

“Manorath” by Mascot Group At Greater Noida West



Manorath

2 & 3 BHK LUXURY APARTMENTS

lifestyle unlimited



4B, SECTOR-16, NOIDA EXTENSION

First Green Building Concept In Gr.Noida(West), Noida Extn.

Prashant - 8826838888, 9213761314

Mascot Manorath : Glimpse

About Project :

- **Project Area : 4 Acre, East Facing direction**
- **No. of Towers : 6**
- **Total no. Apartments : 625**
- **Height : G + 20**
- **Verities : 2 and 3 BHK Apartments (981 to 1770 Sq.ft)**
- **Open Area : 82%**
- **Green Area : 2 Acre**

Proximities :

- **On main 24 Meter road**
- **Metro 1 KM**
- **NH – 24 – 2 KM**
- **Railway Station – 1 KM**
- **Sec-18 – 10KM**
- **Pari Chowk – 12 KM**

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Features

Designed by Architect “Design A” .

The All towers are designed with emphasis on Greens. Manorath has uniquely designed Garden below Each Tower and Excellent Location on a 50-metre Wide Road

- Vast green expanses with long central greens and terrace gardens balcony on each tower
- Civil structure conceptualize by IIT Delhi
- First LEED certified green building in Noida Extension.
- Spectacular views of surrounding beauty
- Apartments open on all sides (mostly) to capture maximum ventilation and fresh air
- Spacious room sizes, balconies and bay windows to ensure most comfortable living
- Gated facility with 3 entrances to the complex for your convenient access
- Podium based landscaping.
- Unique concept of Car Spa.
- Recreational Facilities :
 - Clubhouse
 - Swimming pool
 - Indoor golf
 - Badminton and Tennis court
 - Commercial plazas
 - Nursing home
 - Indoor & outdoor game
 - Cycling and jogging track to keep you fit
 - Kids play area
 - Open air amptheatre

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Location Map



MASCOT HOMES PVT. LTD.

Corporate Office H-106, Sector-63, Noida, U.P.

Head Office SOHO House, Plot No. 69, Gyan Khand-1, Indirapuram, Ghaziabad, U.P.

Visit at www.mascotgroup.in, www.sohogroup.in • **Email** info@mascotgroup.in



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Project Layout Plan



- 2 BHK
981 sq.ft.
- 2 BHK + STUDY / TYPE 1
1224 sq.ft.
- 3 BHK / TYPE 2
1395 sq.ft.
- 3 BHK / TYPE 1
1440 sq.ft.
- 3 BHK / TYPE 3
1530 sq.ft.
- 3 BHK + STUDY
1770 sq.ft.

- A. CENTRAL PARK
- B. SAND PIT
- C. YOGA LAWN
- D. BADMINTON COURT
- E. SIT OUT
- F. PARTY LAWN
- G. CLUB HOUSE
- H. SWIMMING POOL
- I. KIDS SWIMMING POOL
- J. SIT OUT
- K. CHILDREN'S PARK
- L. SKATING RING
- M. AMPHITHEATRE
- N. TENNIS COURT
- O. JOGGING TRACK

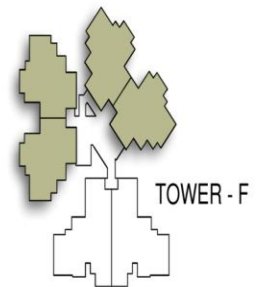
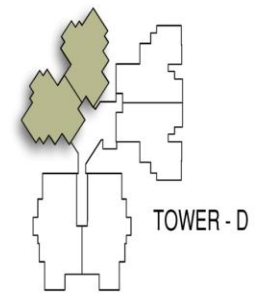
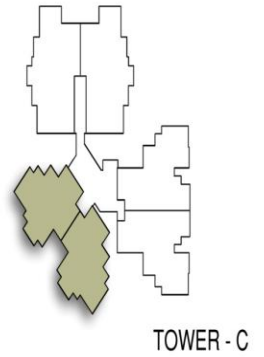
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Unit Plan (2 BHK)

