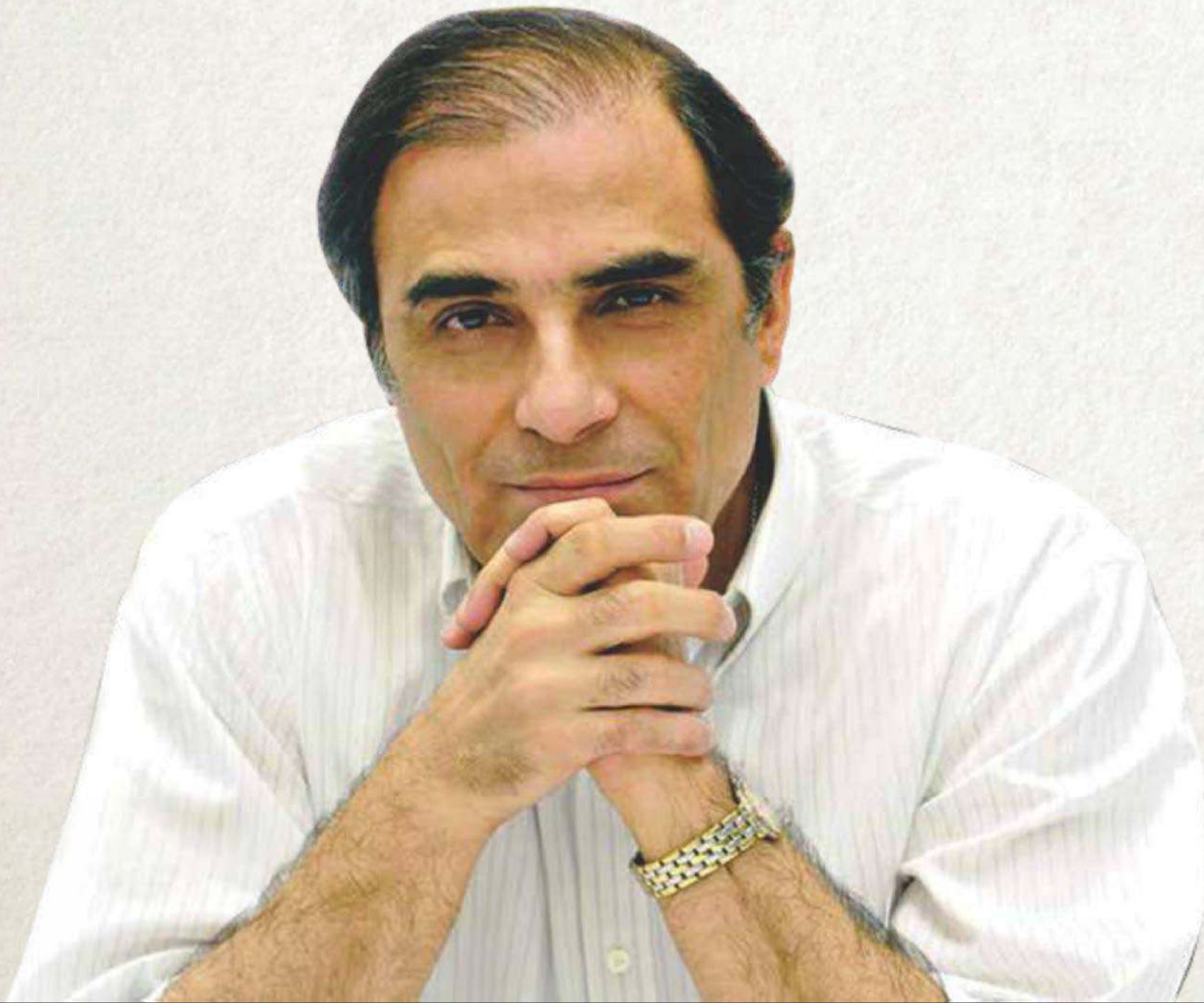




Step into the ultra-luxurious
Condominiums that speak of luxury and
indulgence. Live the royal life.



Hafeez Contractor
design consultant





COLLECTION

Luxury is an embodiment of the ultimate quest for recognition in a human being and represents the fulfillment of the 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 on which the villas, pent-houses, villaments, luxurious condominiums and floor of **'M Collection'** are based upon.

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

The ultimate definition of luxury- **'M Collection' homes from MAHAGUN**
Step into the ultra-luxurious condominiums that speak of luxury and indulgence. Live the royal life.

THE M COLLECTION FROM MAHAGUN.

Imagine a magical world, a land where dreams come true. A land where you wake up in the morning, slip on your glass slippers, walk across the plush marble laid floor to step onto rolling green landscapes stretching as far as horizon. The elegant homes with flawless design, graceful architecture and beautiful vistas from the **M Collection** of **Mahagun** outdoes even your imagination. The epitome of fine living, these homes lend a touch of allure and charm to your lifestyle.



Mahagun
mezzaria
Luxury Homes, Sec-78, Noida

Come and experience the extravagant lifestyle at Mezzaria

Mezzaria is a creation of architecture in art deco design form – modern, functional and elegant. Located at sector 78, Noida, the project spreads across a sprawling area of 10 acres and houses 3 and 4 BHK exclusive luxury apartments.



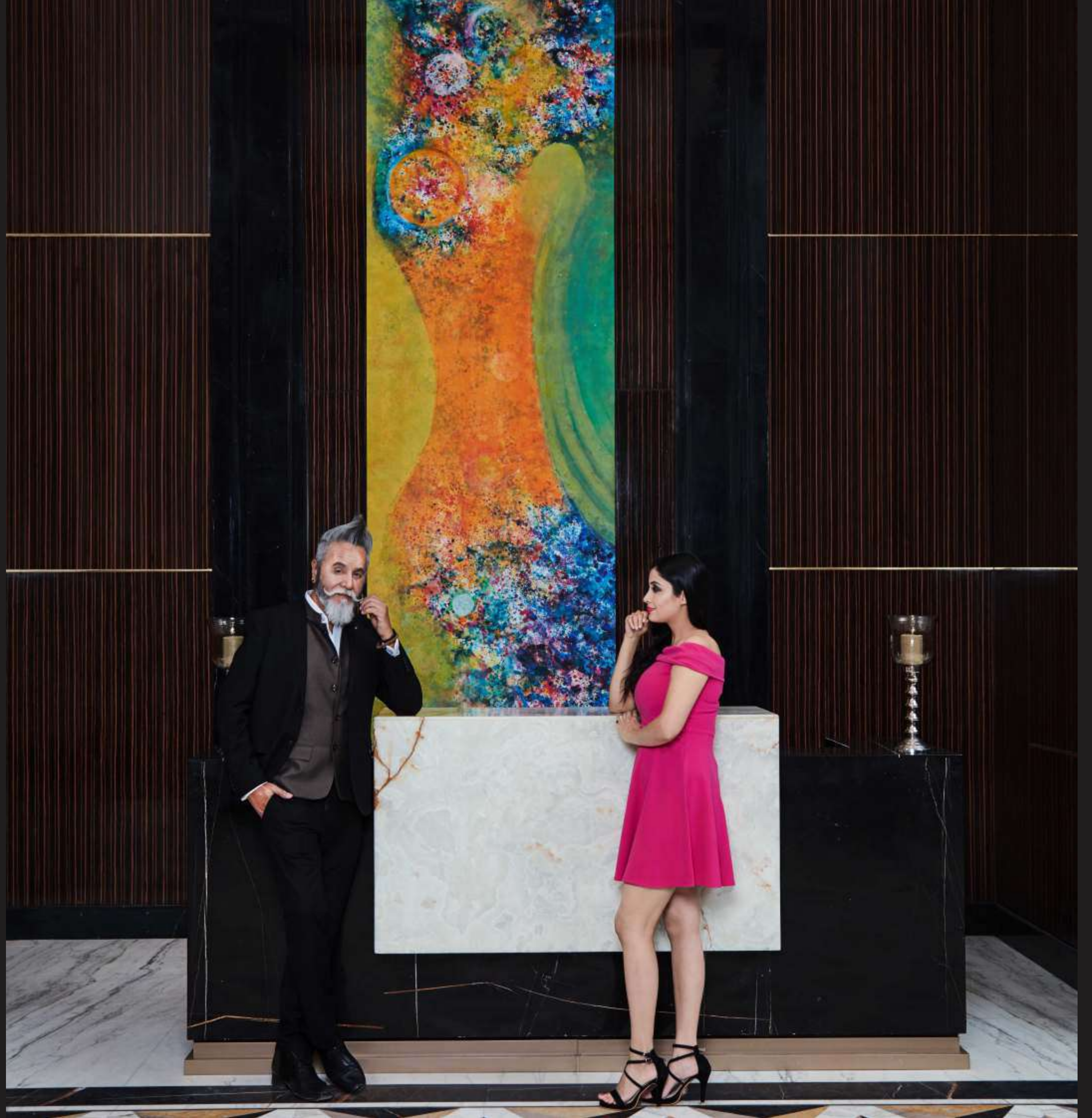


The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

Actual Image of Lavish double height entrance lobby

Allow your guests to feel at the heights of luxury when they enter through the lavish double height entrance lobby.





Actual Image of 2 master bedrooms

The two master bedrooms are a signature of ultimate luxury. This is where you can sit back and relax, or curl up with your favorite book.





Actual Image of living room

The living room has been designed to be your own private space, exclusive to your needs, answering all your wants. Indulge in an innovative interpretation of magnificence.

Actual Image of State of the art modular kitchen

Designed to satisfy your hunger at any time of the day, the kitchen is cosy yet spacious and a wonderful place for the family to cook and spend time.



Actual Image of Luxurious lavish master wash room

The unique points of the bathroom are apparent in the wall tiles and beautifully sculptured hand basin.



Salient Features

- Leisurely walks and backyard barbeques under the stars. This is an everyday reality at Mezzaria. Mezzaria is where home is among trees and hedges, pathways and trails, brooks and streams. Each moment with your loved ones is nothing less than a celebration. It is where nature embraces you with open arms, and never let go.
- When you have a home in one of the luxury condominiums of Mezzaria, your world automatically looks beautiful and grand.
- 34 levels of distinctive architecture of the majestic tower is a sight in itself- spiraling skywards and dramatically different from every angle
- Mahagun's goal is to deliver developments, where the use of authentic materials are constant and there is considerable thought given to quality finish and shine from inception to completion. We offer a structure constructed using aluminum shuttering which betters strength and finish.
- Mezzaria is an IGBC certified green building, confirming to gold standards. At Mezzaria we offer energy efficient materials, air conditioning, lighting and controls. We also offer low-emission paints, landscaping irrigation system, solar water heating systems and separation of recyclable and non-recyclable refuse. Mezzaria has a carefully designed master plan and a road network system that reduces pollution along with dedicated spaces for bicycle. At Mezzaria, it's all about living in harmony with nature, in more ways than one.
- The stunning views from your Condominium is bound to set your pulse racing, while the extraordinary service will soothe your senses.
- There is a vast expanse of space outside your window and it won't take you long to appreciate the space in our rooms, and the imported marble floor that flows from one space into another, while the temperature remains controllable, room after room.
- At Mezzaria there is an intimate reflection of the urban chic lifestyle further enhanced by its double height living room with balcony, for ultimate luxury and a feel of a villa in a condominium. With your own private space that is exclusive to your needs and answering to all your wants, indulge in an innovative interpretation of magnificence.
- This breathtaking community will be home to some of the most unseen marvels inspired by nature, with optimum utilization of natural light. Cleaner air, naturally cooler temperatures through



insulated roofs at terrace level, maximized architectural vastu, eco-friendly interior features are just few of the many marvels at Mezzaria

- It's a masterpiece that isn't just architecturally accomplished. But has a wide range of features like landscape irrigation systems backed by rain water harvesting. It's a way of life in perfect harmony with natural beauty
- Mezzaria condominiums offer uninterrupted views. The generous dimensions allow you to enjoy the feeling of air and space.
- At Mezzaria, you will find that there are plenty of Aroma Gardens where you can escape to every single morning. With a jogging track and approximately 80% open areas, you will experience, wonderful free flow of light and air across the property.
- Enclosed somewhere within the acres of sun-kissed grass and rich flora are these luxury homes, built to perfection. Picturesque aromatic theme gardens and interactive water fountains are some of the accessories.
- When the sun comes out, simply amble across the lawns and when you're in for a refreshing splash, get ready to be surprised by a cluster of water features.
- The Mezzaria Club brings together the luxuries of a five-star hotel with the homely comforts of family living. Imagine an early evening in the swimming pool with your wife as your kids safely play in the play areas.
- Long day? Long night? Welcome to the perfect tonic: Mezzaria's own lap of luxury, a residents-only spa and gym. Get a glow in the sauna or steam room. Linger on a heated lounger. A few lengths in the pool, a workout in the fitness room or a rejuvenating fizz in the Jacuzzi. The choice is yours.
- Imagine an early evening, with calm azure waters as your backdrop. Even a relaxing moment in the temperature control pool is an inspiration. At Mezzaria, you will find that there are plenty of secret spots you can escape to every single day.
- Glorious days, dazzling nights! You are truly in the middle of it all, as you step on to your own party lawn.
- Drawing inspiration from an ancient life system, the Ayurveda Centre is a sanctuary to restore mind, body and soul. Whether it's an energizing work out at a state-of-the-art health club or a calming spell at the relaxing Jacuzzi, you'll find it all at your door step.

- The kid's entertainment area provides hours of energetic fun for children of all ages with soft play centers, bouncy castles, swings and slides. So you can enjoy a little retail therapy or a quiet coffee while your kids keep themselves busy and entertained.
- Stretching the limits of design, love for the game will abound, far beyond the expected. Every level of skill will be honoured. Every sense of occasion will be celebrated. Sporting legends bring their proven design expertise to breathe life into the stunning sports club with multiple courts and yet continue with carom, card and the billiards room.
- The interior of every home is a luxury splattered fairy tale. Put the velvet drapes and you will be greeted by the tranquility of deep blue water. Look around and everything is spectacular.
- The powerful air conditioning will make your day as you come home after a long and tiring day from work.
- 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, with CCTV, and Visual Colour entry system.
- A world-class community must be complemented by world-class educational institutions. Mezzaria houses some of the best names in education; just so you can see your kids get a great start. Manthan International School, Step-By-Step, Mother's Pride, Pathways, Lotus Valley, Jaypee School, Amity University are just a few of the many Educational institutes around your house.
- Just a short drive from the heart of the National Capital, and yet it feels like a world away. The strategic location in the heart of Noida allows easy access to the arterial road networks that put the city within easy reach.
- A location that is blooming with some of the city's most interesting skyscrapers and a fascinating skyline around the banks of the calm blue water. This is the most preferred address around.
- Mezzaria opens the door to a part of town that's ripe for discovery. You're so close to so much. A stone's throw away from the shopping malls, a heartbeat away from the hospitals and a whisper away from Noida's best-kept secrets, the expressway! Open the door



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.



Layout Plan

1. Entry & Exit with Security cabin
2. Entrance Plaza
3. Drop off Court
4. Club House Drop off
5. Palm Garden
6. Tree Lined Garden
7. Swimming Pool
8. Kid's Pool
9. Skating Rink
10. Children's Play Park
11. Toddler Play Area
12. Palm Island
13. Youth Corner
14. Seating Pitstop
15. Party Lawn
16. Water Feature With Sculpture
17. Multipurpose/ Activity Garden With Water Body
18. Seating Area
19. Totlot Area
20. Aromatic Garden
21. Half Basketball Court
22. Jogging Track
23. Cycling Track
24. Reflexology Path
25. Healing Garden
26. Tennis Court



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.

