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## **Sangam Associates**

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**MAHAGUN**  
A NAME THAT PERFORMS

# Move to the WOODS.



MAHAGUN  
**MYWOODS**  
GREATER NOIDA (WEST)



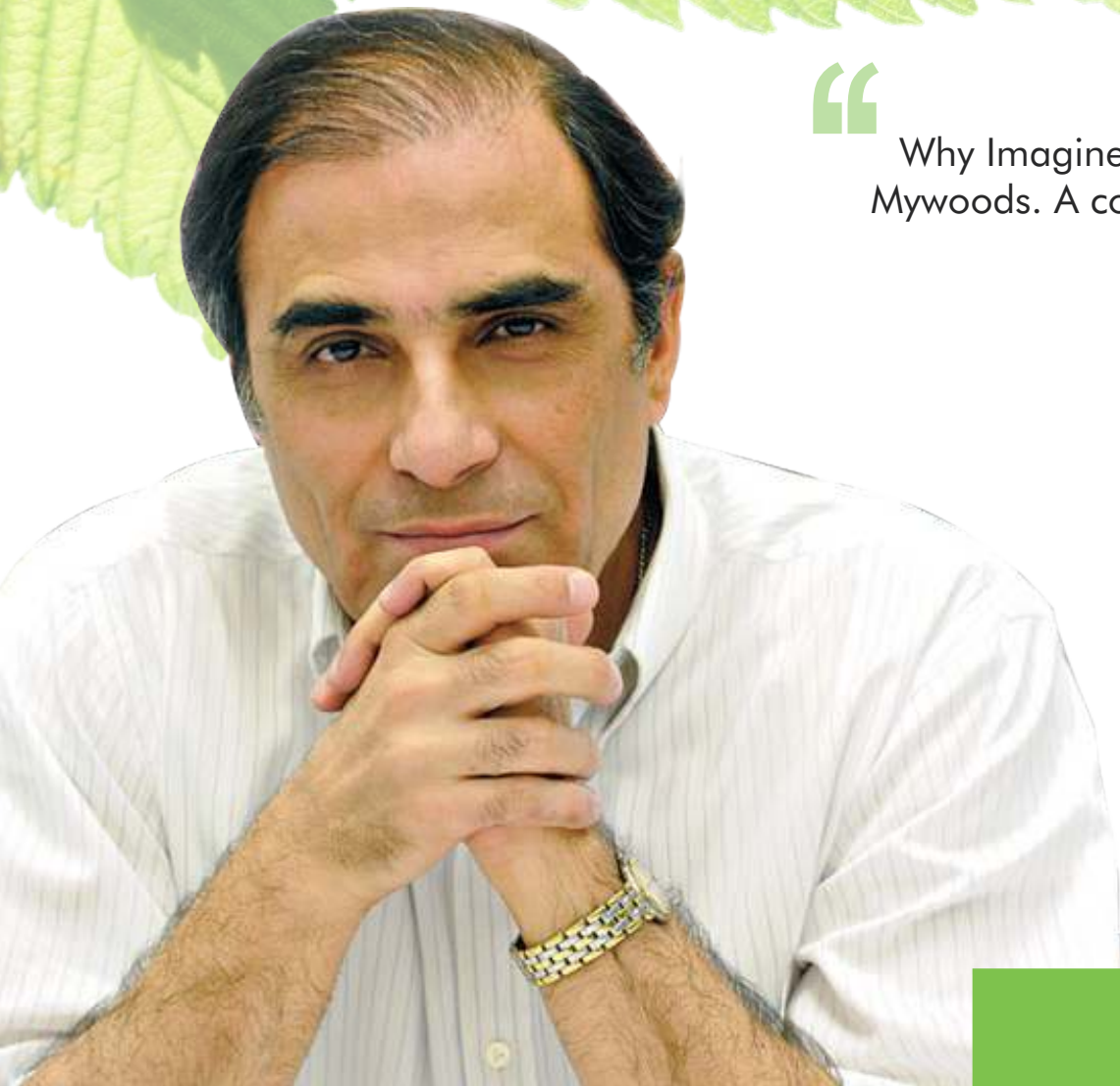
## CARVING TRUST WITH EACH BRICK

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.



“

Why Imagine? Be in 'the woods' at Mahagun Mywoods. A complete destination for the family.

