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LIVING SPACES • WORK SPACES  
COMMERCIAL SPACES

## LOCATION MAP



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

### MANTRAA-I

Dhanya Promoters Pvt. Ltd.

**RERA Reg. No. : UPRERAPRJ1846**

[www.up-rera.in](http://www.up-rera.in)

### MANTRAA-II

Hebe Infrastructure Pvt. Ltd.

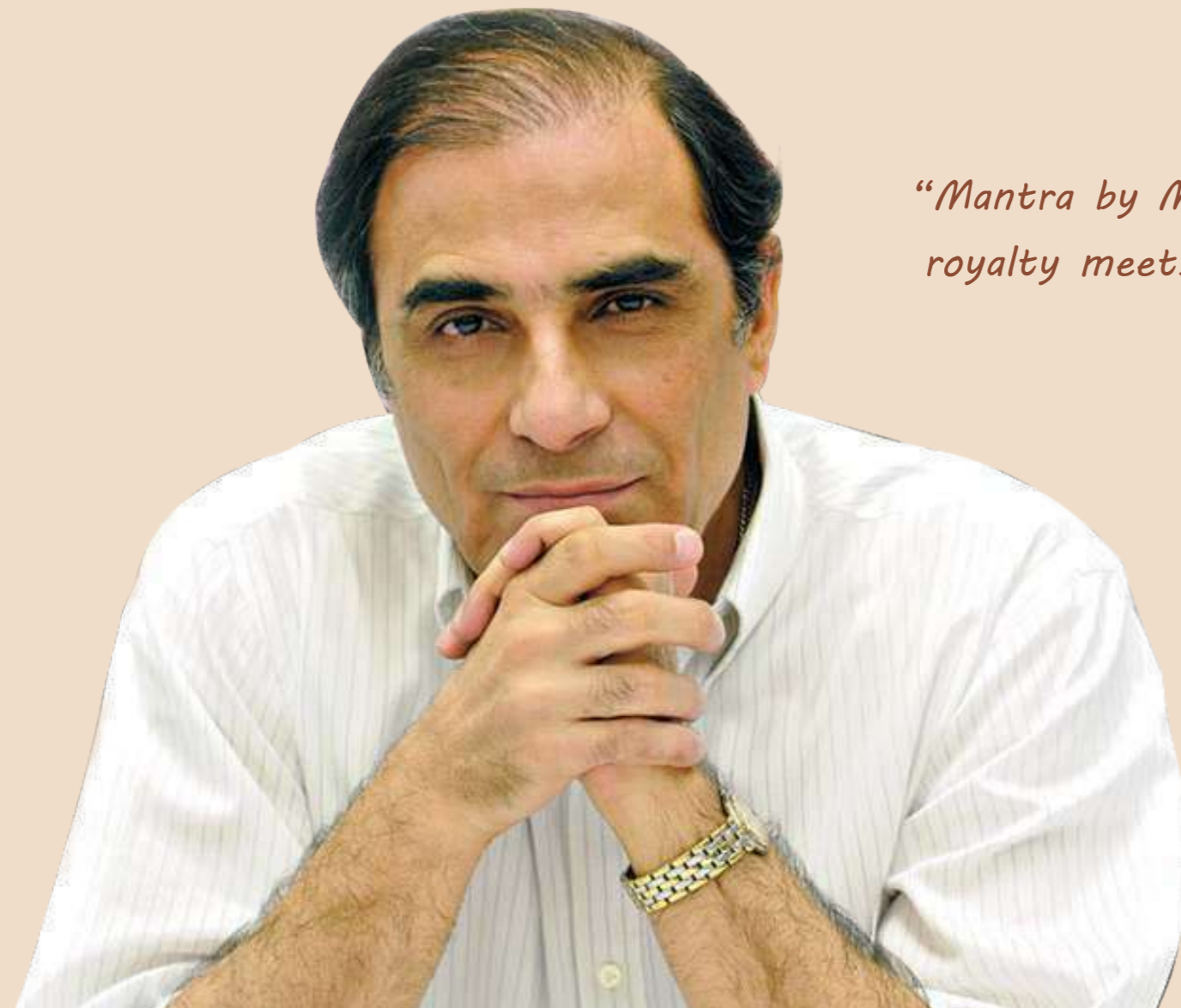
**RERA Reg. No. : UPRERAPRJ1870**

[www.up-rera.in](http://www.up-rera.in)

TAKE A  
LOOK AT  
YOUR DREAM  
HOME.

MAHAGUN  
**MANTRAA**

SECTOR-10,  
GREATER NOIDA (WEST)



*"Mantra by Mahagun - where royalty meets affordability."*



**Hafeez Contractor**  
design consultant



### Mantraa

Mahagun Mantraa spread across 9 acres offers elite homes that are an expression of its owner's aspirations and expectations. Extending to 2 phases- Mantraa 1 and Mantraa 2, the economically viable 2 and 3 BHK homes here have a mesmerizing splendor of modern amenities matched with boundless green expanse.



