



Villaments



**WELCOME TO
LIFESTYLE WITH A**

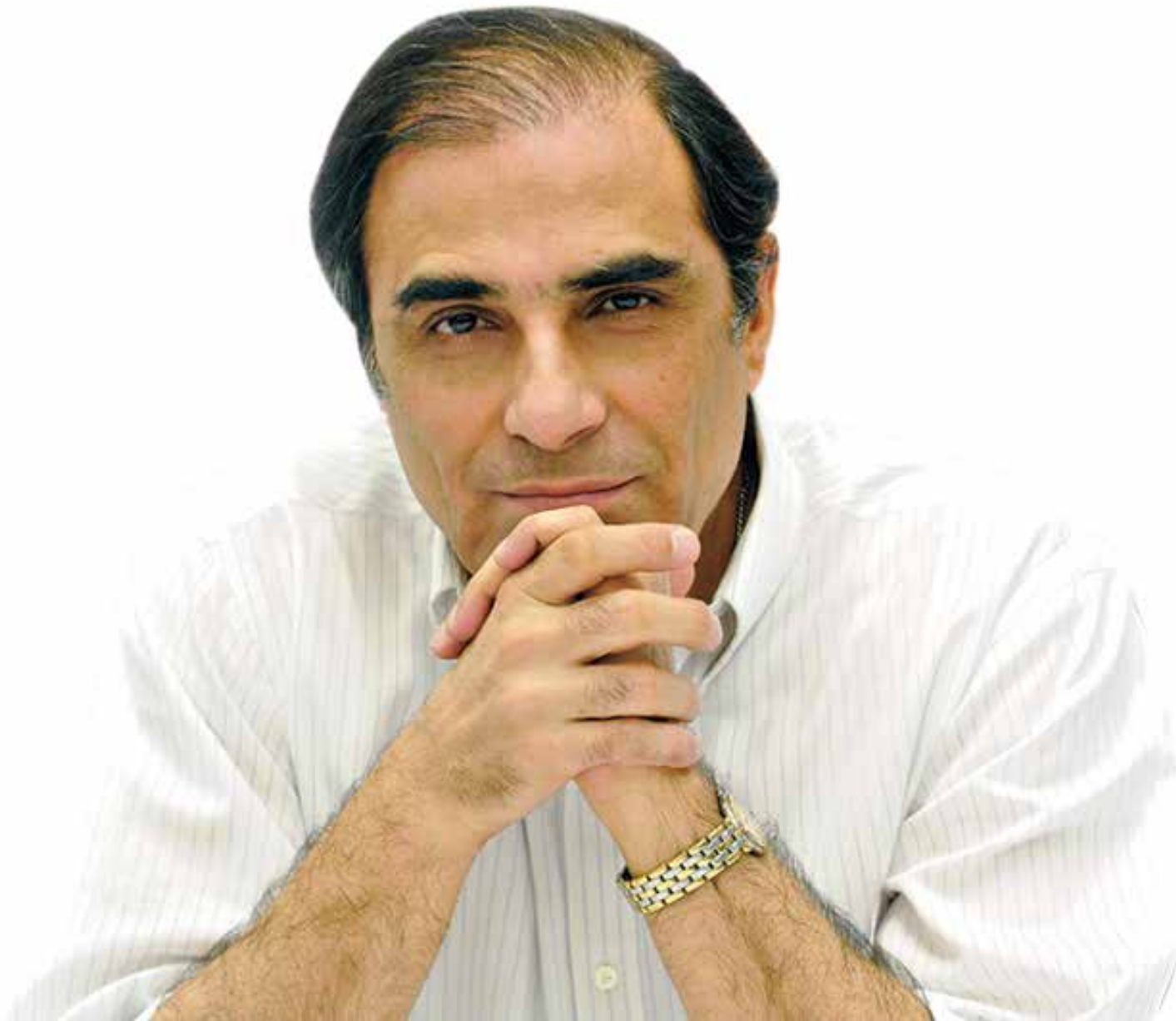


**AN URBANE
TIMELESS APPEAL.**

ARCHITECTURE

"Mantra by Mahagun – where royalty meets affordability."

Raym



**ELEGANT ARCHES, CLASSICAL DESIGNS,
INTRICATE PILLARS AND BEAUTIFULLY CRAFTED
CORNICES THAT RIVAL THOSE OF THE
GREAT ROMAN MONUMENTS.**

A NEW WAY OF LIVING.

