

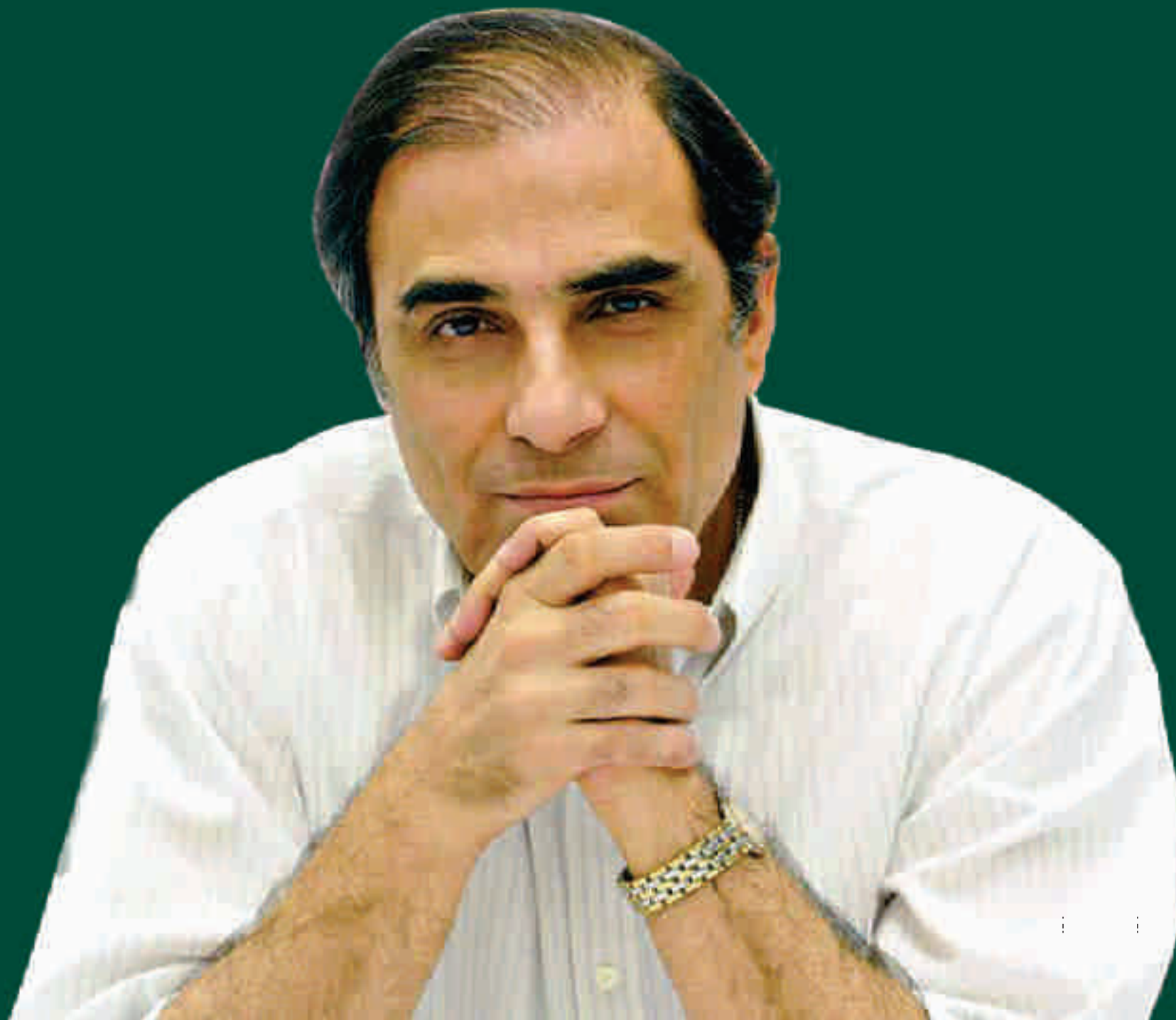


SECTOR-128, WISHTOWN, NOIDA

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



Hafeez Contractor
Design Consultant





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.

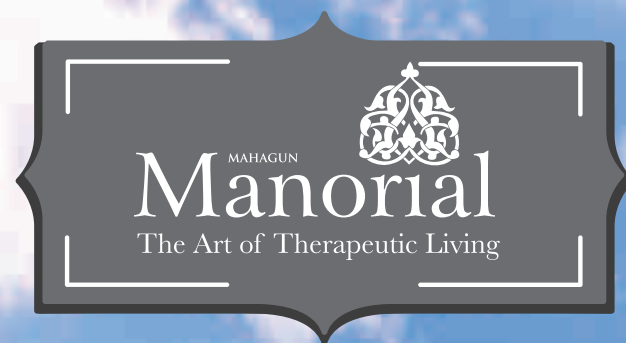


THE M COLLECTION FROM MAHAGUN.

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.

Site Plan





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 **Manorial**

Salient Features

- Manorial is a sound investment on all counts. You experience premium luxury when you live in it, and you yield premium returns when you don't.
- 40 levels of unique architecture create an imposing structure that blends seamlessly into the illustrious neighborhood.
- The stunning views from your Condominium on your independent floor will set your pulse racing, while the extraordinary service will soothe your senses, and three elevators, (two passenger elevators & one service elevator) only at your service.
- This breathtaking community will be home to some of the most unseen marvels inspired by nature, with the utmost optimum utilization of natural light. Cleaner air, naturally cooler temperatures through insulated roofs at terrace level, eco-friendly interior features are just few of the many secrets.
- It's a masterpiece that isn't just architecturally accomplished. In fact, with 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 that is both endearing and sustainable.
- Manorial Offers 180 degree vistas over the golf course, with uninterrupted views. The generous dimensions allow them to be for entertaining, or simply relaxing and enjoying the feeling of air and space.
- Close to the city, yet away from the bustle. At the heart of nature, and with nature at the heart. Enjoy for the first time ever in Wishtown, a complete landscaped garden at the still floor, with neither cars- nor floors.
- At Manorial, you will find that there are plenty of theme and Aroma Gardens you can escape to every single morning, through your Jogging track.
- Your Condominium is a signature of ultimate luxury. The 18 hole and 9 hole Championship Golf course promises to present a distinct and memorable golfing experience. This spectacular Golf Course is designed by Graham Cooke Architects.

- In a place like no other, where the past meets the future, the spectacular amphitheater will evoke the memories of Rome and Greece.
- Enclosed somewhere within the acres of sun-kissed grass and rich flora are luxury homes, built to perfection. Picturesque aroma and theme gardens and tranquil water streams along the jogging track remain standard accessories.
- When the sun comes out, keep your cool by just ambling across the lawns, where you're in for a refreshing splash with a cluster of water features.
- Serviced luxury takes a whole new meaning at Mahagun Manorial. Be it a personal chauffeur by your side or a five-star chef in your kitchen; the dedicated concierge desk will make it happen.
- Manorial 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 are safe in the play areas.
- Even a relaxing moment in your infinity pool will be an inspiration.
- Glorious days, Dazzling nights! You are truly at the middle of it all, as you step onto your party lawn.
- Dedicated spaces for bicycles. It's all about living in harmony with nature in more ways than one.
- Take a dip in the infinity pool, and you'll feel like you're swimming on the top of the world. The vanishing edges merge the water with the sky and highlight the scenic surroundings. And the tranquil nature extends beyond the pools.
- Give your kids the day off. Your kids have a Kids Club, so you can go out knowing that your kids will have as good a time as you. And enjoy the best of family and city life in their play areas and swing gardens.
- Stretching the limits of design, love for the game will abound, far beyond the expected. Every level of skill will be honored. Every sense of occasion will be celebrated. Sporting legends bring their proven design expertise to breathe life into the stunning sports club, with

multipurpose court, yet continue with, carom, card, billiards room, banquet hall, table tennis room, gym & spa, aerobics centre, library & children's play area.

- Your homes are equipped with pro- environment facilities like horticulture, rain water harvesting and many more eco- conscious innovations to ensure a healthy lifestyle for you and your loved ones.
- 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. Manorial is close to some of the best names in education; just so you can see your kids get a great start. Step-By-Step, Mother's Pride, Pathways, Lotus Valley, Jaypee School, Amity University are a few of the many Educational institutes around your house.
- Just a short drive from the heart of the National Capital-Delhi, and yet feels like a world away. Take the Noida Expressway and find yourself at the gates of Manorial within 25 minutes. The strategic location allows easy access to arterial road networks that put the city within easy reach.