Floor Plan

3 BHK SMALL FLOOR PLAN Type HIG I A

Super Area: 232 sq. mtr./ 2500 sq. ft. approx
 Built-up Area: 188.6 sq. mtr./ 2030 sq.ft. approx
 Carpet Area: 136 sq. mtr./ 1467 sq. ft. approx
 Balcony Area: 35 sq. mtr./ 377 sq. ft. approx
 Unit: 1, 2, 16, 17, 20, 21 from 3rd to 29th Floor (Odd Floors)
 Unit: 3, 4, 18, 19, 22, 23 from 2nd to 28th Floor (Even Floors)
 3 Bedrooms, 3 Toilets, Double height
 Living Room, Dining Room, Family Lounge, Kitchen
 with Utility Balcony, Servant Room
 with Toilet, Balconies

Balcony
 1835 mm
 6'-0"wide

M.Toilet
 2780X2130
 9'-2"X7'-0"

Dresser
 1650X1650
 5'-5"X5'-5"

M.Bedroom
 3350X5265
 11'-0"X17'-3"

Passage
 1200 x 3465
 4'-0"x 11'-5"

Balcony
 1835 mm
 6'-0"wide

Toilet
 1525X2435
 5'-0"X8'-0"

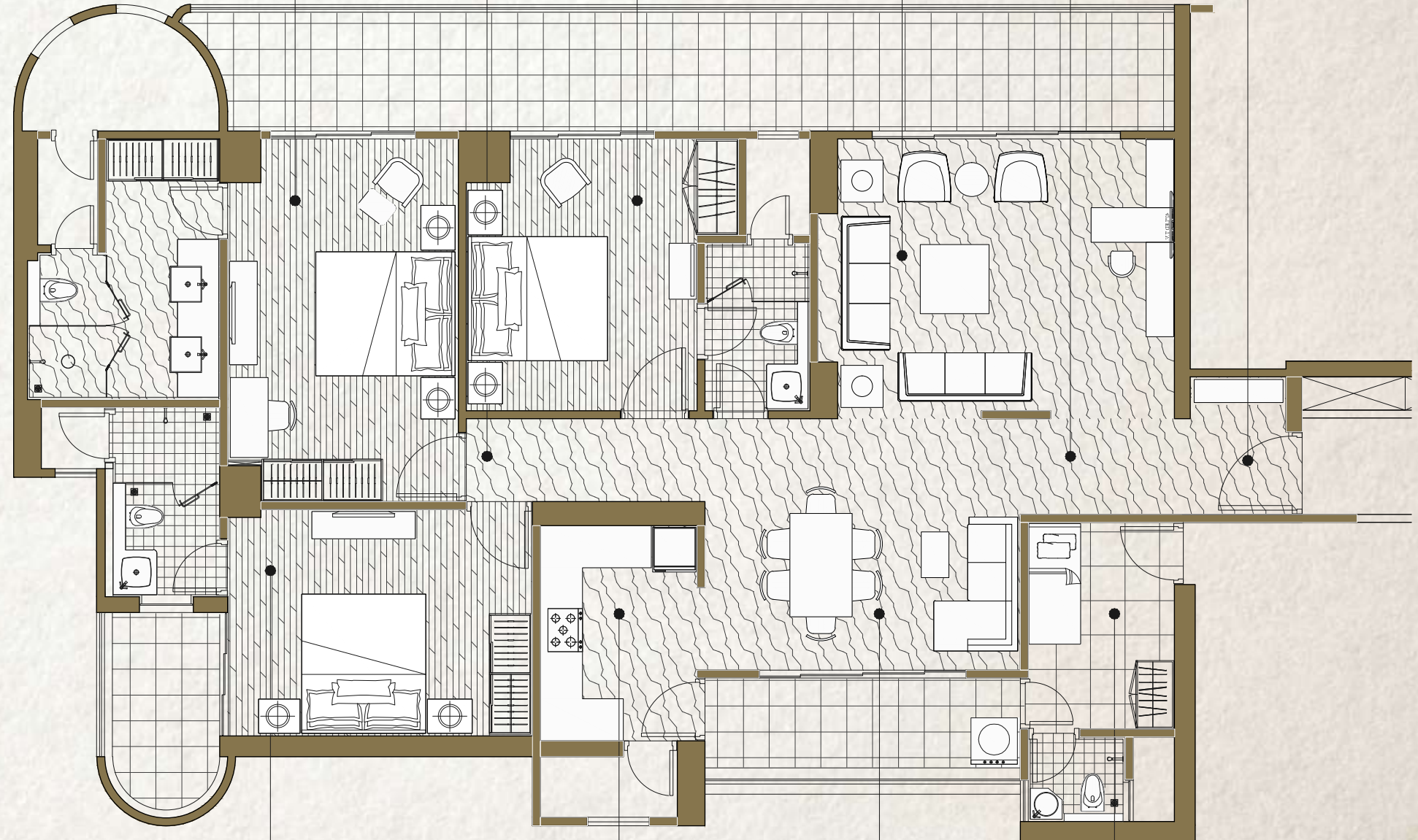
Bedroom
 3350X3950
 11'-0"X13'-0"

Balcony
 1835 mm
 6'-0"wide

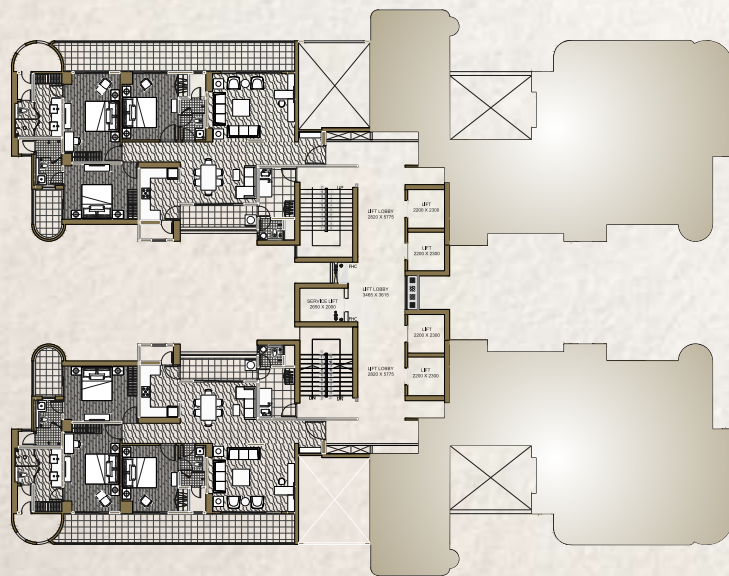
**Double Height
 Living Room**
 5060 x 3950
 16'-7" x 13'-0"

Passage
 2470 x 1390
 8'-1" x 4'-7"

Entrance
 1390 x 2000
 4'-7" x 6'-7"



KEY PLAN - HIG -IA



Bedroom
 4425X3350
 14'-6"X11'-0"

Toilet
 1525X2750
 5'-0"X8'-0"

Balcony
 1775mm
 5'-10"wide

Kitchen
 2275X3350
 7'-6"X11'-0"

**Family/
 Dining**
 4575X3650
 15'-0"X12'-0"

Dry Balcony
 1525 mm
 5'-0"wide

Ser. Room
 2125X3000
 7'-0"X9'-10"

Toilet
 1410X1225
 4'-8"X4'-0"

Balcony
1835 mm
6'-0"wide

M.Toilet
2780X2130
9'-2"X7'-0"

Dresser
1650X1650
5'-5"X5'-5"

M.Bedroom
3350X5265
11'-0"X17'-3"

Passage
1200 x 3465
4'-0" x 11'-5"

Balcony
1835 mm
6'-0"wide

Toilet
1525X2435
5'-0"X8'-0"

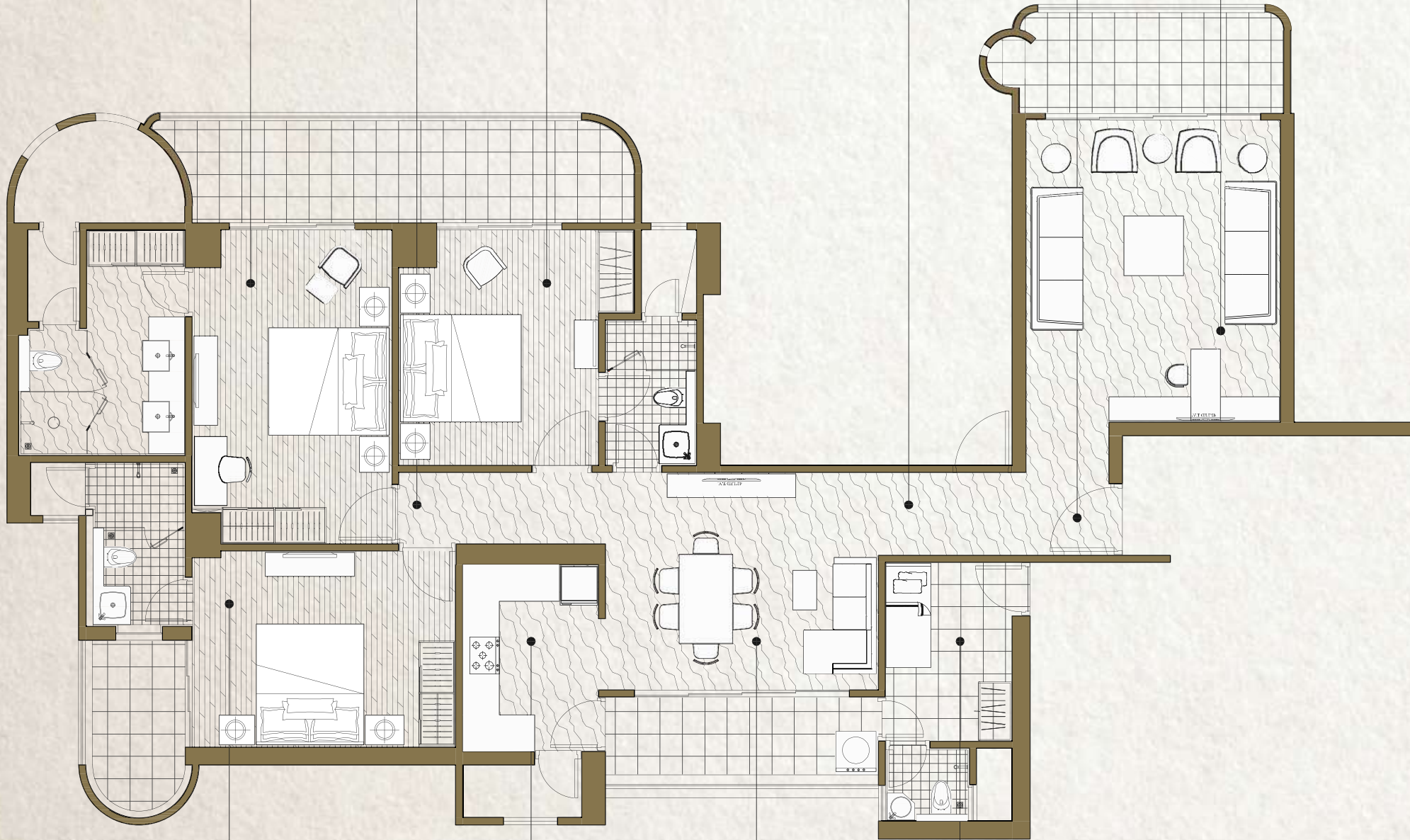
Bedroom
3350X3950
11'-0"X13'-0"

Passage
2470 x 1390
8'-1" x 4'-7"

Entrance
1390 x 1390
4'-7" x 4'-7"

Balcony
1835 mm
6'-0"wide

**Double Height
Living Room**
4265 x 5060
14'-0" x 16'-7"



Bedroom
4425X3350
14'-6"X11'-0"

Toilet
1525X2750
5'-0"X8'-0"

Balcony
1775mm
5'-10"wide

Kitchen
2275X3350
7'-6"X11'-0"

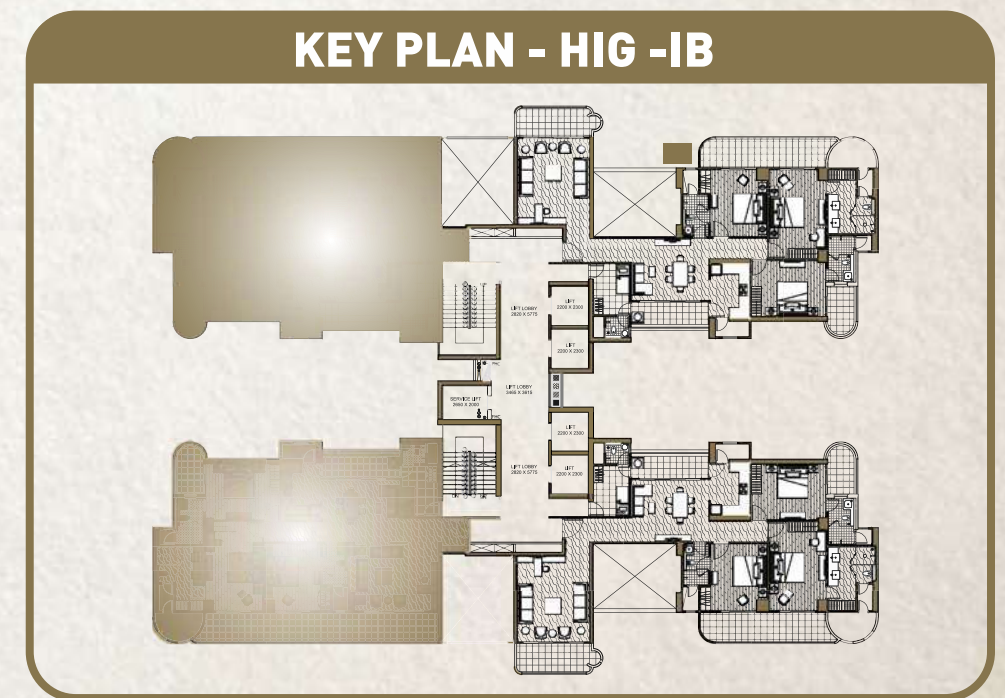
**Family/
Dining**
4575X3650
15'-0"X12'-0"

Dry Balcony
1525 mm
5'-0"wide

Ser. Room
2125X3000
7'-0"X9'-10"

Toilet
1410X1225
4'-8"X4'-0"

KEY PLAN - HIG -IB



Floor Plan

4 BHK FLOOR PLAN Type HIG I E

Super Area: 261 sq. mtr./ 2800 sq. ft. approx
 Built-up Area: 212.28 sq. mtr./ 2285 sq.ft. approx
 Carpet Area: 159 sq. mtr./ 1710 sq. ft. approx
 Balcony Area: 35 sq. mtr./ 377 sq. ft. approx
 Unit: 20 & 21 at 31st & 33rd Floor
 Unit: 22 & 23 at 32nd Floor
 4 Bedrooms, 3 Toilets, Living Room, Dining Room,
 Family Lounge, Kitchen with Utility Balcony,
 Servant Room with Toilet, Balconies

Balcony
1835 mm
6'-0"wide

M. Toilet
2780X2130
9'-2"X7'-0"

Dresser
1650X1650
5'-5"X5'-5"

M. Bedroom
3350X5265
11'-0"X17'-3"

Passage
1200 x 3465
4'-0"x 11'-5"

Balcony
1835 mm
6'-0"wide

Toilet
1525X2435
5'-0"X8'-0"

Bedroom
3350X3950
11'-0"X13'-0"

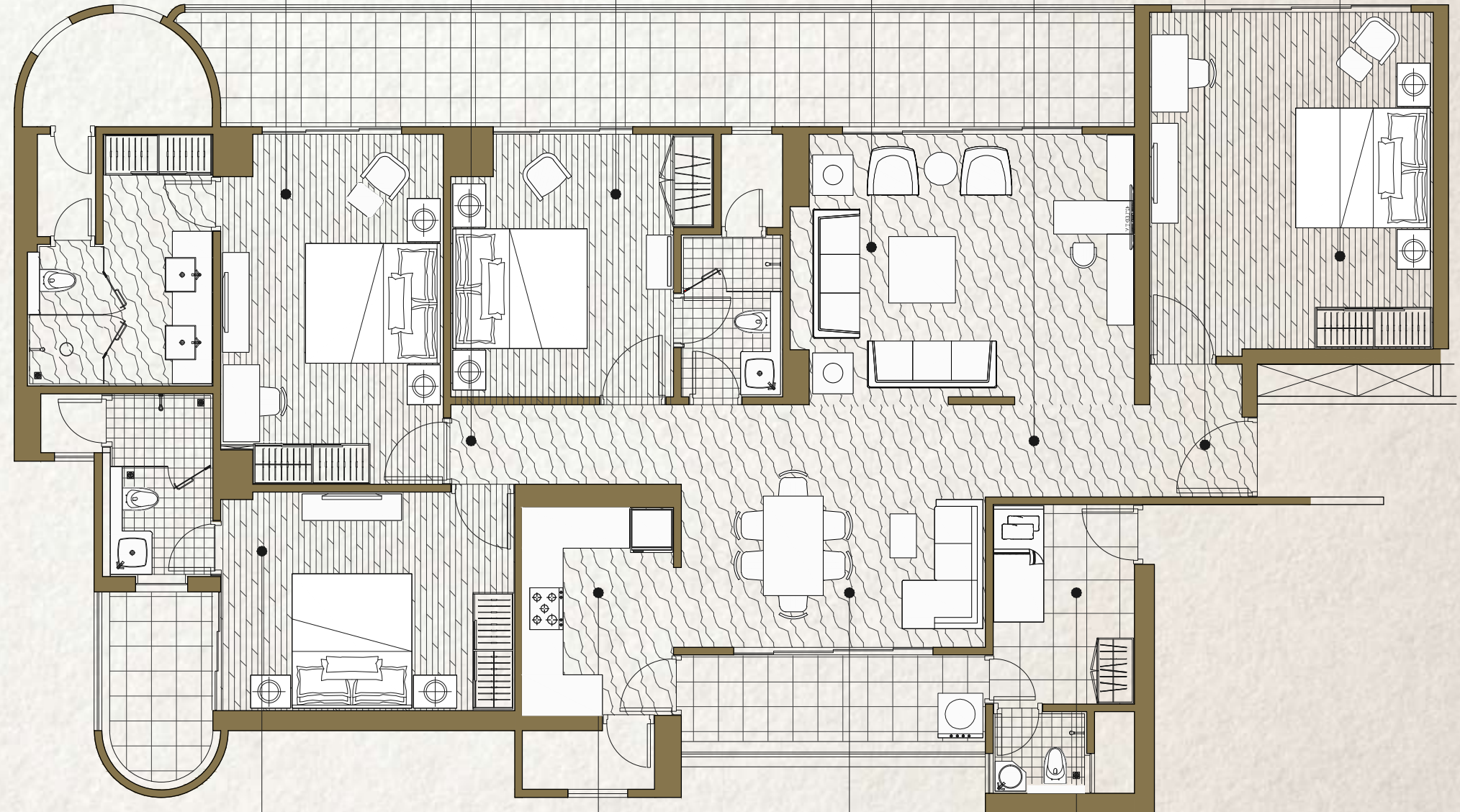
Balcony
1835 mm
6'-0"wide

**Double Height
Living Room**
5060 x 3950
16'-7" x 13'-0"

Passage
2470 x 1390
8'-1" x 4'-7"

