

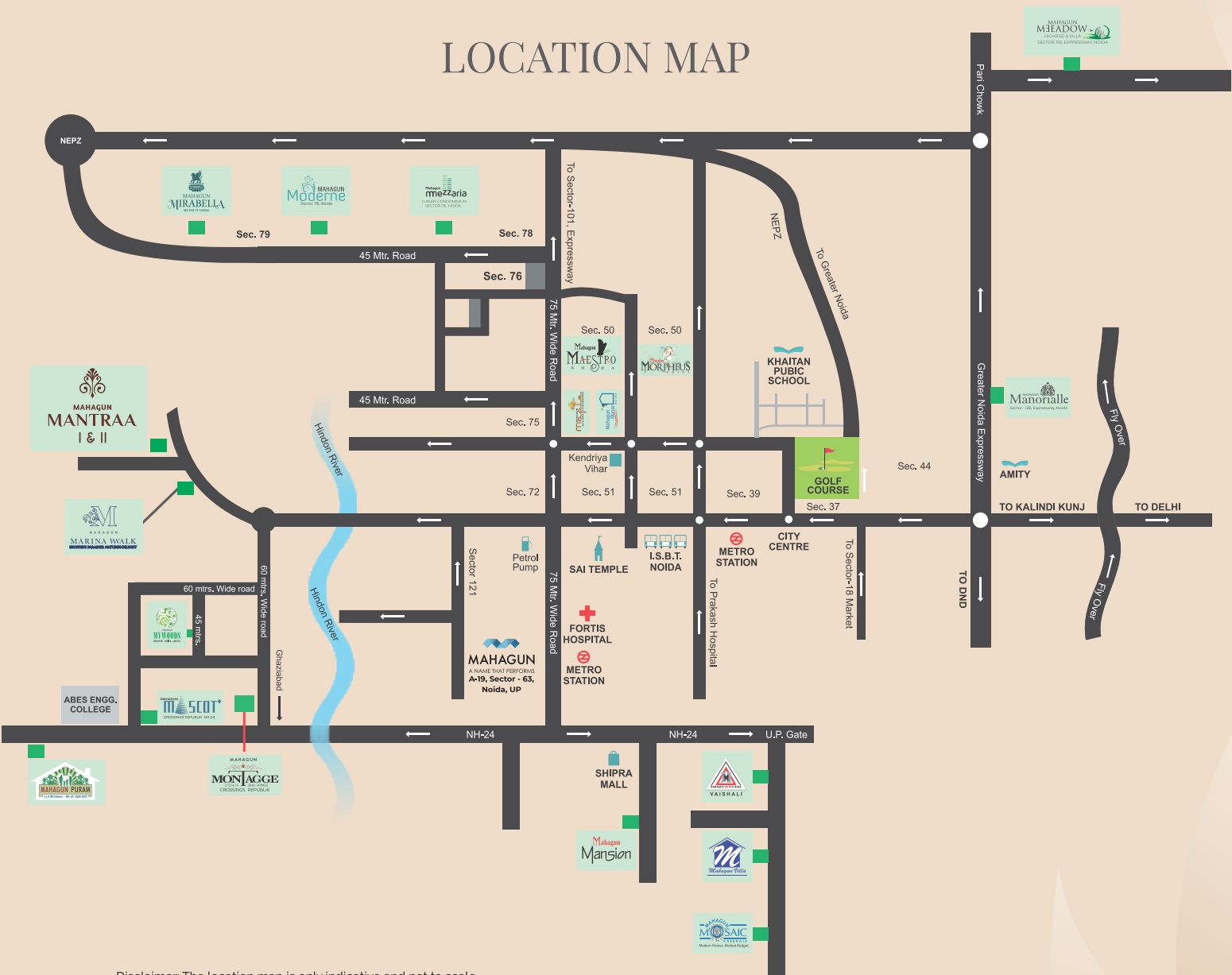
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MAHAGUN
A NAME THAT PERFORMS

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

MANTRAA-II

Hebe Infrastructure Pvt. Ltd.

