

MEADOWS

The logo for 'MEADOWS' features the word in large, green, serif capital letters. Below the letters, a dark blue golf cart with a tan canopy is positioned under the 'O'. To the right of the cart, a small black bird is in flight. Further right, a white golf ball with grey dimples sits on a patch of green grass, with a blue and green stream flowing around its base. The entire scene is set on a light green ground plane with a soft shadow cast beneath the elements.

LOW DENSITY A QUIET AND PEACEFUL



Those who are on the look out of serenity and refuge of nature, Meadows is the place to be.



GREEN BUILDING CONFORMING TO GOLD STANDARD OF IGBC



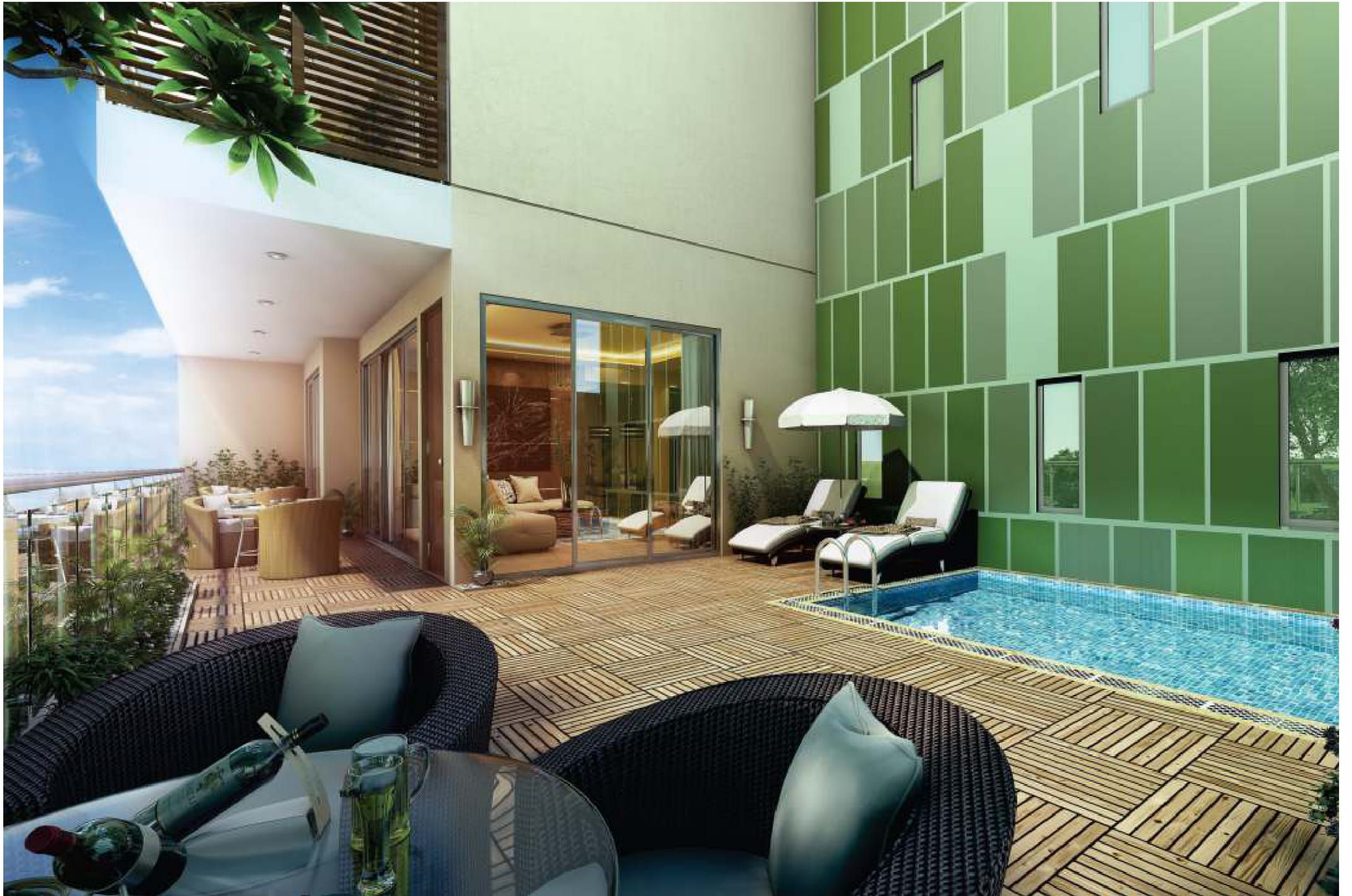
A Green Lifestyle beckons you, with more than 70% open space,
Meadows has only two apartments towers in the project.



EXCLUSIVE LIMITED EDITION ELEVATED SKY VILLAS

Meadows is an epitome of modernity & style. Each apartment is unparalleled in opulence, design & sophistication.





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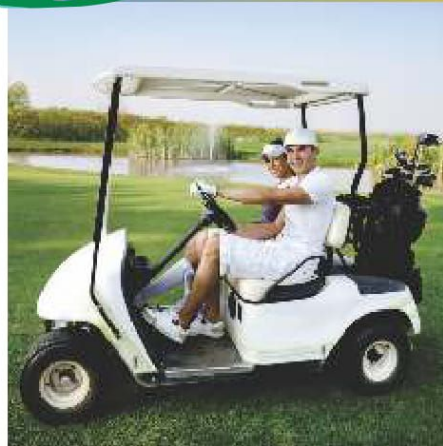
LARGE
TERRACES AND
BALCONIES WITH
PANORAMIC VIEWS



