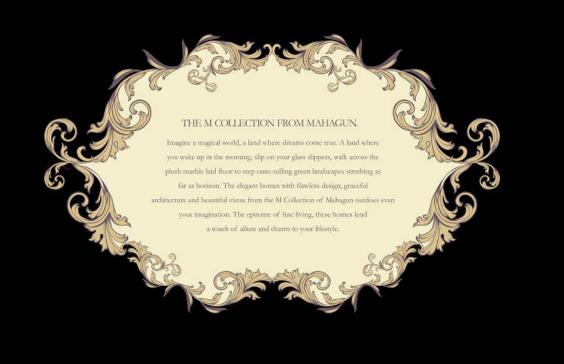




Step into the ultra-luxurious Condominiums that speak of luxury and indulgence. Live the royal life.

> Hafeez Contractor design consultant

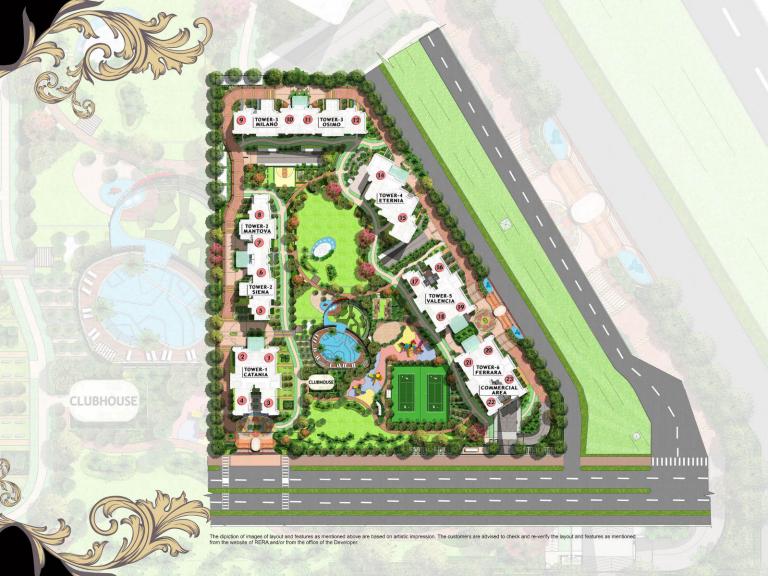




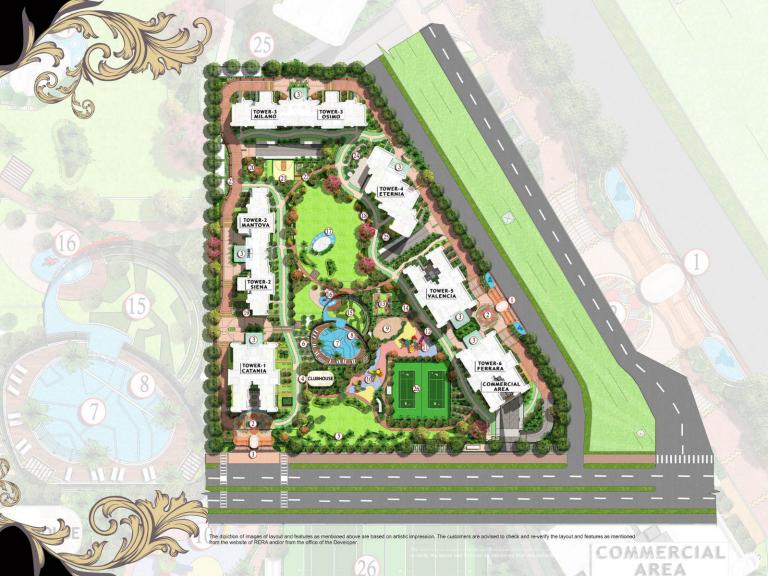




















- Leisurely walks and backyard barbeques under the stars. This is an
 everyday reality at Mezzaria. Mezzaria is where home is among
 trees and hedges, pathways and trails, brooks and streams. Each
 moment with your loved ones is nothing less than a celebration. It
 is where nature embraces you with open 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 content.
- 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

Balient features

- natural light. Cleaner air, naturally cooler temperatures through insulated roofs at terrace level, maximized architectural vastu, ecofriendly 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 lacuzzi. 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 secrets 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 eastles, 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 sec your kids get a great start. Manthan International School, Step-By-Step, Mother's Pride, Pathways, Lotus Valley, Jappee 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 heartheat away from the hospitals and a whisper away from Noida's best-kept secrets, the expressway! Open the door.