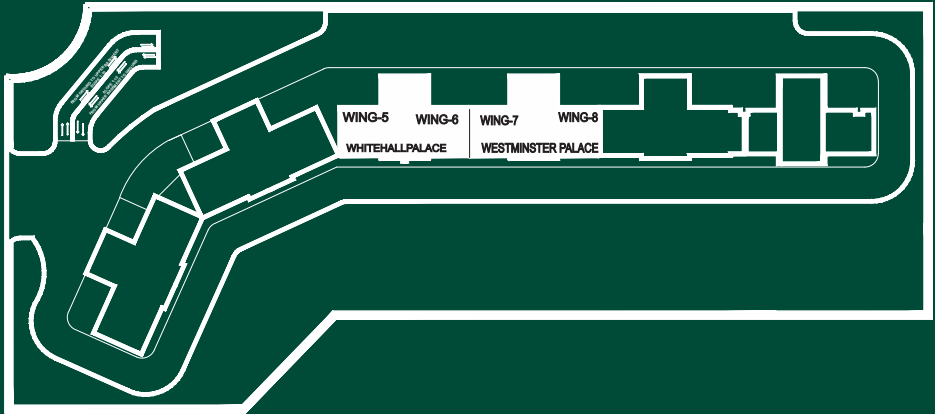
**Whitehall Palace
&
Westminster Palace**

CONDOMINIUM - 1
3 BHK

Super Area – 250.8 Sq. Mtr./ 2700 Sq. Ft.
Carpet Area – 130.1 Sq. Mtr./ 1401 Sq. Ft.
Balcony Area – 32.9 Sq. Mtr./ 355 Sq. Ft.
Wing – 5 (Whitehall Palace) &
Wing – 8 (Westminster Palace)
Floors – 1, 2, 5, 6, 9, 10, 14, 15, 18, 19, 22,
23, 26, 27, 30, 31, 34, 35
Wing – 7 (Westminster Palace) &
Wing – 6 (Whitehall Palace)
Floors – 3, 4, 7, 8, 11, 12, 16, 17, 20, 21, 24,
25, 28, 29, 32, 33, 36, 37
3 Bedrooms, 3 Toilets, 1 Powder Room,
Living Room, Dining - Family Lounge,
Kitchen, Str Room With Toilet, Balconies

CONDOMINIUM – 1 A
3 BHK

Super Area – 264.7 Sq. Mtr./ 2850 Sq. Ft.
Carpet Area – 130.1 Sq. Mtr./ 1401sq. Ft.
Balcony Area – 40.4 Sq. Mtr./ 435 Sq. Ft.
Wing – 6 (Whitehall Palace) &
Wing – 7 (Westminster Palace)
Floors – 2, 5, 6, 9, 10, 14, 15, 18, 19, 22,
23, 26, 27, 30, 31, 34, 35
Wing – 8 (Westminster Palace) &
Wing – 5 (Whitehall Palace)
Floors – 3, 4, 7, 8, 11, 12, 16, 17, 20, 21,
24, 25, 28, 29, 32,33, 36, 37
3 Bedrooms, 3 Toilets, 1 Powder Room,
Living Room, Dining- Family Lounge,
Kitchen, Str Room With Toilet, Balconies

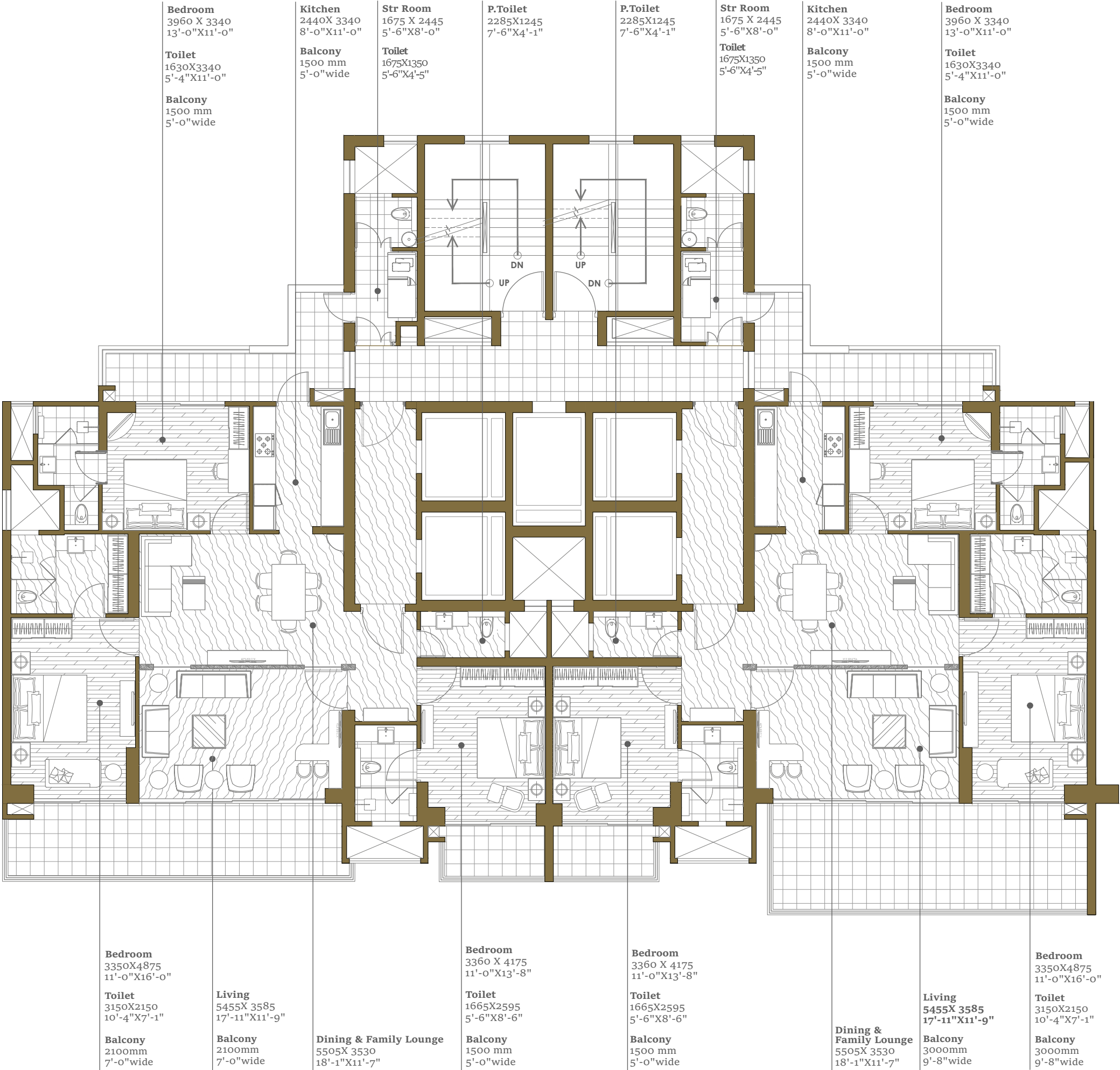


Key Plan



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CONDOMINIUM - 1



CONDOMINIUM - 1 A



Bridewell Palace

CONDOMINIUM – 2F

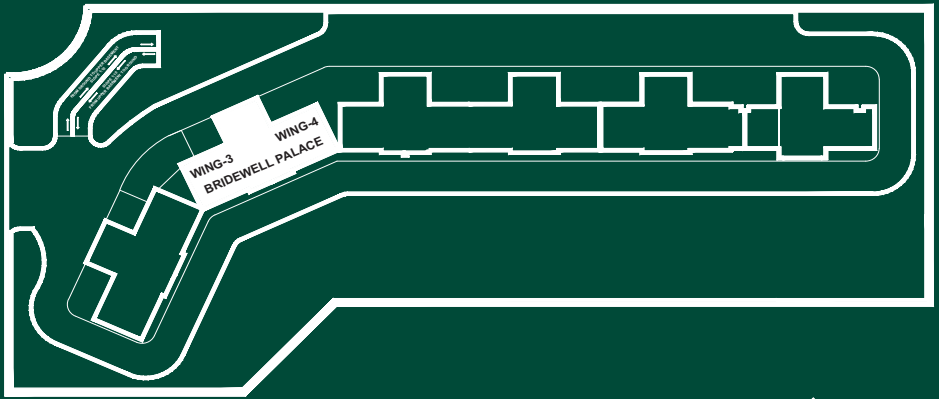
4 BHK

Super Area – 321.9 sq. mtr./ 3465 sq. ft.
Carpet Area – 174.5 sq. mtr./ 1878 sq. ft.
Balcony Area – 44.7 sq. mtr./ 481 sq. ft.
Wing – 4 (Bridewell Palace)
Floors – 3, 4, 7, 8, 11, 12, 16, 17, 20, 21,
24, 25, 28, 29, 32, 33, 36, 37
Wing - 3 (Bridewell Palace)
Floors –2, 5, 6, 9, 10, 14, 15, 18, 19, 22, 23,
26, 27, 30, 31, 34, 35
4 Bedrooms, 4 Toilets, 1 Powder Room,
Living Room, Dining- Family Lounge,
Kitchen, STR Room with Toilet , Balconies