2BHK

TOWER - C, D, F

SUPER AREA : 981 Sq.ft



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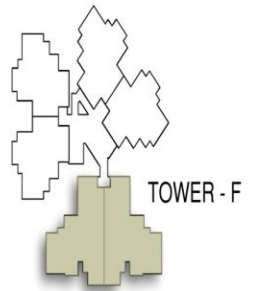
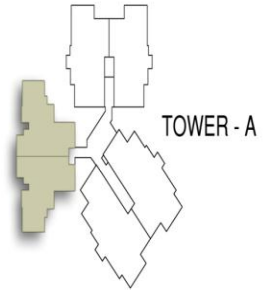
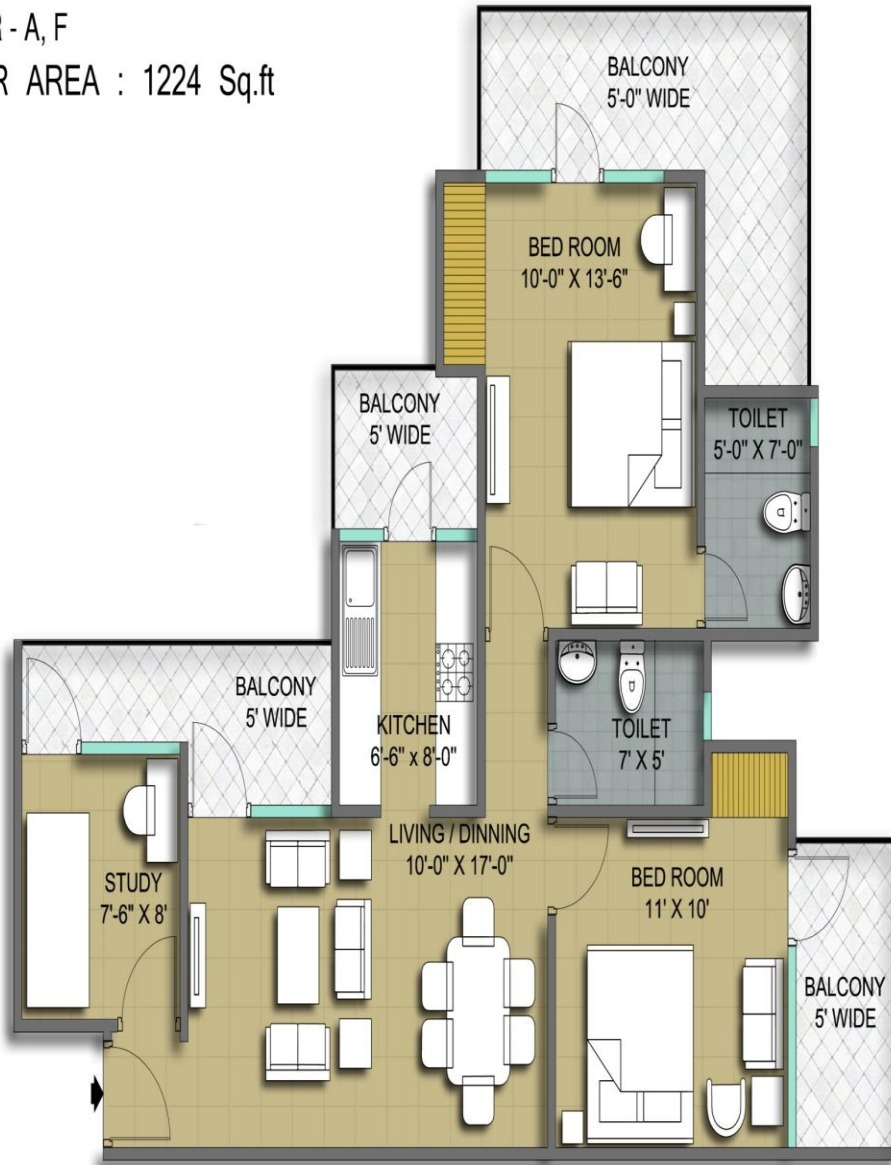
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Unit Plan (2 BHK + Study)

2BHK + STUDY (TYPE - I)

TOWER - A, F

SUPER AREA : 1224 Sq.ft



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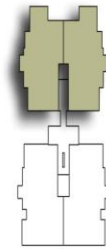
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Unit Plan (3 BHK Type A)