”



**Hafeez Contractor**  
*design consultant*



Actual Site image



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## AN EXOTIC LIFESTYLE ON OFFER

'A home in the woods, yet in the city' is a perfect way to describe Mahagun Mywoods spread across an area of about 35 acres and involving development of around 6200 residential units. Designed by the renowned Hafeez Contractor, it conforms to pre-certified GOLD standards of IGBC. It is a township replete with self sufficient infrastructure including an array of amenities. The features of the project include commercial space – Mywoods Mart - for meeting the daily requirements of residents, school, nursing home, 3 club houses complimented with swimming pool for kids and adults, gym, spa and multipurpose halls. The outdoor recreational options include a unique woodlands plantation, adventure parks in the woods, an orchard, natural track, meditation areas, and adventure trails/parks. Besides these the project also boasts of reflexology paths and senior citizens sit-outs. Sports options in the project include tennis court, basketball court, skating rink, box cricket and much more. The open garden encompasses jogging track, cycling track and also an amphitheatre. A sprawling area surrounded by lush greens, My Woods proves to be one of the most desirable residences of the area.



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



## GET ENTICING SHOPPING EXPERIENCE

A destination designed for utmost indulgence Mywoods Mart from Mahagun is a multi purpose shopping complex that caters to your every need. Equipped with every comfort and convenience like shops, stores and more it will accommodate all your regular shopping, eating and lifestyle needs.





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## REJUVENATION FOR MIND AND SOUL

### Club House

Perched perfectly in the heart of lush greens Mahagun Mywoods is quite literally a breath of fresh air. Three exclusive club houses offer the finest pick of modern day amenities. They provide endless opportunities to widen the mind and uplift the spirit that include:

- Adult and kids pool
- Wellness spa with steam and Jacuzzi
  - State-of-the-art fitness centre
  - Multipurpose halls
- Expansive lawn for banquets.
- Indoor recreational options for table tennis, billiards etc.



Actual Site image



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## LIFESTYLE ENHANCING ASPECTS

### **Woodland Plantation**

Located in the heart of landscaped greens, the unique woodland plantation here offers an adventure park in the woods, an orchard, natural track, meditation area, adventure trails and podium concept with jogging track of approx. 1.75 km. that transform into your very own sanctuary of solitude away from the bustle of everyday life.

### **School**

As a group we have also ventured into the education sector. Within the premises of Mywoods we have a school which will fulfill the needs of your child. Our school will offer all the amenities that an ideal school should have.

### **Nursing Home**

We care for you and want you to lead a healthy life. For the same, we have a Nursing Home which will take care of all your health issues and needs. For any sudden caution, the nursing home is available 24x7 with the modern medicines and technologies.

### **Outdoor Amenities**

It includes central green area of approx. 5.5 acres, amphitheatre, Kids park, cycling track, skating rink, reflexology paths, open lawn, mist plaza, tennis court, basketball court, box cricket, badminton court and volley ball court.



Actual Site image

# PROJECT'S SPECIFICATIONS-MYWOODS

## Total No. of Blocks:- 31 Towers

**WING - 1** : Oakwood, Rosewood, Sandalwood, Teakwood, **WING - 2** : Salwood, Mangolia, Mahogany, **WING - 3** : Pine, Walnut, Durian, **WING - 4** : Hazelwood, Camphor, Ebony, **WING - 5** : Alpine, Redwood, Palm, **WING - 6** : Chestnut, Aspen, Limewood, **WING - 7** : Marvella **WING-8** : Mangrove, Mulberry, Cinnamon, Laurel, **WING - 9** : Coralwood, Fiddlewood, Axlewood, **WING - 10** : Maverick

## Total No. of Flats:- 6158

**No. of Floors:-** 2/3 Basements+Stilt/Ground+22/25/28/24

**No. of Flats per floor per block/tower:-** 8/6/12

## No. of lifts per Block

**WING - 1, 2, 3, 4, 5** {2 Nos - Passenger lifts & 1 No - Service Lift}

**WING - 6, 7, 8, 9** {2 Nos - Passenger lifts & 2 Nos - Service Lift}

**WING - 10** {2 Nos - Passenger lifts & 1 No - Service Lift}

## Specifications of lifts

External door - M.S. Painted

Internal Car: Stainless steel wall & Stone Flooring

Otis Lift

## Entrance Lobby of Block

Flooring - vitrified tiles

Painting - OBD / texture paint

Lighting - Wall mounted & ceiling recessed light fixtures/tube lights

Lobby main entry doors - Glass doors

Air-conditioned Ground floor entrance lobby with furniture

## Staircase

Flooring - stone flooring

Painting - OBD paint

Railing - MS Railing

## Basement Area

Flooring: Trimix / concrete flooring

Paint: enamel / cement paint

Lighting: tube light

## Club-1

Multipurpose hall with kitchen & male female toilets

pre-function lobby

Kitchen with all necessary equipment's required for hosting functions/parties in banquets.