CONDOMINIUM - 2G

4 BHK

Super Area – 308.9 sq. mtr./ 3325 sq. ft.
Carpet Area – 174.5 sq. mtr./ 1878 sq. ft.
Balcony Area – 38 sq. mtr./ 409 sq. ft.
Wing – 3 (Bridewell Palace)
Floors – 3, 4, 7, 8, 11, 12, 16, 17, 20, 21,
24, 25, 28, 29, 32, 33, 36, 37
Wing - 4 (Bridewell Palace)
Floors –1, 2, 5, 6, 9, 10, 14, 15, 18, 19,
22, 23, 26, 27, 30, 31, 34, 35
4 Bedrooms, 3 Toilets, 1 Powder Room,
Living Room, Dining- Family Lounge,
Kitchen, STR Room with Toilet , Balconies

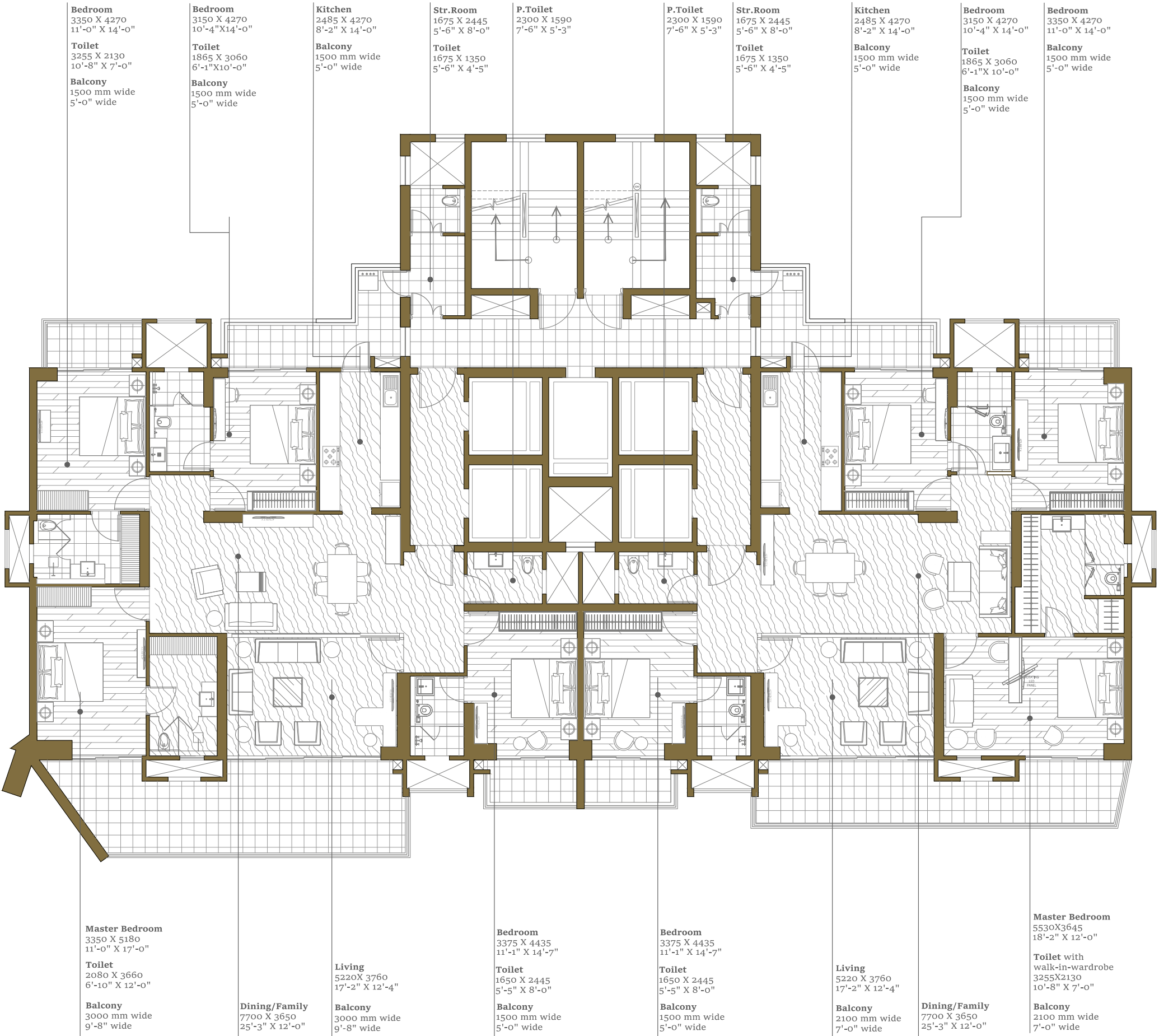


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CONDOMINIUM - 2F





Richmond Palace

CONDOMINIUM - 2 C

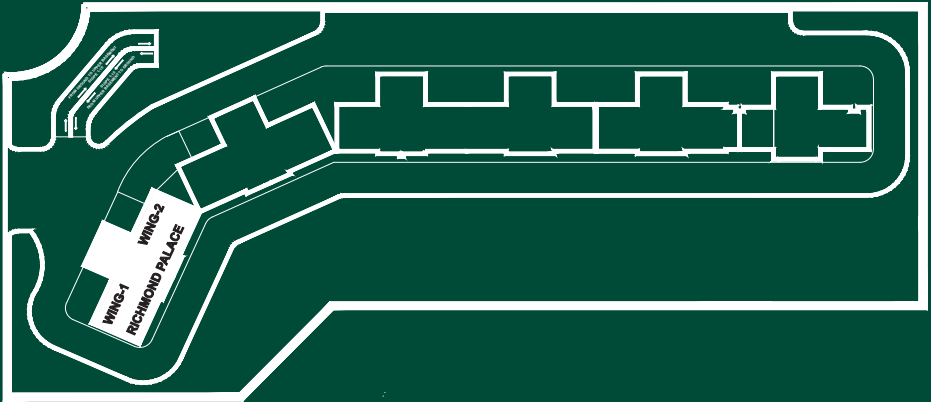
4 BHK

Super Area – 333.12 sq. mtr./ 3575 sq. ft.
Carpet Area – 192.40 sq. mtr./ 2071 sq. ft.
Balcony Area – 38.09 sq. mtr./ 410 sq. ft.
Wing – 1 (Richmond Palace)
Floors – 1, 2, 9, 10, 18, 19, 26, 27, 34, 35
Super Area- 350.7sq.mtr./3775 sq.ft.
Carpet Area – 192.40 sq. mtr./ 2071 sq. ft.
Balcony Area – 48.95 sq. mtr./ 527 sq. ft.
Floors – 3, 8, 11, 17, 20, 25, 28, 33, 36
4 Bedrooms, 4 Toilets, 1 Powder Toilet,
Living room, Dining / Family, Kitchen
STR Room with Toilet, Balconies

CONDOMINIUM - 2 A

4 BHK

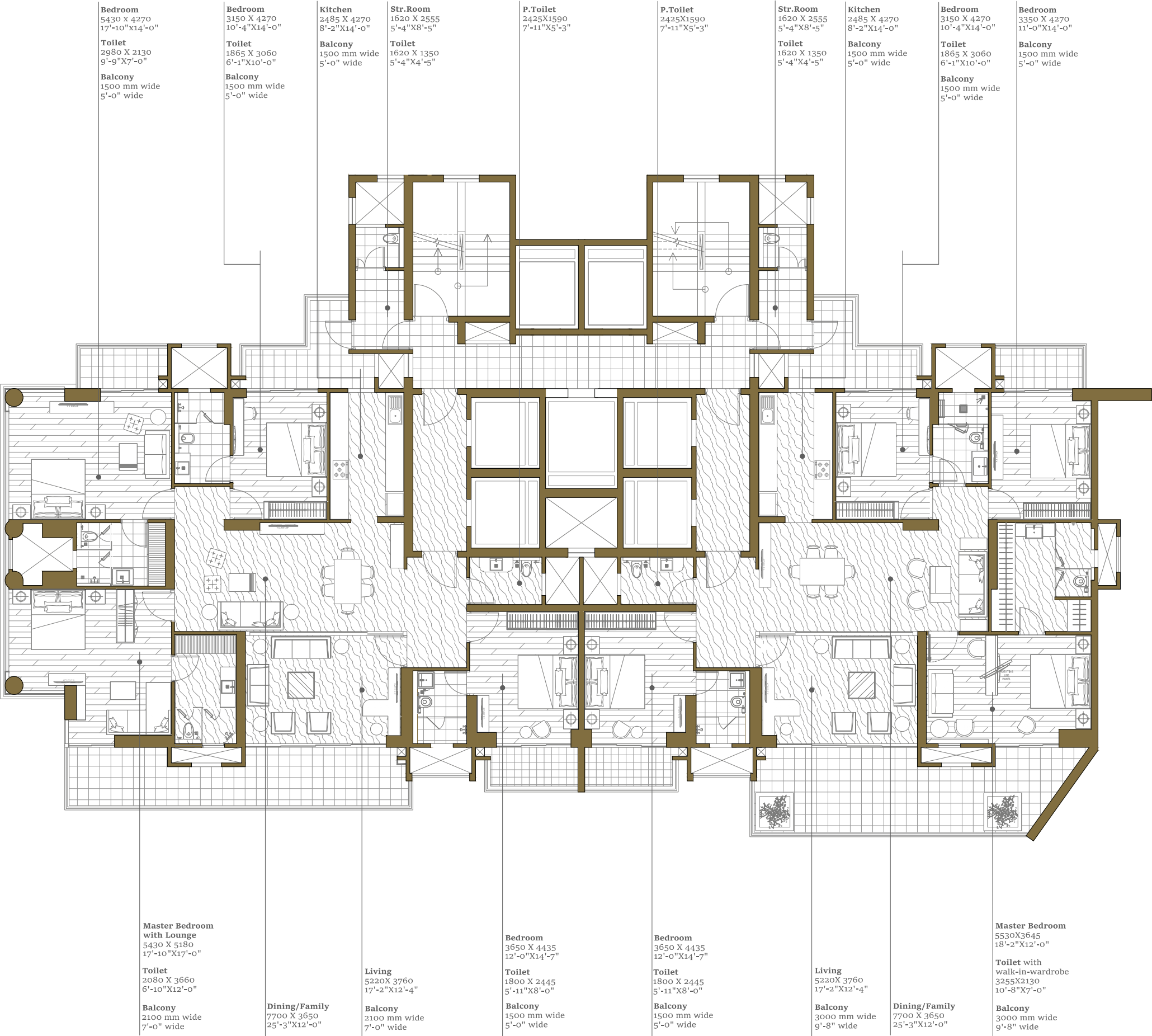
Super Area – 331.19 sq. mtr./ 3465 sq. ft.
Carpet Area – 176.42 sq. mtr./ 1899 sq. ft.
Balcony Area – 45.33 sq. mtr./ 488 sq. ft.
Wing – 2 (Richmond Palace)
Floors – 2, 5, 6, 9, 10, 14, 15, 18, 19, 22, 23,
26, 27, 30, 31, 34, 35
4 Bedrooms, 3 Toilets, 1 Powder Toilet,
Living room, Dining / Family, Kitchen
STR Room with Toilet , Balconies



