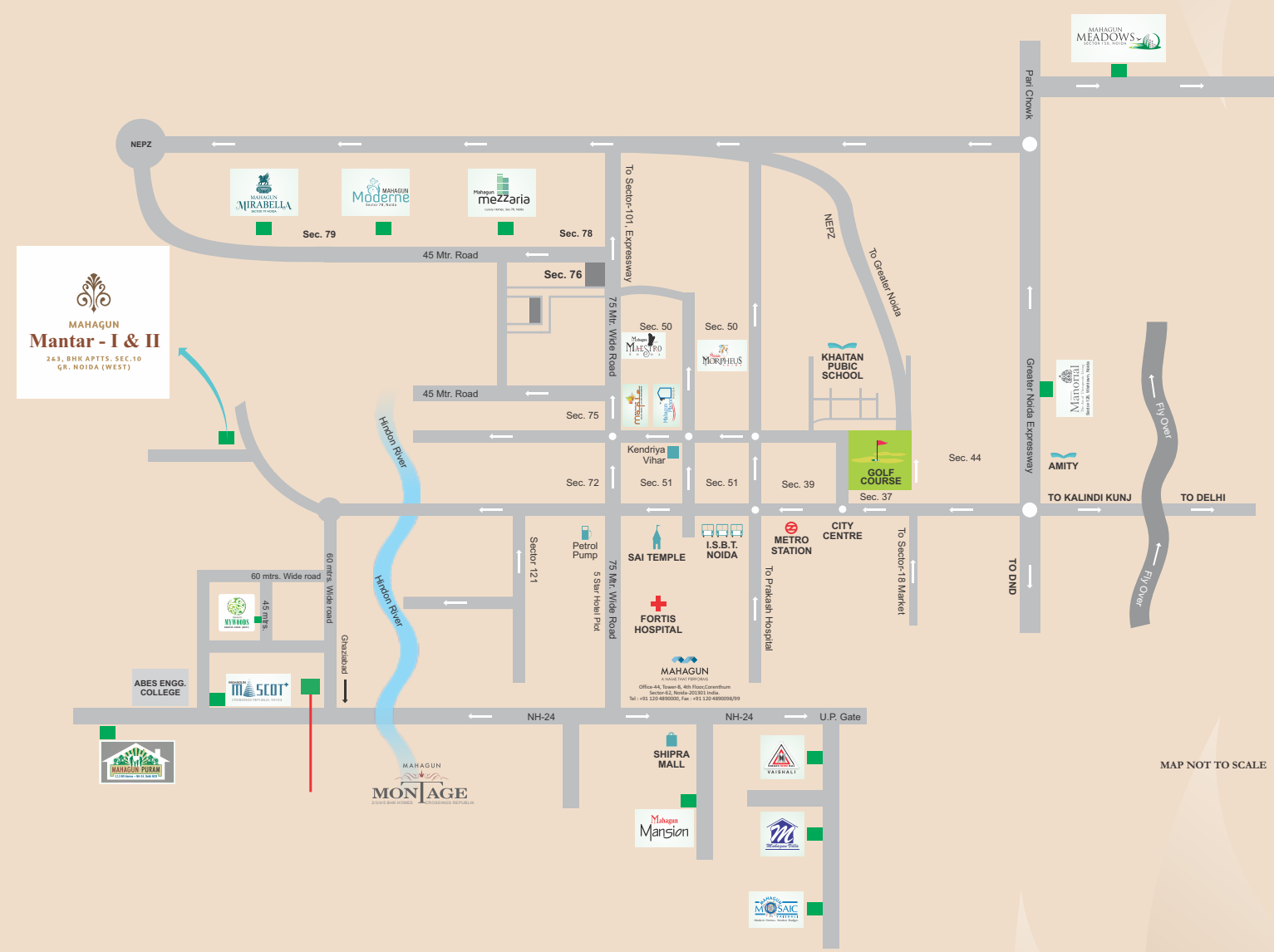


Disclaimer : The information and the plans, specifications, design, layout, artistic renderings, images, structural details and other details as mentioned in this Brochure are only indicative and the customers are advised to check and re-verify the information and the plans, specifications, design, layout, 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.