A MEADOWN OF MODERN CONVENIENCES



- Sky Villas
- Assured tranquility and utmost privacy with two to four apartments per floor per block
- All Living cum Dining rooms and Master Bedrooms facing green/open area
- Panoramic view from Master Bedrooms in most of the apartments in all towers
- Elevated Sky Terraces
- Recreational amenities like Club House with Swimming Pool, Jogging Trail, Cycling Track, Multipurpose Courts etc. Planned within the project
- Underpass for pedestrians and cyclists to connect between two different parts of the site
- No surface parking except for visitors



THE GREEN ADVANTAGE

GREEN VIEWS

- More than 70% of open space and all balconies and windows offering refreshing views of ample landscaped greens

WATER CONSERVATION AND GROUND WATER RECHARGE

- Recharging of ground aquifer with rainwater harvesting pits
- Use of low flow fixtures

ENERGY EFFICIENCY

- Use of High performance building materials aimed at enhancing Energy efficiency
- Roof insulation to reduce heating loads and reduce air-conditioning demands and lower electricity bills

NATURAL LIGHTING AND VENTILATION

- Optimum placement and adequate numbers of windows for plentiful

HEALTH BENEFITS

- Low VOC Paints/ Materials are used to reduced air pollution within apartments
- Use of R410 refrigerant base and air condition for reducing Ozone depletion



LUSH ENVIRONS TO LIVE & PLAY



SPORTY AMENITIES

- Pitch and Putt Golf Course*
- Jogging trail
- Cycling trail
- Multipurpose Court
- Skating
- Meditation Court/Zen Garden
- Yoga Pavilion
- Nature Walk

SERVICES

- 100% Power backup for common area
- Dedicated Water treatment plant and Sewerage Treatment plant
- Fiber to Home optic Network for TV, Intercom, Data Services
- Rainwater harvesting pits
- Dual Plumbing network to use recycled treated water for flushing irrigation and car washing
- Solar water heater provision (Partial) as per IGBC standards
- Solar power lighting in landscape and open areas (Partial)
- Gated Community with CCTV Surveillance at Entrance lobbies at Ground Floor
- Drivers'/Visitors' washrooms and earmarked car washing areas

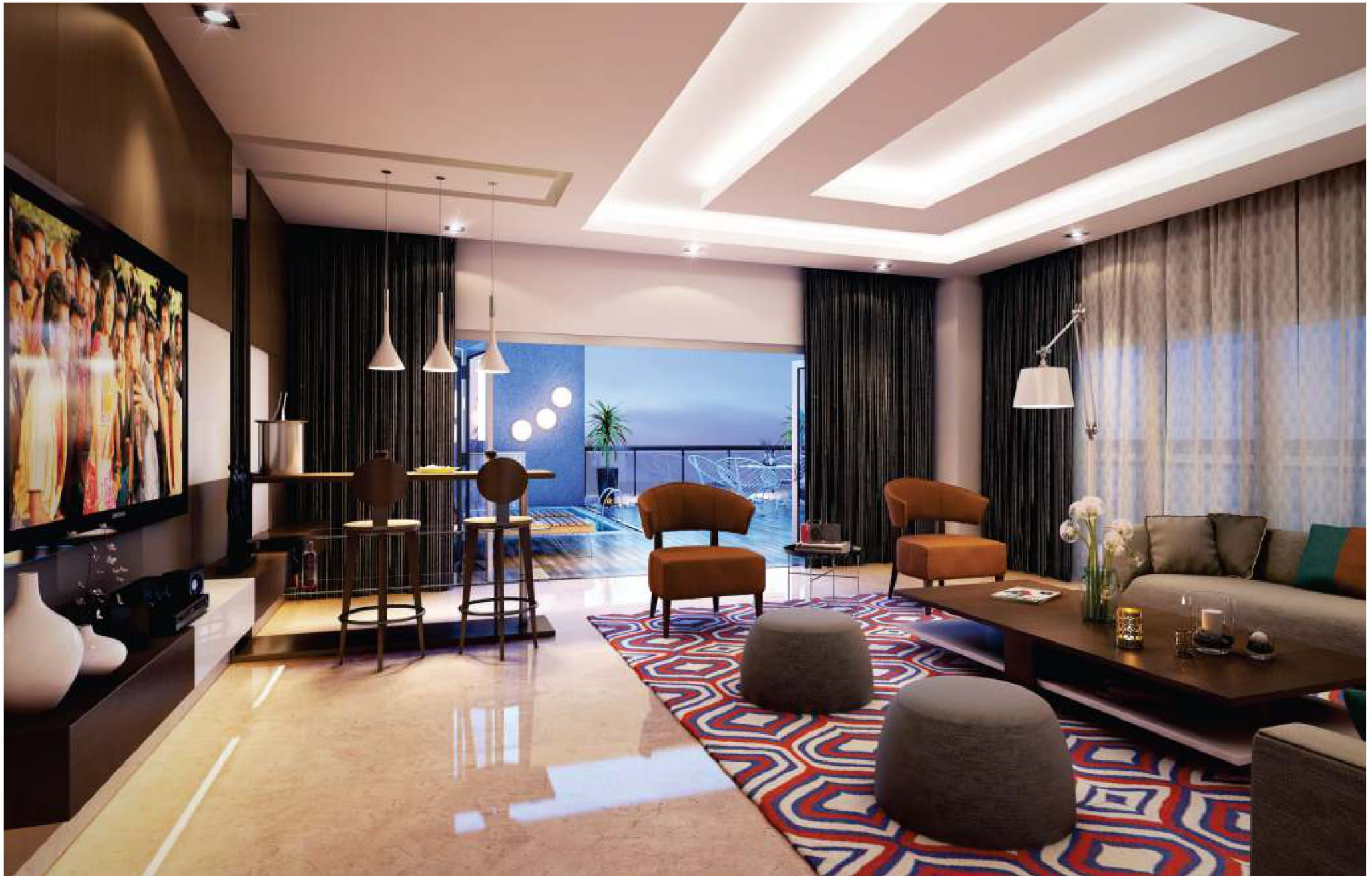
CLUB

- Lounge
- Library
- Table Tennis
- Banquet Hall
- Squash Court
- Gym/Steam/Sauna
- Children's Play Zone
- Indoor Game Room
- Main pool/Kid's Pool/ Jacuzzi



LIVING ROOM

*3D rendering of interior view of SHIG-II



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DINING ROOM

*3D rendering of interior view of SHIG-II



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KITCHEN

*3D rendering of interior view of SHIG-II.