Actual Sample Flat Image



VILLAMENT IS A NEW CONCEPT INTRODUCED IN DELHI/NCR FOR THE FIRST TIME BY MAHAGUN.

Villaments is a sophisticated abode in Mantra-II featuring luxurious villaments with a beautifully made stairwell spiraling up to the upper floor from the lower floor. Carefully crafted and elegantly designed, the villaments give you the exclusivity of villa living with the modernity and convenience of an apartment. The living spaces provide a panoramic view of the rolling green, lush landscapes surrounding the complex.

DESIGNED BY NATURE, FOR NATURE.



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

MAHAGUN VILLAMENTS PRIDES ITSELF ON BEING AN ECO-FRIENDLY SET-UP.

Conforming to IGBC Gold Certification, these luxurious apartments are equipped with pro-environment facilities and eco-conscious innovations to create a greener tomorrow for its residents. Enclosed within wide open green landscapes, these apartments are furnished with every kind of comfort. Wake up every morning to birdsong, watch your children play in the lush green gardens, meditate in the clean, fresh air and take a walk through the verdant trails. Villaments in Mantra-II is a community that is committed to making the world a better place to live in.

- Reuse of treated grey water for conservation and reduction of wastage of water to increase the diminishing water table
- Use of CFC Free HVAC System in places where committed by developer, thus contributing to the conservation of the OZONE Layer
- Efficient interior and exterior common area lighting with 3 star BEE rated luminaries thus promoting energy saving
 - Use of Low VOC paints, sealants, adhesives to promote better health and indoor air quality
 - Electrical charging points to promote use of hybrid cars and reduction in global warming

CLUB HOUSE



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

SPEND QUALITY TIME WITH YOUR FAMILY AND FRIENDS AT THE LUXURIOUS RECREATIONAL CLUB LOCATED ON THE GROUND FLOOR AND EQUIPPED WITH ALL KINDS OF MODERN DAY AMENITIES.

Discover the Billiards-pro in you in the spacious Billiards room, keep your kids engaged in the colourful children's playroom, hold lavish dinners in the party hall and work out a sweat at the state of the art multi-purpose court.

Swimming Pool

Start and end your days with a refreshing dip in the swimming pool. Begin each day with an early swim and rejuvenate yourself at the end of a hectic workday by taking a few laps in the pool.

Gymnasium

Stay healthy and fit at the multi-utility gym. Equipped with state-of-the-art gear, it's the perfect place to work out for the health and fitness conscious followed by a relaxing soak in the steam and sauna room.

Multi-Purpose Court

Enjoy an active lifestyle with daily visits to the multi-purpose court made especially for the sports enthusiasts.



Disclaimer – 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.

MAHAGUN MANTRA

LANDSCAPE PLAN

LEGEND	
1. Entry & Exit	8. Tree Court
2. Drop Off	9. Round About
3. Party Lawn with Seating Steps	10. Ramp About
4. Main Pool, Kids Pool and Deck	11. Palm Court
5. Water Body	12. Multi Purpose Court
6. Kid's Play Area	13. Badminton Court
7. Pre Teen Area	14. Club

SPECIFICATIONS



STRUCTURE

Earthquake Resistant, RCC Frame Structure



LIVING/DINING ROOM

Floors	Vitrified tiles
External Doors & Windows	UPVC or equivalent
Fixtures	2 Ton Split A.C. (1 No.)
Wall	Plastic paint on POP punning
Ceiling	Plastic paint on POP punning with limited false ceiling
Main Door	Hard wood frame with laminated flush door shutter



MASTER BEDROOM

Floors	Laminated wooden flooring
External Doors & Windows	UPVC or equivalent
Fixtures	1.5 Ton Split A.C. (1 No.)
Wall	Plastic paint on POP punning
Ceiling	Plastic paint on POP punning with limited false ceiling
Internal Doors	Hard wood frame with painted flush door shutter



FAMILY ROOM

Floors	Vitrified tiles
Wall	Plastic paint on POP punning
Ceiling	Plastic paint on POP punning with limited false ceiling



BEDROOM

Floors	Vitrified tiles
External Doors & Windows	UPVC or equivalent
Fixtures	1.5 Ton Split A.C. (1 No.)
Wall	Plastic paint on POP punning
Ceiling	Plastic paint on POP punning without false ceiling
Internal Doors	Hard wood frame with painted flush door shutter