Entrance
1390 x 2000
4'-7" x 6'-7"

Bedroom
4265 x 5060
14'-0" x 16'-7"



Bedroom
4425X3350
14'-6"X11'-0"

Toilet
1525X2750
5'-0"X8'-0"

Balcony
1775mm
5'-10"wide

Kitchen
2275X3350
7'-6"X11'-0"

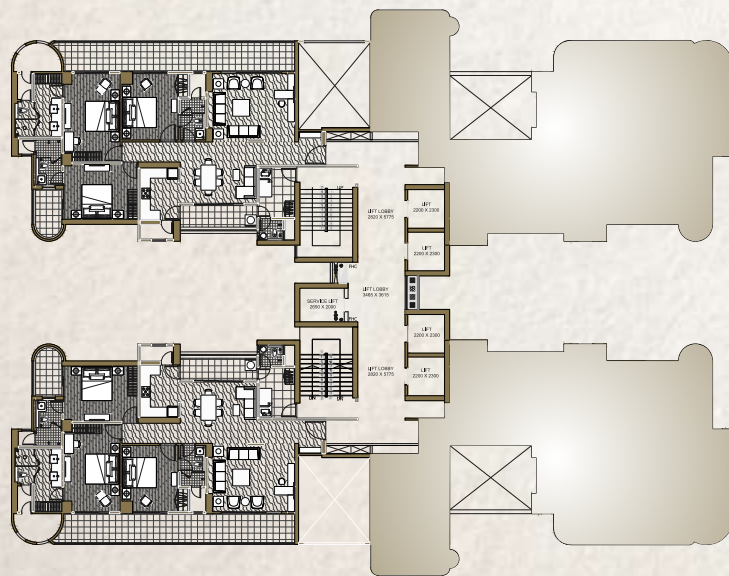
**Family/
Dining**
4575X3650
15'-0"X12'-0"

Dry Balcony
1525 mm
5'-0"wide

Ser. Room
2125X3000
7'-0"X9'-10"

Toilet
1410X1225
4'-8"X4'-0"

KEY PLAN - HIG -IE



Balcony
1835 mm
6'-0"wide

M.Toilet
2780X2130
9'-2"X7'-0"

Dresser
1650X1650
5'-5"X5'-5"

M.Bedroom
3350X5265
11'-0"X17'-3"

Passage
1200 x 3465
4'-0"x 11'-5"

Balcony
1835 mm
6'-0"wide

Toilet
1525X2435
5'-0"X8'-0"

Bedroom
3350X3950
11'-0"X13'-0"

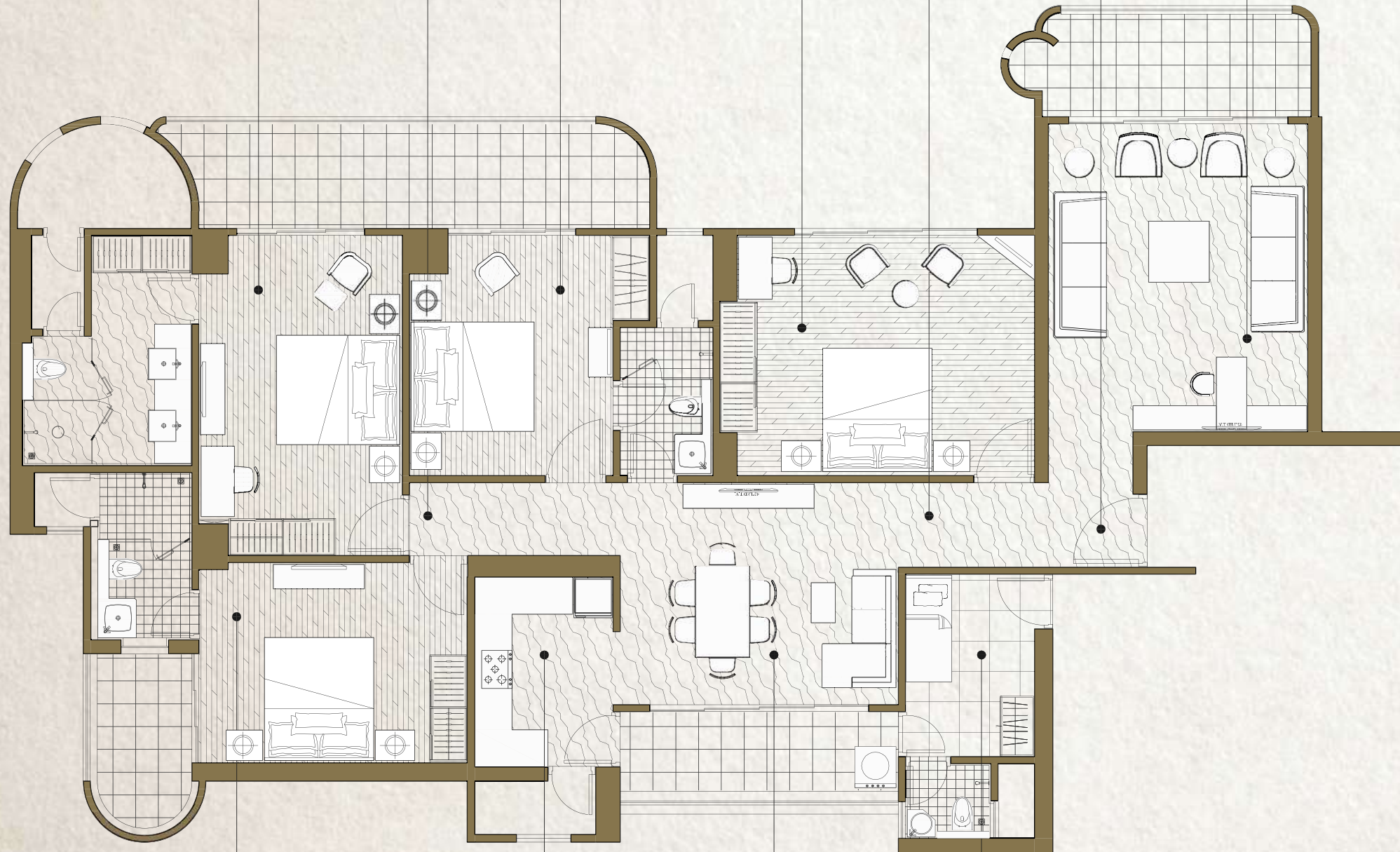
Bedroom
5175 x 3950
17'-0" x 13'-0"

Passage
2470 x 1390
8'-1" x 4'-7"

Entrance
1390 x 1390
4'-7" x 4'-7"

Balcony
1835 mm
6'-0"wide

**Double Height
Living Room**
4265 x 5060
14'-0" x 16'-7"



Bedroom
4425X3350
14'-6"X11'-0"

Toilet
1525X2750
5'-0"X8'-0"

Balcony
1775mm
5'-10"wide

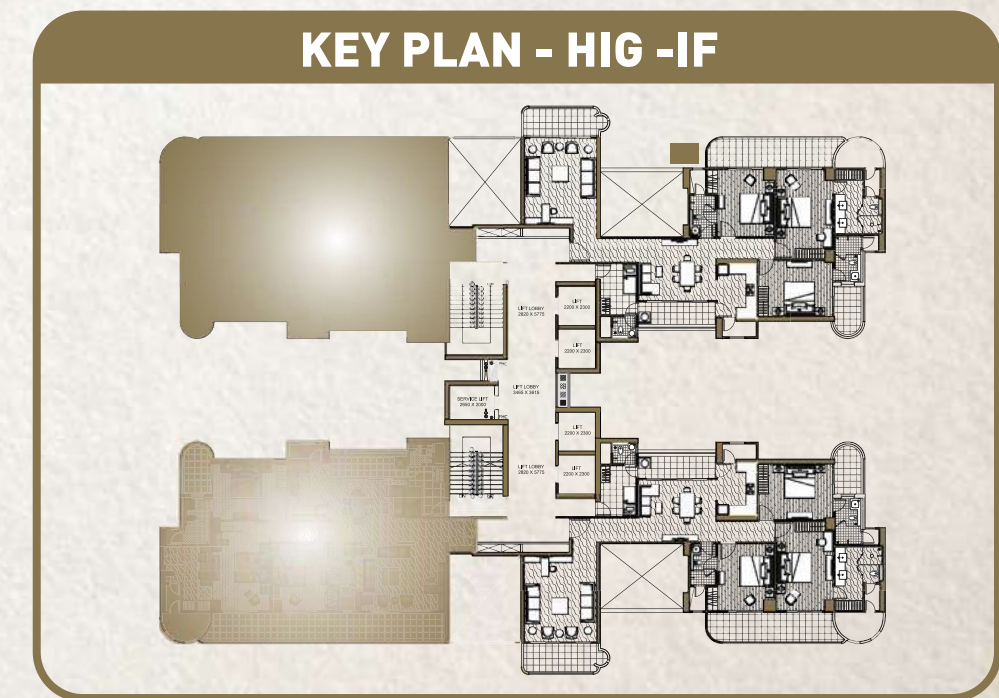
Kitchen
2275X3350
7'-6"X11'-0"

**Family/
Dining**
4575X3650
15'-0"X12'-0"

Dry Balcony
1525 mm
5'-0"wide

Ser. Room
2125X3000
7'-0"X9'-10"

Toilet
1410X1225
4'-8"X4'-0"



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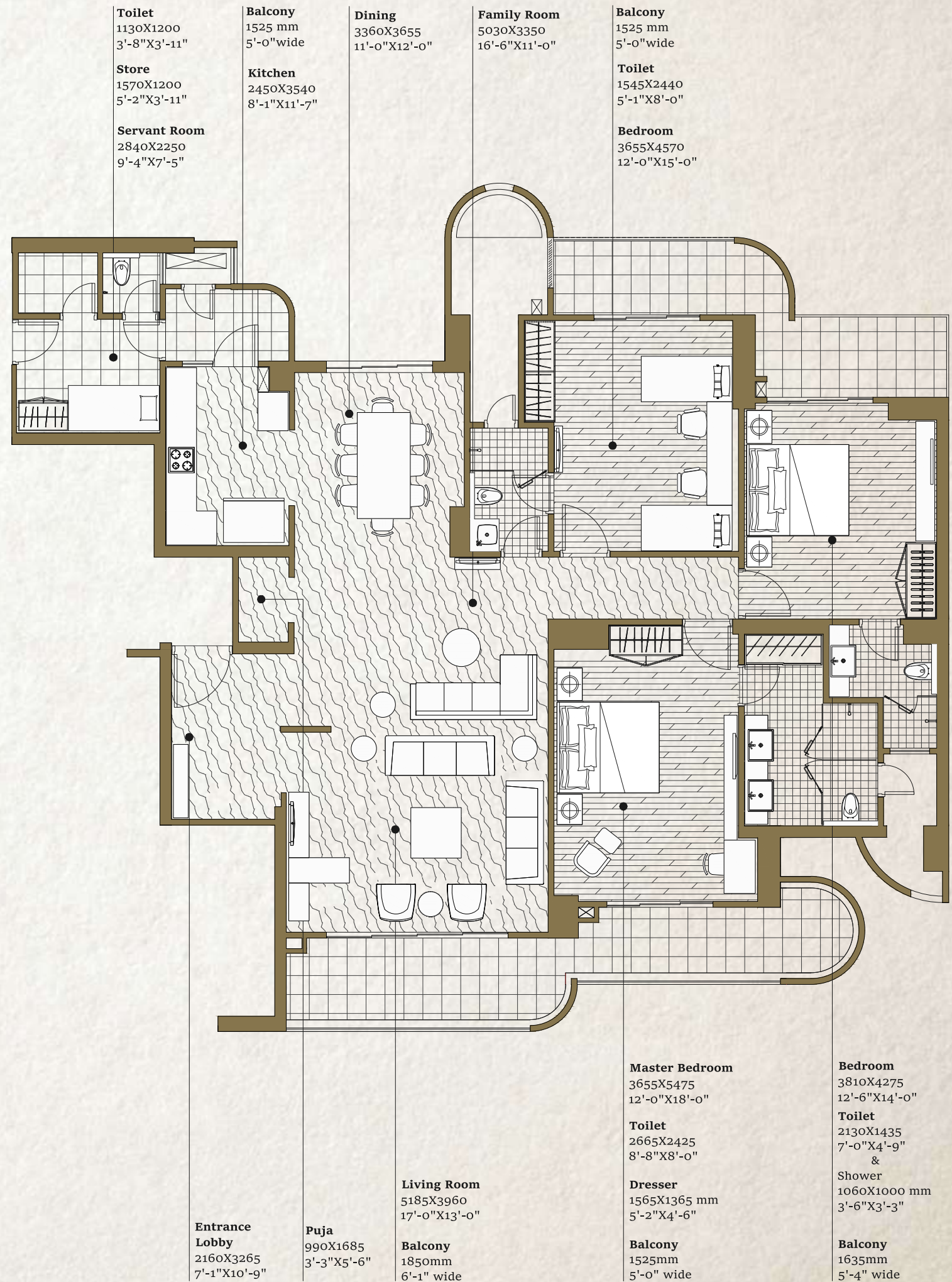
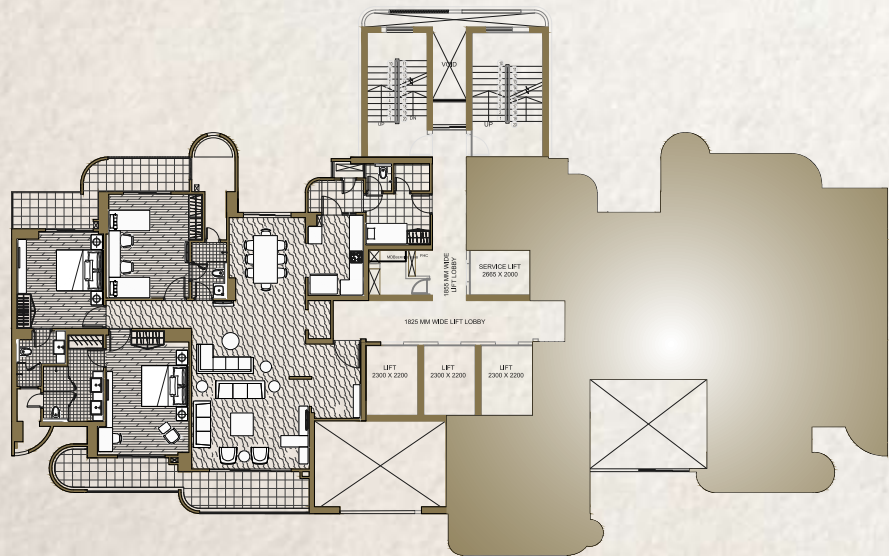
Floor Plan

3 BHK TYPICAL FLOOR PLAN

Type HIG II A

Super Area: 281 sq. mtr./ 3020 sq. ft. approx
 Built-up Area: 220.2 sq. mtr./ 2370 sq.ft. approx
 Carpet Area: 165 sq. mtr./ 1771 sq. ft. approx
 Balcony Area: 34.2 sq. mtr./ 368.45 sq. ft. approx
 Unit: 5 and 7 from 3rd to 29th Floor (Odd Floors)
 Unit: 6 and 8 from 2nd to 28th Floor (Even Floors)
 3 Bedrooms, 3 Toilets, Puja Room, Double height
 Living Room, Dining Room, Family Lounge, Kitchen
 with Utility Balcony and Store, Servant Room
 with Toilet, Balconies

KEY PLAN - HIG -IIA



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).