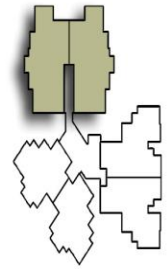
3BHK

TYPE - II TOWER- B, C, D, E

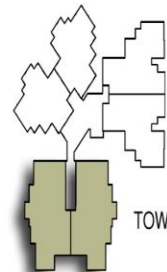
SUPER AREA : 1395 SQ FEET



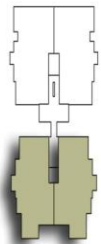
TOWER - E



TOWER - C



TOWER - D



TOWER - B



Design A

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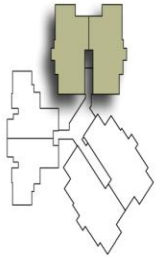
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Unit Plan (3 BHK Type B)

3BHK

TYPE - I TOWER - A

SUPER AREA : 1440 SQ FEET



TOWER - A



Design A

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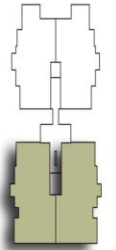
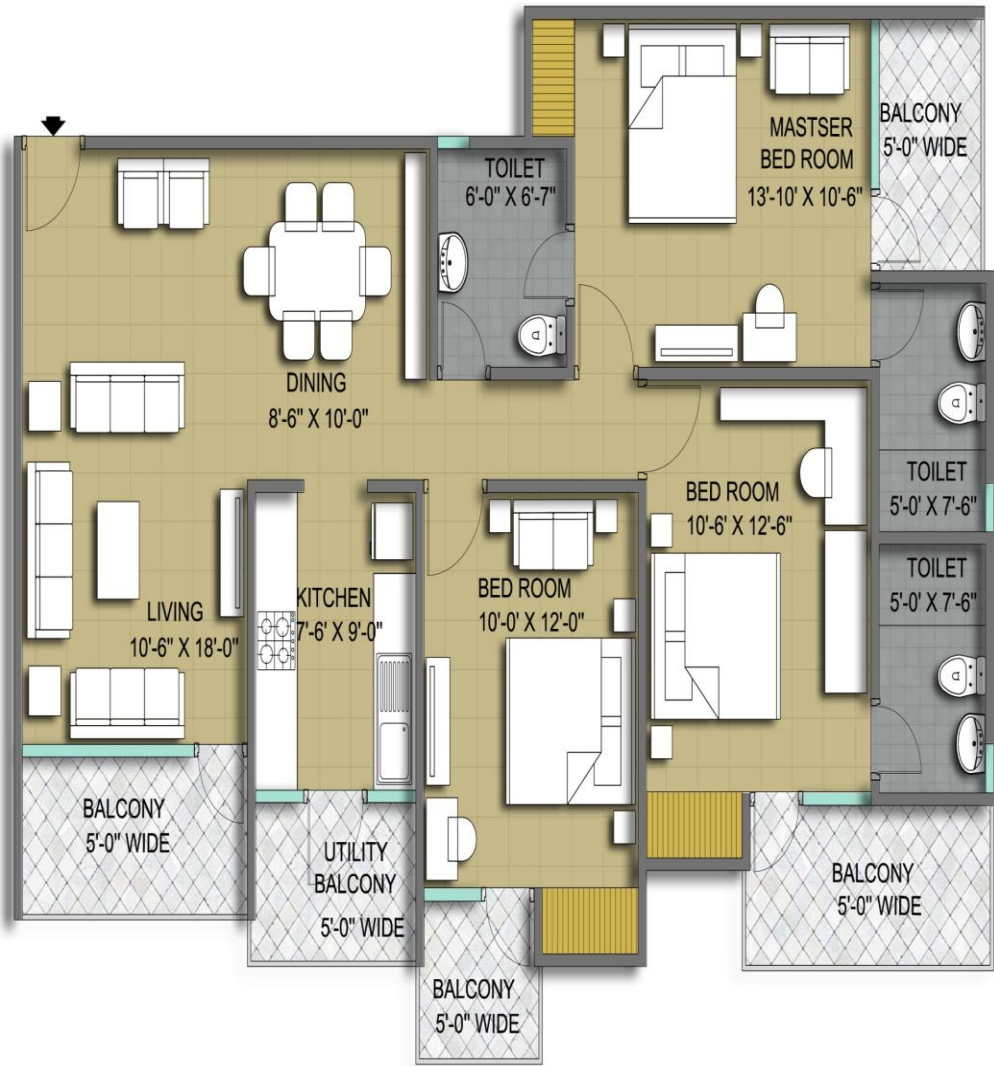
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Floor Cluster Plan (2 BHK, 2 BHK + Study)