## Project Specifications

### Total No. of Flats

546 nos. [T1:204 / T2: 138/ T3: 204]

### No. of Floors

2 Basements + G + 25, Club+23  
[T1: G+25 / T2: Club+23 / T3: G+25]

### No. of Flats per floor per block/tower

T1: 8 nos. / T2: 6 nos. / T3: 8 nos.

### Specifications of lifts

T1: 4 Nos -2 Passenger Lifts & 2 No-Service Lift  
T2: 3 Nos -2 Passenger Lifts & 1 No-Service Lift  
T3: 4 Nos -2 Passenger Lifts & 2 No-Service Lift  
External door: MS Powder Coated  
Internal Car: Stainless Steel finish & Stone Flooring  
Otis Lift  
Speed: 1.75 m/second

### Entrance Lobby of Block

Flooring - Marble Flooring  
Wall cladding - Decorative designs in combination of stone/laminate/mirror/MDF jaali/tiles  
Painting: Acrylic Emulsion Paint  
Lighting: Ceiling recessed light fixtures/ Chandeliers  
Lobby Main Entry doors: Glass doors  
Air-conditioned Ground floor entrance lobby with furniture

### Staircase

Flooring: Stone flooring  
Painting: Oil Bound Distemper  
Railing: M.S. Railing

### Basement Area

Upper Basement: Tremix Flooring  
Lower Basement: Tremix Flooring  
Paint: Enamel / Plaster coat  
Lighting: Tube lights

### Club

Multipurpose hall with kitchen with male & female toilets  
Kitchen with all necessary equipments required for hosting functions  
Flooring: Imported Marble  
Ceiling & Paint: False ceiling with Acrylic Emulsion paint  
Table tennis  
Pool Table  
Separate male & female spa with jacuzzi, steam, changing rooms & lockers  
Gym  
Swimming pool & kids pool  
Kid,s play room

### ESS & DG (Maximum Capacity)

ESS-1 : DG sets -- 1250 KVA ; Transformers -- 2500 KVA

### Amenities

Planters & Green Lawn  
Kid's play area with play equipments  
S.T.P.  
Space for Facility office  
Note : Other specifications, not mentioned above, is as per Developer's/Architects direction.

**MIG - I**

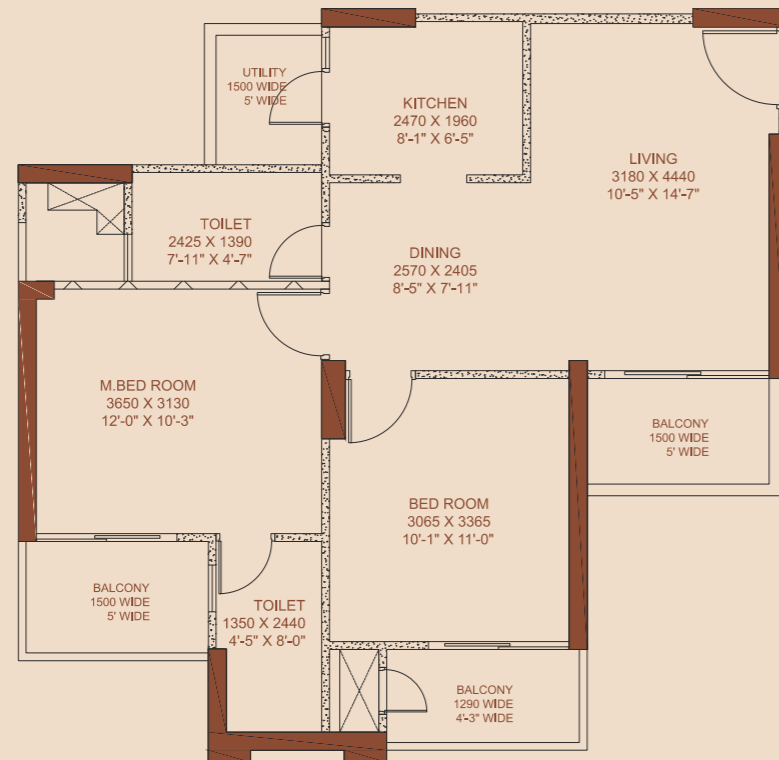
**TYPICAL FLOOR - 2 BHK**

SUPER AREA - 95.22 sq.mtr./1025 sq.ft.