Toilet
1130X1200
3'-8"X3'-11"

Store
1570X1200
5'-2"X3'-11"

Servant Room
2840X2250
9'-4"X7'-5"

Balcony
1525 mm
5'-0"wide

Kitchen
2450X3540
8'-1"X11'-7"

Dining
3360X3655
11'-0"X12'-0"

Family Room
5030X3350
16'-6"X11'-0"

Balcony
1525 mm
5'-0"wide

Toilet
1545X2440
5'-1"X8'-0"

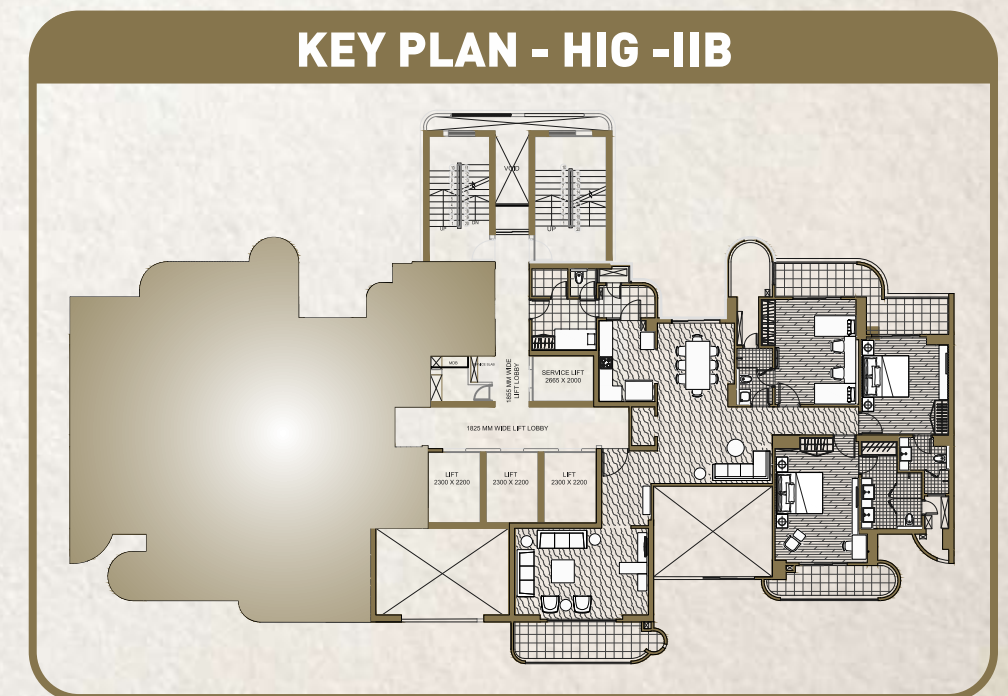
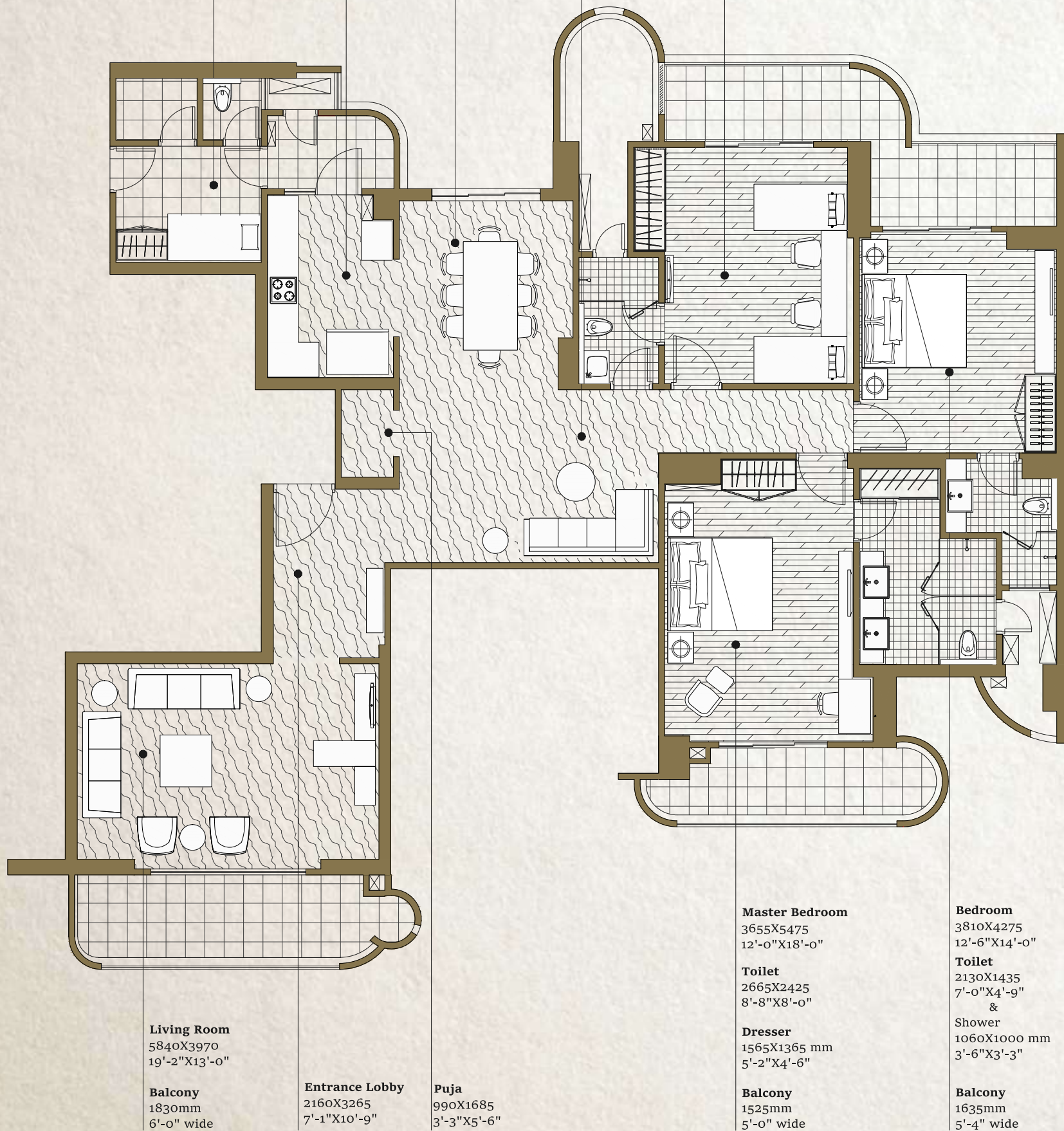
Bedroom
3655X4570
12'-0"X15'-0"

Floor Plan

3 BHK TYPICAL FLOOR PLAN Type HIG II B

Super Area: 285 sq. mtr./ 3070 sq. ft. approx
 Built-up Area: 224.8 sq. mtr./ 2420 sq.ft. approx
 Carpet Area: 165 sq. mtr./ 1781 sq. ft. approx
 Balcony Area: 34.6 sq. mtr./ 373 sq. ft. approx

Unit: 5 and 7 from 2nd to 28th Floor (Even Floors)
 Unit: 6 and 8 from 3rd to 29th Floor (Odd Floors)
 3 Bedrooms, 3 Toilets, Puja Room, Double height
 Living Room, Dining Room, Family Lounge, Kitchen
 with Utility Balcony and Store, Servant Room
 with Toilet, Balconies



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).

Floor Plan

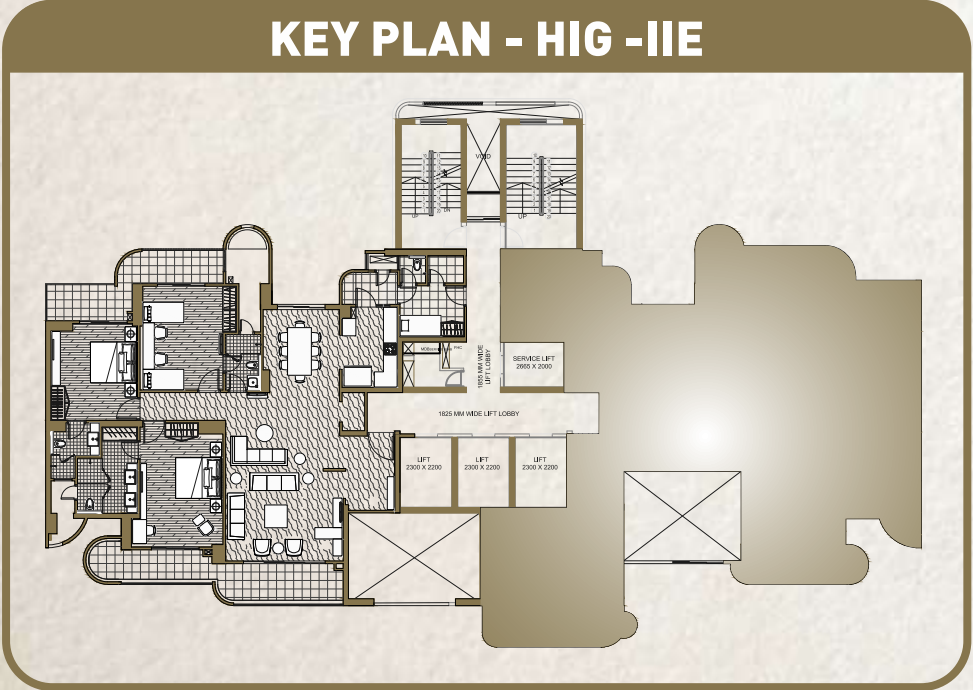
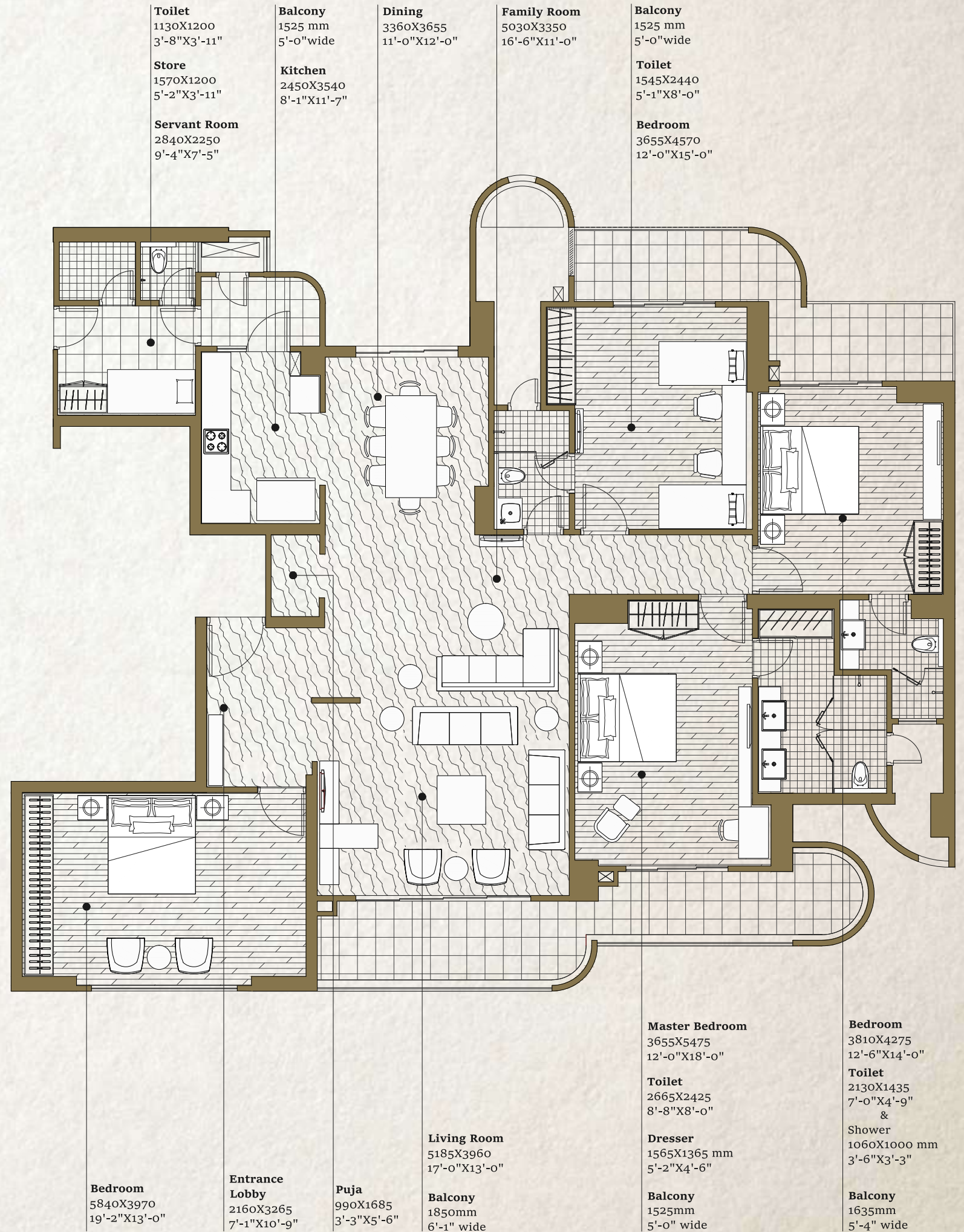
4 BHK FLOOR PLAN
Type HIG II E

Super Area: 313 sq. mtr./ 3370 sq. ft. approx
 Built-up Area: 245.7 sq. mtr./ 2645 sq.ft. approx
 Unit: 6 & 8 at 32nd Floor

Carpet Area: 188 sq. mtr./ 2028 sq. ft. approx
 Balcony Area: 34.2 sq. mtr./ 368.45 sq. ft. approx
 Unit: 5 & 7 at 31st and 33rd Floor

Carpet Area: 188 sq. mtr./ 2028 sq. ft. approx
 Balcony Area: 34.2 sq. mtr./ 368.45 sq. ft. approx

4 Bedrooms, 3 Toilets, Living Room, Dining Room, Family Lounge, Puja Room, Kitchen with Utility Balcony, Servant Room with Toilet, Balconies



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).

Toilet
1130X1200
3'-8"X3'-11"

Store
1570X1200
5'-2"X3'-11"

Servant Room
2840X2250
9'-4"X7'-5"

Balcony
1525 mm
5'-0" wide

Kitchen
2450X3540
8'-1"X11'-7"

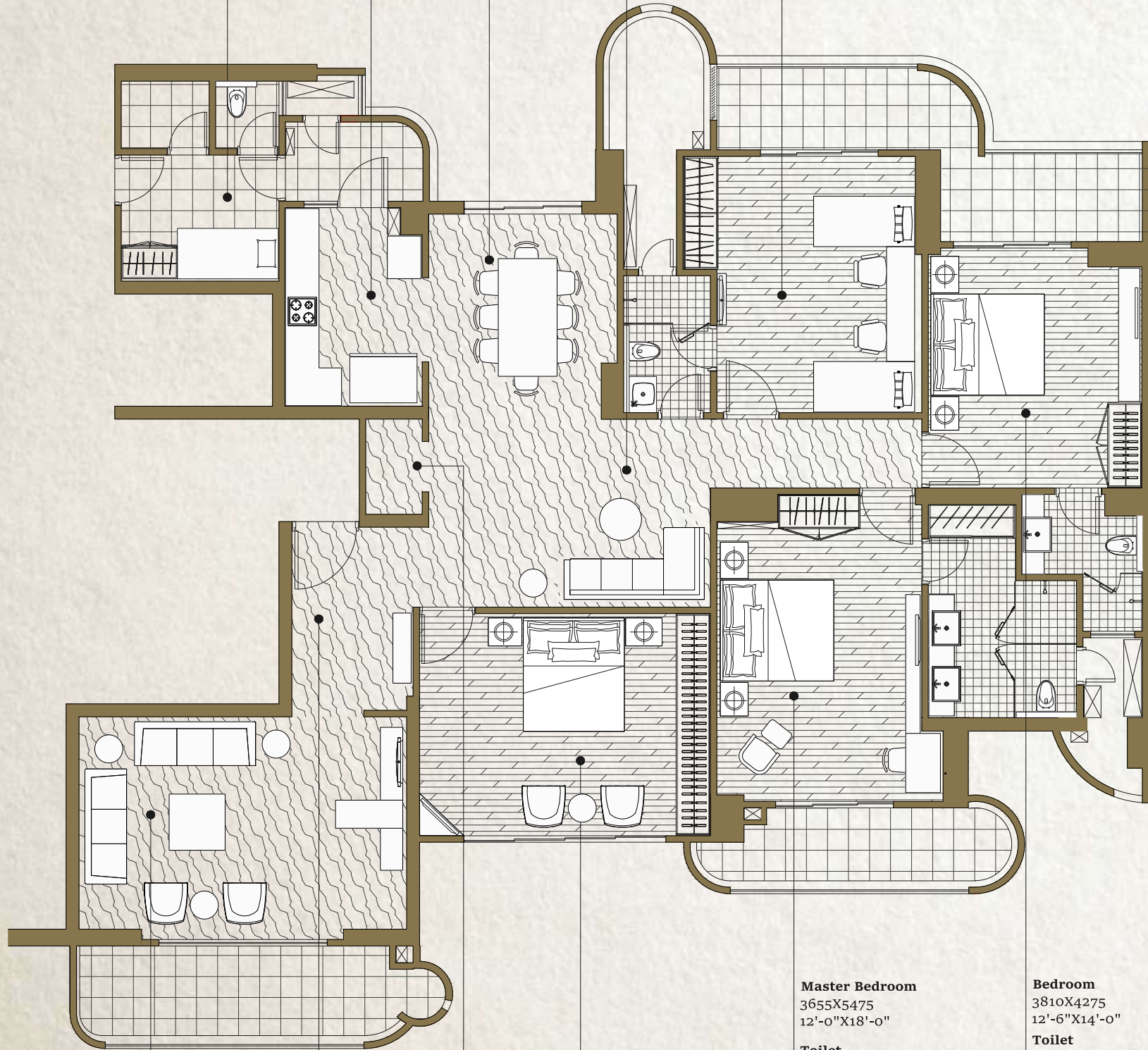
Dining
3360X3655
11'-0"X12'-0"

Family Room
5030X3350
16'-6"X11'-0"

Balcony
1525 mm
5'-0" wide

Toilet
1545X2440
5'-1"X8'-0"

Bedroom
3655X4570
12'-0"X15'-0"



Living Room
5840X3970
19'-2"X13'-0"

Balcony
1830mm
6'-0" wide

Entrance Lobby
2160X3265
7'-1"X10'-9"

Puja
990X1685
3'-3"X5'-6"

Bedroom
5185X3960
17'-0"X13'-0"

Master Bedroom
3655X5475
12'-0"X18'-0"

Toilet
2665X2425
8'-8"X8'-0"

Dresser
1565X1365 mm
5'-2"X4'-6"

Balcony
1525mm
5'-0" wide

Bedroom
3810X4275
12'-6"X14'-0"

Toilet
2130X1435
7'-0"X4'-9"
&

Shower
1060X1000 mm
3'-6"X3'-3"