floor Plan®

4 BHK BIG FLOOR PLAN Type SHIG II B

Super Area: 411 sq. mtr./ 4425 sq. ft. approx Carpet Area: 238.5 sq. mtr./ 2567.32 sq. ft. approx Balcony Area: 69.7 sq. mtr./ 751 sq. ft. approx Unite 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



floor Plan

4 BHK TYPICAL FLOOR PLAN Type SHIG I A

Super Area: 318.6 sq. mtr./ 3430 sq. ft. approx
Units' 9 and 12 from 3rd to 29th Floor (Odd Floors)
Carpet Area: 190.6sq. mtr./ 2002 sq. ft. approx
Balcony Area: 40.4 sq. mtr./ 435 sq. ft. approx
Units: 10 and 11 from 2nd to 25th Floor (Even Floors)
Carpet Area: 190.6 sq. mtr./ 2052 sq. ft. approx
Balcony Area: 37.2 sq. mtr./ 401 sq. ft. approx
Balcony Area: 37.2 sq. mtr./ 401 sq. ft. approx
4 Bedrooms, 4 Toilets, Double height Living Room, Dining
Room, Family Louinge, Kitchen with Utility Balcony and
§ Store, Servant Room with Toilet, Balconies







floor | lan 4 BHKTYPICAL FLOOR PLAN Type SHIG I B

Super Area: 327.5 sq. mtr./ 352.5 sq. ft. approx
Unit 9 and 12 from 2 nd to 25th Floor (Even Floors)
Carpet Area: 192 sq. mtr./ 2007 sq. ft.
Balcony Area: 46.5 sq. mtr./ 300.5 sq. ft.
Unit: 10 and 11 from 3rd to 29th Floor (Odd Floors)
Carpet Area: 192 sq. mtr./ 300.5 sq. ft.
Unit: 10 and 11 from 3rd to 29th Floor (Odd Floors)
Carpet Area: 192 sq. mtr./ 2067 sq. ft.
Beldroomy Area: 43.7 sq. mtr./ 471 sq. ft.
4 Beldroomy Area: 43.7 sq. mtr./ 471 sq. ft.
8 Goon, Family Lounge, Kitchen with Utility Balcony and a

Store, Servant Room with Toilet, Balconiese



Floor Plan 3 BHK TYPICAL FLOOR PLAN Type HIG II A Super Area: 280.5 sq. mtr. 3020 sq. ft. approx Carpet Area: 146.5 sq. mtr. / 1771 sq. ft. approx Balcony Area: 34.2 sq. mtr. / 364.5 sq. ft. Approx Unit: 5 and 7 from 3rd to 29th Floor (Gold Floors) Unit: 5 and 8 from 2nd to 28th Floor (Exce Floors) 3 Bedrooms, 3 Toilets, Puja Room, Double beight Living Room, Dining Room, Family Lounge, Kirchen with Unity Balcony and Stere, Servant Room with Toilet, Balconies









3 BHK TYPICAL FLOOR PLAN Type HIG II B

Super Area: 285 sq. mtr./ 3070 sq. ft. approx Capper Area: 165 sq. mtr./ 788 sq. ft. approx Balcony Area: 34.6 sq. mtr./ 373 sq. ft. approx Unite 5 and 7 from 2nd to 28th Floor (Even Floors) Unite 6 and 8 from 3nd 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



floor Plan

3 BHK SMALL FLOOR PLAN Type HIG I A

Super Area: 232 sq. mtr./ 2500 sq. ft. approx
Carpter Area: 136:28 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, Dinning Room, Family Lounge, Kitchen
with Unlity Balcony, Servant Room

with Toilet, Balconies





floor Plan

3 BHK SMALL FLOOR PLAN Type HIG I B

Super Area: 232 sq. mtr./ 2500 sq. ft. approx Carpet Area: 136.28 sq. mtr./ 1467 sq. ft. approx Balcony Area: 32.2 sq. mtr./ 346.50 sq. ft. approx Unit: 1, 2, 16, 17, 20, 21 from 2nd to 28th Floors (Even Floors) Unit: 3, 4, 18, 19, 22, 25 from 3rd to 29th Floors (Odd Floors) 3 Bederooms, 3 Tolless, Double height

Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony, Servant Room with Toilet, Balconies





floor Plan 4 BHK LAYOUT PLAN

Type SHIG I E

Super Area: 350.7 sq. mtr./ 3775 sq. ft. approx Unit: 9 & 12 at 31st and 33rd Floor Carpet Area: 216.2 sq. mtr./ 2328 sq. ft. approx Balcony Area: 40.4 sq. mtr./ 435 sq. ft. approx Unit: 10 & 11 at 32nd Floor

Carpet Area: 216.2 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



LIVING 19'-0" x 13'-0"

floor Plan 4 BHK LAYOUT PLAN Type SHIG I F

Super Area: 355.35 sq. mtr./ 3825 sq. ft. approx Unit: 10 & 11 at 31st and 33rd Floor Carpet Area: 216.2 sq. mtr./ 2328 sq. ft. approx Balcony Area: 43.7 sq. mtr./ 471 sq. ft. approx Unit: 9 & 12 at 32nd Floor