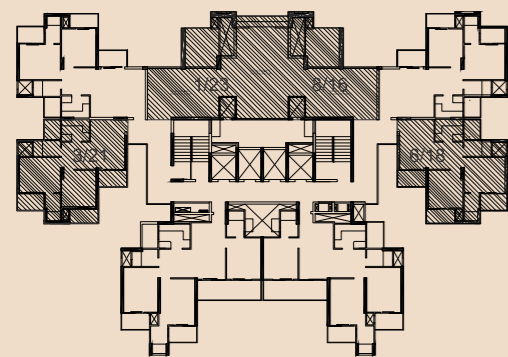
CARPET AREA - 56.70 sq.mtr./610 sq.ft.

BALCONY AREA - 12.08 sq.mtr./130 sq.ft.

- 2 BEDROOMS
- 2 TOILETS
- 3 BALCONIES
- KITCHEN WITH UTILITY
- DINING ROOM
- LIVING ROOM

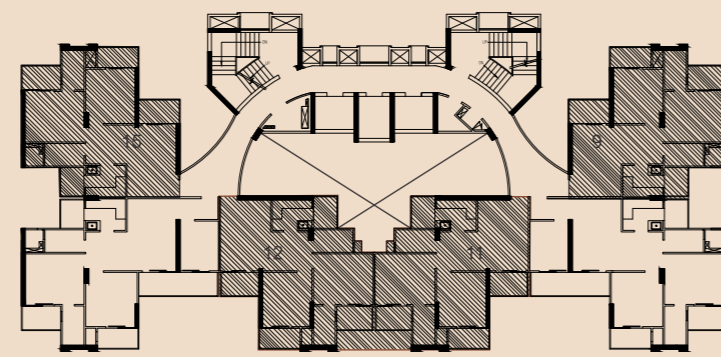


Mantra-I Cluster - MIG-I  
Riddhi - Viddhi



Unit No. 1,3,6,8 & 16,18,21,23

Mantra-I Cluster - MIG-I  
OM



Unit No. 9,11,12,15



**MIG - II**

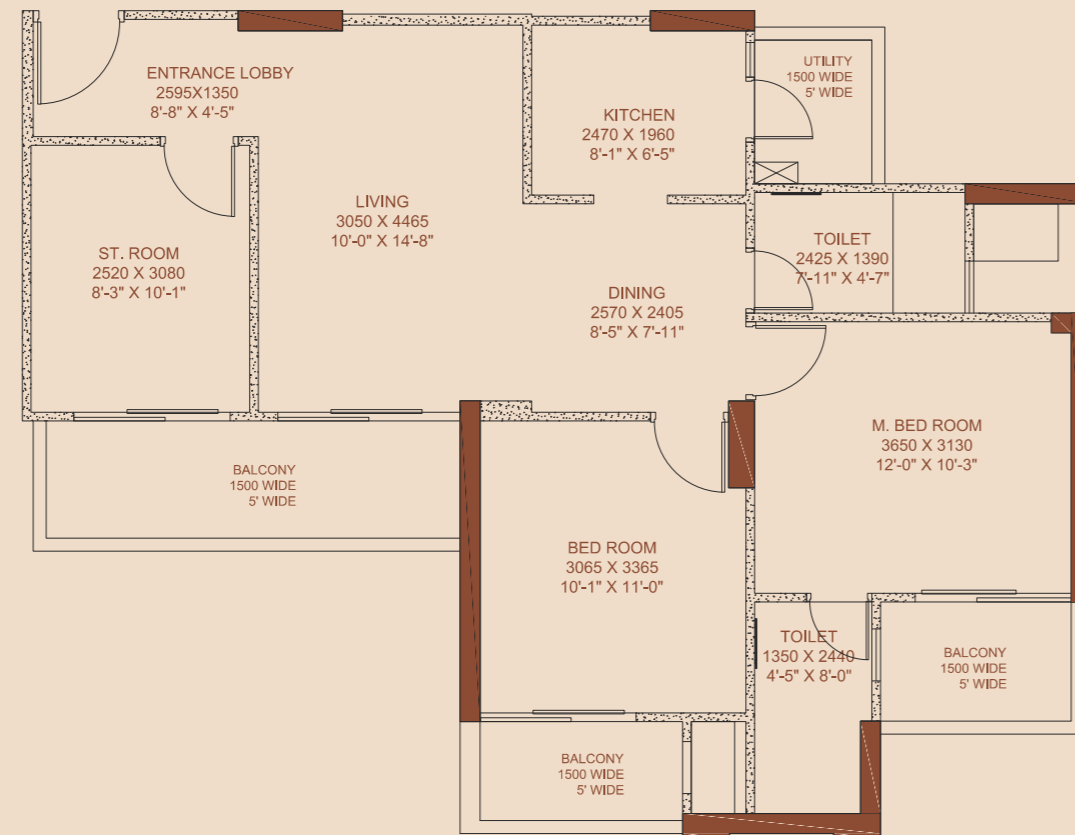
**TYPICAL FLOOR - 2 BHK + ST. ROOM**

SUPER AREA - 95.22sq.mtr./1200 sq.ft.