RERA Reg. No. : UPRERAPRJ1870

www.up-rera.in



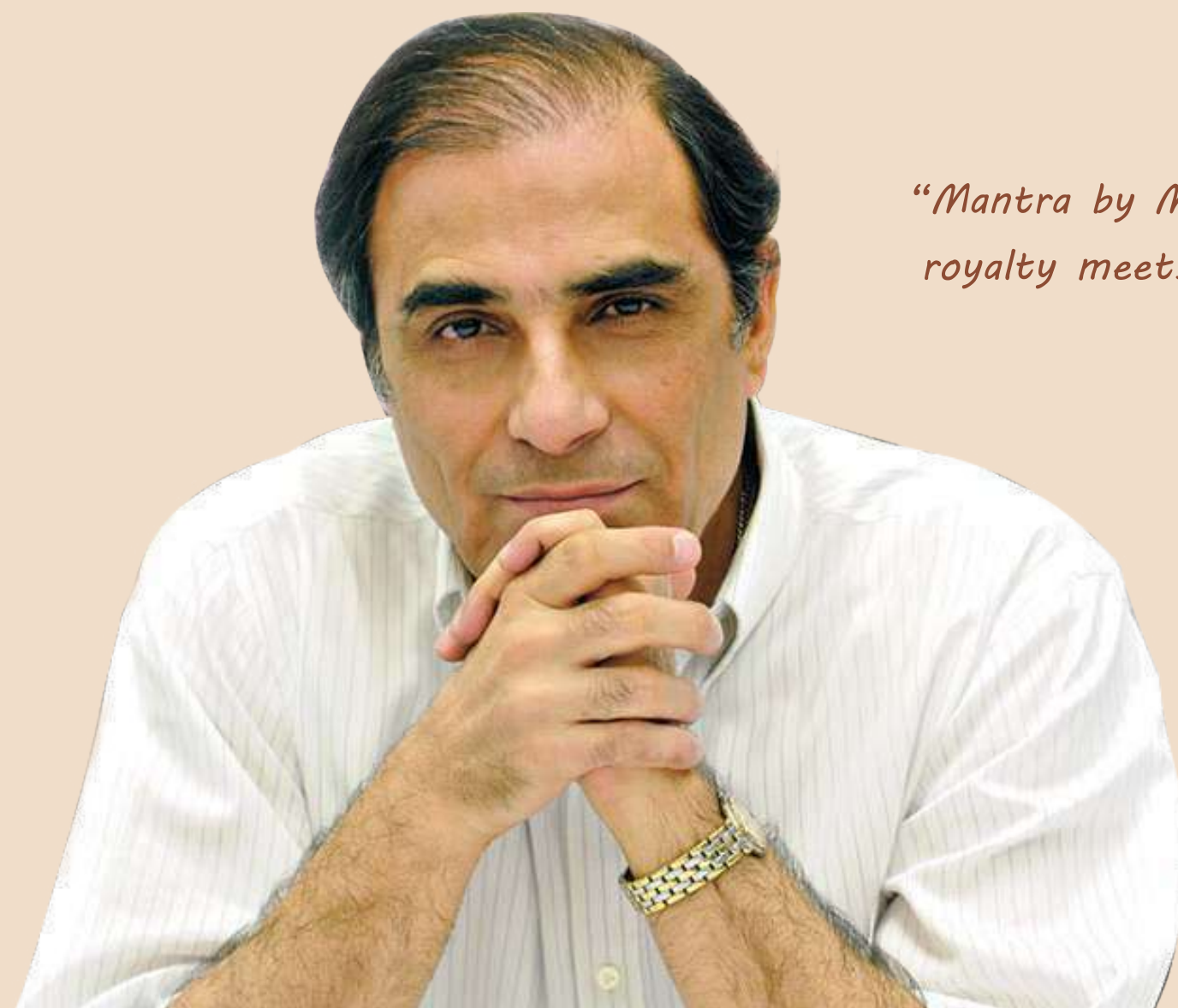
TAKE A
LOOK AT
YOUR DREAM
HOME.