Flooring :Stone/Composite marble/Tiles

Ceiling &Paint : POP/Wooden & texture paint

Table tennis

Pool Table

Children play area

Separate male & female spa with jacuzzi, steam, changing rooms & lockers

Gym

Swimming pool & kids pool



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### Club-2

Multipurpose hall with kitchen & male female toilets  
pre-function lobby  
Kitchen with all necessary equipments required for hosting functions/parties in banquets.  
Flooring :Stone/Composite marble/Tiles  
Ceiling &Paint : POP/Wooden & texture paint  
Table tennis  
Billiards  
Children play area  
Separate male & female spa with jacuzzi, steam, changing rooms & lockers  
Gym  
Swimming pool & kids pool  
space for Administration & accounts office

### Club-3

Multipurpose hall with kitchen & male female toilets  
Pre-function lobby  
Kitchen with all necessary equipments required for hosting functions/parties in banquets.  
Flooring :Stone/Composite marble/Tiles  
Ceiling &Paint : POP/Wooden & texture paint  
Table tennis  
Billiards  
Children play area  
Separate male & female spa with jacuzzi, steam, changing rooms & lockers  
Gym  
Swimming pool & kids pool  
space for Administration & accounts office

### ESS & DG (Maximum Capacity)

ESS-1 : DG sets - 3780 KVA; Transformers - 6400 KVA

ESS-2 : DG sets - 3780 KVA; Transformers - 4800 KVA

ESS-3 : DG sets - 3780 KVA; Transformers - 4800 KVA

### Amenities

Planters & Green lawn  
Kid's Play area  
Tennis court  
Half Basket Ball Courts  
Skating rink  
Amphitheatre  
volley ball court  
badminton court  
Water Feature  
Jogging Track & Cycling track  
S.T.P  
Space for facility office  
Box Cricket

# SPECIFICATIONS

## LIVING/DINING ROOM

Floors	Vitrified Tiles
External Doors & Windows	UPVC
Fixtures & Fittings	Tube lights, Fans & Electrical switches
Wall & Ceiling	Oil bound distemper and ceiling white
Internal Doors:	Hard wood frame with painted flush door shutter

## MASTER BEDROOM

Floors	Laminated Wooden Flooring
External Doors & Windows	UPVC
Fixtures & Fittings	Tube light, Fans & Electrical switches
Wall & Ceiling	Oil bound distemper and ceiling white
Internal Doors	Hard wood frame with painted flush door shutter

## BEDROOMS

Floors	Vitrified Tiles
External Doors & Windows	UPVC
Fixtures & Fittings	Tube light, 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 up to 7'-0" and ceiling white
Internal Doors	Hard wood frame with painted flush door shutter

## KITCHEN

Floors	Vitrified/Ceramic Tiles
External Doors & Fixtures & Fittings	Powder coated aluminum glazing Windows Granite Top with stainless steel sink, 2ft. Dado above working top
Wall & Ceiling	Ceramic Tiles up to 2'-0" above counter and ceiling white
Internal Doors	Open Kitchen

## BALCONIES

Floors	Ceramic Tiles
Wall & Ceiling	External Paints

## LIFT LOBBIES/CORRIDORS

Floors	Ceramic Tiles
Wall & Ceiling	Oil bound distemper

## MAIN ENTRANCE LOBBY

Floors	Vitrified/ceramic Tiles
Internal Doors	Structural Glazing

## EXTERIOR FINISH

External Paints

## SECURITY SYSTEM

Intercom facility

**1KVA Power Backup free with each flat**



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

# LEGENDS

## WING - 1,2,3,4 & 5

**SOLD OUT & DELIVERED**

## WING - 6

<b>MIG-1</b>	2 BHK	63.54 sq.mt. / 683.94 sq.ft.
<b>HIG-1</b>	2 BHK+STUDY	74.35 sq.mt. / 800.3 sq.ft.
<b>HIG-2</b>	3 BHK	88.11 sq.mt. / 948.41 sq.ft.
<b>HIG-3</b>	3 BHK+S.Q.	108.21 sq.mt. / 1164.81 sq.ft.
<b>SHIG-1</b>	4 BHK+S.Q.	125.40 sq.mt. / 1349.79 sq.ft.