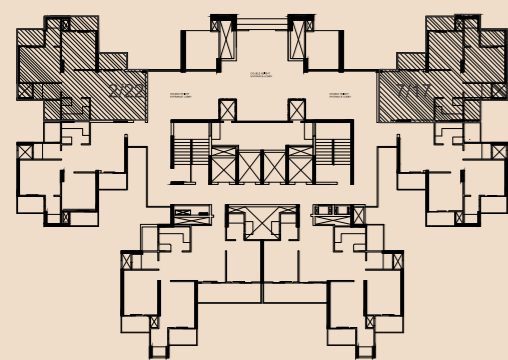
CARPET AREA - 68.65 sq.mtr./739 sq.ft.

BALCONY AREA - 15.42 sq.mtr./166 sq.ft.

- 2 BEDROOMS
- 2 TOILETS
- 3 BALCONIES
- KITCHEN WITH UTILITY
- DINING ROOM
- LIVING ROOM
- ST. ROOM

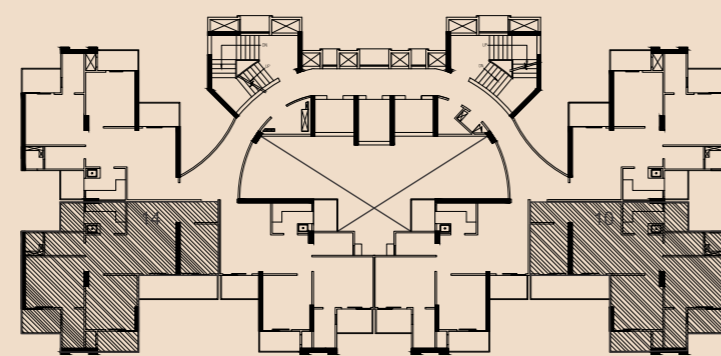


Mantra-I Cluster - MIG-II  
Riddhi - Viddhi



Unit No. 2,7 & 17,22

Mantra-I Cluster - MIG-II  
OM



Unit No. 10,14



• 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 - I**

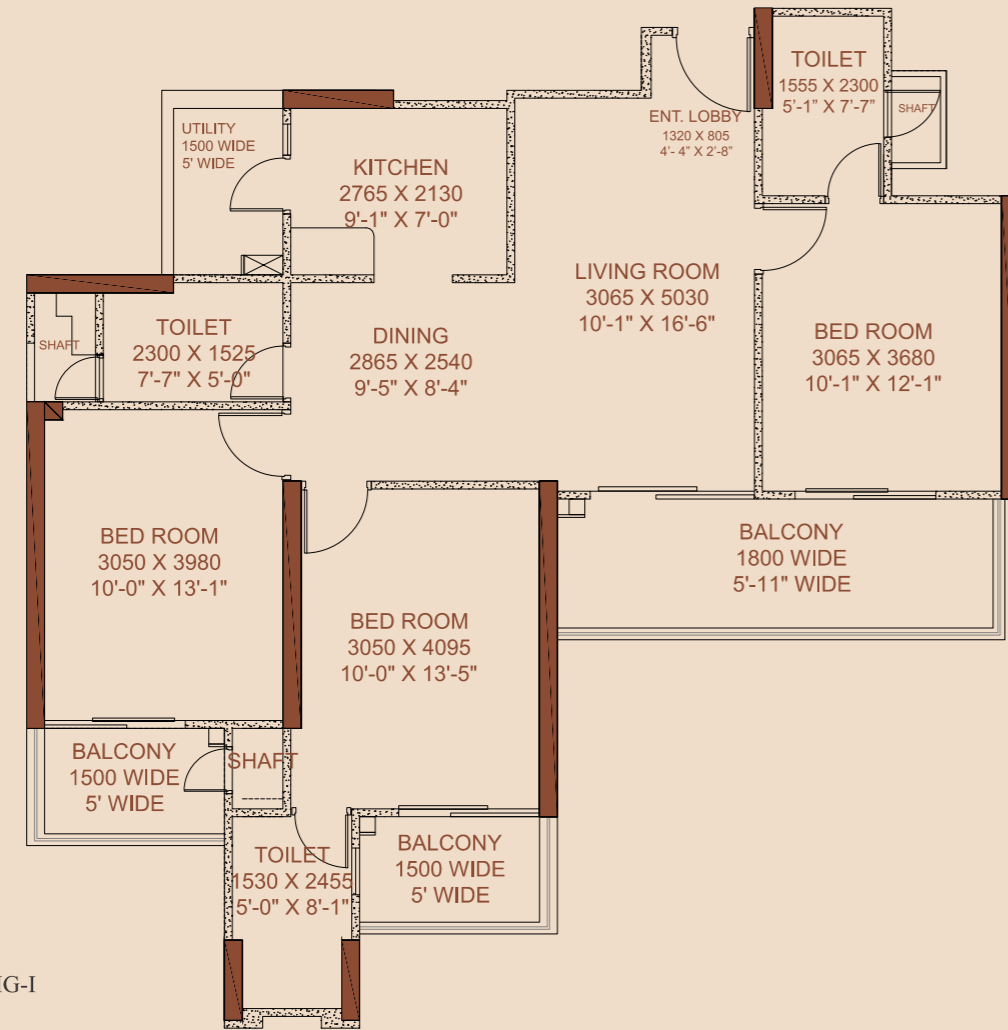
**TYPICAL FLOOR - 3 BHK**

SUPER AREA - 130.06 sq.mtr./1400 sq. ft.