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)

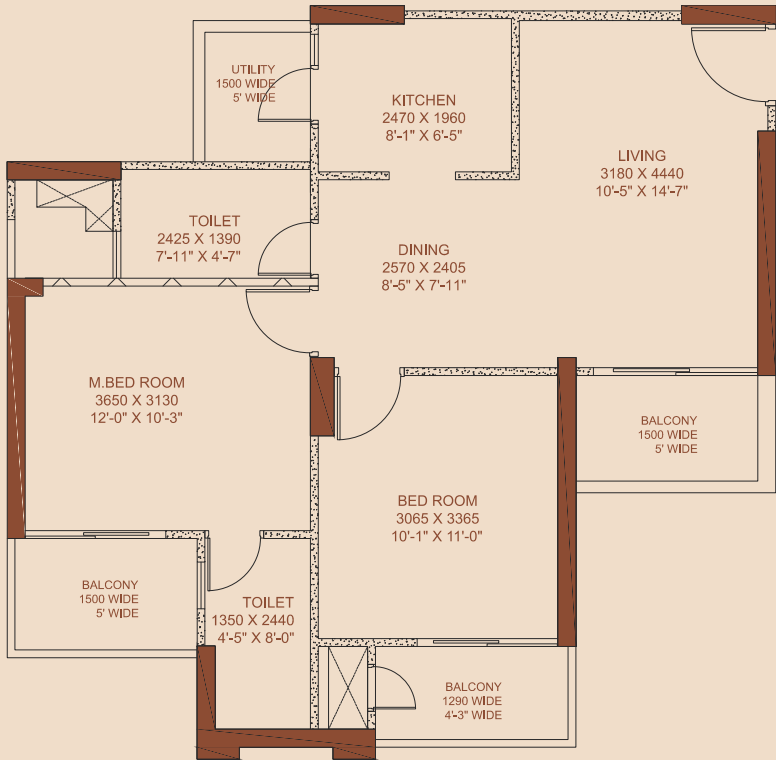
ESS-1 : DG sets -- 1250 KVA ; Transformers -- 2500 KVA

Amenities

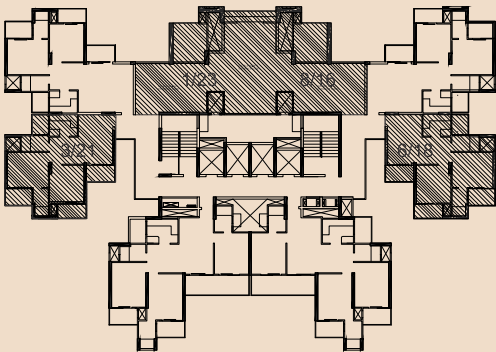
Planters & Green Lawn
Kid's play area with play equipments
S.T.P.
Space for Facility office
Note : Other specifications, not mentioned above, is as per
Developer's/Architects direction.