ST. ROOM

Floors	Ceramic tiles
External Doors & Windows	Powder coated aluminium glazing or equivalent
Fixtures & Fittings	Fan
Wall	Oil bound distemper
Ceiling	White wash
Internal Doors	Hard wood frame with painted flush door shutter



WASHROOMS

Floors	Ceramic tiles
External Doors & Windows	Powder coated aluminium glazing or equivalent
Fixtures & Fittings	Standard white chinaware, CP Fittings, bathtub in master washroom
Wall	Ceramic Tiles upto 7' - 0"
Ceiling	White wash
Internal Doors	Hard wood frame with painted flush door shutter



KITCHEN

Floors	Vitrified/Ceramic tiles
External Doors & Windows	Powder coated aluminium glazing or equivalent
Fixtures & Fittings	Modular Kitchen without chimney and hob. Granite Top with stainless steel sink, Ceramic Tiles up to 2' - 0" above counter
Wall	White wash
Ceiling	Open Kitchen
Internal Doors	



BALCONIES

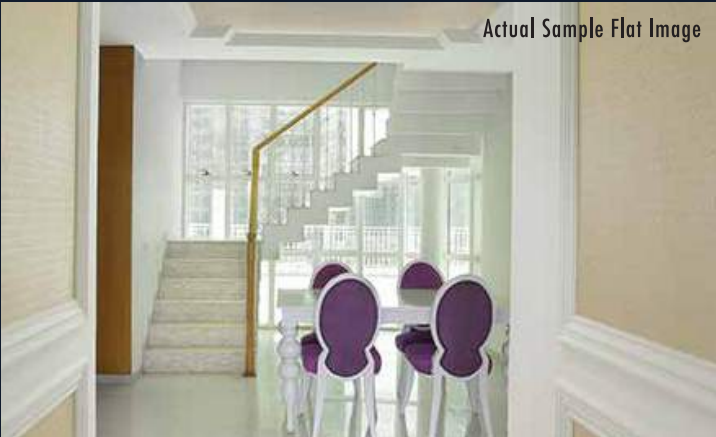
Floors	Ceramic tiles
--------	---------------



LIFT LOBBIES/CORRIDORS

Floors
Wall
Celling

Vitrified tiles
Oil bound distemper
With limited false ceiling



INTERNAL STAIRCASE

Floors
External Glazing

Combination of one or more
granite flooring
Power coated aluminum glazing
or equivalent
Plastic paint on POP punning
Powder coated M.S. railing with
wooden handrail