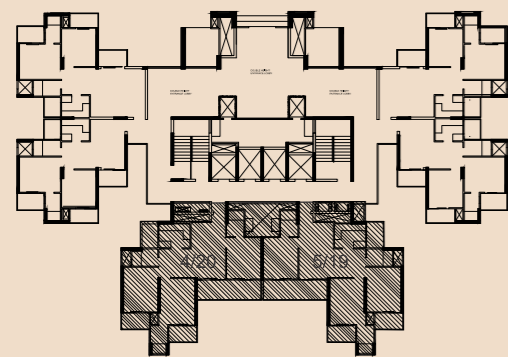
CARPET AREA - 81.52 sq.mtr./877.50 sq.ft.

BALCONY AREA - 19.60 sq.mtr./211sq.ft.

- 3 BEDROOMS
- 3 TOILETS
- 3 BALCONIES
- KITCHEN WITH UTILITY
- DINING ROOM
- LIVING ROOM



Mantra-I Cluster - HIG-I  
Riddhi - Viddhi



Unit No. 4,5 & 19,20



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- The dimensions are from the unfinished walls (including skirting thickness)



## Project Specifications

### Total No. of Blocks

3 Towers  
 Tower 1(Wing-A Ganga & Wing - B Gayatri),  
 Tower 2(Wing-A Siddhi & Wing-B Saraswati),  
 Tower 3(Villament)

### Total No. of Flats

1076 nos.[T1:516 / T2:456 / T3:104]

### No. of Floors

2 Basements + Stilt + 26/21  
 [T1: S+26 / T2: S+26/21 / T3: S+Club+26]

### No. of Flats per floor per block/ tower

T1: 20 nos. / T2: 20 nos. / T3: 8 nos.

### Specifications of lifts

T1: 5 Nos -13 Passenger Lifts & 2 No-Service Lift  
 T2: 5 Nos -13 Passenger Lifts & 2 No-Service Lift  
 T3: 4 Nos -13 Passenger Lifts & 2 No-Service Lift  
 External door: MS powder coated  
 Internal Car: Stainless Steel finish & Stone Flooring  
 Otis Lift  
 Speed: 1.75 m/second

### Entrance Lobby of Block

Flooring - Marble Flooring  
 Wall cladding - Decorative designs in combination of stone/laminate/mirror/MDF jaali/ tiles  
 Painting: Acrylic Emulsion Paint  
 Lighting: Ceiling recessed light fixtures/ Chandeliers  
 Lobby Main Entry doors: Glass doors  
 Air-conditioned Ground floor entrance lobby with furniture  
 Differently abled Toilets

### Staircase

Flooring: Stone flooring

Painting: Oil Bound Distemper  
 Railing: M.S. Railing  
 Basement Area

Upper Basement: Tremix Flooring  
 Lower Basement: Tremix Flooring  
 Paint: Enamel / Plaster coat  
 Lighting: Tube lights

### Club

Multipurpose hall with kitchen with male & female toilets  
 Kitchen with all necessary equipments required for hosting functions  
 Flooring: Imported Marble  
 Ceiling & Paint: False ceiling with Acrylic Emulsion paint  
 Table tennis  
 Pool Table  
 Separate male & female spa with Jacuzzi, steam, changing rooms & lockers  
 Gym  
 Swimming pool & kids pool  
 Kid's play room  
 Space for Administration & accounts office

### ESS & DG (Maximum Capacity)

ESS-1 : DG sets -- 2500 KVA; Transformers -- 4000 KVA

### Amenities

Planters & Green Lawn  
 Kid's play area with play equipments  
 Badminton court  
 S.T.P.  
 Space for Facility office

Note : Other specifications, not mentioned above, is as per Developer's/Architects direction.