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

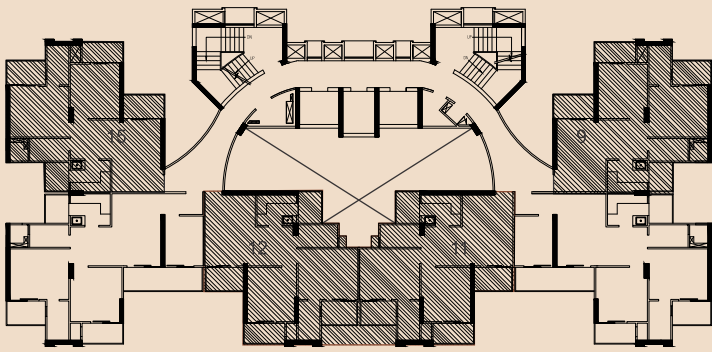


Mantra-I Cluster - MIG-I
Riddhi - Viddhi



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

Mantra-I Cluster - MIG-I
OM



Unit No. 9,11,12,15

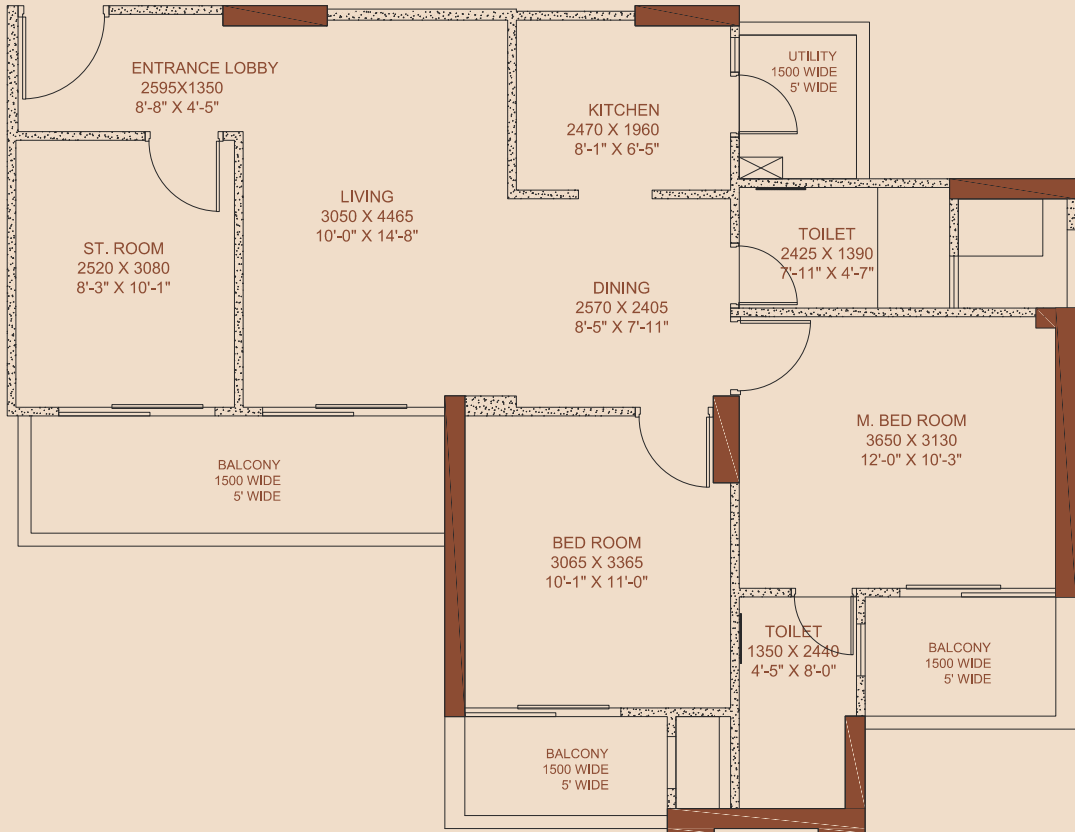


• The depiction of images of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer. 1Sq mtr. = 10.764 sq. ft.

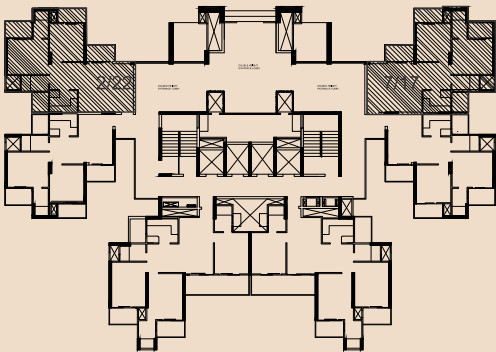
• The dimensions are from the unfinished walls (including skirting thickness)