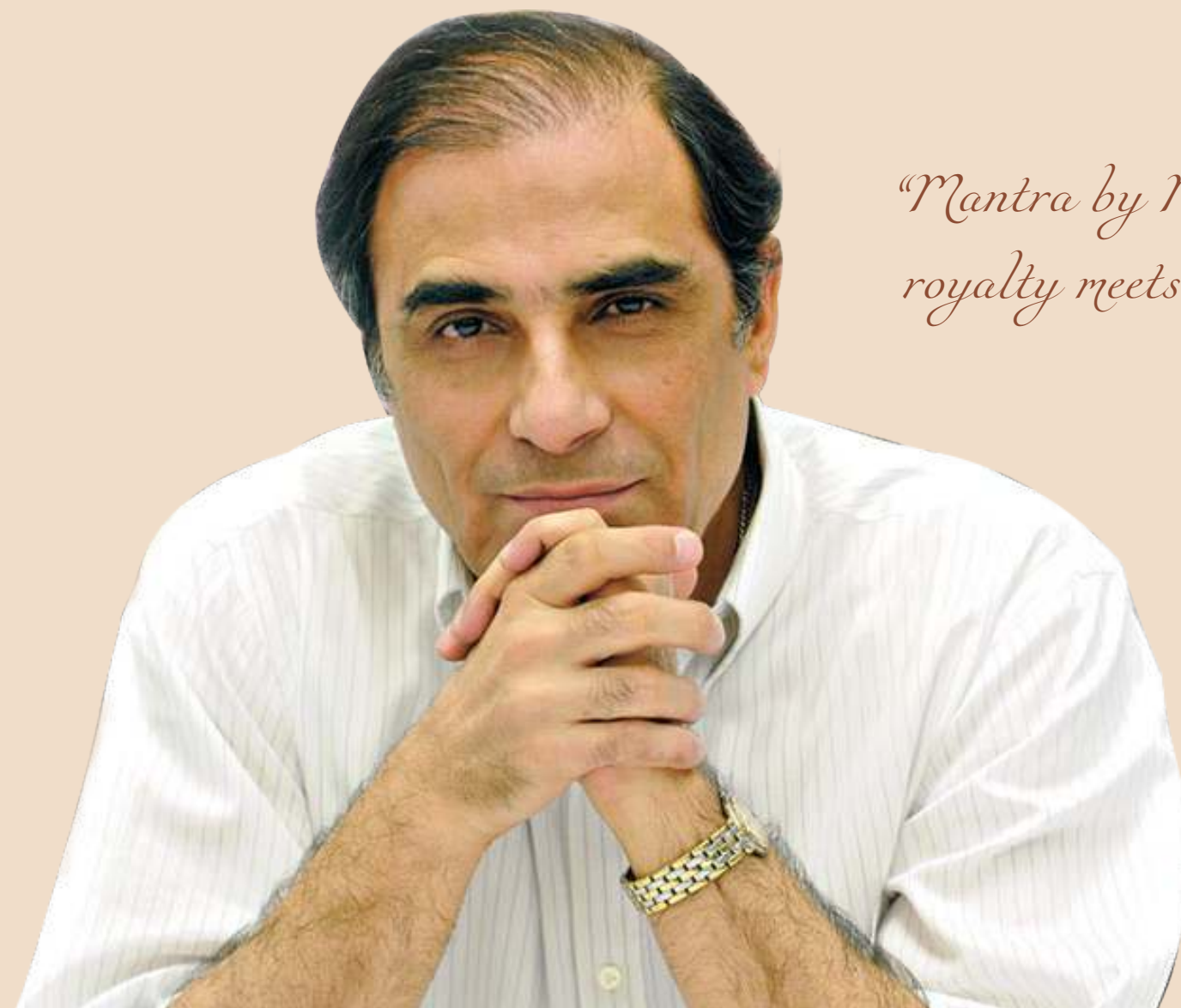
MAHAGUN
A NAME THAT PERFORMS
LIVING SPACES • WORK SPACES
COMMERCIAL SPACES

TAKE A
LOOK AT
YOUR DREAM
HOME.

MAHAGUN
MANTRA

MANTRA-I
Dhanya Promoters Pvt. Ltd.
RERA Reg. No. : UPRERAPRJ1846

MANTRA-II
Hebe Infrastructure Pvt. Ltd.
RERA Reg. No. : UPRERAPRJ1870



*"Mantra by Mahagun- where
royalty meets affordability."*

A stylized black ink signature of Hafeez Contractor.