**MIG - I**

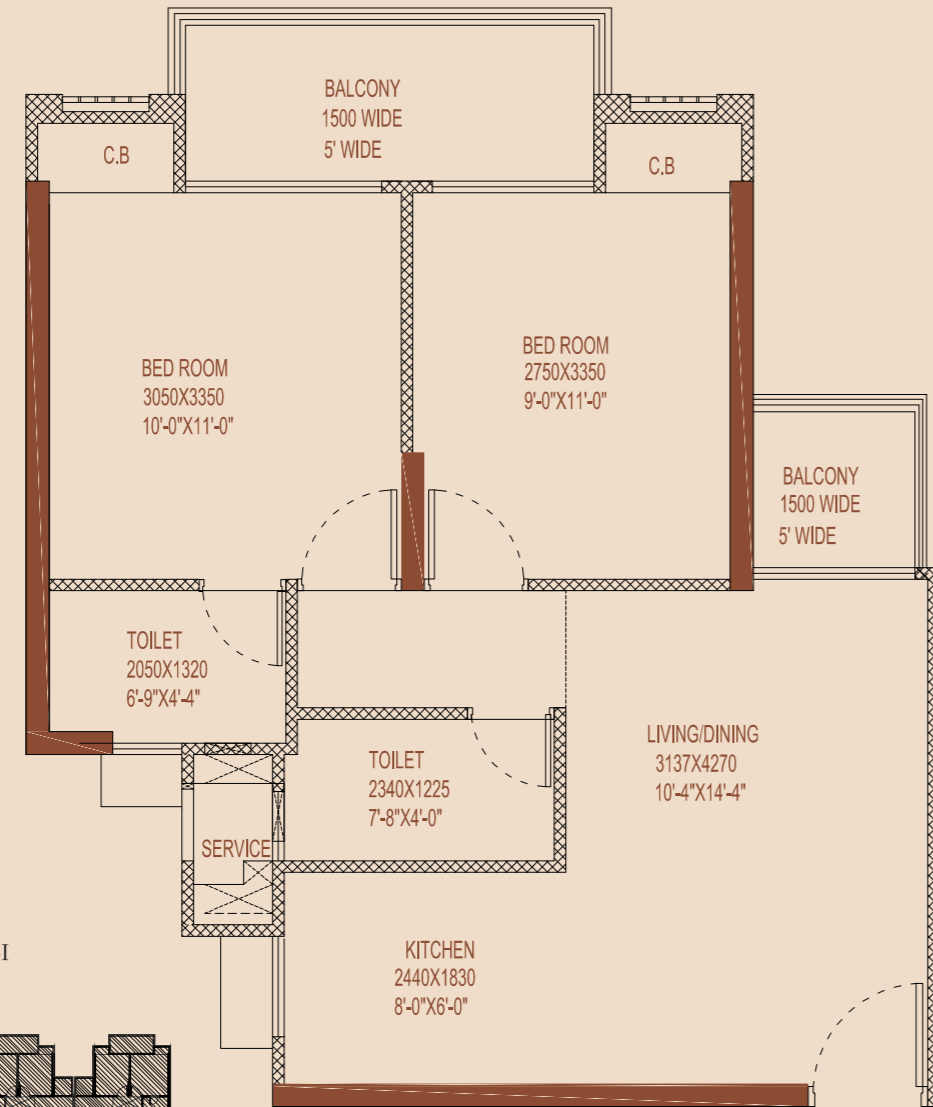
**TYPICAL FLOOR - 2 BHK**

SUPER AREA - 78.97 sq.mtr./850 sq. ft.

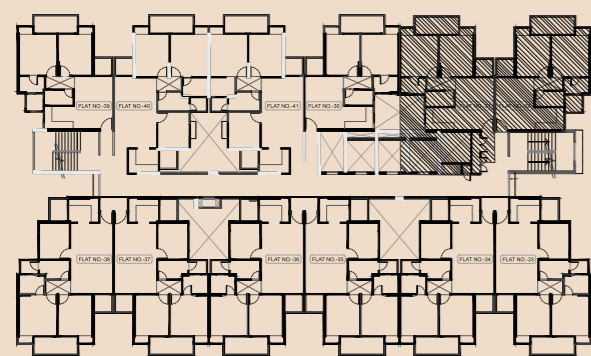
CARPET AREA - 51.59 sq.mtr./534 sq.ft.

BALCONY AREA - 6.99 sq.mtr./75.30 sq.ft.

- 2 BEDROOMS
- 2 TOILETS
- 2 BALCONIES
- KITCHEN
- DINING ROOM
- LIVING ROOM



Mantra-II Cluster - MIG-I  
Saraswati



Unit No. 1-23,28,29,31,32



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- The dimensions are from the unfinished walls (including skirting thickness)