Key Plan

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CONDOMINIUM - 2 C



CONDOMINIUM - 2 A

CONDOMINIUM - 2 B

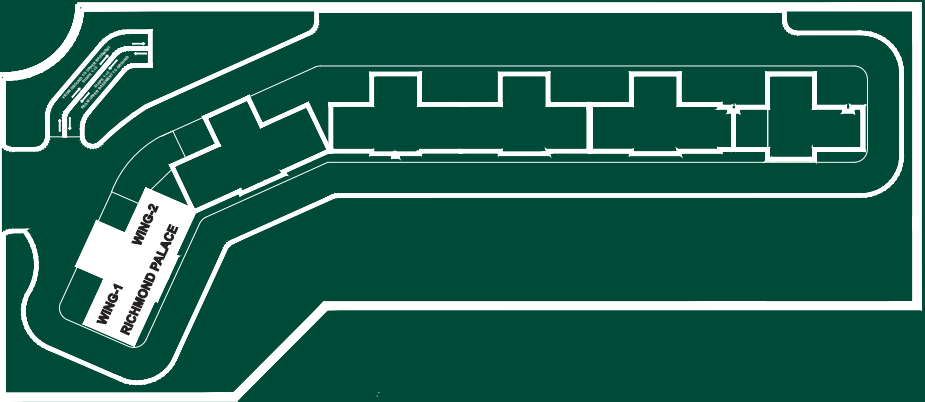
4 BHK

Super Area – 345.1sq. mtr./ 3715 sq. ft.
Carpet Area – 177.63 sq. mtr./ 1912 sq. ft.
Balcony Area – 41.99 sq. mtr./ 452 sq. ft.
Deck Area – 14.12 sq. mtr./ 152 sq. ft.
Wing – 1 (Richmond Palace)
Floors – 4, 12, 21, 29, 37
4 Bedrooms, 4 Toilets, 1 Powder Toilet,
Living room, Dining / Family, Kitchen
STR Room with Toilet, Balconies
and Deck

CONDOMINIUM - 2

4 BHK

Super Area – 308.9 sq. mtr./ 3325 sq. ft.
Carpet Area – 176.42 sq. mtr./ 1899 sq. ft.
Balcony Area – 45.33 sq. mtr./ 395 sq. ft.
Wing – 2 (Richmond Palace)
Floors – 3,4,7,8,11,12,16,17,20,21,24,25,28,
29,32,33,36,37
4 Bedrooms, 3 Toilets, 1 Powder Toilet,
Living room, Dining / Family, Kitchen
STR Room with Toilet, Balconies

