilets)



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# SITE LAYOUT

## SUMMER LANDSCAPE

- |                             |                                   |
|-----------------------------|-----------------------------------|
| A. Entry/Exit Plaza         | M. Balinese Sculpture Lake        |
| B. Security Cabin           | N. Lake Pavilion                  |
| C. Tower Drop Off           | O. Chorisia Court                 |
| D. Entry Area Water Feature | P. Plumeria Court                 |
| E. Sculpture/Column         | Q. Zen Garden/Meditation Court    |
| F. Multipurpose Court       | R. Palm Court                     |
| H. Main Pool                | S. Jogging Trail                  |
| I. Kid's Pool               | T. Cycling Trail                  |
| J. Jacuzzi Pool             | U. Nature Walk                    |
| K. Kid's Play Area          | V. Basketball Court               |
| L. Tot Lot                  | X. Yoga Pavilion                  |
|                             | ✦. Badminton court<br>in Basement |

# SITE LAYOUT

## WINTER LANDSCAPE

- |                             |                                   |
|-----------------------------|-----------------------------------|
| A. Entry/Exit Plaza         | M. Skating Rink                   |
| B. Security Cabin           | N. Lake Pavilion                  |
| C. Tower Drop Off           | O. Chorisia Court                 |
| D. Entry Area Water Feature | P. Plumeria Court                 |
| E. Sculpture/Column         | Q. Zen Garden/Meditation Court    |
| F. Multipurpose Court       | R. Palm Court                     |
| H. Main Pool                | S. Jogging Trail                  |
| I. Kid's Pool               | T. Cycling Trail                  |
| J. Jacuzzi Pool             | U. Nature Walk                    |
| K. Kid's Play Area          | V. Basketball Court               |
| L. Tot Lot                  | X. Yoga Pavilion                  |
|                             | ✦. Badminton court<br>in Basement |





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Actual Image



# THE EXCLUSIVE YET INCLUSIVE VILLAS

Ever dreamt of owning an exclusive villa within a golf course? Mahagun presents independent villas right at the heart of Noida. With security round the clock and a stunning clubhouse, why be anywhere else.

# SALIENT FEATURES

- Live life king size with beautiful villas embellished with beautiful water features, adorned with an imposing sculpture crafted with impeccable detail.
- With a combination of contemporary modern architectural style, Meadows Villas are tailored for urban modern living and crafted to the new expression of life, work and play.
- The state of the art main pool and jacuzzi is ideal for leisure and relaxation for the old and the young.
- A special Kid's pool situated in its proximity is designed keeping in mind their safety while they soak up the sun.
- We also provide children's play areas specially built with care to cater to their safety at all times.
- Our Zen Garden and Meditation Court are the easiest access to a stressbuster.
- Refresh your senses by taking a stroll around the beautiful Balinese Sculpture Lake.
- Take a stroll or simply awe at the beauty of the waters at Lake Pavilion.
- Kick start your mornings with a healthy start by either jogging in the jogger's park or cycling exclusively on the cycling track.
- With a basketball court like ours, you'll never have a boring day.
- A specially built Yoga Pavilion allows you to engage in a blissful journey towards inner peace.
- Our luscious Pitch and Putt Golf Course is so spacious, it is ideal for the pro or the weekend golfer.
- A specially built state-of-the-art skating rink allows you to enjoy skating.
- The Club provides an excellent escape from daily life with family and friends alike in the beautifully designed lounge.
- The Meadows Villas provides an excellent library well stocked with books of all genres ranging from children's fictional books to autobiographies.
- A beautifully designed banquet hall perfect for hosting small or large occasions.

- A game of pool or table tennis is a great way to while away time in our specially built Billiards and Table Tennis room.
- We provide a professionally equipped gym and squash court not just to make you look good but also to make you feel good.
- With our state of the art steam and sauna room, allow yourself to detox in a way you have never done before.
- At The Meadows Villas, we ensure luxurious yet eco-friendly facilities that encourage a healthier living while preserving the environment at the same time.
- Every drop counts; which is why rain water harvesting pits and a dedicated water and sewage treatment plant have been set up ensuring no water goes to waste.
- Our dual plumbing system reduces water wastage by using treated water from the STP for flushing purposes. This way water is used to its maximum potential.
- Modern amenities such as solar water heater provisions have been installed to conserve energy and reduce electricity wastage.
- Solar energy is also harnessed to partially light the landscape reducing electricity wastage to a huge extent.
- The striking golf centric landscape has been designed by the architect, Hafeez Contractor. You can play while enjoying the beauty of the course, making your escape from reality even better.
- Every detail has been tended to in the landscape designed by architect Sanju Bose. His eye for detail and excellent spatial intelligence has resulted in a landscape that is not only surreal but also practical.
- To attract prosperity, peace and positive energy, this low density project complies with the timeless laws of Vaastu.
- The project is certified as a green building by the IGBC's "Gold" standards which encourages a reduction in water usage and operating costs, hence being good to your health as well as your pockets.
- Open lawns and greenery constitute 70% of our land area with no surface parking.
- Your safety is our primary concern, which is why we have a safe and secure gated community along with CCTV surveillance.
- Situated amongst the city's most interesting skyscrapers and a fascinating skyline, The Meadows Villas allows you to embrace the serenity of the abundant greenery in and around the community.
- The strategic location in the heart of Noida allows easy access to arterial road networks to and fro from the National Capital which puts the city within easy reach.
- The Meadows Villas is a world-class community surrounded by the big names of education in its close proximity.

# FLOOR PLAN

## VILLA DETAILS

Super Area - 464.5 sq. mtr/ 5000 sq. ft.

