

# Move to the WOODS.

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MAHAGUN  
**MYWOODS**  
GREATER NOIDA (WEST)



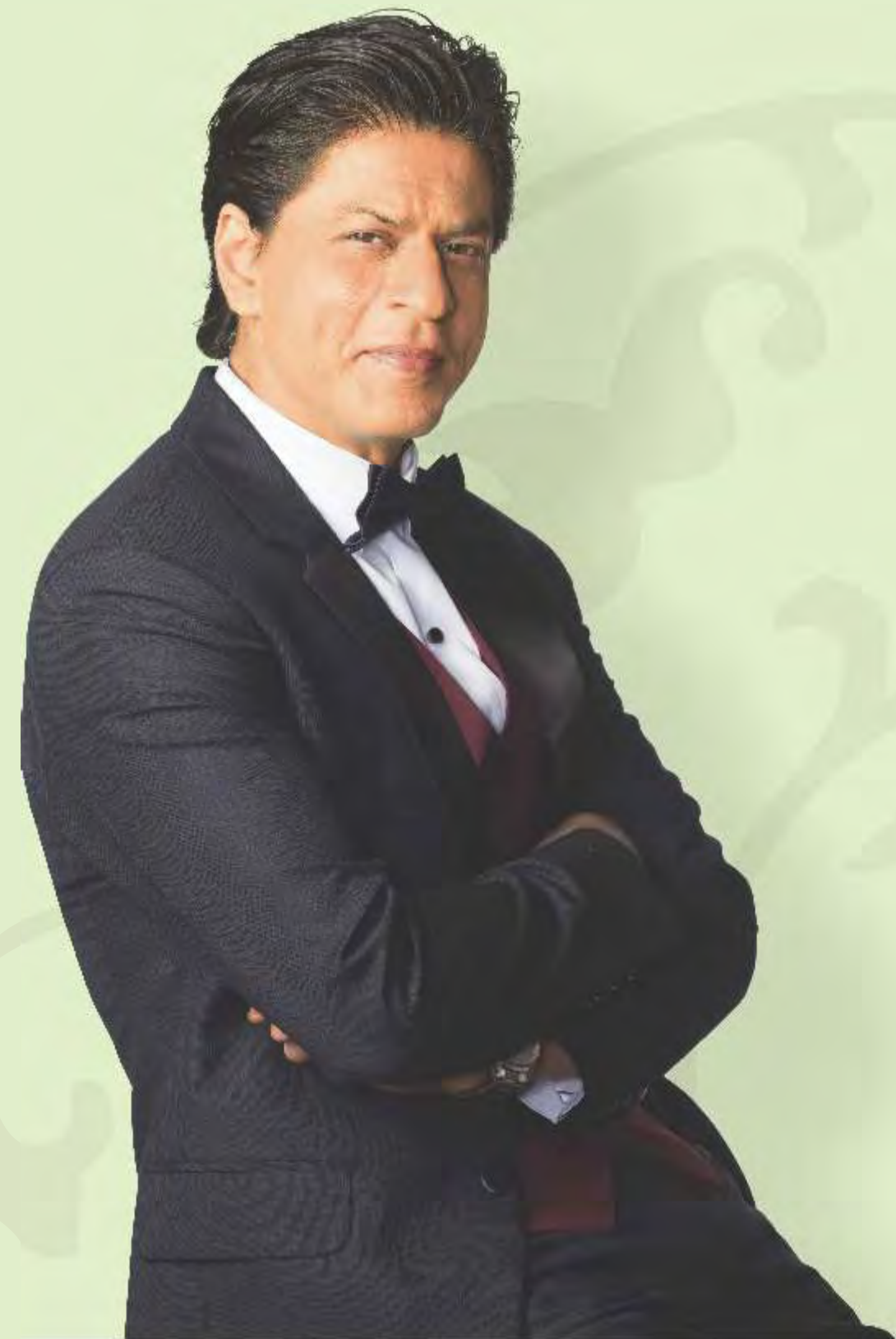
# CARVING TRUST WITH EACH BRICK

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 7.00 million sq. ft. of residential space covering about 4000 units and projects involving development of approx. 18.50 million sq. ft. covering about 15000 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 uber 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.



“

Mahagun Mywoods is heaven where modern amenities walk hand in hand with serene ambience and green splendour.

Immaculate residences surrounded by lush greens make this community one of the most desirable residences of the area.

”

*Praveen*



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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. Extending to 3 phases of development, 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 exclusive to 3 phases of development 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.



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## GET ENTICING SHOPPING EXPERIENCE

A destination designed for utmost indulgence Mywoods Mart from Mahagun is a multi purpose shopping complex with approx.140 shops 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 respective to three phases of development here 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.



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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.



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# SPECIFICATIONS

## LIVING/DINING ROOM

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

## BALCONIES

Floors	Ceramic Tiles
Wall & Ceiling	Texture Paints

## LIFT LOBBIES/CORRIDORS

Floors	Ceramic Tiles
Wall & Ceiling	Oil bound distemper

## MAIN ENTRANCE LOBBY

Floors	Vitrified /Ceramic Tiles
Internal Doors	Powder coated aluminium glazings

## EXTERIOR FINISH

Texture Paints

## SECURITY SYSTEM

Intercom facility  
1KVA Power Backup free with each flat



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Disclaimer: Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. Specifications are indicative and are subject to change as decided by the Company/Architect or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

# SITE PLAN

## PHASE-I

- MIG-1** 2 BHK (935 SQ. FT.)
- MIG-2** 2 BHK+STUDY (1110 SQ. FT.)
- HIG-1** 3 BHK SMALL (1235 SQ. FT.)
- HIG-2** 3 BHK MED. (1370 SQ. FT.)
- HIG-3** 3 BHK LARGE (1545 SQ. FT.)
- SHIG-1** 4 BHK (1810 SQ. FT.)