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MASTER BEDROOM

*3D rendering of interior view of SHIG-II.



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MASTER BATHROOM

*3D rendering of interior view of SHIG-II.



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RICHNESS DEPICTED IN EVERY DETAIL

STRUCTURE

Earthquake Resistant RCC Framed Structure

LIVING/DINING/PASSAGE LOBBY WITHIN APARTMENT

Flooring
Entrance Door

Double Charged Vitrified Tile Flooring
Entrance door- 8' high Polished Hard Wood Frame with Polished Veener
External doors of UPVC

Doors
Wall paint
Ceiling

One Concept Wall, Plastic paint on POP punning
Plastic paint with limited false ceiling

KITCHEN

Flooring
Doors

Double Charged Vitrified Tile Flooring
External doors of Powder Coated Aluminium

Kitchen platform
Tiles Dado (only above counter)

Granite
Tiles up to 2' above counter & Oil Bound Distemper in balance area

Fittings/Fixtures
Ceiling

CP fittings , SS Sink
Oil Bound Distemper

MASTER BEDROOM & OTHER BEDROOMS

Flooring
Doors

Double Charged Vitrified Tile Flooring
Internal Doors - 7' high Polished Hard Wood Frame with Laminated Flush Doors
External doors of UPVC

Wall paint
Ceiling

One Concept Wall in Master Bedroom, Plastic Paint on POP punning
Plastic paint with limited false ceiling in Master Bedroom/ Plastic Paint in other bedrooms

TOILETS

Dado tiles
Floor tiles
Ceiling
Counter

Combination of Tiles & Oil Bound Distemper
Anti Skid Tiles
Grid Ceiling
Granite

UTILITY/ST. ROOM

Flooring
Walls
Ceiling
Toilets

Ceramic Tiles
Oil bound Distemper
Oil bound Distemper
Ceramic tile flooring & cladding, Conventional CP fittings & Chinaware

BALCONY/UTILITY BALCONY

Floor
Walls

Anti Skid Ceramic Tiles
Exterior Paints

EXTERNAL GLAZING

Windows/ External Glazing

UPVC Glazing with reflective glass & Aluminium with frosted glass in Toilets. Aluminium with clear glass in Kitchen. Aluminium with reflective glass in Servant Room. CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes

PLUMBING

FIRE FIGHTING SYSTEM

Fire Fighting System with sprinklers, smoke detection system etc. as per NBC norms switches, Copper wiring in concealed conduits with MCB's

ELECTRICALS

POWER BACK UP

15 KVA Power Back up for Villa
4 KVA Power Back up for SHIG-I/II
3 KVA Power Back up for HIG-I/II/III/IV/V/VI

SECURITY SYSTEM

Secured Gated Community with Intercom
CCTV Surveillance on Entrance Lobbies at ground floor

LIFT LOBBIES

Lifts
Lift Lobby Floors

High Speed Passenger Elevators & service Elevator
Vitrified tile flooring

STAIRCASES

Floor
Wall

Polished Green Marble
Oil Bound Distemper

CLUB FACILITY

Multi Purpose Hall with Banqueting facility, Gymnasium with Modern Equipments, Children Play Area, Outdoor Swimming pool with separate Kids, Pool, Billiard/ TT Room, Squash Court, SPA, Jacuzzi

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.



Site Layout



Types of Unit	
HIG-I/HIG-II	1425/1465 Sq. Ft. (2 BHK + Study Room + 2 Toi.)
HIG-III/HIG-IV	1760/1945 Sq. Ft. (3 BHK + 3 Toi.)
HIG-V/HIG-VI	2385/2700 Sq. Ft. (3 BHK + 3 Toi. + S.Q.)
SHIG-I/SHIG-II	2950/3400 Sq. Ft. (4 BHK + 4 Toi. + S.Q.)
VILLA	