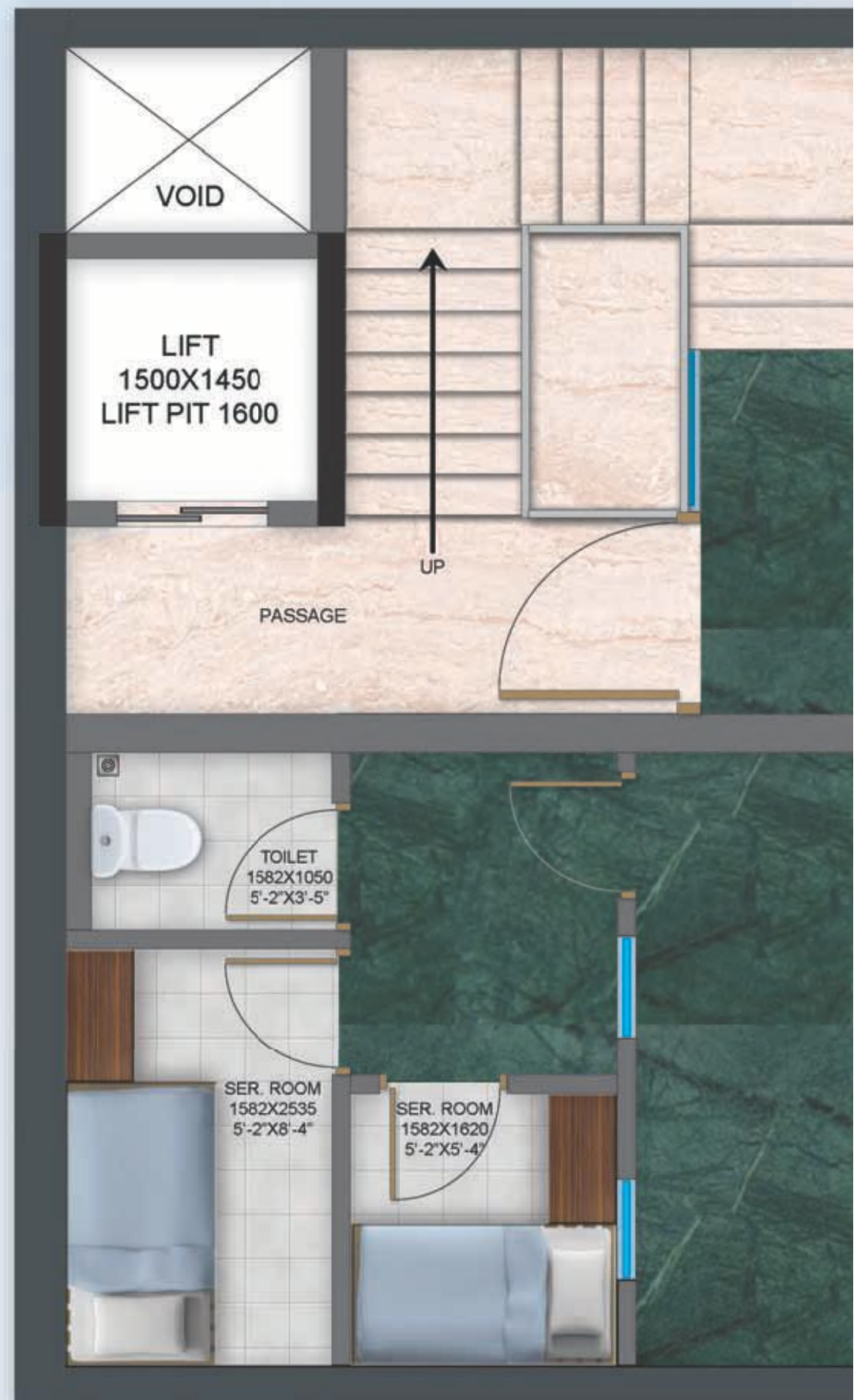
Built-Up Area - 464.5 sq. mtr/ 5000 sq. ft.

Carpet Area - 332.9 sq. mtr./ 3583.84 sq. ft.

Balcony Area - 17.25 sq. mtr./ 185.78 sq. ft.

Terrace Area - 21.58 sq. mtr./ 232.30 sq. ft.

Entrance Lobby, Double Height Living Room,  
Dining Room, 3 Family Lounge, Powder Room,  
Puja Room, 5 Bedrooms, 5 Toilets, Kitchen,  
2 STR Room with toilet, Pantry, Store,  
Terrace & Balconies



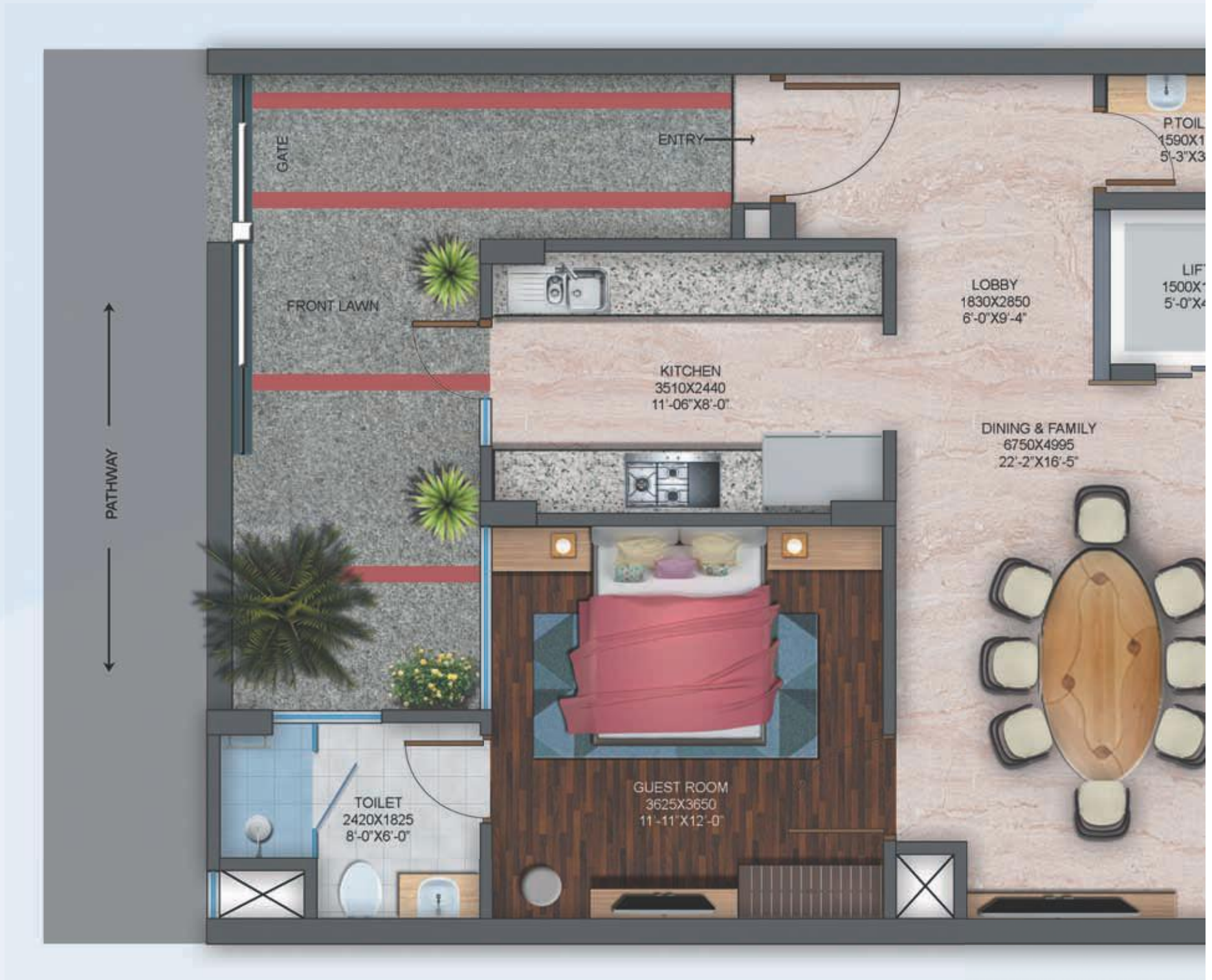
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# BASEMENT PLAN