Hafeez Contractor
design consultant



Mantra

Mahagun Mantra spread across 9 acres offers elite homes that are an expression of its owner's aspirations and expectations. Extending to 2 phases- Mantra 1 and Mantra 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: Trimix Flooring
Lower Basement: Trimix 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
Kids play area

ESS & DG (Maximum Capacity)

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

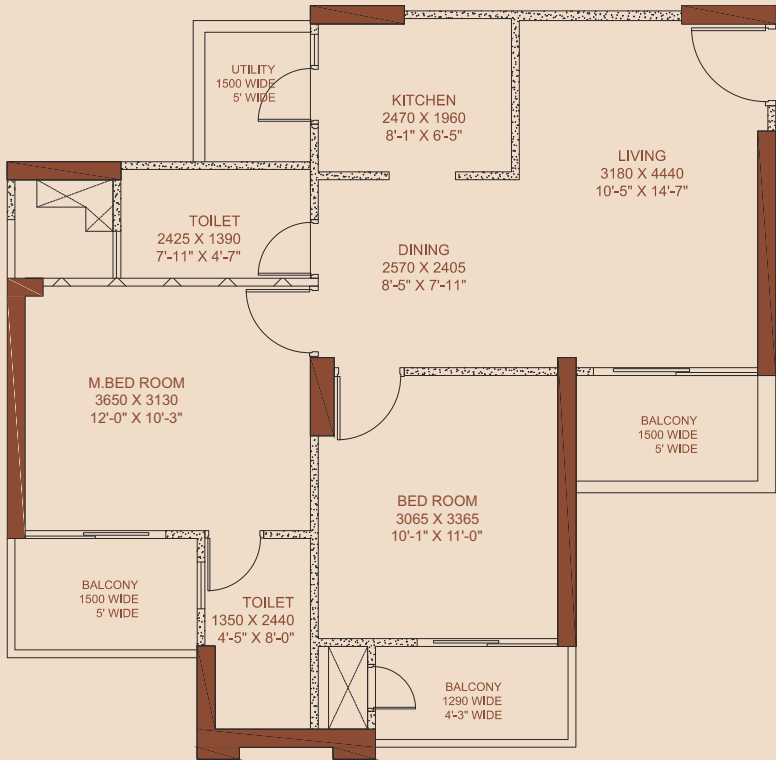
Amenities

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