Wall
Railing

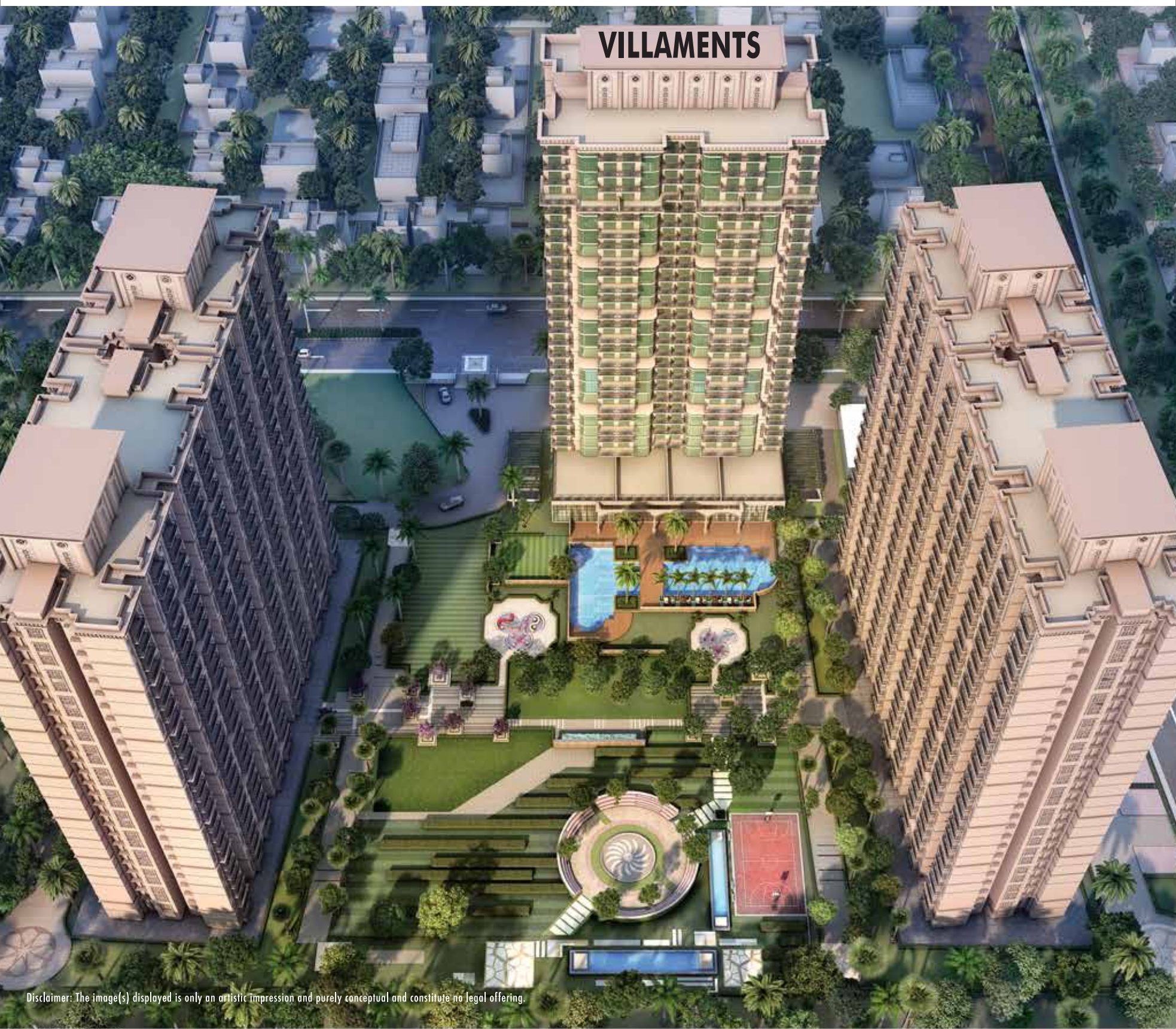


EXTERIOR FINISH TEXTURE PAINT



1 KVA POWER BACKUP FREE WITH EACH FLAT

BIRD'S EYE VIEW



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

DAY VIEW



VILLAMENTS

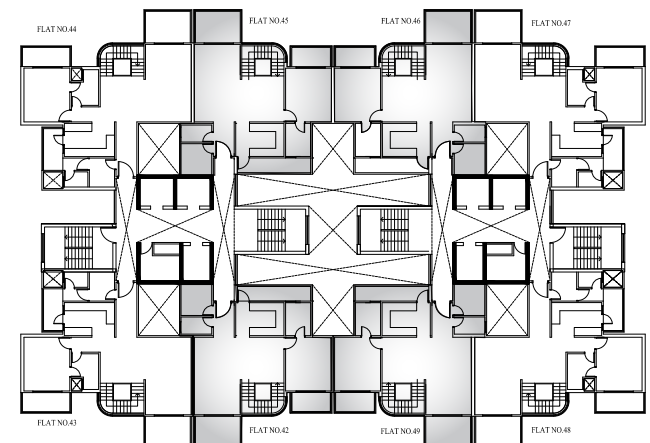
Disclaimer: The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

V-I (3 BHK LOWER LEVEL)

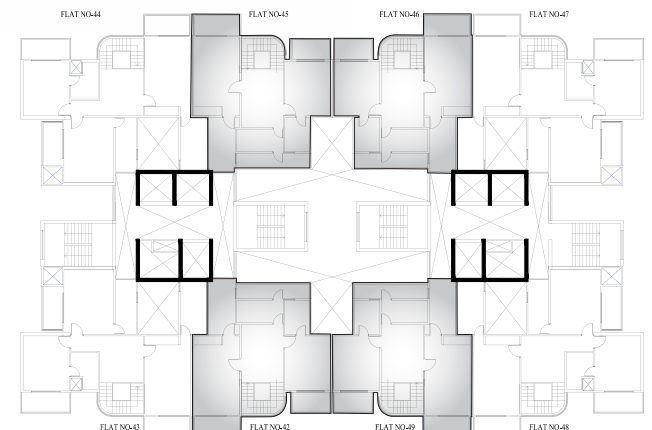


- 3 Bedrooms
- 4 Washrooms
- Living Room
- Dining Room
- Family Room
- Kitchen
- Puja Room
- St. Room
- 6 Balconies