PARKING AREA  
10000X7845  
32'-10"X25'-9"



# GROUND FLOOR PLAN



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# FIRST FLOOR PLAN



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## SECOND FLOOR PLAN





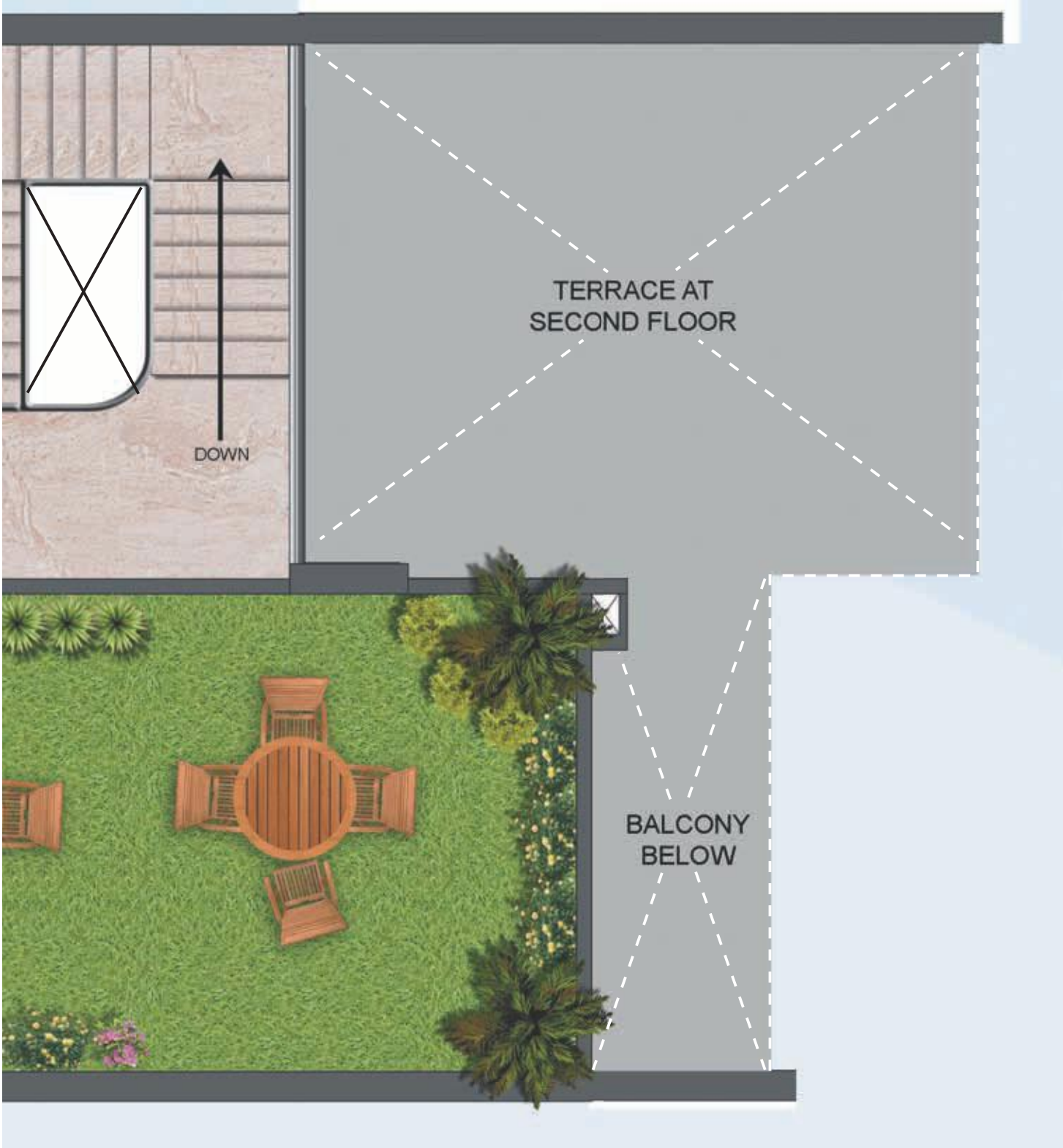
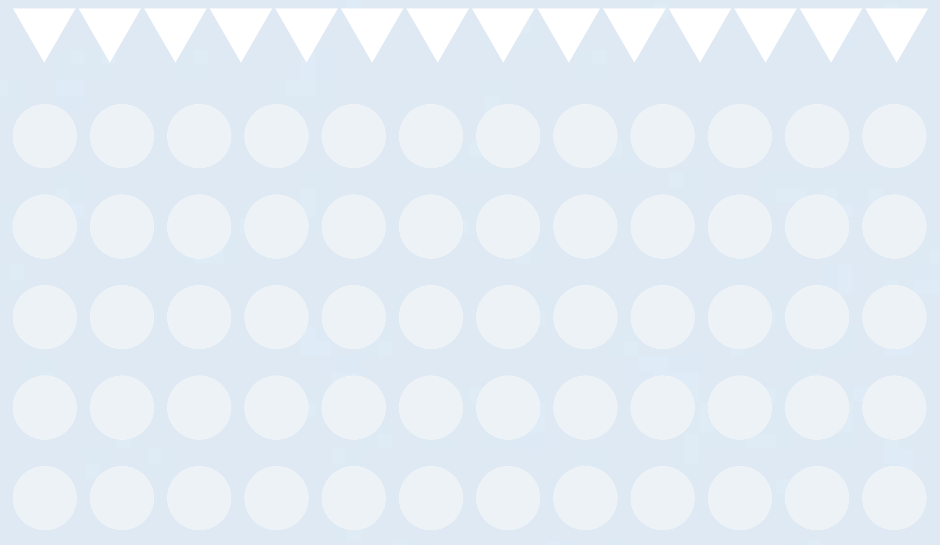
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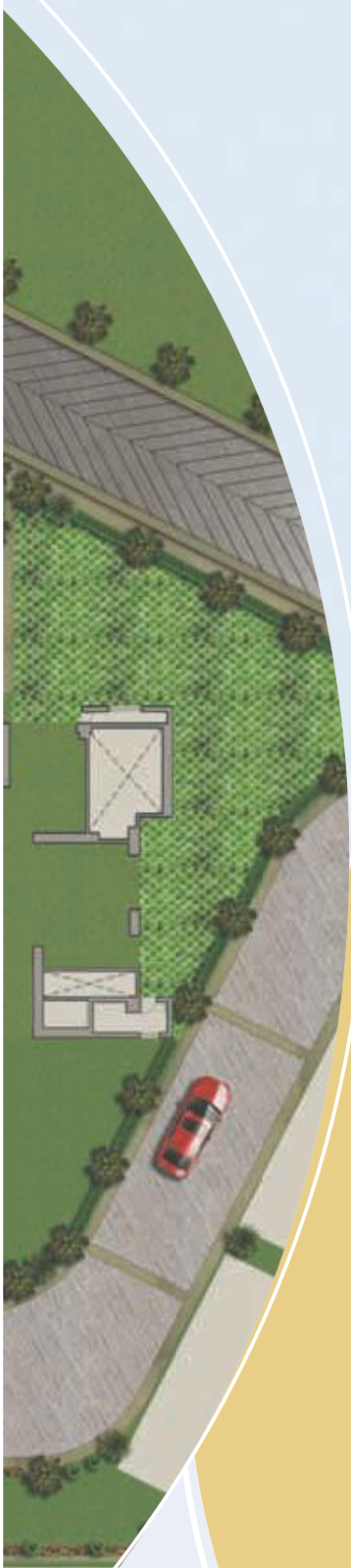
## TERRACE FLOOR PLAN