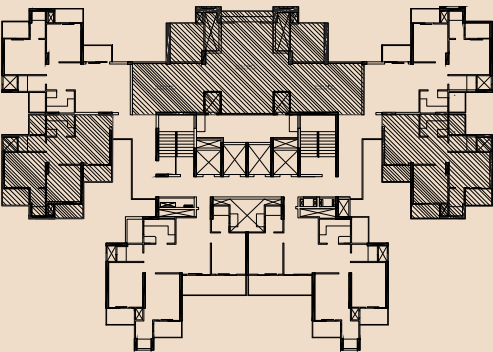
MIG - I
TYPICAL FLOOR - 2 BHK

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

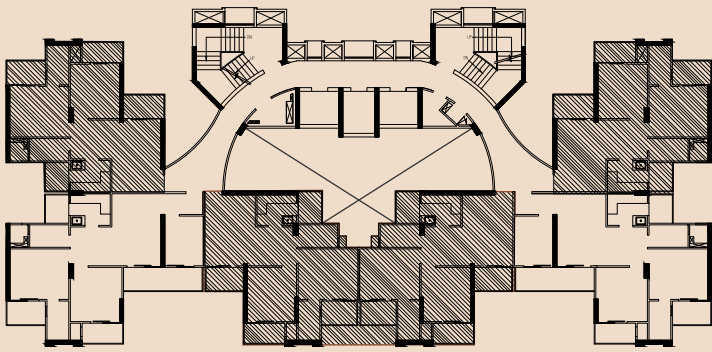


Mantra-I Cluster - MIG-I
Riddhi - Viddhi



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

Mantra-I Cluster - MIG-I
OM



Unit No. 9,11,12,15



MIG - II

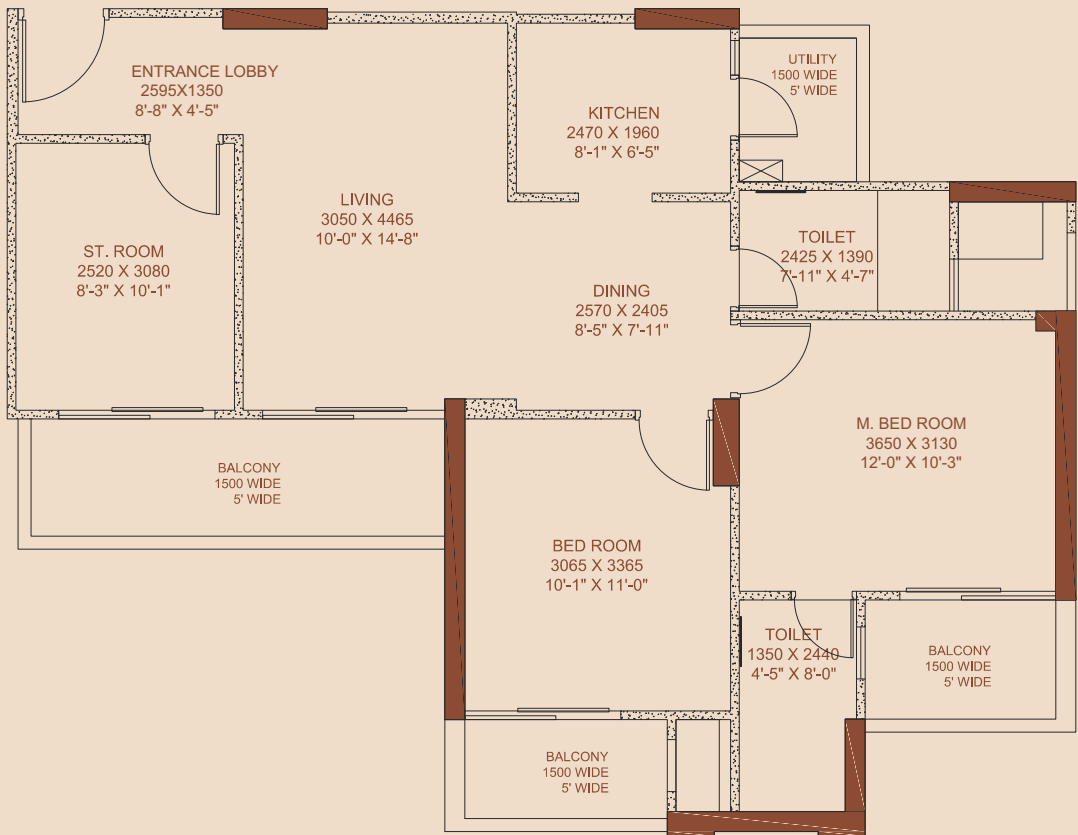
TYPICAL FLOOR - 2 BHK

SUPER AREA - 95.22sq.mtr./1200 sq.ft.

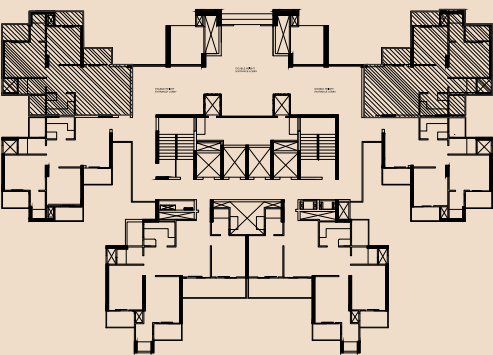
CARPET AREA - 68.65 sq.mtr./739 sq.ft.

BALCONY AREA - 15.42 sq.mtr./166 sq.ft.