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 UTILTY
- DINING ROOM
- LIVING ROOM
- ST. ROOM

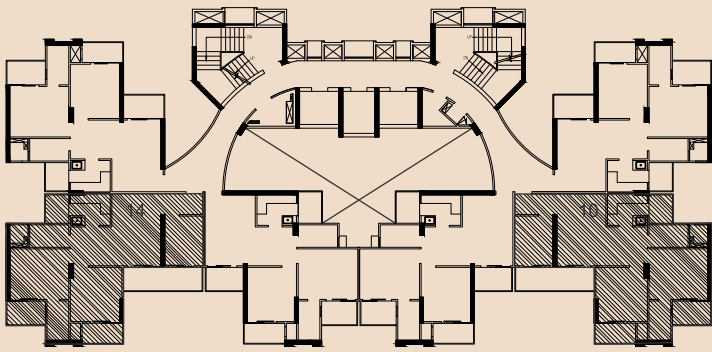


Mantra-I Cluster - MIG-II
Riddhi - Viddhi



Unit No. 2,7 & 17,22

Mantra-I Cluster - MIG-II
OM



Unit No. 10,14

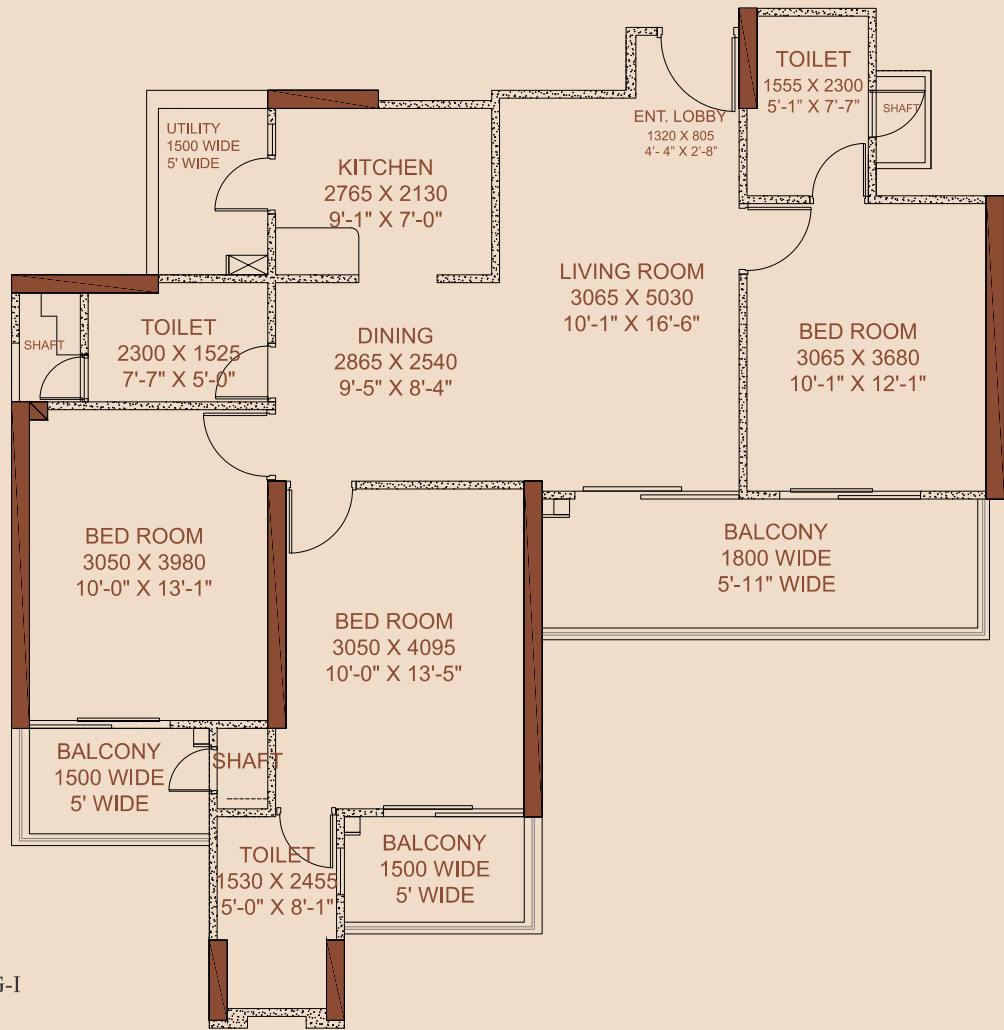


HIG - I

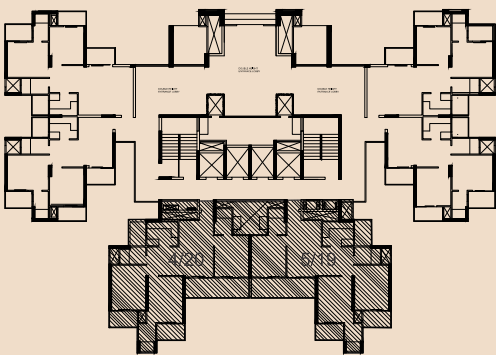
TYPICAL FLOOR - 3 BHK

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

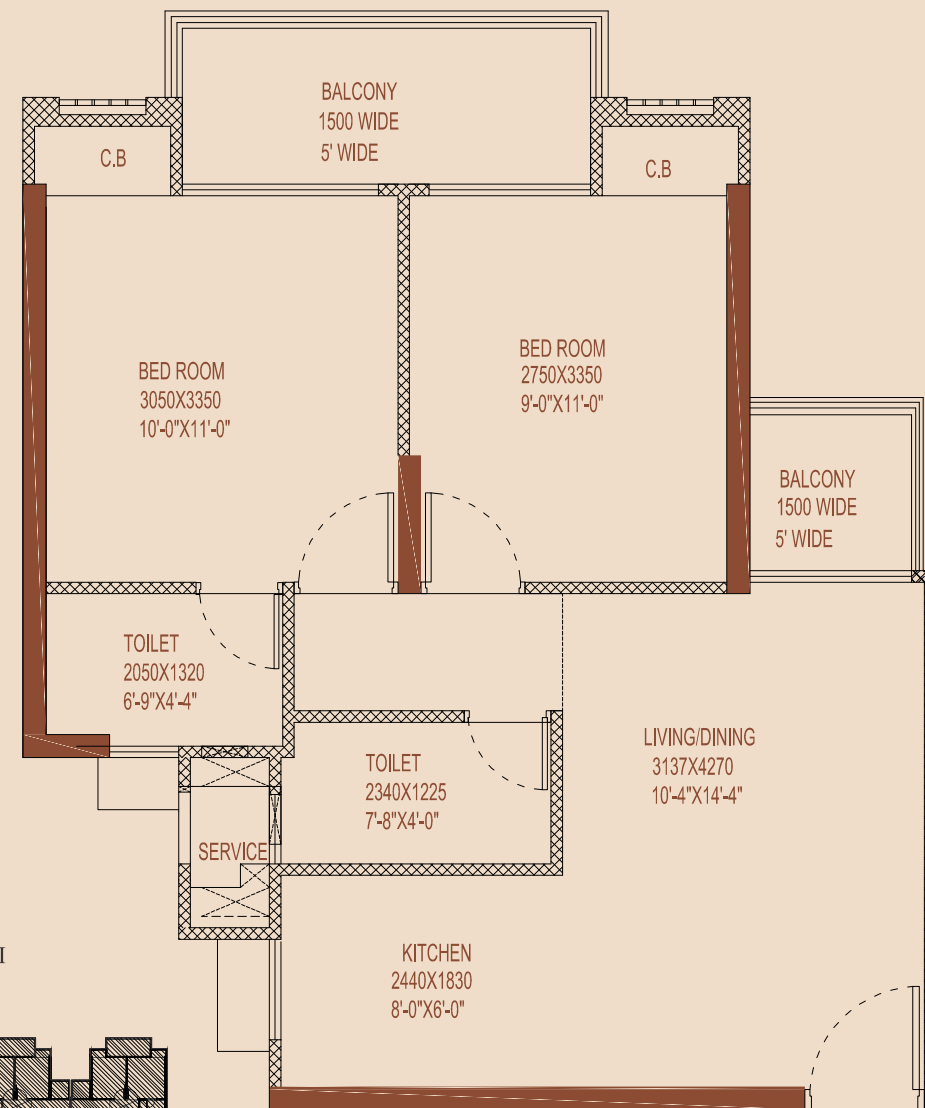
TYPICAL FLOOR - 2 BHK

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