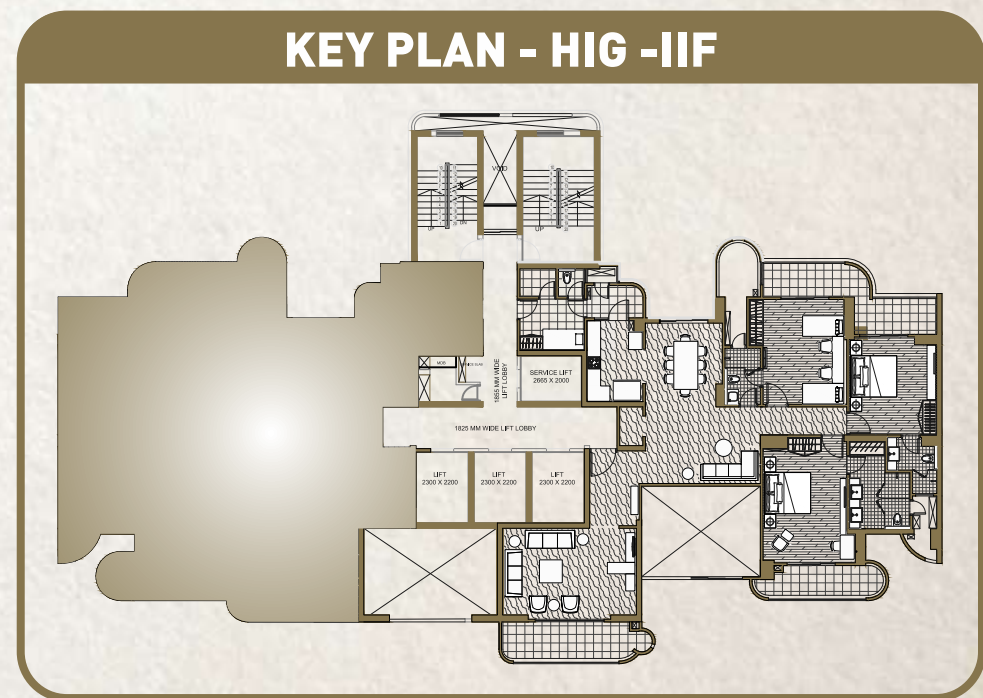
Balcony
1635mm
5'-4" wide

Floor Plan

4 BHK FLOOR PLAN Type HIG II F

Super Area: 313 sq. mtr./ 3370 sq. ft. approx
 Built-up Area: 245.7 sq. mtr./ 2645 sq.ft. approx
 Unit: 6 & 8 at 31st and 33rd Floor
 Carpet Area: 188 sq. mtr./ 2028 sq. ft. approx
 Balcony Area: 34.6 sq. mtr./ 373 sq. ft. approx
 Unit: 5 & 7 at 32nd Floor
 Carpet Area: 188 sq. mtr./ 2028 sq. ft. approx
 Balcony Area: 34.6 sq. mtr./ 373 sq. ft. approx
 4 Bedrooms, 3 Toilets, Living Room, Dining Room, Family
 Lounge, Puja Room, Kitchen with Utility Balcony,
 Servant Room with Toilet, Balconies

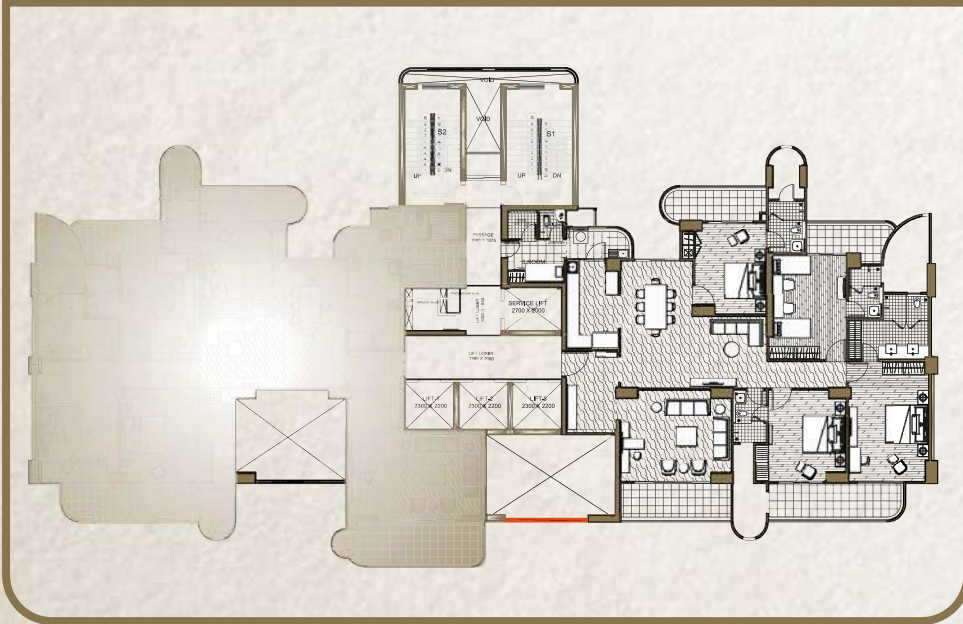
KEY PLAN - HIG -IIF



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KEY PLAN - SHIG -IA



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Store
1395X1225
4'-7"X4'-0"

Toilet
1155X1225
3'-9"X4'-0"

S.Room
2665 X 2005
8'-9"X6'-7"

Balcony
1525 mm
5'-0"wide

Kitchen
2440 X 4120
8'-0"X13'-6"

Dining
3360 X 5950
11'-0"X19'-6"

Family
3465 X 3350
11'-4"X11'-0"

Balcony
1655 mm
5'-6"wide

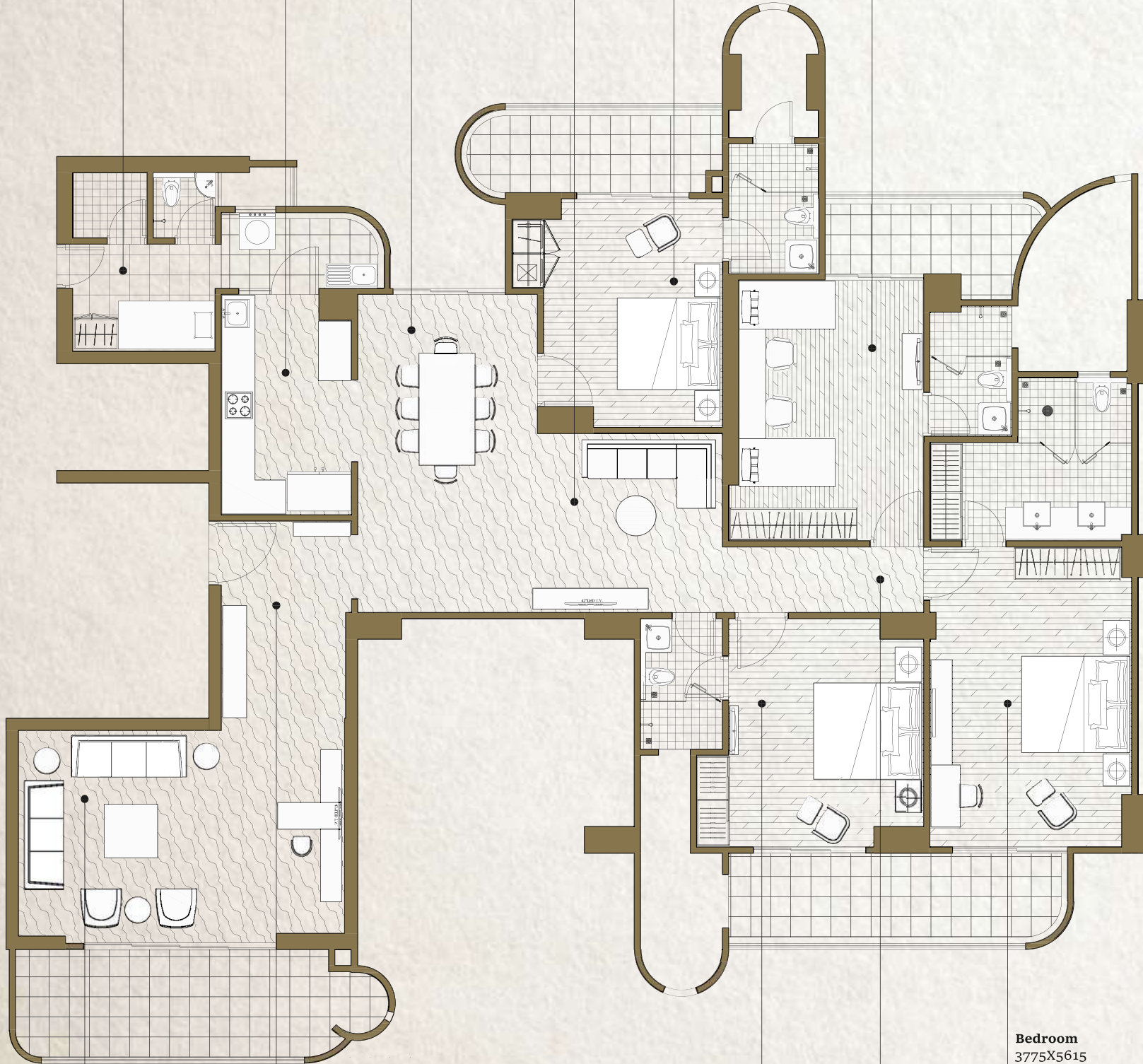
Toilet
1690X2435
5'-7"X8'-0"

Bedroom
3350 X 4275
11'-0"X14'-0"

Balcony
1525 mm
5'-0"wide

Toilet
1535X2440
5'-0"X8'-0"

Bedroom
3555 X 4875
11'-8"X16'-0"



Double Height Living Room
6100X3970
20'-0"X13'-0"

Balcony
2125 mm
7'-0"wide

Entrance Lobby
2440X3920
8'-0"X12'-10"

Bedroom
3650X4270
12'-0"X14'-0"

Toilet
1525X2440
5'-0"X8'-0"

Balcony
1800 mm
5'-11"wide

Passage
3765X1200
12'-5"X4'-0"

Bedroom
3775X5615
12'-5"X18'-5"

Dresser
1650X1835
5'-5"X6'-0"

Toilet
2125X3050
10'-4"X7'-1"

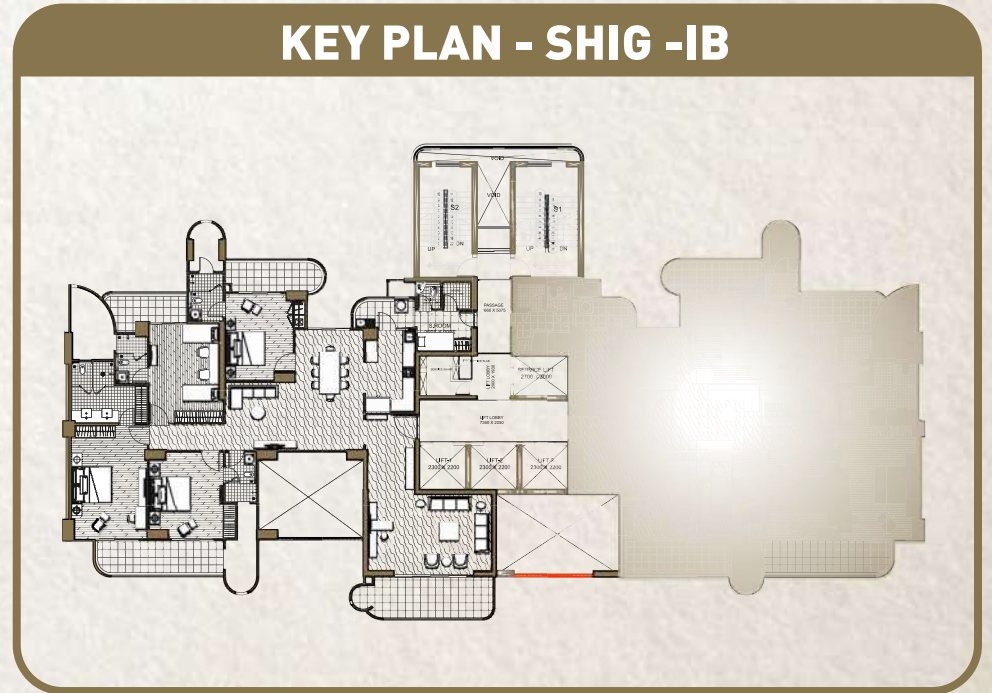
Balcony
1800 mm
5'-11"wide

Floor Plan

4 BHK TYPICAL FLOOR PLAN Type SHIG I B

Super Area: 327 sq. mtr./ 3525 sq. ft. approx
 Built-up Area: 267.56 sq. mtr./ 2880 sq.ft. approx
 Unit: 9 and 12 from 2nd to 28th Floor (Even Floors)
 Carpet Area: 192 sq. mtr./ 2067 sq. ft.
 Balcony Area: 46.5 sq. mtr./ 500.5 sq. ft.
 Unit: 10 and 11 from 3rd to 29th Floor (Odd Floors)
 Carpet Area: 192 sq. mtr./ 2067 sq. ft.
 Balcony Area: 43.7 sq. mtr./ 471 sq. ft.
 4 Bedrooms, 4 Toilets, Double height Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony and Store, Servant Room with Toilet, Balconies

KEY PLAN - SHIG -IB

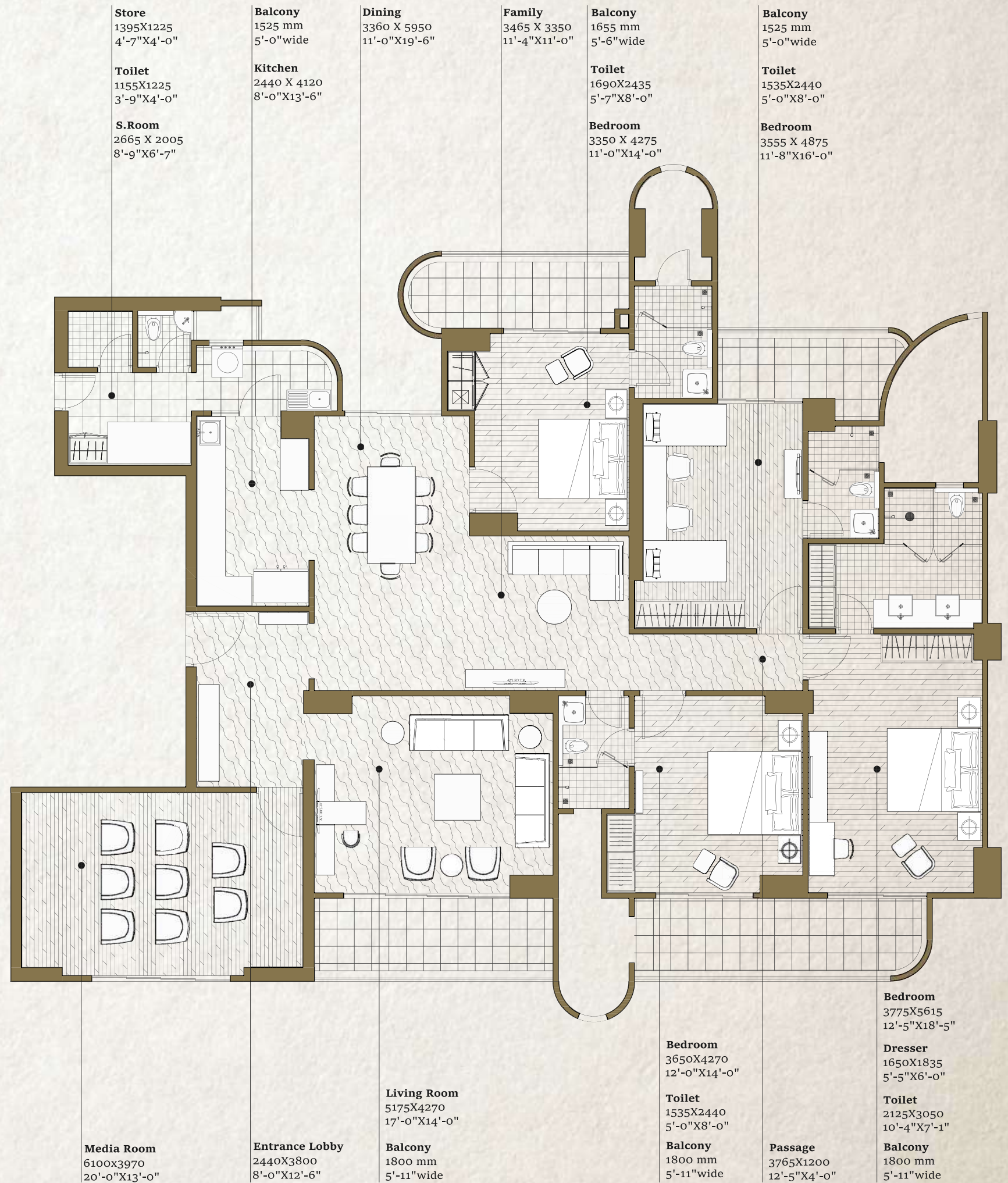


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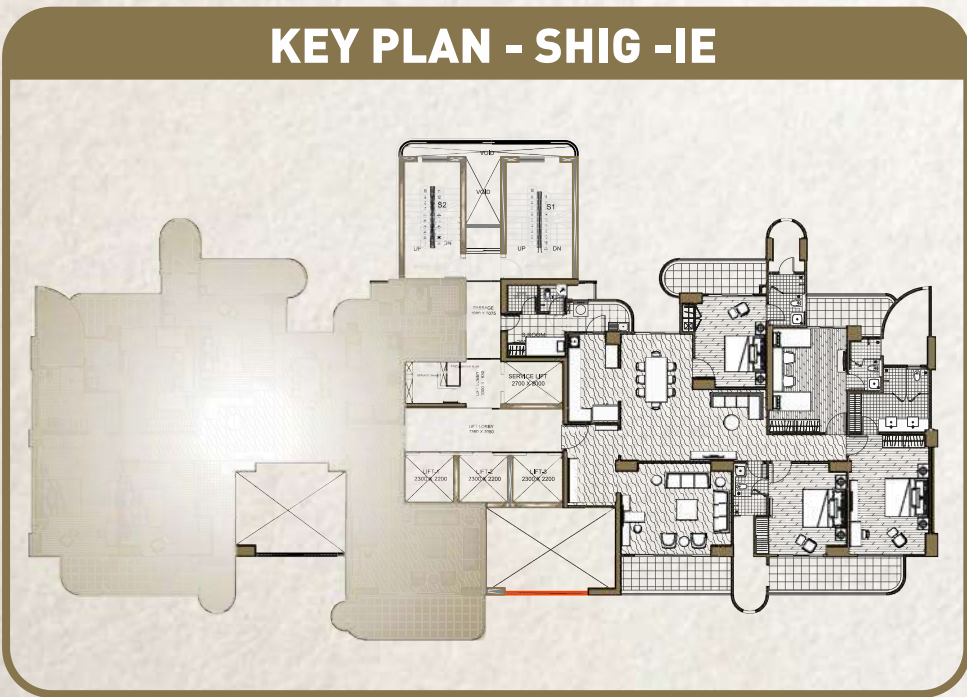
Floor Plan