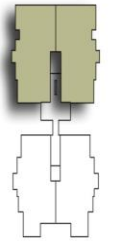
3BHK

TYPE - III TOWER-B, E

SUPER AREA : 1530 SQ FEET



TOWER - E



TOWER - B



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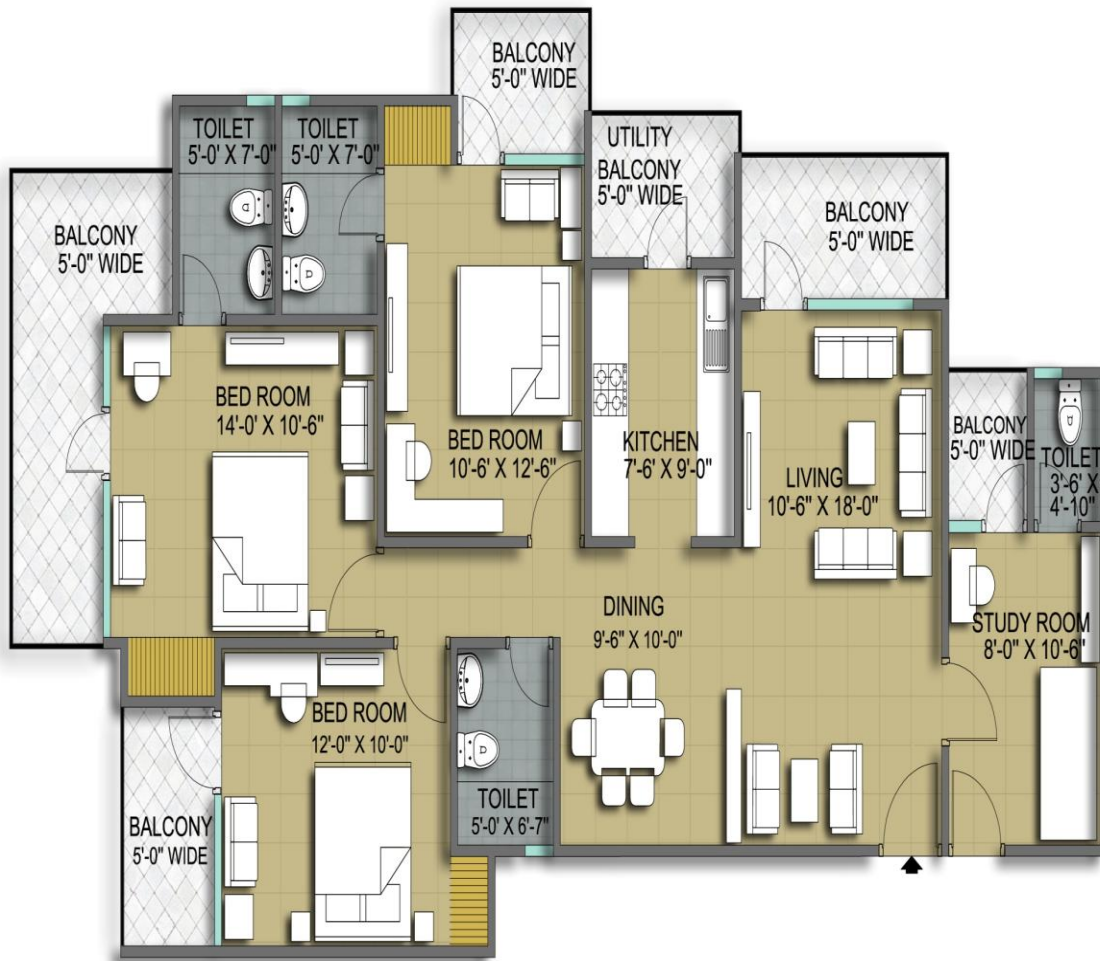
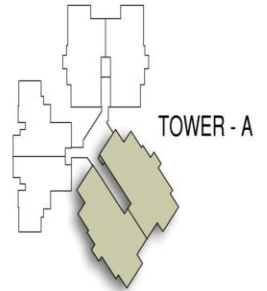
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Floor Cluster Plan (3 BHK)