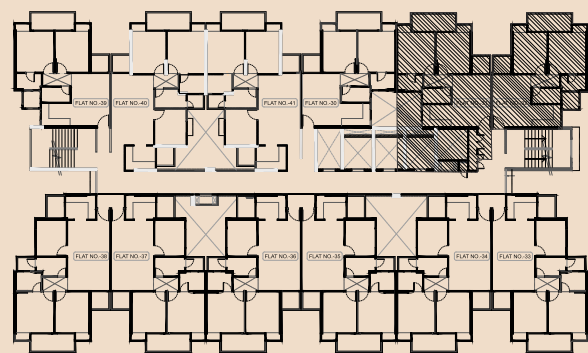
CARPET AREA - 51.59 sq.mtr./534 sq.ft.

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



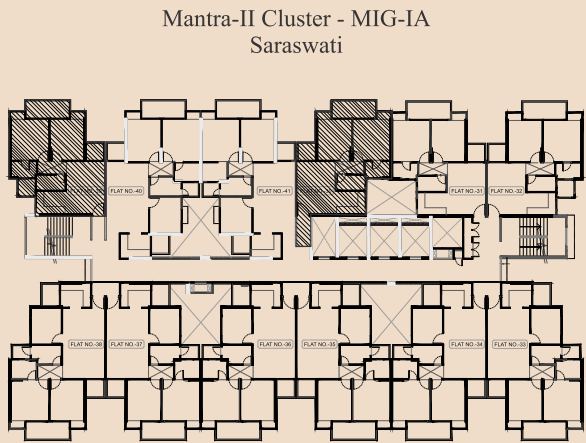
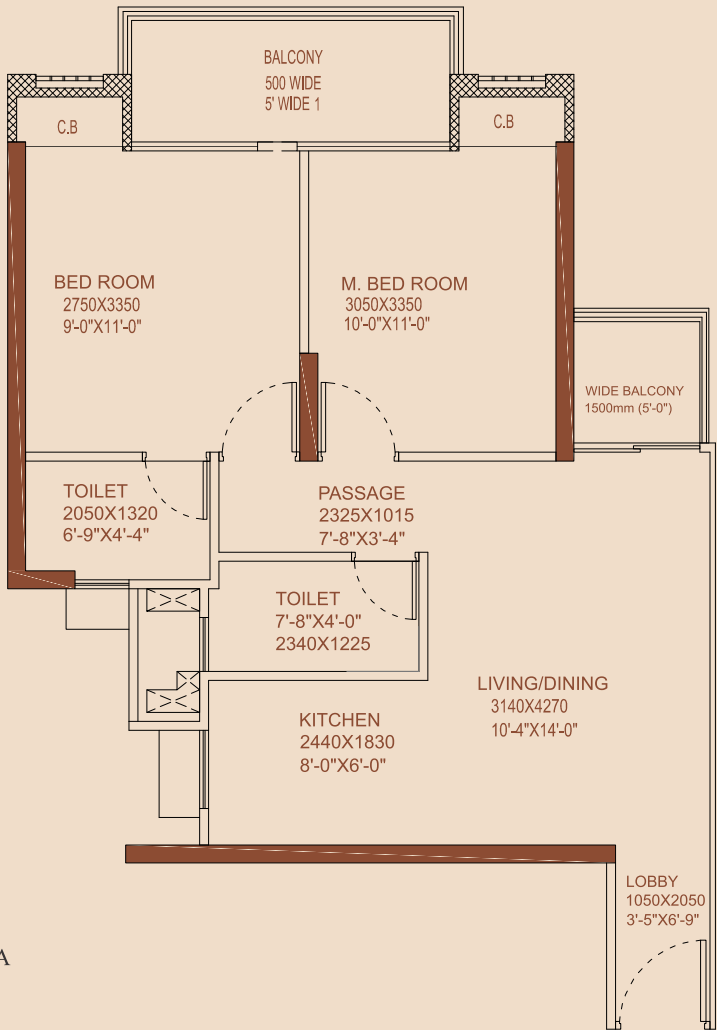
Unit No. 1-23,28,29,31,32