4 BHK LAYOUT PLAN Type SHIG I E

Super Area: 351 sq. mtr./ 3775 sq. ft. approx
 Unit: 9 & 12 at 31st and 33rd Floor
 Built-up Area: 286.60 sq. mtr./ 3085 sq.ft. approx
 Carpet Area: 216 sq. mtr./ 2328 sq. ft. approx
 Balcony Area: 40.4 sq. mtr./ 435 sq. ft. approx
 Unit: 10 & 11 at 32nd Floor
 Carpet Area: 216 sq. mtr./ 2328 sq. ft. approx
 Balcony Area: 37.2 sq. mtr./ 401 sq. ft. approx
 4 Bedrooms, 4 Toilets, Living Room, Dining Room, Family
 Lounge, Media Room, Kitchen with Utility Balcony and
 Store, Servant Room with Toilet, Balconies



KEY PLAN - SHIG -IE



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Store
1395X1225
4'-7"X4'-0"

Toilet
1155X1225
3'-9"X4'-0"

S.room
2665 X 2005
8'-9"X6'-7"

Balcony
1525 mm
5'-0"wide

Kitchen
2440 X 4120
8'-0"X13'-6"

Dining
3360 X 5950
11'-0"X19'-6"

Family
3465 X 3350
11'-4"X11'-0"

Balcony
1655 mm
5'-6"wide

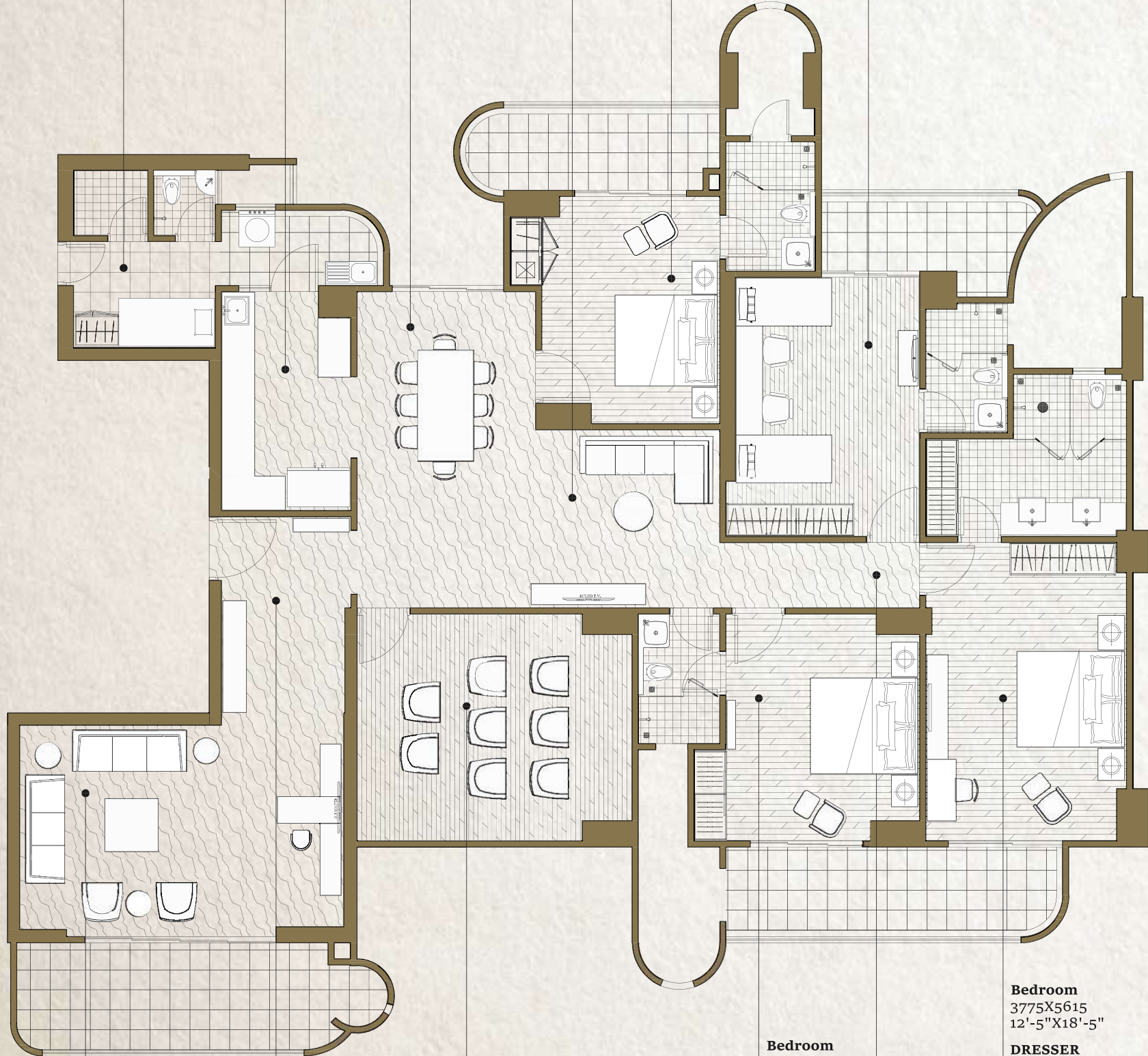
Toilet
1690X2435
5'-7"X8'-0"

Bedroom
3350 X 4275
11'-0"X14'-0"

Balcony
1525 mm
5'-0"wide

Toilet
1535X2440
5'-0"X8'-0"

Bedroom
3555 X 4875
11'-8"X16'-0"



Living Room
6100X3970
20'-0"X13'-0"

Balcony
2125 mm
7'-0"wide

Entrance Lobby
2440X3920
8'-0"X12'-10"

Media Room
5175X4270
17'-0"X14'-0"

Bedroom
3650X4270
12'-0"X14'-0"

Toilet
1525X2440
5'-0"X8'-0"

Balcony
1800 mm
5'-11"wide

Passage
3765X1200
12'-5"X4'-0"

Bedroom
3775X5615
12'-5"X18'-5"

DRESSER
1650X1835
5'-5"X6'-0"

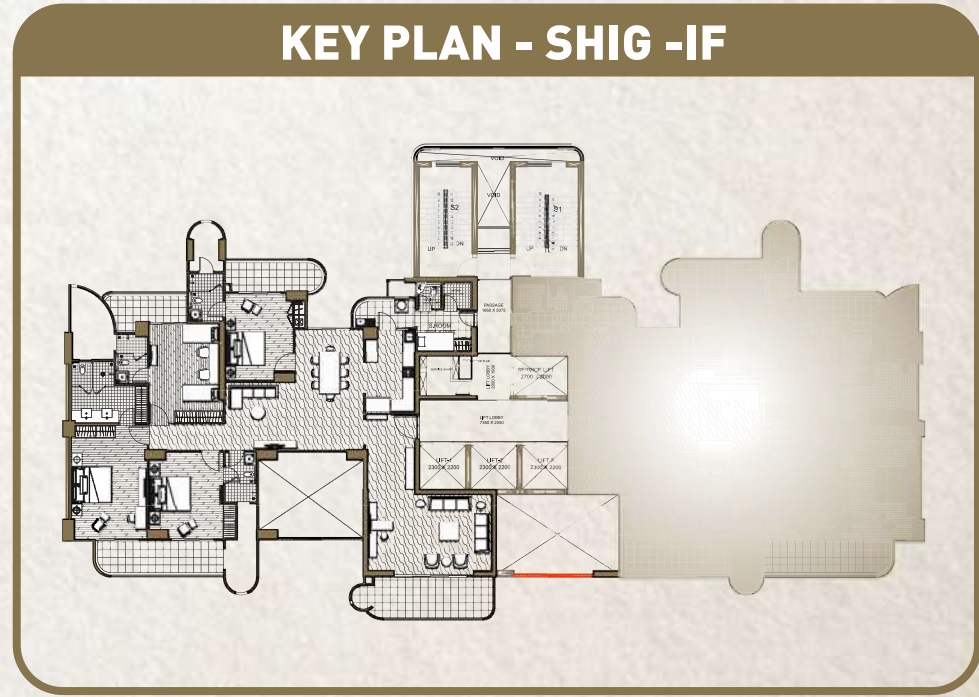
Toilet
2125X3050
10'-4"X7'-1"

Balcony
1800 mm
5'-11"wide

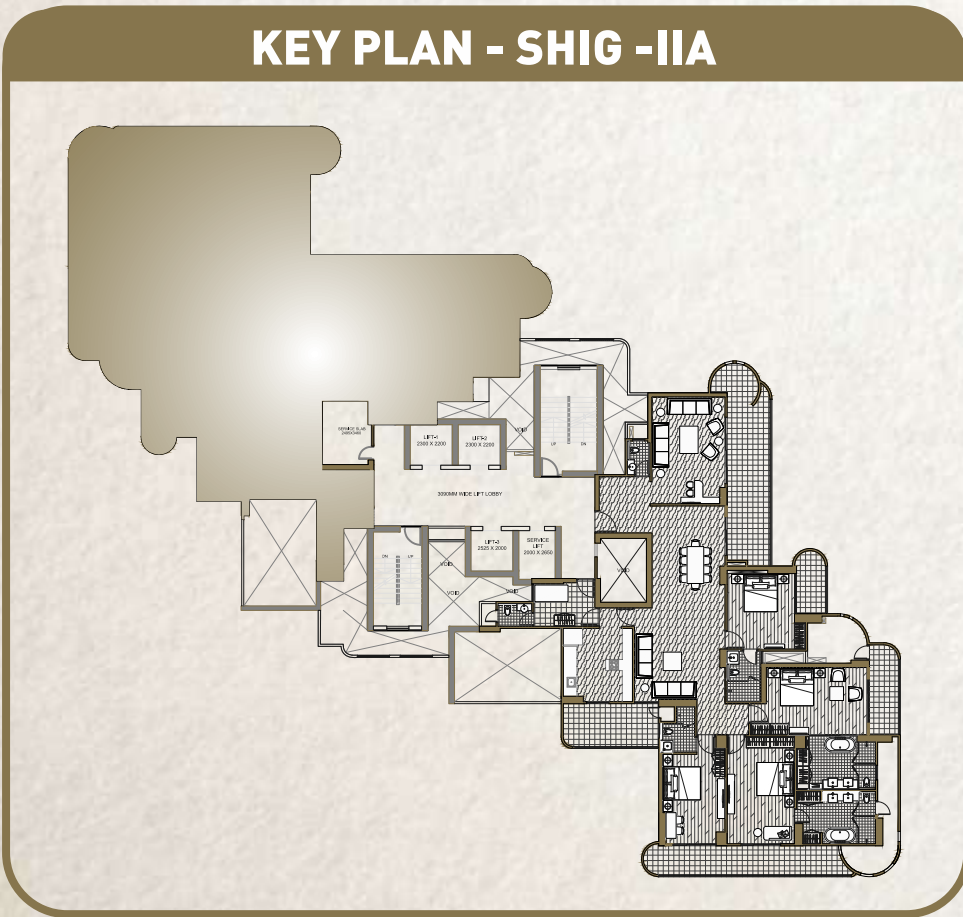
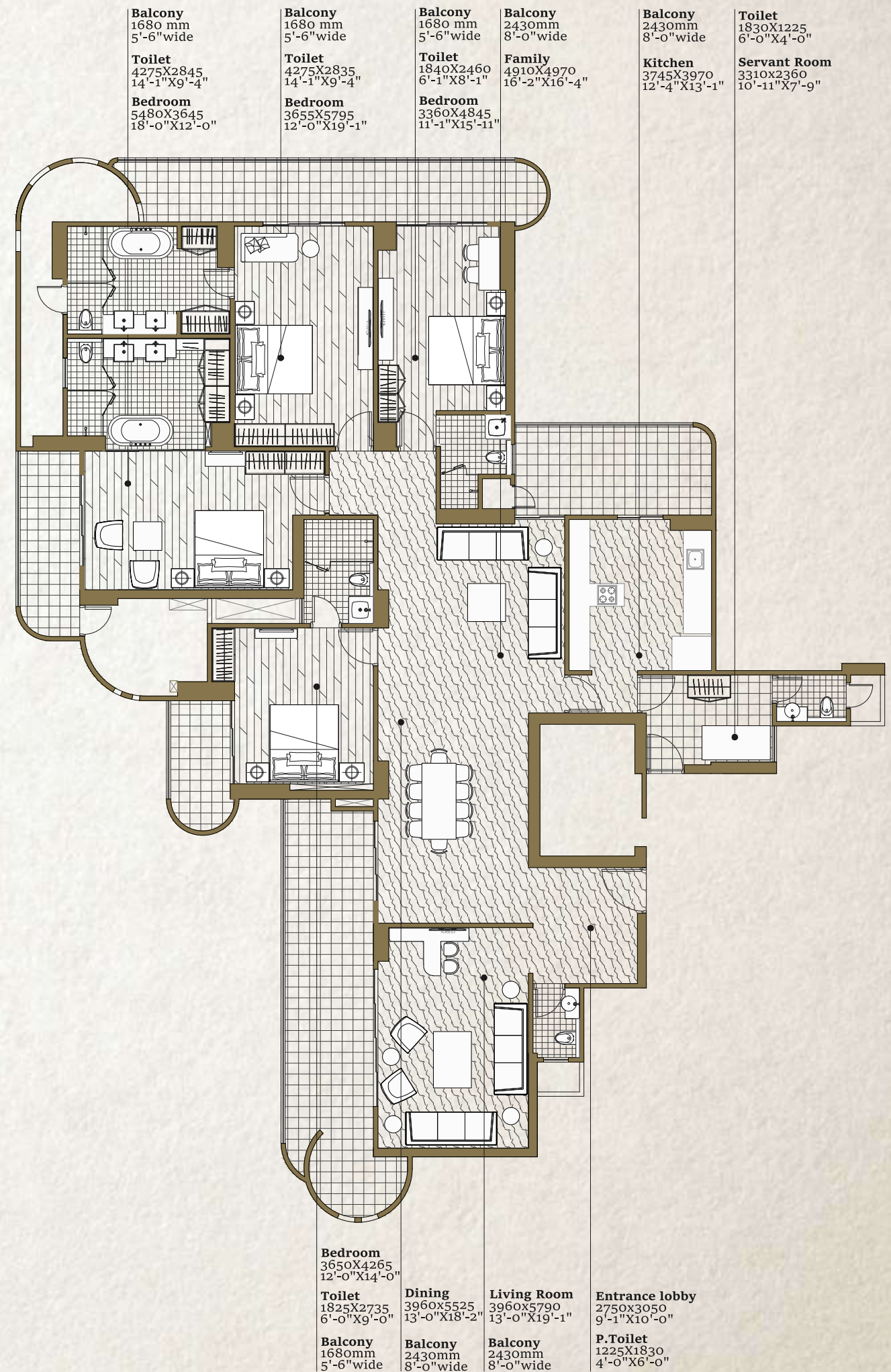
Floor Plan
4 BHK LAYOUT PLAN
 Type SHIG I F

Super Area: 355 sq. mtr./ 3825 sq. ft. approx
 Unit: 10 & 11 at 31st and 33rd Floor
 Built-up Area: 291.25 sq. mtr./ 3135 sq.ft. approx
 Carpet Area: 216 sq. mtr./ 2328 sq. ft. approx
 Balcony Area: 43.7 sq. mtr./ 471 sq. ft. approx
 Unit: 9 & 12 at 32nd Floor
 Carpet Area: 216 sq. mtr./ 2328 sq. ft. approx
 Balcony Area: 46.5 sq. mtr./ 500.5 sq. ft. approx
 4 Bedrooms, 4 Toilets, Living Room, Dining Room, Family Lounge, Media Room, Kitchen with Utility Balcony and Store, Servant Room with Toilet, Balconies