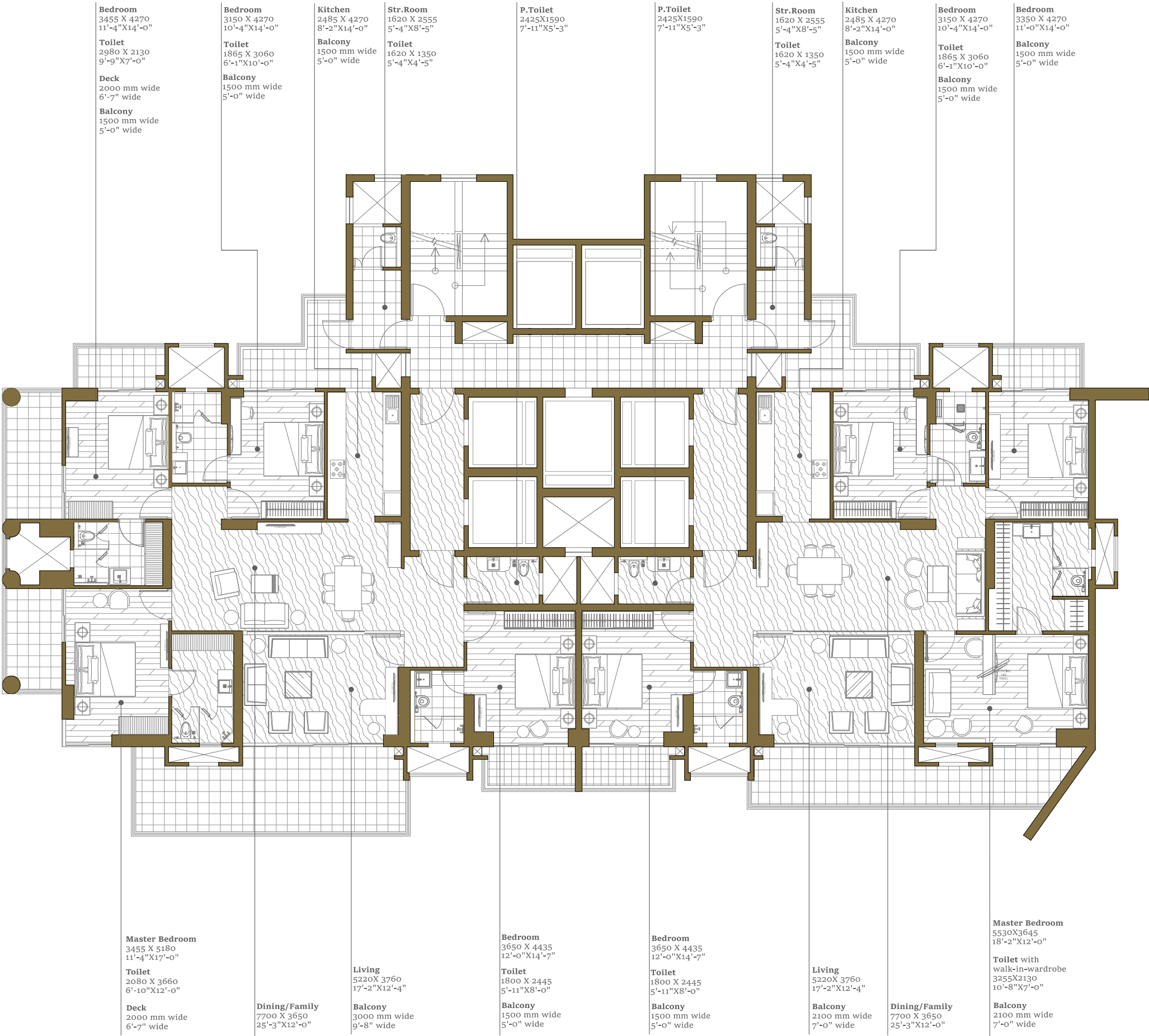


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CONDOMINIUM - 2B



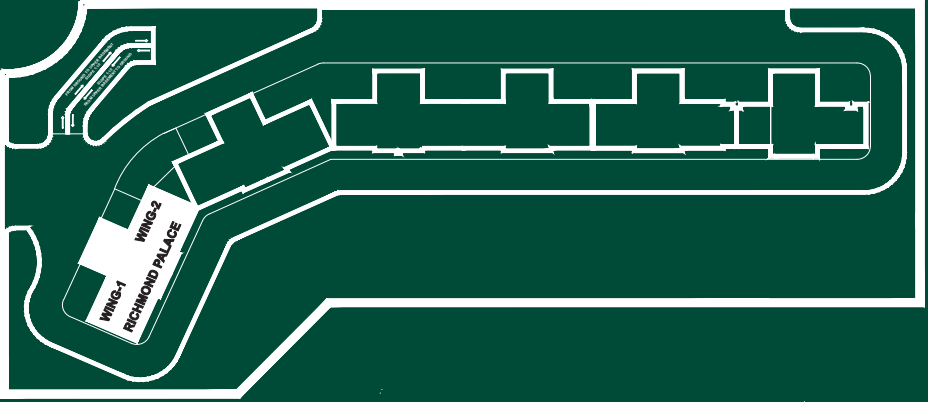
CONDOMINIUM - 2

CONDOMINIUM - 2 E
4 BHK

Super Area – 321.9 sq. mtr./ 3465 sq. ft.
Carpet Area – 176.70 sq. mtr./ 1902 sq. ft.
Balcony Area – 50.53 sq. mtr./ 544 sq. ft.
Wing – 1 (Richmond Palace)
Floors – 7, 16, 24, 32
Super Area – 308.9 sq. mtr./ 3325 sq. ft.
Carpet Area – 176.70 sq. mtr./ 1902 sq. ft.
Balcony Area – 39.94 sq. mtr./ 430 sq. ft.
Floors – 5, 6, 14, 15, 22, 23, 30, 31
4 Bedrooms, 4 Toilets, 1 Powder Toilet,
Living room, Dining / Family, Kitchen
STR Room with Toilet, Balconies

CONDOMINIUM - 2
4 BHK

Super Area – 308.9 sq. mtr./ 3325sq. ft.
Carpet Area – 176.42 sq. mtr./ 1899 sq. ft.
Balcony Area – 36.69 sq. mtr./ 395 sq. ft.
Wing – 2 (Richmond Palace)
Floors – 3, 4, 7, 8, 11, 12, 16, 17, 20, 21, 24,
25, 28, 29, 32, 33, 36, 37
4 Bedrooms, 3 Toilets, 1 Powder Toilet,
Living room, Dining / Family, Kitchen
STR Room with Toilet, Balconies

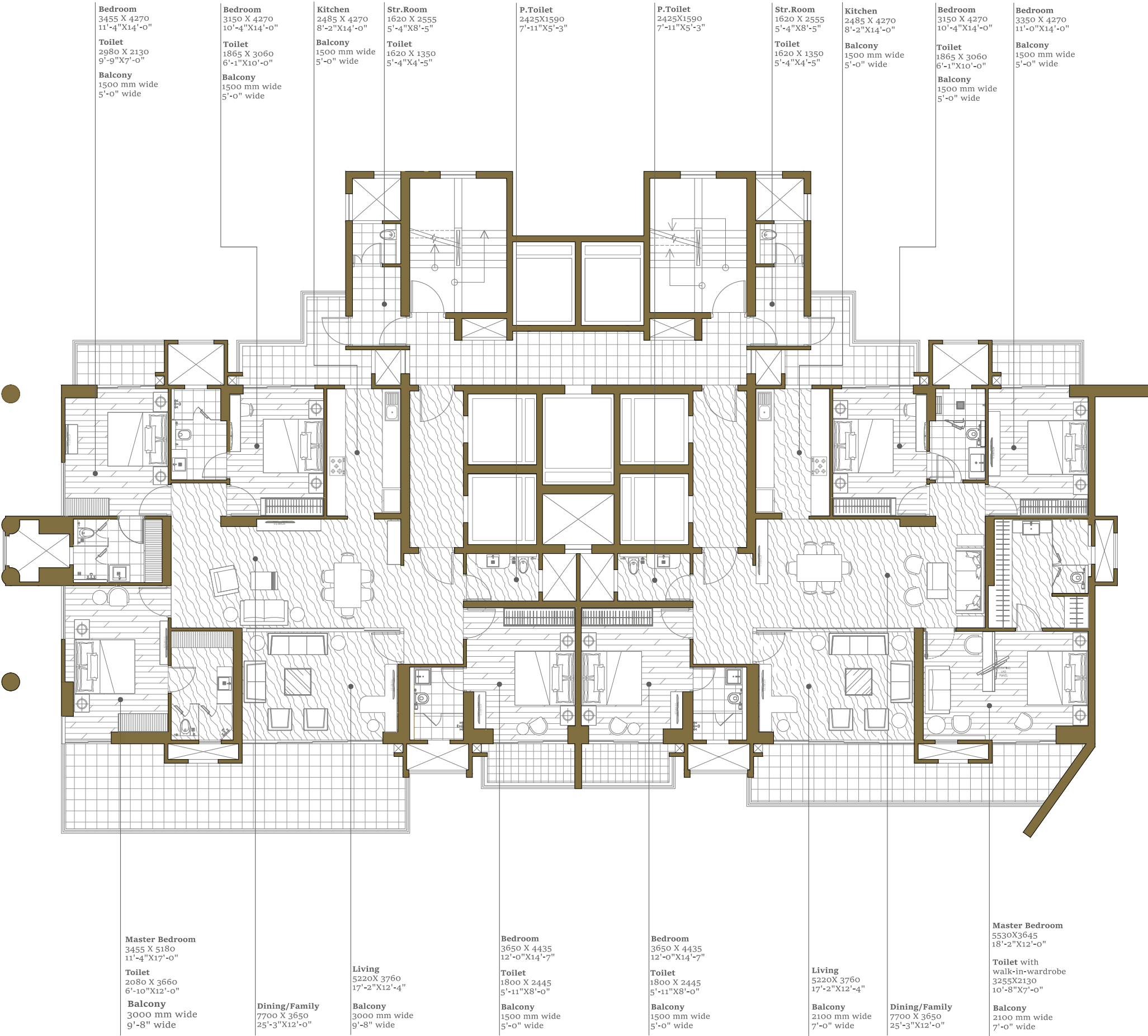


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CONDOMINIUM - 2E





Buckingham Palace

CONDOMINIUM - 3

4 BHK

Super Area – 580.6 sq. mtr./ 6250 sq. ft.

Carpet Area – 327.94 sq. mtr./ 3530 sq. ft.

Balcony Area – 80.08 sq. mtr./ 862 sq. ft.

Wing-11 (Buckingham Palace)

Floors – 3, 4, 7, 8, 11, 12, 16, 17, 20, 21, 24, 25, 28, 29, 32, 33, 36

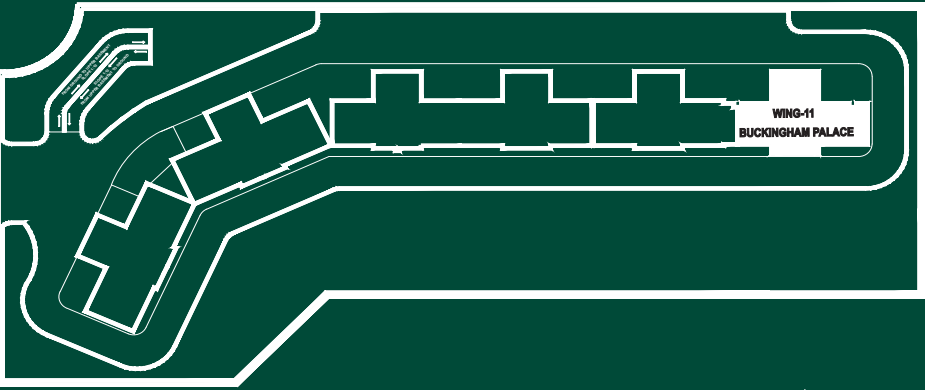
Balcony Area – 81.47 sq. mtr./ 877 sq. ft.