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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



Unit No. 30,39

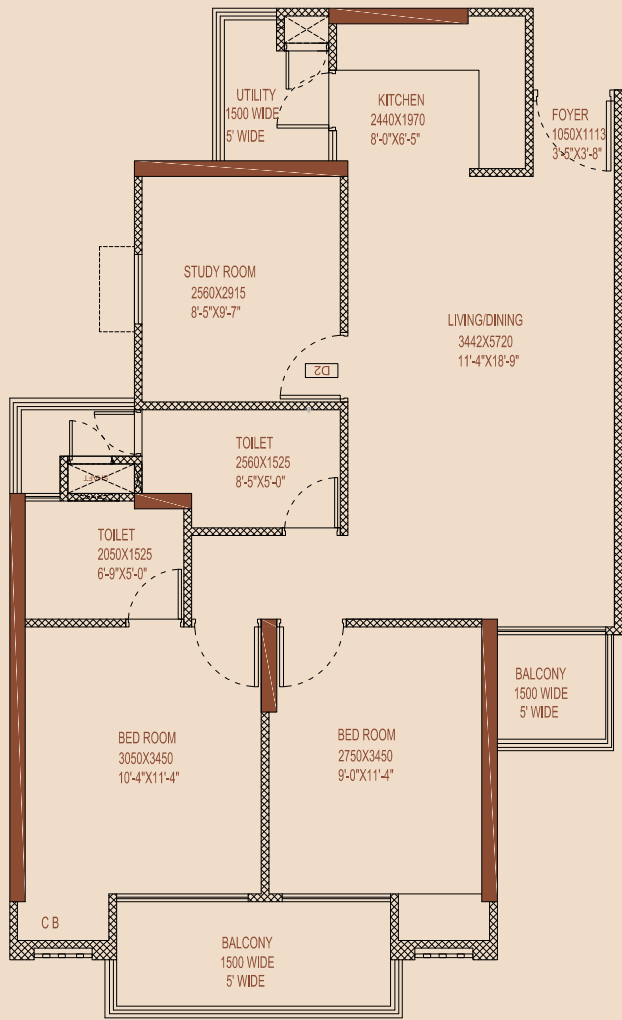


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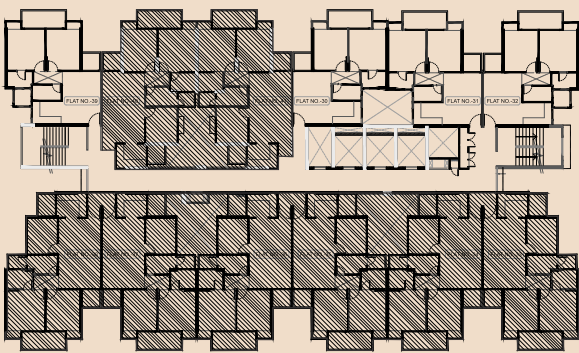
• The dimensions are from the unfinished walls (including skirting thickness)

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



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