KEY PLAN - SHIG -IF



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Balcony
1680 mm
5'-6"wide

Toilet
4275X2845
14'-1"X9'-4"

Bedroom
5480X3645
18'-0"X12'-0"

Balcony
1680 mm
5'-6"wide

Toilet
4275X2835
14'-1"X9'-4"

Bedroom
3655X5795
12'-0"X19'-1"

Balcony
1680 mm
5'-6"wide

Toilet
1840X2460
6'-1"X8'-1"

Bedroom
3360X4845
11'-1"X15'-11"

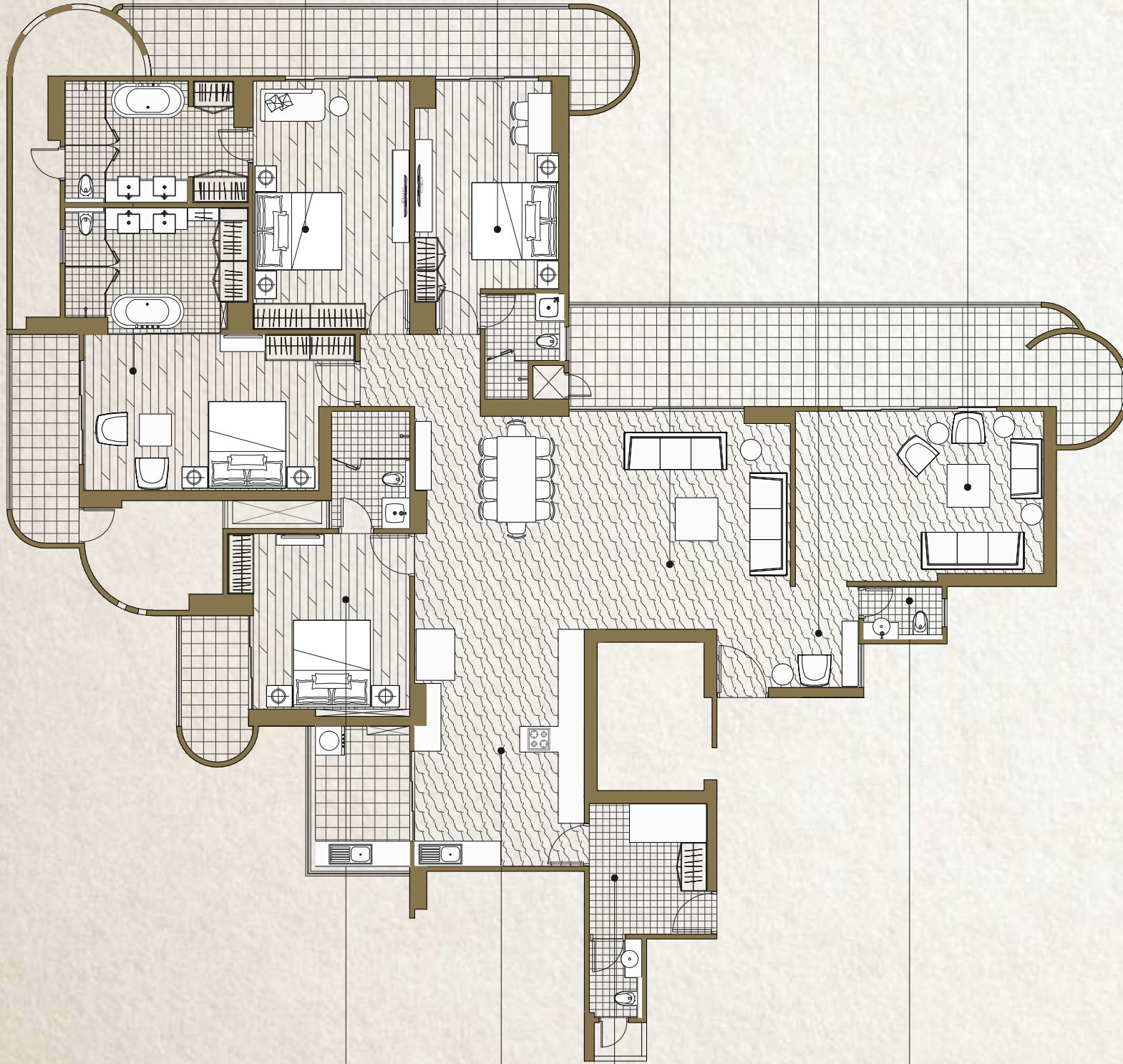
Balcony
2400mm
8'-0"wide

Dining/Family room
8770x5085
28'-10"X16'-9"

Entrance Lobby
3310x2360
10'-11"X7'-9"

Balcony
2430 mm
8'-0"wide

Living Room
5790X3970
19'-1"X13'-1"



Bedroom
3650X4265
12'-0"X14'-0"

Toilet
1825X2735
6'-0"X9'-0"

Balcony
1680mm
5'-6"wide

Kitchen
3960X5525
13'-0"X18'-2"

Balcony
2430mm
8'-0"wide

Servant Room
2750X3050
9'-0"X10'-0"

Toilet
1225X1830
4'-0"X6'-0"

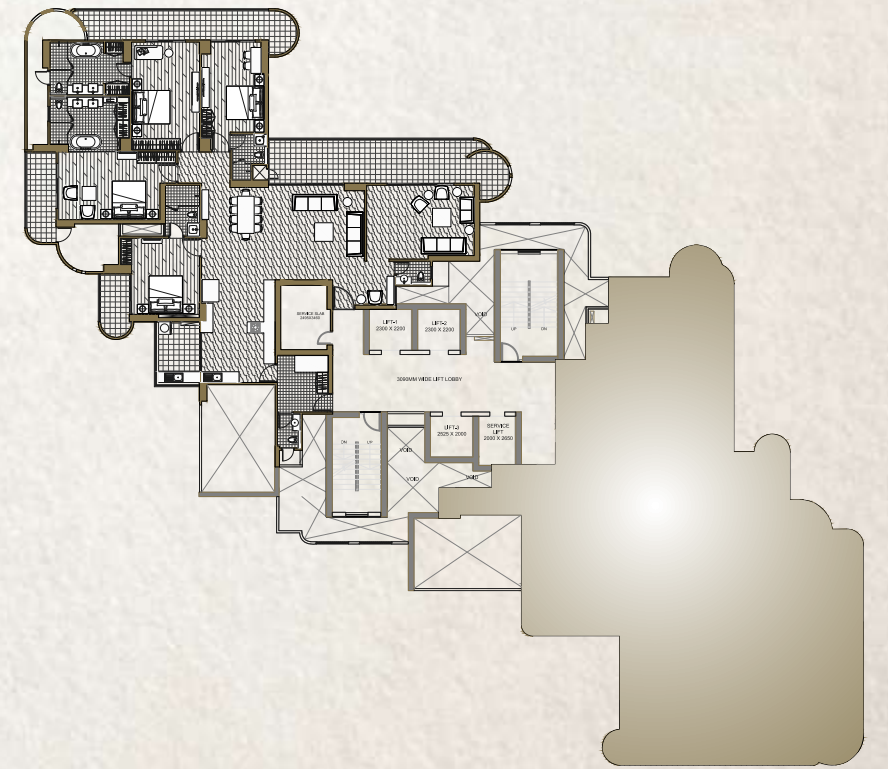
Powder Room
1830X1225
6'-0"X4'-0"

Floor Plan

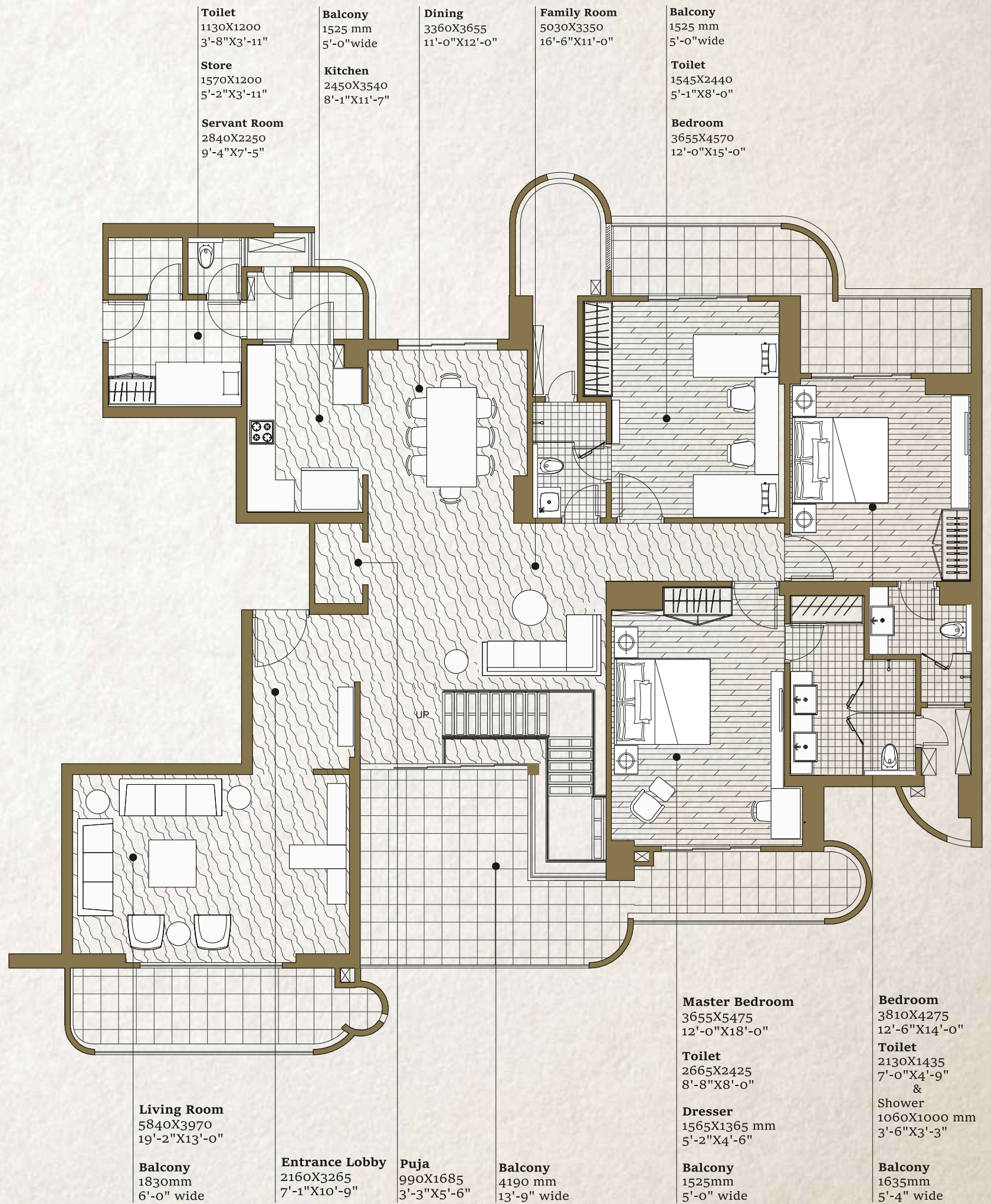
4 BHK BIG FLOOR PLAN
Type SHIG II B

Super Area: 411 sq. mtr./ 4425 sq. ft. approx
Built-up Area: 339.1 sq. mtr./ 3650 sq.ft. approx
Carpet Area: 238 sq. mtr./ 2567 sq. ft. approx
Balcony Area: 69.7 sq. mtr./ 751 sq. ft. approx
Unit: 14 and 15 from 2nd to 32nd Floor (Even Floors)
4 Bedrooms, 4 Toilets, Double height Living Room,
Dining Room, Family Lounge, Kitchen with Utility
Balcony, Servant Room with Toilet,
Powder Room, Balconies

KEY PLAN - SHIG -IIB



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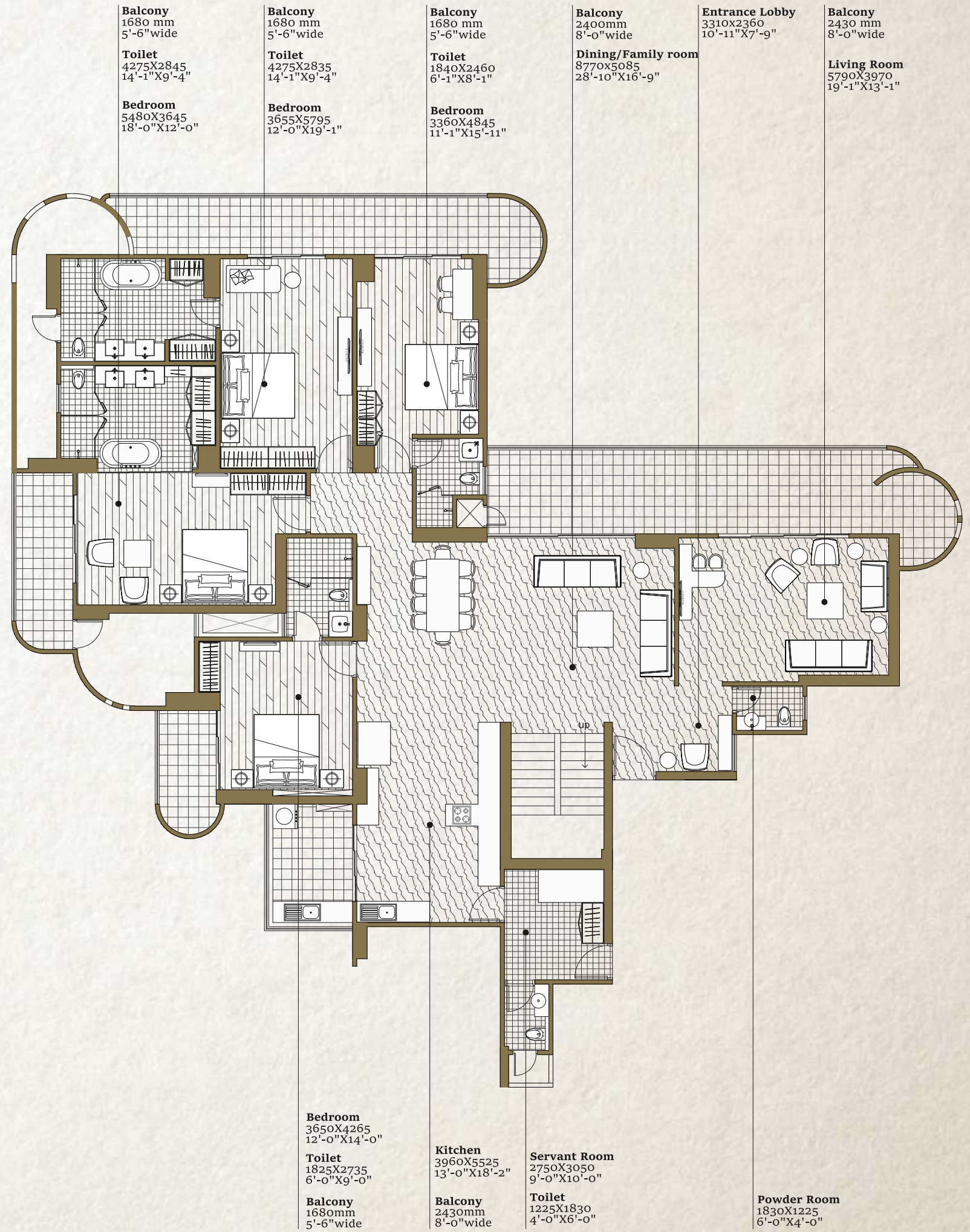
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Floor Plan

4 BHK FLOOR PLAN
Type PENTHOUSE

Super Area: 372 sq. mtr. / 4000 sq.ft. approx
 Built-up Area: 302.86 sq. mtr./ 3260 sq.ft. approx
 Carpet Area: 202 sq.mtr / 2172 sq.ft. approx
 Usable Terrace: 135 sq. mtr/ 1450 sq.ft. approx
 Unit: 9 & 12 at 34th Floor
 Balcony Area: 70.97 sq.mtr / 764 sq.ft. approx
 Unit: 10 & 11 at 34th Floor
 Balcony Area: 65.8 sq. mtr. / 708.5, sq.ft. approx
 4 Bedroom, 4 Toilets, Double Height Living Room,
 Dining Room, Family Lounge, Kitchen with Utility
 Balcony, Servant Room with Toilet,
 Terrace and Balconies