Floors – 2, 5, 6, 9, 10, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35

4 Bedrooms, 4 Toilets, 1 Powder Toilet,

Formal Living Room / Dining, Family Lounge / Dining, Lounge

Kitchen, utility, STR Room with Toilet, Balconies



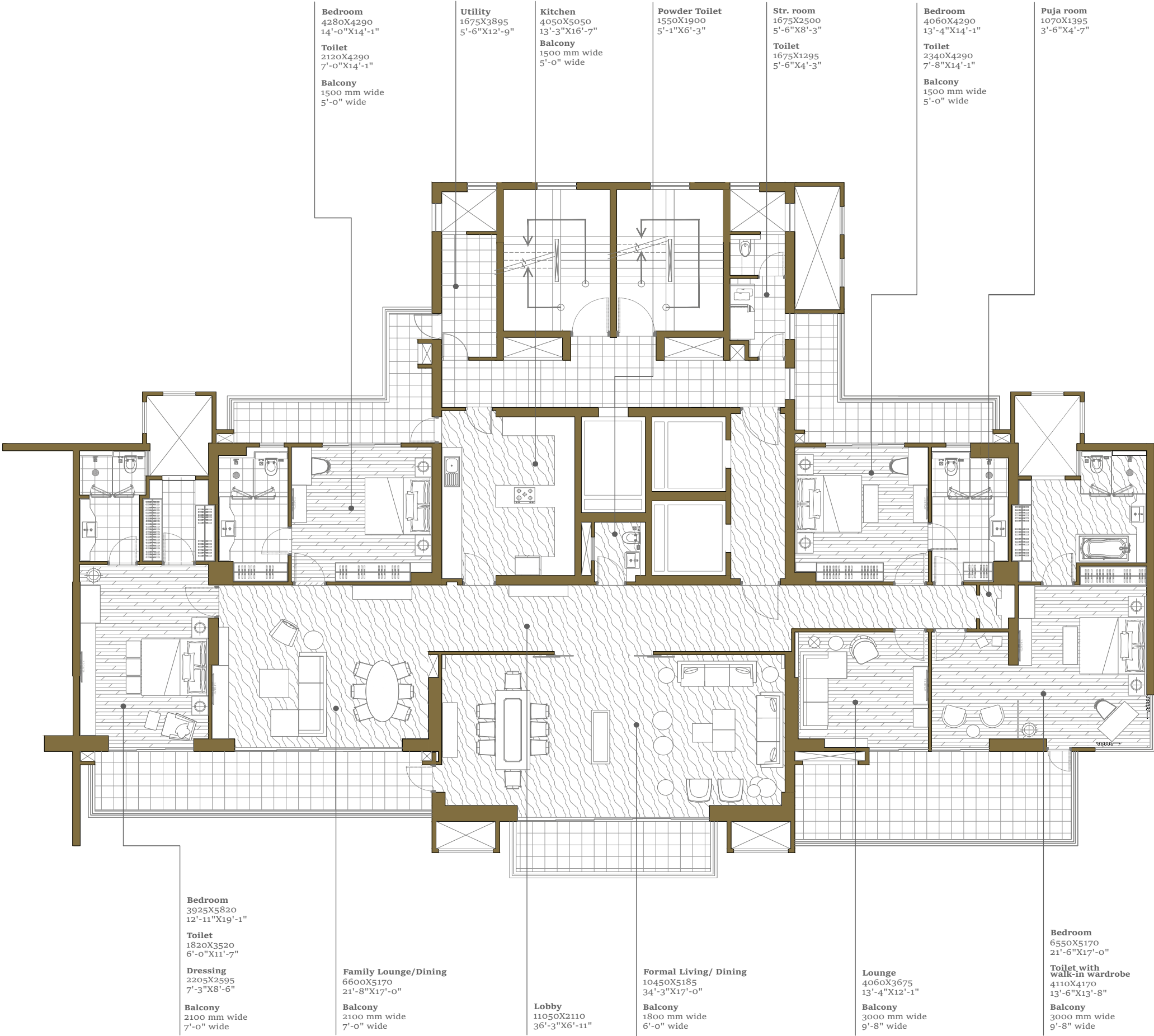
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CONDOMINIUM -3



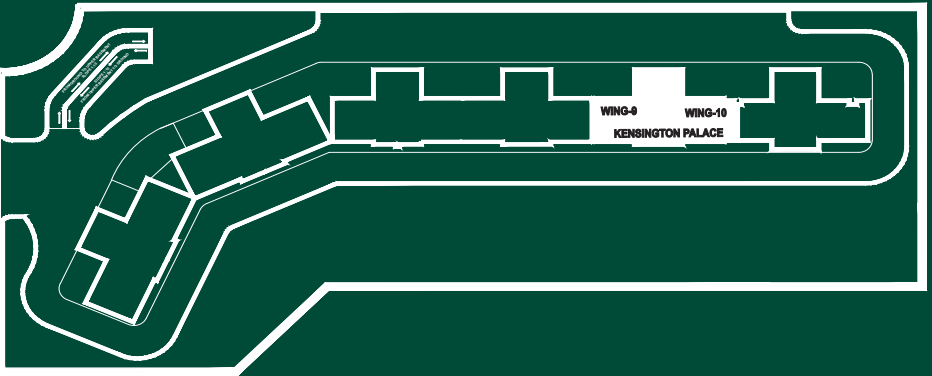


Kensington Palace

CONDOMINIUM - 3A

4 BHK

Super Area – 580.6 sq. mtr./ 6250 sq. ft.
Carpet Area – 328.4 sq. mtr./ 3535 sq. ft.
Balcony Area – 86.02 sq. mtr./ 926 sq. ft.
Wing – 9 & 10 (Kensington Palace)
Floors – 18, 19, 22, 23, 26, 27, 30, 31, 34, 35
Wing: 9 & 10 (Kensington Palace)
Floors – 20,21,24,25,28,29,32,33,36,37
4 Bedrooms, 4 Toilets, 1 Powder Toilet,
Formal Living Room / Dining
Family Lounge / Dining, Lounge, Kitchen, utility,
STR Room with Toilet, Balconies