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## CLUB PLAN

A Large and luxurious State-of-the-art Clubhouse has been planned with Squash, Billiards, Gymnasium, Swimming Pool, Spa and a large banquet hall to fulfill your family's entertainment needs. For the outdoors, a jogging trail, a cycling track, multipurpose courts, yoga pavilion & children's play area have been specially provided.

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# MAKE WAY FOR ROYALTY SPECIFICATIONS

## ARCHITECTURE

- Designed by Architect Hafeez Contractor, is a lifestyle defined by urban statement of modern architecture, with luxurious, world-class spaces, and spectacular outdoor spread across 7 acres.

## STRUCTURE

- Earthquake Resistant RCC Framed Structure

## LANDSCAPE

- Where your back garden is a 10,000 square meter park (approx). The stunning landscaped views, designed by S Bose Landscape Consultants, will set your pulse racing.

## LIVING/PASSAGE/LIFT LOBBY/FAMILY LOUNGE/DINING ROOM

- Flooring - Superior quality Imported Marble
- Ceiling - Designer false ceiling
- Wall Paint - Plastic emulsion paint

## INTERNAL STAIRCASE

- Flooring - Superior quality Imported Marble
- Railing - SS railing

## KITCHEN/PANTRY

- Flooring - Superior quality Imported Marble
- Kitchen Platform - Superior quality engineered marble
- Wall - Superior quality engineered marble 2'-0" above kitchen counter, and Plastic emulsion paint in balance areas
- Modular Kitchen - Modular kitchen with Chimney and Hob
- Fittings/Fixtures - SS sink, premium quality CP fitting of Kohler or equivalent

## MASTER BEDROOM AT FIRST FLOOR & SECOND FLOOR

- Flooring - Engineered Wooden Flooring
- Ceiling - Designer False Ceiling
- Wall Paint - Plastic Emulsion Paint
- Built-in wardrobes in Dressing

## BEDROOMS

- Flooring - Engineered Wooden Flooring
- Ceiling - Designer False Ceiling
- Wall Paint - Plastic Emulsion Paint

#### TOILETS

- Walls - Combination of Decorative tiles and Acrylic Emulsion Paint
- Flooring - Anti Skid vitrified tiles
- Sanitary ware - Master Bedroom Toilet - Chinaware of Kohler or equivalent, Bathtub, Shower cubical, Glass enclosure for WC in MB toilet
- Other toilets - Chinaware of Kohler or equivalent, Shower cubical
- Powder Toilet - Chinaware of Kohler or equivalent, flooring-Imported Marble
- Fittings & Fixtures - Imported CP fittings of Kohler or equivalent
- Counter - Superior quality granite stone

#### SERVANT ROOM/UTILITY

- Flooring -Ceramic tiles or equivalent
- Ceiling -Oil Bound Distemper
- Wall Paint -Oil Bound Distemper
- Toilets -Ceramic tiles flooring, basic CP fittings & Chinaware

#### BALCONY/TERRACES/VARANDAH

- Flooring -Anti Skid Vitrified Tiles
- Walls -Exterior grade Paint
- Parapet/Railing - SS railing with glass

#### DOORS & WINDOWS

- Main Entrance Door - 8'-0" high Polished Hardwood double rebate frame with Designer Flush Doors
- Internal Doors - 8'-0" high Polished Hardwood frame with Designer Flush Doors
- External Doors & Windows - UPVC Doors and Windows
- Utility/ St. Room Doors - Hardwood frame with Flush Doors

#### LIFT

- Home Elevator (optional)

#### AIR CONDITIONING

- Air Conditioning of Living/Dining/Family Lounge/Master Bedrooms, Bedrooms, Multipurpose Hall by Energy efficient VRF system

#### PLUMBING

- CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes

#### ELECTRICALS

- Modular Switches, Copper wiring with MCB's & Light fittings in False Ceiling only

#### POWER BACK UP

- 15 KVA DG Power back up

#### SECURITY SYSTEM

- 3 Tier Security Systems, Secured Gated Community & Video Doors Phones, limited Home Automation

#### E-TECHNOLOGY / COMMUNICATION

- Fibre to home Optic Network for TV, Internet and Data Communication

**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 equipment/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.



Travel time in based on normal traffic condition

## LOCATION FEATURES

- Proposed metro corridor of Dwarka - Greater Noida route.
  - Close proximity to educational institutions such as Amity University, Gautam Buddha University.
- Swift access to place like Kalindi Kunj and DND flyway.
  - Best commutation to schools, colleges, malls, markets, hotels and restaurants.
  - 20 minutes away from DND Flyway.
  - 20 minutes away from Sector 18.
  - 15 minutes away from Mahagun Manorial.