## WING - 8

<b>MIG-1</b>	2 BHK	55.40 sq.mt. / 596.32 sq.ft.
<b>HIG-1</b>	3 BHK	69.80 sq.mt. / 751.32 sq.ft.

## WING - 7 & 9

<b>MIG-1</b>	2 BHK	55.15 sq.mt. / 593.63 sq.ft.
<b>HIG-1</b>	2 BHK+STUDY	65.44 sq.mt. / 704.39 sq.ft.
<b>HIG-2</b>	3 BHK	67.00 sq.mt. / 721.18 sq.ft.

## CLUB HOUSE

C1. CLUB HOUSE BUILDING

C2. SWIMMING POOL

C3. KID'S POOL

C4. JACUZZI

C5. POOL DECK

C6 PARTY LAWN

## WOOD LANDS

F1. ENTRY COURT

F2. ADVENTURE PARK IN THE WOODS

F3. ORCHARD

F4. NATURAL TRACK

F5. MEDITATION

F6. PICNIC IN THE WOODS

F7. WOODLAND PLANTATION

F8. MYWOOD BOULEVARD

## GARDEN

G1. CHILDREN'S PLAY AREA

G2. AMPHITHEATRE

G3. JOGGING PATH

G4. CYCLING TRACK

G5. SKATING AREA

G6. SENIOR CITIZEN'S ALOVE

G7. REFLEXOLOGY PATH

G8. OPEN LAWN

G9. MIST PLAZA

## SPORTS RECREATION

R1. TENNIS COURT

R2. BASKETBALL COURT

R3. BOX CRICKET

R4. BADMINTON COURT

R5. VOLLEY BALL COURT

## PARKING

P1. OPEN PARKING



# SITE PLAN



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.



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**WING - 6**

**Chestnut, Aspen, Limewood**





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### MIG-1

Typical Floor Plan: 2 BHK  
Super Area: 102.19 sq. mtr./1100 sq. ft.  
Built-up Area: 83.61 sq. mtr./900 sq. ft.  
Carpet Area : 63.54 sq. mtr./683.94 sq. ft.  
Balcony Area : 11.78 sq. mtr./126.79 sq. ft.

- 2 Bedrooms
- Living/Dining
- 2 Toilets
- Kitchen with Utility
- 3 Balconies

### HIG-1

Typical Floor Plan: 2 BHK+STUDY ROOM  
Super Area: 119.84 sq. mtr./1290 sq. ft.  
Built-up Area: 98.47 sq. mtr./1060 sq. ft.  
Carpet Area : 74.35 sq. mtr./800.3 sq. ft.  
Balcony Area : 13.03 sq. mtr./140.25 sq. ft.

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





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## HIG-2

Typical Floor Plan: 3 BHK  
 Super Area: 141.21 sq. mtr./1520 sq. ft.  
 Built-up Area: 115.85 sq. mtr./1247 sq. ft.  
 Carpet Area : 88.11 sq. mtr./948.41 sq. ft.  
 Balcony Area : 16.63 sq. mtr./179.01 sq. ft.

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



## HIG-3

Typical Floor Plan: 3 BHK+SERVANT ROOM  
 Super Area: 168.15 sq. mtr./1810 sq. ft.  
 Built-up Area: 137.96 sq. mtr./1485 sq. ft.  
 Carpet Area : 108.21 sq. mtr./1164.81 sq. ft.  
 Balcony Area : 17.57 sq. mtr./189.12 sq. ft.

- 3 Bedrooms
- Living/Dining
- 3 Toilets
- Kitchen with Utility
- 3 Balconies
- 1 Servant Room with Toilet



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## SHIG-1

Typical Floor Plan: 4 BHK + SERVANT ROOM  
Super Area: 203.46 sq. mtr./2190 sq. ft.  
Built-up Area: 167.22 sq. mtr./1800 sq. ft.  
Carpet Area : 125.40 sq. mtr./1349.79 sq. ft.  
Balcony Area : 24.05 sq. mtr./258.87 sq. ft.