Super Area – 241.54 sq.mt./ 2600 sq. ft.
Built – Up – 195.09 sq.mt./ 2100 sq. ft.
Carpet Area – 153.94 sq.mt./ 1657 sq.ft.
Balcony Area – 30.72 sq.mt./ 330.67 sq.ft.
Unit No. – 42, 45, 46 & 49
Floors – 3, 7, 11, 15, 19, 21 & 25



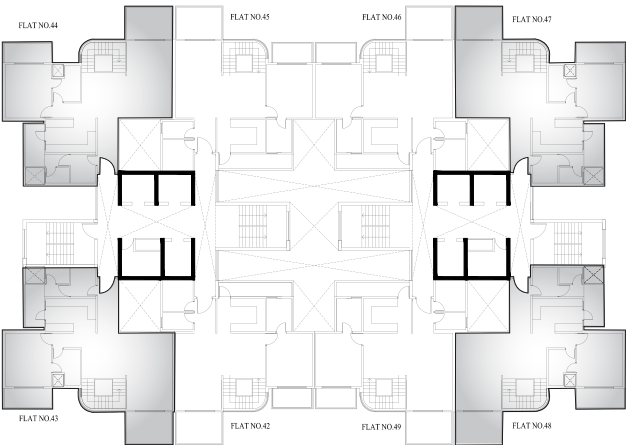
V-I (3 BHK UPPER LEVEL)



Unit No. - 42, 45, 46 & 49

Floors - 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 & 26

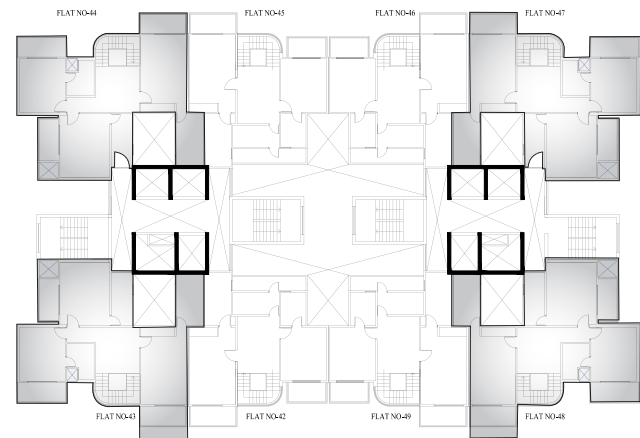
V-II (4 BHK LOWER LEVEL)



<ul style="list-style-type: none">• 4 Bedrooms• 5 Washrooms• Living Room• Dining Room• Family Room	<ul style="list-style-type: none">• Kitchen• St. Room• 6 Balconies	<p>Super Area – 274.06 sq.mt./ 2950 sq. ft.</p> <p>Built – Up – 221.10 sq.mt./ 2380 sq. ft.</p> <p>Carpet Area – 178.84 sq.mt./ 1925 sq.ft.</p> <p>Balcony Area – 32.75 sq.mt./ 352.52 sq.ft.</p> <p>Unit No. – 43, 44, 47 & 48</p> <p>Floors – 3, 7, 11, 15, 19, 21 & 25</p>
--	--	---

Disclaimer: 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).

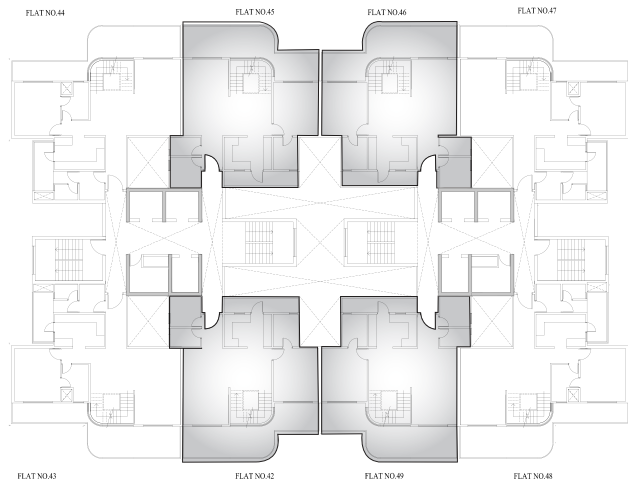
V-II (4 BHK UPPER LEVEL)



Unit No. - 43, 44, 47 & 48
Floors - 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 & 26

Disclaimer: 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).