**Disclaimer:** The location map is only indicative and not to scale.



## OUR VISION

When you think of luxurious living spaces based on creativity and backed by trust and reliability, you think of 'MAHAGUN'. Where every project evokes imagination and every building instills a sense of pride. Where every home is crafted to shower-serenity, tranquility, love and affection.

We are 'MAHAGUN' - A Name That Performs.



# A NAME THAT PERFORMS


MAHAGUN – An enterprise of engineers and space planners, rich in experience and high on commitment. The group has already delivered a bouquet of real estate products, ranging from malls and multiplexes, hotels and premium quality condominiums and apartments.

By re-defining the way the world looks at budget homes as well as luxury, MAHAGUN has created new frontiers in real estate development. After successful delivery of icons like 'Morpheus', 'Maestro', 'Mosaic', 'Maple', 'Mascot' and 'Mahagunpuram' projects, catering to different market segments, MAHAGUN is in the process of creating marvels in luxury housing like 'Manorial', 'Moderne', 'Mirabella', 'Mezzaria' and 'Meadows', to be at par with the standards of luxury living spaces world-wide.

MAHAGUN has been at the forefront of setting new benchmarks in transparency and customer focus. Full disclosure of built-up-area as well as super built-up-area of each flat, have been the hallmark of our dealings – a practice which has now been replicated by other builders in the region of our operations. We at MAHAGUN, endeavour to provide value to our customers through innovative uses of technology, innovative concepts and value engineering. MAHAGUN, defines the path, to be followed by other real-estate developers in NCR region.



## Our Other M collection Projects:




Penthouses at  
**MAHAGUN**  
**Moderne**  
Sector-78, Noida



MAHAGUN  
**MIRABELLA**  
Sector-79, Noida



**Marvella**  
Lavish condominiums  
Sector-78, Noida



**Manorial**  
The art of Therapeutic Living  
Condominiums | Villaments  
Sector 128, Wishtown, NOIDA



**mezzaria**  
Luxurious condominiums  
Sector-78, Noida

Project RERA Registration No.  
UPRERAPRJ1670



**Corporate Off:** Office No B-1/33, Third Floor, Tower B, The Corenthum, Sector 62, Noida- 201309 (U.P.)

### **LOGIX HEIGHTS PVT.LTD.**

**Meadows Site Adress:** Plot No- SC-01/A-3, Sector - 150, Noida- 201301 (U.P.)

**Disclaimer:** The information and the plans, specifications, design, layout, artistic renderings, images, structural details and other details as mentioned in this Brochure are only indicative and the customers are advised to check and re-verify the information and the plans, specifications, design, layout, artistic renderings, images and other details as mentioned in this Brochure from the website of RERA and/or from the office of the Developer. The depiction of towers and architectural features is purely conceptualize and is based on artist impression to illustrate the appearance of tower once it is completed. No warranty is given that the tower will comply to any degree of this artist's impression. Soft furnishing, furniture and gadgets are not part of the offering. While every reasonable care has been taken in providing the information in the brochure, company, its promoters, officers or its agents cannot be held responsible for any inaccuracies. Fixtures and furnishings, other interior shown including wall paneling and wall dressings shown in Computer Generated Image and photos are indicative only and constitute no legal offering.



COLLECTION



# MEADOWS



# LOW DENSITY A QUIET AND PEACEFUL



Those who are on the look out of serenity and refuge of nature, Meadows is the place to be.





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# GREEN BUILDING CONFORMING TO GOLD STANDARD OF IGBC



A Green Lifestyle beckons you, with more than 70% open space,  
Meadows has only two apartments towers in the project.



# EXCLUSIVE LIMITED EDITION ELEVATED SKY VILLAS

Meadows is an epitome of modernity & style. Each apartment is unparalleled in opulence, design & sophistication.





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LARGE  
TERRACES AND  
BALCONIES WITH  
PANORAMIC VIEWS



# A MEADOWN OF MODERN CONVENIENCES



- Sky Villas
- Assured tranquility and utmost privacy with two to four apartments per floor per block
- All Living cum Dining rooms and Master Bedrooms facing green/open area
- Panoramic view from Master Bedrooms in most of the apartments in all towers
- Elevated Sky Terraces
- Recreational amenities like Club House with Swimming Pool, Jogging Trail, Cycling Track, Multipurpose Courts etc. Planned within the project
- Underpass for pedestrians and cyclists to connect between two different parts of the site
- No surface parking except for visitors



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# THE GREEN ADVANTAGE

## GREEN VIEWS

- More than 70% of open space and all balconies and windows offering refreshing views of ample landscaped greens

## WATER CONSERVATION AND GROUND WATER RECHARGE

- Recharging of ground aquifer with rainwater harvesting pits
- Use of low flow fixtures

## ENERGY EFFICIENCY

- Use of High performance building materials aimed at enhancing Energy efficiency
- Roof insulation to reduce heating loads and reduce air-conditioning demands and lower electricity bills

## NATURAL LIGHTING AND VENTILATION

- Optimum placement and adequate numbers of windows for plentiful

## HEALTH BENEFITS

- Low VOC Paints/ Materials are used to reduced air pollution within apartments
- Use of R410 refrigerant base and air condition for reducing Ozone depletion



# LUSH ENVIRONS TO LIVE & PLAY



## SPORTY AMENITIES

- Pitch and Putt Golf Course\*
- Jogging trail
- Cycling trail
- Multipurpose Court
- Skating
- Meditation Court/Zen Garden
- Yoga Pavilion
- Nature Walk
- Tot lot

## SERVICES

- 100% Power backup for common area
- Dedicated Water treatment plant and Sewerage Treatment plant
- Fiber to Home optic Network for TV, Intercom, Data Services
- Rainwater harvesting pits
- Dual Plumbing network to use recycled treated water for flushing irrigation and car washing
- Solar water heater provision (Partial) as per IGBC standards
- Solar power lighting in landscape and open areas (Partial)
- Gated Community with CCTV Surveillance at Entrance lobbies at Ground Floor
- Drivers'/Visitors' washrooms and earmarked car washing areas

## CLUB

- Lounge
- Library
- Table Tennis
- Banquet Hall
- Squash Court
- Gym/Steam/Sauna
- Children's Play Zone
- Indoor Game Room
- Main pool/Kid's Pool/ Jacuzzi



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\* Proposed as part of the overall master plan of SPORTS CITY, Sector-150, NOIDA.