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Summer Landscape Plan

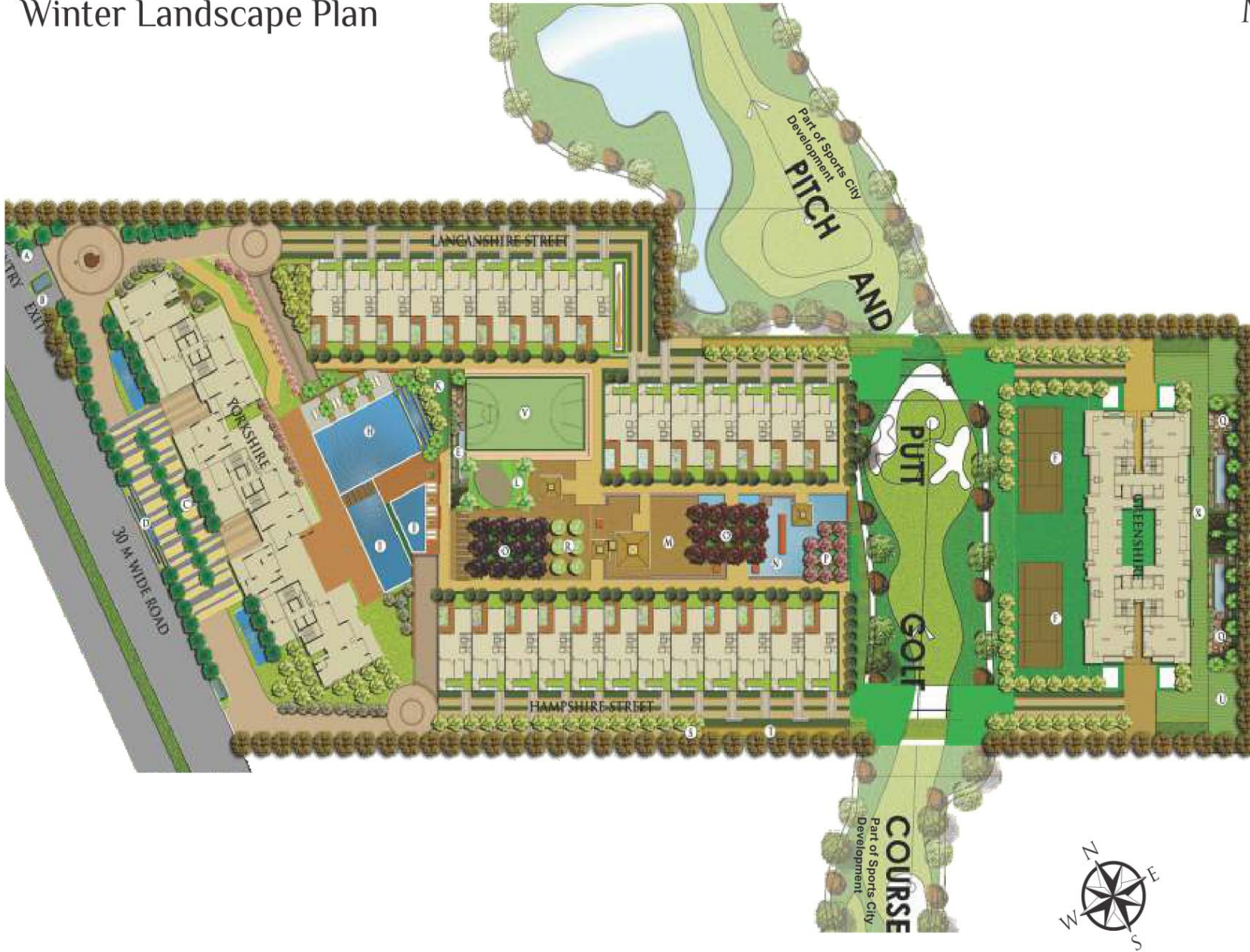


Legend

- A. Entry/Exit Plaza
- B. Security Cabin
- C. Tower Drop off
- D. Entry Area Water Feature
- E. Sculpture/Column Feature
- F. Multipurpose Court
- H. Main Pool
- I. Kid's Pool
- J. Jacuzzi Pool
- K. Kids Play Area
- L. Tot Lot
- M. Balinese Sculpture Lake
- N. Lake Pavilion
- O. Chorisia Court
- P. Plumeria Court
- Q. Zen Garden/Meditation Court
- R. Palm Court
- S. Jogging Trail
- T. Cycling Trail
- U. Nature Walk
- V. Basketball Court
- X Yoga Pavilion



Winter Landscape Plan



Legend

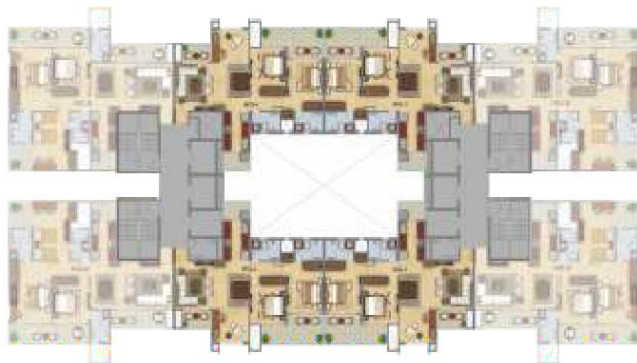
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- Q. Zen Garden/Meditation Court
- R. Palm Court
- S. Jogging Trail
- T. Cycling Trail
- U. Nature Walk
- V. Basketball Court
- X Yoga Pavilion

HIG-I

2 BHK + Study (Typical Floor)

Super Area - 132.38 sq.m./ 1425 sq. ft.
 Carpet Area - 79.11 sq.m./ 851.60 sq.ft.
 Balcony Area - 15.35 sq.m./ 165.30 sq.ft.

- 2 Bedrooms
- Study
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balconies



TYPE-2
 Typical: 2, 3, 4, 6, 7, 8, 10, 11, 12, 14, 15, 16, 18, 19, 20, 22 Floor Plan



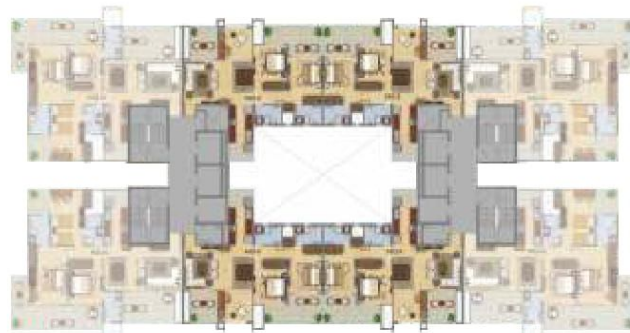
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HIG-II

2 BHK + Study (Typical Floor)

Super Area - 136.10 sq. m./ 1465.00 sq. Ft.
 Carpet Area - 79.15 sq. m./ 852 sq. ft.
 Balcony Area - 18.58 sq.m./ 200 sq. ft.