- 2 BEDROOMS
- 2 TOILETS
- 3 BALCONIES
- KITCHEN WITH UTILTY
- DINING ROOM
- LIVING ROOM
- ST. ROOM

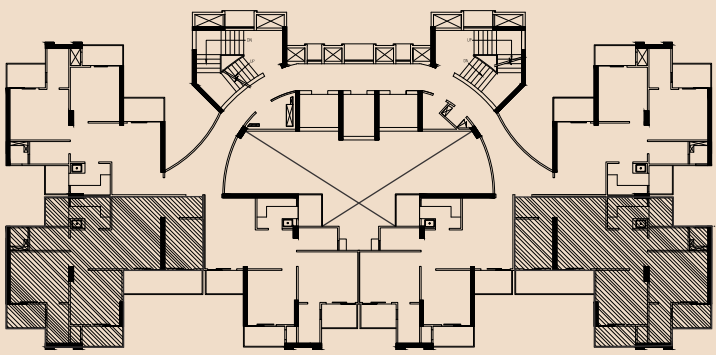


Mantra-I Cluster - MIG-II
Riddhi - Viddhi



Unit No. 2, 7 & 17, 22

Mantra-I Cluster - MIG-II
OM



Unit No. 10, 14

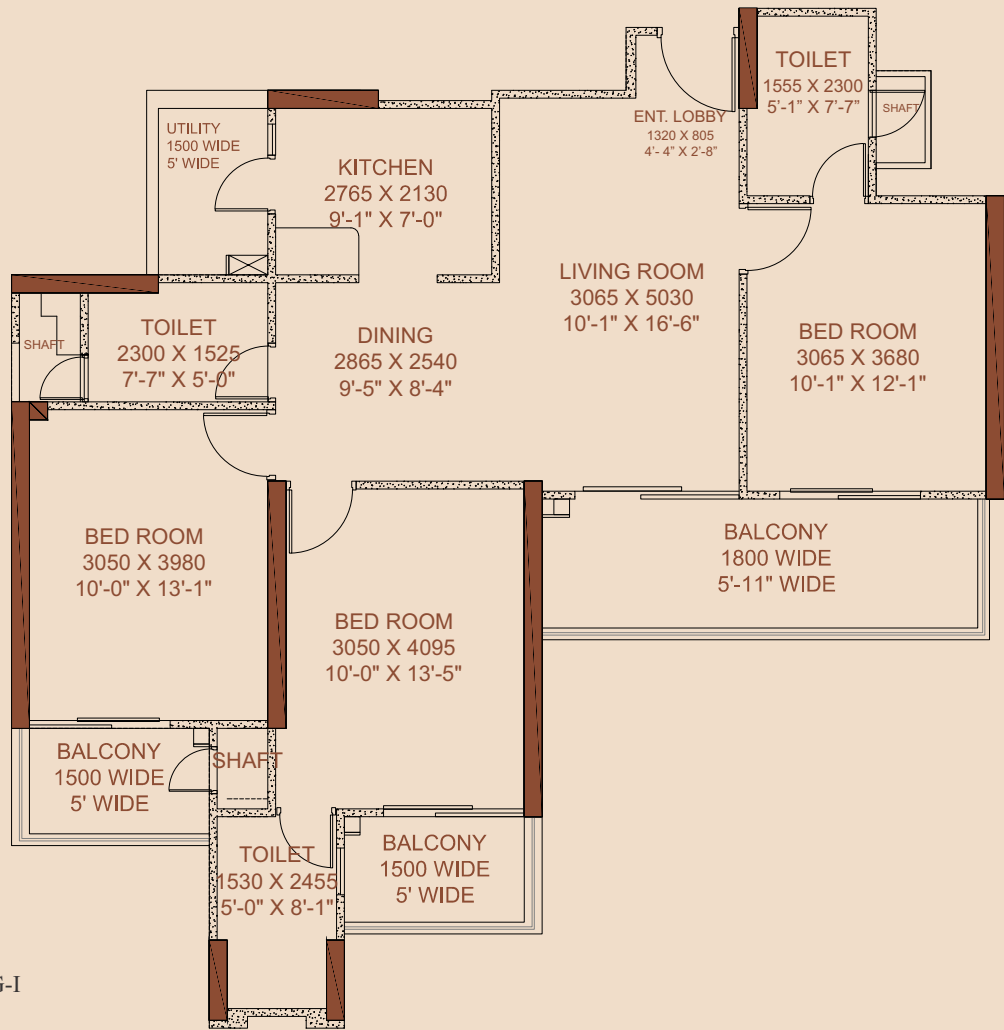


HIG - I

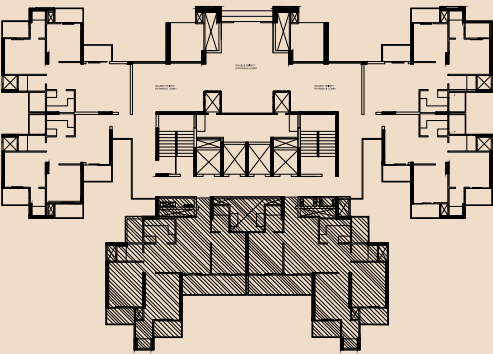
TYPICAL FLOOR - 3 BHK

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





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 able Toilets

Staircase

Flooring: Stone flooring
Painting: Oil Bound Distemper
Railing: M.S. Railing

Basement Area

Upper Basement: Tremix Flooring
Lower Basement: Trimix Flooring
Paint: Enaemel / 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
Kids play area
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
Badminton court
S.T.P
Space for Facility office