LIVING ROOM  
Actual Sample Flat image





# ANOTHER LIVING ROOM

Actual Sample Flat image



DINING ROOM  
Actual Sample Flat Image



# KITCHEN

Actual Sample Flat image



# MASTER BEDROOM

Actual Sample Flat Image



BEDROOM  
Actual Sample Flat Image



MASTER BATHROOM  
Actual Sample Flat Image



# RICHNESS DEPICTED IN EVERY DETAIL

<b>STRUCTURE</b>	Earthquake Resistant RCC Framed Structure	<b>BALCONY/UTILITY BALCONY</b>	Anti Skid Ceramic Tiles Exterior Paints
<b>LIVING/DINING/PASSAGE LOBBY WITHIN APARTMENT</b>		Floor Walls	
Flooring	Double Charged Vitrified Tile Flooring	<b>EXTERNAL GLAZING</b>	UPVC Glazing with reflective glass & Aluminium with frosted glass in Toilets. Aluminium with clear glass in Kitchen. Aluminium with reflective glass in Servant Room.
Entrance Door	Entrance door- 8' high Polished Hard Wood Frame with Polished Veener	Windows/ External Glazing	CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes
Doors	External doors of UPVC		Fire Fighting System with sprinklers, smoke detection system etc. as per NBC norms
Wall paint	One Concept Wall, Plastic paint on POP punning	<b>PLUMBING</b>	switches, Copper wiring in concealed conduits with MCB's
Ceiling	Plastic paint with limited false ceiling	<b>FIRE FIGHTING SYSTEM</b>	
<b>KITCHEN</b>		<b>ELECTRICALS</b>	
Flooring	Double Charged Vitrified Tile Flooring	<b>POWER BACK UP</b>	15 KVA Power Back up for Villa 4 KVA Power Back up for SHIG-I/II 3 KVA Power Back up for HIG-I/II/III/IV/V/VI
Doors	External doors of Powder Coated Aluminium	<b>SECURITY SYSTEM</b>	Secured Gated Community with Intercom CCTV Surveillance on Entrance Lobbies at ground floor
Kitchen platform	Granite	<b>LIFT LOBBIES</b>	
Tiles Dado (only above counter)	Tiles up to 2' above counter & Oil Bound Distemper in balance area	Lifts	High Speed Passenger Elevators & service Elevator
Fittings/Fixtures	CP fittings , SS Sink	Lift Lobby Floors	Vitrified tile flooring
Ceiling	Oil Bound Distemper	<b>STAIRCASES</b>	
<b>MASTER BEDROOM &amp; OTHER BEDROOMS</b>		Floor	Polished Green Marble
Flooring	Double Charged Vitrified Tile Flooring	Wall	Oil Bound Distemper
Doors	Internal Doors - 7' high Polished Hard Wood Frame with Laminated Flush Doors External doors of UPVC	<b>CLUB FACILITY</b>	Multi Purpose Hall with Banqueting facility, Gymnasium with Modern Equipments, Children Play Area, Outdoor Swimming pool with separate Kids, Pool, Billiard/ TT Room, Squash Court, SPA, Jacuzzi
Wall paint	One Concept Wall in Master Bedroom, Plastic Paint on POP punning		
Ceiling	Plastic paint with limited false ceiling in Master Bedroom/ Plastic Paint in other bedrooms		
<b>TOILETS</b>			
Dado tiles	Combination of Tiles & Oil Bound Distemper		
Floor tiles	Anti Skid Tiles		
Ceiling	Grid Ceiling		
Counter	Granite		
<b>UTILITY/ST. ROOM</b>			
Flooring	Ceramic Tiles		
Walls	Oil bound Distemper		
Ceiling	Oil bound Distemper		
Toilets	Ceramic tile flooring & cladding, Conventional CP fittings & Chinaware		

**Disclaimer:** The colour & design of the tiles are subject to availability at the time of construction. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. The extent/number/variety of the equipment/appliances and their make/brand are subject to availability at the time of construction.



# Site Layout



Types of Unit	
HIG-I/HIG-II	1425/1465 Sq. Ft. (2 BHK + Study Room + 2 Toi.)
HIG-III/HIG-IV	1760/1945 Sq. Ft. (3 BHK + 3 Toi.)
HIG-V/HIG-VI	2385/2700 Sq. Ft. (3 BHK + 3 Toi. + S.Q.)
SHIG-I/SHIG-II	2950/3400 Sq. Ft. (4 BHK + 4 Toi. + S.Q.)
VILLA	

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# Summer Landscape Plan



## Legend

- A. Entry/Exit Plaza
- B. Security Cabin
- C. Tower Drop off
- D. Entry Area Water Feature
- E. Multipurpose Court
- F. Main Pool
- G. Kid's Pool
- H. Jacuzzi Pool
- I. Kids Play Area
- J. Green
- K. Lake Pavilion
- L. Chorisia Court
- M. Zen Garden/Meditation Court
- N. Palm Court
- O. Jogging Trail
- P. Cycling Trail
- Q. Nature Walk
- R. Basketball Court
- S. Yoga Pavilion
- ◆ Badminton court in Basement

# Winter Landscape Plan



## Legend

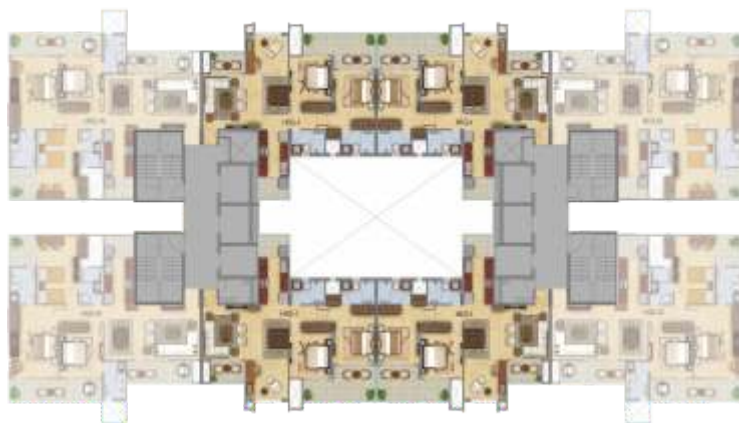
- A. Entry/Exit Plaza
- B. Security Cabin
- C. Tower Drop off
- D. Entry Area Water Feature
- E. Multipurpose Court
- F. Main Pool
- G. Kid's Pool
- H. Jacuzzi Pool
- I. Kids Play Area
- J. Green
- K. Skating Rink
- L. Chorisia Court
- M. Zen Garden/Meditation Court
- N. Palm Court
- O. Jogging Trail
- P. Cycling Trail
- Q. Nature Walk
- R. Basketball Court
- S. Yoga Pavilion
- ◆ Badminton court in Basement

# HIG-1

## 2 BHK + Study (Typical Floor)

Super Area - 132 sq.m./ 1425 sq. ft.  
 Built-up Area - 105 sq.m./ 1130 sq.ft.  
 Carpet Area - 79 sq.m./ 852 sq.ft.  
 Balcony Area - 15.35 sq.m./ 165.30 sq.ft.