- 4 Bedrooms
- Living/Dining
- 3 Toilets
- Kitchen with Utility
- 3 Balconies
- 1 Servant Room with Toilet



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**WING-8**

**Mangrove, Mulberry, Cinnamon, Laurel**



## MIG-1

Typical Floor Plan: 2 BHK  
 Super Area: 89.19 sq. mtr./960 sq. ft.  
 Built-up Area: 70.60 sq. mtr./760 sq. ft.  
 Carpet Area : 55.40 sq. mtr./596.32 sq. ft.  
 Balcony Area : 8.98 sq. mtr./96.66 sq. ft..

- 2 Bedrooms
- Living/Dining
- 2 Toilets
- Kitchen
- 3 Balconies



## HIG-1

Typical Floor Plan: 3 BHK  
 Super Area: 113.81 sq. mtr./1225 sq. ft.  
 Built-up Area: 90.11 sq. mtr./970 sq. ft.  
 Carpet Area : 69.80 sq. mtr./751.32 sq. ft.  
 Balcony Area : 12.85 sq. mtr./138.31 sq. ft.

- 3 Bedrooms
- Living/Dining
- 2 Toilets
- Kitchen
- 4 Balconies



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**WING - 7 & 9**

**MARVELLA**

**&**

**Coralwood, Fiddlewood, Axlewood,**





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### MIG-1

Typical Floor Plan: 2 BHK  
Super Area: 92.90 sq. mtr./1000 sq. ft.  
Built-up Area: 74.32 sq. mtr./800 sq. ft.  
Carpet Area : 55.15 sq. mtr./593.63 sq. ft.  
Balcony Area : 12.85 sq. mtr./138.31 sq. ft.

- 2 Bedrooms
- Living/Dining
- 2 Toilets
- Kitchen with Utility
- 3 Balconies



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### HIG-1

Typical Floor Plan: 2 BHK+Study Room  
Super Area: 110.55 sq. mtr./1190 sq. ft.  
Built-up Area: 88.25 sq. mtr./950 sq. ft.  
Carpet Area : 65.44 sq. mtr./704.39 sq. ft.  
Balcony Area : 15.94 sq. mtr./171.57 sq. ft.

- 2 Bedrooms +Study
- Living/Dining
- 2 Toilets
- Kitchen with Utility
- 3 Balconies



## HIG-2

Typical Floor Plan: 3 BHK  
Super Area: 115.20 sq. mtr./1240 sq. ft.  
Built-up Area: 91.97 sq. mtr./990 sq. ft.  
Carpet Area : 67.00 sq. mtr./721.18 sq. ft.  
Balcony Area : 17.15 sq. mtr./184.6 sq. ft.

- 3 Bedrooms
- Living/Dining
- 2 Toilets
- Kitchen with Utility
- 4 Balconies



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## DELIVERED PROJECTS

<p><i>Mahagun Villa</i></p> <p>Vaishali, Ghaziabad</p>	<p>MAESTRO N O I D A</p> <p>Sector-50, Noida</p>	<p>MAHAGUN JESTIC</p> <p>Crossings Republik, NH-24</p>	<p>MAHAGUN SCOT+</p> <p>Crossings Republik, NH-24</p>	<p>Mahagun Manor NOIDA</p> <p>Sector-50, Noida</p>
<p>MAHAGUN MO SAIC Modern Homes. Modest Budget.</p> <p>Vaishali, Ghaziabad</p>	<p>MAHAGUN Maple 2/3/4 BR APARTMENTS</p> <p>Sector-50, Noida</p>	<p>Mahagun MORPHEUS NOIDA</p> <p>Sector-50, Noida</p>	<p>Mahagun Mansion</p> <p>Indirapuram, Ghaziabad</p>	
<p>MAHAGUN METRO MALL</p> <p>VAISHALI GHAZIABAD</p>	<p>MAHAGUN SAROVAR PORTICO vaishali, ghaziabad A SAROVAR HOTEL</p> <p>Vaishali, Ghaziabad</p>	<p>Park Plaza<sup>SM</sup></p> <p>SHAHDARA-DELHI</p>		



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## ONGOING PROJECTS

Mahagun  
**mezzaria**

Sector-78, Noida

MAHAGUN  
**Moderne**

Sector-78, Noida

MAHAGUN  
**MEADOWS**

Sector-150, Expressway, Noida

MAHAGUN  
**MIRABELLA**

Sector-79, Noida

MAHAGUN  
**Manorial**  
The Art of Therapeutic Living

Sector-128, Wishtown, Noida

**Marvella**

Sector-78, Noida

MAHAGUN  
**MANTRA**

Sector-10,  
Greater Noida (West)