3BHK + STUDY

TOWER - A

SUPER AREA : 1770 Sq.ft



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Specifications

Specifications

| | Bedroom | Living / Dining | Kitchen | Balcony | Toilets |
|---------------------|--|-----------------|-------------------------------------|---------|---|
| Floor | Ceramic Tiles, Vitrified tiles, Flooring (Asian/Kajaria) | Vitrified Tiles | Vitrified tiles | | Anti Skid Ceramic Tiles |
| Walls | Porcelain | | Porcelain | | Ceramic Tiles |
| Fittings & Fixtures | | | Granite, with stainless steel sink. | | Cera, Jaguar/equivalent Imported, ISI Mark, Wash basin, W.C. in All toilets, provision for Hot And Cold Water system. |
| Electrical | Havells/ Legend | | | | |

Amenities

Amenities

- | | | | |
|---|---|---|--------------------------------------|
| <input checked="" type="checkbox"/> Swimming Pool | <input checked="" type="checkbox"/> Gymnasium | <input checked="" type="checkbox"/> Kid's Play Area | <input type="checkbox"/> Golf Course |
| <input type="checkbox"/> Wi-fi Connectivity | <input type="checkbox"/> Sports Facility | <input type="checkbox"/> Multipurpose Room | <input type="checkbox"/> Cafeteria |

Other Amenities:

•Vast green expanses, 0.75 km long central greens, terrace gardens, cycling and jogging track, 3 fully-loaded club-houses with 3 separate swimming pools, indoor golf, schools, departmental store, commercial plaza, medical facilities, Bank and ATM, school.

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MASCOT MANORATH
Sec-16, Noida Extension

| INAGURAL DISCOUNT - Rs.100/ Sq.ft | | | |
|--|-------------|-----------------------|---------------|
| FLOOR | RATE | TYPE | SIZES |
| 20TH | 2950 | 2BHK | 981 |
| 19TH | 2960 | 2BHK + STUDY - TYPE 2 | 1224 |
| 18TH | 2970 | 3 BHK - TYPE 1 | 1395 |
| 17TH | 2980 | 3BHK + 3TOI | 1530 |
| 16TH | 2990 | 3 BHK + 4TOI + STUDY | 1770 |
| 15TH | 3000 | VIEW PLC | |
| 14TH | 3010 | PARK | RS.50/- |
| 13TH | 3020 | ROAD | RS.50/- |
| 12TH | 3030 | CORNER | RS.50/- |
| 11TH | 3040 | | |
| 10TH | 3050 | OTHER CHARGES | |
| 9TH | 3060 | COVERED PARKING | RS.2,00,000/- |
| 8TH | 3070 | CLUB MEMBERSHIP | RS.50,000/- |
| 7TH | 3080 | LEASE RENT | RS.45/- |
| 6TH | 3090 | IFMS | RS.25/- |
| 5TH | 3100 | 1 KVA POWER BACK UP | Free |
| 4TH | 3110 | | |
| 3RD | 3120 | | |
| 2ND | 3130 | | |
| 1ST | 3140 | | |

Note :

- This rate is Inclusive of EEC / FFC / 1 KVA Power Back up.
- Service Tax as applicable.
- Registry Exp., Stamp duty & other applicable government & statutory levies, if any, will be charged extra & to be Borne by the customer.
- Pricelist and payment plans can be changed without notice at the sole discretion of the company. However there shall be no escalation for the booked flats.
- Power Back-up and dual meter charges will be charged extra.
- Cheque / Draft to be in favour of “ Mascot Homes Pvt. Ltd. “

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Payment Plans

| | |
|--|----------------------|
| On Application of Booking | 10 % of Basic Cost |
| Within 30 Days of Booking | 10 % of Basic Cost |
| On Bank Approval | 20 % of Balance Cost |
| On Completion of Raft Casting | 8 % of Balance Cost |
| On Completion of 2 nd floor slab | 7 % of Balance Cost |
| On Completion of 5 th floor slab | 7 % of Balance Cost |
| On Completion of 8 th floor slab | 7 % of Balance Cost |
| On Completion of 12 th floor slab | 7 % of Balance Cost |
| On Completion of 15 th floor slab | 7 % of Balance Cost |
| On Completion of Top Floor Slab | 7 % of Balance Cost |
| On starting of External Plaster | 05 % of Balance Cost |
| On notice of Possession | 05 % of Balance Cost |

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