**MIG - IA**

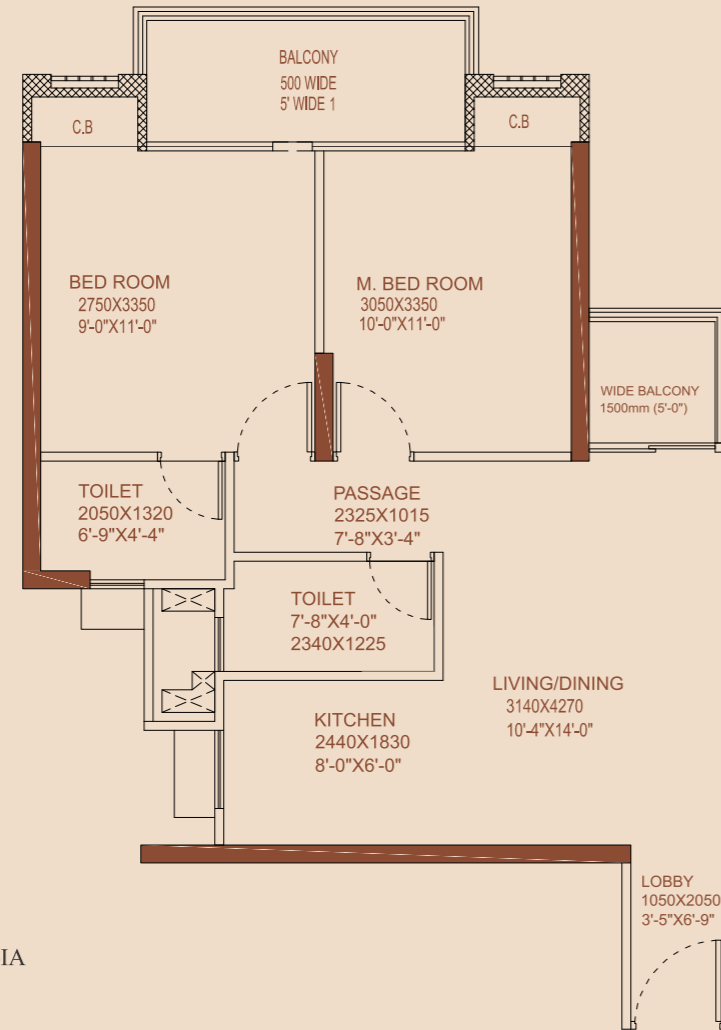
**TYPICAL FLOOR - 2 BHK**

SUPER AREA - 81.75 sq.mtr./880 sq. ft.

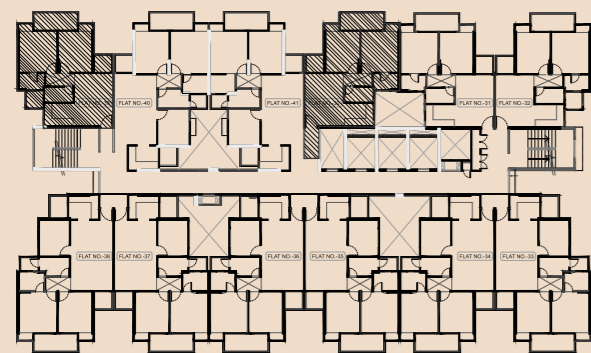
CARPET AREA - 51.59 sq.mtr./555.4 sq.ft.

BALCONY AREA - 6.99 sq.mtr./75.30 sq.ft.