- 2 Bedrooms
- Study
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balconies



TYPE-1
 Typical: 1, 5, 9, 13, 17, 21 Floor Plan



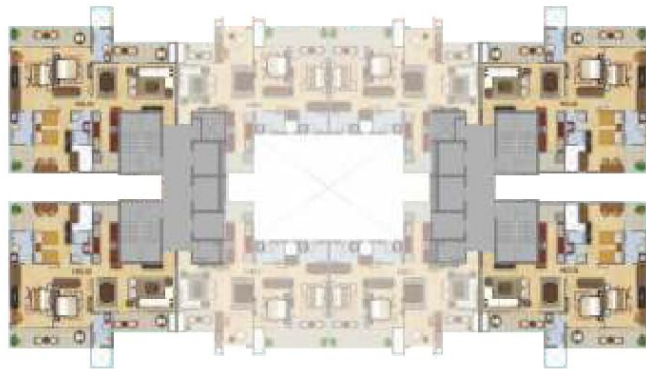
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HIG-III

3 BHK (Typical Floor)

Super Area - 163.50 sq.m./ 1760 sq. ft.
 Carpet Area - 98.18 sq.m./ 1056.90 sq.ft.
 Balcony Area - 22.57 sq.m./ 243 sq.ft.

- 3 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balconies



TYPE-2
 Typical: 2, 3, 4, 6, 7, 8, 10, 11, 12, 14, 15, 16, 18, 19, 20, 22 Floor Plan

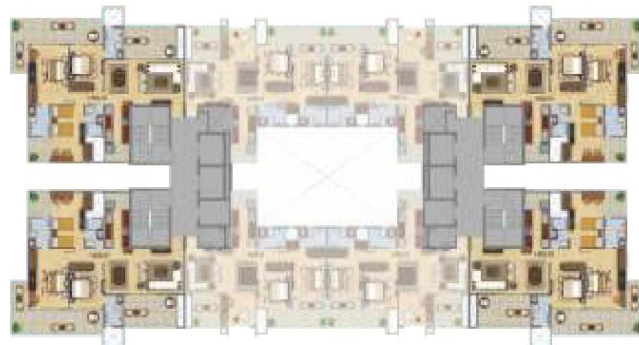
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HIG-IV

3 BHK (Typical Floor)

Super Area - 180.69 sq. m./ 1945 sq. ft.
 Carpet Area - 98.25 sq.m./ 1057.60 sq.ft.
 Balcony Area - 39.87 sq.m./ 429.20 sq.ft.

- 3 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balconies



TYPE-1
 Typical: 1, 5, 9, 13, 17, 21 Floor Plan



HIG-V

3 BHK (Typical Floor)

Super Area - 221.57 sq.m./ 2385 sq.ft.
 Carpet Area - 135 sq.m./ 1453.15 sq.ft.
 Balcony Area - 26.59 sq.m./ 286.30 sq.ft.



- 3 Bedrooms
- 3 Toilets
- Living Room
- Family/Dining Room
- Kitchen with Utility
- St. Room with Toilet
- Balconies



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HIG-VI

3 BHK + Terrace (Typical Floor)

Super Area - 250.83 sq. m./ 2700 sq.ft.
 Carpet Area - 135.66 sq.m./ 1460.30 sq.ft.
 Balcony Area - 26.73 sq.m./ 287.80 sq.ft.
 Open Terrace - 26.19 sq.m./ 282.01 sq.ft.

- 3 Bedrooms
- 3 Toilets
- Living Room
- Family / Dining Room
- Kitchen with Utility
- St. Room with Toilet
- Balconies
- Terrace



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SHIG-I

4 BHK (Typical Floor)

Super Area - 274.06 sq.m./ 2950 sq.ft.
 Carpet Area - 177.17 sq.m./ 1907.10 sq.ft.
 Balconey Area - 37.50 sq.m./ 403.70 sq.ft.

- 4 Bedrooms
- 4 Toilets
- Living Room
- Family / Dining Room
- Kitchen with Utility
- St. Room with Toilet
- Balconies



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SHIG-II

4 BHK + Terrace (Typical Floor)

Super Area - 315.87 sq. m./ 3400 sq.ft.
 Carpet Area - 178.03 sq.m./ 1916.35 sq.ft.
 Balcony Area - 37.68 sq.m./ 405.65 sq.ft.
 Open Terrace - 39.11 sq.m./ 421.08 sq.ft.

- 4 Bedrooms
- 4 Toilets
- Living Room
- Family / Dining Room
- Kitchen with Utility
- St. Room with Toilet
- Balconies
- Terrace



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Meadows Club



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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 10.00 million sq. ft. of residential space covering about 6500 units and projects involving development of approx. 16.00 million sq. ft. covering about 10500 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.

Location Map



Map not to scale

ONGOING PROJECTS



Sector-78, Noida



Sector-78, Noida



Sector-150, Expressway, Noida



Sector-79, Noida



Sector-128, Wishtown, Noida



Sector-78, Noida



Sector-10,
Greater Noida (West)



Sector-16 C
Greater Noida (West)



NH-24, Delhi NCR



DELIVERED PROJECTS



Vaishali, Ghaziabad



Sector-50, Noida



Crossings Republik, NH-24



Crossings Republik, NH-24



Sector-50, Noida



Modern Homes. Modest Budget.
Vaishali, Ghaziabad



Indirapuram, Ghaziabad



Sector-50, Noida



Sector-50, Noida



SHAHDARA-DELHI



VAISHALI
GHAZIABAD



Vaishali, Ghaziabad

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.