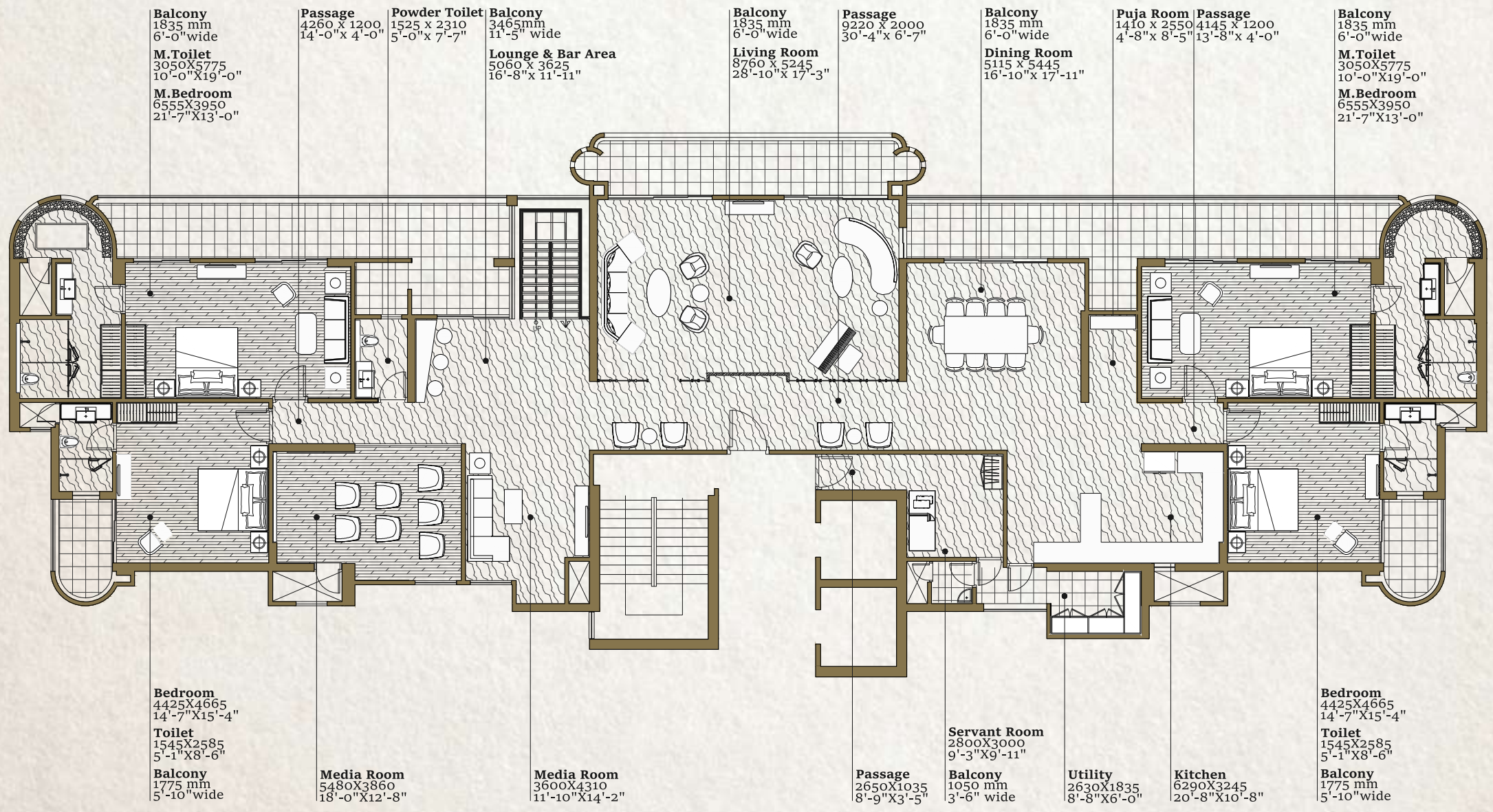


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Floor Plan

4 BHK FLOOR PLAN Type PENTHOUSE

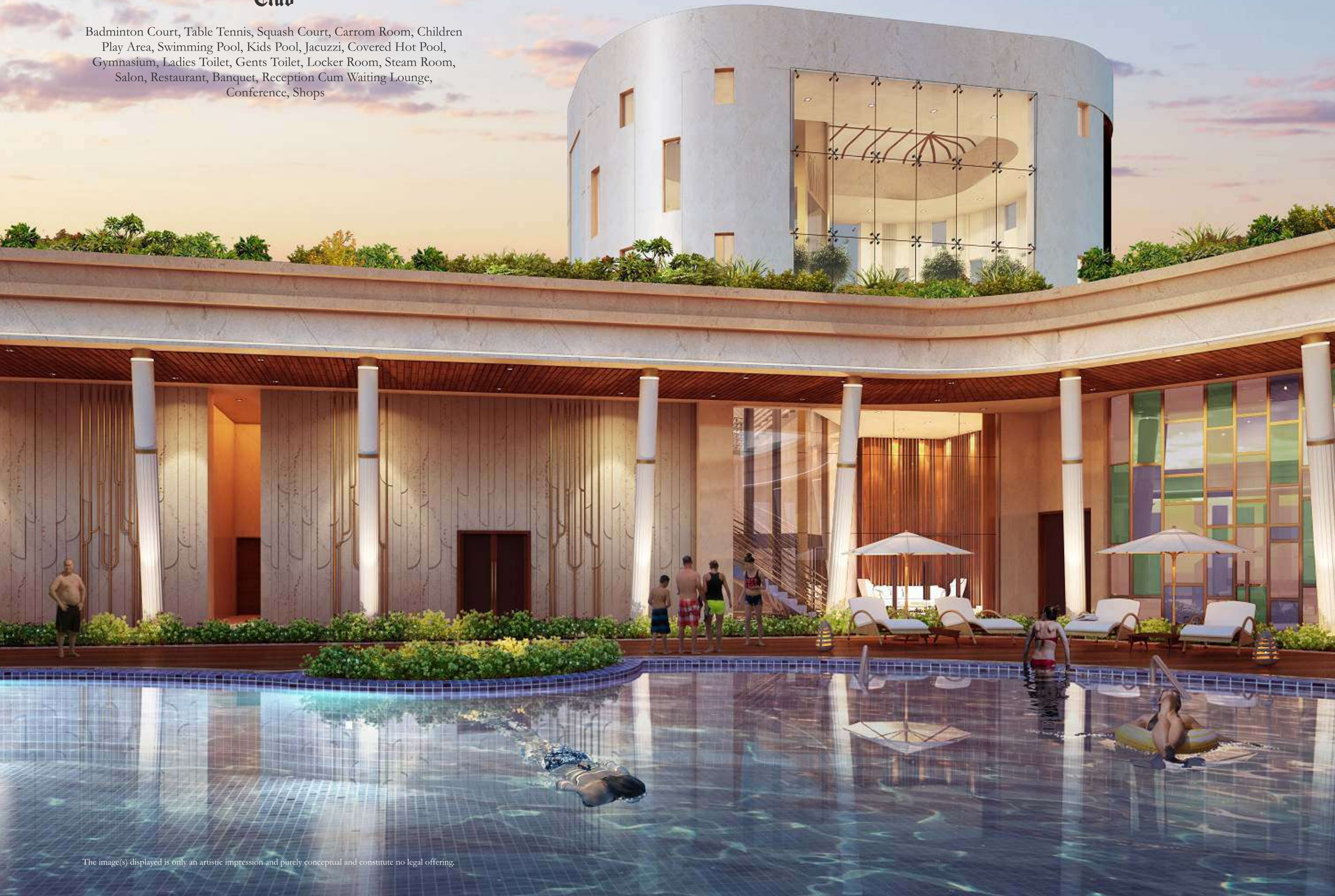
Super Area: 557 sq. mtr. / 6000 sq.ft. approx
 Built-up Area: 461.3 sq. mtr. / 4965 sq.ft. approx
 Carpet Area: 354 sq. mtr. / 3813 sq.ft. approx
 Balcony Area: 84.5 sq.mtr. / 909.45 sq.ft. approx
 Usable Terrace: 232 sq. mtr / 2500 sq. ft approx
 Unit 1, 2, 16 & 17 at 31st Floor
 (Tower CATANIA & VALENCIA)
 Unit: 20 & 21 at 34th Floor
 (Tower FERRARA)
 4 Bedrooms, 4 Toilets, Double Heights Living Room,
 Dining Room, Family Lounge, Media Room, Puja Room,
 Kitchen with Utility Balcony, Servant Room with Toilet,
 Powder Toilet, Terrace and Balconies



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Club

Badminton Court, Table Tennis, Squash Court, Carrom Room, Children Play Area, Swimming Pool, Kids Pool, Jacuzzi, Covered Hot Pool, Gymnasium, Ladies Toilet, Gents Toilet, Locker Room, Steam Room, Salon, Restaurant, Banquet, Reception Cum Waiting Lounge, Conference, Shops





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Specifications

ARCHITECTURE

- Designed by Architect Hafeez Contractor, an opulent lifestyle, world-class space and spectacular outdoor living, spring to life across 10 acres of luxury - The Mezzaria- an address as posh as the property itself

LANDSCAPE

- Where your back garden is a 17,000 square meter park (approx). The stunning landscape designed by Singapore based Architect - Taib Landscape Studio, will set your pulse racing.

INTERIOR FINISHES

- All apartment walls finished in acrylic emulsion paint, over POP punning for a rich smooth look.
- The large format imported marble flooring will start with the entrance foyer and move on to the living- dining- lounge areas.
- Warm and cozy laminated wooden flooring will add to your comfort in all the bedrooms.
- Limited False ceiling with acrylic emulsion paint in all living areas of your condominium, enhances the element of luxury.

HEATING & COOLING

- Energy efficient Variable Refrigerant Flow provides precise comfort to indoor environments, in both summers and winters

KITCHEN

- Bespoke kitchen counter top with premium quality granite
- Tiled splash back up to 2ft above counter
- Modular kitchen with featured aluminium profile handles, soft close function and a laminated carcass
- Abode Stainless steel under mounted sink with drainboard and mixer tap
- The large format imported marble flooring and acrylic emulsion painted walls and ceiling.

FLOOR TO FLOOR HEIGHTS

- Entrance Hall: 7.2 Mtrs
- Living Room: 6.7 Mtrs
- Bedroom: 3.35 Mtrs
- Bathrooms and Kitchen: 3.35 Mtrs

BATHROOMS

- Frameless fixed screen for bath
- Large format tiling on all walls, combined with acrylic emulsion paint

- Etched feature mirror above basin
- Chrome plated ceiling/wall mounted shower head
- Chrome plated retractable hand held shower
- Chrome plated diverter in shower
- White Wall hung WC with soft close function, concealed cistern and discrete chrome dual flush plate
- Enclosed Water Closet with glass screens, that enhances the look of the master toilets
- Ceramic Wash basin sits on granite plinth with feature chrome basin mixer
- Large Format Anti- skid tiles on floor

DOOR FINISHES & IRONMONGERY

- Majestic 8ft high designer entrance door with polished veneer, hardwood frame and high quality lock & door fittings.
- 8ft high polished hard wood door frames for all bedrooms and bathrooms and Polished veneer flush door shutter and feature handles
- SS brushed finish ironmongery
- 7ft high painted flush door shutter for STR room
- External windows, Glazing with high quality UPVC and reflective glass

WINTER BALCONIES

- All balconies accessed via opening or sliding glazed doors
- Multiple access to winter balconies, from the living room and bedrooms via glazed UPVC doors
- Your bedroom extends into winter balconies with large format anti-skid floor tiles
- Frameless structural glass railing, with bespoke MS Painted balustrade and handrails.

PLUMBING

- CPVC & UPVC piping for water supply inside the toilet, Kitchen & Vertical Down takes

ELECTRICAL

- Telephone data points in living area and bedrooms
- Energy efficient surface mounted down lights in balconies
- Modular high quality switch plates from Le Grand or equivalent
- Provision for table and floor lamps
- 5 AMP lighting and 16 AMP Power circuits, on copper wiring

POWER BACKUP

- 100% DG Power back-up as mentioned below

- 2500 sq ft to 4000 sq ft : not exceeding 10KVA per apartment
- Above 4001 sq ft: not exceeding 15KVA per apartment
- DG capacity shall be at 70% of load factor & 70% overall diversity for apartment as well as for common areas

SECURITY & PEACE OF MIND

- Secured Gated Community
- CCTV in driveway of parking basements, ground floor & basement entrance lobbies, lifts, Club & external periphery.
- Video Door Phone
- Fire Fighting System with sprinklers, smoke detection system etc. as per standard.

LIFTS AND LOBBIES

- Three to four High Speed Passenger Lifts from Otis for all residential floors and the basement car park
- 1 Service Lift for all residential floors and the basement car park
- Walls decked up with an elegant combination of Granite, Tile, Acrylic emulsion paint on POP punning
- Typical floor lift lobbies decorated with large format tiles to welcome your guests
- Double height entrance lobby of the tower, decked up with large format imported marble and luxury furniture, welcomes you with open arms.

STR ROOM AND TOILET

- Tile floor with Oil Bound distemper on walls, and conventional CP fittings in toilet.



MAHAGUN

A NAME THAT PERFORMS

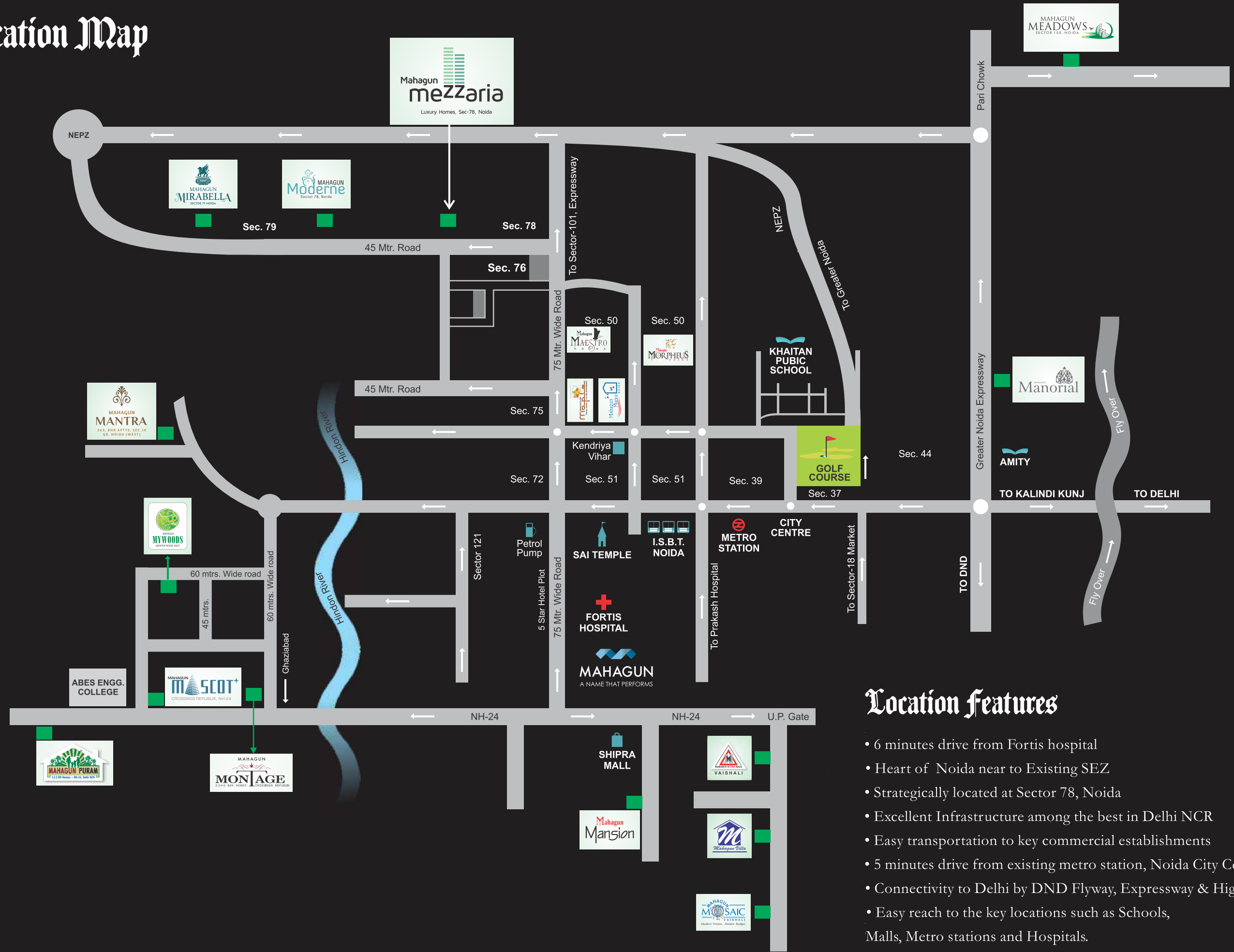
LIVING SPACES • WORK SPACES

COMMERCIAL SPACES

CARVING TRUST WITH EACH BRICK

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 15.76 million sq. ft. of residential space covering about 11500 units and projects involving development of approx. 11.57 million sq. ft. covering about 7500 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



Location Features

- 6 minutes drive from Fortis hospital
- Heart of Noida near to Existing SEZ
- Strategically located at Sector 78, Noida
- Excellent Infrastructure among the best in Delhi NCR
- Easy transportation to key commercial establishments
- 5 minutes drive from existing metro station, Noida City Center
- Connectivity to Delhi by DND Flyway, Expressway & Highway
- Easy reach to the key locations such as Schools, Malls, Metro stations and Hospitals.
- Proposed sector 78 Metro Station.

ONGOING PROJECTS



DELIVERED PROJECTS



VISIT US

M COLLECTION LOUNGE

Corporate Off: Office No B-1/33, Third Floor, Tower B, The Corinthum, Sector 62, Noida- 201309 (U.P.)
Telephone: 0120-4890000/ Fax: 0120-4890098/99, Email: luxury@mahagunindia.com

MAHAGUN INDIA PVT. LTD.

Site Off: Plot No- GH-01/A, Sector 78, Noida- 201301 (U.P.)
Website: www.mcollection.in

Project RERA Registration No. UPRERAPRJ3306

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