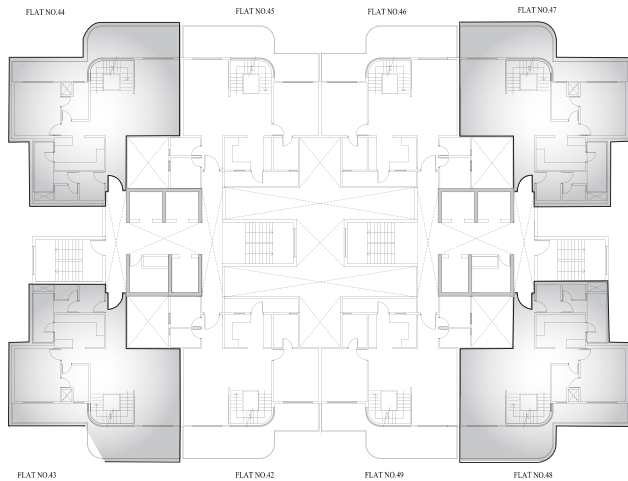
V-I(A) (3 BHK LOWER LEVEL)



- 3 Bedrooms
- Kitchen
- 4 Washrooms
- Puja Room
- Living Room
- St. Room
- Dining Room
- 5 Balconies
- Family Room

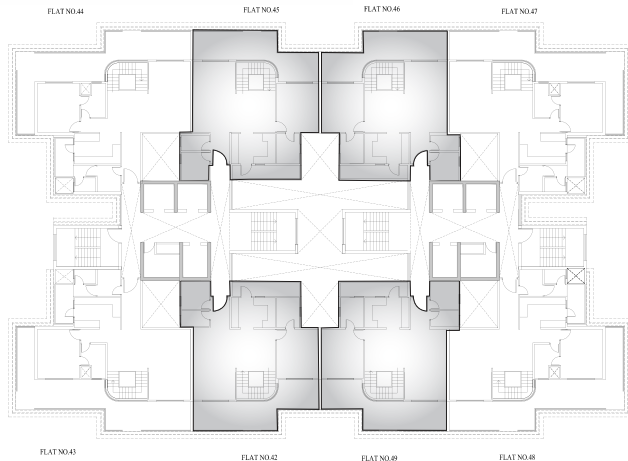
Super Area – 251.76 sq.mt./ 2710 sq. ft.
Built – Up – 205.31 sq.mt./ 2210 sq. ft.
Carpet Area – 154.50 sq.mt./ 1663 sq.ft.
Balcony Area – 40.90 sq.mt./ 440.24 sq.ft.
Unit No. – 42, 45, 46 & 49
Floors – 5, 9, 13 & 17

V-II(A) (4 BHK LOWER LEVEL)



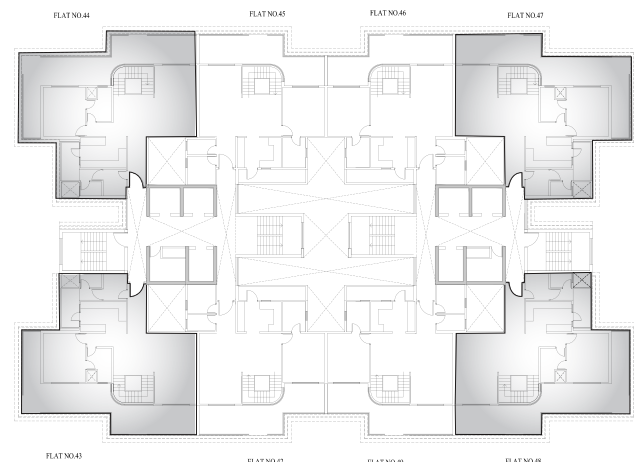
<ul style="list-style-type: none">• 4 Bedrooms• 5 Washrooms• Living Room• Dining Room• Family Room	<ul style="list-style-type: none">• Kitchen• St. Room• 5 Balconies	<p>Super Area – 286.14 sq.mt./ 3080 sq. ft.</p> <p>Built – Up – 233.18 sq.mt./ 2510 sq. ft.</p> <p>Carpet Area – 180.23 sq.mt./ 1940 sq.ft.</p> <p>Balcony Area – 43.06 sq.mt./ 463.60 sq.ft.</p> <p>Unit No. – 43, 44, 47 & 48</p> <p>Floors – 5, 9, 13 & 17</p>
--	--	---