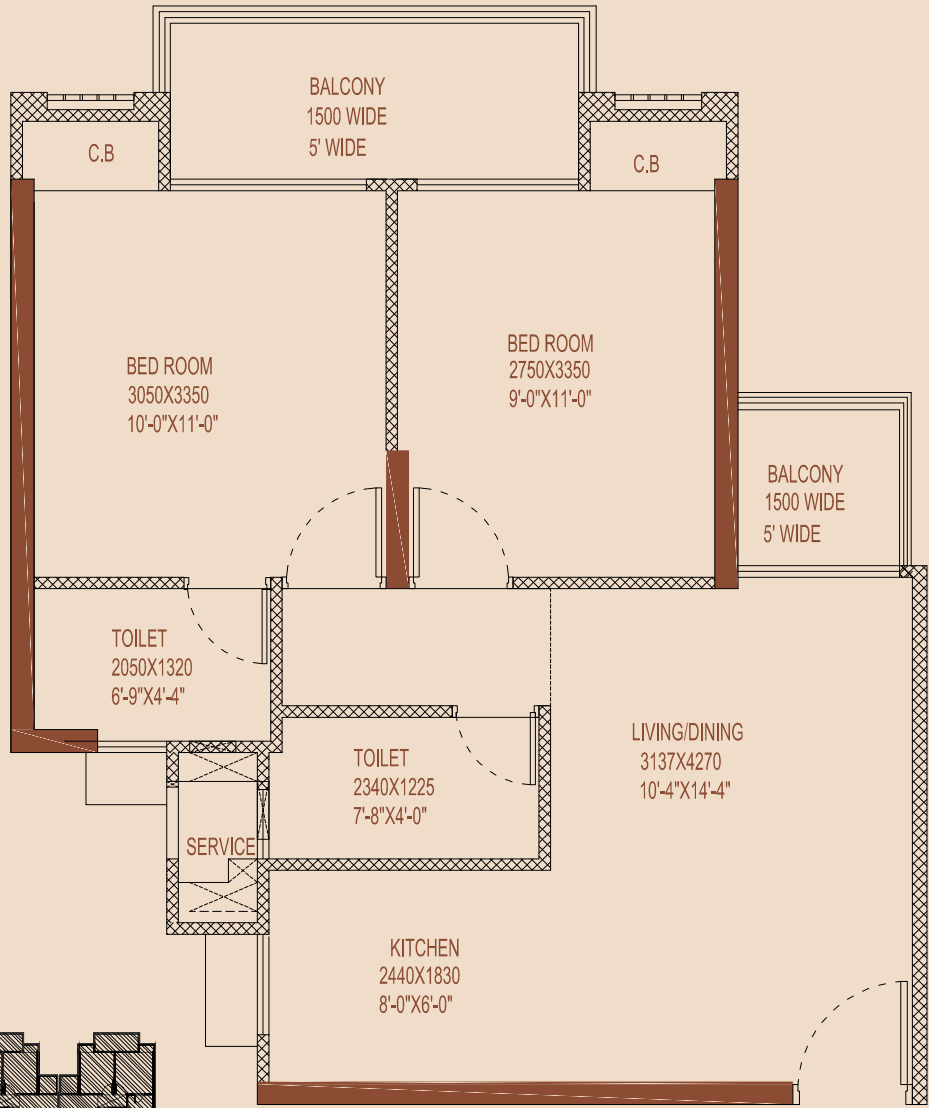
Note : Other specifications, not mentioned above, is as per Developer’s/Architects direction.

MIG - I

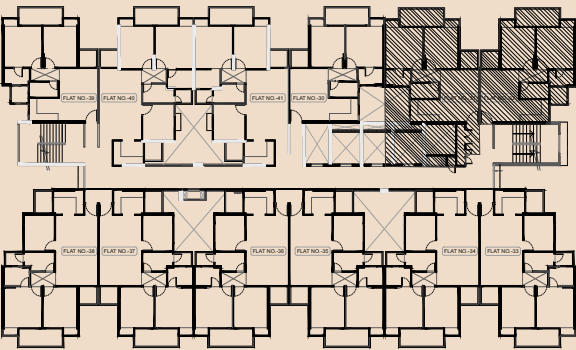
TYPICAL FLOOR - 2 BHK

SUPER AREA - 78.97 sq.mtr./850 sq. ft.
CARPET AREA - 51.59 sq.mtr./534.40 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