Carpet Area: 216.2 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 \$100.00 sq. ft. 200.00 sq. ft. 200.00

floor Plan

4 BHK FLOOR PLAN Type HIG II E

Super Area 313 sq. mtr./ 3370 sq. ft. approx
Unit: 6 & 8 at 32nd Floor
Carpet Area: 188.4 sq. mtr./ 2028 sq. ft. approx
Balcony Area: 34.2 sq. mtr./ 368.45 sq. ft. approx
Unit: 5 & 7 at 318.at and 33rd Floor
Carpet Area: 188.4 sq. mtr./ 308.8 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, Kirchen with Utility Balcony,
Sevant Room with Toilet. Balconies





Floor Plan 4 BHK FLOOR PLAN

BHK FLOOR PLAN Type HIG II F

Super Area: 313 sq. mtr./ 3370 sq. ft. approx Unit: 6 & 8 at 31st and 33rd Floor Carpet Area: 188.4 sq. mtr./ 2028 sq. ft. approx Balcony Area: 34.6 sq. mtr./ 373 sq. ft. approx Unit: 5 & 7 at 32nd Floor

Carpet Area: 188.4 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, Kirchen with Utility Balconics 2 Servant Room with Toilet, Balconics



TOILET 5'-0' X 8'-0'

Charles and Charles and Charles

6'-0" WIDE BALCONY

特点等经由为转态(3

DRESS 5'-5" X 5'-5"

VRV / SERVICES

BED ROOM 14'-0" X 17'-0"



floor Plan 4 BHK FLOOR PLAN Type HIG I F

Unit: 20 & 21 at 32nd Floor









Floor Plan 4 BHK FLOOR PLAN Type PENTHOUSE

Super Area:371.6 sq. mtr. / 4000 sq.ft. approx Carpet Area: 201.7 sq.mtr. / 2172 sq.ft. approx Usable Terrace: 134.7 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



































Specifications

ARCHITECTURE

· Designed by Architect Hafeez Contractor, an opulent lifestyles, world-class spaces, 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 landscaped views, designed by Singapore based Architects, 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 fover and move on to the living- dining- lounge areas.
- · Warm and cozy laminated wooden flooring will add to your comfort in all
- · 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 control to indoor environments, in both summers and winters

KITCHEN

- · Bespoke kitchen counter top with premium quality granite
- · Tiled splash back with up to 2ft above counter
- Modular kitchen with featured aluminium profile handles, soft close function
 Your bedroom extends into winter balconies with large format anti-skid 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 baths
- · 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 area
- 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 featured chrome basin mixer
- · Large Format Anti- skid tiles on floor

DOOR FINISHES & IRONMONGERY

- · Majestic 8ft high entrance door with polished veneered designer door, with hardwood frame and high quality locks & 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
- · 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 to be connected to a 5AMP Lighting
- · 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
- · One 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.

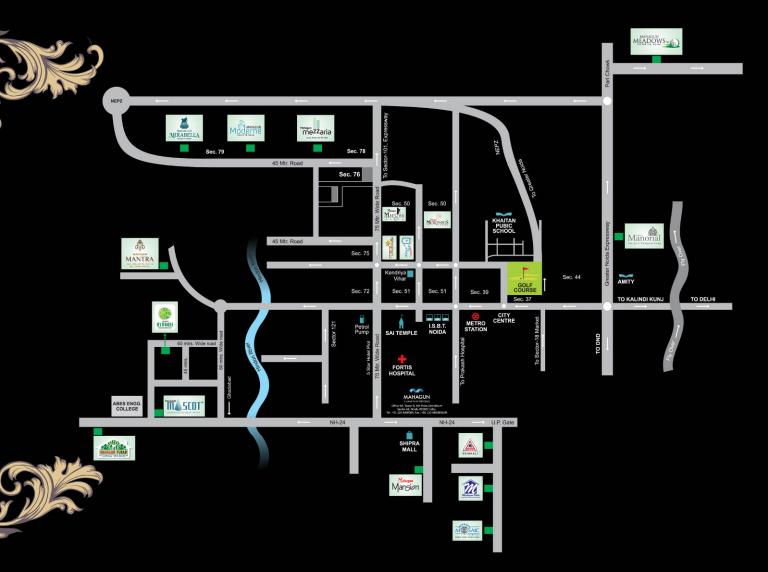
STR ROOM AND TOILET

Tile floor with Oil Bound distemper on walls, and conventional CP fittings



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 eracks and behavior. The extent/number/variety of the equipment/appliances and their make/brand are subject to availability at the time of construction.









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Project RERA Registration No. UPRERAPRJ3306



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