- 2 Bedrooms
- Study
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balconies



TYPE-2

Typical: 2, 3, 4, 6, 7, 8, 10, 11, 12, 14, 15, 16, 18, 19, 20, 22 Floor Plan

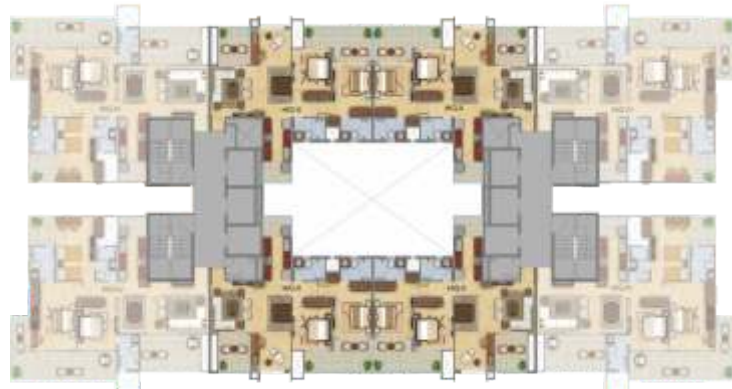


# HIG-II

## 2 BHK + Study (Typical Floor)

Super Area - 136 sq. m./ 1465 sq. Ft.  
 Built-up Area - 109 sq.m./ 1175 sq.ft.  
 Carpet Area - 79 sq. m./ 852 sq. ft.  
 Balcony Area - 18.58 sq.m./ 200 sq. ft.

- 2 Bedrooms
- Study
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balconies



TYPE-1  
 Typical: 1, 5, 9, 13, 17, 21 Floor Plan



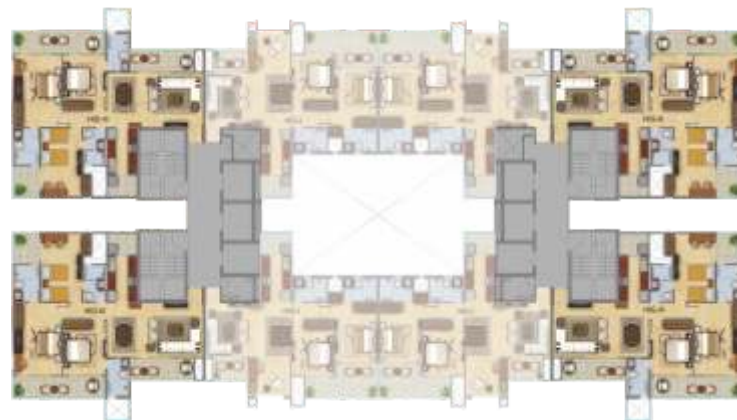
The depiction of images of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).

# HIG-III

## 3 BHK (Typical Floor)

Super Area - 163 sq.m./ 1760 sq. ft.  
 Built-up Area - 136 sq.m./ 1470 sq.ft.  
 Carpet Area - 98 sq.m./ 1057 sq.ft.  
 Balcony Area - 22.57 sq.m./ 243 sq.ft.

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



TYPE-2  
 Typical: 2, 3, 4, 6, 7, 8, 10, 11, 12, 14, 15, 16, 18, 19, 20, 22 Floor Plan

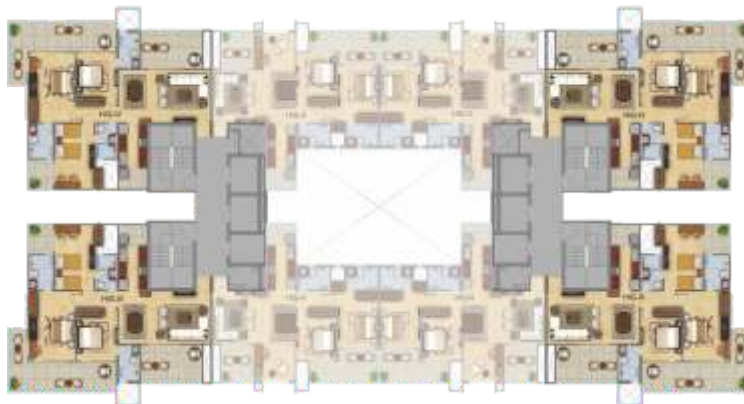
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# HIG-IV

## 3 BHK (Typical Floor)

Super Area - 181 sq. m./ 1945 sq. ft.  
 Built-up Area - 153 sq.m./ 1655 sq.ft.  
 Carpet Area - 98 sq.m./ 1057 sq.ft.  
 Balcony Area - 39.87 sq.m./ 429.20 sq.ft.

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



TYPE-1  
 Typical: 1, 5, 9, 13, 17, 21 Floor Plan



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# HIG-V

## 3 BHK (Typical Floor)

Super Area - 222 sq.m./ 2385 sq.ft.  
 Built-up Area - 175 sq.m./ 1885 sq.ft.  
 Carpet Area - 134 sq.m./ 1445 sq.ft.  
 Balcony Area - 26.59 sq.m./ 286.30 sq.ft.