V-I(B) (3 BHK LOWER LEVEL)



<ul style="list-style-type: none">• 3 Bedrooms• 4 Washrooms• Living Room• Dining Room• Family Room	<ul style="list-style-type: none">• Kitchen• Puja Room• St. Room• 5 Balconies	<p>Super Area – 253.62 sq.mt./ 2730 sq. ft.</p> <p>Built – Up – 207.17 sq.mt./ 2230 sq. ft.</p> <p>Carpet Area – 154.50 sq.mt./ 1663 sq.ft.</p> <p>Balcony Area – 41.99 sq.mt./ 452 sq.ft.</p> <p>Unit No. – 42, 45, 46 & 49</p> <p>Floors – 23</p>
--	--	---

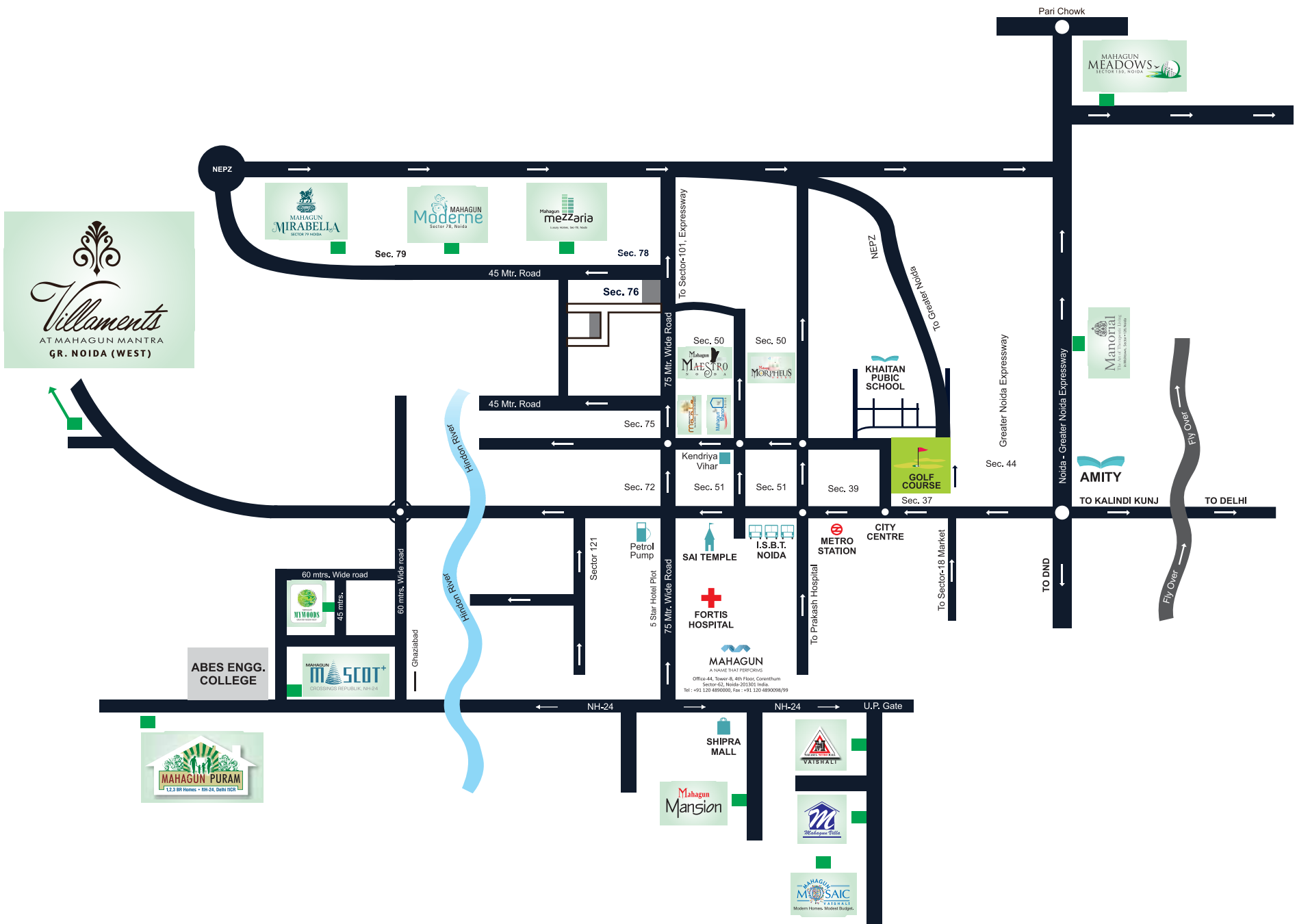
V-II(B) (4 BHK LOWER LEVEL)