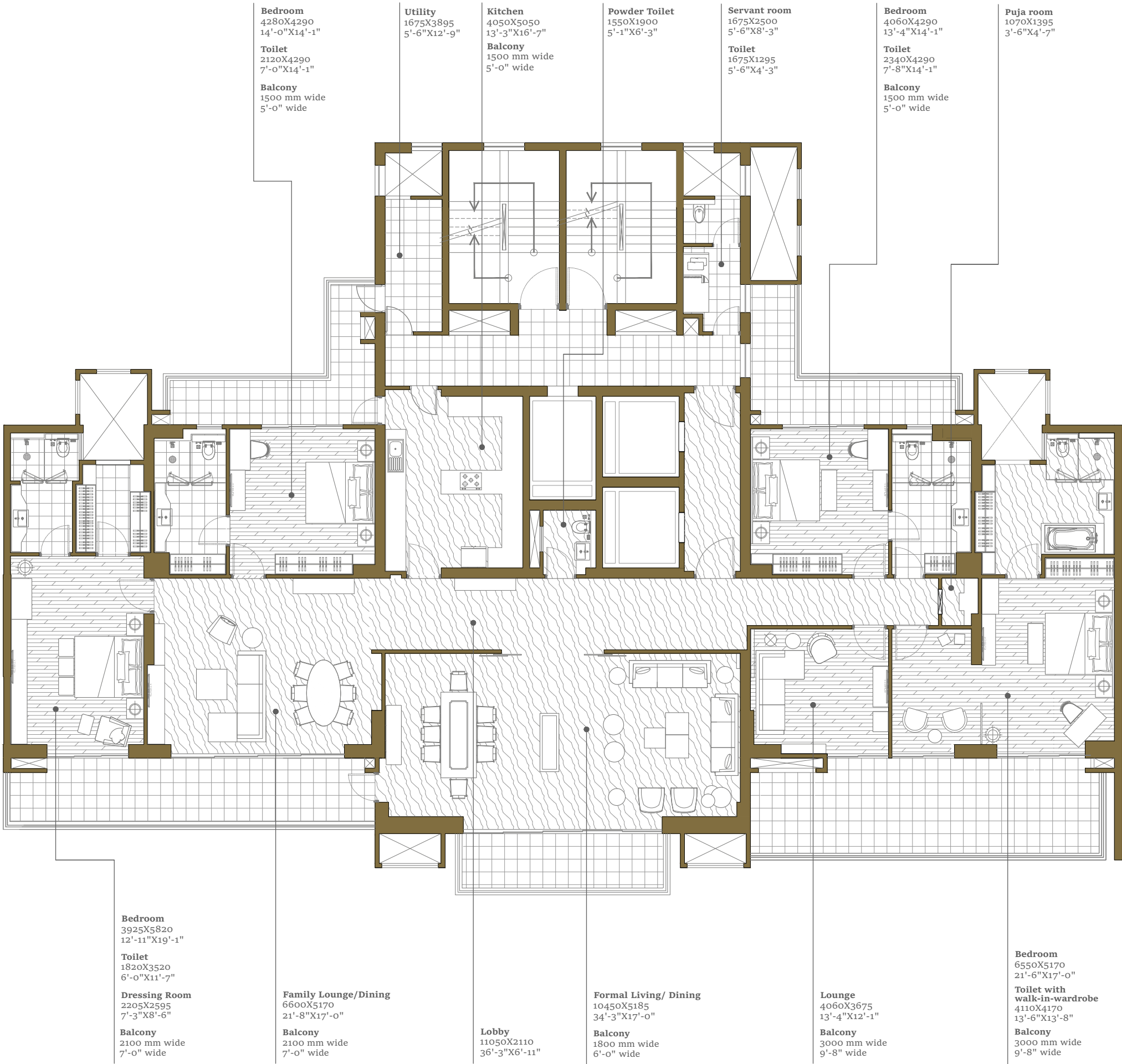


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CONDOMINIUM - 3A

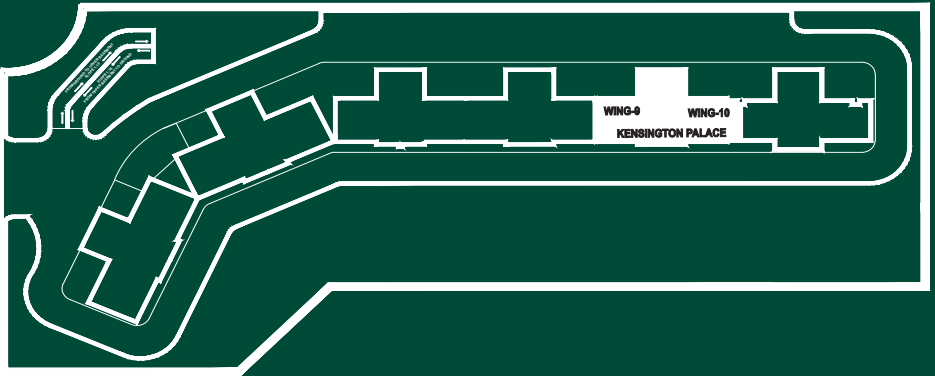


LOWER FLOOR
Villament 1
5 BHK

Super Area – 548.12 sq. mtr./ 5900 sq. ft.
Carpet Area – 273.8 sq. mtr./ 2948 sq. ft.
Balcony Area – 69.21 sq. mtr./ 745 sq. ft.
Wing – 9 (Kensington Palace)
Floors – 1,5,9,14
Wing: 10 (Kensington Palace)
Floors – 3,7,11,16
5 Bedrooms, 5 Toilets, 1 Powder Room,
Living Room, Lounge & Dining Room,
Family Lounge, Kitchen, Pantry, STR Room,
STR Toilet, Balconies

LOWER FLOOR
Villament 1A
5 BHK

Super Area – 566.7 sq. mtr./ 6100 sq. ft.
Carpet Area – 273.3 sq. mtr./ 2941 sq. ft.
Balcony Area – 87.1 sq. mtr./ 938 sq. ft.
Wing – 9 (Kensington Palace)
Floors – 3,7,11,16
Wing: 10 (Kensington Palace)
Floors – 5,9,14
5 Bedrooms, 5 Toilets, 1 Powder Room, Living Room,
Lounge & Dining Room, Family Lounge, Kitchen,
Pantry, STR Room, STR Toilet, Balconies

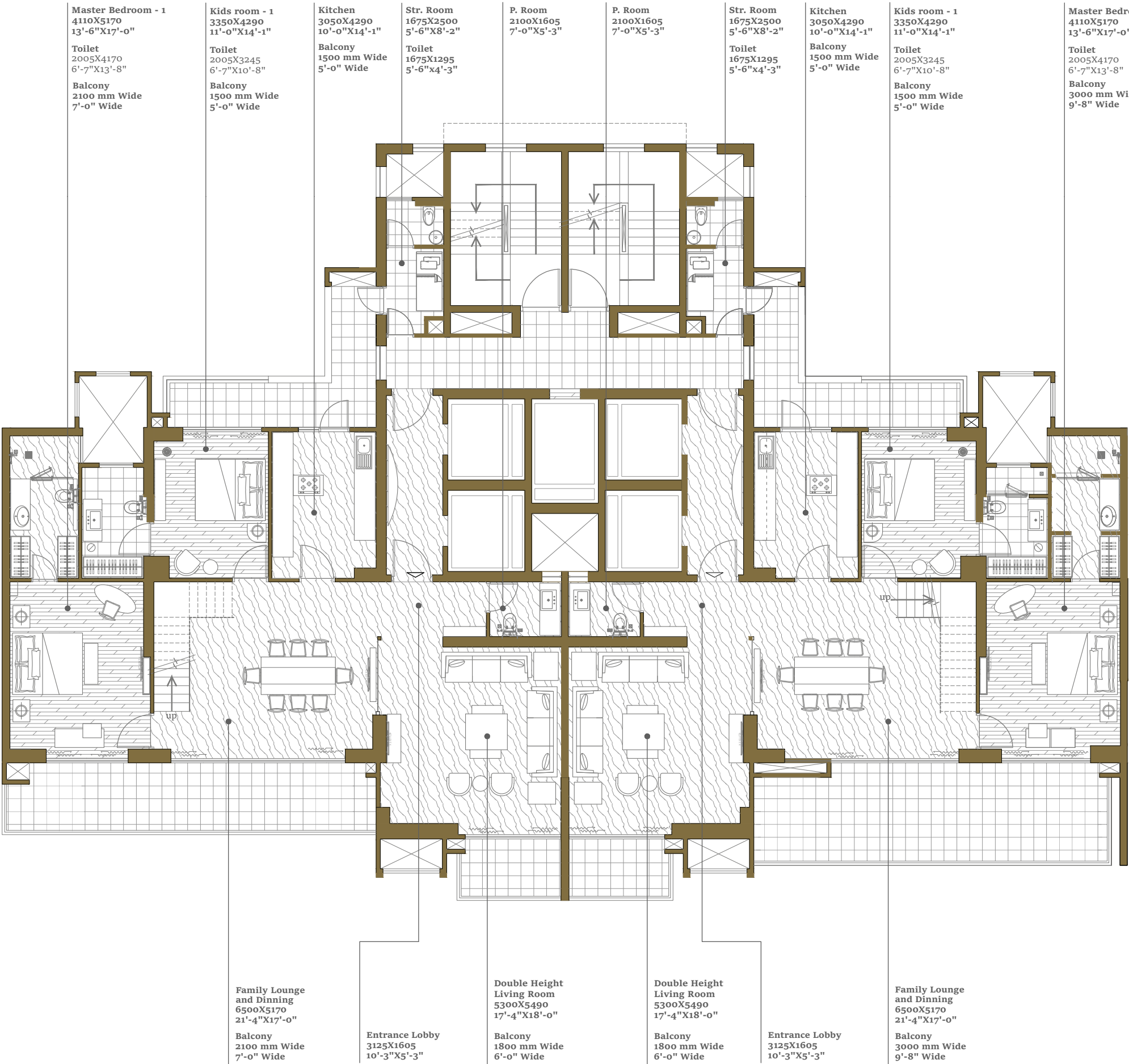


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VILLAMENT 1



VILLAMENT 1A

UPPER FLOOR

Villament 1

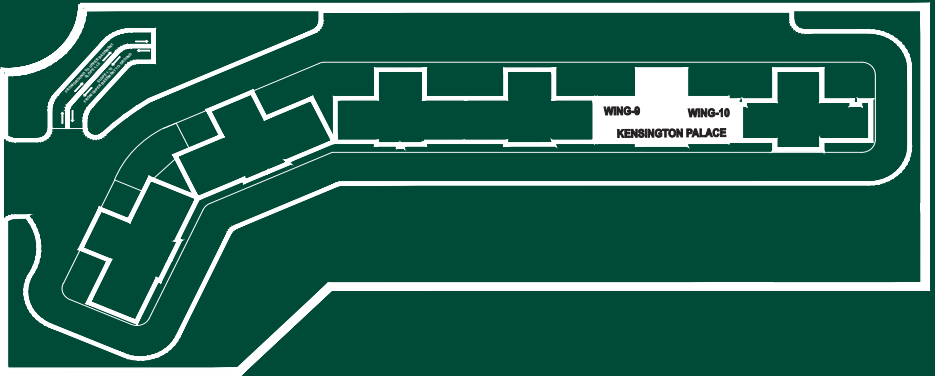
5 BHK

Super Area – 548.12 sq. mtr./ 5900 sq. ft.
Carpet Area – 273.8 sq. mtr./ 2948 sq. ft.
Balcony Area – 69.21 sq. mtr./ 745 sq. ft.
Wing – 9 (Kensington Palace)
Floors – 2,6,10,15

Wing: 10 (Kensington Palace)

Floors – 4,8,12,17

5 Bedrooms, 5 Toilets, 1 Powder Room,
Living Room, Lounge & Dining Room,
Family Lounge, Kitchen, Pantry, STR Room,
STR Toilet, Balconies