- 3 Bedrooms
- 3 Toilets
- Living Room
- Family/Dining Room
- Kitchen with Utility
- St. Room with Toilet
- Balconies



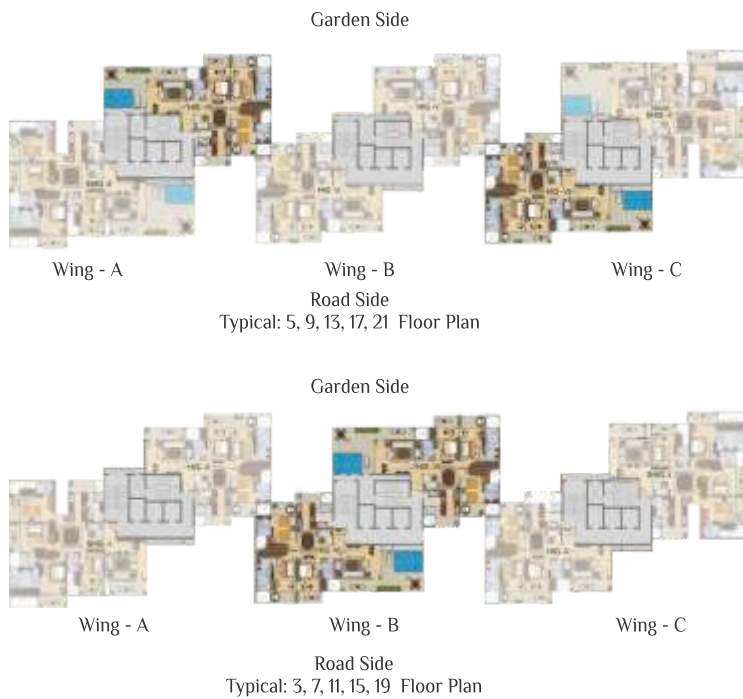
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# HIG-VI

## 3 BHK + Terrace (Typical Floor)

Super Area - 251 sq. m./ 2700 sq.ft.  
 Built-up Area - 204 sq.m./ 2200 sq.ft.  
 Carpet Area - 135 sq.m./ 1454 sq.ft.  
 Balcony Area - 26.73 sq.m./ 287.80 sq.ft.  
 Open Terrace - 26.19 sq.m./ 282.01 sq.ft.

- 3 Bedrooms
- 3 Toilets
- Living Room
- Family / Dining Room
- Kitchen with Utility
- St. Room with Toilet
- Balconies
- Terrace



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# SHIG-I

## 4 BHK (Typical Floor)

Super Area - 274 sq.m./ 2950 sq.ft.  
 Built-up Area - 227 sq.m./ 2450 sq.ft.  
 Carpet Area - 176 sq.m./ 1899 sq.ft.  
 Balconey Area - 37.50 sq.m./ 403.70 sq.ft.

- 4 Bedrooms
- 4 Toilets
- Living Room
- Family / Dining Room
- Kitchen with Utility
- St. Room with Toilet
- Balconies



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# SHIG-II

## 4 BHK + Terrace (Typical Floor)

Super Area - 316 sq. m./ 3400 sq.ft.  
 Built-up Area - 269 sq.m./ 2900 sq.ft.  
 Carpet Area - 177 sq.m./ 1910 sq.ft.  
 Balcony Area - 37.68 sq.m./ 405.65 sq.ft.  
 Open Terrace - 39.11 sq.m./ 421.08 sq.ft.

- 4 Bedrooms
- 4 Toilets
- Living Room
- Family / Dining Room
- Kitchen with Utility
- St. Room with Toilet
- Balconies
- Terrace



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# Meadows Club



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Mahagun group is a conglomerate of companies operating in commercial, residential real estate and hospitality sectors. The group is synonymous with transforming barren lands into brilliant masterpieces of architecture and style. It has successfully delivered a number of residential projects in the NCR in addition to the development of Commercial Real Estate like Shopping malls, Hotels, Cineplexes etc. However, the development of residential real estate continues to be the core focus area for the group. It has already delivered approx 13.6 million sq. ft. of residential space covering about 9100 units and projects involving development of approx. 13.6 million sq. ft. covering about 9100 approx. units are currently under execution.

Absolute transparency in dealings, coupled with the highest standards and quality and timely delivery, continue to be the cornerstone of operations of the group. The group employs latest technology and techniques to cut down cost and to ensure development with sustainability by using 'Green building' techniques and through optimum usage of natural resources like water, air and natural light to cut down carbon foot print of its projects.

In addition to catering to the requirements of the mid-market segment, the group has also ventured into user luxury housing segment with the recent launch of its signature brand 'M Collection'.

Guided by absolute commitment, customer focus, innovation and professional expertise gained over the years, Mahagun endeavors to emerge as one of the key players in real estate construction and development, expanding its footprints to other geographical areas of the country, simultaneously diversifying its business interests.

# Location Map



Map not to scale



MAHAGUN  
A NAME THAT PERFORMS  
Office-44, Tower-8, 4th Floor, Corenthum  
Sector-62, Noida-201301 India  
Tel : +91 120 4890000, Fax : +91 120 4890098/99

# ONGOING PROJECTS



Sector-78, Noida



Sector-78, Noida



Sector-150, Expressway, Noida



Sector-79, Noida



Sector-128, Wishtown, Noida



Sector-78, Noida



Sector-10,  
Greater Noida (West)



Sector-16 C  
Greater Noida (West)



NH-24, Delhi NCR



# DELIVERED PROJECTS



Vaishali, Ghaziabad



Sector-50, Noida



Crossings Republik, NH-24



Crossings Republik, NH-24



Sector-50, Noida



Vaishali, Ghaziabad



Indirapuram, Ghaziabad



Sector-50, Noida



Sector-50, Noida



SHAHDARA-DELHI



VAISHALI  
GHAZIABAD



Vaishali, Ghaziabad

**Disclaimer:** The information and the plans, specifications, design, layout, artistic renderings, images, structural details and other details as mentioned in this Brochure are only indicative and the customers are advised to check and re-verify the information and the plans, specifications, design, layout, artistic renderings, images and other details as mentioned in this Brochure from the website of RERA and/or from the office of the Developer. The depiction of towers and architectural features is purely conceptualize and is based on artist impression to illustrate the appearance of tower once it is completed. No warranty is given that the tower will comply to any degree of this artist's impression. Soft furnishing, furniture and gadgets are not part of the offering. While every reasonable care has been taken in providing the information in the brochure, company, its promoters, officers or its agents cannot be held responsible for any inaccuracies. Fixtures and furnishings, other interior shown including wall paneling and wall dressings shown in Computer Generated Image and photos are indicative only and constitute no legal offering.

**Project RERA Registration No.  
UPRERAPRJ1670**



Corporate Off: Office No-33/1, 3rd Floor, Tower 'B', 'The Corenthum', Sector 62, Noida-201301, (U.P.)

• [www.mahagunindia.com](http://www.mahagunindia.com)

Site Office: Plot No.- SC-01/A3, Sector-150, Noida, U.P. - 201301.