**Project RERA Registration No.
UPRERAPRJ1670**

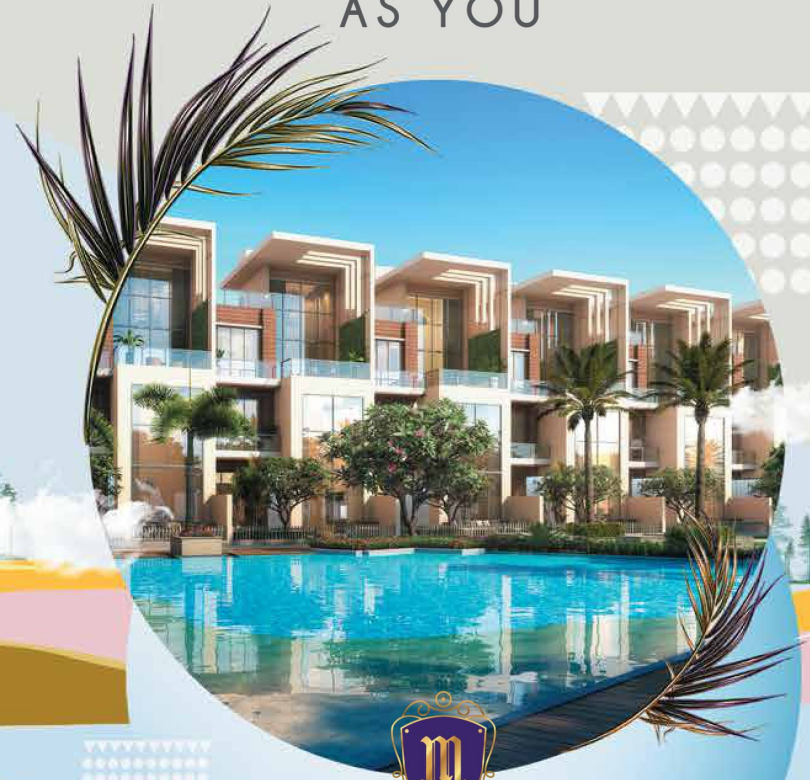




MAHAGUN
A NAME THAT PERFORMS



VILLAS
AS EXCLUSIVE
AS YOU



COLLECTION



Luxury is an embodiment of the ultimate quest for recognition in a human being and represents the fulfillment of a 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, the villas, penthouses, villaments, luxury condominiums and floors of 'M Collection' are based upon.

An alluring combination of luxurious elegance, tailored to perfection for contemporary living, these are stately homes with a flawless design, graceful architecture and beautiful vistas that lend majesty and splendour to your lifestyle.

The ultimate definition of luxury, 'M Collection' homes from MAHAGUN.



COME AND
EXPERIENCE
THE EXTRAVAGANT
LIFESTYLE
AT MEADOWS.

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GREEN BUILDING FOR HEALTHIER LIFESTYLE

These are luxurious homes which have minimal impact on the environment. With features like rain water harvesting, horticulture and many more eco-conscious innovations, these homes will ensure a healthy lifestyle for you and your loved ones.



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Actual Image

GREET LIVING ROOM

A lavish living room with a height of 7.50 mtrs. is certain to make your guests feel like royalty upon arrival to your palace.

TWO MASTER BEDROOMS

Everybody deserves a luxurious space in your kingdom. Therefore, we have created 2 luxurious master bedrooms for the royal treatment that your family deserves.



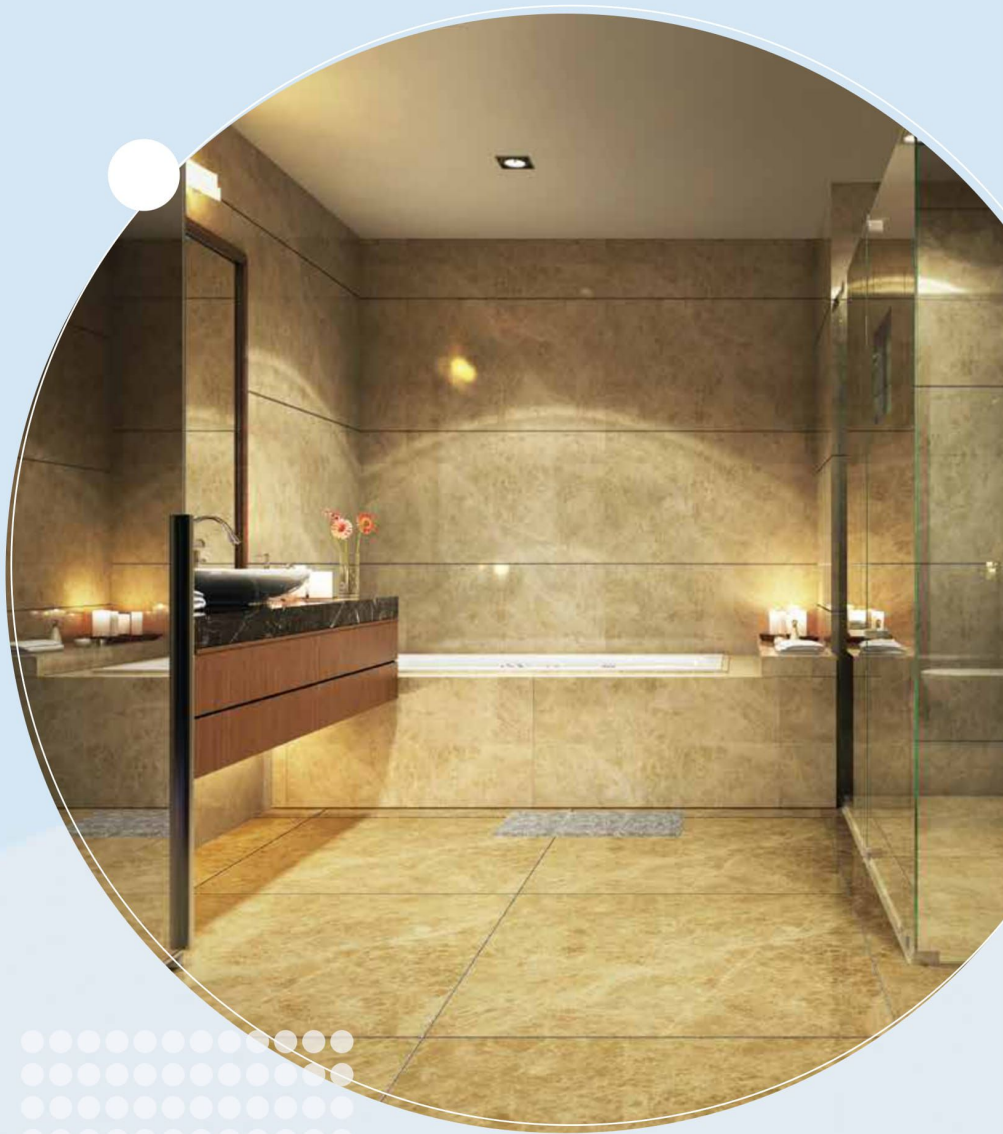
Actual Image

STATE-OF-THE-ART MODULAR KITCHEN

The kitchen is the place where the culinary magic happens. We have shaped it with some of the most innovative designs, so that every day cooking becomes a delight.