- 2 BEDROOMS
- 2 TOILETS
- 2 BALCONIES
- KITCHEN
- DINING ROOM
- LIVING ROOM



Mantra-II Cluster - MIG-IA  
Saraswati



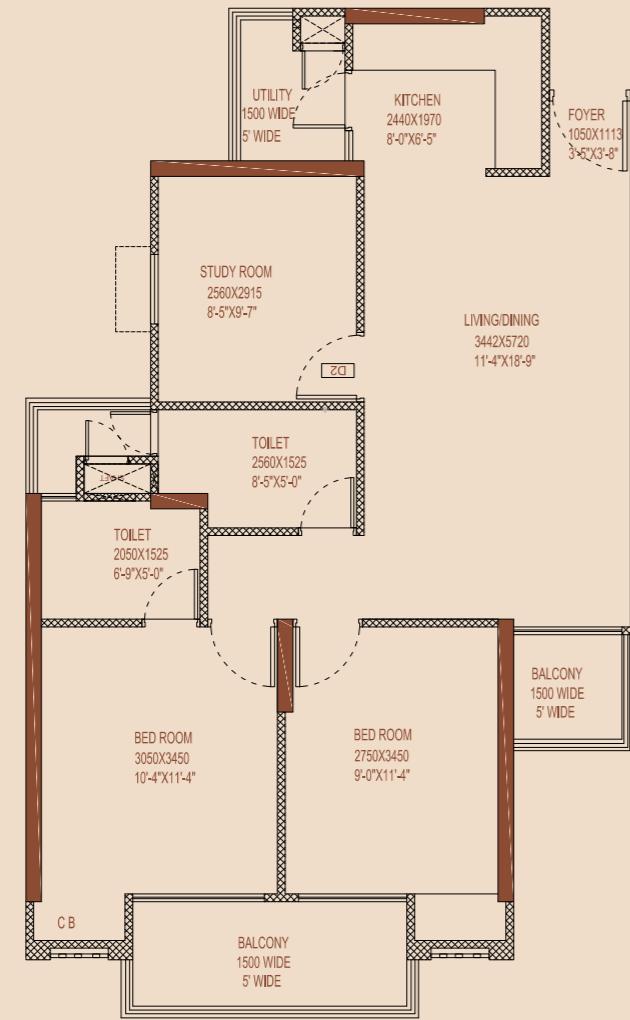
Unit No. 30,39



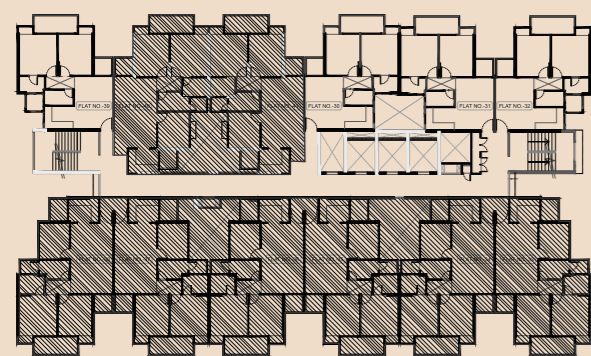
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- The dimensions are from the unfinished walls (including skirting thickness)

**HIG - I**  
**TYPICAL FLOOR - 2 BHK + STUDY ROOM**  
 SUPER AREA - 104.51sq.mtr./1125 sq.ft.  
 CARPET AREA - 67.41sq.mtr./725.70 sq.ft.  
 BALCONY AREA - 9.36 sq.mtr./100.75 sq.ft.

- 2 BEDROOMS
- 2 TOILETS
- 2 BALCONIES
- KITCHEN WITH UTILITY
- DINING ROOM
- LIVING ROOM
- STUDY ROOM



Mantra-II Cluster - HIG-I  
Saraswati



Unit No. 24-27 & 33-38,40,41



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- The dimensions are from the unfinished walls (including skirting thickness)



MAHAGUN

# MANTRAA-1 & 2 Site Layout

## LEGEND - MANTRAA - I

1. ENTRY/ EXIT
2. DROP OFF
3. PARTY LAWN
4. MAIN POOL, KID'S POOL AND DECK
5. SHADED SEATING
6. KIDS PLAY AREA
7. PRE TEEN AREA
8. TREE COURT
9. ROUND ABOUT
10. RAMP TRELLIS
11. CLUB

## LEGEND - MANTRAA - II

1. ENTRY/ EXIT
2. DROP OFF
3. PARTY LAWN WITH SEATING STEPS
4. MAIN POOL, KIDS POOL AND DECK
5. WATER BODY
6. KID'S PLAY AREA
7. PRE TEEN AREA
8. TREE COURT
9. ROUND ABOUT
10. RAMP TRELLIS
11. PALM COURT
12. MULTI PURPOSE COURT
13. BADMINTON COURT
14. CLUB



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# Bird' Eye View



## Mantraa - Unit Specification

### LIVING/DININGROOM

Floors	Vitrified Tiles
External Doors & Windows	UPVC
Fixtures & Fittings	Lights, Fans & Electrical switches
Wall & Ceiling	Oil bound distemper
Main Doors:	Hard wood frame with laminated flush door shutter

### MASTER BEDROOM

Floors	Laminated Wooden Flooring
External Doors & Windows	UPVC
Fixtures & Fittings	Lights, Fans & Electrical switches
Wall & Ceiling	Oil bound distemper
Internal Doors	Hard wood frame with painted flush door shutter

### BEDROOMS

Floors	Vitrified Tiles
External Doors & Windows	UPVC
Fixtures & Fittings	Lights, Fans & Electrical switches
Wall & Ceiling	Oil bound distemper and ceiling white
Internal Doors	Hard wood frame with painted flush door shutter

### TOILET

Floors	Ceramic Tiles
External Doors & Windows	Powder coated aluminum glazing

Fixtures & Fittings	Standard White Chinaware, CP Fittings
Wall & Ceiling	Ceramic Tiles upto 7'-0" and ceiling white
Internal Doors	Hard wood frame with painted flush door shutter

### KITCHEN

Floors	Vitrified Tiles
External Doors & Windows	Powder coated aluminum glazing
Fixtures & Fittings	Granite Top with stainless steel sink
Wall & Ceiling	Oil bound Distemper and Ceramic Tiles upto 2'-0" above counter

### BALCONIES

Floors	Ceramic Tiles
Wall	External Paint
Ceiling	OBD

### LIFT LOBBIES/CORRIDORS

Floors	Ceramic Tiles
Wall & Ceiling	Oil bound distemper

### EXTERIOR FINISH

External Paint

### SECURITY SYSTEM

Intercom facility

1 KVA Power Backup free with each flat