Key Plan



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UPPER FLOOR

Villament 1A

5 BHK

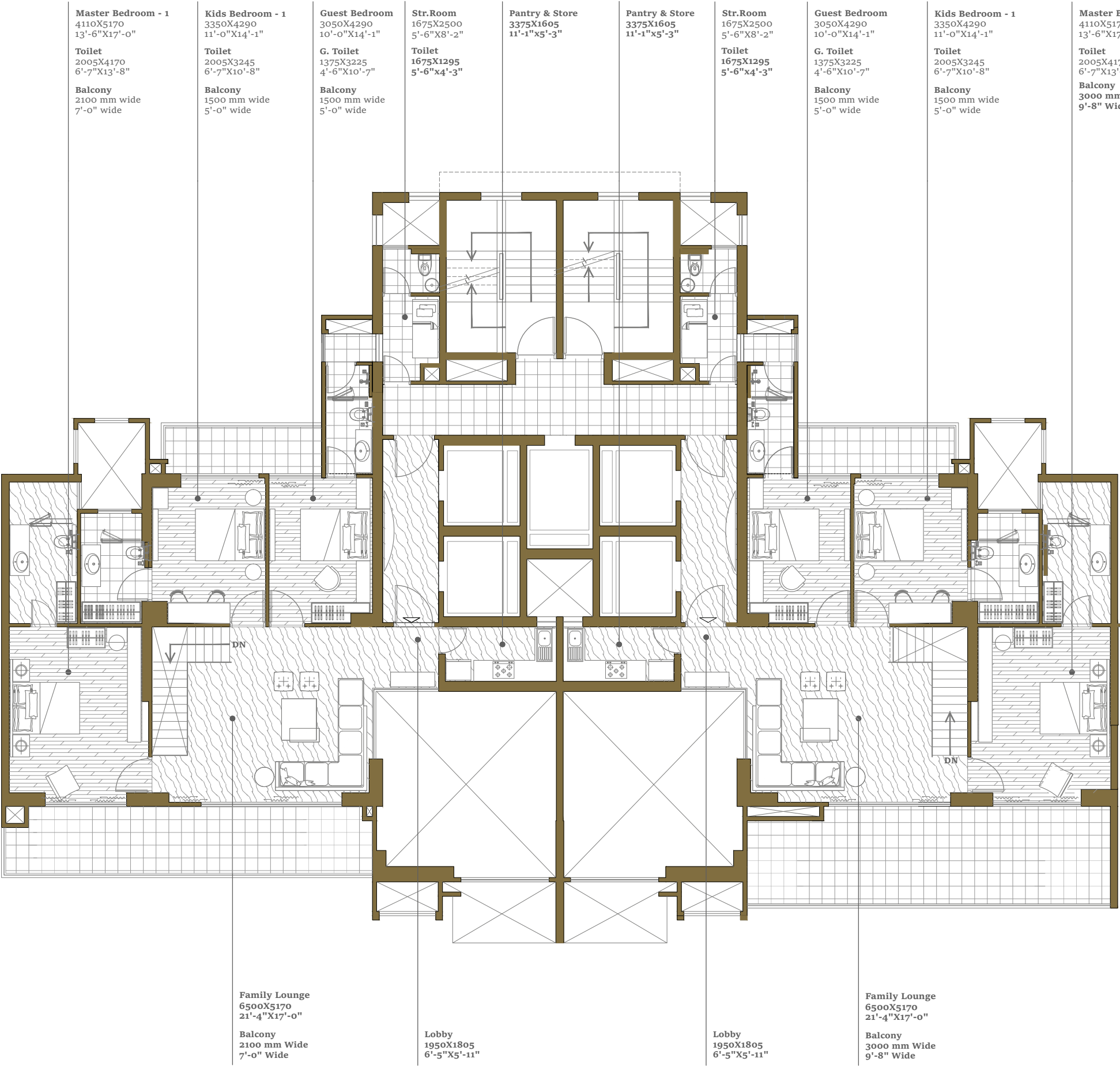
Super Area – 566.7 sq. mtr./ 6100 sq. ft.
Carpet Area – 273.3 sq. mtr./ 2941 sq. ft.
Balcony Area – 87.1 sq. mtr./ 938 sq. ft.
Wing – 9 (Kensington Palace)
Floors – 4,8,12,17

Wing: 10 (Kensington Palace)

Floors – 6,10,15

5 Bedrooms, 5 Toilets, 1 Powder Room, Living Room,
Lounge & Dining Room, Family Lounge, Kitchen,
Pantry, STR Room, STR Toilet, Balconies

VILLAMENT 1



VILLAMENT 1A

Specification

ARCHITECTURE

An iconic landmark project in a unique setting, amidst serenity and peace, designed by Architect Hafeez Contractor. Structure is executed in Reinforced concrete frame on reinforced concrete piled foundation using Aluminium shuttering

BUILDING ENVELOPE

Texture paint on exterior with use of glass railing and full height glazed door windows, corner windows and GRC jaali pattern

FLOOR TO FLOOR HEIGHTS

Entrance Hall and Lift Lobby (Ground Floor) is 8.0 mtrs in height. All the rooms and living space is 3.375 mtrs and Villaments will have double height living room with a height of 6.75 mtrs

INTERIORS

All internal walls finished in acrylic emulsion paint with POP punning to get the richness and finesse. Toilets highlighted with large format tiles on walls. Master bathroom walls are decorated with synthetic marble.

FLOORING

Large array Imported marble floor to all Living room, dining space, entrance foyer and kitchen with chamfered edged skirting with groove in each condominium. Warm and cozy laminated wooden flooring, around your bed, in all bedrooms, with similar skirting. Master toilet is decorated with synthetic marble floors and other toilets highlighted with large format anti skid tiles.

CEILING

Suspended false ceiling finished in acrylic emulsion paint.

HEATING, COOLING & HOT WATER

Comfort cooling and reverse cooling provided by VRF Units to living areas and all bedrooms. Centralized hot water supply system.

KITCHEN

Bespoke kitchen counter top and splash back with acrylic mineral stone or granite. Dual tone, modular kitchen with featured chrome handles, soft close function and a laminated carcass. Abode stainless steel under mounted single sink bowl with feature mixer tap. Rectangular induction hob with integrated hood.

LANDSCAPE

Landscaped private residents' balcony area designed by LSG Landscape Architect (U.S.) incorporating mixed zones, considered planting and feature lighting

BATHROOMS

Fitted with white bath with chrome finish thermostatic trim with temperature control diverter in master bathroom. Chrome ceiling mounted or wall mounted head shower with retractable handheld shower and diverter in chrome. Frameless fixed glass shower screen adds to the elegance. White ceramic wall mounted WC with soft close and concealed cistern with discrete chrome flush plate. The WC is enclosed with glass screens in master washroom. White basin sits on marble or granite top with featured chrome basin mixer. Bespoke wall mounted mirror.

PLUMBING

CPVC & UPVC pipes installed to supply water to toilets & Kitchen as well as vertical down takes

DOOR FINISHES & IRONMONGERY

Majestic 8.0 ft high entrance door with veneered hardwood solid core fixed on hardwood frame with high quality door furniture. All other internal door, bedrooms and bathrooms, are 8.0 ft high in P.U. finish with feature handles fixed on polished hard wood door frames with chrome ironmongery.

WINDOW SYSTEMS

External windows are glazed with reflective / clear glass housed with high quality UPVC. Majestic Glass partitions stand between your formal living room, and dining area, defining it with elegance and style.

STR ROOM AND TOILET

Tile floor with Oil Bound distemper on walls, and conventional CP fittings in toilet. 7.0 ft high painted flush door shutter for STR room.

WINTER BALCONIES

Winter balconies are accessed from the living room and bedrooms via glazed UPVC or powder coated aluminum doors. Your bedroom extends into winter balconies with large format wooden look floor tiles for a feel of a wooden deck along the sky

ELECTRICAL

Energy efficient lighting fixtures in balconies. Modular high quality switches and sockets in each space where appropriate. TV points and telephone points for high speed broadband internet access and satellite TV is provided in living room and bedrooms. All 6 AMP lighting and 16 AMP Power circuits are on copper wiring. Smoke / Heat detectors fitted as per standard.

POWER BACKUP

100% DG Power back-up as mentioned below 2500 sq. ft. - 3000 sq. ft. Not to exceed 5 KVA per condominium 3001 sq. ft. - 4000 sq. ft. Not to exceed 7.5 KVA per condominium 4001 sq. ft and above Not to exceed 10 KVA per condominium DG Capacity shall be at 85% of load factor & 50% over-all diversity for condominiums as well as common areas. Additional power back-up can be taken on payment basis

SECURITY & PEACE OF MIND

24 hour three tier security systems. Main entrance gate secured with full CCTV coverage and intercom facility. Entrance lobbies at ground floor and basements, driveways are further secured. Visual colour entry system and intercom and multi point locking system for front entrance doors provide each apartment full proof security and total peace of mind for residents

ENTRANCE LOBBIES

Double height entrance lobby amicably designed with welcome lounge and decked up with imported marble and luxury furniture. Wall cladding with an elegant combination of granite, tile, marble, inlay pattern as per design.

ELEVATORS & LIFT LOBBY

Four high speed passenger elevators with L.M.S. systems and one service lift exclusively for your condominium or villament, and serve all residential floors and parking levels. Separate elevators for Club and Swimming pool. Typical floor lift lobbies decorated with tiles to welcome your guests.

PARKING

Ample covered parking spaces available for residents.

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.

Road Map





MAHAGUN

A NAME THAT PERFORMS

LIVING SPACES • WORK SPACES • COMMERCIAL SPACES

M COLLECTION LOUNGE

Corporate Off: Office No B-1/33, Third Floor, Tower B, The Corenthum, 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- B-9/B, Jaypee Greens, Sector 128, Noida- 201304 (U.P.)
Website: www.mcollection.in

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