Actual Image



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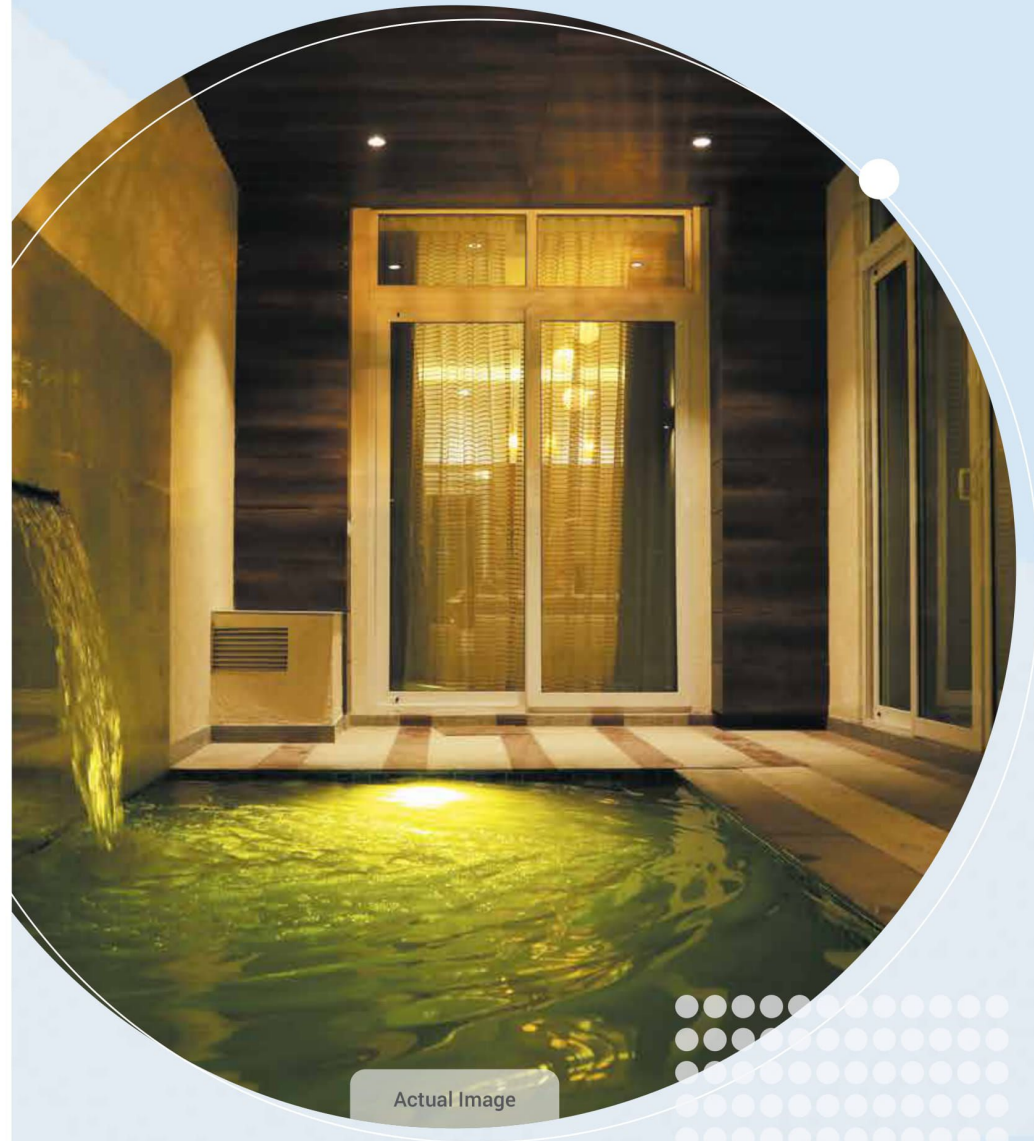
LUXURIOUS LAVISH MASTER WASHROOM

Indulgence is what defines our luxurious washrooms. Crafted with regal stone and contemporary faucets, you can completely immerse your senses in.



PRIVATE POOLS

Say goodbye to long queues in the changing room or interruptions while you are swimming your laps as our homes have special private pools for you and your family.



Actual Image



Actual Image

HOME AUTOMATION SYSTEM

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 equipped with CCTV cameras and visual colour entry system.

HOT AND COLD VRF

An air conditioning system that will adapt for you. Be it sweltering hot summer afternoons or freezing winter nights, stay comfortable with the Hot & Cold VRF air conditioning system.



Actual Image



CLUB

The state of the art Meadows club is equipped with the latest equipment. So be it the gym, spa, pool, jacuzzi or outdoor sports, the Meadows Club ensures you get only the world-class facilities.

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UNINTERRUPTED SPACE FOR OUTDOOR ACTIVITIES

Meadows has exclusive space for outdoor activities with ultra-modern structures and landscape. Along with indoor sports, you can also indulge in outdoor activities with spectacular rock gardens, box cricket pitch and signature bike mania.



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BUILD YOUR HOME THE WAY YOU WANT

We believe that every home has a different style and character. Therefore, we have beautifully crafted bare shell structures that give you the freedom to create your own signature style.