## PHASE-II

- MIG-1** 2 BHK (1100 SQ. FT.)
- HIG-1** 2 BHK+STUDY (1290 SQ. FT.)
- HIG-2** 3 BHK (1520 SQ. FT.)
- HIG-3** 3 BHK+S.Q. (1810 SQ. FT.)
- SHIG-1** 4 BHK+S.Q. (2190 SQ. FT.)

## PHASE-III

- MIG-1** 2 BHK (960 SQ. FT.)
- HIG-1** 3 BHK (1225 SQ. FT.)

## MARVELLA & PHASE-III (PART- 2)

- MIG-1** 2 BHK (1000 SQ. FT.)
- HIG-1** 2 BHK+STUDY (1190 SQ. FT.)
- HIG-2** 3 BHK (1240 SQ. FT.)



Note: All above features & layouts are tentative and are subject to changes without any prior notice. These are purely conceptual and constitute no legal offering. Balconies are subject to changes as per elevation drawings. 1sq.mtr = 10.764 sq.ft.; 1acre = 4047 sq.mtrs. (approx). That a provision has been made in the layout plan for future block proposed to be developed, in accordance with the applicable by laws, in force at the time of such development, with the permission of the competent authority. Provision of open parking will be there which is visible or not visible in the layout shown.



# LEGENDS

## CLUB HOUSE

- C1. CLUB HOUSE BUILDING
- C2. SWIMMING POOL
- C3. KIDDYS 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 ALCOVE

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



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**PHASE - I**



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### MIG-1

Typical Floor Plan: 2 BHK  
Super Area: 935 sq. ft. (approx)  
Builtup Area: 767 sq. ft. (approx)

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

### MIG-2

Typical Floor Plan: 2 BHK + STUDY ROOM  
Super Area: 1110 sq. ft. (approx)  
Builtup Area: 910 sq. ft. (approx)

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





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### HIG-1

Typical Floor Plan: 3 BHK  
Super Area: 1235 sq. ft. (approx)  
Builtup Area: 1010 sq. ft. (approx)

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



### HIG-2

Typical Floor Plan: 3 BHK  
Super Area: 1370 sq. ft. (approx)  
Builtup Area: 1125 sq. ft. (approx)

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

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**HIG-3**

Typical Floor Plan: 3 BHK  
Super Area: 1545 sq. ft. (approx)  
Builtup Area: 1270 sq. ft. (approx)

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

**SHIG-1**

Typical Floor Plan: 4 BHK  
Super Area: 1810 sq. ft. (approx)  
Builtup Area: 1485 sq. ft. (approx)

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



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**PHASE - II**



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### MIG-1

Typical Floor Plan: 2 BHK  
Super Area: 1100 sq. ft. (approx)  
Builtup Area: 900 sq. ft. (approx)

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

**HIG-1**  
Typical Floor Plan: 2 BHK + STUDY ROOM  
Super Area: 1290 sq. ft. (approx)  
Builtup Area: 1060 sq. ft. (approx)

- 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: 1520 sq. ft. (approx)  
Builtup Area: 1247 sq. ft. (approx)

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



### HIG-3

Typical Floor Plan: 3 BHK + SERVANT ROOM  
Super Area: 1810 sq. ft. (approx)  
Builtup Area: 1485 sq. ft. (approx)

- 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: 2190 sq. ft. (approx)  
Builtup Area: 1800 sq. ft. (approx)

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



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**PHASE - III**



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### MIG-1

Typical Floor Plan: 2 BHK  
Super Area: 960 sq. ft. (approx)  
Builtup Area: 760 sq. ft. (approx)

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



ENTRY

### HIG-1

Typical Floor Plan: 3 BHK  
Super Area: 1225 sq. ft. (approx)  
Builtup Area: 970 sq. ft. (approx)

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



ENTRY



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**PHASE - III (PART -2)**

**AND**

**MARVELLA**



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### MIG-1

Typical Floor Plan: 2 BHK  
Super Area: 1000 sq. ft. (approx)  
Builtup Area: 800 sq. ft. (approx)

- 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: 1190 sq. ft. (approx)  
Builtup Area: 950 sq. ft. (approx)

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

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## ONGOING PROJECTS

 Mahagun <b>mezzaria</b> Sector-78, Noida	 MAHAGUN <b>Moderne</b> Sector-78, Noida	 MAHAGUN <b>MEADOWS</b> Sector-150, Expressway, Noida	 MAHAGUN <b>MIRABELLA</b> Sector-79, Noida	 MAHAGUN <b>Manorial</b> The Art of Therapeutic Living Sector-128, Wishtown, Noida
 <b>Marvella</b> Sector-78, Noida	 MAHAGUN <b>MANTRA</b> Sector-10, Greater Noida (West)	 MAHAGUN <b>MYWOODS</b> Sector-16 C Greater Noida (West)	 <b>MAHAGUN PURAM</b> 1,2,3 BR Homes • NH-24, Delhi NCR	

## DELIVERED PROJECTS

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



MAP NOT TO SCALE

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