- 4 Bedrooms
- Kitchen
- 5 Washrooms
- St. Room
- Living Room
- 5 Balconies
- Dining Room
- Family Room

Super Area - 300.54 sq.mt./ 3235 sq.ft.
Built - Up - 247.58 sq.mt./ 2665 sq. ft.
Carpet Area - 180.69 sq.mt./ 1945 sq.ft.
Balcony Area - 57.50 sq.mt./ 619 sq.ft.
Unit No. - 43, 44, 47 & 48
Floors - 23

LOCATION MAP



MAP NOT TO SCALE



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

ONGOING PROJECTS

 <p>MAHAGUN Manorial The Art of Therapeutic Living</p> <p>Sector-128, Wishtown, Noida</p>	 <p>Mahagun mezzaria</p> <p>Sector-78, Noida</p>	 <p>MAHAGUN MEADOWS</p> <p>Sector-150, Expressway, Noida</p>	 <p>MAHAGUN MIRABELLA</p> <p>Sector-79, Noida</p>
 <p>MAHAGUN MYWOODS</p> <p>Sector-16 C Greater Noida (West)</p>	 <p>MAHAGUN MANTRA</p> <p>Sector-10, Greater Noida (West)</p>	 <p>MAHAGUN MONTAGE 2/3/4/5 BHK HOMES CROSSINGS REPUBLIK</p> <p>CROSSING REPUBLIK</p>	

DELIVERED PROJECTS

 <p>Mahagun Vella</p> <p>Vaishali, Ghaziabad</p>	 <p>Mahagun MAESTRO N O I D A</p> <p>Sector-50, Noida</p>	 <p>MAHAGUN JESTIE</p> <p>Crossings Republik, NH-24</p>	 <p>MAHAGUN SCOT+</p> <p>Crossings Republik, NH-24</p>	 <p>Mahagun Manor N O I D A</p> <p>Sector-50, Noida</p>	 <p>MAHAGUN MOOSAIC Modern Homes. Modest Budget.</p> <p>Vaishali, Ghaziabad</p>	 <p>Mahagun Mansion</p> <p>Indirapuram, Ghaziabad</p>	 <p>MAHAGUN maple 2/3/4 BR APARTMENTS</p> <p>Sector-50, Noida</p>
 <p>Marvella</p> <p>Sector-78, Noida</p>	 <p>MAHAGUN PURAM 1,2,3 BR Homes • NH-24, Delhi NCR</p> <p>NH-24, Delhi NCR</p>	 <p>Mahagun MORPHEUS N O I D A</p> <p>Sector-50, Noida</p>	 <p>Park Plaza SHAH DARA-DELHI</p>	 <p>MAHAGUN METRO MALL VAISHALI GHAZIABAD</p>	 <p>MAHAGUN SAROVAR PORTICO vaishali, ghaziabad A SAROVAR HOTEL</p> <p>Vaishali, Ghaziabad</p>	 <p>MAHAGUN Moderne</p> <p>Sector-78, Noida</p>	 <p>MAHAGUN MYWOODS Phase-I Sector-16 C Greater Noida (West)</p>



Sector-10,
Greater Noida (West)

RERA Reg. No. - UPRERAPRJ1870

Hebe Infrastructure Pvt. Ltd.

Corporate Office: 1/33, 3rd Floor, Tower 'B', 'The Corenthum', Sector 62, Noida - 201309, (U.P.)

Telephone: 0120-4890000 • Fax: 0120-4890098

Email: mantra@mahagunindia.com • Website: www.mahagunindia.com

Site Office: Plot No. GH-01A, Sector-10, Greater Noida (West) - 201 301

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.