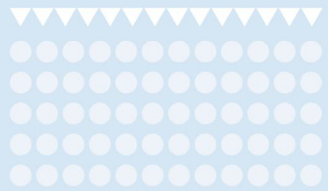
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Actual Image

HAVE YOUR HOME, YOUR WAY

Mahagun now lets you design the home of your dreams.
Choose from a range of presets according to your tastes
and move into a home you can truly call yours.



SITE LAYOUT

Types of Unit

VILLA

464.5 sq. mtr/
5000 sq. ft.
(5 BHK, 5 Toilets,
2 STR rooms
with toilets)



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SITE LAYOUT SUMMER LANDSCAPE

- | | |
|-----------------------------|--------------------------------|
| A. Entry/Exit Plaza | M. Balinese Sculpture Lake |
| B. Security Cabin | N. Lake Pavilion |
| C. Tower Drop Off | O. Chorisia Court |
| D. Entry Area Water Feature | P. Plumeria Court |
| E. Sculpture/Column | Q. Zen Garden/Meditation Court |
| F. Multipurpose Court | R. Palm Court |
| H. Main Pool | S. Jogging Trail |
| I. Kid's Pool | T. Cycling Trail |
| J. Jacuzzi Pool | U. Nature Walk |
| K. Kid's Play Area | V. Basketball Court |
| L. Tot Lot | X. Yoga Pavilion |

SITE LAYOUT WINTER LANDSCAPE

- | | |
|-----------------------------|--------------------------------|
| A. Entry/Exit Plaza | M. Skating Rink |
| B. Security Cabin | N. Lake Pavilion |
| C. Tower Drop Off | O. Chorisia Court |
| D. Entry Area Water Feature | P. Plumeria Court |
| E. Sculpture/Column | Q. Zen Garden/Meditation Court |
| F. Multipurpose Court | R. Palm Court |
| H. Main Pool | S. Jogging Trail |
| I. Kid's Pool | T. Cycling Trail |
| J. Jacuzzi Pool | U. Nature Walk |
| K. Kid's Play Area | V. Basketball Court |
| L. Tot Lot | X. Yoga Pavilion |



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Actual Image

THE EXCLUSIVE YET INCLUSIVE VILLAS

Ever dreamt of owning an exclusive villa within a golf course? Mahagun presents independent villas right at the heart of Noida. With security round the clock and a stunning clubhouse, why be anywhere else.

SALIENT FEATURES

- Live life king size with beautiful villas embellished with beautiful water features, adorned with an imposing sculpture crafted with impeccable detail.
- With a combination of contemporary modern architectural style, Meadows Villas are tailored for urban modern living and crafted to the new expression of life, work and play.
- The state of the art main pool and jacuzzi is ideal for leisure and relaxation for the old and the young.
- A special Kid's pool situated in its proximity is designed keeping in mind their safety while they soak up the sun.
- We also provide children's play areas specially built with care to cater to their safety at all times.
- Our Zen Garden and Meditation Court are the easiest access to a stressbuster.
- Refresh your senses by taking a stroll around the beautiful Balinese Sculpture Lake.
- Take a stroll or simply awe at the beauty of the waters at Lake Pavilion.
- Kick start your mornings with a healthy start by either jogging in the jogger's park or cycling exclusively on the cycling track.
- With a basketball court like ours, you'll never have a boring day.
- A specially built Yoga Pavilion allows you to engage in a blissful journey towards inner peace.
- Our luscious Pitch and Putt Golf Course is so spacious, it is ideal for the pro or the weekend golfer.
- A specially built state-of-the-art skating rink allows you to enjoy skating.
- The Club provides an excellent escape from daily life with family and friends alike in the beautifully designed lounge.
- The Meadows Villas provides an excellent library well stocked with books of all genres ranging from children's fictional books to autobiographies.
- A beautifully designed banquet hall perfect for hosting small or large occasions.

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- A game of pool or table tennis is a great way to while away time in our specially built Billiards and Table Tennis room.
- We provide a professionally equipped gym and squash court not just to make you look good but also to make you feel good.
- With our state of the art steam and sauna room, allow yourself to detox in a way you have never done before.
- At The Meadows Villas, we ensure luxurious yet eco-friendly facilities that encourage a healthier living while preserving the environment at the same time.
- Every drop counts; which is why rain water harvesting pits and a dedicated water and sewage treatment plant have been set up ensuring no water goes to waste.
- Our dual plumbing system reduces water wastage by using treated water from the STP for flushing purposes. This way water is used to its maximum potential.
- Modern amenities such as solar water heater provisions have been installed to conserve energy and reduce electricity wastage.
- Solar energy is also harnessed to partially light the landscape reducing electricity wastage to a huge extent.
- The striking golf centric landscape has been designed by the architect, Hafeez Contractor. You can play while enjoying the beauty of the course, making your escape from reality even better.
- Every detail has been tended to in the landscape designed by architect Sanju Bose. His eye for detail and excellent spatial intelligence has resulted in a landscape that is not only surreal but also practical.
- To attract prosperity, peace and positive energy, this low density project complies with the timeless laws of Vaastu.
- The project is certified as a green building by the IGBC's "Gold" standards which encourages a reduction in water usage and operating costs, hence being good to your health as well as your pockets.
- Open lawns and greenery constitute 70% of our land area with no surface parking.
- Your safety is our primary concern, which is why we have a safe and secure gated community along with CCTV surveillance.
- Situated amongst the city's most interesting skyscrapers and a fascinating skyline, The Meadows Villas allows you to embrace the serenity of the abundant greenery in and around the community.
- The strategic location in the heart of Noida allows easy access to arterial road networks to and fro from the National Capital which puts the city within easy reach.
- The Meadows Villas is a world-class community surrounded by the big names of education in its close proximity.