MAHAGUN  
**MYWOODS**

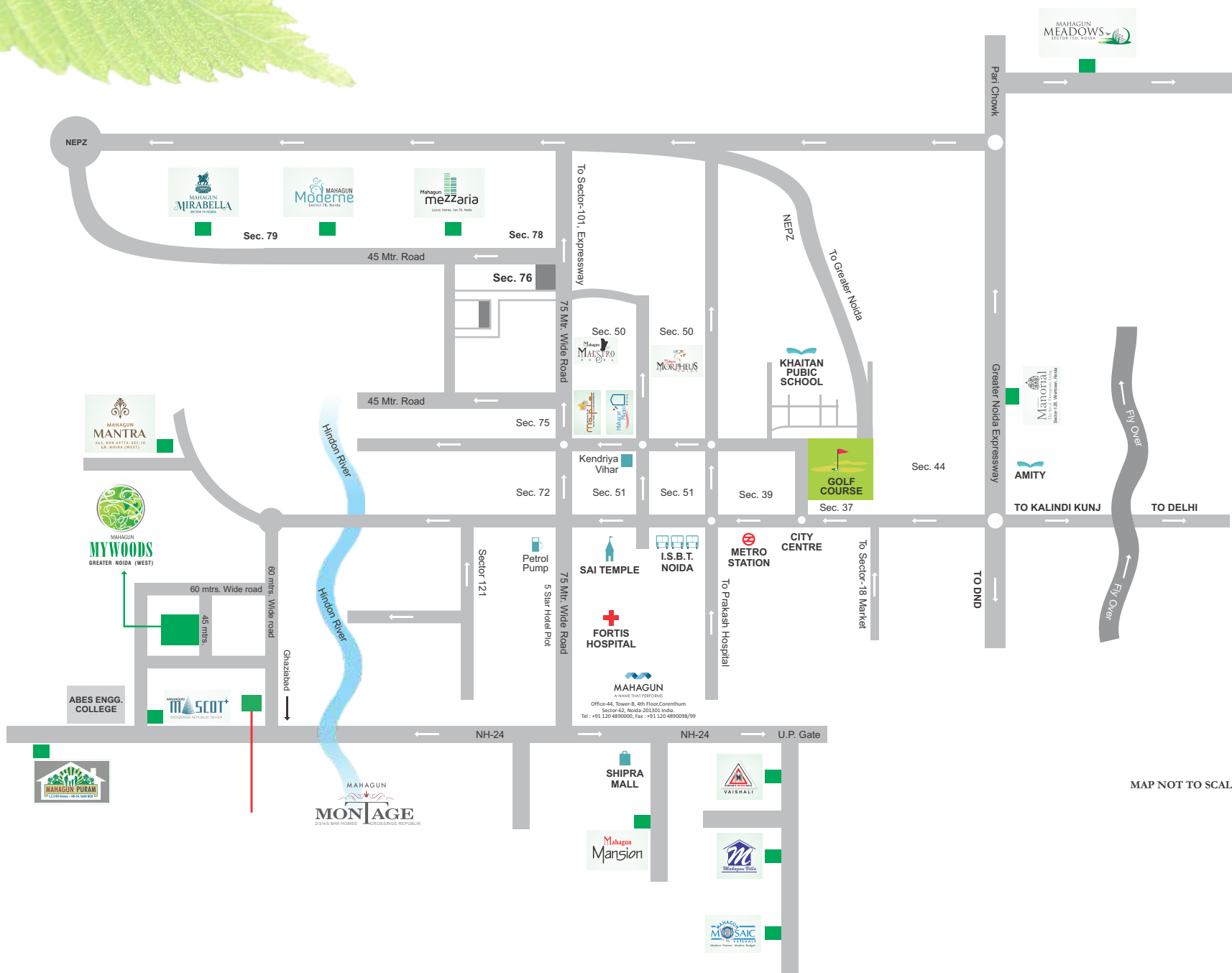
Sector-16 C  
Greater Noida (West)

MAHAGUN  
**PURAM**  
1,2,3 BR Homes • NH-24, Delhi NCR

NH-24, Delhi NCR



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GREATER NOIDA (WEST)



MAP NOT TO SCALE

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# MAHAGUN

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RERA Reg. No. : UPRERAPRJ3330

## MAHAGUN INDIA PVT. LTD.

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