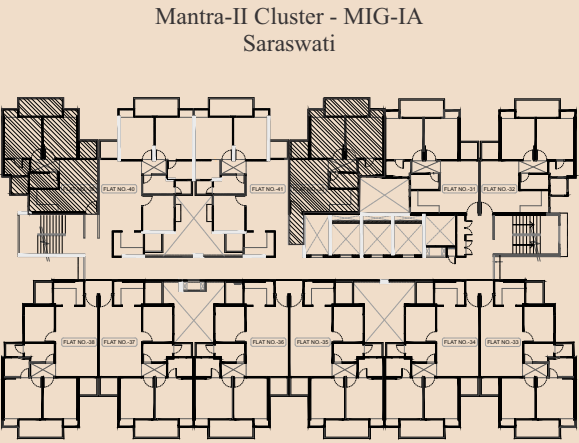
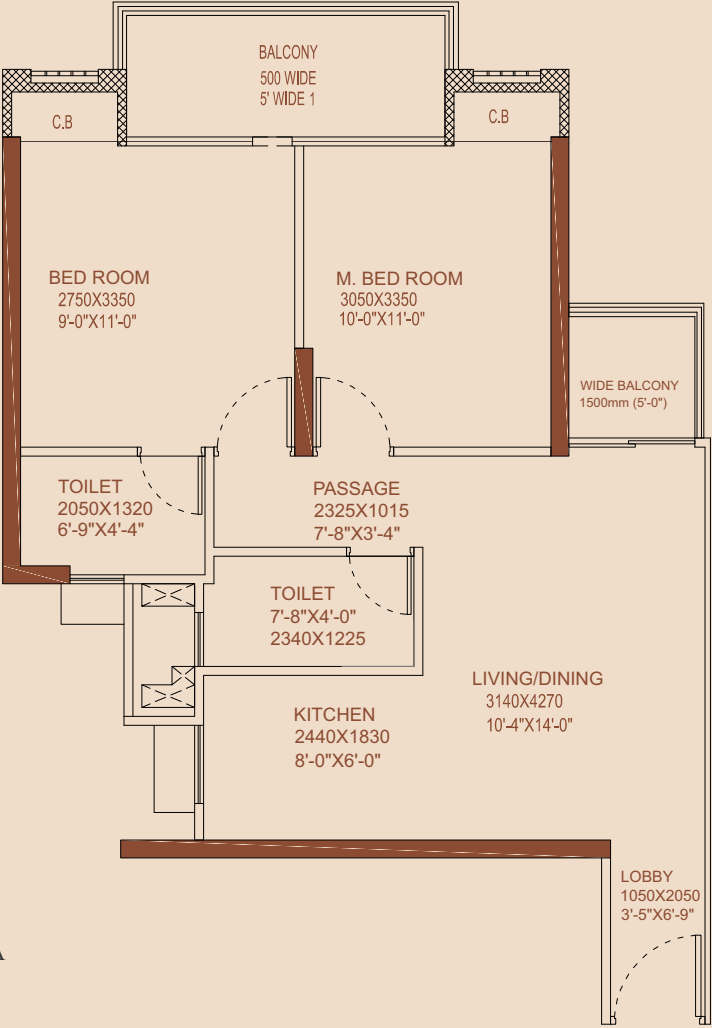


MIG - IA

TYPICAL FLOOR - 2 BHK

SUPER AREA - 81.75 sq.mtr./880 sq. ft.
CARPET AREA - 51.59 sq.mtr./55.40 sq.ft.
BALCONY AREA - 6.99 sq.mtr./75.30 sq.ft.

- 2 BEDROOMS
- 2 TOILETS
- 2 BALCONIES
- KITCHEN
- DINING ROOM
- LIVING ROOM



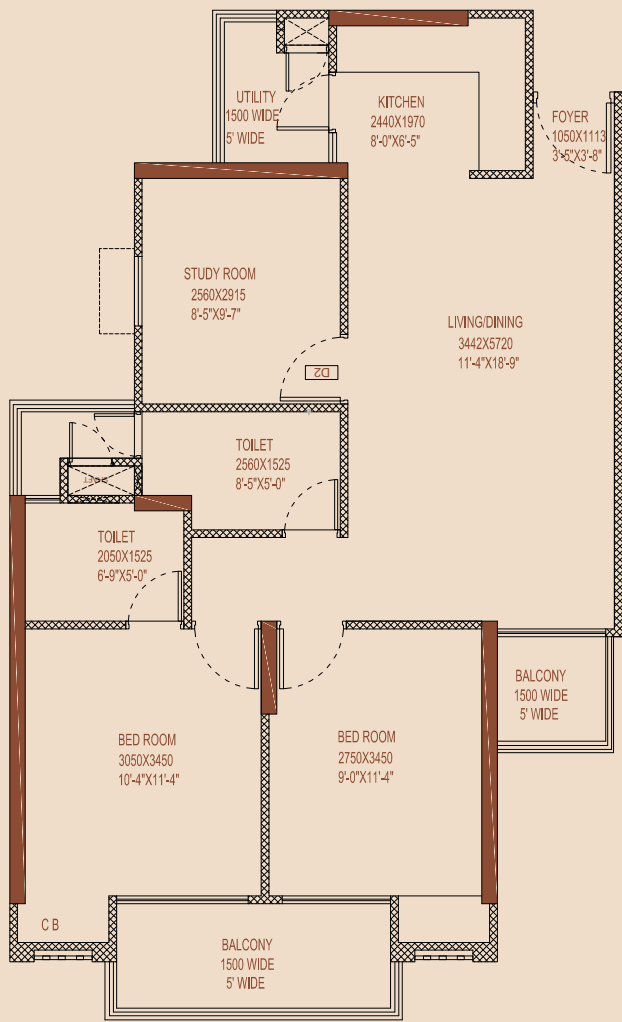
Unit No. 30,39



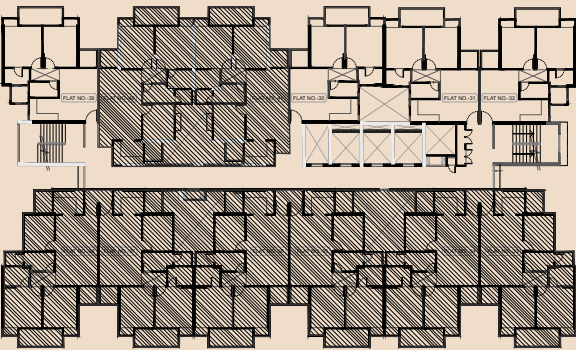
HIG - I
TYPICAL FLOOR - 2 BHK

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





MAHAGUN

MANTRA-1 & 2 Site Layout

LEGEND - MANTRA - 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

LEGEND - MANTRA - 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



The depiction of images of layout and features as mentioned above are based on artistic impression. The customers are advised to check and/or verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer.



Mantra - Unit Specification

LIVING/DININGROOM

| | |
|------------------------|---|
| Floors | Vitrified Tiles |
| ExternalDoors& Windows | UPVC |
| Fixtures&Fittings | Lights, Fans & Electrical switches |
| Wall&Ceiling | Oil bound distemper and ceiling white |
| MainDoors: | Hard wood frame with laminated flush door shutter |

MASTER BEDROOM

| | |
|------------------------|---|
| Floors | Laminated Wooden Flooring |
| ExternalDoors& Windows | UPVC |
| Fixtures&Fittings | Lights, Fans & Electrical switches |
| Wall&Ceiling | Oil bound distemper and ceiling white |
| InternalDoors | Hard wood frame with painted flush door shutter |

BEDROOMS

| | |
|------------------------|---|
| Floors | Vitrified Tiles |
| ExternalDoors& Windows | UPVC |
| Fixtures&Fittings | Lights, Fans & Electrical switches |
| Wall&Ceiling | Oil bound distemper and ceiling white |
| InternalDoors | Hard wood frame with painted flush door shutter |

TOILET

| | |
|------------------------|--------------------------------|
| Floors | Ceramic Tiles |
| ExternalDoors& Windows | Powder coated aluminum glazing |

| | |
|-------------------|---|
| Fixtures&Fittings | Standard White Chinaware, CP Fittings |
| Wall&Ceiling | Ceramic Tiles upto 7’-0”and ceiling white |
| InternalDoors | 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, 2ft.Dado above working top |
| Wall&Ceiling | Ceramic Tiles upto 2’-0”above counter and ceiling white |

BALCONIES

| | |
|---------|----------------|
| Floors | Ceramic Tiles |
| Wall | External Paint |
| Ceiling | OBD |

LIFT LOBBIES/CORRIDORS

| | |
|----------------|---------------------|
| Floors | Ceramic Tiles |
| Wall & Ceiling | Oil bound distemper |

MAINENTRANCE LOBBY

| | |
|----------------|---------------------|
| Floors | Ceramic Tiles |
| Internal Doors | Structural glazings |

EXTERIOR FINISH

External Paint

SECURITY SYSTEM

Intercom facility

1 KVA Power Backup free with each flat